

CITY OF HOSCHTON  
CITY COUNCIL  
THURSDAY, NOVEMBER 16, 2023 AT 6:00PM  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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WORK SESSION  
AGENDA

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CALL TO ORDER

AGENDA APPROVAL

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]*
3. **Oak Street Pocket Park Project** *[Continued from October 16, 2023 meeting]*

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.
2. **DDA Board Member Recommendations**
3. **Moratorium on Residential Rezoning (Discussion only)**

#### 4. Planning and Zoning Board (Discussion Only)

CITIZEN INPUT

EXECUTIVE SESSION (If needed)

ADJOURN

Monthly  
Departmental  
Reports

# Building Department Activity Report-October 2023

## A. Building department activity

### a. Permits Issued

- i. July - 45 Building / 8 Miscellaneous
- ii. August - 22 Building / 21 Miscellaneous
- iii. September - 52 Building / 9 Miscellaneous
- iv. October - 37 Building / 2 Miscellaneous
- v. 2023 YTD – 465 Building / 94 Misc.

### b. Inspection Activity

#### i. August Total Inspections

1. Building Inspections – 426
2. Water Meter Install Inspections – 63

### c. Commercial Permit Activity

1. Publix permit issued
2. Publix rental units (8 unit) permit issued
3. TEC 8000 sq. ft. completed
4. Hoschton Storage in review



## October 2023 Monthly Report

### Water

- Daily water route check of connections, water tank and random sample sites
- Daily checks and operations of both city wells
- Daily water sampling
- Weekly well cleanings
- Monthly Meter high usage and non-read meter reading
- Pulled monthly Reporting EPD Samples
- Pulled monthly Bacteriological samples throughout water system
- Replenished Chemicals at both Wells
- Daily utility locates, 317 water/sewer locates for the month of October
- Recorded all daily, weekly, and monthly Data
- Completed and Submitted Monthly Water Reports to EPD
- Installed 35 new Water Meters
- Had Pre-Construction meeting with Allsouth for the Booster Pump Station
- Had Lead Service Line Inventory meeting with EMI
- Repaired damaged water main on 332, Gas contractor hit line
- Publix had to lower water main on Twin Lakes Parkway for side entrance
- Helped setup for Annual Fall Festival
- Motor stater went bad at White Street Well, Had Oconee Well Company come out and replace.
- Performed Pressure test and Bacteriological tests on new water main, both passed and new main was placed in service.
- Dirt Work Continued working on Final tie-ins for new water main upgrades.
- Attended Ga Rural Water Conference in Helen, GA
- American Tank Installed LED lights on North Water Tower.

## **Wastewater**

- Daily Plant check of equipment and processes
- Daily sampling and testing of plant Effluent
- Daily Instrument calibrations
- Daily lab equipment temperature checks
- Weekly process control lab work
- Weekly Automatic samplers turned on and checked
- Pulled Weekly permit samples
- Performed weekly permit Lab testing
- Recorded all daily, weekly, and monthly Data
- Performed Maintenance on Dewatering Belt Press
- Performed Weekly and monthly Maintenance on Clarifiers
- Performed Weekly Sewer pump station and generator check
- Ran Belt Press weekly to remove excess solids in Plant
- Weekly Washdown and cleaning of tanks, troughs, and filter
- Daily utility locates, 317 water/sewer locates for the month of October
- Completed and Submitted Monthly Wastewater Report (DMR) to EPD
- Pulled and cleared blockage in a pump at Cresswinds Lift station #1
- Had a VFD go bad on one of the Orbital Pumps, Oliver Electric came out and replaced.
- Jetted a sewer service in Brook Glen Subdivision
- Jetted a sewer service in Twin Lakes Subdivision
- Replaced a Float switch on Influent Pump station

## **Police Department Report 11/09/2023**

1. **Reports and Citations**- The Police Department has generated over 2100 incident numbers since January and wrote 49 citations in the month of October.
2. **Court**- We will have court again on December 14th at City Hall.

# Director's Report

## October 2023

1. **Attended Business & Breakfast on behalf of the DDA-** I attend the monthly business and breakfast chamber events. The speakers that they bring in are informative and I appreciate the chance to bring the information back to Hoschton.
2. **Worked Friday Night at the Fall Festival-** I worked the opening day of the Fall Festival, it was a learning experience on how smooth the process works to get the 150+ vendors into such a small area without any issues. I am so impressed at the work that Tiffany and the crew do to prepare for this event. I also participated in the parade on the DDA's behalf that Saturday morning. The DDA volunteers were amazing, and we decorated my personal trailer in a Jungle Theme. Fun was had by all.
3. **DDA Ribbon Cutting for Juke & Jive-** Juke & Jive had their ribbon cutting. We are so excited to have them here.
4. **GDA Meet Up in Hiawassee-** Traveled to Hiawassee to meet with other DDA/Mainstreet directors. These events are hosted by Georgia Downtown Association and are a great opportunity to network and ask questions to other directors.
5. **Jackson County DDA Roundtable-** Visited with other DDA/Mainstreet Directors from Jackson Co in Jefferson.
6. **Leadership Jackson-** Growth and sustainability- Being in Leadership has been a very rewarding and important opportunity for me to learn more about how our county works and how everything is interconnected.
7. **Coffee & Conversations-** We hosted Coffee & Conversations on the back porch at Hoschton Coffee Co for October. The DDA is going to continue this initiative as it brings businesses and the community together.
8. **Chamber Ribbon Cuttings-** I was able to attend "It's all the rage" ribbon cutting in Jefferson GA.
9. **Assisted with Trunk or Treat-** Recruited the businesses for the Trunk or Treat. Which was a very successful event. We were pleasantly surprised at the outcome.
10. **Began planning for Jingle Mingle 2023-** Planning for Jingle Mingle 2023 is in full swing. We are partnering with both the elementary school and high school for two performances on the bricks in front of City Hall. The goal for this year's business walk is to focus on our downtown businesses and show our love and appreciation to them.
11. **Assisted the HPC with planning for Christmas Historic Home Tour-** We are working on having a multi-home Christmas tour.
12. **Went down to 3 days a week-** The City Manager and DDA Chair/Co-Chair were very gracious in letting me go to 3 days a week. I work strictly for the DDA now.
13. **Rotary-** I am in the Barrow Area Rotary Club which includes Hoschton. I am in rotary under Downtown Development. For October, we had the program **and** discussed breast cancer survivorship. We are also hoping to have an event in Hoschton in 2024.
14. **Brick Fundraiser-** Started the onboarding process for our 2024 brick fundraiser project.

Jessica Greene  
DDA Director



# OLD BUSINESS

## ITEM #1

(Resolution 2023-14: Corridor Map)

CITY OF HOSCHTON  
STATE OF GEORGIA

RESOLUTION 2023-14

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN TO ADOPT AN “OFFICIAL CORRIDOR MAP” AS A PART OF THE TRANSPORTATION COMPONENT/CHAPTERS 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.

WHEREAS; The City of Hoschton has prepared an amendment to its comprehensive plan; and

WHEREAS; The City of Hoschton City Council has conducted a public hearing on the proposed amendment to the comprehensive plan; and

WHEREAS; The city is authorized to adopt an amendment to the comprehensive plan when it determines it is appropriate to do so; and

WHEREAS; Advance review by the Northeast Georgia Regional Commission and Georgia Department of Community Affairs of a comprehensive plan amendment is not required;

Now, Therefore, It Is Hereby RESOLVED As Follows:

1.

The attached amendment to the comprehensive plan to include an official corridor map (maps) and explanatory text is hereby adopted and shall be included in the transportation element of the comprehensive plan.

2.

The city clerk shall transmit a copy of this approved resolution and the comprehensive plan amendment to the Northeast Georgia Regional Commission.

So RESOLVED, this the 20<sup>th</sup> day of November, 2023.

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Debbie Martin, Mayor

**Resolution 23-14 Comprehensive Plan Amendment**

ATTEST:

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Jennifer Kidd-Harrison, City Clerk

APPROVED AS TO FORM

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Abbott S. Hayes, Jr., City Attorney

