

CITY OF HOSCHTON  
CITY COUNCIL  
THURSDAY, AUGUST 8, 2024 AT 6:00PM  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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PUBLIC HEARING  
MINUTES

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

**MOMENT OF SILENCE**

**PLEDGE OF ALLEGIANCE** led by *Mayor Martin*

**AGENDA APPROVAL** A motion was made by *Martin* to approve the agenda without any changes, seconded by *Sterling*, and all voted in favor.

**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*]

*Dr. Weitz explained that this application was submitted as a condition of the preliminary plat approval in an effort to clean up the zoning of some remnant parcels adjacent to the Aberdeen PUD.*

*Clint Walters of the Providence Group spoke in favor of the application and reiterated Dr. Weitz's statement that this action was prompted by the preliminary plat condition.*

*Councilmember Christina Brown pointed out that references to the two tracts within the applicant's letter of intent appeared to be flip-flopped. The applicant agreed to correct those references before the final ordinance is voted upon.*

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]

*Dr. Weitz explained that this ordinance was initiated to allow the council more time to consider preliminary plat applications, especially if there was a need to table the vote.*

*Shannon Sell spoke in opposition to the ordinance, pointing out that delays increase development cost and those costs are ultimately passed along to buyers.*

**ADJOURN** The public hearing was adjourned at 6:23pm.

**ROLL CALL**

**Present:**

Debbie Martin, Mayor  
David Brown, Mayor Pro-Tempore  
Christina Brown, Councilmember  
Jonathan Jackson, Councilmember (arrived at 6:02pm)  
Fredria Sterling, Councilmember

**Absent:**

James Lawson, Councilmember  
Scott Courter, Councilmember

**Also Present:**

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

Approved:



Debbie Martin, Mayor

9/17/24

Date



Jennifer Williams, Assistant City Clerk

