



SPECIAL CALLED MEETING
DRAFT MINUTES

CALL TO ORDER at 5:30pm by Mayor Martin

INVOCATION/ MOMENT OF SILENCE led by Councilmember Lawson

PLEDGE OF ALLEGIANCE led by Mayor Martin

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

APPROVAL OF MINUTES

1. 12/12/2024 Public Hearing
2. 12/12/24 Work Session
3. 12/17/24 Regular Session

A motion was made by Lawson to approve the minutes with no changes, seconded by Martin, and all voted in favor.

OLD BUSINESS

NEW BUSINESS

1. **CU-24-01 Conditional Use: Frank Pittman, applicant, Christian Stewart and Ashishumar Patel, property owners, seek a conditional use permit for a day care center in an MU, Mixed-Use Zoning District for 2.0 acres (part of Map/Parcel 119/004N1) fronting on the south side of Eagles Bluff Way and the west side of SR 53. [Consulting City Planner Recommendation: Approval, Conditional; Planning & Zoning Commission Recommendation: Approval, with Revised Conditions]**

A motion was made by C. Brown to amend the conditions of conditional use approval to add back in a condition requiring the applicant to provide a traffic study.

City Attorney Abb Hayes encouraged the Council to have some discussion to see what the competing thoughts might be and to then move on to the motion stage.

Councilmember C. Brown added that she would also like to remove condition #12 so that a tax revenue-generating commercial venture would not be prohibited on the

property. Brown shared a handout that she created and explained the many reasons she believes a traffic study is needed.

Councilmember D. Brown agreed that condition #12 should be removed. He further stated that he really wants a daycare in the city but believes that a traffic study should be required before approving it in this location.

Mayor Martin shared the following information from a recent conversation with GDOT: the last crash at the intersection of Hwy 53 @ Eagles Bluff Way was in 2018; the approximate cost of a traffic study would be \$20,000; GDOT would require 75-100 vehicles per hour for 8 consecutive hours to justify a traffic signal at the intersection; the cost of a traffic signal is \$300,000; a traffic study is not warranted.

A motion was made by C. Brown to amend the conditions of conditional use permit approval for CU-24-01 to remove Condition #12, "Use limitation" and to add back in a condition recommended by the Planning & Zoning Commission which would "require the applicant to provide a traffic study prepared by a traffic engineer including a crash analysis. Recommendations of the study will become requirements of development permit approval." D. Brown seconded the motion. The motion failed as only C. Brown and D. Brown voted in favor and 4 votes would be needed to pass it.

A motion was made by Courter to approve conditional use permit CU-24-01, with the amendment to remove Condition #12, "Use limitation." Lawson seconded the motion. The motion carried with a 5-2 vote. Martin, Courter, Jackson, Lawson, and Sterling voted in favor. C. Brown and D. Brown were opposed.

2. Intergovernmental Agreement with the Hoschton Downtown Development Authority Regarding Multiple Properties Located in the Downtown Development Area of the City of Hoschton

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

3. Meeting Schedules for 2025: City Council, Planning & Zoning Commission, Downtown Development Authority, Historic Preservation Committee

A motion was made by Courter to approve the meeting schedules, seconded by Lawson, and all voted in favor.

4. City Council Committees for 2025

A motion was made by Lawson to approve the council committees for 2025, seconded by Martin, and all voted in favor.

5. Mayor Pro-Tempore for 2025

A motion was made by Martin to approve Dr. Fredria Sterling as the 2025 Mayor Pro-Tempore, seconded by Lawson, and the motion carried with a 4-3 vote. Voting in favor: Lawson, Courter, Sterling, Martin; Opposed: Jackson, C. Brown, D. Brown.

6. Municipal Court Judge Recommendation: Douglas T. Kidd

A motion was made by Martin to approve Douglas Kidd as the Municipal Court Judge, seconded by Courter, and all voted in favor.

7. Resolution 2025-01: Municipal Election Qualifying Fees/ Dates

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

8. O-25-02: Hydrant Meter Deposit

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

9. Resolution 2025-02: Personnel Policy Update: On-Call Policy

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

10. Intergovernmental Agreement with Jackson County Regarding Impact Fees

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

11. O-25-01: Personal Transportation Vehicle Ordinance (Golf Carts)

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

12. Resolution 2025-03: Road Closure for American Street Rodders Car Show

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

13. Hoschton Police Department: Housing and Booking Contract with Jackson County Sheriff's Office

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

14. Hoschton Police Department: Memorandum of Understanding with Jackson County Sheriff's Office- Extraterritorial Assistance

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

ADJOURN A motion was made at 6:12pm by Lawson to adjourn, seconded by Courter, and all voted in favor.

Members Present:

Debbie Martin, Mayor

David Brown, Mayor Pro-Tempore

Christina Brown, Councilmember

Scott Courter, Councilmember

James Lawson, Councilmember

Fredria Sterling, Councilmember (*Councilmember Sterling was out of the city limits during the meeting and participated by phone.*)

Jonathan Jackson, Councilmember (*Councilmember Jackson was out of the city limits during the meeting and participated by phone.*)

Also Present:

Jennifer Harrison, City Manager

Abbott S. Hayes, Jr., City Attorney

Dr. Jerry Weitz, Consulting City Planner

Hu Blackstock, Planning & Building

Tiffany Wheeler, Finance Director

Jen Williams, Deputy City Clerk

Ben Munro, Media