**ATTACHMENT TO RESOLUTION 2023-14  
AMENDMENT TO HOSCHTON COMPREHENSIVE PLAN  
TO ADOPT AN OFFICIAL CORRIDOR MAP**

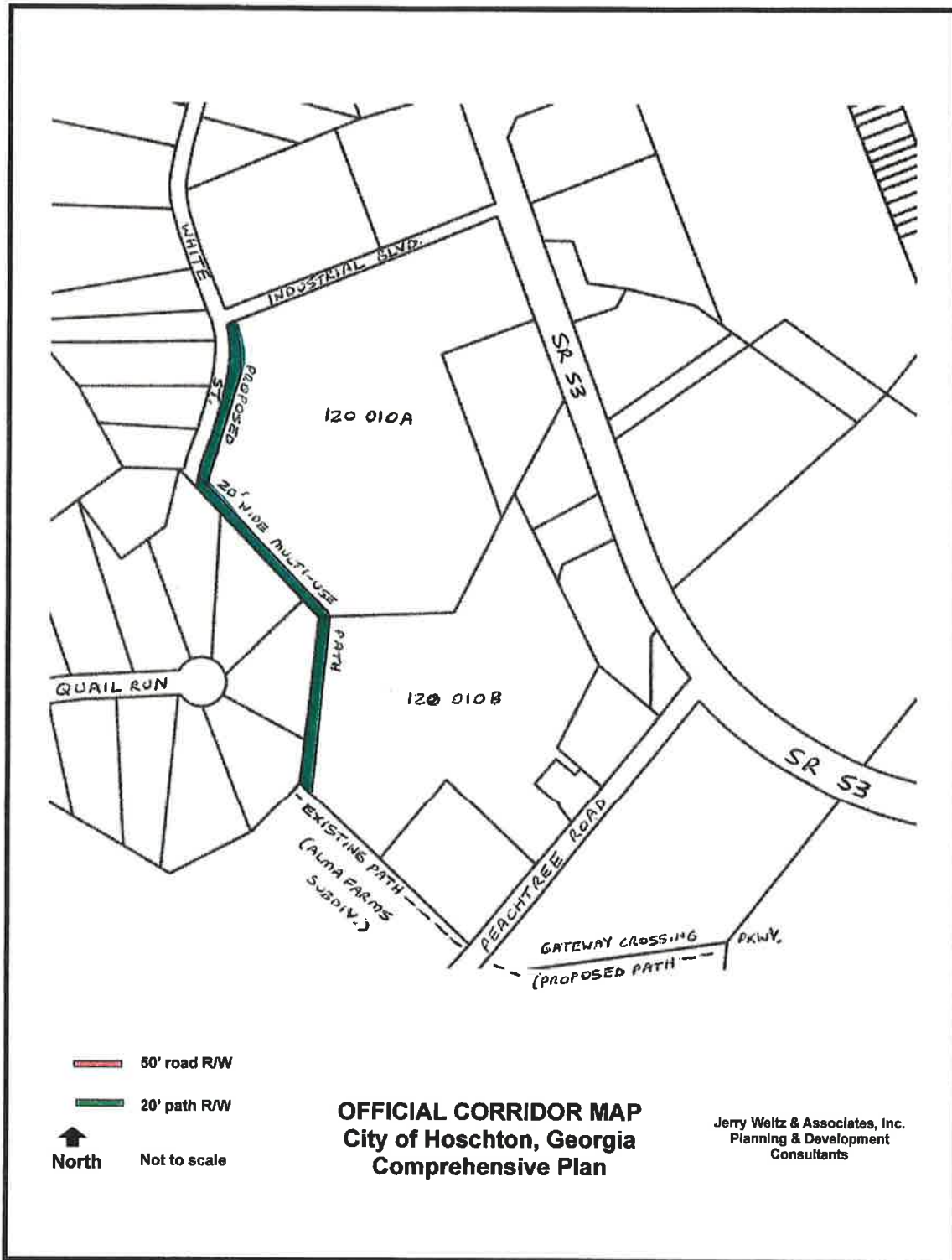
**“OFFICIAL CORRIDOR MAP**

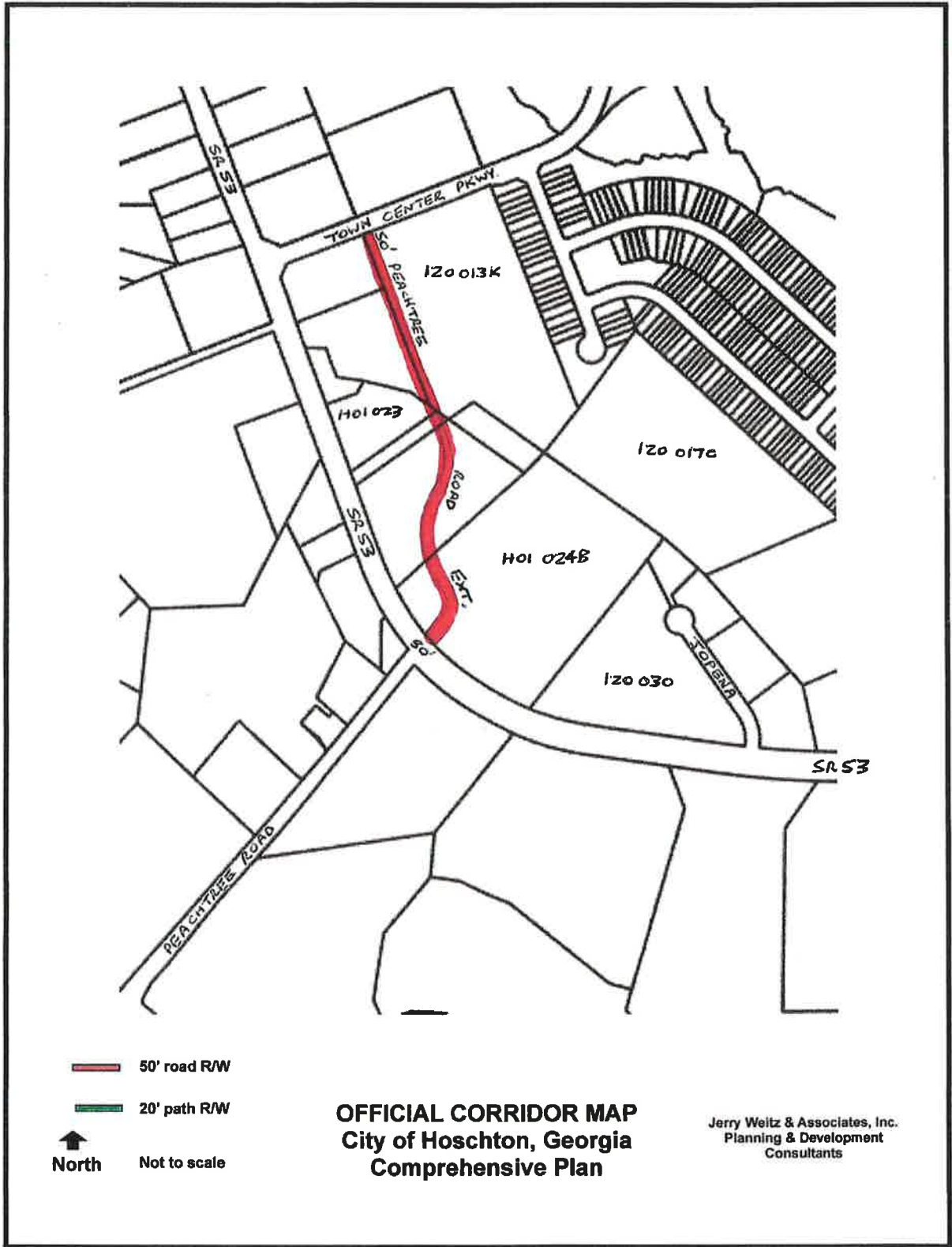
An official corridor map is a growth management technique that seeks to reserve ways for future road connections and multi-use paths needed as development occurs. The technique has its origins in Georgia going back to the planning and zoning enabling act of 1957, and the technique has been utilized since at least the 1920s, though it is not that well known. Modern, model enabling statutes were developed by the American Planning Association in its legislative guidebook in the 2000s to utilize this tool.

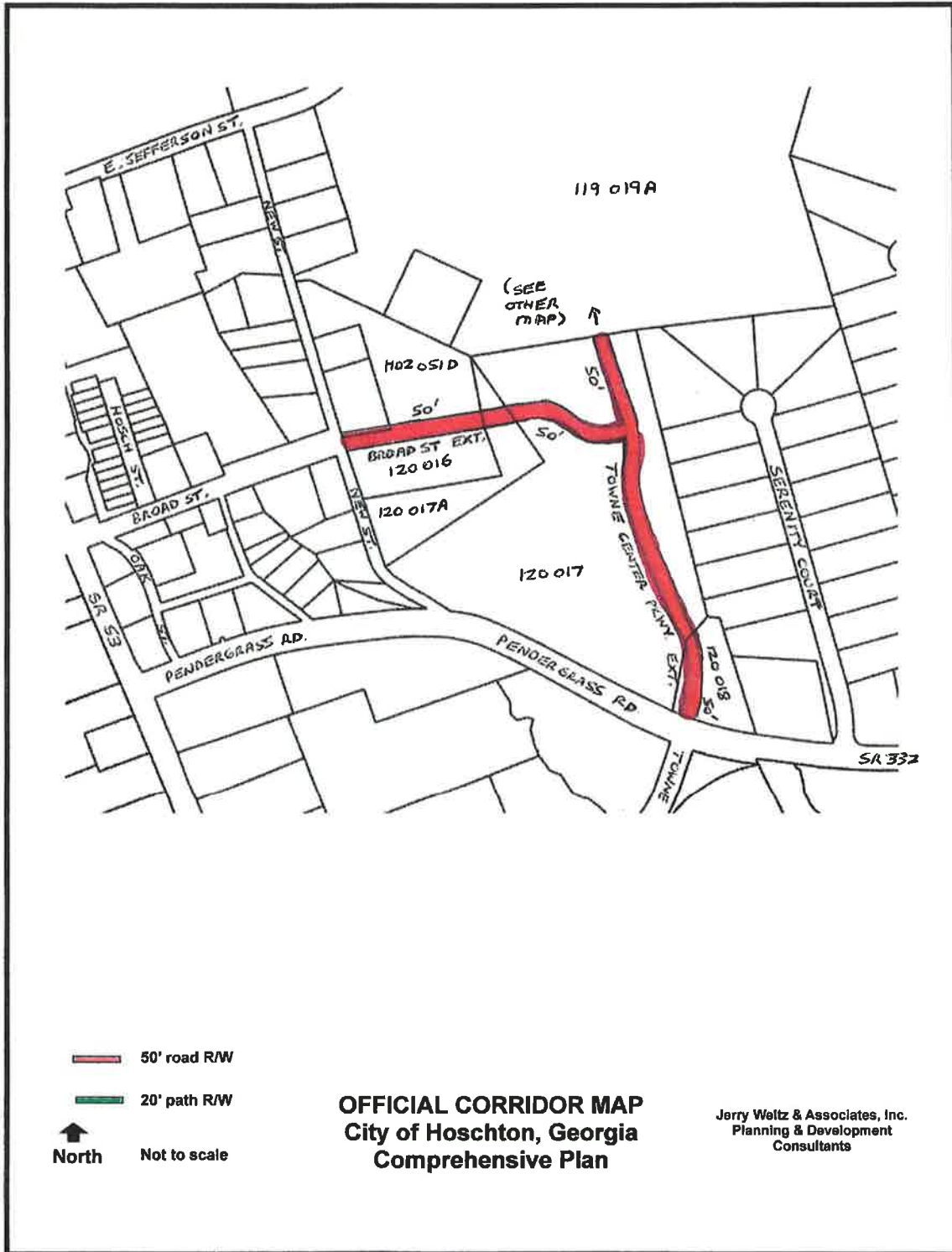
A corridor map establishes point-to-point pathways through certain undeveloped lands where road connectivity is needed. In this sense, it is a precursor to a road or thoroughfare plan. A set of regulations is needed to implement the corridor map including, most importantly, the requirement for private development to “reserve” a road corridor of specified width and preventing issuance of a development permit for development in the reserved corridor until the property owner negotiates with the city for the donation, purchase, or acquisition of the road right of way. Also, the general intent is to explore potential at the time of rezoning, preliminary subdivision or development for the developer to participate in constructing the road. It is not an outright mandate to construct the road at owner/developer cost, but that may be negotiated. The city may participate in funding road (system) improvements called for in the corridor map, as may be negotiated, which would be appropriate in the case of so-called “system” improvements.

