

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



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PUBLIC HEARING  
AGENDA

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WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

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

AGENDA APPROVAL

NEW BUSINESS:

1. **R-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)
2. **2024 FY Budget**

ADJOURN

**OATH OF OFFICE**  
**CITY OF HOSCHTON**

STATE OF GEORGIA  
COUNTY OF JACKSON

I, **Debbie Martin**, a citizen of Jackson County, State of Georgia, do hereby solemnly swear and affirm that I will well, truly, and faithfully perform and discharge the duties devolved upon me as **Mayor** for the City of Hoschton, Georgia, that I will faithfully enforce the law of this City, that I will support and defend the Charter of the City of Hoschton as well as the Constitution and laws of the State of Georgia and of the United States of America, and that I will do all in my power to promote the general welfare of the inhabitants of the City of Hoschton, and the common interest thereof.

I do further solemnly swear and affirm that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia I am prohibited from holding; and that I am otherwise qualified to hold said office, according to the Constitution and Laws of Georgia.

So help me God.

Sworn to and subscribed before me,  
this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
(Official's Signature)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Official's Printed Name)

**OATH OF OFFICE**  
**CITY OF HOSCHTON**

STATE OF GEORGIA  
COUNTY OF JACKSON

I, **David Brown**, a citizen of Jackson County, State of Georgia, do hereby solemnly swear and affirm that I will well, truly, and faithfully perform and discharge the duties devolved upon me as **Councilmember** for the City of Hoschton, Georgia, that I will faithfully enforce the law of this City, that I will support and defend the Charter of the City of Hoschton as well as the Constitution and laws of the State of Georgia and of the United States of America, and that I will do all in my power to promote the general welfare of the inhabitants of the City of Hoschton, and the common interest thereof.

I do further solemnly swear and affirm that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which by the laws of the State of Georgia I am prohibited from holding; and that I am otherwise qualified to hold said office, according to the Constitution and Laws of Georgia.

So help me God.

Sworn to and subscribed before me,  
this the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
(Official's Signature)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Official's Printed Name)

**CITY OF HOSCHTON, GEORGIA  
ZONING ADMINISTRATOR'S  
REPORT**



**TO:** Honorable Mayor and City Council, City of Hoschton

**FROM:** Jerry Weitz, Consulting City Planner

**DATE OF REPORT:** November 6, 2023

**SUBJECT REQUEST:** **Z-23-12:** Rezoning from to A (Agricultural District) to C-1 (Neighborhood Commercial District)

**CITY COUNCIL HEARING:** November 16, 2023 @ 6:00 p.m.

**VOTING SESSION:** November 20, 2023 @ 6:00 p.m.

**APPLICANT:** Horace Healan

**OWNER(S):** Horace Healan

**PROPOSED USE:** Office/commercial

**LOCATION:** Fronting approximately 247 feet on the north side of (8338) Pendergrass Road (SR 332) across from the intersection of Pendergrass Road and Towne Center Parkway

**PARCEL(S) #:** 120/018

**ACREAGE:** 1.09

**EXISTING LAND USE:** Detached, single-family dwelling

**SURROUNDING LAND USE AND ZONING:**

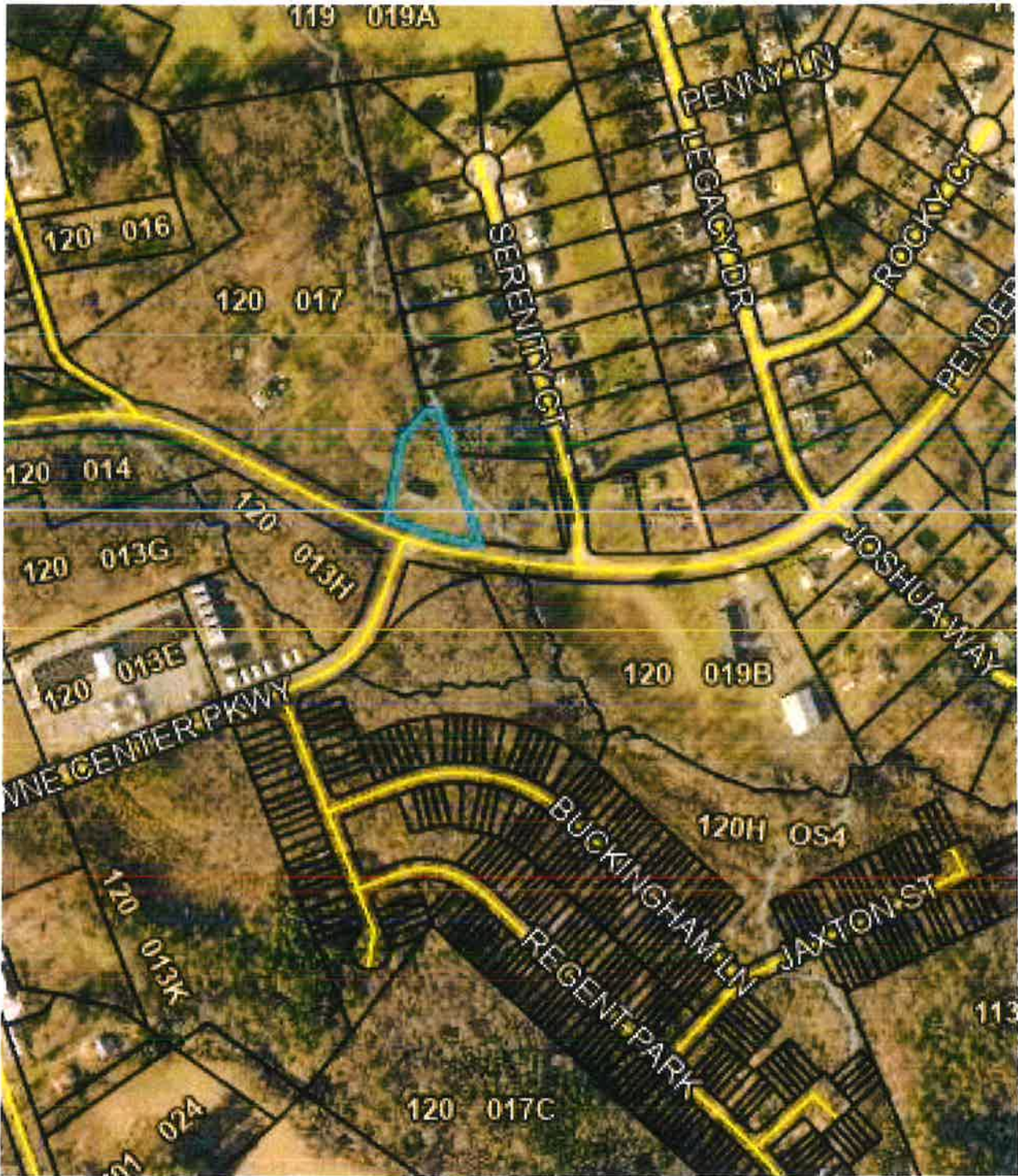
**North:** Detached single-family dwelling, A (Agricultural District)

**East:** Detached single-family dwellings, R-2 (Single-family Suburban Residential District)

**South:** (Across SR 332) Vacant, C-2 (General Commercial – Highway Oriented District)

**West:** Detached single-family dwelling, A (Agricultural District)

**RECOMMENDATION:** Approval



Tax Map/Aerial Photograph





**Axonometric View of Area**

### **SUMMARY OF REQUEST**

The applicant owns and resides in the home on the subject site and would like to continue living on the property in the home but rezone the property for office or business use. A letter of intent is attached. Because there is no current proposal to develop the property, the requirement to file a site plan for the rezoning application has been waived by the zoning administrator.

