



REGULAR SESSION

MINUTES

WELCOME AND CALL TO ORDER at 7:15pm by O'Leary, seconded by Carswell and all in favor

AGENDA APPROVAL *Motion to approve with three additional items, 1. Change Order for Nancy Industrial's Paving Project, 2. Stormwater Fee addition for Tax Commissioner, 3. MS4 Contract by O'Leary, seconded by Ledbetter and all in favor.*

MINUTE APPROVAL

May 16, 2022 Public Hearing Minutes, Work Session Minutes & Regular Meeting Minutes, *motion to accept minutes as is by O'Leary, seconded by Sterling and all in favor.*

OLD BUSINESS:

1. Amending Cemetery Rates / Policy *Motion to approve rate change from \$1990.00 + \$35.00 (recording fee) to updated rate of \$3895.00 +\$35.00 (recording fee) \$3930.00 – 10x10 spot that includes two graves (No resident discount) and to reserve section AA, Z, Y, X, W, V for residents inside the city limits. Must share proof of residency with purchase. City manager has the authority to approve sale of graves spaces should unusual circumstances arises.*

2. Cemetery: Mausoleum: *Total Cost: 20x20 Pad \$6000.00, 72 Niche Pentagon Shaped Columbarium \$27,000.00, Installation \$2000.00 = \$35,000.00.*
 - 6 levels to purchase a niche:
 1. Heaven \$2,000.00
 2. Revelation \$1750.00
 3. Ascension \$1500.00
 4. Moses \$1300.00
 5. Genesis \$1100.00
 6. Legacy \$ 900.00

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)**

Mayor O'Leary stated that this rezoning has been pulled per the owner of the property and will be continued on July 18, 2022. Motion by O'Leary, Seconded by Mims and all in favor.

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.

Motion to approve as is by O'Leary, seconded by Ledbetter and all in favor.

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.

1st Reading by O'Leary, seconded by Mims and all in favor.

8. Kolter Land, LLC, by Sean Stefan, Revised Preliminary Plat for Phase 8A, Twin Lakes Planned Unit Development

9. Bank Account Update: *To approve moving all operating accounts and all other accounts (CD's, Line of Credit, Money Markets from Ameris Bank and Pinnacle Bank to Peach State Bank entirely). To also approve updating signature cards. Line of Credit with Mayor, City Manager and City Attorney signature and approve all other accounts with signature from City Manager and City Clerk.*

10. **O-22-04:** Chapter 20 - Water & Sewer Amendment

First Read by O'Leary, seconded by Ledbetter and all in favor.

11. GDOT - Updated Local Road Activity
To approve GDOT's calculation of 19.49 mileage.

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 Intergovernmental agreement from Jackson County.

SPLOST 7

- | | |
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| 1. Roads, Streets, Bridges, Sidewalks | 15% |
| 2. Parks and Recreation | 25% |
| 3. Public Buildings/Facilities and Facilities and Debt Reduction | 50% |
| 4. Water and Sewer | 10% |

15. North Water Tank – Logo Update

Motion to table and to host a survey for the citizens to give their opinions and to bring results to July meeting and to vote.

16. Change Order for Nancy Industrial’s Paving Project.

17. Stormwater Fee addition for Tax Commissioner.

18. MS4 Contract by O’Leary, seconded by Ledbetter and all in favor.

Motion to approve consent agenda, Old Business Line #1 and Line #2, New Business Line Item #8,9,11,12,13,14,16,17,18 by O’Leary, seconded by Ledbetter and all in favor.

EXECUTIVE SESSION (IF NEEDED)

Motion to go into executive session for Litigation and Personnel by O’Leary, seconded by Ledbetter and all in favor.

Motion to go out of executive session for Litigation and Personnel by O’Leary, seconded by Carswell and all in favor.

ADJOURN

Motion to adjourn by O’Leary, seconded by Mims and all in favor.

Roll Call: Mayor Lauren O’Leary, Councilmember Adam Ledbetter, Councilmember Tracy Carswell, Councilmember Scott Mims, Councilmember Fredria Sterling.

Absent: Councilmember James Lawson

All Present: City Manager Shannon Sell, City Clerk Jennifer Harrison, City Attorney Abb Hayes, Jr., City Planner Jerry Weitz.