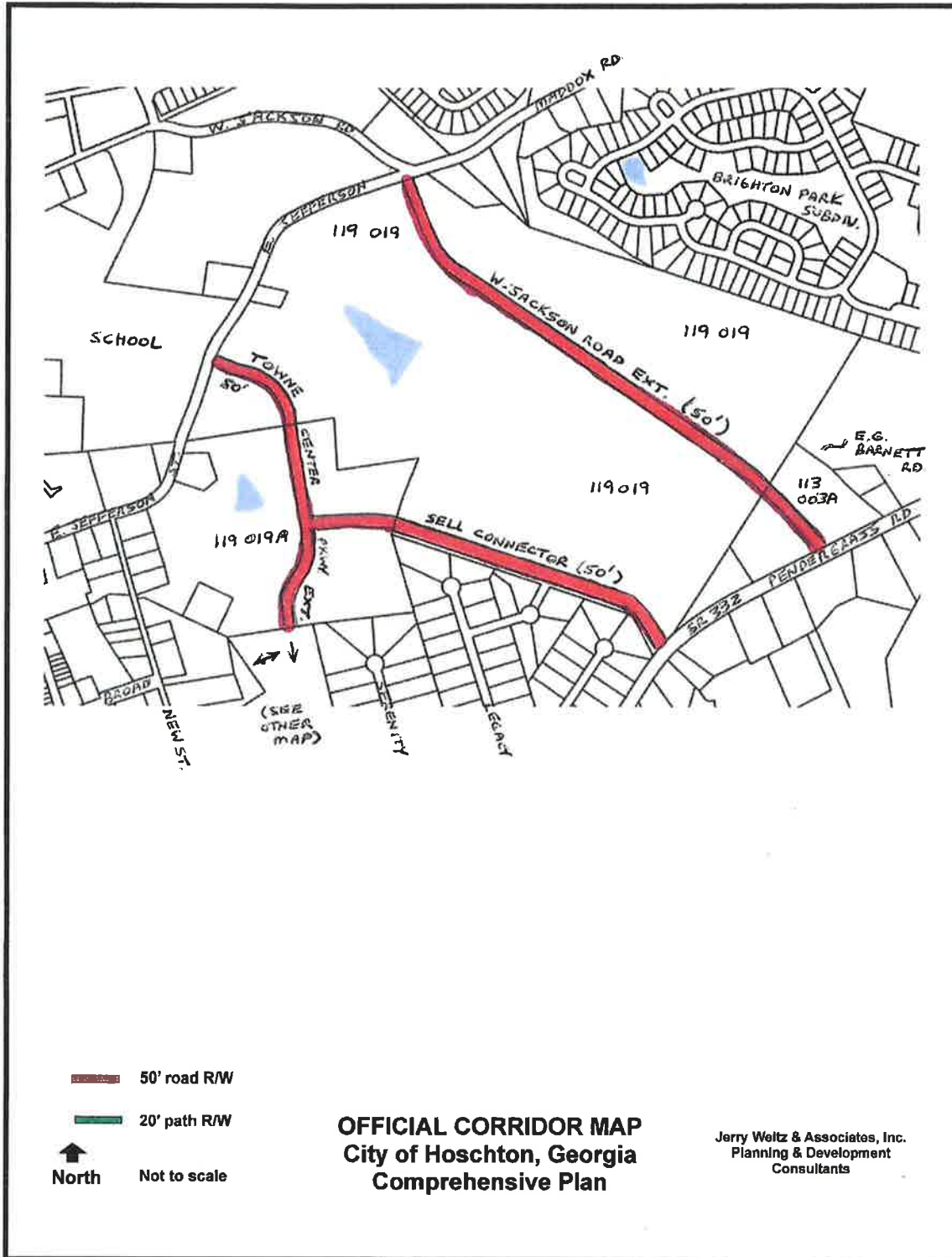
The need for this tool in Hoschton is imminent. It is beneficial that this corridor map and implementing regulations follow immediately, given rezoning proposals pending and in the pre-application stage east of SR 53 and elsewhere. The corridor map can be amended as needed to include other road corridor proposals. The regulations are proposed to be included in the subdivision and land development regulations of the city.

The official corridor map, which consists of four separate maps, is shown on the following pages.











# OLD BUSINESS

## ITEM #2

(Ordinance 0-23-05: Corridor Map)

ORDINANCE O-23-05

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ADOPTED APRIL 4, 2016, AS MOST RECENTLY AMENDED NOVEMBER 21, 2022, TO AMEND 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; 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." TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, The Hoschton City Council desires to amend the Hoschton Subdivision and Land Development Ordinance to add provisions regarding adoption of an Official Corridor Map to reserve future road right of ways necessitated by new development; and

WHEREAS, The city's comprehensive plan was amended September 18, 2023, to include an "official corridor map" and explanatory matter reserving future rights of ways for roads and multi-use paths;

WHEREAS, Written notice of this proposed ordinance was sent to property owners of record with land showing a reservation of right of way on the Official Corridor Map, along with a copy of a draft of this ordinance for review and comment; and

WHEREAS, city staff provided a public information and comment opportunity on this proposed ordinance, to present the proposed ordinance and allow for public comments prior to the public hearing before City Council; and

WHEREAS, The City Council conducted a public hearing on this matter; and

WHEREAS, The City Council finds that it is necessary and in the public health, safety, welfare, and general interests of the city to amend the subdivision and land development ordinance;

Now, therefore, the City Council of Hoschton hereby ORDAINS as follows:

**Section 1.**

The City of Hoschton subdivision and land development ordinance, Article VI, "Access and Design Requirements for Roads," Section 602, "Conformance to Adopted Major Thoroughfare and Other Plans, is retitled and amended to read as follows:

"Sec. 602. Conformance to Adopted Major Thoroughfare, **Official Corridor Map** and Other Plans.

- (a) All roads, **multi-use paths**, and other features of the adopted comprehensive plan shall be **shown as reserved land on preliminary plats, when required, and development plans by the subdivider or developer** ~~platted by the subdivider~~ in the location and, if any, to the dimensions indicated in the transportation element of the comprehensive

plan, official corridor map, or other transportation plan applicable in the city, as more specifically provided in Section 910 of this ordinance.

- (b) Any subdivision or land development with property fronting on an existing city or county public road or state highway may be required to provide road improvements to bring the road or highway up to applicable standards and to handle the traffic generated by the subdivision or land development.”

## Section 2.

The City of Hoschton subdivision and land development ordinance, Article IX, “Development Plans and Permits,” is amended to add a new Section 910, “Official Corridor Map” as follows:

### Section 910. Official corridor map.

- (a) Purpose and intent. The purpose of an official corridor map is to implement the city’s comprehensive plan, by reserving land needed for future transportation facilities identified in the comprehensive plan. The corridor map is intended to provide a basis for coordinating the provision of transportation facilities with new development by designating corridors of future right of way where the construction and improvement of transportation facilities is expected. The official corridor map is also intended to restrict the construction or expansion of permanent structures in the intended right-of-way of planned transportation facilities as indicated on a corridor map, at least until a determination is made by the city concerning the proposed transportation facility.
- (b) Definitions.
1. Official corridor map: A map or maps adopted by the city, which designates land to be reserved for the construction of future transportation facilities or improvement of existing transportation facilities. The corridor map establishes the width and location of corridors but also provides flexibility in planning the design, location, and width of a transportation facility.
  2. Reserved land: Land shown on the corridor map as “reserved.”
  3. Transportation facilities: Streets, highways, bikeways, sidewalks, and multi-use paths.
- (c) Prerequisites to adoption of an official corridor map or the subsequent inclusion of reserved land on said map. No official corridor map shall be adopted, and no such map shall be amended to include a land reservation, until and unless the requirements of this subsection are met to ensure procedural due process:
1. At least fifteen (15) days before the public hearing, the city shall notify the public of the date, time, place, and nature of the public hearing by publication in a newspaper of general circulation in the territory of the local government.
  2. The city shall notify all owners of record according to the Jackson County tax assessor of parcels of land that include proposed reserved land of the date,

time, place, and nature of the public hearing by mail at least fifteen (15) days before the public hearing.

3. The Hoschton City Council shall hold a public hearing(s) at the date, time, and place advertised, and afford all interested individuals the opportunity to be heard concerning the proposed official corridor map.
- (d) Adoption. That map, or maps, titled "Official Corridor Map for the City of Hoschton," as contained in the adopted comprehensive plan of the City of Hoschton and which is attached to and made a part of this section, is hereby adopted for purposes of subdivision platting, development permitting, and land use regulation in the City of Hoschton.
- (e) Reservation of land. The areas shown on the official corridor map as "future road right of way" and "future multi-use path" shall be interpreted as "reserved land" as defined in this ordinance and shall be shown as such on preliminary plats, if applicable, and on development plans, and final plats (if applicable) in a manner consistent with this section.
- (f) Width of reservation.
  1. Unless otherwise specifically shown on the official corridor map, the required right of way width for a future road right of way shall be fifty (50) feet, and the required right of way width for a future multi-use path shall be twenty (20) feet.
  2. If a road right of way width of greater than fifty (50) feet is specified on the official corridor map, the city may authorize a reduction of the required future road right of way width to fifty (50) feet, depending upon evaluation of traffic and travel impacts of the proposed subdivision or land development.
  3. Where a future road right of way intersects with an existing road right of way such as a state route, the width of said reservation may be required by the city to be increased to eighty (80) feet to accommodate road intersection turning lanes.
  4. The city may authorize a reduction of the required future road right of way width or future multi-use path right of way width reservation on a given parcel of land by one-half (i.e., to 25 feet and 10 feet, respectively), if the subdivider/ developer owns abutting property or if there is a formal legal arrangement by an abutting property owner to reserve one-half the width of the proposed right of way or multi-use path right of way. The intent of this provision is to allow one reservation at the specified width to occur that will traverse a common property line to the benefit of properties along both sides of the proposed reservation.
- (g) Location of reservation. In the case of a future right of way shown on the official corridor map, the City of Hoschton shall consider and may approve an alternative alignment proposed by the subdivider or developer on the same parcel of land as is proposed for subdivision and/or development that accomplishes the same point-to-point interparcel connectivity at the specified width. This provision is

intended to offer flexibility to the subdivider or developer to plan the site with the reserved road right of way in a way that optimizes the site plan's design and/or to account for the possible need to modify the location given existing topographic, riparian, or other environmental or field conditions.