### **ZONING (C-1) DIMENSIONAL AND OTHER REQUIREMENTS**

Minimum lot size, all uses: 10,000 square feet  
Minimum lot width, all uses: 50 feet  
Minimum landscaped open space: 15% of lot  
Minimum landscape strip along road frontage: 10 feet  
Maximum building height: 2 stories and 40 feet  
Principal building setbacks: 35 feet (front), 12 feet (side), 20 feet (rear)  
Building setback abutting an R-2 zoning district: 30 feet  
Natural buffer abutting an R-2 zoning district: 20 feet  
Minimum tree canopy: 15% of lot

### **STANDARDS GOVERNING EXERCISE OF ZONING POWER**

***Note: The City Council may adopt the findings and determinations of staff as written (provided below), or it may modify them. The council may cite one or more of these in its own determinations, as it determines appropriate. Council may modify the language provided here, as necessary, in articulating its own findings. Or, the council can reject these findings and make its own determinations and findings for one or more of the criteria provided below. Council does not need to address each and every criterion, but only those that are relevant to support its own determination.***

Criteria Adopted in the Hoschton Zoning Ordinance (Section 8.03) are shown below followed by staff findings:

**Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

Finding: Abutting uses and zoning are described on the cover page of this report. To the northwest and west of the property is a 12+ acre tract zoned A, Agricultural but which has been actively marketed for development and which has had a proposal for multi-family zoning recently filed but withdrawn. To the east, across a stream, are detached, single-family dwellings in the Century Oaks Subdivision. To the south, across Pendergrass Road, there is vacant land on both sides of Town Center Parkway zoned C-2 (Highway Commercial). There is a stream running along part of the east property line, and any subsequent development would be required to retain a 50-foot buffer along the stream. Such buffer would help to separate and buffer the subject property from the adjacent Century Oaks neighborhood. In addition, the C-1 zoning district requires a 30 foot building setback, including a 20-foot natural buffer, abutting R-2 zoning (i.e., Century Oaks Subdivision). The dwelling on the lot abutting to the east is on the other side of the stream and will therefore be adequately separated and buffered from the subject property (*supports request*).

Finding: The C-1 zoning district is intended for the development of small clusters of retail sales and service establishments which are designed to provide limited convenience shopping and services primarily for the immediate surrounding residential areas. Automobile-related or highway-oriented commercial uses are excluded. The intensity of development in a C-1 zoning district is lower than other commercial zoning districts, so as to be compatible with adjacent and nearby residences. Use of the dwelling for an office or business, or development of the site for a new office or commercial building, would be considered suitable in view of existing commercial (C-2) zoning on the south side of Towne Center Parkway (*supports request*).

**Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.**

Finding: As noted above, there is a stream running along part of the east property line, and any subsequent development would be required to retain a 50-foot buffer along the stream. Such buffer would help to separate and buffer the subject property from the adjacent Century Oaks neighborhood. Also, where the stream does not form the property line, the subject property would be required to maintain a 20-foot wide natural buffer. These are adequate protections that will ensure the abutting residential neighborhood is not adversely affected by use of the dwelling for office or business or redevelopment of the site for C-1, neighborhood commercial uses.

**Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.**

Finding: The 1.09-acre lot size does not conform to the 1.5-acre lot size required for the existing A, Agricultural District. The lot has a home on it and is used as a detached, single-family dwelling. It has a reasonable economic use as currently zoned (*does not support request*).

**Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

Finding: Use of the site for an office or neighborhood commercial business but without significant development would not cause an excessive or burdensome use of existing streets or transportation facilities or utilities (*supports request*). There would be no impact on schools (*supports request*). Development of the site for a new building and parking lot in a manner that tends to maximize the use potential of the site would probably trigger the requirement to obtain a commercial driveway permit from the Georgia Department of Transportation and relocation of the current residential driveway (which is at an offset from Towne Center Parkway) to align with Towne Center Parkway. Also, as noted elsewhere in this report, any significant redevelopment of the site with a new building and expanded parking lot would trigger the requirement to comply with the city's stormwater (and other) ordinances.

**Whether the proposal is in conformity with the policy and intent of the comprehensive plan including the character area map and/or future land use plan map.**

Finding: The future land use plan shows the subject property, along with the adjacent 12-acre tract, as public-institutional land use. As described in the comprehensive plan for the public-institutional land use category, future public-institutional development is rarely planned for in local land use plans. However, as urban and suburban areas develop, there is a need for additional institutional land uses such as churches, schools, and institutionalized residential living facilities, which often follow residential and commercial development but with little forethought. Hoschton's future land use plan provides for expansion of public-institutional land uses in the north and east part of the city, including the subject 1.09-acre site and the adjacent 12-acre site. An INST, Institutional zoning district is identified as the primary zoning district to implement this land use category. However, an office use would be compatible/consistent with this recommendation. C-1 zoning, if used for certain institutional uses permitted in the C-1 zoning district (such as but not limited to a church or place of worship, or a non-profit club or lodge, or a business service establishment less than 2,500 square feet in area) would be consistent with the recommended land use of the comprehensive plan (*supports request*).

**Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.**

Finding: In staff's opinion, the subject property is best combined with the abutting 12-acre site if that site is developed, and used as an access way that aligns with Towne Center Parkway across SR 332. A corridor map proposal was drawn up by planning staff, showing the subject property as having a new public street as an alternative to New Street, to be reserved and possibly constructed at the time the 12-acre site is developed. However, that corridor map proposal has not been adopted at this time, nor has there been a rezoning of the 12-acre property from agricultural to another use (*inconclusive*).

**Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.**

Finding: Because there is highway commercial zoning on the south side of Pendergrass Road (SR 332), the proposed C-1 zoning district would relate to the adjacent commercial zoning and therefore would not appear to be an isolated zoning district (*supports request*). On the other hand, assuming the abutting 12-acre parcel is developed, the existing "A" zoning of the subject property would be considered an isolated zoning district (*tends to support request*).



**Whether the proposal would have an impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.**

Finding: As noted above, a natural buffer would be required to be maintained along that portion of the east property line abutting the stream, which forms part of the eastern property line and abutting Century Oaks subdivision. Utilization of the current home and driveway, without any appreciable development, will have little if any impact on drainage, soil erosion and sedimentation and air and water quality (*supports request*). It will have no additional impact on flooding potential. The city's stormwater management ordinance would require detailed plans if more than 5,000 square feet of additional impervious surface is proposed. Hence, any significant development of the property would trigger the requirement for engineering plans and stormwater assessments and facilities.

**CONCLUSION**

The applicant wants to retain the current residential use for the property but to position the owner for sale as an office or business. Most likely, any conversion of use under the proposed C-1 zoning district would not involve additional development. Consulting planning staff does not believe that conditions of approval are necessary, especially under the currently proposed arrangement. The existing dwelling could be converted to an office or small business with few changes and minimal impact. The site is large enough to accommodate additional parking if needed.

It is also believed that the current regulations are adequate to protect public interests in the event that the subject site is redeveloped for a C-1 zoning district use, because buffering, driveway requirements, and stormwater/development regulation would be applicable for the addition of 5,000 or more square feet of impervious surface. As noted in this report, staff believes the best use of the site is for an access drive serving the abutting 12-acre site if rezoned for development, so that the access will align with Towne Center Parkway.

Staff recommends approval without conditions.

Horace J Healan  
8338 Pendergrass Road  
Hoschton, GA 30548

RE: Letter of Intent

To The City of Hoschton, Mayor, and City Council,

This letter of intent is to request your consideration on rezoning my property I have resided at for the last 60 years. At the present time I still reside in my home at 90 years of age. For the last 2 years I have had numerous offers to purchase my home for an office or small business. With the current changes and growth in Hoschton I feel like it is now time to rezone this property. The intent is to use the brick structure as is with only interior remodeling and updating. I plan no development or changes to the property itself.

I was born and raised in Hoschton, GA and have lived here my entire life. I served as Hoschton's postmaster for 40 years.

I hope you find this to be an easy decision with no complications. I feel this C1 rezoning is the highest and best use of this property for me and the City of Hoschton.

