



WORK SESSION

MINUTES

WELCOME AND CALL TO ORDER

at 6:00pm by Acting Mayor Lawson

AGENDA APPROVAL

motion to approve by Councilmember Martin, seconded by Councilmember Carswell, and all in favor

REPORTS BY MAYOR, COUNCIL, AND STAFF

Councilmember Martin provided update on potential leasee for 69 City Square restaurant space

OLD BUSINESS

- 1. Z-23-04 Modification of Zoning Conditions:** KLP Twin Lakes, LLC, applicant and property owner, seeks rezoning from PUD (Planned Unit Development District) to PUD (Planned Unit Development District) to modify conditions of zoning approved via Ordinance Z-2018-05 to authorize a convenience store with gasoline pumps on 2.392 acres (part of Map/Parcel 121/004) fronting on the west side of State Route 53, the north side of Crystal Lakes Parkway, and the east side of Burton Drive. Proposed use: commercial and convenience store with gasoline pumps. *[Continued from June 2023; planning staff recommendation: approval conditional]*

Dr. Weitz read aloud the 8 conditions of zoning approval as follows:

- 1. The subject property shall be limited to uses permitted or conditionally allowed with conditional use permit in the C-2 zoning district, plus a convenience store with gasoline pumps. No other auto-oriented commercial use shall be permitted.*
- 2. The orientation of the gasoline pump canopy shall be in substantial accordance with the site plan submitted as part of Case Z-23-04. The short side of the gasoline canopy shall be more or less parallel to the SR 53 frontage.*
- 3. A densely planted landscape strip, at least 25 feet in width, shall be required to be installed along the property fronting Crystal Lakes Parkway, and along the property fronting SR 53 (which may permit view corridors) as approved by the zoning administrator and subject to any planting restrictions that may be required by utility companies with service lines that may be located within the landscape strip.*

4. *Gasoline canopy under lighting shall be required to be recessed into the canopy.*
 5. *Gasoline canopy supports shall be required to be faced/finished with brick veneer or stone veneer that matches or is compatible with the commercial architecture of the convenience store building and/or Twin Lakes commercial architecture guidelines.*
 6. *Signage on the gasoline canopy facing Crystal Lakes Parkway shall not exceed 20 percent of the canopy face.*
 7. *Any ground sign for the subject property shall be a monument-style sign with a minimum of 18" of brick or stacked stone base.*
 8. *The subject property shall remain subject to all applicable conditions of zoning approval established pursuant to Z-2018-05 for the Twin Lakes PUD, including the 25 foot wide buffer which shall be allowed to be a densely planted landscape strip of the same width, along the SR 53 frontage. No other changes to the Twin Lakes PUD zoning conditions other than those specified herein are implied in this approval.*
2. **V-23-03 Variance:** George Flanigan of G.P's Enterprises, by Aaron Frampton, applicant and property owner, seeks a variance to the Hoschton zoning ordinance, Article VI, "Specific Use Restrictions," Section 6.55, "Fee Simple Townhouse," to increase the maximum number of dwelling units in a building from six to eight, to reduce the minimum lot size for a fee-simple townhouse lot from 2,400 square feet to 2,000 square feet, and to reduce the minimum lot frontage on a public street from 24 feet to 20 feet, for 2.37 acres fronting on the south side of Henry Street (Map/Parcel 119/004N). Zoning is MFR (Multiple Family Residential District), conditional, per Ordinance Z-22-14. Proposed use: 24 fee simple townhomes. *[Continued from June 2023; planning staff recommendation: approval]*

Dr. Weitz commented that these minimums might be exceeded. (i.e. square footage of townhouses might be greater than 2,000 sqft. and the minimum lot frontage could be greater than 20 ft. once construction commences.)

NEW BUSINESS

1. **Final Plat, Alma Farms, formerly known as Nunley Farms:** Southeast Peachtree Acquisition, LLC, owner, Evergreen Development and Real Estate Services, Developer, by Alliance Surveying, LLC, seeks final plat approval for 55 lots on 20.71 acres fronting on the north side of Peachtree Road. Map/Parcel 120/010. R-3, Single-Family Moderate Density Residential District, Conditional zoning (Z-21-03); 2,561.78 linear feet and 3.78 acres of street right of way dedication and 567.18 feet (Lizzie Lane, Carter Lane, Charlie Circle, Jay Circle, Gull Road, and Reagan Road) and 0.26 acre of golf cart path/multi-use path dedication; 3,122.87 feet of water lines and 4,307.29 feet of sanitary sewer lines dedicated.

