

Acting Mayor  
Mr. James Lawson  
  
City Manager/Clerk  
Ms. Jennifer Kidd-Harrison



Post 2  
Mr. Tracy Carswell  
  
Post 3  
Ms. Fredria Carter-Sterling  
  
Post 4  
Ms. Debbie Martin  
  
Post 6  
Mr. James Lawson

Hoschton City Hall, 79 City Square, Hoschton, Georgia 30548  
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[www.cityofhoschton.com](http://www.cityofhoschton.com)

### MEMORANDUM

TO: Interested Individuals (list); Mayor and City Council  
FROM: Jerry Weitz, Consulting Planner, City of Hoschton  
DATE: August 24, 2023  
RE: Notice of proposed plan/regulation (Official Corridor Map); Notice of comment opportunity meeting, notice of public hearing before City Council

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### CITY OF HOSCHTON CITY COUNCIL NOTICE OF PUBLIC HEARING

The Hoschton City Council will conduct public hearings at its work session on **September 14, 2023**, at 6:00 p.m. at the Community Center, 65 City Square, Hoschton, GA, 30548, on the following matters (among others). Action may be taken by Council at its voting session on September 18, 2023, at 6:00 p.m. at the Community Center, 65 City Square, Hoschton, GA 30548.

**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.

**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.”

Drafts of these documents are attached for your review.

**CITY PLANNER  
NOTICE OF MEETING/HEARING/COMMENT OPPORTUNITY**

In advance of the September 14<sup>th</sup> public hearing, on **September 7, 2023**, at 6:00 p.m., the city planner will conduct an information session at the Community Center, 65 City Square, Hoschton, GA, 30548, on these matters. Please consider attending this meeting, as it will be a detailed opportunity to hear more about these proposals and to ask questions and/or register concerns.

**ANSWERS TO QUESTIONS ANTICIPATED YOU MIGHT HAVE:**

**Why am I getting this notice?**

You are being notified of the following potential actions by the Hoschton City Council. The city is proposing to amend the comprehensive plan of the city to designate/reserve future rights of ways to serve new development and regional traffic projections. The city also proposes to amend its regulations to require the reservation of land for future right of way at the time of any development permit is issued. More about this is said below.

**Why is this action by the city necessary?**

Development is occurring at an unprecedented pace in Hoschton. The city has a critical public interest in avoiding traffic congestion, especially along the State Route 53 and SR 332 corridors (regional through routes), and to try to help facilitate movement of regional traffic and new vehicle trips resulting from development through the city. The tool proposed, called an “official corridor map,” is intended to provide a mechanism for the city to work with property owners and land developers to reserve land for future connecting public roads in the city, and to hopefully engage in a partnership to get the roads built at the time of development. Unless the city takes a proactive stance to identify and reserve a path for these roads and multi-use trails, development can occur in a manner that would frustrate such necessary future road building or extension or multi-use path routes or extensions, or preclude them altogether.

**What property of mine may be affected?**

One or more parcels of land you own, identified below in the list of property owners at the end of this memo, is or may be affected by the proposed action. Maps attached to Resolution 2023-14 and Ordinance O-23-05 (these are the same maps for both) show the proposed right of way reservations proposed at this time of the plan amendment and ordinance are adopted.

**How might the property be affected?**

No immediate action is proposed. However, if a preliminary plat or development permit is applied for, Ordinance O-23-05 would trigger a requirement to have a public hearing with the Hoschton City Council to consider whether the proposed development can be adjusted in a

manner that will accommodate the proposed right of way reservation. Also, if rezoning is proposed, at that time discussion could take place regarding options and alternatives for the city to possibly acquire the reserved right of way, through donation, conditions of approval, sale to the city, or some combination of any acquisition method available. It would be only among the rarest of circumstances that eminent domain (payment of just compensation) would be considered by the city, and such option is by all means a last resort and not contemplated in any event, at this time.

**How might future roads, if right of way is reserved, get funded?**

The cost of designing and constructing new roads and pathways, and the distribution of those costs to various entities, is not decided at the time of these actions, if approved. However, some combination of state, city, developer, and land owner participation is possible. It is also possible that the city may elect (via future action of City Council) develop and impose an impact fee for roads in the near future.

