

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, OCTOBER 12, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



WORK SESSION
MINUTES

CALL TO ORDER

at 7:03pm by Acting Mayor James Lawson

AGENDA APPROVAL

Motion to amend agenda to add asphalt repair on Peachtree Road by Councilmember Fredria Sterling, seconded by Councilmember Tracy Carswell, and all in favor.

REPORTS BY MAYOR, COUNCIL, AND STAFF

OLD BUSINESS

- 1. Z-23-02: Annexation and Zoning and Rezoning:** The Providence Group of Georgia, LLC, applicant, Shannon C. Sell, and Paul T. and Brenda A. Cheek, property owners, seek to annex approximately 33.0 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed consists of that part of Map/Parcel 119/019 not currently in the city limits of Hoschton (approximately 25.6 acres) (Shannon C. Sell, owner) and all of Map/Parcel 113/003A (approximately 7.4 acres) (Cheek property). The property to be annexed fronts approximately 824 feet on the north side of Pendergrass Road (SR 332) west of E.G. Barnett Road and also fronts approximately 640 feet on the west side of E.G. Barnett Road (Cheek property) and also gains access to the east side of East Jefferson Street via the remainder of the Sell property (Map/Parcel 119/019). Current zoning of property to be annexed is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Additionally, the applicant seeks to rezone approximately 84.46 acres of property contiguous to the proposed annexation (part of Map/Parcel 119/019 inside the city limits of Hoschton, i.e., part of remainder of Sell property, totaling 58.86 acres, fronting on the east side of East Jefferson Street and 17.86 acres fronting approximately 1,115 feet on the west side of East Jefferson Street and fronting approximately 1,230 feet on the south side of West Jackson Road (Map/Parcel 119/018) (property of West Jackson, LLC) from A (Agricultural) District to PUD (Planned Unit Development) District. The total estimated acreage within the proposed PUD site plan/ zoning district is 109.72 acres. Proposed use: residential planned unit development (334 units which may include up to 90 fee simple townhouse units) and open space [*Public Hearings held May 11, 2023 and June 15, 2023*] *Continued from September 18, 2023 Meeting*

Dr. Jerry Weitz explained that The City received notification by email that The Providence Group is back in on this application. Planning staff recommendation: Approval with conditions

- 2. Z-23-06 Rezoning:** G.P.'s Enterprises, Inc., applicant and property owner, by Charles "Chuck" Ross, seeks to rezone property (Map/Parcels 113/030 and 113/018) (54.99 acres) fronting on the north side of State Route 53, the east and west sides of Nancy Industrial Drive, and the end of Amy Industrial Lane from M-1 (Light Industrial) District to PUD (Planned Unit Development) District. Proposed use: Mixed use planned unit development consisting of 712 (360 apartments and 352 fee simple townhouse) units and 63,000 square feet of retail, restaurant, office and civic space. (Development of Regional Impact # 4047). *[Planning staff recommendation: Denial] [Continued from September 18, 2023 Meeting]*

No comments made

- 3. 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. *[Continued from September 18, 2023 Meeting]*

Dr. Weitz explained that there has been no further discussion from Council regarding any changes/the community opposition to aspects of his proposal, but he wanted to let Council know that the decision on the Corridor Map does not have to be all or nothing. Council may elect to approve some roads, but not others, deny the entire map, or approve the entire map as-is.

- 4. 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." *[Continued from September 18, 2023 Meeting]*

(This item is presented in conjunction with Resolution 2023-14, so the previous comments by Dr. Weitz pertain to both.)

NEW BUSINESS

- 1. Resolution 2023- 21** Adoption of the Comprehensive Plan, 2023 Annual Update of Capital Improvements Element and Community Work Program and for Other Purposes

Dr. Weitz explained that a Public Hearing was held on this matter in June/July 2023. At that time, Council authorized the submittal of the plan to the region and state for review. The update meets the standard, so the City is free to adopt it. There is a deadline of October 31st to approve this update.

2. Resolution 2023-22 To Approve Final Design of Mulberry Park

The \$500,000 grant for Mulberry Park should be finalized in February 2024. Because the existing home on the property is historic, the City must be more thorough in the design concept before the final grant submission.