Dr. Weitz recommends approval.

2. **Preliminary Plat, Henry Street Townhouses:** G.P's Enterprises, Inc., applicant and property owner, by Travis Pruitt & Associates, Inc., seeks preliminary plat approval for 24 lots/units on 2.364 acres (Map/Parcel 119/004N) fronting on the south side of Henry Street. MFR, Multiple-Family Residential Conditional zoning (Z-22-14; V-23-01).

Dr. Weitz recommends approval.

3. **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

Dr. Weitz recommended getting input from Hoschton Police Chief Brad Hill to fine tune the ordinance before voting. Dr. Weitz also recommended looking at wording for portion of ordinance related to parking on the sidewalk—potentially changing it to prohibit partially obscuring or encroaching on sidewalk.

4. New Public Works facility bid – Cabin Drive.

The city received one response to the RFP for the new Public Works building from Garland & Associates Contractors, Inc. Jerry Hood explained that the first step in the CMAR (Construction Manager At-Risk) process is the Design Phase, during which Garland would finish the design and present the City with a maximum price to complete the construction of the new facility. The cost of the Design Phase is \$10,000.00.

5. Update Personnel Policy

Jennifer Harrison presented the change requests as submitted by city administration.

1. Employees may use PTO as soon as it is accrued and approved by the department head and city manager.
2. Employees must have accrued PTO available to request time off.
3. Update wording on Veteran's Day holiday to allow closure on federally observed holiday schedule (previously, there was no closure if Veteran's Day fell on weekend)

6. Expansion of Wastewater Treatment Facility 2.0 MGD

Jerry Hood recommends beginning pre-planning as soon as possible, as the process can take up to 2 years.

CITIZEN INPUT

Mr. Richard Green, 122 Pheasant Run, asked a few questions about the Alma Farms development: Is development exceeding the number of homes allowed by the ordinance since there is only one subdivision

entrance/exit? Has there been a change in ownership of the development? What kind of buffer will exist? When will trees be replanted?

Dr. Weitz responded that the code was amended, so one entrance/exit is allowed. The buffer on the plat exists to conceal the stormwater tract on the rear of the property. The applicant may share their plans after the meeting for any replanting to take place. The 20ft setback exists, as shown on the plat. The street trees are deferred until each lot is built out, but before the maintenance bond is released by the City to the developer.

Whit Porter, of Georgia Capital land development firm (for Paran Homes), explained that Evergreen is the developer of the property, not the owner. He will stay after the meeting to address specific questions from neighboring residents who are present.

Mr. Rodney Cato, 140 Hawthorn Way, recounted an incident driving through his neighborhood during which a vehicle with a trailer was parked in the street and two vehicles traveling from opposing directions had a near-accident when navigating the street. He emphasized how serious an issue street parking is for residents.

Ms. Tina Brown, 205 Quail Run, commented that Alma Farms was approved at 49 lots-when did that change? Ms. Brown also made suggested that the time between the application submittal deadline and the corresponding council hearing/meeting be increased to allow more time to review the (sometimes 200+ page) development applications and documents.

EXECUTIVE SESSION (IF NEEDED)

Motion to go into executive session for Real Estate by Carswell, seconded by Martin, and all in favor at 6:37pm.

Motion to go out of executive session for Real Estate by Lawson, seconded by Carswell, and all in favor at 7:04pm.

ADJOURN

Motion to adjourn at 7:04pm by Lawson, seconded by Martin, and all in favor.

ROLL CALL:

PRESENT:

Acting Mayor Lawson
Councilmember Carswell
Councilmember Martin

ABSENT:

Councilmember Sterling

ALSO PRESENT:

Jennifer Harrison, City Manager/Clerk
Dr. Jerry Weitz, City Planner
Jerry Hood, City Engineer
Abbott S. Hayes, City Attorney
Jen Williams, Administrative Assistant