



REGULAR COUNCIL MEETING
AGENDA

CALL TO ORDER

PRAYER/MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

COUNCIL MINUTE APPROVAL

- 2.13.2025 Special Called Meeting Minutes
- 2.13.2025 Work Session Minutes
- 2.18.2025 Regular Meeting Minutes
- 2.27.2025 Special Called Meeting Minutes

NEW BUSINESS

1. Z-24-04 Rezoning: City of Hoschton, applicant and property owner, seeks rezoning from R-1 (Single Family Low Density Residential District) to INST (Institutional) District of approximately 11.25 acres of property on the north side of Peachtree Road (Map/Parcels 120/010B, 120/010E, 120/010I, and 120/010C) (includes 84 and 142 Peachtree Road). Proposed uses: institutional (city hall and police facilities), parking lot, and parks and open spaces.
2. Z-24-05 Rezoning: City of Hoschton, applicant, Winpeacock, LLC, property owner, seeks rezoning from PUD (Planned Unit Development), Conditional (Ordinance Z-21-11 as modified by Ordinance Z-22-13) to PUD (Planned Unit Development), Conditional, to modify conditions of zoning approval for 11.5 acres (Map/Parcel 120/010A) fronting on the south side of Industrial Boulevard, the west side of SR 53, and the east side of White Street. Proposed uses (no changes proposed from approved): 225 dwelling units (apartments) and 60,000 square feet of nonresidential/ commercial/ office/ restaurant space.
3. JCWSA Water Purchase Agreement
4. IGA-Hoschton Park
5. Resolution 2025-08: Personnel Policy Update-Retirement Plan
6. Resolution 2025-09: Georgia Cities Week
7. TA-25-01: Sign Ordinance Text Amendment
8. Bid 2025-001 Oak Street Park
9. Bid 2025-002 Demolition of home at Mulberry Park

10. Wildflower At the Village Request for Speed Tables

11. DDA Board Member Recommendation

ADJOURN

Upcoming Events:

March 26th @ 6:00pm Planning & Zoning Commission Meeting

March 27th @ 3:00pm Historic Preservation Committee Meeting

March 27th @ 6:00pm Community Conversations: Guest Steve Wittry, President & CEO,
Jackson County Chamber of Commerce

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy, and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

CITY OF HOSCHTON RULES OF DECORUM

The purpose of the Rules of Decorum is to foster an atmosphere of civil and courteous discourse, even and especially when discussing contentious topics, at all meetings held by the City of Hoschton.

a. Rules applicable to the public

1. Each speaker will be given 5 minutes during public comment.
2. Each speaker will direct his or her comments to the Mayor or presiding officers and not to any other individual present.
3. Each speaker will refrain from personal attacks, foul or abusive language, and will maintain a civil and courteous manner and tone.
4. Each speaker will speak only to the agenda item under consideration. This does not apply during the Public Comment agenda item.
5. Members of the audience will respect the rights of others and will not create noise or other disturbances that will disrupt the meeting.

b. Rules for Mayor and Members of Council, Committees, Boards, or Commissions

1. Members will conduct themselves in a professional and respectful manner at all meetings.



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



WORK SESSION
DRAFT MINUTES

CALL TO ORDER at 6:13pm by Mayor Martin

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

REPORTS BY MAYOR, COUNCIL, & STAFF Reports as included in the packet.

Mayor Martin announced that the traffic light at Twin Lakes Blvd & Hwy 53 will be activated next week. The Kroger is expected to be completed in August. The traffic light at Peachtree and Hwy 53 should be in service by July. She presented a slideshow displaying the results from a satisfaction survey conducted in November of 2024.

City Manager Jennifer Harrison highlighted a few points from her report. Construction on the City's third water tank should begin soon and should be completed by July 2025. Land Disturbance Permits have been issued to The Providence Group and Rocklyn, so residents will see land being cleared on the former Sell and Kenerly properties. City staff have met with Barrow County regarding the upcoming water connection, and a timeline should be coming soon.

