

CITY OF HOSCHTON  
CITY COUNCIL AGENDA  
**MONDAY, JUNE 20, 2022**  
**HISTORIC TRAIN DEPOT**  
**IMMEDIATELY AFTER WORK SESSION**  
4272 HIGHWAY 53, HOSCHTON



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## REGULAR SESSION

### AGENDA

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WELCOME AND CALL TO ORDER

AGENDA APPROVAL

MINUTE APPROVAL

May 16, 2022 Public Hearing Minutes, Work Session Minutes & Regular Meeting Minutes

OLD BUSINESS:

1. Amending Cemetery Rates / Policy
2. Cemetery: Mausoleum

NEW BUSINESS:

1. **Z-22-04 Rezoning** George Flanigan, applicant and property owner, seek to rezone 2.37 acres fronting on the south side of Henry Street (Map/Parcel 119/004N) from R-4, "Single-family Urban Residential District," Conditional (Z-18-01) to MFR, "Multiple Family Residential District." Proposed use: Fee simple townhomes or multi-family dwellings. (*Continued from May 16, 2022, meeting*)
2. **Z-22-05 Rezoning** Eddie Butler, applicant, Brett and Erica Peneguy and Elijah Butler, property owners, seek to rezone 1.3 acres (Map/Parcels H01/039A and H01/048A) fronting on the west side of White Street from R-1 (Single Family Low Density Residential District) to OR (Office Residential District). Proposed use: Office-residential.
3. **Z-22-07 Rezoning** City of Hoschton, applicant and property owner, seeks to rezone 6.78 acres (Map/Parcel H01/048) fronting on the east side of Mulberry Street, the south side of Broad Street, and the east side of White Street (153 Mulberry Street) from R-1 (Single Family Low-Density Residential District) to C-2 (General

Commercial Highway Oriented District). Proposed use: Parking structure, restaurant, and other uses.

4. **CU-22-01 Conditional Use** City of Hoschton, applicant and property owner, seeks a conditional use permit to construct a parking structure in a C-2 (General Commercial Highway Oriented District), for 6.78 acres (Map/Parcel H01/048) fronting on the east side of Mulberry Street, the south side of Broad Street, and the east side of White Street (153 Mulberry Street).
5. **V-22-03 Variance** City of Hoschton, applicant and property owner, seeks a variance to the Hoschton Zoning Ordinance, Article IV, "Zoning Districts (General Commercial Highway Oriented District), Section 4.11, "C-2, General Commercial Highway Oriented District," Table 4-4, "Dimensional Requirements for Non-Residential Zoning Districts" to reduce the front building setback to zero, reduce the minimum required building setback abutting R-1 (Single Family Low Density Residential) zoning from 30 feet to 20 feet and reduce the minimum required zoning buffer of 20 feet abutting R-1 zoning to zero, for 6.78 acres (Map/Parcel H01 048) fronting on the east side of Mulberry Street, the south side of Broad Street, and the east side of White Street (153 Mulberry Street). Proposed use: Parking structure, restaurant, and other uses.
6. **V-22-04 Variance** City of Hoschton, applicant and property owner, seeks a variance to Chapter 23 of the Hoschton City Code, "Stream Buffer Protection," amended April 21, 2021 via Ordinance O-2021-05, Section 23-105, "Land Development Requirements," to reduce the required stream buffer from 50 feet to 25 feet and to waive the additional impervious surface setback of 25 feet outside the required stream buffer for property fronting on the east side of Mulberry Street, the south side of Broad Street, and the east side of White Street (153 Mulberry Street) from R-1 (Single Family Low-Density Residential District) to C-2 (General Commercial Highway Oriented District). Proposed use: Parking structure, restaurant, and other uses.
7. **Ordinance TA 22-01 Text Amendment:** An Ordinance Amending the Hoschton Zoning Ordinance, Article IV, "Zoning Districts," Table 4.3, "Permitted and Conditional Uses in Non-Residential Zoning Districts," to change food trucks from prohibited to permitted uses in C-1 and MU zoning districts, and to revise regulations for food trucks in Article VI, "Specific Use Provisions, " Section 6.65, "Food Truck;" and for Other Purposes.
8. Kolter Land, LLC, by Sean Stefan, Revised Preliminary Plat for Phase 8A, Twin Lakes Planned Unit Development
9. Bank Account Update
10. **O-22-04:** Chapter 20 - Water & Sewer Amendment

11. GDOT - Updated Local Road Activity

12. **R-22-10:** Resolution for DDA – French Festival Alcohol approval

13. Work Order Services

14. Jackson County SPLOST

*To approve project categories and authorize the Mayor to sign the IGA*

15. North Water Tank – Logo Update

EXCUTIVE SESSION (IF NEEDED)

ADJOURN