- (h) Permitting restriction. The city shall not issue any permit pertaining to land use, zoning or development on land regulated by this section except pursuant to the procedures of and in compliance with this section. This section does not forbid or restrict the use of any reserved land that does not constitute the development of that land, nor does this section forbid or restrict development on the unreserved portion of any tract or parcel that contains reserved land as shown on the official corridor map.
- (i) Preliminary plat or development permit required. An owner of reserved land who proposes to subdivide reserved land shall apply for a preliminary plat. An owner of reserved land who proposes to develop reserved land shall apply for a development permit. It shall be unlawful to subdivide or develop land shown as reserved on the official corridor map without securing a preliminary plat and/or development permit as required by this section.
- (j) Public hearing and notice for preliminary plat or development permit involving reserved land. Upon receiving an application for a preliminary plat, if subdivision is required, or a development permit if subdivision is not proposed, involving reserved land as shown on an the official corridor map, the city shall arrange for the application to be scheduled for public hearing by the Hoschton City Council. The applicant shall be notified in writing of the date, time, and place of the hearing, by written mail, personal service, or electronic mail, at least fifteen (15) days prior to the public hearing. The public shall be given notice of the date, time, place, and nature of the hearing by publication in a newspaper of general circulation in the territory of the local government with jurisdiction at least fifteen (15) days prior to the public hearing. The applicant shall, at the hearing, have an opportunity, personally or through counsel, to present evidence and argument in support of his or her application.
- (k) Action. Following the public hearing, the Hoschton City Council may take one of the following actions:
  - 1. Approve the preliminary plat or development permit as proposed, with or without conditions, modify the mapped corridor to remove all or part of the reserved land from the mapped corridor, and issue with or without conditions the preliminary plat authorizing preliminary subdivision or issue a development permit authorizing development on the land removed from the mapped corridor.
  - 2. Modify the proposed preliminary plat or development permit application and issue it for development as modified, with or without conditions, if the development can reasonably be accomplished on the subject parcel without encroaching on the reserved land.

3. Delay action on the development permit for a defined period of time not to exceed ninety (90) days for the purpose of any of the following: negotiating with the property owner for the purchase of all or a part of the reserved land by the city; acquiring the reserved land from the developer voluntarily; acquiring a negative easement over the reserved land that prevents the property owner from building on the reserved land; or taking the reserved land through eminent domain and the payment of just compensation.
- (l) Council authority and action. After considering the preliminary plat or development permit with reserved land pursuant to this section, the Hoschton City Council may, but shall not be obligated to, negotiate for the voluntary dedication of the land, enter into option to purchase, or it may initiate condemnation proceedings subject to applicable state laws and use its powers of eminent domain. If the Hoschton City Council delays action on the preliminary plat or development permit with reserved land as provided by this section, and the Hoschton City Council fails to arrange for the legal acquisition of all or a part of the reserved land within the specified time period which shall not exceed ninety (90) days, then the city shall approve the preliminary plat or the development permit, as the case may be, with or without conditions, or in the absence of such approval, the preliminary plat or development permit as the case may be shall be deemed approved as submitted."

**Section 3.**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 4.**

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**Section 5.**

This ordinance shall become effective immediately upon its adoption.

So ORDAINED, this 20<sup>th</sup> day of November, 2023.

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Debbie Martin, Mayor

**Ordinance O-2023-05**

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

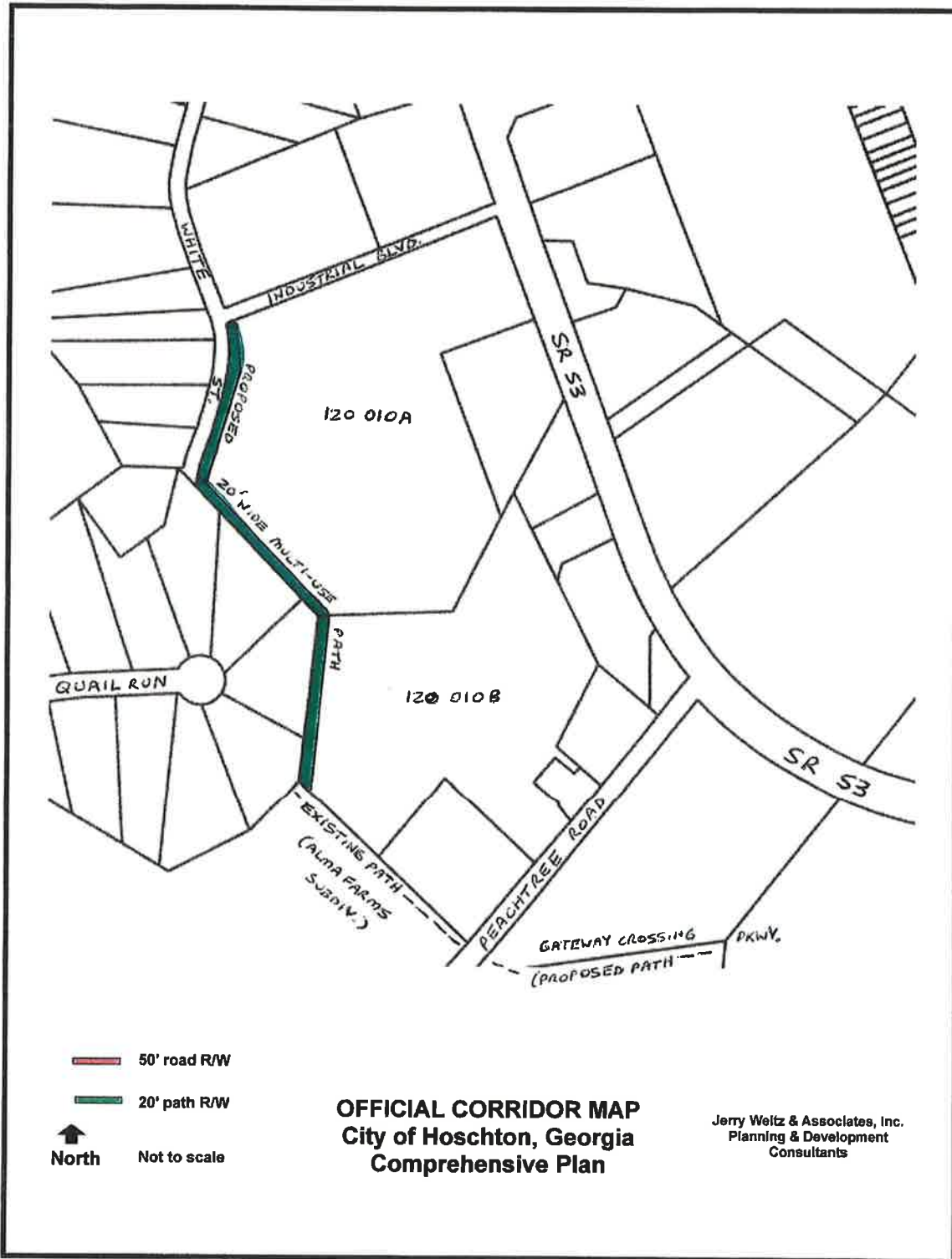
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Jennifer Kidd-Harrison, City Clerk

