



REGULAR MEETING
MINUTES

CALL TO ORDER at 6:00m by Mayor Martin

INVOCATION by Steve Wittry

PLEDGE OF ALLEGIANCE led by Mayor Martin

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

MINUTES APPROVAL

1. May 9, 2024 Work Session-A motion was made to approve with no changes by C. Brown, seconded by Martin, and all in favor.
2. May 21, 2024 Regular Meeting-A motion was made to approve the minutes with the following amendment: add the first motion by Lawson to approve with all recommended conditions and the subsequent discussion held for Item #3 (Providence Group Preliminary Plat) before the final motion was voted upon--by D. Brown, seconded by C. Brown, and all voted in favor.

NEW BUSINESS

1. **Ordinance TA-2024-02:** An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article IV, "Zoning Districts and Official Zoning Map," Section 4.08, "PUD, Planned Unit Development District" To Amend Existing Provisions, Requirements and Allowances and to Add Requirements; and for Other Purposes [Planning & Zoning Commission Recommendation: Approval, with the change to increase minimum land area to rezone to PUD district from 10 acres to 25 acres.]

A motion was made to table the item until the August 20th meeting by Martin, seconded by Courter, and all voted in favor.

2. **Ordinance TA-2024-03:** An Ordinance Amending the Zoning Ordinance of the City Of Hoschton, Georgia, Article IV, "Zoning Districts and Official Zoning Map," Section 4.14, "MU, Mixed Use District" and for Other Purposes [Planning & Zoning Commission Recommendation: Approval]

A motion was made to approve the ordinance by Martin, seconded by D. Brown, and all voted in favor.

3. **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 [Planning & Zoning Commission Recommendation: Approval]

A motion was made to table the item until the August 20th meeting by Martin, seconded by Courter, and all voted in favor.

- 4. Amendment of the Comprehensive Plan of the City of Hoschton, Georgia, to Adopt an Update to the Capital Improvements Element” and Community Work Program (i.e., required annual update) [Planning & Zoning Commission Recommendation: Approval]**

A motion was made to table the item until the July 16th meeting by Martin, seconded by Lawson, and all voted in favor.

- 5. Amendment of the Comprehensive Plan of the City of Hoschton, Georgia, to Amend the Future Land Use Plan and for Other Purposes [Planning & Zoning Commission Recommendation: Approval]**

A motion was made to table the item until the July 16th meeting by Martin, seconded by Lawson, and all voted in favor.

- 6. Request from Rocklyn Homes to remove Condition #5 from the approval of the preliminary plat for “Tribute” Planned Unit Development, 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 of request]**

Councilmember C. Brown stated that she would like to stand by the condition as she believes it to be in the best interest of the City, but she also recognizes that it was added at the last minute and the Council has a duty to minimize litigation costs.

A motion was made to approve the removal of condition #5 of the preliminary plat by Martin, seconded by C. Brown, and all voted in favor.

- 7. Amendment to Preliminary Plat Condition #4—WJMP, LLC**

A motion was made by Martin, seconded by C. Brown, and all voted in favor to modify condition #4 of the preliminary plat approval for West Jefferson Townhouses to read as follows:

“The appropriateness of amenities for the development is subject to the approval of the City Council. The owner shall submit a more detailed conceptual site plan and architectural elevation drawings of the building(s) in the amenities area for approval by the City Council prior to building permit approval.”

- 8. Preliminary Plat for Towne Center Marketplace (i.e. Kroger Assemblage)**

A motion was made to approve the preliminary plat with no conditions by Martin, seconded by D. Brown, and all voted in favor.

9. Resolution 2024-31: Dedication—Crystal Lake Parkway and Burton Drive

A motion was made to approve the dedication by Martin, seconded by Lawson, and all voted in favor.

10. Initiate process to amend the Subdivision and Land Development Ordinance regarding extending Preliminary Plat consideration time beyond 35 days

A motion was made to initiate the amendment process by Martin, seconded by C. Brown, and all voted in favor.

11. Resolution 2024-28: Amendment of American Relief Fund Budget FY 2023

A motion was made to approve the budget amendment by Martin, seconded by Jackson, and all voted in favor.

12. Resolution 2024-29: Amendment of SPLOST Budget FY 2023

A motion was made to approve the budget amendment by Martin, seconded by Jackson, and all voted in favor.

13. Resolution 2024-24: Intergovernmental Agreement with Jackson County regarding a Transportation Special Local Option Sales Tax (TSPLOST)

A motion was made to approve the agreement by Martin, seconded by D. Brown, and all voted in favor.

14. Hoschton Supplemental Exit Sign on I-85

Martin explained that she has reached out to Senator Ginn to see if there is a way to have the sign replaced at no cost to the city.

A motion was made to table the item until July 16th by Martin, seconded by Lawson, and all voted in favor.

15. South Water Tank Design

A motion was made to approve design "Option B" (silver top, blue bottom, and silver legs) for the new tank by Martin, seconded by Jackson, and all voted in favor.

Councilmembers will submit ideas for what phrase is to be printed on the side of the tank to the City Manager.

16. Resolution 2024-32: Awarding Contract in the amount of \$280,829.00 for LMIG Roadway Improvements Project to Sunbelt Asphalt Surfaces, Inc. (W. Broad Street Road Paving)

A motion was made to approve the award by Martin, seconded by D. Brown, and all voted in favor.

17. Resolution 2024-25: Water First Rebate Program

A motion was made to table the item until the July 16th meeting by Martin, seconded by C. Brown, and all voted in favor.

18. Resolution 2024-33: Updating and Revising the City’s Fire Suppression Connection Fees

A motion was made to approve the new fee schedule by Martin, seconded by Courter, and all voted in favor.

19. Resolution 2024-26: GEFA Loan Agreement #CW2022013 \$12,000,000.00 loan

20. Resolution 2024-27: GEFA Loan Agreement #CW2024006 \$8,000,000.00 loan

A motion was made to approve Items #19 and 20 by Martin, seconded Jackson, and all voted in favor.

21. Resolution 2024-22: Personnel Policy Amendment—Bereavement Leave

A motion was made to approve the policy amendment by Martin, seconded by C. Brown, and all voted in favor.

22. Resolution 2024-23: Personnel Policy Amendment—Defining “Immediate Family Member”

A motion was made to approve the policy amendment by Martin, seconded by Courter, and all voted in favor.

Announcements

June 26th @6:00pm: Planning & Zoning Commission Meeting
June 27th @ 6:30pm: Community Conversations-Open Forum Q&A
July 8th @ 6:00pm: Downtown Development Authority Meeting
July 9th @ 9:00am: Downtown Development Authority Retreat

Mayor Martin announced that the June 27th Community Conversations will now feature a presentation on avoiding scans. The open forum

ADJOURN *A motion was made to adjourn by Martin, seconded by Jackson, and all voted in favor.*

Present: Mayor Debbie Martin, Councilmember Christina Brown, Councilmember David Brown, Councilmember Scott Courter, Councilmember Jonathan Jackson, Councilmember James Lawson

Absent: Councilmember Fredria Sterling

Also Present: City Manager Jennifer Harrison, Assistant City Clerk Jen Williams, Media