

CITY OF HOSCHTON  
CITY COUNCIL  
**TUESDAY, AUGUST 20, 2024 AT 6:00PM**  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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REGULAR MEETING  
MINUTES

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**CALL TO ORDER** at 6:00pm by Mayor Martin

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE**

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

**OLD BUSINESS**

1. **Ordinance TA-2024-02** (PUD) 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

*A motion was made by D. Brown to approve, seconded by Courter, and all voted in favor.*

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

2. **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."

*A motion was made by D. Brown to table this item and remand it back to the Planning and Zoning Commission for further study, seconded by Jackson, and all voted in favor.*

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

**NEW BUSINESS**

1. **Z-24-02 Annexation and Zoning and Rezoning:** The Providence Group of Georgia, LLC, applicant, Douglas J. Swafford and JBGL Atlanta Development 2014, LLC, property owners, seek the following: Annexation of that portion of Map/Parcel 113/004 (1.31 acre) not already in the city and zoning to PUD (Planned Unit Development District) (part of Swafford tract) (current zoning in unincorporated Jackson County is A-2, Agricultural-Rural Farm District); Rezoning of that portion of Map/Parcel 113/004 (1.31 acre) already in the city limits from R-1 (Single-Family Low-Density Residential District) to PUD (Planned Unit Development District) (part of Swafford Tract); Rezoning of a 0.153 acre tract (part of Map/Parcel 119/009)

fronting at the end of Penny Lane and rezoning of a 0.494-acre tract fronting on Pendergrass Road (SR 332) east of 158 Rocky Court (part of Map/Parcel 119/009) from A (Agricultural District) to PUD (Planned Unit Development District) [Consulting planner's recommendation: approval conditional] [Planning and Zoning Commission's recommendation: approval conditional]

*A motion was made by C. Brown to approve the annexation and zoning and rezoning with conditions as included below, seconded by D. Brown, and all voted in favor.*

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

#### Z-24-02A CONDITIONS OF ZONING APPROVAL

1. The subject property shall become and hereafter be considered a part of the Aberdeen PUD.
2. Development and use of the subject property shall be in substantial accordance with the letter of intent, including all dimensional requirements specified therein (building height, setbacks, lot width, etc.) made part of Application Z-24-02 and incorporated into this ordinance, and in substantial accordance with the minor final plat made part of Application Z-24-02 and incorporated into this ordinance.
3. The owner shall reserve a portion of the Swafford Tract (Map/Parcel 113/004) for future public use, more or less as shown on the approved preliminary plat for Aberdeen Planned Unit Development and as shown on the official zoning map.

#### Z-24-02B CONDITIONS OF ZONING APPROVAL

1. The subject properties shall become and hereafter be considered a part of the Aberdeen PUD.
2. The owner shall reserve a portion (part of Tract 2 as shown on the minor subdivision plat) of the Swafford Tract (Map/Parcel 113/004) for future public use, more or less as shown on the approved preliminary plat for Aberdeen Planned Unit Development and as shown on the official zoning map. Tract 2 will not be authorized to have a dwelling on it.
3. Subdivision and development of Tract 1 of the minor subdivision plat (part of the Swafford tract, part of Map/Parcel 113/004) shall be consistent with the letter of intent submitted as a part of Z-24-02, including all dimensional requirements specified therein (building height, setbacks, lot width, etc.), with the exception that the minimum heated floor area for the dwelling unit shall be 897 square feet.
4. "Sell Tract 4" consisting of 0.153 acre and fronting on Penny Lane and "Sell Tract 5" consisting of 0.494 acre fronting on Pendergrass Road (SR 332) shall not be separate lots of record for zoning and development purposes and shall be incorporated into the Aberdeen

Planned Unit Development. Use of Sell Tract 4 and Sell Tract 5 shall be limited to open space, buffers and utilities.

5. Sell Tract 4 (0.153 acre) shall not be utilized for public access, and there shall be no road connection to Penny Lane, unless specifically authorized by the Hoschton City Council in regular session.

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2. **Ordinance O-2024-04:** An Ordinance Amending the Subdivision and Land Development Ordinance of the City of Hoschton, Article IV, "Preliminary Plat," Section 409, "City Council Review and Action" to Extend Consideration Time for Preliminary Plat by City Council from 35 Days to 75 Days, and for Other Purposes [Planning and Zoning Commission's recommendation: approval conditional]

*A motion was made by Courter to approve, seconded by C. Brown, and all voted in favor.*

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

3. **Panther Court Sewer System Improvements- Award of Contract 1: Sanitary Sewer Rehabilitation to Townley Construction Company, Inc. in the amount of \$412,145.00.**

*A motion was made by D. Brown to approve, seconded by Jackson, and all voted in favor.*

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

4. **Panther Court Sewer System Improvements- Award of Contract 2: Paving and Drainage to Allied Paving Contractors, Inc. in the amount of \$216,592.40.**

*A motion was made by Lawson to approve, seconded by Jackson, and all voted in favor.*

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

5. **Water System Lead Service Lines Inventory Award of Contract to UWS of Trion, GA in the amount of \$40,950.00.**

*A motion was made by D. Brown, seconded by Martin, and all voted in favor.*

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

6. **Water Tower Design- Jopena Blvd.**

*A motion was made by Martin to postpone this item until the September meeting, seconded by Jackson, and all voted in favor.*

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

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

**Announcements:**

August 22<sup>nd</sup> @ 3:00pm Historic Preservation Committee Meeting

August 22<sup>nd</sup> @ 6:30pm Community Conversations with Special Guest Matt Ruppel, developer of  
“Pasta Masters” and “The Garden”

August 28<sup>th</sup> @ 6:00pm Planning & Zoning Commission Meeting

**ROLL CALL:**

Present

Debbie Martin, Mayor

David Brown, Councilmember

Christina Brown, Councilmember

Scott Courter, Councilmember

Jonathan Jackson, Councilmember

James Lawson, Councilmember

Fredria Sterling, Councilmember

Also Present

Jennifer Harrison, City Manager

Jen Williams, Assistant City Clerk

Media

Approved:

  
Debbie Martin, Mayor

9/17/24  
Date

  
Jennifer Williams, Assistant City Clerk

