

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, MAY 14, 2026, AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



WORK SESSION
AGENDA

CALL TO ORDER

AGENDA APPROVAL

REPORTS BY MAYOR, COUNCIL, AND STAFF

HOSCHTON WOMEN'S CIVIC CLUB PRESENTS SCHOLARSHIP PROGRAM AWARDS THE FOLLOWING:

Honor graduate of Jackson County, Miss Elizabeth Ledford

Valedictorian of East Jackson, Miss Courtney Cameron

NEW BUSINESS

1. 2025 Audit Presentation presented by Wilson & Lewis CPA Firm
2. Master Transportation Plan presented by Keck + Wood
3. Resolution 2026-14: Awarding Contract for Barrow County Water Supply Connection – Phase 1
4. Resolution 2026-11: GEFA Loan Agreement #GFPF004
5. Resolution 2026-12: Updated Building Permit Fees Schedule
6. Resolution 2026-13: Updated Planning and Zoning Permit Fees Schedule
7. Text Amendment TA-2026-01: Text Amendment amending the Subdivision and Land Development Ordinance, Article VI, "Access and Design Requirements for Roads", Section 620, "Residential Driveways" to amend driveway requirements and for other purposes
8. Text Amendment TA-2026-02: Text Amendment amending the Signs and Advertising Devices ordinance, Changing Section 43-109, "Lighting Restrictions" and for other purposes
9. Text Amendment TA-2026-03: Section 11-82, "Areas where parking is unlawful"
10. Text Amendment TA-2026-04: Text Amendment amending the Signs and Advertising Devices ordinance, Changing Section 43-133(c), "Application Requirements" and for other purposes
11. Resolution 2026-15: Adopt Code of Ordinances by Municode
12. Resolution 2026-16: Authorizing participation in an amicus brief between Chang Vs. City of Milton
13. Recommendation to fill two seats for Planning and Zoning

CITIZEN INPUT

EXECUTIVE SESSION (IF NEEDED)

ADJOURN

Resolution 2026-14:

**Awarding Contract for
Barrow County Water
Supply Connection –
Phase 1**

April 29, 2026

Honorable Debbie Martin, Mayor
City of Hoschton
City Hall, 61 City Square
Hoschton, Georgia 30548

**Re: Report on Bids Received, City of Hoschton Barrow County Water Supply Connection – Phase I,
EMI Project Number 23-028**

Dear Mayor Martin:

Following completion of the plans and permitting for the above-referenced project, the City solicited bids for the required four-week period. The bid advertisement was posted locally, on EMI's website, and in the Georgia Procurement Registry. Invitations to bid were also sent directly to licensed utility contractors.

Bids were opened at City Hall on April 23, 2026, at 2:00 PM. Six valid bids were received from qualified contractors, as summarized in the enclosed bid tabulation.

We have reviewed the six bids and found the Contractors to be qualified, responsive, and have adequate references.

The lowest responsive, responsible bidder is Civil Construction & Utilities, LLC of Jefferson, Georgia, with a bid of \$404,400.00. Based on our understanding, this amount is within the project's budget.

The City and EMI have recently worked with Civil Construction & Utilities, LLC, and that experience has been positive. We have also reviewed their qualifications and experience, both of which are favorable. Based on our review of the bids and contractor qualifications, we recommend awarding the contract to Civil Construction & Utilities, LLC in the amount of \$404,400.00.

If this recommendation is acceptable, a Notice of Award and proposed Resolution of Award are enclosed. Please sign and return both documents for inclusion in the Contract Documents. Upon receipt, the Contractor will be notified, and we will proceed with preparation of the Contract Documents, scheduling of a preconstruction conference, and issuance of the Notice to Proceed.

Honorable Debbie Martin, Mayor
April 29, 2026
Page 2 of 2

Please feel free to contact us at any time should you have questions. We truly appreciate our association with the City of Hoschton.

