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REGULAR MEETING  
MINUTES

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**CALL TO ORDER** at 6:01pm by Mayor Martin

**INVOCATION** by Jennifer Harrison

**PLEDGE OF ALLEGIANCE** led by Mayor Martin

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

**NEW BUSINESS**

1. **Z-24-01 Rezoning (formerly Z-23-13):** Southeastern Property Developers, LLC, applicant, seeks to rezone to PUD (Planned Unit Development) five parcels of land totaling 12.74 acres from the existing zoning shown below:

- (1) 1909, LLC, property owner, rezone from C-1, Neighborhood Business District, 1.7 acres (Map/Parcel 120/014A) fronting approximately 150 feet on the east side of State Route 53 and fronting approximately 360 on the south side of Pendergrass Road (SR 332); and
- (2) Hilliard L. Lott, property owner, rezone from R-1, Single Family Low Density District, 2.73 acres (Map/Parcel 120/014) fronting on the south side of Pendergrass Road (SR 332); and
- (3) Queen Frank as Trustee of The Queen Family Trust, property owner, from C-2 (General Commercial/Highway Oriented District) 2.31 acres (Map/Parcel 120/013H), fronting on the south side of Pendergrass Road/SR 332 and fronting on the west side of Towne Center Parkway); and
- (4) Queen Frank as Trustee of The Queen Family Trust, property owner, from C-2 (General Commercial/Highway Oriented District) 4.14 acres (Map/Parcel 120/013G) between Pendergrass Road (SR 332) and Towne Center Parkway; and
- (5) Queen Frank as Trustee of The Queen Family Trust, property owner, from C-2 (General Commercial/Highway Oriented District) 1.86 acres (Map/Parcel 120/013M) fronting on the southeast side of Towne Center Parkway.

Proposed uses: 292 luxury apartments and a brew pub.

**Motion to Deny by C. Brown, seconded by Jackson, and all in favor.**

**[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; JACKSON-YES]**

- 2. V-24-01 Variance:** City of Hoschton, applicant, for Towne Center 53, LLC, Property Owner, seeks a variance to the Hoschton Zoning Ordinance, Article IV, "Zoning Districts," Section 4.11, "C-2, General Commercial Highway Oriented District," (Table 4.4, "Dimensional Requirements for Non-Residential Zoning Districts," to waive or reduce the required front building setback of the proposed Peachtree Road Extension right of way (east property line) from 15 feet to 5 feet or 0 feet for property (Map/Parcel 120/013I; 1.54 acre) fronting on the east side of SR 53 and the south side of Towne Center Parkway) (C-2 zoning). Proposed use: Commercial.

***Motion to Approve by D. Brown, seconded by Courter, and all in favor.***

**[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; JACKSON-YES]**

- 3. Ordinance O-2024-02:** An Ordinance Amending the Code of Ordinances of the City of Hoschton, Georgia, Chapter 3, "Administration," Article VIII, "Boards and Commissions" To Adopt a New Section 3-801, "Planning and Zoning Commission;" To Repeal Conflicting Ordinances; To Provide For Severability; To Provide an Effective Date; and for Other Purposes

***First Reading.***

- 4. Ordinance O-2024-03:** An Ordinance To Amend the Hoschton Subdivision and Land Development Ordinance, Article III, "General Provisions," Section 303, "City Council Authority" To Retitle Said Section and Assign Roles to The Hoschton Planning Commission; To Amend Article IV, "Preliminary Plat," Section 405, "Preliminary Plat Process Administration," To Repeal the Existing Process Flow Chart and To Adopt a New Process Flow Chart; To Adopt a New Section 408, "Planning Commission Review and Recommendation," To Amend Section 1204, "Variances" To Establish a Role For The Planning Commission; To Amend Section 1207, "Amendment" to Establish a Role for the Planning Commission;" To Repeal Conflicting Ordinances; To Provide for Severability; To Provide an Effective Date; and For Other Purposes

***First Reading.***

- 5. Ordinance TA 2024-01:** An Ordinance To Amend the Hoschton Zoning Ordinance, Article I, "General," Section 1.04, "Purposes," Paragraph 5 to Assign Roles to the Hoschton Planning and Zoning Commission; To Amend Article VIII, "Zoning Amendments and Applications," Section 8.01, "Procedures for Calling and Conducting Public Hearings," Section 8.02, "Text Amendments," Section 8.03, "Amendment to the Official Zoning Map," Section 8.04, "Conditional Uses," and Section 8.05, "Variances" To Assign Roles For The Planning Commission; To Repeal Conflicting Ordinances; To Provide for Severability; To Provide an Effective Date; and for Other Purposes

***First Reading.***

- 6. Memorandum of agreement for street light on SR 332/Pendergrass Road at Towne Center Parkway**

***Motion to Approve by Jackson, seconded by Martin, and all in favor.***

**[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; JACKSON-YES]**

7. Approval of a roundabout at the intersection of East Jefferson Street, West Jackson Road, and Maddox Road (Z-23-02 PUD, The Providence Group)

***Motion to Approve by D. Brown, seconded by Jackson, and all in favor.***

**[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; JACKSON-YES]**

8. 73 City Square (Hoschton Coffee) door replacement

***Motion to table until additional quotes can be obtained by D. Brown, seconded by C. Brown, and all in favor.***

**[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; JACKSON-YES]**

*Mayor Martin mentioned an opportunity for residents to donate items to the upcoming Jackson County Special Olympics event in April. Donations of small prizes, individual size chips, and CapriSuns may be dropped off to City Hall by April 8<sup>th</sup>.*

**ADJOURN** *Motion to adjourn at 6:06pm by Courter, seconded by Jackson, and all in favor.*

ROLL CALL

PRESENT:

Debbie Martin, Mayor  
David Brown, Mayor Pro-Tem  
Christina Brown, Councilmember  
Scott Courter, Councilmember  
Jonathan Jackson, Councilmember

ALSO PRESENT:

Jennifer Harrison, City Manager  
Jen Williams, Asst. City Clerk  
Media

ABSENT:

James Lawson, Councilmember  
Fredria Sterling, Councilmember