Councilmember Courter announced that the newly formed business networking group is going well. The group will next meet on March 13th at 7:30am in the Community Center. The date of the second annual gala has been set for September 27th.

Councilmember C. Brown mentioned that RFPs for Oak Street Park and Mulberry Park have been put out. She is eager to get those back, so that work can begin.

OLD BUSINESS

NEW BUSINESS

1. Resolution 2025-04: Variance to Sign Regulations for Kroger Marketplace

Hu Blackstock, Building & Planning Department, introduced the application and explained the requested variances. The first variance would allow increased area of two project signs from 72 square feet to 168 square feet. The second variance would allow four wall signs on the front façade instead of the maximum of two allowed by city code.

Dr. Jerry Weitz, Consulting City Planner, explained that the application includes a reduction in square footage for many of the principal use ground signs in exchange for the requested variances.

Tommy Saul, Southeastern Development, explained the applicant's willingness to work with the city, as they have already agreed to reduce the height of the project signs to 20 feet, when the code allows a height of 24 feet. They will also not be maxing out the number and height of ground signs throughout the outparcels in the development.

David Reyes, Kroger representative, explained that the larger sign is needed so that the tenants can be displayed.

Alison Vaughan, Civil Engineer for Kroger (Robertson Loia Roof), explained that some of the shops will only have tenant panel signs which are included on the larger project signs, and will not have individual ground signs to advertise their businesses. There will also be two interior tenants within the Kroger building: The Little Clinic and Starbucks which would be represented by two of the exterior front building signs requested as part of the variance.

Councilmember David Brown mentioned that the existing sign ordinance needs some updating and that staff/council should begin working on that project as soon as possible.

2. Resolution 2025-05: Accepting the Dedication of Streets and Rights-of-Way within Twin Lakes Phases 6A, 6B, and 7

Dr. Weitz introduced this item and explained that the Public Works Director is still inspecting some of the infrastructure in these phases. He asked that Council proceed to accept the dedication of these roads, knowing that City staff will not release the subdivision maintenance bonds until the final checks are completed and staff members are satisfied with the condition of roads, sewer, curbs, etc.

3. Adoption of Employee Defined Benefit Retirement Plan (Pension)

Finance Director Tiffany Wheeler explained that the pension was introduced to take the place of the 401-retirement plan previously in place. The pension will make employment with the City more attractive. The pension is funded completely by the City, at no cost to employees. The effective date would be March 1, 2025.

4. Resolution 2025-06: Line of Credit Renewal at Peach State Bank

Wheeler explained that this is a routine renewal of the line of credit which is secured by a \$1,000,000 CD at Peach State Bank.

5. Resolution 2025-07: Update to Personnel Policy regarding inclement weather

City Manager Jennifer Harrison explained that this change to the policy would allow the City Manager discretion to pay employees holiday pay in the event of inclement weather.

6. Sewer Capacity Certification Program

Harrison explained that this program framework was borrowed from a neighboring city and the \$500.00 fee would cover the costs of evaluating sewer capacity for any interested parties. It would not promise or reserve capacity; capacity would not be reserved until tap fees are paid.

CITIZEN INPUT no comments from the public

EXECUTIVE SESSION (If needed)

A motion was made at 7:03pm by Martin to enter executive session to discuss real estate, seconded by Lawson, and all voted in favor. A motion was made at 7:23pm to exit executive session by Courter, seconded by Lawson, and all voted in favor.

ADJOURN A motion was made at 7:24pm by Courter to adjourn, seconded by Lawson, 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.*)

Members Absent:

Jonathan Jackson, Councilmember

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



REGULAR MEETING
DRAFT MINUTES

CALL TO ORDER at 6:00pm by Mayor Martin

AGENDA APPROVAL

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

MINUTES APPROVAL

1. January 9, 2025 Public Hearing
2. January 9, 2025 Work Session

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

OLD BUSINESS

NEW BUSINESS

1. Resolution 2025-04: Variance to Sign Regulations for Kroger Marketplace

A motion was made by Sterling to approve the resolution, seconded by C. Brown, and all voted in favor.