Sincerely,

ENGINEERING MANAGEMENT, INC.



Greg Bennett, P.E.
gbennett@eminc.biz

Enclosures

cc: Ms. Jennifer Kidd-Harrison, City Manager
Ms. Tiffany Wheeler, Finance Director
Mr. Jamie Wheeler, Public Works Director
Mr. Jerry Hood, EMI

RESOLUTION NUMBER 2026-14
A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HOSCHTON, GEORGIA
AWARDING THE CONSTRUCTION CONTRACT FOR THE
BARROW COUNTY WATER SUPPLY CONNECTION – PHASE I
SAID RESOLUTION ALSO AUTHORIZES
THE MAYOR AND CLERK TO EXECUTE APPROPRIATE
DOCUMENTS FOR THE IMPLEMENTATION OF THE PROJECT

WHEREAS, the City of Hoschton, Georgia has planned a project for improvements to its water distribution system, consisting of a connection to Barrow County’s water system via new 12” watermain, a water control valve, and appurtenances, and

WHEREAS, the City of Hoschton, Georgia has authorized their Engineers to prepare detailed plans and specifications for the project; and

WHEREAS, all required rights and permits have been secured for the project; and

WHEREAS, plans and specifications were prepared for the project; and

WHEREAS, said plans were approved by all appropriate agencies; and

WHEREAS, the project was appropriately advertised for bids; and

WHEREAS, bids were duly opened by the City on April 23, 2026; and

WHEREAS, the Consulting Engineers have evaluated all bids received; and

WHEREAS, an appropriate review of the bids indicate that the most qualified firm and the best bid for the project is that of Civil Construction & Utilities, LLC of Jefferson, Georgia in the amount of four hundred four thousand, four hundred and 00/100 dollars (\$404,400.00).

NOW THEREFORE be it resolved by the City Council of the City of Hoschton to award the Barrow County Water Supply Connection – Phase I project to Civil Construction & Utilities, LLC of Jefferson, Georgia in the amount of four hundred four thousand, four hundred and 00/100 dollars (\$404,400.00).

BE IT FURTHER RESOLVED to authorize the Honorable Debbie Martin, Mayor, and City Manager/Clerk, Jennifer Kidd-Harrison to execute the construction contracts and other appropriate documents on behalf of the City.

THIS RESOLUTION READ AND PASSED BY A QUORUM OF THE CITY COUNCIL OF THE CITY OF HOSCHTON, GEORGIA, ON THE _____ DAY OF _____, 2026 AND HAS NOT BEEN RESCINDED IN ANY WAY.

By: _____
Ms. Debbie Martin, Mayor

By: _____
Ms. Jennifer Kidd-Harrison City Clerk

(Seal)

NOTICE OF AWARD
City of Hoschton
Barrow County Water Supply Connection – Phase I

TO: Civil Construction & Utilities LLC
3620 Jackson Trail Rd.
Jefferson, GA 30549
(770) 560-9026

Project Description

The site of the proposed work is in the of Hoschton, Georgia. The project consists of, but is not limited to, the following major elements:

Installation of approximately 350 LF of 12-inch restrained joint DIP waterline, 300 LF horizontal directional drilling of 20-inch DR17 IPS HDPE with a 12-inch DR9 DIPS HDPE carrier pipe, connections to existing waterlines, a 6-ft x 12-ft solenoid control valve vault, electrical and SCADA, valves and associated appurtenances.

CONTRACTOR agrees to commence work on or before a date to be specified in a written "Notice to Proceed" of the OWNER and to fully complete all work associated with this project in a total construction time of Ninety (90) consecutive calendar days from the date of the "Notice to Proceed" from the OWNER.

The OWNER has considered the Bid submitted by you for the above-described WORK in response to its Advertisement for Bids and has decided to award you the Contract.

You are hereby notified that your Bid has been accepted for the Contract Price of **\$404,400.00** for the Barrow County Water Supply Connection – Phase I project which is based on the Unit Prices shown on the Bid Form (Section 00300).

