



SPECIAL CALLED MEETING
MINUTES

WELCOME AND CALL TO ORDER at 11:00am by Acting Mayor James Lawson

AGENDA APPROVAL

Motion to approve by Councilmember Fredria Sterling, Seconded by Councilmember Sam Waites

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 October 16, 2023 Meeting]

Dr. Jerry Weitz read into the record the 19 conditions of zoning approval attached to these minutes as "Exhibit A".

Motion to approve with 19 conditions by Waites, seconded by Councilmember Tracy Carswell, votes in favor from Carswell, Waites, and Lawson; Sterling voted against.

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 October 16, 2023 Meeting]*

Dr. Weitz read into the record the 12 conditions of zoning approval attached to these minutes as "Exhibit B".

Motion to approve with 12 conditions by Sterling, seconded by Waites, votes in favor from Sterling, Waites, and Lawson; Carswell voted against.

3. **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] [Continued from October 16, 2023 Meeting]*

Dr. Weitz read into the record the 5 conditions of zoning approval attached to these minutes as "Exhibit C".

Motion to approve with 5 conditions by Sterling, seconded by Waites, and all in favor.

4. **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] [Continued from October 16, 2023 Meeting]*

Dr. Weitz stated that the 5 conditions of zoning approval are the same for this application as for Z-23-08, so he would not read them all again. The conditions are attached to these minutes as "Exhibit D".

Motion to approve with 5 conditions by Waites, seconded by Sterling, and all in favor.

5. **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] [Continued from October 16, 2023 Meeting]*

Dr. Weitz read into the record the 11 conditions of zoning approval attached to these minutes as "Exhibit E".

Motion to approve with 11 conditions by Waites, seconded by Sterling, and all in favor.

6. **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]. [Continued from October 16, 2023 Meeting]*

Dr. Weitz read into the record the 3 conditions of zoning approval attached to these minutes as "Exhibit F".

Motion to approve with 3 conditions by Carswell, seconded by Waites, and all in favor.

7. **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] [Continued from October 16, 2023 Meeting]*

Dr. Weitz read into the record #1-6 conditions of zoning approval attached to these minutes in "Exhibit G".

Mayor Lawson recommended the addition of a condition regarding the installation of "Flock" camera(s) as requested by Police Chief Brad Hill. Chief Hill explained that the camera(s) would be attached to the new traffic signal to be located at the intersection of S.R. 53 and Peachtree Road. Flock cameras are used to read the tag information for vehicles traveling in and out of the city and are utilized by law enforcement agencies in identifying stolen vehicles, fugitives, etc. The cameras do not issue citations. The data from the cameras could only be accessed by the police department. The property developer has agreed to pay for the camera(s), but the City would be the owner. The installation cost is approximately \$650.00 per camera and the annual subscription fee per camera is about \$3,000.00. The applicant is agreeable to the additional condition.

Dr. Weitz offered the following language for condition #7:

"The owner/developer shall be required at no cost to the city to provide one or more Flock cameras as approved by the police chief. The camera(s) shall be owned and operated by the city."

Motion to approve with 7 conditions by Sterling, seconded by Waites, and all in favor.

ADJOURN

Motion to adjourn at 12:16pm by Carswell, seconded by Waites, and all in favor.


ROLL CALL

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

ALSO PRESENT

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

Approved:

 11.21.2023
Debbie Martin, Mayor Date


Jennifer Williams, Assistant City Clerk



EXHIBIT B
CONDITIONS OF ZONING/REZONING APPROVAL

1. **Site plan and letter of intent.** Development shall be in substantial accordance with the letter of intent and community benefit statement dated August 7, 2023, attached to this ordinance Z-23-02, except as modified by these conditions of zoning approval. Development shall be in substantial accordance with the site plan titled “Zoning Plan for East Jefferson Tract” and The Providence Group, dated August 7, 2023, by Edward J. Anderson, landscape architect, for the firm Travis Pruitt & Associates, Inc., attached to this ordinance Z-23-02, except as modified by these conditions of zoning approval; provided, however, that modifications to the site plan may be proposed by the applicant and approved by the City Council as a part of preliminary plat approval so long as they do not change a condition of zoning approval. Any notes on said zoning plan inconsistent with these conditions of approval shall not apply.
2. **Permitted uses.**
 - (a) Uses in the PUD shall be limited to detached, single-family dwellings, fee-simple townhouses, uses and structures accessory to said uses, active and passive recreational facilities and amenities, and open space, as more specifically provided and limited in these conditions of zoning approval.
 - (b) Uses within that portion of the PUD west of East Jefferson Street (Map/Parcel 119/018; 17.91 acres) shall be limited to fee-simple townhouses and/or detached, single-family dwellings, uses and structures accessory to said uses, active and passive recreational facilities and amenities, and open space.
 - (c) Uses within that portion of the PUD east of East Jefferson Street (part of Map/Parcel 119/019 and Map/Parcel 013/003A; approximately 84.62 acres and 7.24 acres, respectively) detached, single-family dwellings, uses and structures accessory to said use detached, single-family dwellings, active and passive recreational facilities and amenities, and open space.
3. **Maximum densities/housing units.**
 - (a) The PUD shall not exceed a total of 334 dwelling units.
 - (b) That portion of the PUD west of East Jefferson Street (Map/Parcel 119/018; 17.91 acres) shall not exceed a maximum density of five (5) dwelling units per acre (measured on the basis of land area before any right of way dedication) (i.e., 90 units) (i.e., the maximum recommended by the medium density residential future land use plan category of the Hoschton comprehensive plan).
4. **Dimensional requirements.** The PUD shall be subject to the dimensional requirements specified in these conditions of zoning approval.