2. Resolution 2025-05: Accepting the Dedication of Streets and Rights-of-Way within Twin Lakes Phases 6A, 6B, and 7

A motion was made by Lawson to approve the resolution, and to release the bonds upon approval of the Public Works director as to the satisfactory condition of the public improvements, seconded by Sterling, and all voted in favor.

3. Adoption of Employee Defined Benefit Retirement Plan (Pension)

A motion was made by Sterling to approve the first reading of the ordinance to establish the Employee Defined Benefit Retirement Plan, seconded by Lawson, and all voted in favor.

4. Resolution 2025-06: Line of Credit Renewal at Peach State Bank

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

5. Resolution 2025-07: Update to Personnel Policy regarding inclement weather

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

6. Sewer Capacity Certification Program

A motion was made by Lawson to approve the establishment of the sewer capacity certification program, seconded by Sterling, and all voted in favor.

7. Intergovernmental Agreement with Jackson County Regarding Impact Fees

A motion was made by Martin to approve the final version of the Intergovernmental Agreement with Jackson County regarding the administration and collection of impact fees from the Rocklyn Homes development, seconded by Lawson, and all voted in favor.

ADJOURN A motion was made at 6:21pm by Sterling to adjourn, seconded by D. Brown.

Members Present:

Debbie Martin, Mayor
David Brown, Councilmember
Christina Brown, Councilmember
Scott Courter, Councilmember
James Lawson, Councilmember
Fredria Sterling, Mayor Pro-Tem

Members Absent:

Jonathan Jackson, Councilmember

Also Present:

Jennifer Harrison, City Manager
Hu Blackstock, Planning & Building
Jen Williams, Deputy City Clerk
Ben Munro, Media

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, FEBRUARY 27, 2025 AT 10:00AM
HOSCHTON COMMUNITY ROOM
65 CITY SQUARE, HOSCHTON



SPECIAL CALLED MEETING
DRAFT MINUTES

WELCOME AND CALL TO ORDER at 10:02am by Mayor Martin

INVOCATION/MOMENT OF SILENCE led by Councilmember Jackson

PLEDGE OF ALLEGIANCE led by Mayor Martin

OLD BUSINESS

1. Ordinance O-25-03: Adoption of Employee Defined Benefit Retirement Plan (Pension) [First Read: February 18, 2025]

A motion was made by C. Brown to adopt Ordinance O-25-03, seconded by D. Brown, and all voted in favor.

ADJOURN A motion was made at 10:04am by Martin to adjourn, seconded by Jackson, and all voted in favor.

Members Present:

Debbie Martin, Mayor
Christina Brown, Councilmember
David Brown, Councilmember
Jonathan Jackson, Councilmember

Also Present:

Jennifer Harrison, City Manager
Jen Williams, Deputy City Clerk
Tiffany Wheeler, Finance Director

Members Absent:

Scott Courter, Councilmember
James Lawson, Councilmember
Fredria Sterling, Mayor Pro-Tem

CITY OF HOSCHTON
DOWNTOWN DEVELOPMENT AUTHORITY
MONDAY, MARCH 17, 2025 at 1:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



SPECIAL CALLED MEETING

1. CALL TO ORDER

2. AGENDA APPROVAL

3. EXECUTIVE SESSION (if needed)

4. BUSINESS ITEMS

a. Recommendation of new board members

5. ADJOURN



Hoschton Downtown Development Authority (DDA)

Board Member Application

Thank you for your interest in serving on the Hoschton's Downtown Development Authority (DDA) as a Board Member. Please take the time to read this application thoroughly before applying.

Being a DDA Board Member is a wonderful way to serve your community. It is not an easy job, but it is most definitely important, interesting, fulfilling, and exciting work. If you are voted to serve as a Board Member on the DDA Board, it is expected that you will attend one monthly board meeting (typically 60-90 minutes), as well as dedicate 10 to 15 hours/month outside of the Board meeting to conduct DDA business. It is best if Board Members have a somewhat flexible work schedule, as some DDA activities, meetings, and training may occur during normal business hours. Every effort will be made to alleviate inconveniences when possible. If you are unable to devote the necessary time, energy, and enthusiasm to the DDA, please do not apply.