You are required by the Information for Bidders to execute the Agreement and furnish the required CONTRACTOR's Performance and Payment Bonds and Certificates of Insurance within ten (10) calendar days from the date of this Notice.

If you fail to execute said Agreement and to furnish said Bonds within ten (10) calendar days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER's acceptance of your Bid as abandoned and as a forfeiture as may be granted by law.

You are required to return an acknowledged copy of this Notice of Award to the OWNER.

Dated this _____ day of _____, 2026.

CITY OF HOSCHTON, GEORGIA
OWNER

BY: _____
Debbie Martin, Mayor

ACKNOWLEDGEMENT OF NOTICE

CONTRACTOR

BY: _____

DATE: _____

TITLE: _____

END OF SECTION

Resolution 2026-11:

GEFA Loan
Agreement
#GFPF004

**EXTRACT OF MINUTES
RESOLUTION OF GOVERNING BODY**

Recipient: CITY OF HOSCHTON

Loan Number: GFPP004

At a duly called meeting of the governing body of the Borrower identified above (the "Borrower") held on the 14th day of May, the following resolution was introduced and adopted.

WHEREAS, the governing body of the Borrower has determined to borrow but not to exceed \$ 10,000,000 from the **GEORGIA ENVIRONMENTAL FINANCE AUTHORITY** (the "**Lender**") to finance a portion of the costs of acquiring, constructing, and installing the environmental facilities described in Exhibit A to the hereinafter defined Loan Agreement (the "Project"), pursuant to the terms of a Loan Agreement (the "Loan Agreement") between the Borrower and the Lender, the form of which has been presented to this meeting; and

WHEREAS, the Borrower's obligation to repay the loan made pursuant to the Loan Agreement will be evidenced by a Promissory Note (the "Note") of the Borrower, the form of which has been presented to this meeting;

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borrower that the forms, terms, and conditions and the execution, delivery, and performance of the Loan Agreement and the Note are hereby approved and authorized.

BE IT FURTHER RESOLVED by the governing body of the Borrower that the terms of the Loan Agreement and the Note (including the interest rate provisions, which shall be as provided in the Note) are in the best interests of the Borrower for the financing of the Project, and the governing body of the Borrower designates and authorizes the following persons to execute and deliver, and to attest, respectively, the Loan Agreement, the Note, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement.

_____	<u>Mayor</u>
(Signature of Person to Execute Documents)	(Print Title)
_____	<u>City Clerk</u>
(Signature of Person to Attest Documents)	(Print Title)

The undersigned further certifies that the above resolution has not been repealed or amended and remains in full force and effect.

Dated: 5/14/2026

(SEAL) _____ Secretary/Clerk

Resolution 2026-12

Updated Building Permit Fees Schedule

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION 2026 - 12

A RESOLUTION ADOPTING UPDATED BUILDING PERMIT FEES SCHEDULE

WHEREAS, the City of Hoschton requested that the Building Department investigate and evaluate the City’s current Building Permit Fees;

NOW, THEREFORE, based on the findings of the Building Department, IT IS RESOLVED by the City Council of the City of Hoschton as follows:

1.

The charges for Building Permit Fees, as more fully described in Exhibit A attached to this resolution, are hereby approved.

Adopted this 14th day of May, 2026.