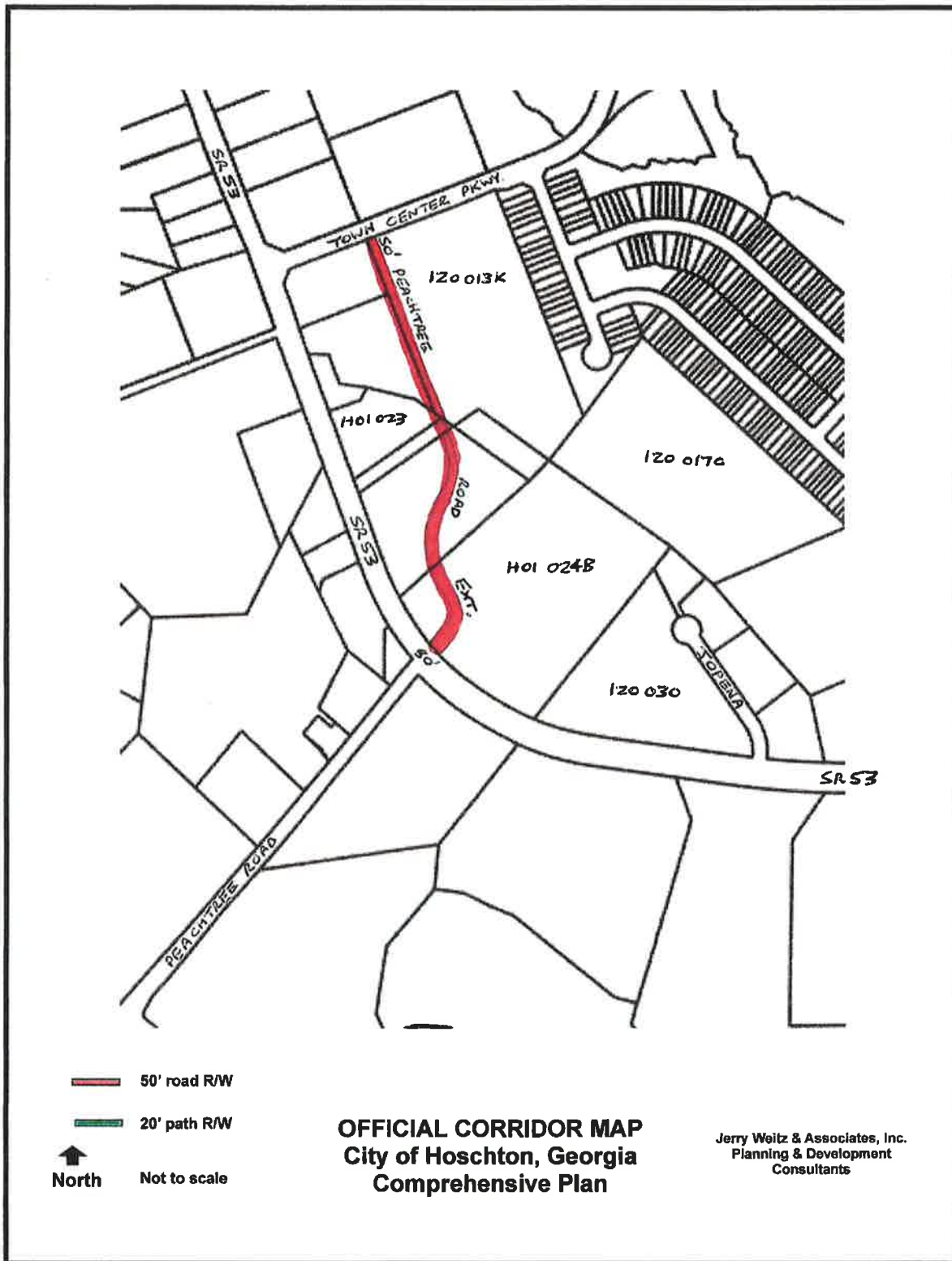
APPROVED AS TO FORM

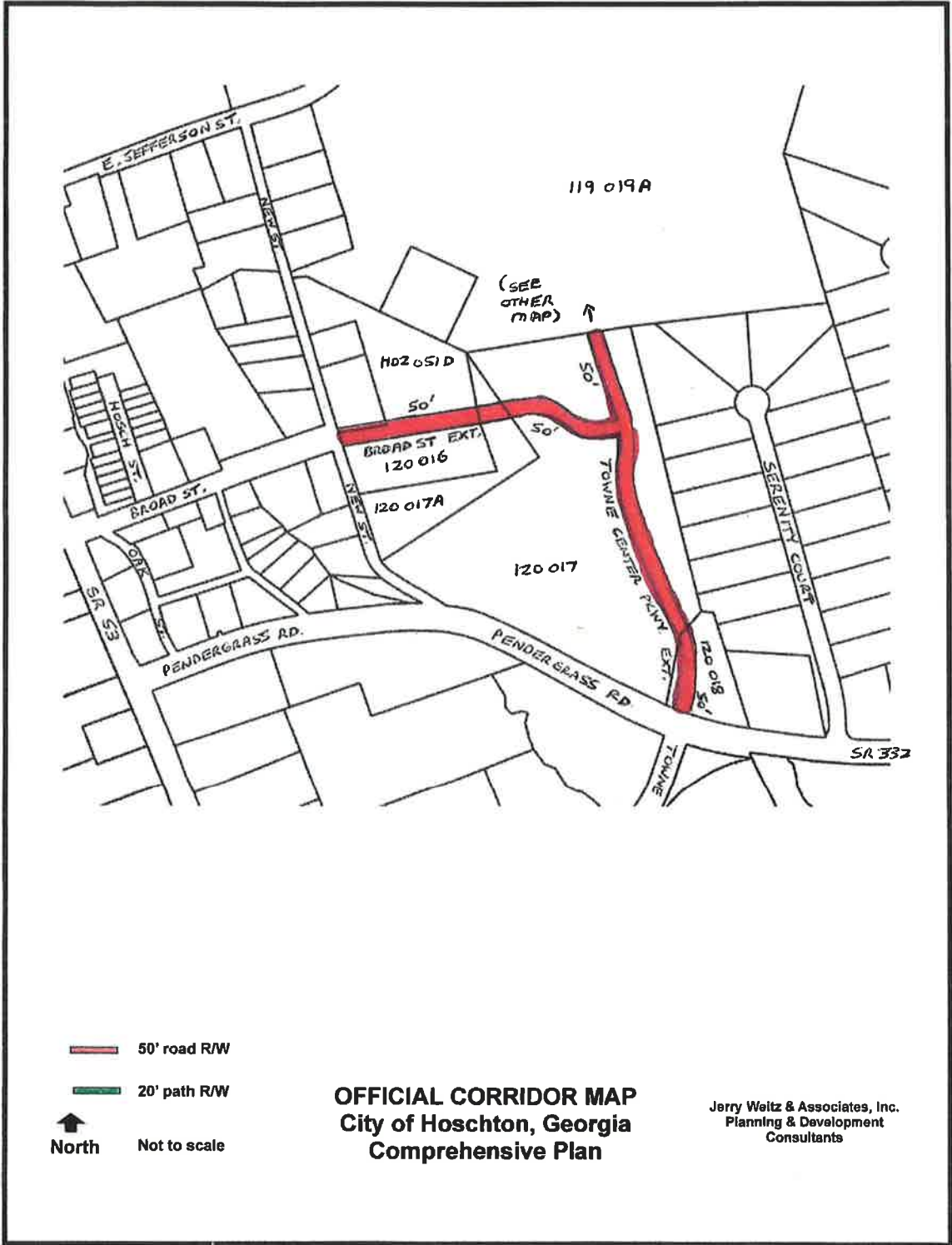
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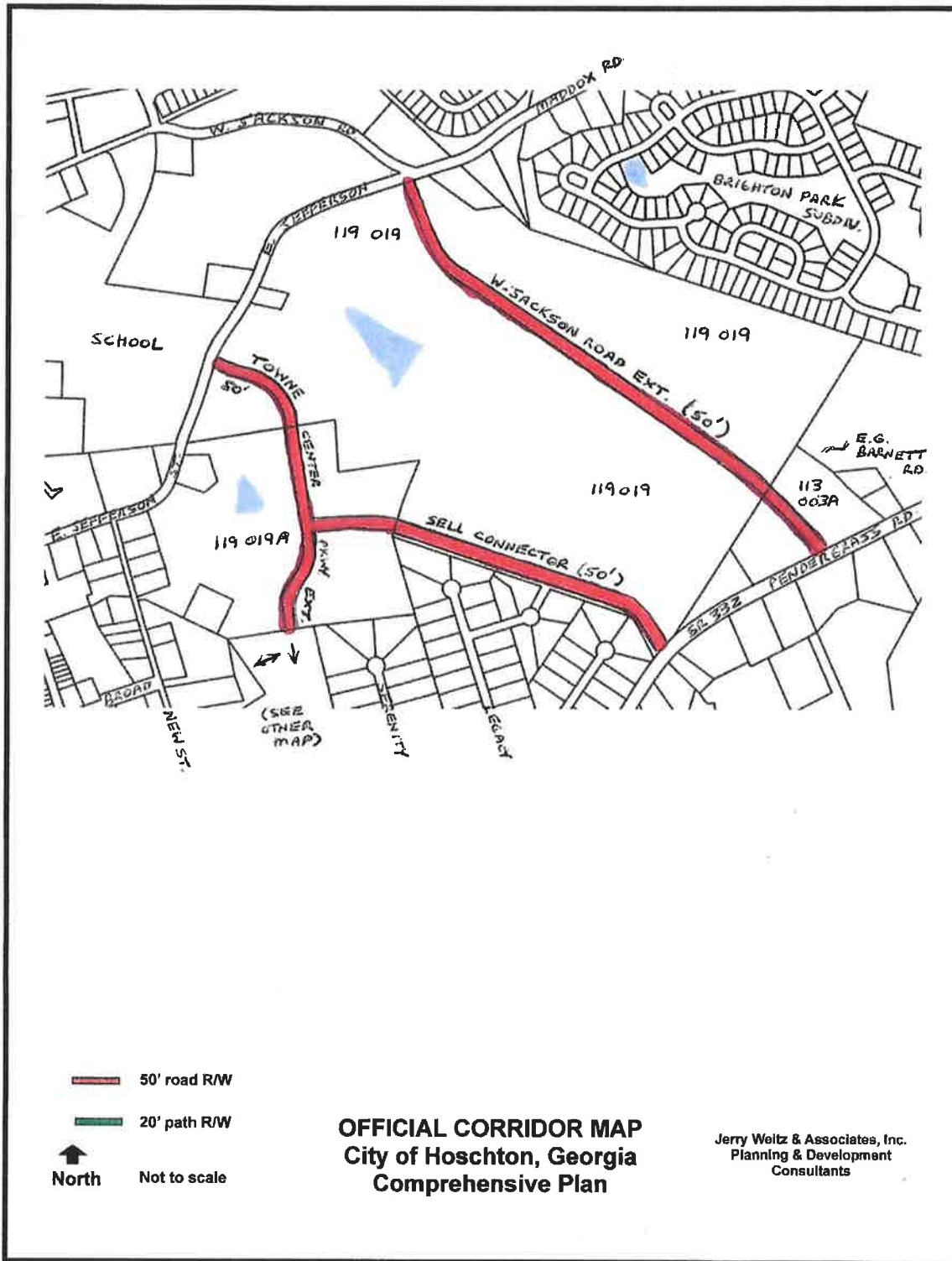
Abbott S. Hayes, Jr., City Attorney











# OLD BUSINESS

## ITEM #3

(Oak Street Pocket Park Project-  
DDA Recommendation:  
Paramount Landscape Group)

# Oak Street Park

## **Project Proposal: Creating an Enchanting small park in Downtown Hoschton**

*Paramount Landscape Group (PLG)*

*Date: [08/09/2023]*

### **Introduction:**

We are thrilled to present this proposal on behalf of Paramount Landscape Group, in collaboration with the City of Hoschton, to bring to life a breathtaking small park that promises relaxation, utility, and fun for all ages! At PLG, we understand the importance of creating outdoor spaces that enhance the well-being and enjoyment of the community.

