

CITY OF HOSCHTON
CITY COUNCIL
MONDAY, DECEMBER 18, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



REGULAR SESSION
AGENDA

WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

MINUTES:

- November 16, 2023 – Public Hearing Minutes
- November 16, 2023 – Work Session Minutes
- November 20, 2023 – Regular Meeting Minutes

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 November 20, 2023 meeting] [Second Read]*
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 November 20, 2023 meeting] [Second Read]*

NEW BUSINESS

1. **V-23-05 Variance:** Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, UTR Hoschton, LLC, c/o Anthony Criscione, property owner, seeks a variance to the Hoschton subdivision and land development ordinance, Article VI, “Access and Design

Requirements for Roads,” Section 613, “Road Right-of-Way Widths, Miters, and Pavement Widths,” to reduce the minimum required pavement width for a local residential street (private) named Creekside Commons Drive from 26 feet from back of curb to back of curb to 25 feet, for 3.3 acres (Map/Parcel 119/004N2) fronting approximately 150 feet on the south side of Eagles Bluff Parkway approximately 210 feet west of State Route 53 and approximately 215 feet east of Country Ridge Drive. Existing zoning is MU, Mixed Use District (Z-19-02). Proposed use: 31 fee simple townhouses. *[Planning staff recommendation: Approval]*

2. **V-23-06 Variance:** Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, UTR Hoschton, LLC, c/o Anthony Criscione, property owner, seeks a variance to the Hoschton zoning ordinance, Article VI, “Specific Use Provisions,” Section 6.55, “Fee Simple Townhouse,” to: (1) increase the maximum number of units in one building from six to eight for two of five total proposed buildings; (2) to reduce the minimum lot frontage on a street named Creekside Commons Drive from 24 feet to 20 feet for several lots; and (3) to reduce the minimum lot size of 2,400 square feet to 1,800 square feet for several lots, for 3.3 acres (Map/Parcel 119/004N2) fronting approximately 150 feet on the south side of Eagles Bluff Parkway approximately 210 feet west of State Route 53 and approximately 215 feet east of Country Ridge Drive. Existing zoning is MU, Mixed Use District (Z-19-02). Proposed use: 31 fee simple townhouses. *[Planning staff recommendation: Approval, Conditional]*
3. **Final Plat for Twin Lakes, Phase 8:** (Mixed Use Section): KLP Twin Lakes, LLC, Owner. Fronting on State Route 53 and the south side of Twin Lakes Parkway (Map/Parcel 121/007); 20.037 acres including 182 fee-simple townhouse lots/units. Dedication of 3,318 linear feet of roads (3.717 acres) including Burton Drive, Amistad Trail, Pyramid Lane, Trinity Way, and Great Salt Lane; dedication of 3,605 feet of water line and 2,526 feet of sewer line. Zoning: PUD Conditional, Z-18-05.
4. **Final Plat for Twin Lakes, Phases 9B and 10:** KLP Twin Lakes, LLC, Owner, 31.95 acres (Map/Parcel 121/004) fronting on the east and west sides of Crystal Lake Parkway; 90 lots/units; dedication of 3,812 linear feet of roads (4.714 acres) including Crystal Lane, Storm Lane, Gunter Lane, Moosehead Trail, Beulah Drive, and Clear Lake Parkway; dedication of 4,368 feet of water line and 4,267 feet of sewer line. Zoning: PUD Conditional, Z-18-05.
5. **Final Plat for Twin Lakes, Phase 9C:** KLP Twin Lakes, LLC, Owner, 31.674 acres (Map/Parcel 121/007) and 78 lots/units fronting on Crystal Lake Parkway, Okeechobee Way, Great Salt Lane and Platte Drive; dedication of 7,374 linear feet (4.537 acres) of roads; dedication of pump station, and dedication of 3,838 linear feet of water lines and 3,652 linear feet of sewer lines.
6. **Resolution 2023-023: A Resolution Adopting the Fiscal Year 2024 Budget**

7. **Resolution 2023-026: Line of Credit From Peach State Bank**
8. **Resolution 2023-027: Update to the Personnel Policy**
9. **Resolution 2023-028: Fee Schedule for Copies**
10. **Intergovernmental Agreement with DDA for 69 City Square restaurant building**
11. **Resolution 2023-029: Water Agreement with Barrow County**
12. **Resolution 2023-031: Sewer Agreement with Rocklyn Homes**
13. **Resolution 2023-030: Phase 1B Water Distribution System Improvements**

ADJOURN



PUBLIC HEARING
DRAFT MINUTES

WELCOME AND CALL TO ORDER *at 6:01pm by Acting Mayor James Lawson*

INVOCATION *by Phil Alongi*

PLEDGE OF ALLEGIANCE *by Pete Bava*

ADMINISTER OATHS OF OFFICE TO MAYOR DEBBIE MARTIN AND TO
COUNCILMEMBER DAVID BROWN

Judge Ben Green administered oaths of office to Councilmember Brown and to Mayor Martin.

[At this point, Mayor Debbie Martin assumed control of the meeting.]

AGENDA APPROVAL *no changes*

NEW BUSINESS

Mayor Martin turned the public hearing over to Attorney Abb Hayes to run.

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. Jerry Weitz stated that the Staff Recommendation is approval.