Debbie Martin, 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 resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Jennifer Harrison, City Clerk

BUILDING PERMIT FEES - CITY OF HOSCHTON, GEORGIA

FEE PAYMENT	Fees are collected prior to issuance of permit. (This included Water/Sewer payment as well)	
PLAN REVIEW FEES	New single-family residential review	Additional 50% of permit fee
	Residential renovations/additions	Additional 50% of permit fee
	All commercial/industrial plan reviews	Additional 50% of permit fee

PERMIT FEE TABLE -	Commercial and Residential	
	Minimum fee of \$400.00	
	Finished Area - \$0.85 per square foot	
	Unfinished Area - \$0.40 per square foot	
CERTIFICATE OF OCCUPANCY OR COMPLETION (C/O OR C/C)	New single-family detached, condo or townhouse	\$200.00
	New commercial	\$500.00
	New or renovated commercial tenant space	\$250.00
TRADE PERMITS	Residential Permit fee	\$100.00 per Permit
	Commercial Permit Fee	\$250.00 per Permit
SIGN APPLICATION FEE	Standard fee	\$100.00 per sign (\$200.00 if after sign installed)
	Variance or Special authorization (must go before Mayor and Council)	\$100.00
DEMOLITION	Residential	\$200.00
	Commercial	\$400.00
PERMIT EXTENTIONS REINSPECTIONS	Subsequent extension	\$100.00 per 90 day extension (3 months)
	For each trip	\$100.00 (This includes Water & Sewer Inspections)

OTHER	Transfer of permit/change of contractor	\$100.00
	Structure move /relocate	\$300.00
	Deck	\$150.00
	Fence Permit	\$150.00
	Inspections outside of normal business hours	\$125.00/hr. (250.00 minimum)
	Replacement of permits, CO's, etc.	\$25.00
	Pool permit-inground	\$450.00 (includes pool, plumbing, electrical, and fence permits)
	Pool permit-above ground	\$150.00 (includes pool, plumbing, electrical, and fence permits)
	Fee for work done without a permit	Two hundred percent (200%) of original permit fee
	Temporary construction trailer(not including electric permit)	\$100.00
	Administrative fees (per permit)	\$25.00 residential/ \$100.00 commercial
	General repair permit (non-structural)	\$250.00
	Driveway permit (excluding new construction)	\$100.00
	Structural Review Structures that require 3 rd party review (Bridges, Retaining walls over 4 feet, and miscellaneous structure review)	** Fee will be based on 3 rd party's invoiced price plus \$100 city administration fee.

BUILDING PERMIT FEES - CITY OF HOSCHTON, GEORGIA

CALCULATING BUILDING VALIDATION	Unless otherwise stated, the valuation for all new construction will be based on the actual contract cost of the work or calculated by using the latest construction cost data as published in the Building Safety Journal by the International Code Council (ICC). For interior completion only, the construction cost is valued at fifty percent (50%) of the calculated ICC building valuation.	
FEE PAYMENT	Fees are collected prior to issuance of permit.	
PLAN REVIEW FEES	New single-family residential review	Additional 50% of permit fee
	Residential renovations/additions	Additional 50% of permit fee
	All commercial/industrial plan reviews	Additional 50% of permit fee

PERMIT FEE TABLE	TOTAL VALUATION	FEE
		\$1,000 and less
	\$1,001 to \$50,000	\$18.75 for first \$1,000 plus \$6.25 for each additional thousand or fraction thereof, to and including \$50,000. *minimum of \$200
	\$50,001 to \$100,00	\$325.00 for first \$50,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$100,000.
	\$100,001 to \$500,000	\$575.00 for first \$100,000 plus \$3.75 for each additional thousand or fraction thereof, to and including \$500,000.
	\$500,001 and up	\$2,075.00 for first \$500,000 plus \$2.50 for each additional thousand or fraction thereof
CERTIFICATE OF OCCUPANCY OR COMPLETION (C/O OR C/C)	New single-family detached, condo or townhouse	\$125.00
	New commercial	\$562.00
	New or renovated commercial tenant space	\$250.00
TRADE PERMITS	Residential Permit fee	\$93.75 per Permit
	Commercial Permit Fee	\$250.00 per Permit
SIGN APPLICATION FEE	Standard fee	\$100.00 per sign (\$200.00 if after sign installed)
	Variance or Special authorization (must go before Mayor and Council)	\$100.00
Revised 2021		

