

CITY OF HOSCHTON  
CITY COUNCIL  
**THURSDAY, SEPTEMBER 14, 2023 AT 6:00PM**  
**HOSCHTON COMMUNITY CENTER**  
65 CITY SQUARE, HOSCHTON



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## WORK SESSION

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### AGENDA

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WELCOME AND CALL TO ORDER

AGENDA APPROVAL

REPORTS BY MAYOR, COUNCIL, AND STAFF

OLD BUSINESS

1. **Ordinance O-2023-03:** An Ordinance Amending the Code of Ordinances of the City of Hoschton, Georgia, Chapter 11, "Traffic and Vehicles," To Adopt a New Article IV, "Stopping, Standing and Parking;" To Repeal Conflicting Ordinances; To Provide for Severability; To Provide For an Effective Date; To Provide for Codification; and For Other Purposes [*Postponed from August 17, 2023*]
2. **Z-23-02: Annexation and Zoning and Rezoning:** The Providence Group of Georgia, LLC, applicant, Shannon C. Sell, and Paul T. and Brenda A. Cheek, property owners, seek to annex approximately 33.0 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed consists of that part of Map/Parcel 119/019 not currently in the city limits of Hoschton (approximately 25.6 acres) (Shannon C. Sell, owner) and all of Map/Parcel 113/003A (approximately 7.4 acres) (Cheek property). The property to be annexed fronts approximately 824 feet on the north side of Pendergrass Road (SR 332) west of E.G. Barnett Road and also fronts approximately 640 feet on the west side of E.G. Barnett Road (Cheek property) and also gains access to the east side of East Jefferson Street via the remainder of the Sell property (Map/Parcel 119/019). Current zoning of property to be annexed is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Additionally, the applicant seeks to rezone approximately 84.46 acres of property contiguous to the proposed annexation (part of Map/Parcel 119/019 inside the city limits of Hoschton, i.e., part of remainder of Sell property, totaling 58.86 acres, fronting on the east side of East Jefferson Street and 17.86 acres fronting approximately 1,115 feet on the west side of East Jefferson Street and fronting approximately 1,230 feet on the south side of West Jackson Road (Map/Parcel 119/018) (property of West Jackson, LLC) from A (Agricultural) District to PUD (Planned Unit Development) District. The total estimated acreage within the proposed PUD site plan/ zoning district is 109.72 acres. Proposed use: residential planned unit development (334 units which may include up to 90 fee simple townhouse units) and open space [*Public Hearings held May 11, 2023 and June 15, 2023*]

3. **Z-23-03:** Annexation and Zoning (Development of Regional Impact #3960): Rocklyn Homes, by Mahaffey Pickens Tucker, LLP, applicant, Mary Ann Kenerly and New Hope AME Church, property owners, seek to annex 287.14 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed and zoned PUD consists of Map/Parcels 114/001A, 114/001B1, 114/002A and 114, 001B, fronting approximately 5,550 feet on the east side of State Route 53 approximately 410 feet south of Pearl Industrial Avenue (1688 and 2512 Highway 53). Current zoning is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Proposed use: Mixed use development including approximately 3.54 acres of commercial use, church and 5.5 acres of church expansion, 404 townhome units, 651 single-family lots and approximately 24 acres of civic space.
4. **RFP 23-009: 69 City Square**
5. **RFP 23-010: 4162 Hwy 53, Unit 100**

#### NEW BUSINESS

1. **Resolution 2023-016:** A Resolution Accepting from Southeast-Peachtree Acquisition, LLC the dedication of Additional Right of Way (0.261 acre) Along Peachtree Road Fronting the Alma Farms Subdivision.
2. **Resolution 2023-017:** A Resolution Regarding Use of Public Roads During the Hoschton Fall Festival.
3. **Resolution 2023-018:** A Resolution Regarding Use of Public Roads During the Downtown Trunk-or-Treat Event.
4. **Resolution 2023-019:** Sewer Tap/Connection Fee Schedule Update--effective October 1, 2023
5. **Resolution 2023-020:** Building Permit Fee Schedule Update--effective October 1, 2023
6. Temporary Outdoor Alcohol Special Event Permit for Fall Festival—Casa Rica Family Mexican Restaurant
7. Temporary Outdoor Alcohol Special Event Permit for Fall Festival—The Depot by 4 Brothers
8. Temporary Outdoor Alcohol Special Event Permit for Fall Festival—Sliced
9. Final Plat, Twin Lakes Phase 9A - KLP Twin Lakes, LLC, 68 lots on 48.706 acre (including public street dedication of 5.07 acres and 8,087 linear feet. PUD zoning (Ordinance Z-18-05)

CITIZEN INPUT

EXECUTIVE SESSION

ADJOURN