Sincerely,

Horace J Healan

CITY OF HOSCHTON  
STATE OF GEORGIA

ORDINANCE NO. Z-23-12

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF  
HOSCHTON AND FOR OTHER PURPOSES

**WHEREAS**, Horace Healan, applicant and property owner, has filed an application to rezone 1.09 acre fronting on the north side of Pendergrass Road (SR 332) from A (Agricultural District) to C-1 (Neighborhood Business District); and

**WHEREAS**, the Property to be rezoned consists of all that tract or parcel of land lying and being in Jackson County Georgia, as described in more detail in Exhibit A which by reference is incorporated herein; and

**WHEREAS**, the City Council of the City of Hoschton has authority pursuant to the Hoschton Zoning Ordinance to amend the City of Hoschton's Official Zoning Map; and

**WHEREAS**, the city's zoning administrator has prepared a report evaluating the criteria for zoning decisions as they pertain to the requested zoning; and

**WHEREAS**, the Hoschton City Council held an advertised public hearing on the application and has complied with all applicable laws and ordinances with respect to the processing of such application; and

**WHEREAS**, it has been determined by the City Council that it is desirable, necessary and within the public's interest to approve the rezoning request, and to amend the City of Hoschton's Official Zoning Map accordingly;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING  
AUTHORITY OF THE CITY OF HOSCHTON AS FOLLOWS:**

**Section 1.** The Property, legally described in Exhibit A attached to this ordinance, is hereby rezoned from A, Agricultural District, to C-1, Neighborhood Business District.

**Section 2.** The City Clerk is hereby directed to amend the Official Zoning Map to reflect the zoning classification of the subject property.

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

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James Lawson, Acting Mayor

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

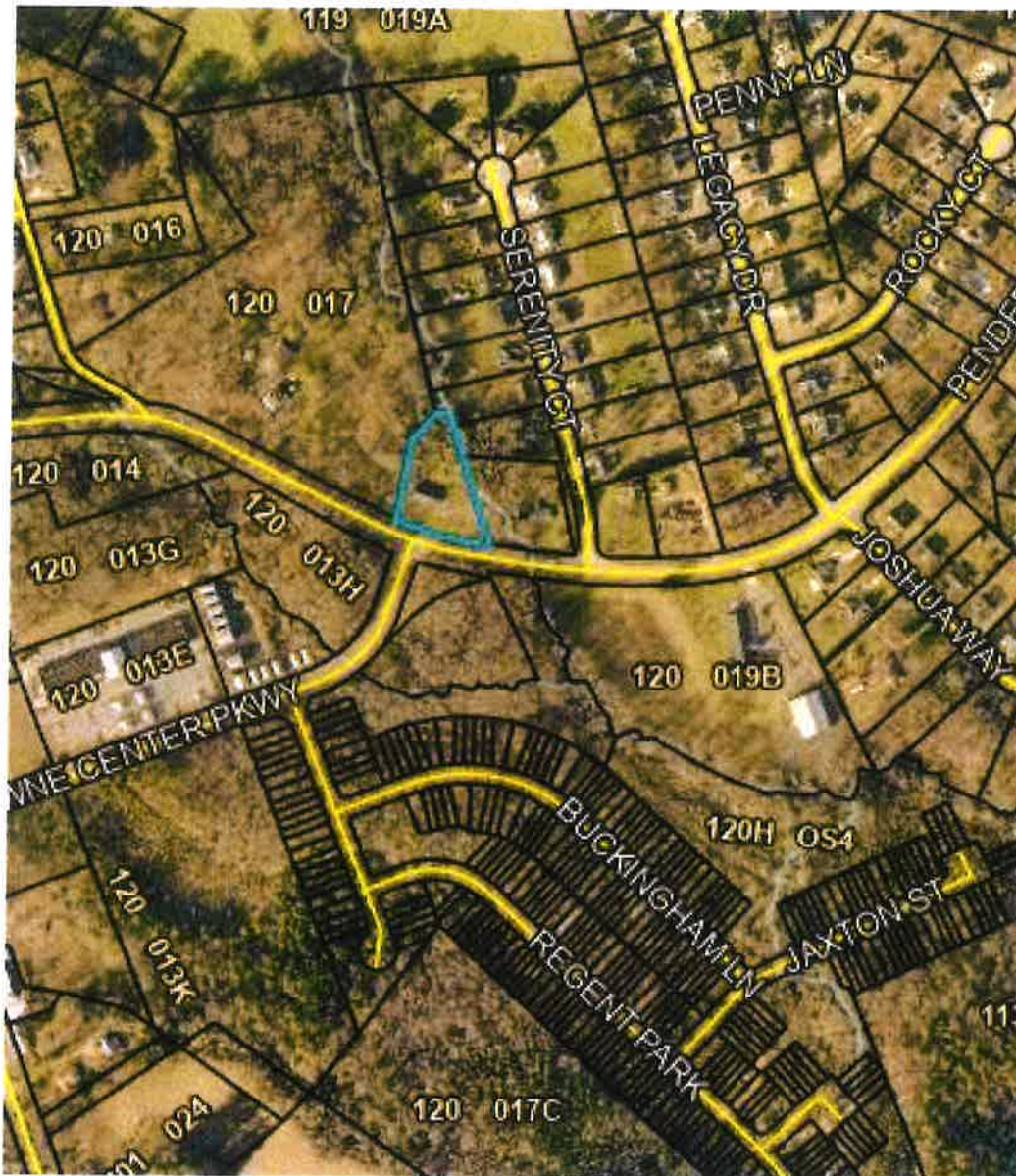
Approved as to Form:

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Abbott S. Hayes, Jr., City Attorney

**EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY REZONED**

All that tract or parcel of land lying and being in Jackson County, Georgia, constituting 1.09 acre more or less and fronting approximately 247 feet on the north side of (8338) Pendergrass Road (SR 332) across from the intersection of Pendergrass Road and Towne Center Parkway, known as Map/Parcel 120/018, records of the Jackson County Tax Assessor, as shown on the tax map made a part of this Exhibit A.



**Tax Map 120/018**



**City of Hoschton  
FYE 2024 Proposed Budget**

	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
<b><i>Fund 100 - General Fund</i></b>		
310000 Taxes	1,666,100	2,264,649
320000 Licenses and Permits	2,415,500	1,423,500
330000 Intergovernmental Revenues	32,000	32,000
340000 Charges for Services	475,100	485,300
350000 Municipale	50,000	70,000
360000 Investment Income	2,500	5,000
370000 Contributions and Donations	-	-
380000 Miscellaneous	132,000	114,000
390000 Other Financing Sources	47,000	47,000
	<hr/>	<hr/>
Subtotal General Fund Revenues	4,820,200	4,441,449
	<hr/>	<hr/>
<b>Fund Balance - (Surplus) Use</b>	-	-
	<hr/>	<hr/>
<b>Total General Fund Revenues</b>	<b>4,820,200</b>	<b>4,441,449</b>
	<hr/>	<hr/>
1000 General Government	633,952	613,800
1300 Executive	369,350	418,300
1565 Facilities	1,137,800	290,550
2650 Municipal Court	19,000	49,000
3200 Police Department	408,786	631,130
4200 Public Works	1,415,400	1,413,350
4950 Cemetery	30,400	18,000
6000 Culture and Recreation	424,000	586,000
6182 Depot	11,500	-
7220 Building Inspections	214,812	144,669
7400 Planning and Zoning	155,200	276,650
	<hr/>	<hr/>
Interfund Transfers To Water Fund	-	-
	<hr/>	<hr/>
<b>Total General Fund Expenditures:</b>	<b>4,820,200</b>	<b>4,441,449</b>
	<hr/>	<hr/>
<b>Surplus (Use):</b>	<b>-</b>	<b>-</b>
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DRAFT

