

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, NOVEMBER 16, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



WORK SESSION
DRAFT MINUTES

CALL TO ORDER

@ 6:40pm by Mayor Debbie Martin

AGENDA APPROVAL

Add Item #5- Resolution 2023-23: Jingle Mingle

Motion to approve with the amendment by Martin, seconded by Councilmember Tracy Carswell, and all in favor.

REPORTS BY MAYOR, COUNCIL, AND STAFF

City Manager Jennifer Harrison summarized reports from Water Dept, Building Dept, Police Dept, and DDA.

OLD BUSINESS

- 1. Resolution 2023-14:** A Resolution Amending the Comprehensive Plan to adopt an “Official Corridor Map” as a part of the transportation component/chapter so as to designate land to be reserved for the construction of future or improvement of existing transportation facilities, including streets, highways, bikeways, sidewalks, and multi-use trails. *[Continued from October 16, 2023 meeting]*
- 2. Ordinance O-23-05:** An Ordinance Amending the Subdivision and Land Development Ordinance, Article VI, “Access and Design Requirements for Roads,” Section 602, “Conformance to Adopted Major Thoroughfare and Other Plans” to provide reference to a new code section and to provide reference to an official corridor map; and to amend Article IX, “Development Plans and Permits,” to add a new Section 910, “Official Corridor Map.” *[Continued from October 16, 2023 meeting]*
- 3. Oak Street Pocket Park Project** *[Continued from October 16, 2023 meeting]*
Mayor Martin explained that the Council is not ready to act on this item, so it will be revisited in the future.

NEW BUSINESS

1. **SPLOST Payments:** Request to use \$100,000.00 out of SPLOST (Rec) Fund towards the basketball courts currently under construction and to use the remaining \$512,531.03 SPLOST 6 balance to pay down the water/sewer debt.

Finance Director Tiffany Wheeler explained her recommendation to use \$100,000.00 out of SPLOST funds towards the basketball courts (effectively reimbursing the general fund for money already budgeted for the courts.) She further explained that the SPLOST 6 payment of \$512,531.03 toward the water/sewer debt (GEFA loan) would leave a balance of approximately \$1.2 million on the loan. A meeting has been requested for December with the SPLOST Committee for approval.

2. **DDA Board Member Recommendations**

Mayor Martin explained that the Council is not ready to act on this item, so it will be revisited in the future.

3. **Moratorium on Residential Rezoning (Discussion only)**

Councilmember David Brown proposes a moratorium that would apply to new residential rezonings or annexations for developments. Referring to a chart detailing current and future sewer connections in relation to available sewer capacity, Mr. Brown explained that the current treatment plant is operating at capacity, so providing sewer capacity to new developments could be an issue. He would like to initiate the moratorium on approval of new developments for a year until the wastewater treatment plant infrastructure can catch up. This would only include new residential, not commercial.

Mayor Martin stated her support of the moratorium for the record.

Dr. Weitz clarified that the proposed moratorium could be modeled after the recently adopted moratorium in the City of Jefferson, affecting only new annexation or residential rezoning applications involving eight or more units. This is NOT a moratorium on building permits or subdivision plats or commercial developments. All developments with currently approved zoning would not be impacted.

There is one pending rezoning application that has been filed, Z-23-13, that would also not be affected by a new moratorium since the application was submitted before a moratorium was adopted. This application would be on the January Public Hearing Agenda. Councilmember Lawson expressed his concern that applicants are not being told that we don't have available sewer capacity before they file applications. Dr. Weitz stated that the applicant was informed by Dr. Weitz and Jennifer Harrison on two separate occasions that their proposal is not compatible with the comprehensive plan and that there is not sewer capacity available to this project.

4. Planning and Zoning Board (Discussion Only)

Mayor Martin explained that she would like to reactivate the Planning and Zoning Board/Commission in 2024. If approved, volunteers would be needed to serve on the Commission/Board.

Dr. Weitz explained that it wasn't that long ago that the Planning and Zoning Commission was done away with, so it wouldn't be difficult to reverse the actions that were taken in that process. Council would need to formally request via a motion to initiate changes to the zoning and subdivision regulations and city code necessary to reenact a Planning and Zoning Commission.

Dr. Sterling stated that she believed Monday would be too soon to act on this matter.

5. Resolution 2023-24 Jingle Mingle

This would authorize Jingle Mingle participants to walk around with alcoholic beverages downtown during the Jingle Mingle.

CITIZEN INPUT

Tina Brown, 205 Quail Run, commented that tonight's work session was a giant step in the right direction; sharing information publicly [via printout detailing current/future sewer connections] is exactly the kind of transparency she has been hoping for. The recent election was a clear mandate to work together and transparently. Acknowledge that there is a problem that can be solved by working together and seeking insight from the community.

Ace Acevedo, 100 Powell Court, asked if the Corridor Map would relieve traffic stress on Hwy 53. [Dr. Weitz replied that he believes it would help.] Does the Kroger project impact the proposed Corridor map Peachtree Extension road? [Dr. Weitz replied that Kroger has designed their site plan around the Peachtree Road Extension.]

Michael Segal, 86 Powell Court, would like the Council to consider the future vision of the City as to how things are built: height of signs, setbacks, landscaping, turnoff lanes on Hwy 53 to relieve backups; extend the quaint feeling of the town from downtown further down Hwy 53, perhaps with lampposts/lighting being required for new developments along the Hwy 53 corridor; perhaps add an architectural design review board. [Mayor Martin thanked Mr. Segal for his ideas and recommended that he pick up a volunteer application in the foyer.]

Nicholas Sutton, 51 Main Street, stated that he believes that the progress is positive and would like the Council to remember that the residents of the town are as important, if not more important than the City and its growth/projects. Regarding the Corridor Map East Broad Street Extension road, please protect the neighborhood feel and consider a greenway like the one proposed off Peachtree Road.

EXECUTIVE SESSION *Motion to move into executive session for personnel and real estate at 7:16pm by Martin, seconded by Sterling, and all in favor.*
Motion to go out of executive session at 7:43pm by Martin, seconded by Lawson, and all in favor.

ADJOURN *Motion to adjourn at 7:43pm by Martin, seconded by Lawson, and all in favor.*

ROLL CALL:

Debbie Martin, Mayor
David Brown, Councilmember
Tracy Carswell, Councilmember
James Lawson, Councilmember
Fredria Sterling, Councilmember
Sam Waites, Councilmember

ALSO PRESENT:

Dr. Jerry Weitz, City Planner
Abbott S. Hayes, Jr., City Attorney
Jennifer Harrison, City Manager
Tiffany Wheeler, Finance Director
Jen Williams, Assistant City Clerk

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk