

CITY OF HOSCHTON  
CITY COUNCIL  
**THURSDAY, SEPTEMBER 12, 2024 AT 6:00PM**  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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WORK SESSION  
DRAFT MINUTES

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**CALL TO ORDER** at 6:10pm by Mayor Martin

**AGENDA APPROVAL** A motion was made by Courter to approve with no changes, seconded by D. Brown, and all voted in favor.

**REPORTS BY MAYOR, COUNCIL, AND STAFF**

**OLD BUSINESS**

1. **Ordinance TA-2024-04:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article VIII, "Zoning Amendments and Applications," To Add a New Section 8.08, "Duration of Approval" and for Other Purposes [*Remanded 8/20/24 by City Council to Planning Commission*] [*Planning Commission recommended approval of original ordinance 5/22/24*]

*Dr. Weitz explained that the proposed changes would allow the Council to ask an applicant for a project schedule and the progress would be monitored by the zoning administrator to ensure commencement and substantial progress were made in a timely manner. In the event of a lapse in progress, the Council could choose to extend the schedule or to initiate a rezoning process to return the property back to its original zoning. This would only apply to new applicants and would not affect previous approvals retroactively.*

*Attorney Abb Hayes added that this ordinance would not apply to every rezoning application but gives the council to authority to assign a schedule. He suggests adding into the ordinance the objective criteria that would be used to decide when a schedule would be imposed. He also asked that if a request was received from a developer to alter a schedule, should that matter be heard in a public hearing?*

**NEW BUSINESS**

1. **Final Plat, Twin Lakes Phase 11A:** KLP Twin Lakes, LLC, 94 lots on 33.33 acres (including public street dedication of 4.24 acres and 3.733 linear feet of public streets and 3,658 linear feet of water line and 2,688 linear feet of sanitary sewer line) (Twin Lakes Planned Unit Development, PUD Zoning, Ordinance Z-18-05)

*Dr. Weitz explained that the applicant will be required to complete any outstanding issues before the City Engineer or City Planner will sign the final plat.*

2. **Resolution 2024-39:** A Resolution Adopting a 2024 Annual Update of the City of Hoschton Comprehensive Plan Including Community Work Program and Amendment/Update of the Capital Improvements Element (CIE) and for Other Purposes

*Dr. Weitz explained that the Northeast Georgia Regional Commission completed its review, so the annual update is ready to be adopted. This update to the comprehensive plan includes a reduction in level of service standard for law enforcement space from 0.95 square feet per functional population to 0.60 square feet. It also includes a reduction in the level of service standard for parks and open space from 5.33 acres per 1,000 residents to 4.00 acres.*

3. **Resolution 2024-40:** A Resolution Authorizing the Submission to the Northeast Georgia Regional Commission for Regional and State Review of a Draft Amendment to the City Of Hoschton Comprehensive Plan to Update the Future Land Use Plan Map and Revise the Land Use Element Narrative

*Dr. Weitz explained that the Future Land Use Plan was previously updated in February 2021. The GIS map has now been updated and reflects all the growth and changes to date. This action would authorize transmitting the plan to the region and state for review. Upon approval, the matter will come back before the Council for adoption.*

4. **EMI Proposal**-Groundwater and Wastewater Treatment System Management Services

*Jerry Hood of EMI explained that EMI would become the "Operator of Record" for the City's water and wastewater systems. This would be the third time EMI has performed the role for the City. EMI has 16 certified operators on staff and its own lab in Jefferson for testing. EMI is willing to assume this role for as long as the City needs.*

5. **Millage Rate Rollback:** Recommendation to rollback from 2.954 to 2.714

*Finance Director Tiffany Wheeler explained her recommendation to take the millage rate rollback to 2.714 mills from the current rate of 2.954 mills. At the new rate, she projects the City would bring in \$1.3 million in property tax revenue which should cover expected budget needs for 2025.*

6. **Resolution 2024-41:** Use of Public Roads During the Downtown Trunk-or-Treat Event

*Ms. Wheeler explained that City Square will be closed for the event on October 25<sup>th</sup>.*

7. **Resolution 2024-42:** Use of Public Roads During the Hoschton Holiday Market

*Ms. Wheeler explained that City Square will be closed on November 22<sup>nd</sup> for the event.*

