

CITY OF HOSCHTON  
CITY COUNCIL  
**MONDAY, NOVEMBER 20, 2023 AT 6:00PM**  
**HOSCHTON COMMUNITY CENTER**  
65 CITY SQUARE, HOSCHTON



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**REGULAR MEETING**  
**DRAFT MINUTES**

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**WELCOME AND CALL TO ORDER** at 6:00pm by Mayor Debbie Martin

**INVOCATION** by Nick Sutton

**PLEDGE OF ALLEGIANCE** by Scott Butler

**AGENDA APPROVAL** Motion to approve with no changes by Sterling, seconded by Lawson, and all in favor.

**MINUTES APPROVAL**

1. October 12, 2023 Public Hearing
2. October 12, 2023 Work Session
3. October 16, 2023 Regular Meeting
4. October 24, 2023 Special Called Meeting

Motion to approve with no changes by Sterling, seconded by Lawson, and all in favor.

**REPORTS BY MAYOR, COUNCIL, AND STAFF**

**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]*

*Dr. Jerry Weitz reiterated that the council may choose to deny, approve completely, or vote to include or exclude each map/road individually. His recommendation was to go map by map, deciding if each map should be included in the final motions to approve the resolution and the ordinance. There were differing opinions within the Council regarding the necessity of going through the process, but the Mayor ultimately decided to proceed with Dr. Weitz’s suggestion.*

Map #1: Multi-Use path extending from Peachtree Road @ Alma Farms subdivision down White Street toward the downtown area. (foot, bicycle, and golf cart traffic) 12-feet wide is the standard; some easements along White St. have already been granted; as a condition of zoning, the Publix development pledged \$35,000 toward a speed table/pedestrian crossing with lights on Peachtree Rd. which would connect the multi-use path to Publix and the Twin Lakes/Cresswind area; Publix developer will actually be going a step further to build the speed table

Vote to include map: Waites, Brown, Sterling, Martin, Carswell, Lawson  
(Map #1 will be included)

Map #2: Peachtree Road Extension (The Kroger developer has agreed to build this road as designed. It could be public or private. If the map/road is included in this adopted Resolution/Ordinance, the road would be public.)

**Private:** developer would shoulder any maintenance costs, but there is no provision allowing the city to have a say in when repairs/repaving should take place; easements would be granted to utility providers; police would not be able to enforce any traffic laws; private property owner could even decide to close the road.

**Public:** the city controls the road and any maintenance schedule (also shouldering the cost); utilities would be maintained in the right-of-way; the city could set speed limit and police could enforce traffic laws.

In the event the Kroger was not developed, the existing property owners would not be required to build the road. The road plan would only come into play when the property is developed.

Vote to include map: Waites, Brown, Sterling, Martin, Carswell, Lawson  
(Map #2 will be included)

Map #3: Broad Street Extension & Towne Center Parkway Extension

a.) Broad Street Extension Dr. Weitz pointed out that New Street resident Ryan Mitchell has been at every meeting to express his opposition to this road and would prefer to see it as a greenway. Concerns mentioned: impact to New St. residents, New St. is already a substandard road

b.) Towne Center Parkway Extension borders properties with recent rezoning applications; would extend to the roadway on map #3, connecting Hwy 332 and East Jefferson St.; would relieve traffic on New St.; would be reserved until a development permit was pulled, so if one road section was built before development began on adjacent property, the road would lead nowhere

Vote to include map 3b: Martin, Brown

Vote to exclude map 3b: Waites, Sterling, Carswell, Lawson  
(Map #3b will be excluded)

(Map #3a will be excluded by default, as it would not have a connecting road without the Town Center Parkway Extension)

Map #4: Towne Center Parkway Extension, Sell Connector, & West Jackson Road Extension

a.) Towne Center Parkway Extension see above discussion

b.) Sell Connector without Towne Center Parkway Extension, this would be moot

c.) West Jackson Road Extension Dr. Weitz recommended as a condition of zoning that this would be a public road, but the Providence Group was not in favor of it being a public thru road, so Council agreed to remove the condition; this might be the only remaining option to relieve traffic on New St.; if this map is included in the adopted resolution and ordinance, then when the developer submits a preliminary plat it would trigger a public hearing during which the council would decide how to proceed.