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- (a) **Maximum building height, all units:** 35 feet.
- (b) **Minimum driveway length.** From edge of sidewalk (front loading) or alley (rear loading) to face of garage, all units: 20 feet.
- (c) **Parking, all units:** A two-car garage is required for each unit.
- (d) **Dimensional requirements by lot type:** The following dimensional requirements and limitations shall apply to dwellings and lots:

Lot Type Identifier	Minimum Lot Size (sq. ft.)	Minimum Lot Width (ft.)	Minimum Front, Side Rear Building Setbacks (ft.)	Maximum Number of Lots (not to exceed 334 total)
B (alley loaded)	4,000	40	5, 5, 10	None
A (front loaded)	5,000	50	10, 5, 10	None
E (front loaded)	7,000	60	10, 5, 20	None
F (front loaded)	7,000	70	10, 5, 40	None
G (front loaded)	4,000	40	10, 5, 10	None
C (fee simple townhouse alley loaded)	2,000	24	5, 0, 10 (20' between buildings)	90
D (fee simple townhouse front loaded)	2,000	24	10, 0, 10 (20' between buildings)	

- (e) **Lots abutting Brighton Park:** All subdivision lots that abut a residential lot within Brighton Park subdivision shall be required to be Type “E” front loaded lots.
- (f) **Lots abutting Pendergrass Road (SR 332) and Map/Parcels 113/004, 113/002 and 113/002A:** All subdivision lots that abut Pendergrass Road (SR 332) and Map/Parcels 113/004, 113/002 and 113/002A shall be required to be Type “F” front loaded lots.
- (g) **Dimensional requirement not specified.** Where the approved PUD application and these conditions of zoning fail to articulate a given regulation, such as accessory building setbacks, maximum lot coverage, and the like, the project shall be required to adhere to dimensional requirements of the MFR (Multi-family Residential) zoning district and general provisions of the Hoschton zoning ordinance, unless a variance is applied for and obtained.
- (h) **Special open space and buffer.** Abutting Map/Parcels 119/019D and 119/046, there shall be common open space with a minimum depth of 30 feet, within which a minimum 20-foot-wide buffer shall be planted and maintained, prior to final plat approval for the applicable phase of development.

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- (i) **Buffer and fence abutting Legacy Oaks subdivision lots.** All subdivision lots abutting the Legacy Oaks Subdivision shall have a 20-foot graded and replanted buffer including a six-foot high privacy fence. The buffer and fence shall be maintained by the homeowner's association and a maintenance easement shown across all such lots on the final plat for the applicable phase of development.
- (j) **Fence abutting remainder of Map/Parcel 119/019 and 119/019A (Sell Tracts).** The owner/developer shall install a six-foot high privacy fence with the finished side of the fence facing outward from the development along all property lines about the remainder of property known as Map/Parcel 119/019 (i.e., that part not included in the PUD) and Map/Parcel 119/019A. No certificate of occupancy shall be issued for a lot abutting said property until the fence is installed along that lot. The fence shall be maintained by the homeowner's association, and a maintenance easement shall be shown across all such lots on the final plat for the applicable phase of development.
- (k) **Open space.** Open space tracts shall be required to be delineated separately from stormwater detention tracts, unless the zoning administrator accepts calculations of open space that separate stormwater facilities from lands authorized to be counted as open space per the PUD requirement for open space in the city's zoning ordinance.
- (l) **Minimum heated floor area per dwelling unit:** 1,400 square feet.

5. Minimum/maximum required entrances/exits.

- (a) **West Jackson Road.** There shall be no more than one street entrance/exit, which will be private unless a public street is approved by City Council, onto West Jackson Road to/from that portion of the PUD west of East Jefferson Street (i.e., Map/Parcel 119/018). A private street entrance/exit street may be gated.
- (b) **East Jefferson Street.** There shall be no more than one street entrance/exit, which will be private unless a public street is approved by City Council, onto East Jefferson Street, to/from that portion of the PUD east of East Jefferson Street (i.e., Map/Parcel 119/019). This street connection shall align with West Jackson Road, as required to be realigned by these conditions of zoning approval. A private street entrance/exit street may be gated.
- (c) **Pendergrass Road (SR 332).** There shall be one street entrance/exit serving the PUD connecting to Pendergrass Road (SR 332), which will be private unless a public street is approved by City Council. The location and design of which shall be subject to the approval of Georgia Department of Transportation. If private, the private street entrance/exit may be gated.
- (d) **Private through street.** The PUD subdivision design shall be required to include a street or series of streets (private and gated unless otherwise approved by the City Council) that connects Pendergrass Road (SR 332) and East Jefferson Street which shall be constructed by the owner/developer as the PUD is developed/phased.

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- (e) **No access easements and other limitations.** No individual lot for any dwelling unit shall be allowed a driveway or direct vehicular access to West Jackson Road, East Jefferson Street, or Pendergrass Road (SR 332). A 10-foot wide no access easement and planting strip shall be required along the entire property frontage along all such routes and shall be shown on all final plats. This limitation shall not apply to any private streets within the PUD.
- (f) **E.G. Barnett Road access.** No access other than for dwellings existing at the time of this PUD approval shall be permitted to E.G. Barnett Road, and such access if utilized shall be discontinued upon final plat approval for that portion of the subdivision and a 10-foot-wide no access easement and planting strip shall be required and shown on any final plat with frontage on E.G. Barnett Road.