**City of Hoschton**  
**FYE 2024 Proposed Budget**

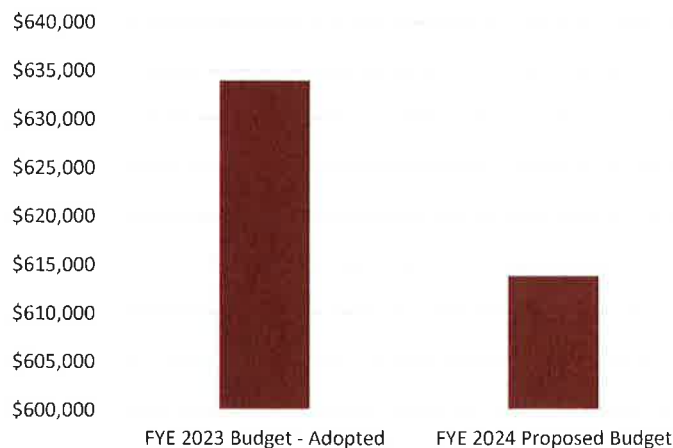
Revenue Detail	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
31.1100 Property Taxes	750,000	1,002,649
31.1315 TAVT - Motor Vehicle Taxes	150,000	175,000
31.1710 Franchise Taxes-Electric	125,000	160,000
31.1730 Franchise Taxes-Gas	13,000	18,000
31.1750 Franchise Taxes-Television Cable	25,000	50,000
31.1760 Franchise Taxes-Telephone	10,000	20,000
31.3100 Local Option Sales/Use Taxes	400,000	600,000
31.4200 Alcoholic Beverage Exise Taxes	34,100	60,000
31.4201 Energy Excise Taxes	14,000	14,000
31.6100 Business and Occupation Taxes	20,000	40,000
31.6200 Insurance Premium Taxes	125,000	125,000
32.4100 Business License Penalty	2,000	2,000
32.1100 Alcoholic Beverage Licenses	10,000	10,000
32.1220 Insurance	8,500	8,500
32.2200 Building/Sign Permit Fees	2,380,000	1,400,000
32.2210 Zoning and Land Use Fees	15,000	3,000
334000 State Grant - LMIG	32,000	32,000
34.1300 Planning and Development Fees	400,000	400,000
34.1910 Election Qualifying Fee	-	-
34.7200 Fall Festival	30,000	40,000
34.7201 Hoschton Special Events	5,000	5,000
34.9100 Cemetery Fees	40,000	40,000
34.9300 Bad Check Fees	100	300
35.1100 Municipal Court Fees	50,000	70,000
36.1000 Interest Revenues	2,500	5,000
37.1000 Contributions and Donations	-	-
38.0000 Miscellaneous Revenue	2,000	2,000
38.1001 4272 Hwy 53 Rental	21,000	33,000
38.1002 73 City Square (Hoschton Coffee)	15,000	14,000
38.1003 15 1st St. Rental (Klip-So)	12,000	15,000
38.1004 4162 Hwy 53 Rentals	15,000	50,000
38.1005 29 W. Broad St. Rental (Larry's)	15,000	-
38.1006 69 City Sq. Rental (Resturant)	30,000	-
38.1007 65 City Sq. Rental (Community Room)	12,000	-
38.1008 Old City Hall Rental	10,000	-
39.1004 Transfers In-Impact Fee Fund	42,000	42,000
39.2100 Sale of Assets	5,000	5,000
	-	-
Subtotal Revenues	4,820,200	4,441,449
Fund Balance - (Surplus) Use	-	-
Total Revenues	4,820,200	4,441,449

**City of Hoschton  
FYE 2024 Proposed Budget**

**General Government**

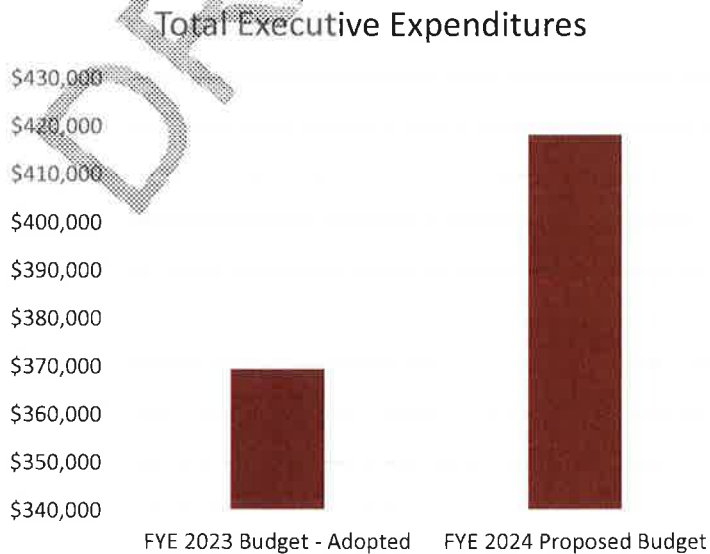
		FYE 2023	FYE 2024
		Budget -	Proposed
Account Description		Adopted	Budget
1000-51.1100	Regular Employees	90,552	124,000
1000-51.2100	Group Insurance	20,700	30,800
1000-51.2200	Social Security (FICA) Contributions	7,000	9,400
1000-51.2400	Retirement Contributions	3,000	3,700
1000-51.2500	Unemployment	2,200	-
1000-51.2700	Workers' Compensation	2,000	3,000
1000-52.1100	Official/Administrative	-	-
1000-52.1200	Professional	183,000	193,000
1000-52.1300	Technical	16,800	18,500
1000-52.2130	Custodial	-	-
1000-52.2200	Repairs/Maintenance	1,500	1,500
1000-52.2320	Rental-equip/Vehicles	5,600	6,800
1000-52.3100	Insurance, <b>other than employee benefits</b>	30,000	36,000
1000-52.3200	Communications	18,000	12,800
1000-52.3300	Advertising	3,000	3,000
1000-52.3400	Printing and Binding	500	-
1000-52.3500	Travel	5,000	5,500
1000-52.3600	Dues and Fees	29,300	34,000
1000-52.3700	Education and Training	5,800	5,800
1000-52.3850	Contract Labor	-	-
1000-52.3900	Other	-	-
1000-53.1100	Supplies and Materials	23,500	20,000
1000-53.1270	Gasoline	2,500	2,500
1000-53.1300	Food	4,000	4,000
1000-53.1600	Small Equipment	4,500	4,500
1000-54.1300	Buildings and Improvements	-	-
1000-54.2200	Vehicles	-	35,000
1000-61.1000	Interfund Transfers Out - DDA	175,000	60,000
<b>Total General Government Expenditures</b>		<b>633,952</b>	<b>613,800</b>

**Total General Government Expenditures**



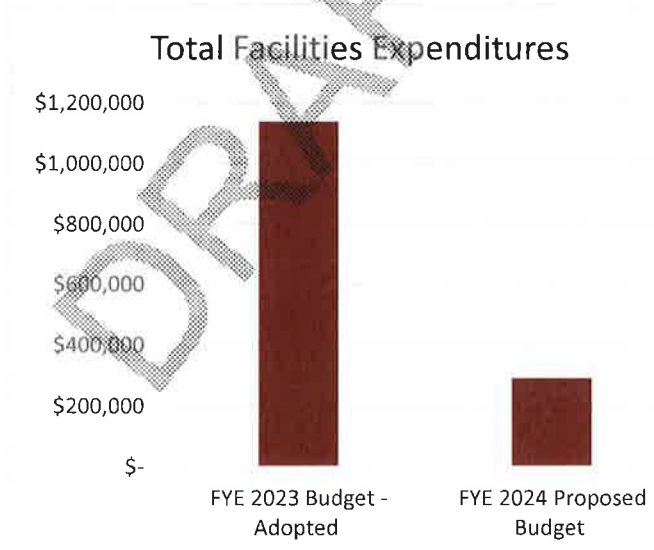
**City of Hoschton  
FYE 2024 Proposed Budget**

<i>Executive</i>		
<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
1300-51.1100 Regular Employees	158,000	123,000
1300-51.2100 Group Insurance	130,500	187,000
1300-51.2200 Social Security (FICA) Contributions	12,000	9,500
1300-51.2400 Retirement Contributions	5,000	4,000
1300-51.2700 Workers' Compensation	1,200	-
1300-52.1200 Professional Services	2,500	7,500
1300-52.3200 Communications	400	400
1300-52.3300 Advertising	-	1,500
1300-52.3500 Travel	37,000	49,900
1300-52.3600 Dues and Fees	-	2,000
1300-52.3700 Education and Training	16,000	24,500
1300-52.3850 Contract Labor	-	-
1300-53.1100 Supplies and Materials	3,000	5,000
1300-53.1300 Food	2,250	2,000
1300-53.1400 Books and Periodicals	-	-
1300-53.1600 Small Equipment	1,500	2,000
<b>Total Executive Expenditures</b>	<b>369,350</b>	<b>418,300</b>