It is crucial that the DDA be a strong, committed, and viable organization-- we need a member with the same characteristics if we are going to achieve goals. If you are unable to commit to Board service at this time, there are still many other ways in which you may volunteer and help revitalize our Historic Downtown through numerous special projects and committee activities. We hope that you will continue to be involved, be supportive, and volunteer... just let us know!

The powers of the Downtown Development Authority were established by special State legislation and approved by the City of Hoschton. The DDA is an independent authority established for the purpose of planning, organizing, and financing projects that will revitalize and redevelop Hoschton's commercial business district. The DDA focuses on the historic commercial downtown central business district and works to market a positive image for the town.

As such, Board Members agree to be bound as Board Members by bylaws and ethical provisions set forth in State and local law. According to DDA bylaws, Board Members may include, but are not limited to, representatives from the City of Hoschton; Hoschton Downtown Business Association; Jackson County Chamber of Commerce; or other citizens of Georgia who have business in the City of Hoschton or pay property/business taxes in Jackson County.

DDA Board Member Application

1. Name: Jessica Martin
2. Address: 466 White St., Hoschton GA 30548
3. Phone: 864-814-9873
4. Email: Jessica@puttersgolfcarts.com

5. How long have you been associated with the city either by living or owning a business:

Me and my husband Jason have owned Putters Golf Carts since June 2023, and just bought a new home in the downtown Hoschton area on White St. - Prior to buying the home, we owned a home also in Hoschton but near the Hamilton Mill area.

6. Where are you currently employed? What is your current position? How long have you been with this company? If Self-employed, provide business Name and Address (A resume may be attached to provide professional information)

Me and my husband own Putters Golf Carts located in downtown Hoschton - 4162 Hwy 53., Units 100 and 110.

We started our business in June of 2023 and lease our building through the city. In 2024 we leased the middle unit of the building to expand our business to include a showroom, financing offices and a break room. We also lease a 2500sf unit on Pearl Industrial Ave just a mile down Hwy 53. We utilize that space for overflow storage of extra carts as well as servicing carts.

7. Either in the space below or on a separate attachment, please list any special skills or experience that you feel would be strengths for the DDA. (Professional experience, previous Board experience, volunteerism, personality characteristics, etc.)

In my career I have thrived in Leadership roles, Account and Project Management. I was the Operations Manager for A Better Sign (my family's company) for several years and got to work with not only my 4 brothers and both my parents but 2 of my children as well. I was the company's leader and teacher and it taught me how to separate family-life from work-life and create a healthy balance with a sought-after and successful company culture.

Me and my husband Jason started our business together in 2023 and have grown exponentially since then. We enjoy filling the needs of locals seeking not just a golf cart purchase, but educating them on rules of the road and safety in our fast-growing community.

While I have not been a part of any board in the past, I'm excited to begin this new journey with the beautiful and growing City of Hoschton. I feel I can bring a fresh perspective on "growth" as my prior

work experience at companies undergoing huge (and sometimes painful) growing pains - taught me to lean into change, delegate roles and create processes that nurture and encourage the growth.

I was a single mom for 12 years and my biggest accomplishment in my life was raising 3 kids by myself and dedicating my life to my children. I have purchased 2 homes by myself and sold 2 homes by myself, maintained a near-perfect credit score, pay my bills and pay my taxes, and I truly believe that strong independent women are the ones who make the world go round :)

8. In the space below or on a separate attachment, please list your "vision" for the future of downtown Hoschton, and how you think Hoschton could work towards these goals.

I envision Hoschton growing in a way that keeps its small-town charm while supporting our community's needs. My vision is to help balance progress with the things that make our city special— like making sure services meet the needs of our growing population, improving infrastructure, and supporting local businesses.

How can you help this process?