3. Temporary Alcohol Special Event Permit—Sperata LLC

“A Taste of Italy” October 29th 5:00-9:00pm at the Hoschton Community Center

4. Oak Street Pocket Park Project

DDA made a recommendation to award the project to Paramount Landscape Group, but City Manager Jennifer Harrison asked that the Council table this item until January when the new councilmembers are in place.

5. Consideration of 2024 Budget (discussion only- no action required- scheduled for vote at Regular Meeting in November)

The proposed budget is available to be viewed in City Hall and on our website, www.cityofhoschton.com. Councilmembers will be meeting with the finance director in the coming weeks to go over the budget.

6. Sunbelt Asphalt Repair

This repair would fix a portion of Peachtree Road where the tree roots have damaged the asphalt. Harrison said the cost would be \$10,975.00 for this urgent repair.

CITIZEN INPUT

Scott Butler, 448 Deer Creek Trail, stated concerns about the comprehensive plan spreadsheet data concerning residences and sewer capacity. What is the cost to go to 2 million gallons per day? Could the spreadsheet be expanded to add columns showing when we plan to begin WWTP expansion, will the city need to borrow money to do that, what the debt service will look like, etc? The city is allowing high-density developments, so the least we should get from the developers is payment of tap fees upfront so that the citizens are not burdened by debt service

payments if the developments end up not being built. Mr. Butler would also like to see maintenance and operations budgets projected out to 5/10 years to see how that will impact the city on an annual basis.

Tina Brown, 205 Quail Run, asked if items Z-23-02 and Z-23-06 would be on Monday's agenda for a vote. [Abb Hayes answered yes] Do we have estimates or bids on the WWTP expansion to 2.0 MGD? We don't have the sewer capacity, police/fire/ems services, or school resources needed. Please consider the planning recommendation to deny Z-23-06. Current population is 6,836; with the approved developments plus those currently being considered, we would be adding approximately 13,802 new citizens resulting in a new population at build-out of 20, 638 which would be a higher density than Atlanta per square mile. According to a U.S. Forest Service report, Georgia is losing more trees than any state in the nation. Can we go back to R-1 and R-2 zoning? Can we wait for a full council before deciding on these important matters?

Ryan Mitchell, 203 New Street, stated his concern about the comprehensive plan corridor map East Broad Street extension disrupting the immediate residential area.

David Brown, 556 Cumberland Trail, stated his surprise that Z-23-02 was back on the agenda. This type of project is an example of unmanaged conflict of interest projects in the city. Mr. Brown also distributed a packet of water and sewer data to councilmembers. (Included in minutes as Exhibit "A") Mr. Brown stated that the current infrastructure cannot support more development and will not until the 2.0MGD expansion is completed in 2029. We will already be over capacity with what has been approved; how can a vote be made on a new project? Security: we will need more police officers, fire, and ems services to serve this growth. Focus on growth projects that would generate capital instead of unmanaged growth projects that burden the city. Where will the funding come from/who bears the burden?

Sharon Lunday, 213 Chatuge Drive, stated that no votes should happen until after the upcoming election.

Nicholas Sutton, 51 Main Street, stated that zoning is important because the zoning plan makes sense. A problem with the growing city is the lack of leadership written into the charter. All the candidates are amazing; everyone should be included in the future of the city. The city should focus on its citizens as we are growing.

EXECUTIVE SESSION

Motion to go into executive session for real estate and personnel at 7:39pm by Sterling, seconded by Lawson and all in favor.

Motion to go out of executive session at 8:10pm by Sterling, seconded by Carswell, and all in favor.

ADJOURN

Motion to adjourn at 8:10pm by Sterling, seconded by Carswell, and all in favor.