6. Internal subdivision streets and alleys.

- (a) **Street standards; reduction.** The standards for private streets, shall be as depicted on the site plan and in the application, unless otherwise approved by the City Council at the time of preliminary plat approval, in which case Council may authorize a reduction of right of way width or pavement width. Rolled curbs shall be authorized. Paving standards, including but not limited to thickness of asphalt, shall meet City of Hoschton subdivision and land development standards.
- (b) **Gates.** If gates to local private subdivision streets are provided, the gates shall be setback from the applicable right of way a minimum distance determined safe and appropriate by a traffic engineer and as approved by the city's public works director.
- (c) **Alleys; reduction.** Any alleys included, shall be private, not public. Easements for alleys shall be a minimum of 30 feet in width, and the minimum pavement width for alleys shall be a 16 feet (curbs not required); provided however, that the owner may propose and the Hoschton City Council may approve reductions to such standards for private alleys, including but not limited to reduction of right of way or reduction of pavement width, during the process of considering and approving a preliminary plat for the subdivision, without the need to modify these conditions of zoning approval.
- (d) **On-street parking.** On-street parking on private streets may be permitted at the discretion of the owner.

7. West Jackson Road improvements. Prior to final plat approval for that portion of the PUD west of East Jefferson Street, the subdivider shall be required to complete the following:

- (a) **Right of way.** Dedication of an additional five feet of right of way along the entire property frontage of West Jackson Road.

- (b) **Pavement, curb and gutter, and sidewalk.** Installation of an additional four feet of pavement (or 13 feet from the centerline), and vertical curb and gutter along with a five-foot wide sidewalk along the entire property frontage of West Jackson Road.
 - (c) **Deceleration lane.** Installation of a deceleration lane eastbound on West Jackson Road into the development.
8. **Improvement of intersection of West Jackson Road and East Jefferson Street.** Prior to any final plat approval for the respective property with frontage, the subdivider shall be required to complete the following:
- (a) **Right of way.** Dedication of additional right of way sufficient along East Jefferson Street and West Jackson Road to allow for the realignment of West Jackson Road to intersect East Jefferson Street at a 90 degree angle or as required for the installation of a round-about, if authorized by the city.
 - (b) **Realignment.** Realignment of West Jackson Road to intersect East Jefferson Street at a 90 degree angle or as required for the installation of a round-about.
 - (c) **Consideration of round-about.** Prior to or in conjunction with preliminary plat approval, the owner/ developer may propose, and the City Council may approve, a round-about in lieu of a four-way realigned intersection of West Jackson Road and East Jefferson Street. The applicant shall be required to fund the cost of a third-party (independent and disassociated with the owner/ developer) traffic engineer approved, chosen and managed by the city to provide a conceptual design of a round-about and to evaluate the traffic impacts in comparison with a signalized, four-way intersection. Said evaluation shall take into account traffic patterns and conditions when Jackson County public schools are in session.
 - (d) **Pavement, curb and gutter, and sidewalk.** Improvement/ widening of the realigned intersection of West Jackson Road and East Jefferson Street with three lanes at all four intersection approaches (i.e., including left turn lane, a separate through lane and a lane for opposing traffic), with stacking/ queuing distances for the left turn lanes or as specified by a third-party traffic engineer approved, chosen and managed by the city. These improvements may be replaced with a round-about improvement if approved by the City Council after consideration by the third-party traffic engineer and affirmative recommendation of the city's public works director and zoning administrator.
 - (e) **Traffic signal contribution.** Payment to the city/escrow of \$100,000 toward installation of a traffic signal at the intersection of West Jackson Road and East Jefferson Street, \$25,000 of which shall be paid prior to final plat approval for the final phase of that part of the PUD west of East Jefferson Street, and \$75,000 of which must be paid prior to final plat approval for the final phase of the PUD east of East Jefferson Street. This payment shall be encumbered for the specified purpose by the city within six years of the date the full amount of such funds are received by the city, or else such funds shall be

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refunded by the city to the subdivider. This condition shall be null and void if a round-about is approved by the city.

9. **East Jefferson Street.** Prior to any final plat approval for the respective property with frontage, the subdivider shall be required to complete the following:
 - (a) **Right of way.** Additional right of way along both sides of East Jefferson Street if necessary to provide for the intersection improvement required by the condition of zoning approval (or round-about if approved by the city) for West Jackson Road, approved by the city's public works director and zoning administrator.
 - (b) **Pavement, curb and gutter, and sidewalk.** Widening of East Jefferson Street along the entire property frontage to a total pavement width of 36 feet, or an alternative pavement width as specified by a third-party traffic engineer and approved by the city's public works director and zoning administrator, including vertical curb and gutter and a five-foot wide sidewalk on both sides (both property frontages) This shall include sufficient pavement for a deceleration (right turn) lane northbound into the single-family detached residential subdivision on the east side of East Jefferson Street if specified by a third-party traffic engineer, as approved by the city's public works director and zoning administrator.
10. **Improvement of Pendergrass Road (SR 332).** Prior to any final plat approval for the respective property with frontage, the subdivider shall be required to install improvements as may be required by the Georgia Department of Transportation for the private street entrance/exit serving the PUD.
11. **Deed restriction regarding ownership.** Except for the subdivision declarant, no more than 20 percent of the homes in the portion of the PUD west of East Jefferson Street (Map/Parcel 119/018; 17.91 acres) shall be owned by any one individual, firm, or corporation. Except for the subdivision declarant, no more than 20 percent of the homes in the portion of the PUD east of East Jefferson Street (part of Map/Parcel 119/019 and Map/Parcel 013/003A; approximately 84.62 acres and 7.24 acres, respectively) shall be owned by any one individual, firm, or corporation. A deed restriction shall be incorporated to this effect in the project conditions, covenants and restrictions.
12. **Water and Sewer; front water line easement.** All dwellings in the PUD and any active recreation buildings/facilities shall be connected to City of Hoschton water and sanitary sewer. Unless otherwise approved by the city engineer, there shall be a 10-foot-wide easement along the front of each lot as required by the city's water and sewer specifications and standard drawings. Easements may be authorized by the city to overlap with other access and utility easements if approved by the city engineer.
13. **Architectural elevations and external building material finishes.** The owner/developer shall submit for City Council's consideration and approval, prospective front, side and rear elevations of all dwelling types included in the PUD, prior to issuance of a building permit