8. **Resolution 2024-43:** Use of Public Roads During the Hoschton Fall Festival

*Ms. Wheeler explained that City Square, Bell Avenue, Railroad Avenue, a portion of White Street, and a portion of West Broad Street will be closed October 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> for the festival.*

9. **Resolution 2024-44:** Certified City of Ethics Renewal

*Jen Williams explained that the City Council may renew the City's status as a Certified City of Ethics by voting to adopt and abide by a set of ethics principles.*

10. **Resolution 2024-45:** Amendment to Personnel Policy Regarding On-Call Procedures

*Ms. Williams explained that due to staffing changes, the City needs to extend the allowed distance for an on-call staff member to be permitted to drive a City-owned vehicle home from 30 miles to 50 miles.*

11. **Special Event Alcohol Permits for Fall Festival:** Casa Rica, Sliced, and The Depot by Four Brothers

*The City requires a special permit to serve alcohol outdoors during the festival. Each of the applicants is already licensed to serve alcohol with the city and state.*

12. **Proclamation** Hoschton Reads Day –September 30<sup>th</sup>

*Mayor Martin encourages all members of the community to go to schools to volunteer to read to the children. She will be participating in the statewide Mayors Reading Club. Dr. Sterling has been in contact with local schools to organize meeting with fifth grade students to talk about how the local government works, possibly including a field trip to City Hall.*

13. **Memo Summarizing the Georgia Department of Transportation Braselton-Hoschton Area Mobility Study Final Report**, May 31, 2024 *[for potential discussion, no action required]*

*Dr. Weitz explained that the study findings will inform MOP efforts and state budgets. The report answers how the region is going to deal with traffic issues, especially SR 53. He also shared that the county is working on a 5-year update to its transportation plan which will*

*consider the study results. The City has obtained funds for its own transportation planning, as well.*

#### **14. Mulberry House Discussion**

*Councilmember Christina Brown explained that the Mulberry house is in poor condition and would require a tremendous amount of work to resolve all the issues and to make it ADA compliant. The City does not have enough money in the budget to do all that would be required, so it is investigating the cost of demolition.*

#### **15. Parking Deck Discussion**

*Mayor Martin explained that she had a fantastic meeting with architects and engineers about a potential parking deck. The next step will be generating a concept plan based off ideas of underground parking, street-level retail/commercial space, and high-end apartments at the top overlooking Mulberry Park.*

#### **CITIZEN INPUT**

*Scott Butler, 448 Deer Creek Trail, pointed out errors in the Braselton-Hoschton Area Mobility Study which listed Twin Lakes/Cresswind developments as having 60 lots total. It is his belief that all graded intersections along SR 53 should be graded “poor”. He recommended that the Council visit Blue Ridge to view their parking deck which was built by private developers and includes retail, restaurants, and parking.*

*Ace Acevedo, 100 Powell Court, asked that the Council fully fund the police department in the upcoming budget. He raised concerns about the golf cart/multi-use path and access to Publix and across Peachtree Rd from Cresswind.*

*Mayor Martin shared that she is meeting with Kolter and Public on September 18<sup>th</sup> to discuss the path on the East side of Peachtree Rd.*

**EXECUTIVE SESSION (IF NEEDED)** *none needed*

**ADJOURN** *A motion was made at 7:19pm by Sterling to adjourn, seconded by D. Brown, and all voted in favor.*

#### **Announcements:**

September 17 <sup>th</sup> @ 6:00pm	City Council Regular Meeting
September 25 <sup>th</sup> @ 6:00pm	Planning & Zoning Commission Meeting
September 26 <sup>th</sup> @ 3:00pm	Historic Preservation Committee Meeting
September 26 <sup>th</sup> @6:30pm	Community Conversations: Mental Health Awareness <i>with Special Guest Judge Ben Green</i>

## **ROLL CALL**

### **Present:**

Debbie Martin, Mayor  
Christina Brown, Councilmember  
David Brown, Councilmember  
Scott Courter, Councilmember  
Fredria Sterling, Councilmember

### **Absent:**

Jonathan Jackson, Councilmember  
James Lawson, Councilmember

### **Also Present:**

Dr. Jerry Weitz, Consulting City Planner  
Jerry Hood, EMI, City Engineer  
Jennifer Harrison, City Manager  
Abbott S. Hayes, Jr., City Attorney  
Jen Williams, Assistant City Clerk