

CITY OF HOSCHTON
CITY COUNCIL AGENDA
THURSDAY, MAY 11, 2023
CITY HALL COUNCIL ROOM AT 6:00PM
79 CITY SQUARE, HOSCHTON



PUBLIC HEARING

MINUTES

WELCOME AND CALL TO ORDER *at 6pm by O'Leary, seconded by Martin and all in favor*

INVOCATION *by Councilmember Sterling*

PLEDGE OF ALLEGIANCE *by Councilmember Carswell*

AGENDA APPROVAL *Motion to approve by O'Leary, Seconded by Martin and all in favor.*

NEW BUSINESS:

Ordinance 23-02: An Ordinance to Amend the Code of Ordinances of the City of Hoschton, Georgia, to amend Ordinance O-20-06, known by short title as the Development Impact Fee Ordinance, fully titled as follows: An Ordinance Relating to the Regulation of the Use and Development of Land in the City of Hoschton, Georgia; Imposing a Development Impact Fee on Land Development in the City of Hoschton for Providing Public Safety, Park and Recreation and Related Facilities Necessitated by Such New Development; Stating the Authority for Adoption of the Ordinance; Making Legislative Findings; Providing Definitions; Providing a Short Title and Applicability; Providing Intents and Purposes; Providing Rules of Construction; Providing Definitions; Providing for the Computation of the Amount of the Development Impact Fee; Providing for the Payment of a Development Impact Fee; Providing for a Development Impact Fee Service Area; Providing for the Establishment of a Development Impact Fee Trust Fund; Providing for the Use of Funds; Providing for the Refund of Fees Paid; Providing for Exemptions and Credits; Providing for Review of the Fee Schedule; Providing for Appeals; Providing a Penalty Provision; Providing for Severability; Providing a Repealer; Providing for Codification; Providing an Effective Date; and For Other Purposes *(2nd Public Hearing)*

No Public Comments

Z-23-01 Rezoning: McNeal Development LLC, by Bradley Dunckel of Rochester/DCCM, applicant, Alinad and Mihai F. Nicoara, c/o Orin and Lucia Harasemiuc, property owners, seeks to rezone 12.224 acres (Map/Parcel 120/017) (8422 Pendergrass Road) fronting approximately 690 feet on the north side of Pendergrass Road (SR 332) approximately 60 feet west of its intersection with Towne Center Parkway, and also fronting approximately 210 feet on the northeast side of New Street from A (Agricultural District) to PUD (Planned Unit Development District). Proposed use: Multi-family Residential (210 apartment units). *[Planning staff recommendation: denial]*

Withdrawn from applicant

Z-23-02: Annexation and Zoning and Rezoning: The Providence Group of Georgia, LLC, applicant, Shannon C. Sell, 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, owner). 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 the 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 (399 units including 291 detached single-family units and 108 fee simple townhouse units) and open space. *[Planning Staff Recommendation: Deferral]*

Applicant presented proposed development.

Opposed comments from the community:

Ms. Brittany Dozier of Cambridge Farms stated concerns for the development which included overcrowding of schools and concerns for crime related with growth.

Mr. Gary McGowan, 205 Quail Run has concerns with lot sizes and rapid growth.

Ms. Christina Brown, 205 Quail Run stated the concerns with rapid growth and traffic.

Applicant's final statement was to receive all concerns and partner with the community on these concerns in hopes to find solutions.

Z-23-03: Annexation and Zoning (Development of Regional Impact #3960): Rocklyn Homes, by Mahaffey Pickens Tucker, LLP, applicant, Mary Ann Kenerly and New Hope AME Church, property owners, seek to annex 287.14 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed and zoned PUD consists of Map/Parcels 114/001A, 114/001B1, 114/002A and 114, 001B, fronting approximately 5,550 feet on the east side of State Route 53 approximately 410 feet south of Pearl Industrial Avenue (1688 and 2512 Highway 53). Current zoning is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Proposed use: Mixed use development including approximately 200,000 square feet of commercial use with 6.6 acres of outparcels, church and 5.5 acres of church expansion, 404 townhome units, 651 single-family lots and 3.6 acres of civic space. *[Planning Staff Recommendation: Deferral]*

Applicant presented proposed development.

Opposed comments from the community:

Ms. Brittany Dozier of Cambridge Farms stated concerns for the development which included overcrowding of schools and concerns for crime related with growth.

Ms. Pat Sileo, 468 Ontario Lane stated that she had concerns with the rapid growth.

Mr. Mike Osborne, 597 Marshall Clark stated concern with the rapid growth.

Mr. Gary McGowan, 205 Quail Run has concerns with lot sizes and rapid growth.

Ms. Christina Brown, 205 Quail Run stated the concerns with rapid growth and traffic.

Mr. Scott Courter, 53 Ontario Lane, Started his concerns for the impact on the school system.

Applicant's final statement was to receive all concerns and partner with the community on these concerns in hopes to find solutions.

ADJORN Motion to adjourn at 7:16pm by O'Leary, seconded by Sterling and all in favor.

Roll Roll Call:

Mayor Lauren O'Leary

Mayor Pro-tem, Tracy Carswell

Councilmember Debbie Martin

Councilmember Fredria Sterling

Absent: Councilmember James Lawson

Also Present:

Jennifer Harrison, City Manager/Clerk

Abbott Hayes, Jr. , City Attorney

City Planner, Dr. Jerry Weitz