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for any such building. Once approved the elevation drawings shall be binding on all builders and enforceable at the time of building permit issuance.

14. **Recreational amenities.** There shall be recreational amenities for the PUD provided by the owner in substantial accordance with those described in the letter of intent made a part of the PUD application and attached to this ordinance.
15. **No waiver of codes.** Unless specified otherwise or in conflict with these conditions of approval, the PUD shall be governed by city ordinances in effect at the time of development, as may be amended, including but not limited to applicable portions of the zoning ordinance, subdivision and land development ordinance, development impact fee ordinance, stream buffer ordinance, stormwater management ordinance, stormwater utility ordinance, flood damage prevention ordinance, sign ordinance, building and life safety codes, and adopted water and sewer specifications and standard drawings.
16. **Active recreation amenity.** The active recreational amenity for the PUD shall be constructed and ready for issuance of a certificate of occupancy no later than the city's issuance of the 168th dwelling unit in the PUD.
17. **Sewage lift station.** If a sewage lift station is required to serve the development, the following conditions shall apply:
 - (a) There shall be no more than one such lift station for the PUD.
 - (b) The sewage lift station shall be constructed by the owner/developer at no cost to the city, except as otherwise conditionally provided in this zoning condition.
 - (c) Unless otherwise approved by the city, the sewage lift station shall be dedicated to the city of Hoschton, shall be on a lot twice the size needed for the lift station to allow for expansion, or replacement while still being operational as approved by the city engineer, and said lift station lot shall be deeded in fee simple title to the city within one year of final construction approval. Said lot shall have at least 30 feet of frontage on a public or private street unless such frontage is not feasible in the zoning administrator's opinion, in which case a 20-foot-wide access easement shall be acceptable.
 - (d) The city may present an option or options to the owner/ developer regarding the location, design, and capacity of the sewage lift station, if one is provided, but such option(s) shall be presented by the city to the owner/ developer prior to issuance of a land disturbance permit and development permit for any portion of the PUD connected to the city public sewer system. If determined in the public interest by the city, the city may require and the owner/developer shall authorize: (1) the oversizing of the sewage lift station prior to development to serve other development with the additional costs of oversizing the lift station paid by the city or another developer; and (2) relocating the sewage lift station further downstream with the additional connection costs resulting from relocation borne by the city and/or another developer. The additional costs of oversizing or relocating the

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sewer lift station and final cost sharing arrangement of such oversizing or relocation shall be as mutually agreed upon by the city and owner /developer.

- (e) After construction of the sewage lift station by the owner/developer (if provided) and dedication to the city, if determined in the public interest by the city, the city may on its own initiative initiate a capital project to oversize the lift station to serve subsequent additional development upstream of the sewer lift station.
- (f) The applicant shall be required to pay sewage lift station maintenance fees as adopted by the Hoschton City Council.

18. Project Phasing. Prior to approval of any preliminary plat for Planned Unit Development, the owner/ developer shall submit a phasing plan for the residential development that provides discrete numbers of units to be constructed for each phase and year intervals (start and finish years) for each phase proposed.

19. Pre-payment of water and sanitary sewer connection charges. Owner/developer (The Providence Group) and its successor and assigns) agrees to assist the city in funding the costs incurred by the City in constructing capital improvements for water supply and sanitary sewerage capacity and treatment to serve the proposed Planned Unit Development. To that end, owner/developer (The Providence Group and its successor and assigns) agrees that as a condition of the city providing water and sanitary sewer service for the Planned Unit Development, owner/developer shall be required to pre-purchase water and sanitary sewer connection fees per dwelling unit according to the adopted connection fees in effect at the time of payment, according to the following schedule:

Connection Fee Pre-payment Due	Number of Dwelling Unit Water and Sanitary Sewer Connections Required to be Purchased/ Pre-paid
Within 60 days of preliminary plat approval for the planned unit development or any portion thereof	30
Prior to the first final plat approval for any portion of the PUD	30

Pre-paid connections for water and sewer shall be not be transferable or assigned to another project or owner/developer in the City of Hoschton without explicit approval of the City Council.