**City of Hoschton  
FYE 2024 Proposed Budget**

<b>Facilities</b>		<b>FYE 2023</b>	<b>FYE 2024</b>
		<b>Budget -</b>	<b>Proposed</b>
<b>Account Description</b>		<b>Adopted</b>	<b>Budget</b>
1565-52.1300	Technical	47,300	13,650
1565-52.2130	Custodial	7,000	16,600
1565-52.2140	Lawn care	8,500	10,900
1565-52.2200	Repairs/Maintenance	16,000	14,100
1565-52.2320	Rental-Equip/Vehicles	2,500	2,500
1565-52.3200	Communications	-	1,800
1565-53.1100	Supplies and Materials	107,000	10,000
1565-53.1220	Natural Gas	2,500	2,500
1565-53.1230	Electricity	41,000	52,500
1565-54.1100	Sites	106,000	116,000
1565-54.1300	Buildings	800,000	50,000
<b>Total Facilities Expenditures</b>		<b>1,137,800</b>	<b>290,550</b>



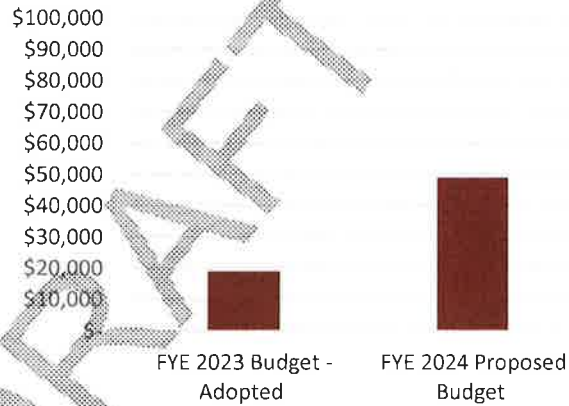


**City of Hoschton  
FYE 2024 Proposed Budget**

***Municipal Court***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
2650-52.1200 Professional	16,000	16,000
2650-52.1300 Technical	-	-
2650-52.3600 Dues and Fees	3,000	33,000
2650-53.1100 Supplies and Materials	-	-
<b>Total Municipal Court Expenditures</b>	<b>19,000</b>	<b>49,000</b>

**Total Municipal Court  
Expenditures**

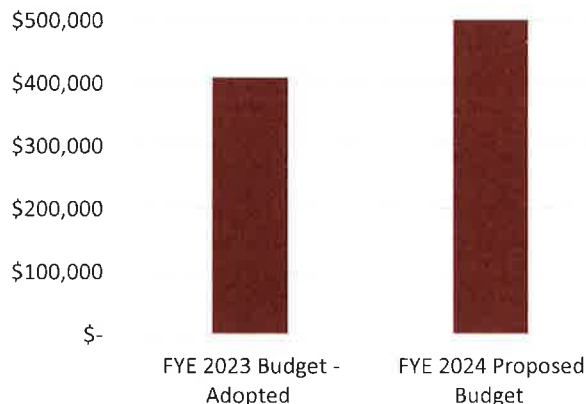


**City of Hoschton  
FYE 2023 Adopted Budget**

***Police Department***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
3200-51.0000 Regular employees	255,538	311,000
3200-51.2100 Group insurance	54,000	88,000
3200-51.2200 Social Security (FICA) Contributions	19,548	23,800
3200-51.2400 Retirement Contributions	7,700	9,330
Unemployment insurance	-	-
3200-51.2700 Workers' Compensation	3,000	21,000
3200-52.1300 Technical	5,000	2,200
3200-52.2200 Repairs/Maintenance	2,000	6,300
3200-52.2320 Rental-equip/vehicles	1,800	4,000
3200-52.3200 Communications	8,000	9,300
3200-52.3500 Travel	1,000	4,000
3200-52.3600 Dues and Fees	8,000	9,000
3200-52.3700 Education and Training	3,000	3,000
3200-52.3800 Contract Labor	-	-
3200-53.1100 Supplies and Materials	16,000	18,500
3200-53.1220 Natural Gas	1,200	1,200
3200-53.1230 Electricity	5,000	6,000
3200-53.1270 Gasoline	13,000	14,000
3200-53.1300 Food	-	500
3200-54.1300 Building Improvements	5,000	-
3200-54.2200 Vehicles	-	60,000
3200-54.2500 Other Equipment	-	40,000
<b>Total Police Department Expenditures</b>	<b>408,786</b>	<b>631,130</b>

**Total Police Department  
Expenditures**

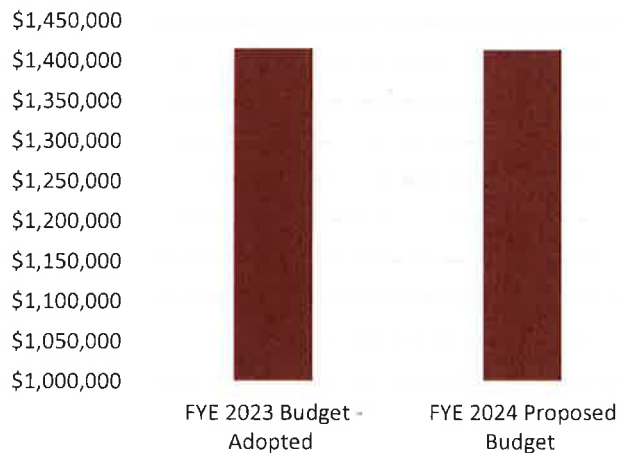


**City of Hoschton  
FYE 2024 Proposed Budget**

***Public Works***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
4200-51.1100 Regular Employees	200,000	187,050
4200-51.2100 Group Insurance	61,200	72,600
4200-51.2200 Social Security (FICA) Contributions	15,300	14,300
4200-51.2400 Retirement Contributions	6,000	6,000
4200-51.2700 Workers' Compensation	8,000	8,500
4200-52.1200 Professional	5,000	5,000
4200-52.2110 Disposal	-	-
4200-52.2140 Lawn Care	-	-
4200-52.2200 Repairs/Maintenance	395,000	395,000
4200-52.2320 Rental-Equip/Vehicles	-	-
4200-52.3200 Communications	3,200	3,200
4200-52.3300 Advertising	500	500
4200-52.3600 Dues and Fees	1,200	1,200
4200-52.3700 Education and Training	2,500	2,500
4200-52.3850 Contract Labor	15,000	15,000
4200-53.1100 Supplies and materials	33,000	33,000
4200-53.1100 Uniforms	7,000	7,000
4200-53.1220 Natural Gas	-	-
4200-53.1230 Electricity	-	-
4200-53.1270 Gasoline	15,000	15,000
4200-53.1600 Small Equipment	10,000	10,000
4200-54.1300 Buildings and Improvements	400,000	400,000
4200-54.2100 Machinery	165,000	165,000
4200-54.2200 Vehicle	72,500	72,500
<b>Total Public Works Expenditures</b>	<b>1,415,400</b>	<b>1,413,350</b>

