



REGULAR MEETING

MINUTES

WELCOME AND CALL TO ORDER *at 6:03pm by Acting Mayor Lawson*

INVOCATION *by Steve Wittry*

PLEDGE OF ALLEGIANCE *by Rodney Cato*

AGENDA APPROVAL *Motion to approve agenda with no changes by Councilmember Martin, seconded by Councilmember Sterling, and all in favor*

MINUTES APPROVAL

1. July 6, 2023 – Special Called Meeting Minutes
changes were made to state that on New Business Item 1: Councilmember Sterling seconded the Motion to appoint Lawson as Acting Mayor; and on New Business Item 4: Councilmember Sterling seconded the Motion to appoint Lawson as a signer on the bank accounts.
2. July 13, 2023 – Work Session Minutes
3. July 17, 2023 – Regular Council Meeting Minutes
4. July 27, 2023 – Special Called Meeting Minutes

Motion to approve minutes with changes by Martin, seconded by Sterling, and all in favor.

OLD BUSINESS

1. **Ordinance O-2023-03:** An Ordinance Amending the Code of Ordinances of the City of Hoschton, Georgia, Chapter 11, "Traffic and Vehicles," To Adopt a New Article IV, "Stopping, Standing and Parking;" To Repeal Conflicting Ordinances; To Provide for Severability; To Provide For an Effective Date; To Provide for Codification; and For Other Purposes [*Postponed from July 17, 2023*]

Motion to table until the September Council meeting by Lawson, seconded by Councilmember Carswell, and all in favor.

2. **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] [Annexation Dispute Joint Final Order dated July 25, 2023] [planning staff recommendation: conditional if approved]

Motion to table until the next Council meeting by Lawson, seconded by Sterling, and all in favor.

3. City Hall/ Community Center building signs

Staff recommendation: Davis Signs (Athens, GA) at a total cost of \$10,750.00 for fabrication and installation of two exterior building signs for 1. City Hall (61 City Square) and 2. Community Center (65 City Square)

Motion to approve staff recommendation by Lawson, seconded by Sterling, and all in favor.

NEW BUSINESS

1. **Z-23-05 Rezoning:** Shannon Sell, applicant and property owner, seeks to rezone from A, "Agricultural" District to R-2, Single Family Suburban Residential District approximately 0.8 acre fronting approximately 150 feet on the east side of (382) East Jefferson Street (part of map/parcel 119/019). Proposed use: Single-family detached dwelling (existing).

Motion to approve by Carswell, seconded by Martin, and all in favor.

2. **Resolution 2023-12:** A Resolution Authorizing the Transmittal of the Annual Update of the Comprehensive Plan, Including Capital Improvements Element and Community Work Program for Regional and State Review

Motion to approve by Martin, seconded by Sterling, and all in favor.

3. **Resolution 2023-015:** A Resolution Of The City Council Of The City Of Hoschton, Georgia Awarding The Construction Contract For The Water Booster Pumping Station Project; Said Resolution Also Authorizes The Mayor And Clerk To Execute Appropriate Documents For Implementation Of The Project

The lowest bid of \$718,015.00 was received from All South Contractors out of Covington, GA. \$440,000.00 of the cost will be covered by a grant.

Motion to approve by Sterling, seconded by Carswell, and all in favor.

4. **Hoschton Park Lease Agreement**

Motion to approve renewal of lease agreement for 50 years by Martin, seconded by Lawson, and all in favor.

5. **Millage rate**

Motion to approve millage rate rollback from 3.5mills to 2.954mills by Martin, seconded by Lawson, and all in favor.

6. **RFP 23-009: 69 City Square**

Motion to table until September Council meeting by Carswell, seconded by Lawson, and all in favor.

7. **RFP 23-010: 4162 Hwy 53, Unit 100**

Motion to table until September Council meeting by Carswell, seconded by Lawson, and all in favor.

8. **Ordinance O-23-04:** An Ordinance Amending The Hoschton Code Of Ordinances, Chapter 21, "Stormwater Management," Article Vi, "MS4 Stormwater Department," Section 21-306, "Stormwater Service Fee Charges To Be Established;" And Section 21-309, "Stormwater Service Fee Billing, Delinquencies, Collections, Adjustments;" To Repeal Conflicting Ordinances; To Provide For Severability; To Provide For An Effective Date; And For Other Purposes

Motion to approve by Sterling, seconded by Carswell, and all in favor.

9. **Resolution 23-13:** A Resolution Adopting a Stormwater Service Fee Schedule And Repealing The Prior Fee Schedule For The Same Purpose

Motion to approve by Sterling, seconded by Carswell, and all in favor.

Councilmember Debbie Martin took a moment to announce that she is required by Georgia State Law to resign from her Council seat immediately upon qualifying for the November election, since she will be seeking the Mayoral seat during the special election. Martin explained that the conflict stems from the elected Mayor's term beginning in November and Martin's current council seat not expiring until the end of the year. Martin stated that the remaining Councilmembers will appoint someone to fill her council seat until the end of the term, but she recommends Ms. Tina Brown for the role.

ADJOURN Motion to adjourn at 6:21 pm by Sterling, seconded by Martin, and all in favor.

ROLL CALL:

Acting Mayor James Lawson
Councilmember Tracy Carswell
Councilmember Debbie Martin
Councilmember Fredria Sterling

ALSO PRESENT:

Jennifer Harrison, City Manager
Dr. Jerry Weitz, City Planner
Tiffany Wheeler, Finance Director
Jen Williams, Administrative Assistant
Media

Approved 9/18/23:


James Lawson, Acting Mayor


Jennifer Williams, Assistant City Clerk