~~EXHIBIT B~~
CONDITIONS OF ZONING APPROVAL

1. **Permitted uses.** The PUD shall be limited to fee-simple townhouses, apartments, and office, institutional, and commercial uses, as well as accessory uses and structures normally incidental to such uses, and including open space and active recreation facilities, as more fully authorized and restricted in these conditions of zoning approval.
 - a. There shall be no more than 662 dwelling units total in the PUD.
 - b. No more than 330 of the dwelling units may be apartments. The remaining units shall be fee-simple townhouse units.
 - c. No more than 30% of townhouse units may be rentals.
 - d. Commercial uses shall be limited to uses permitted in the C-2 zoning district of the Hoschton zoning ordinance and uses listed as conditional in the C-2 zoning district may be authorized as conditional uses following conditional use procedures of the Hoschton zoning ordinance. Commercial uses may be substituted for municipal uses.
 - e. The following commercial uses are specifically prohibited: Adult establishment, automobile-oriented use (sales, service, repair), check cashing/ payday loan facility, gas station, dollar store, fireworks sales, funeral home, hookah/vapor bar or lounge, self-storage or mini-warehouse; smoke or vape shop, tattoo or body piercing parlor, and title loan facility.
 - f. Open space tracts shall be required to be delineated separately from stormwater detention tracts, unless the zoning administrator accepts calculations of open space that separate stormwater facilities from lands authorized to be counted as open space per the PUD requirement for open space in the city's zoning ordinance.
2. **Dimensional requirements and improvement standards generally.**
 - a. The PUD shall be subject to the dimensional requirements specified by these conditions of zoning approval.
 - b. Where the PUD application or these conditions of zoning approval fail to articulate a given regulation, such as accessory building setbacks, maximum lot coverage, and the like, residential uses in the project shall be required to adhere to dimensional requirements of the MFR zoning district and general provisions of the Hoschton zoning ordinance, unless a variance is applied for and obtained.
 - c. Commercial uses shall be required to adhere to dimensional requirements for the C-2 zoning district.

- d. The PUD shall be subject to the improvement requirements specified in the application, except as modified by these conditions of zoning approval. Where the PUD application or these conditions of zoning fail to articulate a given improvement standard, such as the depth of sidewalk concrete and the like, the project will be required to adhere to the Hoschton subdivision and land development regulations, unless a variance is applied for and obtained.

3. Dimensional requirements – apartments.

- a. Building height for apartments buildings shall not exceed four (4) stories.
- b. Building setbacks for apartment buildings shall be 20 feet front, 10 feet side, and 20-foot rear.
- c. Minimum separation between apartment buildings: 30 feet.
- d. Each apartment unit shall have an external balcony or (if on ground level) a patio.
- e. The minimum heated floor area for an apartment unit shall be 700 square feet, and the maximum heated floor area per unit shall be 1,400 square feet.
- f. No more than fifty percent (50%) of the apartment units shall be two or more bedrooms.
- g. The owner/developer shall submit management plans and occupancy/maintenance rules and regulations for apartment tenants to follow, to the zoning administrator for review and approval by the City Council. There shall be a single entity established to manage the apartment units. There shall be an on-site apartment manager's office with dedicated space within the PUD project boundary and with a 24-hour phone contact posted at the management office.

4. Dimensional requirements – fee simple townhouses.

- a. Building height for townhome buildings shall not exceed three (3) stories.
- b. The minimum lot size shall be 1,680 square feet.
- c. The minimum lot width shall be 20 feet
- d. The number of units per building shall be limited to eight.
- e. The minimum heated floor area per dwelling unit for fee simple townhouses shall be 1,400 square feet.
- f. Building setbacks for townhouse buildings shall be 2 feet front, 0 feet side, and 5-foot rear.

- g. Minimum separation between townhouse buildings: 20 feet.
- h. Each townhouse unit shall have at least a one-car garage.

5. Improvement requirements for streets.

- a. Whether public or private, the streets within the PUD shall be required to meet or exceed the right of way, pavement width, radii, and cul-de-sac right of way and paving specifications, sidewalks, curbing (rolled curbs authorized) of the City of Hoschton subdivision and land development regulations, as may be amended from time to time.
- b. If alleys are proposed and included, they shall be private. Easements for alleys shall be a minimum of 30 feet in width. The minimum pavement width for alleys shall be 16 feet.
- c. Street stubs (dead-ends) within fee-simple townhouse portions of the PUD, if authorized during preliminary plat approval, shall not exceed 150 feet in length measured from the centerline of the intersecting street.

6. Minimum/maximum required entrances/exits.

- a. There shall be no more than one street or driveway connection to SR 53 other than the existing Nancy Industrial Drive. The location of such new curb cut/street connection is subject to the approval of Georgia Department of Transportation
- b. The road network within the PUD shall be required to connect to Amy Industrial Lane.
- c. The road network shall be configured in a way that provides vehicular access to the city's wastewater treatment facility in more or less the same existing access location. The owner/developer shall be required to maintain access throughout the construction process.

7. Road improvements.

- a. The owner/developer shall install road improvements along SR 53, at intersections #3 and #5 in front of the development, as recommended in the traffic study submitted as part of Development of Regional Impact (DRI) application, dated June 13, 2022, as approved by the Georgia Department of Transportation and the zoning administrator.

8. Architectural elevations and external building material are finished. The owner/developer shall submit for City Council's consideration and approval, prospective

front, side and rear elevations of fee simple townhouse buildings, apartment buildings, and commercial buildings, prior to issuance of a building permit for any such building. Once approved, the elevation drawings shall be binding on all builders and enforceable at the time of building permit issuance.

- 9. Recreational amenities.** There shall be recreational amenities for the PUD provided by the owner/ developer to include, at minimum, a swimming pool with surface area commensurate with the number of residential units served, a bathroom, and four pickleball courts.