DEMOLITION	Residential	\$187.50
	Commercial	\$375.00
PERMIT EXTENTIONS	Subsequent extension	\$100.00 per 90 day extension (3 months)
REINSPECTIONS	For each trip	\$93.75

OTHER	Transfer of permit/change of contractor	\$100.00
	Structure move /relocate	\$300.00
	Deck	\$150.00
	Fence Permit	\$150.00
	Inspections outside of normal business hours	\$125.00/hr. (250.00 minimum)
	Replacement of permits, CO's, etc.	\$25.00
	Pool permit-inground	\$450.00 (includes pool, plumbing, electrical, and fence permits)
	Pool permit-above ground	\$150.00 (includes pool, plumbing, electrical, and fence permits)
	Fee for work done without a permit	Two hundred percent (200%) of original permit fee
	Temporary construction trailer(not including electric permit)	\$100.00
	Administrative fees (per permit)	\$25.00 residential/ \$100.00 commercial
	General repair permit (non-structural)	\$250.00
	Driveway permit (excluding new construction)	\$100.00
	Structural Review Structures that require 3 rd party review (Bridges, Retaining walls over 4 feet, and miscellaneous structure review)	** Fee will be based on 3 rd party's invoiced price plus \$100 city administration fee.

Resolution 2026-13

Updated Planning and Zoning Permit Fees Schedule

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION 2026 - 13

**A RESOLUTION ADOPTING UPDATED PLANNING AND ZONING PERMIT FEES
SCHEDULE**

WHEREAS, the City of Hoschton requested that the City Planner investigate and evaluate the City's current Planning and Zoning Permit Fees;

NOW, THEREFORE, based on the findings of the City Planner, IT IS RESOLVED by the City Council of the City of Hoschton as follows:

1.

The charges for Planning and Zoning Permit Fees, as more fully described in Exhibit A attached to this resolution, are hereby approved.

Adopted this 14th day of May, 2026.

Debbie Martin, 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 resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Jennifer Harrison, City Clerk

CURRENT

PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

TEXT AMENDMENT ZONING ORDINANCE	\$475.00
Required functions of a text amendment to zoning ordinance: Review initial proposal; prepare revisions to ordinance amendment; public hearing in legal organ; planning and zoning commission meeting; city council meeting; amend zoning ordinance document and republish and repost on web page.	
APPLICATION TYPE	MINIMUM FEE AND EXPLANATION OF COST
PRE-APPLICATION CONFERENCE	\$250.00 per hour with a two (2) hour minimum
ANNEXATION	Ten (10) acres or less - \$250.00 / Greater than ten (10) acres - \$250.00 plus \$1.00 per acre
Required functions of an annexation: Written notice to county; publish notice in legal organ; preparation of annexation ordinance with legal description; planning and zoning commission meeting; staff report; city council public hearing; annexation reporting.	
DE-ANNEXATION	\$475.00
Required functions of a de-annexation: Written notice to the county; publish notice in legal organ; preparation of annexation ordinance; planning and zoning commission meeting; staff report; city council public hearing; de-annexation reporting.	

DEVELOPMENT OF REGIONAL IMPACT (DRI)	\$400.00 (local processing fee)
Required functions of a DRI: Receive development-related information and complete form on the state's online Development of Regional Impact Reporting System; review information, file; account for comments in staff report.	