### **Objectives:**

- Create a visually stunning and functional pocket park that caters to the needs of the Hoschton community.
- Develop the park in stages to raise funds while sustaining steady progress towards project completion.
- Provide areas for pavilions, hammocks, and serene foliage, offering a tranquil escape for park visitors.

### **Scope of Work:**

The creation of the pocket park will be divided into three stages, each with its assigned tasks and estimated timelines:

#### **Stage 1: Preparation (30 Working Days):**

- Site evaluation and planning.
- Excavation and ground preparation for pavilions, fence, hammock locations, and foliage.
- Selection and sourcing of high-quality materials required for the park.

#### **Stage 2: Concrete Installation (15 Working Days):**

- Skillful pouring and molding of concrete to create pavilions and hammock areas.
- Adhering to safety standards and ensuring durability of concrete structures.
- Coordination with specialized concrete professionals for flawless execution.

#### **Stage 3: Fence and Foliage Installation (15 Working Days):**

- Expert installation of durable fence material to secure and enhance the park's boundaries.
- Thoughtful selection and placement of foliage to complement the overall aesthetics of the park.
- Implementing proper irrigation systems to support plant growth and long-term maintenance.

**Project Management:**

PLG pledges to oversee the entire project, ensuring seamless coordination, adherence to deadlines, and the utmost quality of work. Our experienced team of workers will be on-site, managing operations and providing regular progress reports.

**Budget and Funding:**

We will collaborate with the City of Hoschton to develop a detailed budget that aligns with the stages of the project, ensuring transparency and accountability in all financial matters.

**Conclusion:**

Paramount Landscape Group would be thrilled to be given the chance to embark on this journey with the City of Hoschton to create a breathtaking park that will serve as a haven for community members of all ages. Our team's dedication, coupled with your support, will transform this shared vision into a remarkable reality.

We eagerly look forward to discussing and planning the next steps towards making this beautiful pocket park a cherished destination for generations to come.

Thank you for considering our proposal.

Sincerely,

**Eric J. Norton**



# ESTIMATE

**paramountlandscapegroup**  
126 Silverstone Cir  
Jefferson, GA 30549

paramountlandscapegroup@outlook.com  
+1 (404) 966-8541  
<https://www.paramountlg.net>



## Jessica Greene

### Bill to

Jessica Greene  
255 chandler bridge rd  
Nicholson GA

### Ship to

Jessica Greene  
255 chandler bridge rd  
Nicholson GA

### Estimate details

Estimate no.: 1084  
Estimate date: 10/02/2023  
Expiration date: 11/02/2023

Product or service		Amount
1. <b>Pavillion</b> 12x16 Timber Pavillion W/ Metal Roof	3 units × \$19,500.00	\$58,500.00
2. <b>Accessories</b> Grilling Stations	3 units × \$600.00	\$1,800.00
3. <b>Hammock Areas</b> Installation of Hammock Frames	2 units × \$4,500.00	\$9,000.00
4. <b>Concrete Installation</b> Forming and Installation - Hammock and Pavillion's	5 units × \$7,500.00	\$37,500.00
5. <b>Grading</b> Ground Preparation for Stone Pathway / Pavillion's / Hammocks		\$11,000.00
6. <b>Fence Installation</b> 690' (+/-) 8' Tall Black Ornamental Aluminum Fence Municipal Grade Spear Top	1 unit × \$45,375.50	\$45,375.50
7. <b>Bush Installation</b> Box woods #3 / Installation	150 units × \$75.00	\$11,250.00
8. <b>Pine Straw</b> installation	175 units × \$13.00	\$2,275.00
9. <b>Management</b> Design Planning and Management of the Project	1 unit × \$25,000.00	\$25,000.00

Note to customer

Thank you for your business.

**Total**

**\$201,700.50**

Expiry  
date

11/02/2023





PO Box 1, Braselton, GA 30517  
(678) 528-2977 office  
1 (888) 391-7728 fax  
[www.ferngullylandscapes.com](http://www.ferngullylandscapes.com)

## **Oak Street Park Proposal**

### **Site prep work:**

Grading for pavilion and walking path, trees limbed-up and dead tree/limbs hauled way and disposed of

### **Proposed components of initial park establishment:**

Cedar pavilion (approx. 24x36) with concrete footer/slab finished with plantings & mulch bed set at the most level area on lower, left side

Gravel walking path passing along the perimeter of the grounds running approximately ¼ mile at 6ft wide

Parking area designated/striped

### **Future Considerations:**

ADA Compliance (ramps, smooth & safe walking path surface)

Designate spot for a future restroom facility

Safety/security lighting for walking path and electricity to pavilion for fan and lighting

The use of gravel for walking path will be less expensive than concrete or asphalt but will provide a stable walking surface while future plans regarding materials/fundraising (pavers)/etc. are determined, and will be solid base for whatever that future plan turns out to be

Obtain permissions for stream bank clean-up

### **City of Hoschton:**

Benches, chairs, tables, trash receptacles, lighting  
Building or other permits

### **Ongoing Maintenance:**

Trash Removal, mowing/weedeating, pinestraw applications, and plant care

FernGully Landscapes  
P.O. Box 1  
Braselton, GA 30517 US  
+1 6785282977



## Estimate

### ADDRESS

The City of Hoschton  
61 City Square St  
Hoschton, GA 30548

ESTIMATE # 9171PARK

DATE 08/09/2023

DESCRIPTION	QTY	RATE	AMOUNT
Limbing-up of trees throughout park and removal of dead tree on Hwy 332 side of park	1		
Clear turf and establish walking track (approx 1/4 mile x 6ft) as represented on design/layout and finished with crusher run gravel (alternative material will require price adjustment)	1		
Materials, prep (including rough and final grading), and installation of pavilion on concrete footing/slab	1		
Mulch and plantings around Pavillion	1		
Pinestraw mulch and plantings on slope near Oak Street	1		
Bench swing as represented on design/layout	1		
Irrigation	1	0.00	
<b>TOTAL</b>			<b>188,500.00</b>

This estimate is ready for your review. We look forward to hearing from you!

TOTAL

**\$188,500.00**

Sincerely,  
FernGully Landscapes

Accepted By

Accepted Date

# QUIETT SCAPES

# OAK STREET PROPOSAL

## A little about us

*Quiett Scapes was established in 2015. This company was founded to create an unmatched work environment and provide the best service in the industry. We strive to provide excellent service with open communication with our clients. We specialize in building outdoor living spaces of all shapes and sizes. We treat our customers and employees like family. Quiett Scapes is raising the bar. We make your landscape dreams come to life with our design and installation services.*

## OVERVIEW

Quiett Scapes is pleased to work with the City of Hoschton on this project. Our team looks forward to working closely with the city to provide a park to fit the needs of the community. We envision a fun interactive year-round use of the land on oak street. When events are held on oak street, we want people to hang out and take in what this park will have to offer.


### The Objective



*We want to create a fun interactive park for residents ranging from 5-100 years old. A Park that you can get a little exercise and creating places to hang out and gather. Our vision incorporates the heart of Hoschton and its history into this park. A place the city can hold events and incorporate these events into the park design.*


- **Need #1: Clean up the under brush and remove dead trees along the 50ft easement.**
- **Need #2: Create an attraction at the park and establish a foundation for the future “phase 2-3”**
- **Need #3: Design and implement what the city and community want and need into the Oak Street Park.**

## Interactive Space

 *There is a lot of open space that gives this land potential. The grassy hills and large trees shade areas providing some design advantages. The topography of this property gives us a few locations for lounging areas and or pavilions. The open space gives an area for exercise and interactive activities.*

- **GAME #1: 9-hole putt putt disc golf 50-100ft range/ 18-hole miniature disc golf 25-50ft range for each hole.**
- **GAME #2: Commercial grade permanently mounted corn hole boards.**
- **GAME #3: “Small footprint” tether ball, triple ball, ladder golf, hopscotch, chess board, four square, etc..**

## Rest/Gathering

 *After a round of golf or a tough match of four square you will need to take a break. Natural shade provided by the current trees gives us options. We also feel a need for a few benches with shade covers strategically in the park as well. We think this would be a great opportunity to do something different as far as design. The pavilions and shade covers can be a unique design to make those parts stand out.*

- **Recommendation #1: 2 multi-functional pavilions with tables and seating.**
- **Recommendation #2: “Hammock Beach” a sandy but shady place in the park with fixed metal poles to hang up your own hammock.**
- **Recommendation #3: Strategically placed resting areas with a bench and shade canopy that bring a unique style and vibe to the park.**

These areas can be accented with flowers and bushes that require little maintenance but add beauty and aesthetics to the property. We can incorporate the colors for the City of Hoschtton into these areas as well. Adding a few trees to the property such as coral bark maple will not only provide more shade in the future, but also provide four seasons of color at the park. These trees have become a trademark in our landscape design and a customer favorite.

## OUR PROPOSAL



*In the future we see a park ready for adventure and fun. This will give the city a great addition to compliment the festivals and events held in town. We feel some of the options we have presented can be cost effective to get the park off the ground in phase 1. Disc golf is growing more popular and is a great use of the land given its topography challenges. It is also a cheap option that makes the most use of the whole park in the starting days. As money is raised for the park through the sale of bricks, we can explore some unique options to really make this park a beautiful functional place.*

### Timeline for Execution



*Upon approval, phase one should be completed rather quickly and get the park open within 3-4 weeks. This would include the disc golf course and clearing of the woods along with the beach hammock area would be a great start. Phase 2 would consist of the T-off pads for the disc golf made from bricks that have been sold. Adding benches and shade covers to the park for phase 2 as well. More games would be ideal so people have something to interact within multiple locations throughout the park. Phase 3 will be building the pavilions and finish adding the interactive games for a completed park. Phase 2-3 are also a good time to implement some trees and low maintenance flower to attract butterflies, and birds to put on a show while you enjoy the park.*

The timeline is a best guess estimate and is subject to change until a contract is executed. Key project dates will be outlined as we get closer to executing a contract and finalize design.