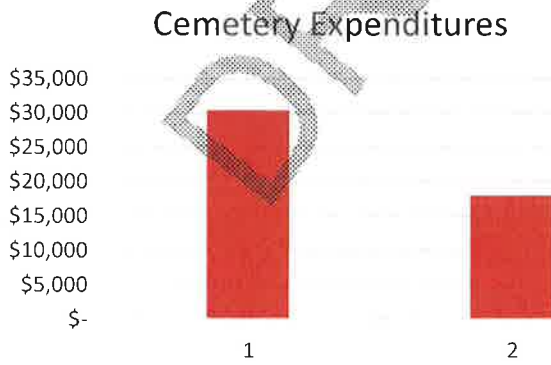
**Total Public Works Expenditures**



**City of Hoschton  
FYE 2024 Proposed Budget**

***Cemetery***

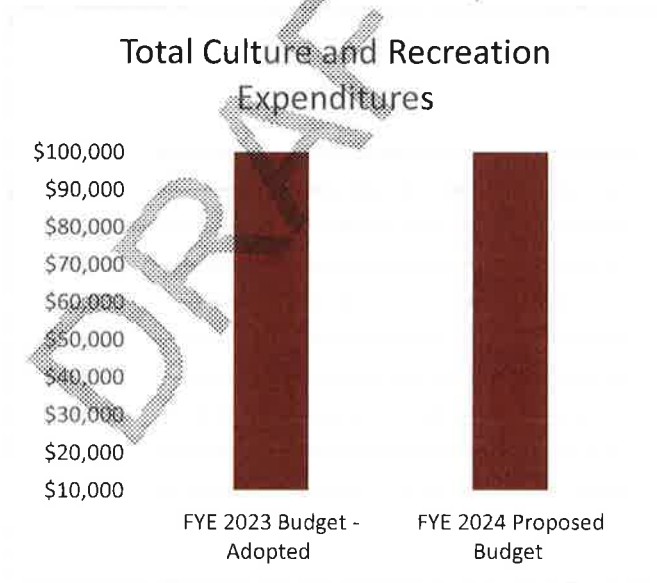
<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Adopted Budget</b>
4950-52.2140 Lawn Care	6,300	6,600
4950-52.2200 Repairs and Maintenance	10,000	3,500
4950-52.3200 Communications	100	100
4950-52.3300 Advertising	-	-
4950-52.3600 Dues and Fees	3,000	3,000
4950-53.1100 Supplies and Materials	2,000	3,800
4950-53.1600 Small Equipment	9,000	1,000
4950-54.1300 Buildings and Improvements	-	-
<b>Total Cemetery Expenditures</b>	<b>30,400</b>	<b>18,000</b>



**City of Hoschton**  
**FYE 2024 Proposed Budget**

***Culture and Recreation***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
6000-52.2200 Repairs/Maintenance	101,000	500,000
6000-52.3200 Communications	-	-
6000-52.3300 Advertising	2,500	2,500
6000-52.3601 Dues and Fees	-	-
6000-52.3602 Fall Festival	40,000	55,000
6000-52.3603 Hoschton Special Events	21,000	27,000
6000-52.3850 Contract Labor	-	-
6000-53.1100 Supplies and Materials	1,500	1,500
6000-53.1600 Small Equipment	8,000	-
6000-54.1300 Buildings and improvements	250,000	-
<b>Total Culture and Recreation Expenditures</b>	<b>424,000</b>	<b>586,000</b>

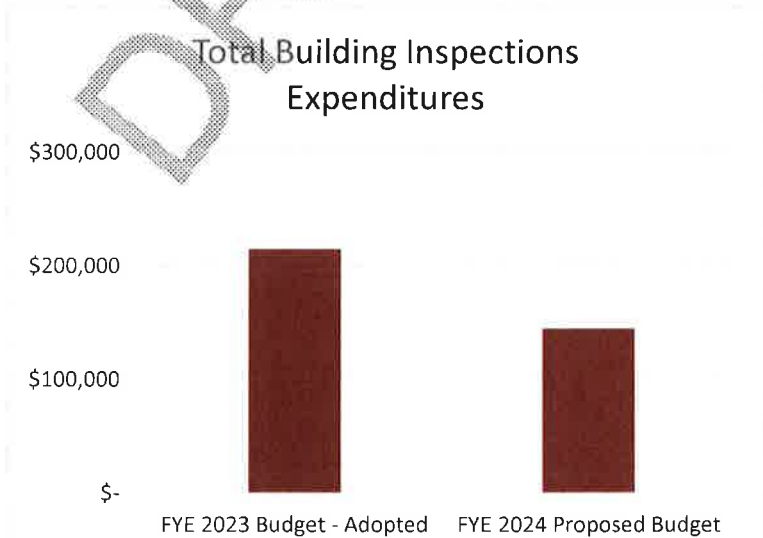




**City of Hoschton  
FYE 2024 Proposed Budget**

***Building Inspections***

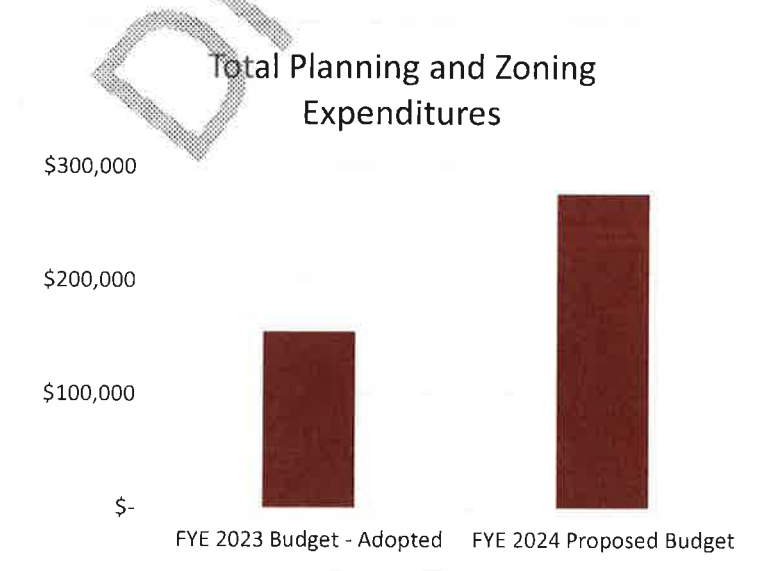
<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
7220-51.1100 Regular employees	125,000	70,000
7220-51.2100 Group insurance	36,000	22,000
7220-51.2200 Social Security (FICA) contributions	9,562	5,369
7220-51.2400 Retirement contributions	3,750	2,100
7220-51.2700 Workers' compensation	1,200	1,200
7220-52.1300 Technical	1,000	1,000
7220-52.2200 Repairs and maintenance	1,500	1,500
7220-52.3200 Communications	1,300	1,500
7220-52.3300 Advertising	-	-
7220-52.3400 Printing and Binding	-	-
7220-52.3500 Travel	3,500	3,500
7220-52.3600 Dues and Fees	16,500	20,500
7220-52.3700 Education and Training	4,000	4,000
7220-53.1100 Supplies and materials	4,000	4,000
7220-53.1270 Gasoline	4,500	5,000
7220-53.1600 Small equipment	3,000	3,000
7220-54.2200 Vehicles	-	-
<b>Total Building Inspections Expenditures</b>	<b>214,812</b>	<b>144,669</b>



**City of Hoschton**  
**FYE 2024 Proposed Budget**

***Planning and Zoning***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
7400-51.1100 Regular employees	-	85,000
7400-51.2100 Group insurance	-	22,000
7400-51.2200 Social Security (FICA) contributions	-	6,500
7400-51.2400 Retirement contributions	-	2,550
7400-51.2700 Workers' compensation	-	-
<hr/>		
7400-52.1200 Professional	145,000	140,000
7400-52.1300 Technical	-	-
7400-52.3200 Communications	200	200
7400-52.3300 Advertising	5,000	6,000
7400-52.3400 Printing and Binding	-	-
7400-52.3500 Travel	500	500
7400-52.3600 Dues and Fees	500	900
7400-52.3700 Education and Training	1,000	5,000
7400-53.1100 Supplies and materials	3,000	3,000
7400-53.1600 Small equipment	-	5,000
7400-54.2100 Machinery and equipment	-	-
7400-54.2200 Vehicles	-	-
<b>Total Planning and Zoning Expenditures</b>	<b>155,200</b>	<b>276,650</b>



**City of Hoschton  
FY 2024 Proposed Budget**

***General Fund Capital Projects***

<b>Project Description</b>	<b>Department</b>	<b>Code</b>	<b>FYE 2024 Proposed Budget</b>
Parking Deck	Facilities	1565.54.1100	50,000
New Public Works Facility	Public works	4200.54.1300	400,000
Paving of City Streets	Public Works	4200.52.2200	375,000
Oak Street Park Project	Culture and Recreation	6000.54.1300	-
Municipal Complex	Facilities	1565.54.1300	50,000
			-
			-
			-
<b>Total of General Fund Capital Projects</b>			<b>875,000</b>

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**City of Hoschton**  
**FYE 2024 Proposed Budget**