Public Comments

Denise Healan Smith, Franklin County, GA, spoke on behalf of her father, the applicant. Mr. Healan has lived in Hoschton for over 60 years and was Postmaster of Hoschton for 40 years. Mr. Healan has no plans to develop his property, but feels the time is right to have it rezoned because of the current growth and opportunity to maximize the property value. He plans to continue to live in the home for the rest of his life.

Mayor Martin asked Dr. Weitz if the requested zoning is in compliance with the future land use plan. Dr. Weitz replied yes, the property is recommended for institutional zoning, but office-residential (OR) use would be very close to that. C-1 would be overall consistent with the future land use plan.

Mayor Martin asked the councilmembers if they had any opinions on changing the zoning from C-1 to OR.

Councilmember David Brown stated that based on the land use map and the described needs of the resident, he would like to see OR zoning.

Councilmember Sam Waites was not ready to comment.

Councilmember Fredria Sterling responded that she would like to comply with the resident's request.

Councilmember Tracy Carswell stated that it is important to make sure the change to OR would fit the applicant's needs.

Councilmember Lawson asked if there were any tax ramifications for choosing OR zoning over C-1. Dr. Weitz replied that he thought the value of the property would increase more with C-1 than with OR zoning, therefore the real property appraisal/taxes would increase as well.

Dr. Weitz directed the Council to his report in which he explains that unless restrictions/conditions are placed on new zoning, the applicant would be able to use the property for any of the uses listed within the specified zoning district.

2. 2024 FY Budget

Finance Director Tiffany Wheeler listed a few key points of the proposed budget:

General Fund:

- \$4.4 million operating budget, a decrease of a bit less than \$400,000 from 2023 (expect building permits to be half of last year's number and took a roll-back on property taxes)*
- Capital Projects: Public Works building and continuation of road paving*
- Mulberry Park project (approved for \$500,000 grant)*
- Two new employees budgeted: Police Department (already hired) and Public Works*

Water/Sewer:

-\$3.8 million operating budget, an increase of approx. \$950,000 from 2023 (partly because solid waste and stormwater will be moved back under the water/sewer umbrella, as they are not self-sustaining)

-Multiple upgrades to water/sewer infrastructure will continue or begin in 2024: water lines, wastewater treatment plant, etc

-One new employee budgeted: water operator

Public Comments

Cathy Vera, 298 Chatuge Dr, asked several questions:

1. Does the police department have liability insurance? [Hayes: Yes, and the police department also has sovereign immunity to protect against liability in lawsuits. Wheeler: The premium payments are included in the budget within the insurance line item.]
2. Why did Culture and Recreation repairs and maintenance increase from \$100,000 to \$500,000? [Wheeler: The Mulberry property falls under the repairs and maintenance category because a new structure is not being put on the property at this time. The budgeted funds will be used with the \$500,000 grant money to continue enhancing the property.]
3. Why did building improvements decrease from \$250,000 to \$0? [Wheeler: The building improvements budget of \$250,000 for 2023 was designated as follows: \$125,000 for the Cabin Drive project (basketball courts in progress) and \$125,000 for the Oak Street project (which has been put on hold). The City does not plan any building improvements for 2024 (\$0 budgeted) since a decrease in revenue is expected.] What is the Mulberry project? [Wheeler: It is the 7 acres on Broad Street next to the gravel parking area-- will eventually include walking trails, an amphitheater, and playground.]
4. Why did Building Inspections expenditures decrease from \$214,000 to \$144,000? [Wheeler: The City will have a new building official and the pay scale has been adjusted.]
5. Under the Downtown Development Authority, what was the \$720,000 for site improvements spent on? [Wheeler: It wasn't spent. It had to be included in the budget since it was part of a GDOT grant (for sidewalks) that required a match from the City. On the revenue side of things, you would have seen \$546,000 from the GDOT grant. Nothing has been spent.]
6. Water/Sewer: Why is there \$509,000 revenue from refuse collection for 2024, but nothing for 2023? [Wheeler: Solid waste was not a part of water and sewer last year, but it will be under that umbrella for 2024.]

Tom Hamberger, 627 Cumberland Trail, asked how SPLOST funds are worked into the budget and how are they distributed? [Wheeler: SPLOST funds are kept separate from all other money. The City must appear before the Jackson County SPLOST committee to request permission to use SPLOST funds on specific projects/items that were previously submitted to the county upon setting up the SPLOST fund. Hayes: SPLOST is different from the rest of the budget in that it is decided by voters. A project list is put on the

ballot when the voters decided for or against SPLOST; the list could be specific (i.e. Mulberry project) or general (i.e. roads). When the revenues are collected, they must be spent as it was outlined to the voters. So, when the City goes to the committee requesting to use the SPLOST dollars, the committee decides if the proposed projects fit within those outlined parameters.]

How does the City get its fair share of SPLOST funds collected by the county? [Hayes: It is a matter of negotiation with the county based on population and forecasts of revenue raised.]

ADJOURN Motion to adjourn at 6:39pm by Sterling, 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
Media

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk



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



REGULAR MEETING
DRAFT MINUTES

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:

Debbie Martin, Mayor

Date

Jennifer Williams, Assistant City Clerk