REZONING (AMEND OFFICIAL ZONING MAP)	
TO: A, R-1, R-2	\$600.00
TO: R-3, R-4	\$650.00
TO: MFR OR, INST, C-1, C-2	\$700.00
TO: C-3, M-1	\$825.00
TO: PUD	\$1,000 plus \$1.00 per acre
Required functions for rezoning: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting; amend official zoning map.	
ZONING CONDITION MODIFICATION	\$400.00
Required functions for zoning condition modification: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting; amend official zoning map.	
REVISED ZONING SITE PLAN REVIEW FEE	\$200.00

PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

CONDITIONAL USE	\$500.00
Required functions for conditional use: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting; amend official zoning map.	
VARIANCE, ZONING	\$500.00
Required functions for variance: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting and prepare minutes; attend city council meeting; amend official zoning map.	
VARIANCE, ADMINISTRATIVE	\$100.00
Required functions for variance, administrative: Review application for completeness; review for compliance with local requirements; issue written decision.	
APPEAL OF ADMINISTRATIVE DECISION	\$650.00
Required functions of an appeal: Assemble record; prepare legal advertisement for public hearing; review for compliance; provide for notification to applicant.	
OFFICIAL LETTER OF ZONING CONFIRMATION	\$50.00
Required functions of an official letter confirmation: Verify zoning; review property description and prepare and disseminate letter.	
CERTIFICATE OF ZONING COMPLIANCE (SITE SPECIFIC)	\$250.00
Required functions of a certificate: Verify zoning; review property description; review as-built survey for compliance with various codes and prepare and disseminate letter.	
SUBDIVISION PLAT, PRELIMINARY	\$600.00 plus \$20.00 per lot; plus \$200.00 per re-submission after one (1)
Required functions for preliminary subdivision plat: Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; final notice.	
SUBDIVISION PLAT, FINAL, MAJOR SUBDIVISION	\$1,500 plus \$10.00 per lot (five or more homes)
Required functions for final major subdivision plat: Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; review associated requirements including bonds and legal documents; final notice.	
SUBDIVISION PLAT, FINAL, MINOR SUBDIVISION	\$75.00 (four or less homes)
Required functions for final minor subdivision plat: Review application for completeness and compliance; final notice (note: includes lot combinations and boundary line adjustments).	
RETRACEMENT SURVEY (REVIEW)	\$25.00
Required functions for survey review: Review plat to determine whether a final plat is required; issue letter of exemption if plat is not required.	
DEDICATION OF PUBLIC STREETS OR LAND	\$400.00
Required functions for street or land dedications: Public works inspection; prepare resolution of acceptance; release of applicable maintenance or performance bond(s); city council meeting.	

PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

DEVELOPMENT PERMIT	
PLANNING	\$500.00 plus \$20.00 per acre*
WATER	\$500.00 plus \$20.00 per acre*
SEWER	\$500.00 plus \$20.00 per acre*
STORMWATER	\$500.00 plus \$20.00 per acre*
*Fees for all plans submitted after 2 nd review will be the amount invoiced by the City's Engineer and will be paid by developer/owner.	
LAND DISTURBANCE PERMIT	
SOIL EROSION FEE	\$100.00 PER DISTURBED ACRE
NPDES (CITY SHARE)	\$40.00 PER DISTURBED ACRE
EROSION SEDIMENT CONTROL TERTIARY	\$250.00 per lot
WATER & SEWER REVIEW FEES	
SANITARY SEWER DOWNSTREAM ANALYSIS	\$1,500.00
WASTEWATER PUMP STATION (EACH)	\$1,500.00
HYDRAULIC WATER MODEL	\$1,500.00
OIL AND GREASE SEPARATOR OR GREASE TRAP	\$500.00
AS-BUILT WATER-SEWER REVIEW	\$500.00 plus \$10.00 per acre
AS-BUILT STORMWATER AND ROADS REVIEW	\$700.00 plus \$25.00 per acre

Proposed

2026 PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

TEXT AMENDMENT ZONING ORDINANCE	\$475.00
Required functions of a text amendment to zoning ordinance: Review initial proposal; prepare revisions to ordinance amendment; public hearing in legal organ; planning and zoning commission meeting; city council meeting; amend zoning ordinance document and republish and repost on web page.	
APPLICATION TYPE	MINIMUM FEE AND EXPLANATION OF COST
PRE-APPLICATION CONFERENCE	\$500
ANNEXATION	\$300
Required functions of an annexation: Written notice to county; publish notice in legal organ; preparation of annexation ordinance with legal description; planning and zoning commission meeting; staff report; city council public hearing; annexation reporting.	
DE-ANNEXATION	\$750
Required functions of a de-annexation: Written notice to the county; publish notice in legal organ; preparation of annexation ordinance; planning and zoning commission meeting; staff report; city council public hearing; de-annexation reporting.	

