

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, JUNE 13, 2024 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



PUBLIC HEARING
DRAFT MINUTES

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

INVOCATION *by Jennifer Harrison*

PLEDGE OF ALLEGIANCE *led by Mayor Martin*

AGENDA APPROVAL *A motion was made to approve with no changes by Sterling, 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.]*

Dr. Jerry Weitz explained that this ordinance amendment was initiated to tighten up regulations in response to recent PUD approvals.

No one spoke in favor or opposition.

- 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]*

Dr. Weitz explained that this ordinance amendment serves to clarify the intent of the Mixed Use Zoning designation, as well as to address situations where a Mixed Use district contains more than one property.

No one spoke in favor or opposition.

- 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*]

Dr. Weitz explained that this ordinance amendment is presented in response to concerns arising from properties that are granted rezoning classification but remain undeveloped for years. The proposed procedure would require the zoning administrator to monitor the activity of each property. After a certain period of time, if no work had begun, the zoning administrator would bring it to the attention of the City Council for a decision on whether to initiate a request to change the zoning back to its original classification. If a request is initiated, the matter would go before the Planning and Zoning Commission who would then make a recommendation to the Council. This would not apply to any properties already rezoned, only to any new rezoning applications.

No one spoke in favor or opposition.

- 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*]**

The required annual update is due October 31st. The Capital improvements Element will address the rapid growth affecting police, courts, parks, etc. The City will need to be continuously buying land for park space. The City needs to plan in order to stay ahead of the growth.

The parks and recreation level of service standard would be lowered from 5.3 acres to 4 acres per thousand residents. It would be difficult for the City to attain the current level due to the availability of land. Although the standard would technically be lowered, it is not expected to greatly impact citizens because new residents in PUD communities will have access to the required green space within those developments.

6:16pm Councilmember Jonathan Jackson arrived to the meeting.

Uline is expected to rezone land previously known as the Pirkle property and dedicate land/open space to the City, which would help. Uline's timeline is uncertain, so the City cannot rely on that in the near future to meet its needs.

No one spoke in favor or opposition.

- 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*]**

Dr. Weitz introduced the proposed changes to the land map.

No one spoke in favor or opposition.

ADJOURN *The public hearing was closed at 6:20pm.*

Present

Debbie Martin, Mayor
Christina Brown, Councilmember
David Brown, Councilmember
Scott Courter, Councilmember
Jonathan Jackson, Councilmember (arrived at 6:16pm)
Fredria Sterling, Councilmember

Absent

James Lawson, Councilmember

Also Present

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