



REGULAR MEETING
DRAFT MINUTES

CALL TO ORDER by Mayor Pro-Tempore David Brown

INVOCATION by Councilmember Sterling

PLEDGE OF ALLEGIANCE led by D. Brown

AGENDA APPROVAL Motion to approve with no changes by Jackson, second by Lawson, and all in favor.

MINUTES APPROVAL

1. April 11, 2024 Work Session
2. April 30, 2024 Regular Meeting

Motion to approve with no changes by Sterling, second by Lawson, and all in favor.

NEW BUSINESS

1. **Resolution 2024-16: A Resolution Accepting From Hoschton Town Center, LLC The Dedication Of Streets In Units 1 And 2 Of Cambridge At Towne Center Subdivision And For Other Purposes**

Motion to approve by C. Brown, second by Lawson, and all in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

2. **Final Plat for Cresswind at Twin Lakes, Phase 5, KH Twin Lakes, LLC, applicant and property owner, by Dustin Baker and Rochester and Associates, seeks final plat approval for 169 lots on 62.693 acres; including all or portions of Geneva Way, Conway Trail, Blackshear Court, Seneca Way, Peaks Court, Florence Lane, Bear Way, and Neely Way (private streets); includes dedication of 6,234 feet of water line, 5,904 feet of gravity flow sewer line, and ___ feet of sewer force main; plus the proposed dedication of a sewer pump station fronting on Blackshear Court (PUD Conditional Zoning, Z-2018-05) [Consulting planner recommendation: Approval with conditions]**

Dr. Weitz read the following recommended conditions of approval into the record:

1. *All requirements of the city engineer relative to the final plat and as-built drawings shall be satisfied prior to signature by the city engineer on the plat, including the submission of CAD drawings.*
2. *The sewage lift station maintenance fee (based on horsepower of the pump) must be paid to the city prior to providing city signatures on the final plat.*
3. *A written estimate of value of the dedications by type (water, sewer, sewer force main, and sewer lift station) (based on contractor prices) shall be submitted to the city prior to providing city signatures on the final plat.*
4. *The applicant shall be required to dedicate the 0.545-acre sewage lift station lot within the boundaries of the subdivision within six months of the date of final plat approval by City Council.*

Motion to approve with four conditions by Courter, second by C. Brown, and all in favor.

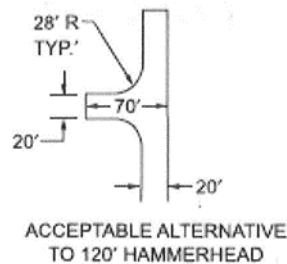
[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

3. **Preliminary Plat for “Aberdeen” Planned Unit Development (f.k.a. “East Jefferson Tract”) and Application for Approval of Private Streets: TPG (The Providence Group) Development LLC, by Clint Walters, and Travis Pruitt & Associates, Inc. applicant, Shannon Sell, Paul T. Cheek, Jr. and Brenda Ann Cheek and West Jackson, LLC, Property Owners, request preliminary plat and private street approval for 334 lots on 109.72 acres fronting on the south side of West Jackson Road, both sides of East Jefferson Street, and the north side of Pendergrass Road (SR 332) (Map/Parcels 119/018; part of 119/019; 113/003A, and part of 113/004. Planned Unit Development (PUD) Conditional zoning (Ordinance Z-23-02) [Consulting planner recommendation: Denial of request for private streets; postpone action on preliminary plat pending requested redesign]**

Dr. Weitz read the following recommended conditions of approval (#25 and #26 were requested by councilmembers) into the record:

1. *Satisfy all requirements and recommendations of the city engineer (anticipated to be provided under separate cover).*
2. *Cover sheet, site note 1 (and other sheets and notes): Remove all references to private streets. Remove proposed gates.*
3. *Site notes generally are duplicative of conditions of zoning approval. Those notes that duplicate conditions of zoning approval are not necessary and should be removed in favor of the actual list of conditions as provided.*
4. *Cover Sheet, Site Note 11: Delete (duplicates note 8).*
5. *Cover Sheet, Site Note 10: Delete (duplicates note 7).*
6. *Cover Sheet, Site Note 12: Delete (duplicates note 9).*
7. *Cover Sheet Plan Note “D” Regarding Sidewalks: delete (inconsistent with regulation).*
8. *Cover Sheet, General Site note 3, delete (reference to speed limit).*

9. Cover Sheet, Legend map, change “future right of way” to “reserved for future right of way.”
10. Sheet PP-3: Delineate/ label proposed pavement width from centerline of West Jackson Road at or about Lot 311. Also, clarify and/or correct road pavement width labels for West Jackson Road at or about Lots 247 and 248 (unclear whether this meets condition of zoning approval).
11. Sheet PP-3: East Jefferson Street: remove label “23 feet from edge of pavement to edge of pavement”; change label 26 feet face of curb to face of curb to 26 feet back of curb to back of curb.
12. Sheet PP-3: site note 4, remove duplicated wording.
13. Covenants, conditions and restrictions for the subdivision shall require that the homeowner’s association be responsible for the maintenance of pavement for any on-street parking spaces.
14. Increase all alley easements shown from 20 feet to 30 feet per Sec. 613 subdivision regulations and condition of zoning approval; unless applicant requests and city council specifically authorizes a reduction to 20 feet.
15. Alleys shall connect to a street or include an IFC approved turn-around at any dead ends similar to the below as shown in Appendix D Fire Apparatus Access Roads.