DEVELOPMENT OF REGIONAL IMPACT (DRI)	\$400.00 (local processing fee)
Required functions of a DRI: Receive development-related information and complete form on the state's online Development of Regional Impact Reporting System; review information, file; account for comments in staff report.	

REZONING (AMEND OFFICIAL ZONING MAP)	
TO: A, R-1, R-2	\$750.00
TO: R-3, R-4	\$800.00
TO: MFR OR, INST, C-1, C-2	\$1,000.00
TO: C-3, M-1	\$1,200.00
TO: PUD	\$1,500.00
Required functions for rezoning: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting ; attend city council meeting; amend official zoning map.	
ZONING CONDITION MODIFICATION	\$500.00
Required functions for zoning condition modification: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting; attend city council meeting; amend official zoning map.	
REVISED ZONING SITE PLAN REVIEW FEE	\$300.00
CONDITIONAL USE	\$750.00

2026 PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

Required functions for conditional use: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting; attend city council meeting; amend official zoning map.	
VARIANCE, ZONING	\$750.00
Required functions for variance: Review application for completeness; prepare legal advertisement for public hearing to be published in legal organ; arrange to have public notice signage posted on property; review for compliance with local requirements; prepare staff report and ordinance; attend planning and zoning commission meeting; attend city council meeting; amend official zoning map.	
VARIANCE, ADMINISTRATIVE	\$250.00
Required functions for variance, administrative: Review application for completeness; review for compliance with local requirements; issue written decision.	
APPEAL OF ADMINISTRATIVE DECISION	\$750.00
Required functions of an appeal: Assemble record; prepare legal advertisement for public hearing; review for compliance; provide for notification to applicant.	
OFFICIAL LETTER OF ZONING CONFIRMATION	\$135.00
Required functions of an official letter confirmation: Verify zoning; review property description and prepare and disseminate letter.	
CERTIFICATE OF ZONING COMPLIANCE (SITE SPECIFIC)	\$250.00
Required functions of a certificate: Verify zoning; review property description; review as-built survey for compliance with various codes and prepare and disseminate letter.	
SUBDIVISION PLAT, PRELIMINARY	\$1,500.00 + any incurred fees for any reviews after the second
Required functions for preliminary subdivision plat: Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; final notice.	
SUBDIVISION PLAT, FINAL, MAJOR SUBDIVISION	\$2,000.00 + any incurred fees for any reviews after the second (five or more homes)
Required functions for final major subdivision plat: Review application for completeness and compliance; distribute to review agents; staff report or memo; planning commission meeting; city council meeting; review associated requirements including bonds and legal documents; final notice.	
SUBDIVISION PLAT, FINAL, MINOR SUBDIVISION	\$150.00 (four or less homes)
Required functions for final minor subdivision plat: Review application for completeness and compliance; final notice (note: includes lot combinations and boundary line adjustments).	
RETRACEMENT SURVEY (REVIEW)	\$135.00
Required functions for survey review: Review plat to determine whether a final plat is required; issue letter of exemption if plat is not required.	
DEDICATION OF PUBLIC STREETS OR LAND	\$500.00
Required functions for street or land dedications: Public works inspection; prepare resolution of acceptance; release of applicable maintenance or performance bond(s); city council meeting.	