**What if I want to oppose the effort or have questions not addressed in this correspondence?**

You can attend the city planner's meeting on September 7<sup>th</sup> and/or the public hearing on September 14, 2023, and voice concern, or you can write a letter to the City of Hoschton (61 City Square, Hoschton, GA 30548), or phone the city planner Jerry Weitz at 404-502-7228. You can also correspond with him by e-mail at [planning@cityofhoschton.com](mailto:planning@cityofhoschton.com). We strongly encourage attending the information meeting on September 7<sup>th</sup> prior to registering any formal concerns, so that you have as much information as possible before making your comments known to city staff and elected officials.

Attachments: Resolution 2023-14 and Ordinance O-23-05

F:\Planning & Zoning\Jerry Weitz 2020\Subdivision and Land Development\Amendments Sept 2023\Corridor Map\Notice memo Official Corridor Map 8-24-23.docx

**Official Corridor Map  
Public Notice Property owners List**

Paul T. Cheek, Jr.  
7654 Pendergrass Road  
Hoschton, GA 30548-2339  
(map/parcel 113/003A)

Shannon C. Sell  
328 East Jefferson Street  
Hoschton, GA 30548  
(map/parcel 119/019)  
(map/parcel 119/019A)

Douglas J. Swafford  
7798 Pendergrass Road  
Hoschton, GA 30548  
(map/parcel 113/004)

Matthew T. and Heidi L. Martin  
165 New Street  
Hoschton, GA 30548  
(map/parcel H02/051B)

Luther S. and Mary Morrison  
107 New Street  
Hoschton, GA 30548  
(map/parcel H02/051D)

Ryan J. and Alyssa Mae Mitchell  
203 New Street  
Hoschton, GA 30548  
(map/parcel 120/016)

Virginia Stepp Ledford  
243 New Street  
Hoschton, GA 30548  
(map/parcel 120/017A)

Mihai F Nicoara and Dorin and Lucia Harasemiuc  
2110 Enclave Mill Drive  
Dacula, GA 30019  
(map/parcel 120/017)

**Notice of proposed plan/regulation (Official Corridor Map)**

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Horace J. Healan  
Post Office Box 275  
Hoschton, GA 30548-2346  
(map/parcel 120/018)

Hoschton Exchange LLC  
3425 Duluth Park Lane  
Duluth, GA 30096  
(map/parcel 120/030)

Michael L. Bagwell  
677 Deer Creek Trail  
Hoschton, GA 30548-2127  
(map/parcel H01/024B)  
(map/parcel 120/017C)  
(map/parcel H01/024)  
(map/parcel H01/024D)

Ryan L. Langford  
Post Office Box 293  
Hoschton, GA 30548  
(map/parcel H01/023)  
(map/parcel H01/022)

Davis Automotive, LLC  
2292 Saint Kennedy Lane  
Buford, GA 30518  
(map/parcel 120/013J)

Town Center 53 LLC  
3125 Touchton Court  
Duluth, GA 30097  
(map/parcel 120/013I)

DPLand1 LLC  
8935 Laurel Way  
Alpharetta, GA 30022  
(map/parcel 120/013K)

Hog Mountain Properties, LLC  
c/o Brogden Consulting, Inc.  
3425 Duluth Park Lane, Suite C  
Duluth, GA 30096  
(map/parcel 120/010B)

**Notice of proposed plan/regulation (Official Corridor Map)**

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Highway 53 LLC  
3955 Highway 53  
Hoschton, GA 30548  
(map/parcel 120/010A)

Southeast Peachtree Acquisition LLC  
383 Madison Avenue  
New York, NY 10017  
(map/parcel 120/010)

Copy of correspondence and attachments to:

Tracy Jordan  
[tracyjordanrealtor@gmail.com](mailto:tracyjordanrealtor@gmail.com)

Tommy Saul  
[Tommy.Saul@southeastern.company](mailto:Tommy.Saul@southeastern.company)

Ali Daughtry  
Robertson Lola Roof Architects and Engineers  
[ADaughtry@rlrpc.com](mailto:ADaughtry@rlrpc.com)

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[Dchlandinvestments@gmail.com](mailto:Dchlandinvestments@gmail.com)

Bruce Williams  
[bruce@bwilliamsprop.com](mailto:bruce@bwilliamsprop.com)

Mayor and City Council and Selected City Staff