## PRICING

The following table provides a range of prices for the different items that could be built in the park these prices are subject to change based on style and size.

Services Cost Category #1	Price
Disposal fees per ton	\$100.00
Tree removal and under brush clean up along the 50ft easement at the creek	\$10,000.00-\$15,000
Disc golf goal baskets with install labor and materials	\$15,000-\$25,000
T-Pads for disc golf built with paver bricks supplied by city later Phase 2?	\$10,000-\$20,000
Cost per pavilion depending on size and type	<b>\$20,000-\$50,000</b>
Cement chess table and chairs plus shipping and labor	\$5100.00-\$6000.00
Cement corn hole boards plus shipping and labor	\$2200.00-\$2500.00
Cement table tennis plus shipping and labor	\$7700.00-\$8800.00
Trees and flowers depending on plant variety	\$10,000-\$20,000
Fence aluminum/ or black coated chain link left and right side and along creek?	TBD
Benches price per bench installed	\$1,200-\$3,000
Shade canopy for bench price per bench installed	\$3,000-\$10,000
Hammock beach area price depicts on size	<b>\$10,000-\$15000</b>
Shipping and Handling Cost	TBD
<b>Total PHASE ONE</b>	<b>TBD</b>

Disclaimer: the price listed in the proceeding table are an estimate for the services discussed this summary is not of warranty of the final price estimates are subject to change if the project specifications are changed or cost for outsourced services change before a contract is executed.

## QUALIFICATIONS

Quiett Scapes strives to be a leader in the landscape industry with top quality service and products. We work closely with every client to build relationships and trust for years to come.



*Our employees are always continuing their education to be the best in the landscape industry. Our team receives regular training to keep industry leading certifications. Keeping up with the latest building regulations and product standards to ensure a quality installation with the best products.*



*Our Services are provided in house to minimize communication issues on all projects.*

*ICIP Certified, A Preferred Belgard Contractor, A+ Better Business Bureau Rating, 5 Star Customer Review Approved Company*

*Our team will be devoted from start to finish with the Oak Street project to ensure its success in development.*

## CONCLUSION



*We understand the city wants to make this park a useful and safe place for family's and events. We feel we can put together a plan and execute it in a timely manner while working closely with everyone involved on the project. This park could be the place to be in town on a nice day. We can incorporate the history of the town in the signs for the disc golf as well as obstacles for added fun and a challenge in the game. These can all be added as budget allows, or local artists donate statues or sculptures for the park.*

Our team wants to help the City of Hoschtion in effort to develop the land on Oak Street to be an attractive and useful addition to the city. We are confident that we can meet the challenges ahead and stand ready to partner with the City Council in the development of Oak Street. If you have any questions on this proposal, please feel free to contact Korbin at your convenience by email at [quiettscapeslawn@gmail.com](mailto:quiettscapeslawn@gmail.com) or by phone at 678-824-2234.

Thank you for your consideration,

Korbin Quiett

# NEW BUSINESS

## ITEM #1

(SPLOST Payments)



## Tiffany Wheeler

---

**From:** Tiffany Wheeler  
**Sent:** Monday, November 6, 2023 11:05 AM  
**To:** Jennifer Kidd-Harrison  
**Subject:** SPLOST 6  
**Attachments:** 1232\_001.pdf

Hey Jennifer,

I show we have left a total of \$612,531.03 remaining in SPLOST 6 funds.

I would like to request to use \$100,000.00 put of SPLOST (Rec) Funds to go towards the Basketball Courts we are currently having done, and the remaining \$512,531.03 balance in SPLOST 6 to all be put towards the Water/Sewer Debt.

Thanks,

*Tiffany Wheeler*

*Finance / HR Director*

*City of Hoschton*

--- 706-654-3034 (office) or 678-725-3676 (cell)

---✉ [twheeler@cityofhoschton.com](mailto:twheeler@cityofhoschton.com)

---🌐 [www.cityofhoschton.com](http://www.cityofhoschton.com)

---📍 61 City Square, Hoschton, GA 30548

City of Hoschton  
 SPLOST 6 Recap - Cash Basis  
 Total

00091.26

Project Budgets, original	W/S	R&B	Rec	Total
	\$	\$	\$	\$
Department Beginning Balance	-	-	-	-
2017 Revenues	88,459.22	23,589.13	5,897.28	117,945.63
2017 Interest Revenue	36.77	46.72	6.13	89.62
2018 Revenues	184,119.51	49,098.16	12,274.61	245,492.28
2018 Interest Revenue	189.70	50.59	12.65	252.93
2019 Revenues	202,877.48	54,100.67	13,525.14	270,503.29
2019 Interest Revenue	348.32	92.89	23.22	464.43
2020 Revenues	230,162.76	61,376.74	15,344.18	306,883.68
2020 Interest Revenues	81.04	21.61	5.40	108.05
2021 Revenues	252,729.42	67,394.51	16,848.63	336,972.56
2021 Interest Revenues	407.85	108.76	27.19	543.80
2022 Revenues	342,700.22	91,386.73	22,846.68	456,933.63
2022 Interest Revenues	1,539.00	410.40	102.60	2,052.00
2023 Revenues	198,708.47	52,988.92	13,247.23	264,944.62
2023 Interest Revenues	5,622.59	1,499.36	374.84	7,496.50
<b>Total Revenues Thru 5/31/2022</b>	<b>1,507,982.35</b>	<b>402,165.18</b>	<b>100,535.78</b>	<b>2,010,683.03</b>

Expenses / Disbursements	YE 2017	YE 2018	YE 2019	YE 2020	YE 2021	YE 2022	YE 2023
	-	-	-	(490,000.00)	(175,000.00)	(58,134.00)	(675,018.00)
	-	-	-	(140,000.00)	(58,134.00)	-	-
<b>Total Expenditures Thru 12/31/2022</b>	<b>(1,200,018.00)</b>	<b>(198,134.00)</b>	<b>-</b>	<b>\$ 307,964.35</b>	<b>\$ 204,031.18</b>	<b>\$ 100,535.78</b>	<b>\$ 612,531.03</b>

*Use remaining SPLOST 6 funds towards W/S debt \$512,531.03*

*Put \$100,000 towards Basketball Courts.*

Remaining Available to Fulfill Original Project budget	\$ (355,030.00)	\$ 27,196.00	\$ 56,332.00	\$ (271,502.00)
Excess:				
Over / (Under) remaining budget - Available to reallocate:	662,994.35	176,835.18	\$ 44,203.78	884,033.31

NEW BUSINESS

ITEM # 2

DDA BOARD MEMBER  
RECOMMENDATIONS

**NEW BUSINESS**

**ITEM # 3**

**Moratorium on residential rezonings**

CITY OF JEFFERSON  
STATE OF GEORGIA

**RESOLUTION 23-14**

A RESOLUTION ADOPTING A TEMPORARY PROHIBITION ON THE FILING AND PROCESSING OF APPLICATIONS FOR THE ANNEXATION OF LAND AND ASSOCIATED ZONING APPLICATIONS INVOLVING RESIDENTIAL DEVELOPMENT OF EIGHT DWELLING UNITS OR MORE FOR A PERIOD NOT TO EXCEED 180 DAYS; AND FOR OTHER PURPOSES

WHEREAS; Jackson County and the City of Jefferson are located within a rapidly developing region with ongoing growth pressures from metropolitan Atlanta, the Gainesville urbanized area, and the Athens-Clarke County urbanized area; and

WHEREAS; The Jackson County Board of Commissioners, which regulates land use in the unincorporated areas of the county, recently imposed residential density limitations and development impact fees and also imposed a moratorium on certain residential development land use plan map and zoning changes while it put in place additional residential density limitations and development impact fees; and

WHEREAS; Said recent residential development density limitations and other regulatory changes on residential development by the Jackson County Board of Commissioners have had the net result of increasing the likelihood that unincorporated property owners will propose that unincorporated land be annexed into municipalities, including Jefferson, for residential projects with densities not otherwise allowed by county plans and regulations; and

WHEREAS; Residential development in Jefferson in recent years has been such that, on average, approximately 100 dwelling units have been permitted annually in the city, and the city's projections of population take into account this trend and expectation of adding approximately 100 housing units annually to the city's existing housing stock; and

WHEREAS; The city has in recent years approved applications for annexation and residential zoning districts which have resulted in the potential for the addition of hundreds of additional dwelling units to the city's housing stock; and

WHEREAS; Including recent annexations, the city has an existing stock of vacant, residentially zoned land ready for development in the city that will allow for more than 800 additional dwelling units, in such residential development projects known as "Mallard's Landing," "Rivermist Plantation," "Jefferson Estates," "Jefferson Hills," "Northminster Farms," "Northminster Townhomes," "Sycamore Heights," "Red Bird Manor," "The Promenade," "The Collective," and others; and

WHEREAS; Said existing stock of vacant residentially zoned land ready for development in the city represents an approximate eight-year supply of residential land at the current and anticipated pace of development; and

**Resolution 23-14**

WHEREAS; Although the pace of past residential development in the city has been such that the average addition of units is about 100 units annually, there are only limited restrictions on the phasing of these residential developments, such that the pace of residential homebuilding in Jefferson could exceed the anticipated average of 100 units constructed annually; and

WHEREAS; Jefferson faces pressures to expand city facilities and services to accommodate development, including roads, water supply, wastewater treatment, police, fire suppression and prevention, planning and development, building permitting, stormwater management, emergency management, parks and recreation, libraries, and public schools, as a result of development already anticipated, and is further threatened with potential shortfalls in levels of service and facility and service capacity if residential development exceeds the anticipated pace of 100 dwelling units added annually; and