***Fund 290 Downtown Development Authority***

		<b>FYE 2023</b>	<b>FYE 2024</b>
		<b>Budget -</b>	<b>Proposed</b>
<b>Account Description</b>		<b>Adopted</b>	<b>Budget</b>
<b>Revenues</b>			
331310	Federal Grant - GDOT	600,000	-
347202	DDA Special Events	2,500	7,000
347901	Farmers Market	3,000	-
371000	Developer/Private Contributions	5,000	2,000
380000	Misc Revenue	2,500	4,000
391200	Operational Transfers In		-
		-	-
		-	-
<b>Subtotal Revenues</b>		<b>613,000</b>	<b>13,000</b>
Fund Balance - (Surplus) Use		-	-
<b>Total Revenues</b>		<b>613,000</b>	<b>13,000</b>

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**City of Hoschton  
FYE 2024 Proposed Budget**

***Fund 290 Downtown Development Authority***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
7550-51.1100 Regular employees	20,800	26,050
7550-51.2100 Group insurance	9,000	-
7550-51.2200 Social Security (FICA) contributions	1,600	2,000
7550-51.2400 Retirement contributions	625	-
7550-51.2700 Workers' compensation	-	-
7550-52.1200 Professional	1,000	1,000
7550.52.1300 Technical	-	4,000
7550-52.2200 Repairs and Maintenance	9,000	6,000
7550-52.3200 Communications	200	300
7550-52.3300 Advertising	500	1,500
7550-52.3400 Printing and Binding	-	-
7550-52.3500 Travel	500	1,500
7550-52.3600 Dues and Fees	4,000	2,500
7550.52.3604 Dues and Fees: Special Events	5,000	5,000
7550.52.3610 Dues and Fees: Farmer's Market	2,500	-
7550-52.3700 Education and Training	2,500	5,000
7550-53.1100 Supplies and Materials	10,275	6,000
7550.53.1270 Gasoline	-	650
7550-53.1300 Food	500	1,500
7550-53.1600 Small Equipment	-	-
7550-53.1700 Other Supplies	-	-
7550-54.1100 Sites - Sidewalks	-	-
7550-54.1200 Site Improvements	720,000	10,000
<b>Subtotal of Expenditures</b>	<b>788,000</b>	<b>73,000</b>
<b>Other Financing Sources</b>		
39.1200 Transfers In - General Government	175,000	60,000
61.1000 Transfers Out - General Government	-	-
<b>Subtotal Other Financing Sources</b>	<b>175,000</b>	<b>60,000</b>
<b>Total Expenditures and Other Financing Sources</b>	<b>613,000</b>	<b>13,000</b>
Surplus Use	-	-



**City of Hoschton**  
**FYE 2024 Proposed Budget**

***Fund 320 & 321 SPLOST Funds***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
SPLOST - Facilities/Debt Reduction	50,000	372,000
SPLOST - W/S	175,000	72,000
SPLOST - Recreation	10,000	182,400
SPLOST - Roads	45,000	112,800
Interest	500	1,000
<b>Subtotal Revenues</b>	<b>280,500</b>	<b>740,200</b>
<b>Fund Balance - (Surplus) Use</b>	<b>(500)</b>	<b>(1,000)</b>
<b>Total Revenues</b>	<b>280,000</b>	<b>739,200</b>
SPLOST Facilities/Debt Reduction	50,000	372,000
SPLOST Recreation - Oak Street	10,000	182,400
SPLOST Roads Repairs & Maintenance	45,000	112,800
W/S Transfers Out	175,000	72,000
<b>Total Expenditures</b>	<b>280,000</b>	<b>739,200</b>

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**City of Hoschton**  
**FYE 2024 Proposed Budget**

***Fund 355 Impact Fees Fund***

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
Parks and Recreation Impact Fees	564,438	287,370
Police Impact Fees	486,653	249,587
Fire Impact Fees	-	-
General Government Admin Fees	31,535	16,109
Interest	500	2,000
<b>Subtotal Revenues</b>	<b>1,083,126</b>	<b>555,066</b>
<b>Fund Balance - (Surplus) Use</b>	<b>(500)</b>	<b>(2,000)</b>
<b>Total Revenues</b>	<b>1,082,626</b>	<b>553,066</b>
Parks & Recreation - Sites	564,438	287,370
Police - Sites	486,653	249,587
Fire - Sites	-	-
Transfers Out - General Gov't	31,535	16,109
<b>Total Expenditures</b>	<b>1,082,626</b>	<b>553,066</b>

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**City of Hoschton**  
**FYE 2024 Proposed Budget**

**Dept. 4250, 4300, 4400, 4500**  
**Fund 505 Water & Sewer**

<b>Account Description</b>	<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
<b>Revenues</b>		
505-33.1310 Federal capital grants (CDGB, ARPA, ARC-GEFA ADMIN)	1,414,000	2,040,000
505-33.6000 Local grants	-	-
505-34.4110 Refuse Collection Charges	-	509,000
505-34.4210 Water charges	1,434,463	1,550,000
505-34.4211 Installation water charge (TAP)	2,100,000	1,050,000
505-34.4212 Water reconnection charge	15,000	15,000
505-34.4213 Meter maintenance fees	-	-
505-34.4255 Sewerage charges	1,221,516	1,152,750
505-34.4256 Sewer connection charge (TAP)	3,500,000	2,100,000
505-34.4260 Stormwater Utility Charges	-	180,000
505-34.6900 Other fees - late fees	35,000	35,000
505-34.6000 Other fees - other	-	-
505-34.9300 Bad check fees	-	-
505-38.0000 Miscellaneous revenue	-	-
505-38.3000 Reimb for damaged property	-	-
505-36.1000 Interest revenues	15,000	20,000
505-37.1001 Developer contribution	-	-
505-39.1200 Transfers in (SPLOST VI)	175,000	175,000
505-39.3001 Proceeds from issuance of debt	-	-
Subtotal Revenues	9,909,979	8,826,750
Net position - (Surplus) Use	(2,733,661)	-
Total Revenues	7,176,318	8,826,750

**City of Hoschton  
FYE 2024 Proposed Budget**

		<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
<b>Stormwater Department:</b>			
505-4250-51.1100	Regular employees	-	21,147
505-4250-51.2100	Group insurance	-	11,000
505-4250-51.2200	Social Security (FICA)	-	1,620
505-4250-51.2400	Retirement contributions	-	635
505-4250-51.2700	Workers' compensation	-	500
505-4250-51.2900	Other employee benefits	-	-
505-4250-52.1200	Professional	45,000	55,000
505-4250-52.1300	Technical	-	-
505-4250-52.2200	Repairs and maintenance	54,000	55,000
505-4250-52.3200	Communications	-	200
505-4250-52.3500	Travel	-	1,500
505-4250-52.3600	Dues and fees	6,000	8,000
505-4250-52.3700	Education and training	-	1,500
505-4250-53.1100	Supplies and materials	-	2,000
505-4250.53.1100.01	Uniforms	-	-
505-4250-53.1270	Gasoline	-	3,000
505-4250-53.1600	Small equipment	-	-
505-4250-54.2100	Machinery	-	-
505-4250-54.2200	Vehicles	-	-
<b>Total Stormwater Department Expenses</b>		<b>105,000</b>	<b>161,102</b>