10. Residential development phasing; sewer capacity.

- a. Prior to approval of any preliminary plat for subdivision for fee-simple townhouse units, and prior to issuance of a development permit for apartment units, the owner/ developer shall submit a phasing plan for the residential development components that provides discrete numbers of units to be constructed for each phase and year intervals (start and finish years) for each phase proposed.
- b. In order to have the capital funds needed to construct wastewater treatment plant capacity to serve the subject PUD, the city may, prior to and as a condition of land development permit approval require the owner/ developer to pay in advance of building permitting for 331 sanitary sewer connection fees during each specified phase. Furthermore, the developer shall contribute an additional \$1.5 million toward sewer upgrades for the PUD within 12 months of development permit approval. Fees for all sewer taps associated with this PUD will be capped at rates existing at time of this rezoning.
- c. The owner/developer shall acknowledge as part of these conditions of approval that the PUD project is not vested with rights to connect to sewer until the connection fees are paid. No sewer capacity will be available until the 2.0 MGD facility is on line an operating, or otherwise becomes available.

11. Sewage system lift station requirements.

- a. The PUD shall be designed so that, if gravity sewer cannot be accomplished, there is no more than one sanitary sewer lift station to serve the entire development.
- b. The sewage lift station, if required to serve the development, shall be constructed by the owner/developer at no cost to the city.

- c. Unless otherwise approved by the city, the sewage lift station if constructed shall be dedicated to the city of Hoschton, shall be on a lot twice the size needed for the lift station to allow for expansion, or replacement while still being operational as approved by the city engineer, and said lift station lot shall be deeded in fee simple title to the city within one year of final construction approval. Said lot shall have at least 30 feet of frontage on a public street.
- d. The applicant shall be required to pay sewage lift station maintenance fees as adopted by the Hoschton City Council, if a sewage lift station is included in the project.

12. No waiver of codes. Unless specified otherwise or in conflict with these conditions of approval, the PUD shall be governed by city ordinances in effect at the time of development, as may be amended, including but not limited to applicable portions of the zoning ordinance, subdivision and land development ordinance, development impact fee ordinance, stream buffer ordinance, stormwater management ordinance, stormwater utility ordinance, flood damage prevention ordinance, sign ordinance, building and life safety codes, and adopted water and sewer specifications and standard drawings.

~~EXHIBIT B~~
CONDITIONS OF ZONING APPROVAL

1. **Prohibited uses.** The following uses otherwise permitted in the C-2 district shall be prohibited on the subject property: farmer's market; funeral home, mortuary or mausoleum; kennel; lawn and garden store; laundry/ laundromat; lodging service (of any type); payday loan establishment; tattoo studio; and lumber yard.
2. **Principal access.** The subject property shall have access (not necessarily exclusively) from a private driveway, private street or public street that meets the following:
 - a. Inter parcel access is required. All parcels which are the subject of the zoning action must connect to Towne Center Parkway, as shown on Applicant's site plan.
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on any property that is the subject of the rezoning actions by the applicants at the October 24, 2023, council meeting.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. The streets shall be constructed to meet City standards for public streets.
3. **Access to SR 53.** Vehicular access to SR 53 from the subject property shall be limited to that authorized by Georgia Department of Transportation (GDOT). The owner shall be required to install road improvements as may be required by GDOT, within applicant's subject property and adjacent ROW, but not property owned by others. Except for traffic at the signalized intersection, access shall be limited to right in, right out travel only.
4. **Multi-use path along SR 53.** The owner/ developer shall construct at no cost to the city an eight-foot-wide multi-use path along the subject property frontage along SR 53, as if approved by the Georgia Department of Transportation. Multi-use path may be constructed in phases on a per parcel basis. The path must be completed on a particular parcel (as such parcels may be reconfigured to match the site plan attached hereto) prior to issuance of a certificate of occupancy for each respective parcel, but the failure to complete the pathway on an adjacent parcel shall not prevent the subject parcel from getting a certificate of occupancy. Walkways interior to the site shall connect the

principal buildings on site with the multi-use path within the highway right of way. In any event, the multi-use path adjacent to all parcels that are the subject of the rezoning actions by the applicants at the October 24, 2023 council meeting shall be fully completed within 24 months of the issuance of a certificate of occupancy on the parcel upon which the 60,000+ square foot structure is to be constructed.

5. **Fencing of stormwater pond.** Any stormwater management pond located between a principal building and SR 53 on the subject property shall have decorative fencing (non-chain link) such as aluminum, as approved by the zoning administrator.

EXHIBIT B**CONDITIONS OF ZONING APPROVAL**

1. **Prohibited uses.** The following uses otherwise permitted in the C-2 district shall be prohibited on the subject property: farmer's market; funeral home, mortuary or mausoleum; kennel; lawn and garden store; laundry/ laundromat; lodging service (of any type); payday loan establishment; tattoo studio; and lumber yard.
2. **Principal access.** The subject property shall have access (not necessarily exclusively) from a private driveway, private street or public street that meets the following:
 - a. Inter parcel access is required. All parcels which are the subject of the zoning action must connect to Towne Center Parkway, as shown on Applicant's site plan.
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on any property that is the subject of the rezoning actions by the applicants at the October 24, 2023, council meeting.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. The streets shall be constructed to meet City standards for public streets.
3. **Access to SR 53.** Vehicular access to SR 53 from the subject property shall be limited to that authorized by Georgia Department of Transportation (GDOT). The owner shall be required to install road improvements as may be required by GDOT, within applicant's subject property and adjacent ROW, but not property owned by others. Except for traffic at the signalized intersection, access shall be limited to right in, right out travel only.
4. **Multi-use path along SR 53.** The owner/ developer shall construct at no cost to the city an eight-foot-wide multi-use path along the subject property frontage along SR 53, if approved by the Georgia Department of Transportation. Multi-use path may be constructed in phases on a per parcel basis. The path must be completed on a particular parcel (as such parcels may be reconfigured to match the site plan attached hereto) prior to issuance of a certificate of occupancy for each respective parcel, but the failure to complete the pathway on an adjacent parcel shall not prevent the subject parcel from getting a certificate of occupancy. Walkways interior to the site shall connect the principal buildings on site with the multi-use path within the highway right of way. In any event, the multi-use path adjacent to all parcels that are the subject of the rezoning actions by the applicants at the October 24, 2023 council meeting shall be fully completed within 24 months of the issuance of a certificate of occupancy on the parcel upon which the 60,000+ square foot structure is to be constructed.