WHEREAS; Annexation of land for residential development would further increase these pressures to expand and improve city facility and service levels and capacities; and

WHEREAS; The Jefferson City Council has complete legislative discretion as to whether it will annex land by ordinance of the city; and

WHEREAS; There are no inherent rights established for private owners of unincorporated lands to have properties annexed into a city, and

WHEREAS; Any limitation that the city elects to place on the city's acceptance of annexation applications is wholly within the legislative discretion of the governing authority and does not present any significant detriment to unincorporated landowners who continue to be governed by county land use policy and zoning regulation; and

WHEREAS; It is customary for cities in Georgia to assign a zoning classification to property at the time property is annexed, in accordance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; and

WHEREAS; Any limitation that the city elects to place on the city's acceptance of annexation applications is also, therefore, a choice to limit the exercise of the city's zoning powers; and

WHEREAS; The city has adopted a comprehensive plan and annually updates its comprehensive plan in accordance with applicable state administrative rules; and

WHEREAS; The city is engaging in an effort to complete a five-year update of its comprehensive plan as required by administrative rules of the Georgia Department of Community Affairs, including appointment of a comprehensive plan steering committee, and such effort is scheduled to take six months or more to complete; and

WHEREAS; The city proposes a temporary measure in the form of a prohibition on the acceptance of annexations for residential development of eight dwelling units or more, and such temporary (not to exceed 180 days) prohibition is the minimum restriction needed to allow the

**Resolution 23-14**

city time to engage the citizens and the appointed comprehensive plan steering committee in discussions of the appropriateness of additional annexations for residential development and to gauge the facility and service needs of such future residential annexations, if authorized, and identify capital facility plans and financing mechanisms to serve said developments; and

WHEREAS; The temporary prohibition imposed by this resolution is limited in scope to the reasonable minimum interim action, and said temporary prohibition is not considered by the City Council to be a “final legislative action” and is therefore considered to be exempt from the procedural requirements of the Zoning Procedures Law, O.C.G.A. § 36-66-4;

Now, therefore, IT IS RESOLVED by the Governing Authority of the City of Jefferson as follows:

**Section 1.**

There shall be no acceptance or processing of any application to annex land into the city limits of Jefferson and any associated zoning application for a zoning classification that permits or authorizes eight residential dwelling units or more. This limitation shall not apply to any of the following:

- (a) A complete application for annexation and associated zoning application for residential development of more than eight units that was filed on or before October 9, 2023; and
- (b) Any annexation application and associated zoning application for residential development of less than eight units, filed on or after the effective date of this resolution; and
- (c) Any annexation application and associated zoning application for nonresidential development.

**Section 2.**

This resolution shall expire after 180 days from the date of its adoption but may be renewed by the Jefferson City Council.

**RESOLVED** this the 9<sup>th</sup> day of October, 2023.

\_\_\_\_\_  
Jon S. Howell, Mayor

ATTEST:

\_\_\_\_\_  
Wendy Wilson, City Clerk

CITY OF JEFFERSON  
STATE OF GEORGIA

**RESOLUTION 23-14**

A RESOLUTION ADOPTING A TEMPORARY PROHIBITION ON THE FILING AND PROCESSING OF APPLICATIONS FOR THE ANNEXATION OF LAND AND ASSOCIATED ZONING APPLICATIONS INVOLVING RESIDENTIAL DEVELOPMENT OF EIGHT DWELLING UNITS OR MORE FOR A PERIOD NOT TO EXCEED 180 DAYS; ADOPTING A TEMPORARY PROHIBITION ON THE FILING AND PROCESSING OF APPLICATIONS TO REZONE LAND ALREADY IN THE CITY LIMITS TO A PCD, PLANNED COMMUNITY DEVELOPMENT DISTRICT, MFR, MULTI-FAMILY RESIDENTIAL DISTRICT, OR R-3, TWO-FAMILY RESIDENTIAL ZONING DISTRICT FOR A PERIOD NOT TO EXCEED 180 DAYS; AND FOR OTHER PURPOSES

WHEREAS; Jackson County and the City of Jefferson are located within a rapidly developing region with ongoing growth pressures from metropolitan Atlanta, the Gainesville urbanized area, and the Athens-Clarke County urbanized area; and

WHEREAS; The Jackson County Board of Commissioners, which regulates land use in the unincorporated areas of the county, recently imposed residential density limitations and development impact fees and also imposed a moratorium on certain residential development land use plan map and zoning changes while it put in place additional residential density limitations and development impact fees; and

WHEREAS; Said recent residential development density limitations and other regulatory changes on residential development by the Jackson County Board of Commissioners have had the net result of increasing the likelihood that unincorporated property owners will propose that unincorporated land be annexed into municipalities, including Jefferson, for residential projects with densities not otherwise allowed by county plans and regulations; and

WHEREAS; Residential development in Jefferson in recent years has been such that, on average, approximately 100 dwelling units have been permitted annually in the city, and the city's projections of population take into account this trend and expectation of adding approximately 100 housing units annually to the city's existing housing stock; and

WHEREAS; The city has in recent years approved applications for annexation and residential zoning districts which have resulted in the potential for the addition of hundreds of additional dwelling units to the city's housing stock; and

WHEREAS; Including recent annexations, the city has an existing stock of vacant, residentially zoned land ready for development in the city that will allow for more than 800 additional dwelling units, in such residential development projects known as "Mallard's Landing," "Rivermist Plantation," "Jefferson Estates," "Jefferson Hills," "Northminster Farms," "Northminster Townhomes," "Sycamore Heights," "Red Bird Manor," "The Promenade," "The Collective," and others; and



**Resolution 23-14**

WHEREAS; Said existing stock of vacant residentially zoned land ready for development in the city represents an approximate eight-year supply of residential land at the current and anticipated pace of development; and

WHEREAS; Although the pace of past residential development in the city has been such that the average addition of units is about 100 units annually, there are only limited restrictions on the phasing of these residential developments, such that the pace of residential homebuilding in Jefferson could exceed the anticipated average of 100 units constructed annually; and

WHEREAS; Jefferson faces pressures to expand city facilities and services to accommodate development, including roads, water supply, wastewater treatment, police, fire suppression and prevention, planning and development, building permitting, stormwater management, emergency management, parks and recreation, libraries, and public schools, as a result of development already anticipated, and is further threatened with potential shortfalls in levels of service and facility and service capacity if residential development exceeds the anticipated pace of 100 dwelling units added annually; and

WHEREAS; Annexation of land for residential development would further increase these pressures to expand and improve city facility and service levels and capacities; and

WHEREAS; Rezoning of land to planned community development districts, multi-family residential districts, and two-family residential districts would also further increase these pressures to expand and improve city facility and service levels and capacities; and

WHEREAS; The Jefferson City Council has complete legislative discretion as to whether it will annex land by ordinance of the city; and

WHEREAS; There are no inherent rights established for private owners of unincorporated lands to have properties annexed into a city, and

WHEREAS; Any limitation that the city elects to place on the city's acceptance of annexation applications is wholly within the legislative discretion of the governing authority and does not present any significant detriment to unincorporated landowners who continue to be governed by county land use policy and zoning regulation; and

WHEREAS; It is customary for cities in Georgia to assign a zoning classification to property at the time property is annexed, in accordance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.; and

WHEREAS; Any limitation that the city elects to place on the city's acceptance of annexation applications is also, therefore, a choice to limit the exercise of the city's zoning powers; and

WHEREAS; The city has adopted a comprehensive plan and annually updates its comprehensive plan in accordance with applicable state administrative rules; and

**Resolution 23-14**

WHEREAS; The city is engaging in an effort to complete a five-year update of its comprehensive plan as required by administrative rules of the Georgia Department of Community Affairs, including appointment of a comprehensive plan steering committee, and such effort is scheduled to take six months or more to complete; and

WHEREAS; The city proposes temporary measures in the form of a prohibition on the acceptance of annexations for residential development of eight dwelling units or more, and a temporary prohibition on the rezoning of land already in the city limits to certain residential zoning districts, and such temporary (not to exceed 180 days) prohibitions are the minimum restriction needed to allow the city time to engage the citizens and the appointed comprehensive plan steering committee in discussions of the appropriateness of additional annexations and rezonings for residential development and to gauge the facility and service needs of such future residential annexations and rezonings, if authorized, and identify capital facility plans and financing mechanisms to serve said developments; and

WHEREAS; The temporary prohibitions imposed by this resolution are limited in scope to reasonable minimum interim actions, and said temporary prohibitions are not in themselves considered by the City Council to be a “final legislative action” and are therefore considered to be exempt from the procedural requirements of the Zoning Procedures Law, O.C.G.A. § 36-66-4;

Now, therefore, IT IS RESOLVED by the Governing Authority of the City of Jefferson as follows:

**Section 1.**

There shall be no acceptance or processing of any application to annex land into the city limits of Jefferson and any associated zoning application for a zoning classification that permits or authorizes eight residential dwelling units or more. This limitation shall not apply to any of the following:

- (a) A complete application for annexation and associated zoning application for residential development of more than eight units that was filed on or before October 9, 2023; and
- (b) Any annexation application and associated zoning application for residential development of less than eight units, filed on or after the effective date of this resolution; and
- (c) Any annexation application and associated zoning application for nonresidential development.

**Section 2.**

There shall be no acceptance or processing of any application to rezone land already within the city limits to the following zoning districts:

**Resolution 23-14**

1. PCD, Planned Community Development District;
2. MFR, Multi-Family Residential District; and
3. R-3, Two-Family Residential District

This limitation shall not apply to an application to modify the conditions of zoning approval of an existing PCD, MFR, or R-3, Conditional, zoning district unless it proposes an increase in residential density, in which case such an application shall not be accepted or processed.

**Section 3.**

This resolution shall expire after 180 days from the date of its adoption but may be renewed by the Jefferson City Council.

**RESOLVED** this the 9<sup>th</sup> day of October, 2023.

\_\_\_\_\_  
Jon S. Howell, Mayor

ATTEST:

\_\_\_\_\_  
Wendy Wilson, City Clerk