

CITY OF HOSCHTON
CITY COUNCIL AGENDA
MONDAY, JUNE 20, 2022
HISTORIC TRAIN DEPOT
IMMEDIATELY AFTER PUBLIC HEARING
4272 HIGHWAY 53, HOSCHTON



WORK SESSION

AGENDA

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

MAYOR, COUNCIL & STAFF REPORTS

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. Briefing from City Planner on upcoming Annual Update of the Comprehensive Plan (no action required)
10. Bank Account Update
11. **O-22-04:** Chapter 20 - Water & Sewer Amendment

12. GDOT - Updated Local Road Activity

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

14. Work Order Services

15. Jackson County SPLOST

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

16. DISCUSSION: Oak Street Park, Mulberry Park Property, West Jackson Park -
Future Public Works Building (*No action required*)

17. North Water Tank – Logo Update

CITIZEN INPUT

ADJOURN