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WORK SESSION  
MINUTES

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

**INVOCATION** by Jennfier Harrison

**PLEDGE OF ALLEGIANCE** led by Mayor Martin

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

**AWARD RECOGNITION**

Recognition of the 2024 Hoschton Women's Civic Club Scholarship recipient, Takara Aguilar

*Councilmember Fredria Sterling, also a member of the Hoschton Women's Civic Club, recognized Ms. Aguilar as the recipient of the inaugural HWCC scholarship.*

**REPORTS BY MAYOR, COUNCIL, AND STAFF** Reports as included in packet; Councilmember Jackson shared that the marketing video promoting Hoschton's core values and small business should be complete by end of month.

**NEW BUSINESS**

- 1. Resolution 2024-16:** A Resolution Accepting From Hoschton Town Center, LLC The Dedication Of Streets In Units 1 And 2 Of Cambridge At Towne Center Subdivision And For Other Purposes
- 2. Final Plat for Cresswind at Twin Lakes, Phase 5,** KH Twin Lakes, LLC, applicant and property owner, by Dustin Baker and Rochester and Associates, seeks final plat approval for 169 lots on 62.693 acres; including all or portions of Geneva Way, Conway Trail, Blackshear Court, Seneca Way, Peaks Court, Florence Lane, Bear Way, and Neely Way (private streets); includes dedication of 6,234 feet of water line, 5,904 feet of gravity flow sewer line, and \_\_ feet of sewer force main; plus the proposed dedication of a sewer pump station fronting on Blackshear Court (PUD Conditional Zoning, Z-2018-05) [*Consulting planner recommendation: Approval with conditions*]

*Dr. Weitz explained that he recommends requiring the property owner to pay the lift station maintenance fee of approximately \$200,000.00 before the City accepts the final plat.*

*Dustin Baker of KH Twin Lakes asserted the developer's belief that the lift station had previously been accepted by the City, therefore no maintenance fee should be due.*

*Council will further review all facts before making a decision.*

3. **Preliminary Plat for "Aberdeen" Planned Unit Development** (f.k.a. "East Jefferson Tract") and Application for Approval of Private Streets: TPG (The Providence Group) Development LLC, by Clint Walters, and Travis Pruitt & Associates, Inc. applicant, Shannon Sell, Paul T. Cheek, Jr. and Brenda Ann Cheek and West Jackson, LLC, Property Owners, request preliminary plat and private street approval for 334 lots on 109.72 acres fronting on the south side of West Jackson Road, both sides of East Jefferson Street, and the north side of Pendergrass Road (SR 332) (Map/Parcels 119/018; part of 119/019; 113/003A, and part of 113/004. Planned Unit Development (PUD) Conditional zoning (Ordinance Z-23-02) [*Consulting planner recommendation: Denial of request for private streets; postpone action on preliminary plat pending requested redesign*]

*Dr. Weitz shared a presentation detailing his concerns with the design of the plat. He reiterated his belief that a public road through the development is in the best interest of the City.*

*Clint Walters and Mike Smith of The Providence Group stated that their company's position has always been to develop a high-quality gated neighborhood with private streets. The plan was approved during the rezoning process with a set of conditions that did not preclude private streets. A public street through the middle of the development would change the value of the project.*

*Discussion was had regarding the numbers of entrances/exits and how they impact safety and emergency response times. Smith responded that the number of entrances/exits is sufficient and standard for the number of units.*

4. **Preliminary Plat for "Tribute" Planned Unit Development:** Rocklyn Homes by Tim Jenkins and PEC+, Applicant, Mary Ann Kenerly, and Trustees of New Hope African, Methodist, and Episcopal Church, property owners, 284.634 acres (287.14 acres PUD) fronting on the north side of State Route 53 (1688 Highway 53) (Map/Parcels 114/001A, 114/002A, 114/001B and 114/001B1); Address of Record: 1688 Highway 53; 1,051 Lots (400 fee-simple townhouses/lots, 651 detached single-family dwellings/lots, 40,000 square feet of retail/restaurant/office; and 23.65+ acres of public land dedication; Planned Unit Development (PUD) Conditional zoning, Ordinance Z-23-03; (Development of Regional Impact #3960) [*Consulting planner recommendation: Approval, with conditions*]

*Dr. Weitz shared a presentation outlining the development, including impacts on traffic, schools, and public safety, donation of land to the City, and payment of \$6,330,000.00 (upfront tap fees) due at the first building permit. Dr. Weitz also stated that the phasing is a concern, as the developer wishes to begin building with*

*the townhomes. The worry is that upon getting a final plat, the project could be sold to institution investors and the townhomes would become rentals.*

*The developer responded that it was not feasible to start with the single-family homes from a development standpoint as they lie further within the site plan.*

*Discussion commenced regarding plans to mitigate traffic impacts. Mayor Martin shared that a city-wide traffic study will be included in next year's budget. Dr. Weitz explained that Jackson County has a transportation plan that will be updated next year.*

5. **Resolution 2024-18:** Approval of Intergovernmental Agreement with the Downtown Development Authority regarding 29 West Broad Street (The Garden)
6. **Resolution 2024-19:** Approval of Intergovernmental Agreement with the Downtown Development Authority regarding 4162 Highway 53, Units 100 and 110 (Putter's Golf Carts)
7. **Resolution 2024-20:** Approval of First Amendment to Intergovernmental Agreement with the Downtown Authority regarding 69 City Square (Pasta Masters)

**CITIZEN INPUT** *none*

**EXECUTIVE SESSION (IF NEEDED)** *Motion to enter executive session for real estate and litigation at 7:26pm by D. Brown, seconded by C. Brown, and all in favor.*

*Motion to exit executive session at 8:16pm by Sterling, seconded by C. Brown, and all in favor.*

**ADJOURN** *Motion to adjourn at 8:16pm by Lawson, seconded by D. Brown, and all in favor.*

**Announcements:**

May 22<sup>nd</sup> @ 6:00pm: Planning & Zoning Commission Meeting

May 23<sup>rd</sup> @ 6:30pm: Community Conversations

Topic: Planning & Zoning

Featuring Dr. Jerry Weitz

**Present:**

Debbie Martin, Mayor  
Christina Brown, Councilmember  
David Brown, Councilmember  
Scott Courter, Councilmember  
Jonathan Jackson, Councilmemembr  
James Lawson, Councilmember  
Fredria Sterling, Councilmember

**Also Present:**

Dr. Jerry Weitz, Consulting City Planner  
Abbott S. Hayes, Jr, City Attorney  
Jennifer Harrison, City Manager  
Jen Williams, Assistant City Clerk