2026 PLANNING AND ZONING PERMIT FEES – CITY OF HOSCHTON, GEORGIA

DEVELOPMENT PERMIT		DEVELOPMENT PERMIT REVIEW (INCLUDES LDP IF SUBMITTED CONCURRENTLY)	
\$200.00 PER DISTURBED ACRE (INCLUDES LDP IF SUBMITTED CONCURRENTLY)	PLANNING		\$750.00*
\$40.00 PER DISTURBED ACRE (NPDES CITY PORTION PLUS PROOF OF PAYMENT TO THE STATE)	WATER		\$750.00*
	SEWER		\$1,000.00*
	STORMWATER		\$1,000.00*
	*Fees for all plans submitted after 2 nd review will be the amount invoiced by the City’s Engineer and/or City Planner and will be paid by developer/owner.		
LAND DISTURBANCE PERMIT (IF FILED INDEPENDENTLY WITHOUT A DEVELOPMENT PERMIT)		LAND DISTURBANCE PERMIT REVIEW (IF FILED INDEPENDENTLY WITHOUT A DEVELOPMENT PERMIT)	
SOIL EROSION FEE \$100.00 PER DISTURBED ACRE	PLANNING		\$500.00*
NPDES (CITY SHARE) \$40.00 PER DISTURBED ACRE	ENGINEERING		\$1,500.00*
	*Fees for all plans submitted after 2 nd review will be the amount invoiced by the City’s Engineer and/or City Planner and will be paid by developer/owner.		
EROSION SEDIMENT CONTROL TERTIARY			\$250.00 per lot
WATER & SEWER REVIEW FEES			
SANITARY SEWER DOWNSTREAM ANALYSIS			\$1,500.00
WASTEWATER PUMP STATION (EACH)			\$2,500.00
HYDRAULIC WATER MODEL			\$1,500.00
OIL AND GREASE SEPARATOR OR GREASE TRAP			\$500.00
AS-BUILT WATER-SEWER REVIEW			\$1,500.00
AS-BUILT STORMWATER AND ROADS REVIEW			\$2,000.00

Text Amendment TA-
2026-03:

Section 11-82, “Areas
where parking is
unlawful”

CITY OF HOSCHTON
STATE OF GEORGIA

ORDINANCE TA-2026-03

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HOSCHTON, GEORGIA, CHAPTER 11, "TRAFFIC AND VEHICLES", ARTICLE IV, "STOPPING, STANDING AND PARKING", SECTION 11-82, "AREAS WHERE PARKING IS UNLAWFUL", TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; TO PROVIDE FOR CODIFICATION, AND FOR OTHER PURPOSES

WHEREAS, the City of Hoschton is authorized under the Constitution of the state of Georgia and O.C.G.A § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the proposed text amendment is intended to clarify existing regulations, improve administrative efficiency, and ensure consistent application of the Code of Ordinances of the City of Hoschton; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest, to amend the Hoschton Code of Ordinances;

Now therefore, the Hoschton City Council ORDAINS as follows:

Section 1.

The Hoschton Code of Ordinances, Article IV, "Stopping, Standing and Parking," Section 11-82, "Areas Where Parking is Unlawful," is amended to add a new subsection (c) as follows:

(c) At any place where the standing of a vehicle obstructs the roadway such that emergency vehicles cannot safely pass

Section 2.

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

Section 3.

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 4.

The effective date of this ordinance shall be the date of adoption.

Adopted this 14th day of May, 2026.

Debbie Martin, Mayor

This is to certify that I am the 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:

Jennifer Harrison, City Clerk

APPROVED AS TO FORM

Abbott S. Hayes, Jr., City Attorney

Resolution 2026-16:

Authorizing
participation in an
amicus brief
between Chang Vs.
City of Milton

RESOLUTION OF THE CITY OF Hoschton, GEORGIA
AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 419 (1978), Justice Hall, in a concurring opinion, advised that “the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);”

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed “[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;”

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF _____, that:

- The City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Manager, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this ____ day of _____, 2026.

CITY OF _____, GEORGIA ATTEST:

Mayor

City Clerk