By working closely with residents, businesses, and city leaders, I'm committed to helping Hoschton thrive while staying true to the friendly, close-knit atmosphere that makes it my home.

I have read and fully understand this application for the DDA Associate Membership. I am willing to make a commitment to the revitalization of Downtown Hoschton and assist the DDA.



Signature

2/24/25

Date

Hoschton Downtown Development Authority (DDA)

Board Member Application

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Being a DDA Board Member is a wonderful way to serve your community. It is not an easy job, but it is most definitely important, interesting, fulfilling, and exciting work. If you are voted to serve as a Board Member on the DDA Board, it is expected that you will attend one monthly board meeting (typically 60-90 minutes), as well as dedicate 10 to 15 hours/month outside of the Board meeting to conduct DDA business. It is best if Board Members have a somewhat flexible work schedule, as some DDA activities, meetings, and training may occur during normal business hours. Every effort will be made to alleviate inconveniences when possible. If you are unable to devote the necessary time, energy, and enthusiasm to the DDA, please do not apply.

It is crucial that the DDA be a strong, committed, and viable organization-- we need a member with the same characteristics if we are going to achieve goals. If you are unable to commit to Board service at this time, there are still many other ways in which you may volunteer and help revitalize our Historic Downtown through numerous special projects and committee activities. We hope that you will continue to be involved, be supportive, and volunteer... just let us know!

The powers of the Downtown Development Authority were established by special State legislation and approved by the City of Hoschton. The DDA is an independent authority established for the purpose of planning, organizing, and financing projects that will revitalize and redevelop Hoschton's commercial business district. The DDA focuses on the historic commercial downtown central business district and works to market a positive image for the town.

As such, Board Members agree to be bound as Board Members by bylaws and ethical provisions set forth in State and local law. According to DDA bylaws, Board Members may include, but are not limited to, representatives from the City of Hoschton; Hoschton Downtown Business Association; Jackson County Chamber of Commerce; or other citizens of Georgia who have business in the City of Hoschton or pay property/business taxes in Jackson County.

DDA Board Member Application

1. Name: Nocona Durham
2. Address: 194 Poplar Spring Road Hoschton GA 30548
3. Phone: 607-237-4135
4. Email: conadurham@gmail.com
5. How long have you been associated with the city either by living or owning a business: Since May 2023
6. Where are you currently employed? What is your current position? How long have you been with this company? If Self-employed, provide business Name and Address (A resume may be attached to provide professional information)

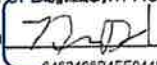
I am a business partner with my mom. We own manage and operate Juke N Jive Creamery. We have 3 brick and mortar locations. Braselton (2017), Cumming (2023) and Hoschton (2023) One seasonal location at Margaritaville Lake Lanier Islands (2022) I have been with Juke N Jive full time since 2021
7. Either in the space below or on a separate attachment, please list any special skills or experience that you feel would be strengths for the DDA. (Professional experience, previous Board experience, volunteerism, personality characteristics, etc.)

I am a new business owner in our quaint town of Hoschton. I also reside with my husband and two school age children right outside city limit. I was raised in a small town where I got my first job in our local dollar store. There I learned good work ethic and how to serve my community well. I learned this from watching my boss work side by side with me rather than just give orders. This is how I operate my business today. I work along side my employees (students of our community) to help build their work ethic and help shape them for future employment. I am personable, professional and outgoing.
8. In the space below or on a separate attachment, please list your "vision" for the future of downtown Hoschton, and how you think Hoschton could work towards these goals.

I love Hoschton and my vision is to keep our small town vibe while empowering and enhancing opportunity for growth within our community. My vision includes supporting small business owners already established in our town as well as supporting new small businesses.

How can you help this process? I can help with this process by employing our students. Teaching them what it takes to be a business owner. I can help by working with other business brainstorming ideas for community events and promotions.

I have read and fully understand this application for the DDA Associate Membership. I am willing to make a commitment to the revitalization of Downtown Hoschton and assist the DDA.

Nocona Durham  2/25/25 3/2/2025 | 20:33 EST

Signature

Date