

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, DECEMBER 12, 2024 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



PUBLIC HEARING
AGENDA

WELCOME AND CALL TO ORDER

INVOCATION/ MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

NEW BUSINESS

1. Comprehensive Plan 5-Year Update (2025)

ADJOURN

City of Hoschton, GA Comprehensive Plan 5-Year Update (2025)

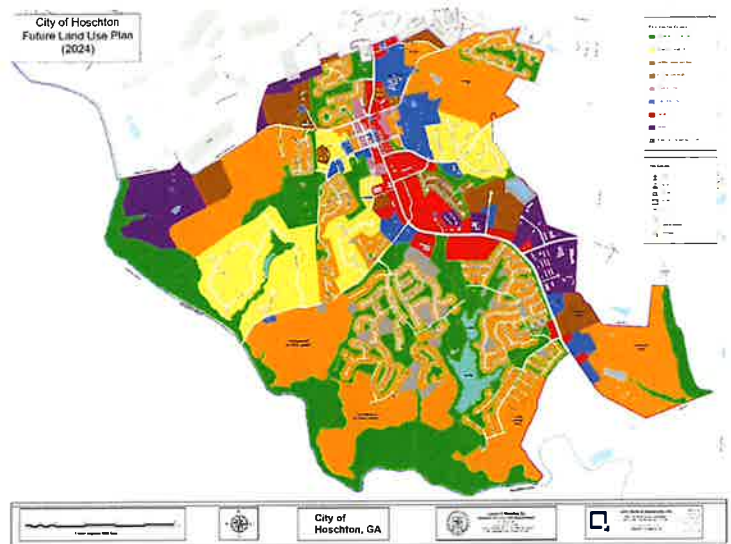
Initial Public Hearing
December 12, 2023 (City Council)

Purpose

- An initial public hearing is required by state administrative rules
- Planning Commission held initial public hearing in November
- The purpose of this hearing is to brief the community on the process to be used to develop the comprehensive plan (5-year update), opportunities for public participation in development of the plan, and to obtain input on the proposed planning process
- Once public comments have been addressed, the community may begin the process of developing the plan

What is a comprehensive plan? How used?

- A guide to future land use and capital budgeting decisions
- 20-year planning “horizon” with emphasis on next 5 years (visionary – aspirational)
- Not a legal document – not required to be followed (guide only)
- Vision, goals, and policies guide land use decisions (rezoning requests)
- Future land use plan also guides land use decisions
- Community work program (capital improvements, operating budgets and action items for the next 5 years)
- Hoschton is required to annually update its comprehensive plan because it collects development impact fees (for parks and open space land and police)



What are the required components?

Element of comprehensive plan per state rules	Relationship to Hoschton
Community Goals	Required: Vision, goals, policies
Needs and Opportunities	Required
Community Work Program	Required (annually updated due to impact fees)
Broadband Services Element	Required
Capital Improvements Element	Required (annually updated due to impact fees)
Economic Development Element	Not required
Land Use Element	Required (future land use map and narrative)
Transportation Element	Required (separate effort + coordination)
Housing Element	Not required

Process/ schedule summary (plan update)

- First step is initial public hearings (Nov. and Dec. 2024)
- A comprehensive plan steering committee has been appointed by city council and will meet 5-6 times (January – May/June 2025)
- Various public participation efforts may be undertaken (summarized in later slide)
- Recommendations on the draft comprehensive plan will be made by the steering committee and planning commission (target June 2025)
- Review by the regional commission and state is required (60+ days)
- Adoption required by October 31, 2025 (qualified local govt. status)

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Steering committee and stakeholders

Appointed steering committee

- Debbie Martin, Mayor
- Dave Brown, Mayor Pro Tem
- Scott Courter, City Council
- Tina Brown, City Council
- Christine Moody, Chair, P&Z
- Chuck Jonaitis, P&Z
- Chris Hardin, Resident
- Matt Ruppel, Business Owner

Stakeholders (illustrative groups)

- Major property owners
- Homeowner's association groups
- Chamber of commerce officials
- Environmental groups
- City boards and commission members
- Major employers
- Disadvantaged/youth groups
- Many others

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Community participation techniques

- Initial public hearings (2)
- Web page with materials
- Steering committee: (meetings)
- Stakeholder interviews
- Questionnaire (?)
- E-mail “blast” of notice of availability of plan for review
- Final public hearings (2)

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Possible committee meeting contents

- Meeting 1: Background, introduction, data (mostly educational)
- Meeting 2: Vision/goals/policies (emphasis on housing and land use)
- Meeting 3: Housing/land use (continued)
- Meeting 4: Community facilities
- Meeting 5: Community work program (5-year plan)
- Meeting 6: Final draft document review

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Table 1
Projections and Forecasts, 2020-2044
City of Hoschton

PROJECTION/FORECAST	2020	2024	2029	2044
Total Housing Units	1,123	2,472	5,794	7,284
Households	1,066	2,472	5,794	7,284
Persons Per Unit	2.70	2.68	2.51	2.54
Household Population	2,878	6,645	14,573	18,543
Group Quarters Population	0	0	0	280
Total Population	2,878	6,645	14,573	18,823
Employment	532	1,000	3,555	4,366
Functional Population (Total Population + Employment)	3,410	7,645	18,128	23,189

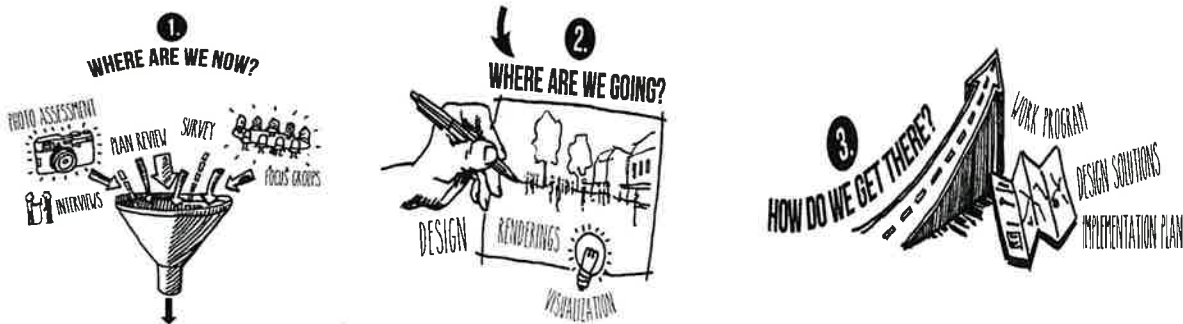
Table 2
5-year and 20-year Increases in Population and Functional Population
2024-2029 and 2024-2044
City of Hoschton

PROJECTION/FORECAST	2024 Existing	Net Increase 2024-2029	Net Increase 2024-2044
Housing Units	2,472	3,322	4,812
Population	6,645	7,928	12,178
Employment	1,000	2,555	3,366
Functional Population	7,645	10,483	15,544

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Public hearing

- Open up to the public to ask questions and share thoughts, concerns, priorities, needs, opportunities, suggestions, recommendations, etc.



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