16. Show all road improvements including 36 foot pavement width for that portion of East Jefferson Street outside of the roundabout.
17. Add sidewalk/pedestrian ramps and striping across all streets approaching/ entering roundabout.
18. Incorporate minimum base and paving specifications, as provided in Jackson County Standard Details for the street type proposed, per Sec. 614 Hoschton subdivision and land development ordinance. (remove any language to the contrary). Remove repetitive reference to pavement specifications on multiple sheets.
19. Lot details shall incorporate street tree planting requirements of the subdivision ordinance, showing typical location and if needed root barriers.
20. Change (update) the date for all plan drawings to April 2024.
21. The proposed sewage pump station shall be shown as being located on its own lot with a minimum of 30 feet of frontage on a street (also must meet condition of zoning approval with regard to size).
22. Sheet PP-7, remove that part of the note pointing to the road reservation “future right of way to be obtained by the city.” (Remove similar note on Sheet PP-6 about future right of way being obtained by the city). Preliminary plat approval is subject to the following condition: “The applicant (prior to final plat approval)

- shall be required to acquire and reserve for future public road use that portion of the road reservation shown on the preliminary plat but falling on the Swafford Tract, plus the applicant shall be required to apply to the City of Hoschton for annexation and PUD zoning of the entire Swafford Tract. If annexed and zoned by the city, the Swafford Tract shall be incorporated into the preliminary plat.”*
23. *Prior to issuance of a land disturbance permit, the applicant/owner shall be required to file an application to rezone two lots of record now owned by Shannon Sell (0.15 acre connected to Penny Lane and 0.5 acre fronting SR 332 (Pendergrass Road) but outside the PUD boundary to PUD. If rezoned these parcels shall be incorporated into the preliminary plat.*
 24. *The improvements to West Jackson Road and East Jefferson Street, road widenings, construction of a roundabout and additional right of way dedications, shall be included in the first land disturbance and development permit applications and shall be constructed concurrent with the first phase of land development.*
 25. *There shall be two road connection entrances to POD A.*
 26. *Performance and maintenance bonds to guarantee road improvements to East Jefferson Street and West Jackson Road including the proposed roundabout shall be required.*

Motion to approve with all conditions EXCEPT #2 (which should be removed) by Lawson, second by Courter, and the motion carries with a 4-3 vote.

[DM-NO; CB-NO; DB-NO; SC-YES; JJ-YES; JL-YES; FS-YES]

**4. Preliminary Plat for “Tribute” Planned Unit Development: Rocklyn Homes by Tim Jenkins and PEC+, Applicant, Mary Ann Kenerly, and Trustees of New Hope African, Methodist, and Episcopal Church, property owners, 284.634 acres (287.14 acres PUD) fronting on the north side of State Route 53 (1688 Highway 53) (Map/Parcels 114/001A, 114/002A, 114/001B and 114/001B1); Address of Record: 1688 Highway 53; 1,051 Lots (400 fee-simple townhouses/lots, 651 detached single-family dwellings/lots, 40,000 square feet of retail/restaurant/office; and 23.65+ acres of public land dedication; Planned Unit Development (PUD) Conditional zoning, Ordinance Z-23-03; (Development of Regional Impact #3960)
*[Consulting planner recommendation: Approval, with conditions]***

The following four conditions of approval were recommended by the city planner:

1. *All requirements of the city engineer shall be satisfied prior to signature by the city engineer on the preliminary plat.*
2. *Site access notes, which contain recommendations of the Development of Regional Impact (DRI) traffic study, shall be conditions of preliminary plat approval and must be followed.*
3. *Road “AA” shall have a minimum right of way width of 80 feet from SR 53 to the northeast property line.*

4. *The Homeowner's Association (HOA) for the subdivision shall be responsible for the maintenance of any on-street parking spaces within a public street right of way, and the conditions, covenants and restrictions (CC&Rs) for the subdivision shall specifically assign such responsibility to the HOA.*

The following 5th condition was requested by councilmembers:

5. *Phase 1 shall require at least 1 detached single-family dwelling for each 6 townhouse units.*

Motion to approve with 5 conditions by C. Brown, second by Lawson, and all in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

5. Resolution 2024-18: Approval of Intergovernmental Agreement with the Downtown Development Authority regarding 29 West Broad Street (The Garden)

Motion to approve by D. Brown, second by Jackson, and all in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

6. Resolution 2024-19: Approval of Intergovernmental Agreement with the Downtown Development Authority regarding 4162 Highway 53, Units 100 and 110 (Putter's Golf Carts)

Motion to approve by Lawson, second by Courter, and all in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

7. Resolution 2024-20: Approval of First Amendment to Intergovernmental Agreement with the Downtown Development Authority regarding 69 City Square (Pasta Masters)

Motion to approve by Lawson, second by Sterling, and all in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

8. Resolution 2024-21: City Square Road Closure during Spring Festival

Motion to approve by Lawson, second by Jackson, and all in favor.

[DM-YES; CB-YES; DB-YES; SC-YES; JJ-YES; JL-YES; FS-YES]

EXECUTIVE SESSION (IF NEEDED) *none*

ADJOURN *Motion to adjourn by Lawson, second by Sterling, and all in favor.*

Announcements:

May 22nd @ 6:00pm: Planning & Zoning Commission Meeting

May 23rd @ 6:30pm: Community Conversations
Topic: Planning & Zoning
Featuring Dr. Jerry Weitz

Present:

David Brown, Mayor Pro-Tempore
Christina Brown, Councilmember
Scott Courter, Councilmember
Jonathan Jackson, Councilmember
James Lawson, Councilmember
Fredria Sterling, Councilmember.

Present by Phone:

Debbie Martin, Mayor

(Mayor Martin was outside the City limits and State of Georgia during the meeting and participated by phone.)

Also Present:

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

Approved:

Debbie Martin, Mayor

Date

Jennifer Williams, Asst. City Clerk