ROLL CALL

James Lawson, Acting Mayor
Tracy Carswell, Councilmember
Fredria Sterling, Councilmember

ABSENT

Sam Waites, Councilmember

ALSO PRESENT

Dr. Jerry Weitz, City Planner
Abbott S. Hayes, City Attorney
Jennifer Harrison, City Manager
Jen Williams, Assistant City Clerk
Media

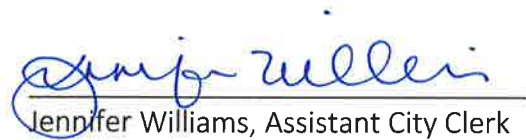
Approved:



Debbie Martin, Mayor

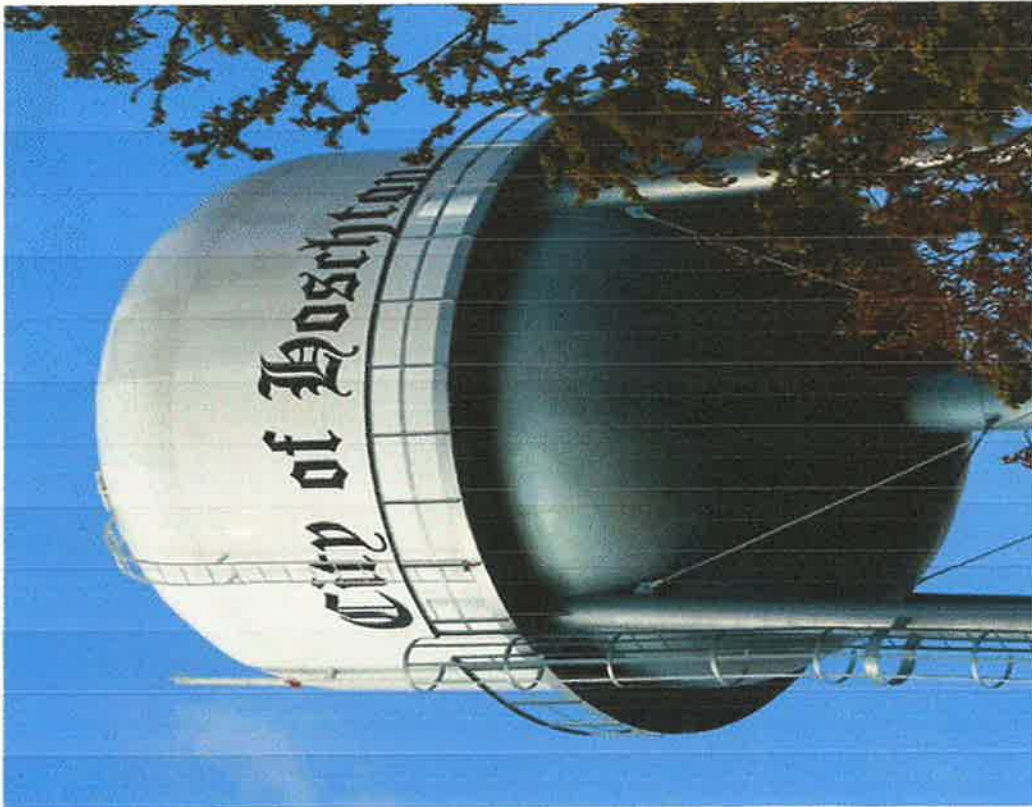
11-21-2023

Date



Jennifer Williams, Assistant City Clerk





Hoschton Georgia

Water & Sewer

David W Brown

Current **Water** Capacity 750,000 gallons per day

- Current average daily usage (8/2023)
- 530,000 gallons / day
- 150,000 GPD Wells
- 400,000 GPD Jackson County Water
- 200,000 GPD Braselton
- Water usage for Kenerly Development
- 264,000 gallon/day
- 530,000 GPD + 264,000 GPD
- = **794,000** GPD
- We can buy more water

• This is ONLY **50%** usage for
Cresswind/Twin Lakes. Cambridge
Does not include 51 lots in Alma Farms

Current Sewer Capacity 500,000 gallons per day

- Current average daily usage (8/2023)
- 250,000 gallons / day
- This is ONLY **50%** usage for Cresswind/Twin Lakes. Cambridge
- Does not include 51 lots in Alma Farms
- Sewer usage for Kenerly Development
- 264,000 gallon/day
- 250,000 GPD + 264,000 GPD
- **514,000** GPD
- Phase 2.0 completion 2029