Vote to include map #4a: Brown, Martin

Vote to exclude map #4a: Waites, Sterling, Lawson, Carswell

(Map #4a will be excluded)

(Map #4b will be excluded by default, as it would not have a connecting road without the Towne center Parkway Extension)

Motion to approve the comprehensive plan amendment (Resolution 2023-14) and the amendment to the Subdivision and Land Development Ordinance (Ordinance O-23-05), with accompanying maps: Multi-Use Path "Green Line" (map #1) and Peachtree Road Extension (map #2); and to table map #4c-West Jackson Road for further consideration until the December meeting—by Martin, seconded by Sterling, and the motion carries with a 6-0 vote. (First Read) [Waites-Yes, Brown-Yes, Sterling-Yes, Martin-Yes, Carswell-Yes, Lawson-Yes]

## **NEW BUSINESS**

1. **Z-23-12 Rezoning:** Horace J. Healan, applicant and property owner, seeks to rezone 1.09 acre fronting approximately 247 feet on the north side of Pendergrass Road (SR 332) across from the intersection of Pendergrass Road and Towne Center Parkway (Map/Parcel 120/018) from A (Agricultural District) to C-1 (Neighborhood Business District). Proposed use: Office / Business. (Consulting Planning Staff Recommendation: Approval)

*Dr. Weitz brought up the discussion from the work session regarding C-1 zoning in comparison to OR (Office Residential District) zoning and explained that OR zoning would allow office use in the existing structure but would prohibit tearing the residence down to rebuild an office building. Consider that zoning C-1 could set a precedent for the adjacent 12 acres.*

*Mr. Brown recommended OR zoning as he believes it would allow the uses mentioned by the applicant's daughter at the work session; he also encourages OR zoning to protect the adjacent 12 acres from commercial zoning.*

*Motion to approve with C-1 zoning by Carswell, seconded by Sterling, and the motion carries with a 4-2 vote.*

[Waites-Yes; Carswell-Yes; Sterling-Yes; Lawson-Yes; Brown-No; Martin-No]

2. **SPLOST Payments:** Authorization 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 towards payoff of GEFA loan #2013L27WQ. (Mayor and Council approval needed in conjunction with the SPLOST Committee.)

*Motion to approve by Martin, seconded by Sterling, and the motion carries with a 6-0 vote.*

[Lawson-Yes; Carswell-Yes; Martin-Yes; Sterling-Yes; Brown-Yes; Waites-Yes]

3. Authorization to use \$1,179,479.97 from Expansion Account to pay the remaining balance of GEFA loan #2013L27WQ. (Loan payoff pending SPLOST Committee approval.)

*Motion to approve by Martin, seconded by Waites, and the motion carries with a 6-0 vote.*

[Waites-Yes; Brown-Yes; Sterling-Yes; Martin-Yes; Carswell-Yes; Lawson-Yes]

4. **Resolution 2023-25:** A Resolution Adopting A Prohibition For A One-Year Period On The Filing And Processing Of Applications For Annexation Of Land And Associated Zoning Applications Involving Residential Development Of Eight Dwelling Units Or More; Adopting A Prohibition For A One-Year Period On The Filing And Processing Of Applications To Rezone Land Already In The City Limits To A PUD, Planned Unit Development District Or MFR, Multi-Family Residential District Or To Any Other Zoning District That Would Authorize Construction Of Eight Or More Dwelling Units; And For Other Purposes

*Dr. Weitz pointed out that the moratorium would NOT affect building permits, plats, commercial annexations, commercial rezonings, or any previously approved projects. It would be limited to residential rezonings or annexations for developments with 8 or more units.*

*Motion to approve by Martin, seconded by Brown, and the motion fails with a 3-3 vote.*

[Waites-Yes; Brown-Yes; Sterling-No; Martin-Yes; Carswell-No; Lawson-No]

5. Authorization to initiate amendments to the zoning ordinance, subdivision and land development ordinance, and the city's code of ordinance as necessary to establish a planning and zoning commission and assign various functions to the commission relative to zoning and subdivision applications.

*Motion to approve by Martin, seconded by Brown, and the motion fails with a 2-4 vote.*

[Waites-No; Brown-Yes; Sterling-No; Martin-Yes; Carswell-No; Lawson-No]

6. **Resolution 2023-24:** Designation of Hoschton Jingle Mingle pursuant to Section 40-144 of the Hoschton City Code.

*Motion to approve by Martin, seconded by Sterling, and the motion carries with a 6-0 vote.*

[Waites-Yes; Brown-Yes; Sterling-Yes; Martin-Yes; Carswell-Yes; Lawson-Yes]

7. Authorization to update signers on bank accounts.

*Motion to add Debbie Martin as a signer to the city bank accounts by Martin, seconded by Brown, and the motion carries with a 6-0 vote.*

[Waites-Yes; Brown-Yes; Sterling-Yes; Martin-Yes; Carswell-Yes; Lawson-Yes]

**ADJOURN** *Motion to adjourn at 7:34pm by Martin, seconded by Brown, 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, Consulting City Planner  
Jennifer Harrison, City Manager  
Tiffany Wheeler, Finance Director  
Jen Williams, Asst. City Clerk  
Media

Approved:

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Debbie Martin, Mayor

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Date

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Jennifer Williams, Assistant City Clerk