

CITY OF HOSCHTON
CITY COUNCIL
MONDAY, OCTOBER 16, 2023 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



REGULAR MEETING
MINUTES

WELCOME AND CALL TO ORDER

by Acting Mayor James Lawson at 6:00pm

INVOCATION

by Councilmember Fredria Sterling

PLEDGE OF ALLEGIANCE

by City Manager Jennifer Harrison

AGENDA APPROVAL

Motion to approve with no changes by Councilmember Sam Waites, seconded by Sterling, and all in favor

MINUTES APPROVAL

1. September 14, 2023 Public Hearing Minutes
2. September 14, 2023 Work Session Minutes
3. September 18, 2023 Regular Meeting Minutes

Motion to approve all minutes as-is by Sterling, seconded by Councilmember Tracy Carswell, and all in favor

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]

Motion to table until the next meeting by Sterling, seconded by Waites, and all in favor

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]

Motion to table until the next meeting by Waites, seconded by Sterling, and all in favor

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]

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

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]

Motion to table until the next meeting by Waites, seconded by Sterling, and all in favor

NEW BUSINESS

1. **V-23-04 Variance:** STS Properties, by Scott Phillips, seeks a variance to the Hoschton zoning ordinance, Article VI, "Specific Use Provisions," Section 6.105, "Self-Service Storage Facility," and Section 6.60, "Fences and Walls," to: increase the maximum height of a self-service storage facility from 12 feet to 17 feet; to increase the maximum length of a self-service storage building from 200 feet to 250 feet; to reduce the required setback for fences along a side and rear property line from 20 feet to 0 feet; to reduce the required setback for fences along a front

property line to 10 feet from the right of way of State Route 53 and 25 feet from the right of way of Pearl Industrial Avenue; and to reduce the required setback from a right of way for a gate from 20 feet to 15 feet, for 2.60 acres zoned M-1 (Light Industrial District) fronting on the east side of State Route 53 and the south side of Pearl Industrial Avenue (Map/Parcel 113/027). Proposed use: climate-controlled self-service storage facility. *[Planning staff recommendation: approval]*

Motion to approve by Lawson, seconded by Waites, and all in favor

2. **Z-23-08 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Davis Automotive, LLC, property owner, seeks to rezone 1.80 acres fronting on the east side of State Route 53 (Map/Parcel 120/013J) approximately 225 feet south of Towne Center Parkway from M-1 (Light Industrial District) to C-2 (General Commercial/ Highway Oriented District). Proposed use: retail shopping center. *[Planning staff recommendation: approval conditional]*

Motion to table until the next meeting by Waites, seconded by Sterling, and all in favor

3. **Z-23-09 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Ryan Langford, property owner, seeks to rezone approximately 2.45 acres fronting on the east side of State Route 53 (Map/Parcels H01/022 and H01/023) from C-1 (Neighborhood Business District) to C-2 (General Commercial/ Highway Oriented District). Proposed use: retail shopping center. *[Planning staff recommendation: approval conditional]*

Motion to table until the next meeting by Sterling, seconded by Waites, and all in favor

4. **Z-23-10 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Ryan Langford and Michael Bagwell, property owners, seek to rezone approximately 1.43 acres (part of H01/024A and part of H01/024) fronting on the east side of State Route 53 approximately 770 feet south of Towne Center Parkway from C-2 (General Commercial/ Highway Oriented District) to C-3 (Commercial Motor Vehicle Service and Repair District). Proposed use: retail gas station *[Planning staff recommendation: approval conditional]*

Motion to table until the next meeting by Waites, seconded by Sterling, and all in favor

5. **Z-23-11 Rezoning:** Southeastern Property Acquisitions, LLC, applicant, Michael Bagwell, property owner, seek to rezone approximately 9.33 acres (Map/Parcel 120/017C) between State Route 53 and Regent Park and north of Merchant's Park Drive from M-1 (Light Industrial District) to C-2 (General Commercial/ Highway Oriented District). Proposed use: retail shopping center *[Planning staff recommendation: approval conditional]*.

Motion to table until the next meeting by Sterling, seconded by Waites, and all in favor

6. **CU 23-01 Conditional Use:** Southeastern Property Acquisitions, LLC, applicant, Michael Bagwell, property owner, seek a conditional use for a big box retail building (i.e., individual tenant occupying more than 60,000 square feet) in a C-2 (General Commercial/ Highway Oriented District) and C-3 (Commercial Motor Vehicle Service and Repair District) on property fronting on

the east side of State Route 53 across from Peachtree Road (approximately 16.52 acres) (Map/Parcel 120/017C, Map/Parcel 120/024D, and H01/024B and part of H01/024) [Planning staff recommendation: approval conditional]

Motion to table until the next meeting by Waites, seconded by Sterling, and all in favor

7. **Resolution 2023- 21** Adoption of the Comprehensive Plan, 2023 Annual Update of Capital Improvements Element and Community Work Program and for Other Purposes [Staff recommendation: Approval]

Motion to approve by Lawson, seconded by Carswell, and all in favor

8. **Resolution 2023-22** To Approve Final Design of Mulberry Park [Staff recommendation: Approval]

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

9. **Temporary Alcohol Special Event Permit—Sperata LLC** [Staff recommendation: Approval]

Motion to approve by Sterling, seconded by Waites, and all in favor

10. **Oak Street Pocket Park Project** DDA Recommendation: Paramount Landscape Group [Staff recommendation: Table until January 2024]

Motion to table until the next meeting by Lawson, seconded by Waites, and all in favor

11. **Peachtree Road Asphalt Repair-** Sunbelt Asphalt \$10,975.00 [Staff recommendation: Approval]

Motion to approve by Sterling, seconded by Waites, and all in favor

12. **RFP No. 23-009 – Grey Shell Unit at 69 City Square** [Staff recommendation: Approval with Council Recommendation]

Motion to approve the RFP submitted by Matt Ruppel (Atlanta Development Company) for an Italian restaurant by Sterling, seconded by Waites, and all in favor

ADJOURN

Motion to adjourn at 6:09pm by Sterling, seconded by Waites, and all in favor

Roll Call:

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

Also Present:

Jerry Weitz, Consulting City Planner
Jennifer Harrison, City Manager
Jen Williams, Assistant City Clerk
Media

Approved:



Debbie Martin, Mayor

11-21-2023

Date



Jennifer Williams, Assistant City Clerk