Fencing of stormwater pond. Any stormwater management pond located between a principal building and SR 53 on the subject property shall have decorative fencing (non- chain link) such as aluminum, as approved by the zoning administrator.

EXHIBIT B
CONDITIONS OF ZONING APPROVAL

1. **Prohibited uses.** The following uses otherwise permitted in the C-2 district shall be prohibited on the subject property: farmer's market; funeral home, mortuary or mausoleum; kennel; lawn and garden store; laundry/ laundromat; lodging service (of any type); payday loan establishment; tattoo studio; and lumber yard.
2. **Principal access.** The subject property shall have access (not necessarily exclusively) from a private driveway, private street or public street that meets the following:
 - a. Inter parcel access is required. All parcels which are the subject of the zoning action must connect to Towne Center Parkway, as shown on Applicant's site plan.
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on any property that is the subject of the rezoning actions by the applicants at the October 24, 2023, council meeting.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. The streets shall be constructed to meet City standards for public streets.
3. **Access to SR 53.** Vehicular access to SR 53 from the subject property shall be limited to that authorized by Georgia Department of Transportation (GDOT). The owner shall be required to install road improvements as may be required by GDOT, within applicant's subject property and adjacent ROW, but not property owned by others. Except for traffic at the signalized intersection, access shall be limited to right in, right out travel only.
4. **Multi-use path along SR 53.** The owner/ developer shall construct at no cost to the city an eight-foot-wide multi-use path along the subject property frontage along SR 53, if approved by the Georgia Department of Transportation. Multi-use path may be constructed in phases on a per parcel basis. The path must be completed on a particular parcel (as such parcels may be reconfigured to match the site plan attached hereto) prior to issuance of a certificate of occupancy for each respective parcel, but

the failure to complete the pathway on an adjacent parcel shall not prevent the subject parcel from getting a certificate of occupancy. Walkways interior to the site shall connect the principal buildings on site with the multi-use path within the highway right of way. In any event, the multi-use path adjacent to all parcels that are the subject of the rezoning actions by the applicants at the October 24, 2023 council meeting shall be fully completed within 24 months of the issuance of a certificate of occupancy on the parcel upon which the 60,000+ square foot structure is to be constructed.

5. **Gasoline canopy orientation.** The orientation of the gasoline pump canopy shall be in substantial accordance with the site plan submitted as part of Case Z-23-10. The short side of the gasoline canopy shall be more or less parallel to the SR 53 frontage.
6. **Lighting.** Gasoline canopy under lighting shall be required to be recessed into the canopy.
7. **Landscape strip.** A densely planted landscape strip, at least 25 feet in width, shall be required to be installed along the SR 53 frontage in front of the gasoline canopy and its approaches (which may permit view corridors) as approved by the zoning administrator.
8. **Gasoline canopy supports.** Gasoline canopy supports shall be required to be faced/ finished with brick veneer or stone veneer.
9. **Gasoline canopy signage.** Signage on the gasoline canopy facing SR 53 shall not exceed 20 percent of the canopy face.
10. **Ground signage.** Any ground sign for the subject property shall be a monument-style sign with a minimum of 18 inches of brick or stacked stone base.
11. **Fencing of stormwater pond.** Any stormwater management pond located between the fuel pump island canopy and SR 53 on the subject property shall have decorative fencing (non-chain link) such as aluminum as may be approved by the zoning administrator.

~~EXHIBIT B~~
CONDITIONS OF ZONING APPROVAL

1. **Prohibited uses.** The following uses otherwise permitted in the C-2 district shall be prohibited on the subject property: farmer's market; funeral home, mortuary or mausoleum; kennel; lawn and garden store; laundry/ laundromat; lodging service (of any type); payday loan establishment; tattoo studio; and lumber yard.
2. **Principal access.** The subject property shall have access (not necessarily exclusively) from a private driveway, private street or public street that meets the following:
 - a. Inter parcel access is required. All parcels which are the subject of the zoning action must connect to Towne Center Parkway, as shown on Applicant's site plan.
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on any property that is the subject of the rezoning actions by the applicants at the October 24, 2023, council meeting.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. The streets shall be constructed to meet City standards for public streets.
3. **Building setback and screening.** There shall be a minimum building setback of 40 feet. There shall also be a 30-foot-wide natural buffer, replanted to screening standards where sparsely vegetated, abutting MFR zoning. If required by the Zoning Administrator, the applicant shall install a 6' tall privacy fence along the rear of the subject property along the portion of the property abutting MFR zoning.