**Total Stormwater Operating Expenditures**



**City of Hoschton  
FYE 2024 Proposed Budget**

		<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
<b>Wastewater Department:</b>			
505-4300-51.1100	Regular employees	295,800	314,200
505-4300-51.2100	Group insurance	81,900	111,100
505-4300-51.2200	Social Security (FICA)	22,700	24,300
505-4300-51.2400	Retirement contributions	8,874	9,426
505-4300-51.2700	Workers' compensation	3,000	4,000
505-4300-51.2900	Other employee benefits	-	-
505-4300-52.1100	Official/administrative	-	-
505-4300-52.1200	Professional	30,000	30,000
505-4300-52.1300	Technical	5,000	25,000
505-4300-52.2110	Disposal	75,000	170,000
505-4300-52.2201	Repairs and maintenance	130,000	156,000
505-4300-52.2204	Scada	-	-
505-4300-52.2320	Rental-equip/vehicles	-	-
505-4300-52.3100	Insurance	20,000	30,000
505-4300-52.3200	Communications	11,500	9,700
505-4300-52.3300	Advertising	200	300
505-4300-52.3500	Travel	4,000	4,000
505-4300-52.3600	Dues and fees	15,510	16,260
505-4300-52.3700	Education and training	4,400	4,400
505-4300-53.1100	Supplies and materials	38,000	80,000
505-4300-53.1100.01	Uniforms	4,000	4,000
505-4300-53.1220	Natural Gas	800	800
505-4300-53.1230	Electricity	80,000	100,000
505-4300-53.1270	Gasoline	8,800	8,800
505-4300-53.1300	Food	500	1,000
505-4300-53.1600	Small equipment	7,000	9,500
505-4300-54.1300	Buildings and Building Improvements	-	-
505-4300-54.2100	Machinery	188,000	260,000
505-4300-56.1000	Depreciation	150,000	150,000
<b>Total Wastewater Department Expenses</b>		<b>1,184,984</b>	<b>1,522,786</b>

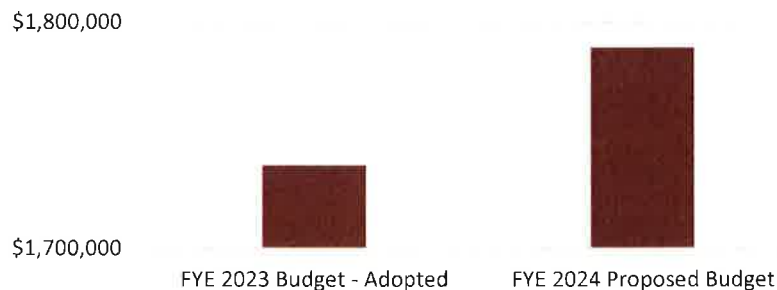
**Total Wastewater Operating  
Expenditures**



**City of Hoschton  
FYE 2024 Proposed Budget**

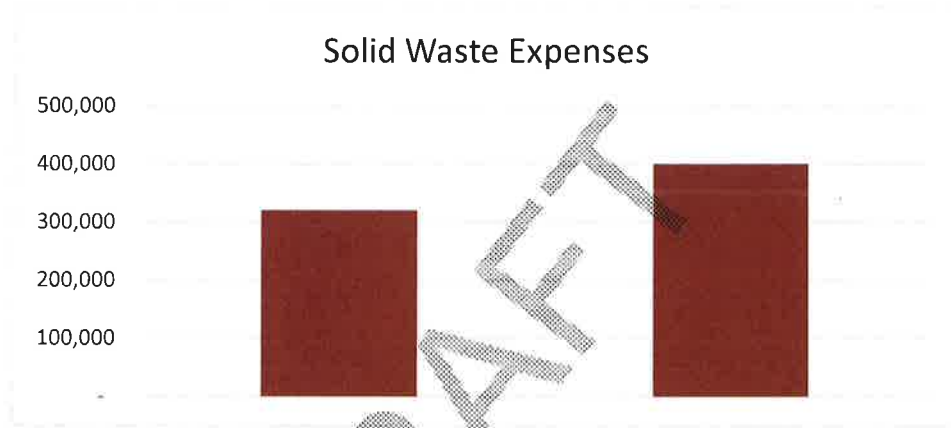
		<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
<b>Water Department:</b>			
505-4400-51.1100	Regular employees	390,000	362,300
505-4400-51.2100	Group insurance	128,700	137,500
505-4400-51.2200	Social Security (FICA)	29,800	27,720
505-4400-51.2400	Retirement contributions	11,700	10,869
505-4400-51.2700	Workers' compensation	4,000	22,700
505-4400-51.2900	Other employee benefits	-	-
505-4400-52.1200	Professional	25,000	40,000
505-4400-52.1300	Technical	11,000	33,000
505-4400-52.2200	Repairs and maintenance	350,000	262,000
505-4400-52.2204	Scada	-	-
505-4400-52.2320	Rental-equip/vehicles	6,200	6,200
505-4400-52.3100	Insurance	-	30,000
505-4400-52.3200	Communications	13,800	14,000
505-4400-52.3300	Advertising	600	600
505-4400-52.3400	Printing and binding	-	-
505-4400-52.3500	Travel	4,000	4,000
505-4400-52.3600	Dues and fees	7,900	8,700
505-4400-52.3700	Education and training	3,000	3,000
505-4400-53.1100	Supplies and materials	75,000	55,000
505-4400-53.1100.01	Uniforms	6,000	8,000
505-4400-53.1230	Electricity	26,400	52,000
505-4400-53.1270	Gasoline	12,000	15,000
505-4400-53.1300	Food	500	1,000
505-4400-53.1510	Water purchased for resale	350,000	425,000
505-4400-53.1600	Small equipment	6,000	20,000
505-4400-54.1300	Buildings and Building Improvements	-	-
505-4400-54.2100	Machinery	125,000	60,000
505-4400-54.2200	Vehicles	-	40,000
505-4400-56.1000	Depreciation	150,000	150,000
		-	-
<b>Total Water Department Expenses</b>		<b>1,736,600</b>	<b>1,788,589</b>

**Total Water Operating Expenditures**



**City of Hoschton  
FYE 2024 Proposed Budget**

<b>Solid Waste Department:</b>		<b>FYE 2023 Budget - Adopted</b>	<b>FYE 2024 Proposed Budget</b>
505-4500-52.1200	Professional	-	-
505-4500-52.2110	Disposal	320,800	381,000
505-4500-52.2200	Repairs and maintenance	-	10,000
505-4500-53.1100	Supplies and materials	-	10,000
		-	-
	<b>Total Stormwater Department Expenses</b>	<b>320,800</b>	<b>401,000</b>





**City of Hoschton  
FYE 2024 Proposed Budget**

**Water & Sewer Fund Capital Projects Budget**

		<b>FYE 2023</b>	<b>FYE 2024</b>
		<b>Budget -</b>	<b>Proposed</b>
		<b>Adopted</b>	<b>Budget</b>
<b>Wastewater Department:</b>			
505-4300-54-1300	Buildings and Building Improvements (Shed 1/2 split)	30,000	-
505-4300-54.1401	WWTF Expansion to 0.5 MGD to 0.95 MGD	700,000	9,300,000
505-4300-54.1400E	Upgrade Main Outfall Line	-	-
505-4300-54.1404	Panther Court Sewer Upgrade	900,000	950,000
505-4300-54.2100	Machinery	-	-
39.1000	Other Financing Sources	-	-
<b>Total Wastewater Capital Projects</b>		<b>1,630,000</b>	<b>10,250,000</b>
<b>Water Department:</b>			
505-4400-54.1300	Buildings and Building Improvements (Shed 1/2 split)	30,000	-
505-4400-54.1409	Groundwater Wells	200,000	225,000
505-4400-54.1405	North Water Tank	200,000	-
505-4400-54.1411	In Town Main Line Upgrade	600,000	1,000,000
505-4400-54.1410	Water Booster Pump	400,000	758,000
505-4400-54.1407	South Water Tank	160,000	3,800,000
505-4400-54.1412	Winder Water Connection Upgrade	680,000	600,000
505-4400-54.2100	Machinery	-	-
<b>Total Water Capital Projects</b>		<b>2,270,000</b>	<b>6,383,000</b>
<b>Total Water &amp; Wastewater Capital Projects Budget:</b>		<b>3,900,000</b>	<b>16,633,000</b>
<b>Debt Service:</b>			
505-58.1000	Principal - other (GEFA - 2013L27WQ)	293,312	317,655
505-58.2000	Interest - other (GEFA - 2013L27WQ)	61,422	37,077
<b>Total Debt Service Expenses:</b>		<b>354,734</b>	<b>354,732</b>
<b>Total Operating Expense Budget:</b>		<b>2,921,584</b>	<b>3,873,477</b>
<b>Total Operating, Capital, Other and Debt Service Expenses</b>		<b>7,176,318</b>	<b>20,861,209</b>
<b>Surplus (Use)</b>		<b>-</b>	<b>(12,034,459)</b>