~~EXHIBIT B~~
CONDITIONS OF ZONING APPROVAL

1. **Access and improvements to SR 53.** Vehicular access to SR 53 from the subject property shall be provided as follows:
 - a. The subject properties shall be provided with a signalized, driveway, private street, or public street that connects to SR 53 and aligns with Peachtree Road as limited and authorized by Georgia Department of Transportation (GDOT), as provided per the site plan for CU-23-01. Other driveways or access points to/from the subject properties onto SR 53 shall be as may be approved by Georgia Department of Transportation. Except for traffic at the signalized intersection, access shall be limited to right in, right out travel only.
 - b. The owner/developer shall at no cost to the city construct the driveway, private street, or public street on the subject property to/from the north side of the intersection of Peachtree Road and SR 53 with two inbound lanes and two outbound lanes, within applicant's subject property, and adjacent right of way as approved by GDOT and the city.
 - c. The owner/developer shall be required to install road improvements as may be required by GDOT along SR 53 at this proposed intersection, which are expected to include a southbound left-turn lane from SR 53 into the proposed development and a northbound right-turn lane into the proposed development at the intersection of SR 53 and Peachtree Road. Additional right of way within the subject property shall be dedicated to Georgia Department of Transportation if required for road improvements. In the event that GDOT requires road improvements that would include right of way outside of the subject property, the City agrees to work in good faith with the owner/developer to attempt to convince GDOT to only require right of way within the subject property. In the event that GDOT persists in the requirement of road improvements that would include right of way outside of the subject property, the City agrees to work in good faith with the owner/developer to seek a resolution that would not involve the acquisition of right of way outside of the subject property.
 - d. The owner/developer shall design, permit and construct the traffic signalization at the intersection of SR 53 and Peachtree Road concurrently with the development of the subject property. The City will provide all approvals, consents, and other non-monetary support needed to install traffic signalization at said intersection. The traffic signal is subject to the approval of Georgia Department of Transportation and is subject to a signal warrant analysis justifying the need for the traffic signal. If the traffic signal is not warranted at the time of issuance of a certificate of occupancy for the grocery store approved per CU-23-01 or if the traffic signal is otherwise not operational by said date, owner/developer shall contribute \$150,000 to the city for traffic signalization of the intersection of SR 53 and Peachtree Road. Said \$150,000 will be released to owner/developer upon

completion of the traffic signalization by owner/developer. If owner/developer fails to complete the traffic signalization, the \$150,000 shall be held by the city until the traffic signal is warranted and spent when warranted for the traffic signal.

- e. If determined by the city that the principal access from SR 53 at the end of Peachtree Road should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate 80-foot wide right of way, at no cost to the city, at the intersection of SR 53 and Peachtree Road extended (sufficient depth from SR 53 to install the intersection improvements described in this condition), as shown on the site plan for CU-23-01.
2. **Secondary access.** The subject properties shall have access from a private driveway, private street or public street that meets the following:
- a. Inter parcel access is required. All parcels which are the subject of the zoning action must connect to Towne Center Parkway, as shown on the site plan on file with the city for CU-23-01.
 - b. Is constructed to a local commercial street standard that meets city standards for pavement composition and pavement width.
 - c. Is constructed concurrent with development of the subject property and completed prior to the issuance of a certificate of occupancy for a building on any property approved by the City Council per Case Numbers Z-23-08, Z-23-09, Z-23-10, Z-23-11, and CU-23-01.
 - d. If determined by the city that this principal access should be a public street, whether or not made a part of an official corridor map in the comprehensive plan, the owner/ developer shall dedicate a 50-foot wide right of way at no cost to the city for said public street; provided, however, that if an existing access easement off-site is dedicated to the city as a right of way or can be otherwise legally utilized and is approved by the city for said public street right of way, the owner/developer shall not be required to dedicate the full width of right of way. The streets shall be constructed to meet City standards for public streets.
3. **Multi-use path along SR 53.** The owner/ developer shall construct at no cost to the city an eight-foot-wide multi-use path along the subject property frontage along SR 53, if approved by the Georgia Department of Transportation. The multi-use path may be constructed in phases on a per parcel basis. The path must be completed on a particular parcel (as such parcels may be reconfigured to match the site plan for CU-23-01 prior to issuance of a certificate of occupancy for each respective parcel, but the failure to complete the pathway on an adjacent parcel shall not prevent the subject parcel from getting a certificate of occupancy. Walkways interior to the site shall connect the principal buildings on site with the multi-use path within the highway right of way. In any event, the multi-use path adjacent to property approved by the City Council per

Case Numbers Z-23-08, Z-23-09, Z-23-10, Z-23-11, and CU-23-01 shall be fully completed within 24 months of the issuance of a certificate of occupancy on the parcel upon which the 60,000+ square foot structure approved per CU-23-01 is to be constructed.

4. **Building setback and screening.** There shall be a minimum building setback of 40 feet. There shall also be a 30-foot-wide natural buffer, replanted to screening standards where sparsely vegetated, abutting MFR zoning. If required by the Zoning Administrator, the applicant shall install a 6 foot tall privacy fence along the rear of the subject property along the portion of the property abutting MFR zoning.
5. **Fencing of stormwater pond.** Any stormwater management pond located between a principal building and SR 53 on the subject property shall have decorative fencing (non- chain link) such as aluminum, as approved by the zoning administrator.
6. **Electric vehicle charging station encouraged.** The owner/developer is encouraged but not required to provide a minimum of two electric vehicle charging stations for electric vehicles within the parking lot.
7. **Cameras positioned on signal.** The owner/developer shall be required at no cost to the city to provide one or more flock cameras as approved by the police chief. The camera(s) shall be owned and operated by the city.