



REGULAR COUNCIL MEETING
AGENDA

CALL TO ORDER

INVOCATION/ MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

COUNCIL MINUTE APPROVAL

March 13, 2025: Work Session Meeting Minutes

March 17, 2025: Public Hearing Minutes

March 17, 2025: Regular Council Meeting Minutes

OLD BUSINESS

1. Bid 2025-002 Demolition of home at Mulberry Park

NEW BUSINESS

1. Resolution 2025-10: Approving the amendment of the Fiscal Year 2024 American Rescue Plan
2. Resolution 2025-11: Approving the amendment of the Fiscal Year 2024 Impact Fee Budget
3. Resolution 2025-12: Use of Public Roads during Spring Festival; June 7, 2025.
4. Final Plat, Cresswind, Phase 6A: Rochester DDCM, the applicant, and KH Twin Lakes, LLC., the property owner, for 47 lots on 34.036 acres fronting on the south side of Peachtree and including the dedication of 2,343 linear feet of water line and 5,340 linear feet of sanitary sewer within easements or within street rights of Geneva Way and Tellico Court. (Planned Unit Development Conditional zoning).

CITIZEN INPUT

ADJOURN

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, MARCH 13, 2025 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



PUBLIC HEARING
MINUTES

WELCOME AND CALL TO ORDER at 6pm by Mayor Martin

AGENDA APPROVAL Motion to approve with no changes by Courter, seconded by D. Brown and all in favor.

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.

No comments from the council or public

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.

Applicant's Attorney, Mr. Benson spoke on behalf of the zoning.

Councilmember Courter asked if Mr. Sri Kumar (Applicant) had discussed with the school board about the designated drop off bus stop. Mr. Kumar explained that this was a process that school would be included in, and that they make the determination where it will go on the property.

City Planner, Hu stated that multi-paths would access on the back of the development, on the white street area and a buffer.

ADJOURN

Members Present:

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

Also Present:

Jennifer Harrison, City Manager
Mr. Abb Hayes, City Attorney
Hu Blackstock, Planning & Building
Tiffany Wheeler, Finance Director
Ben Munro, Media



WORK SESSION
MINUTES

CALL TO ORDER at 6pm by Mayor Martin

AGENDA APPROVAL Motion to approve with no changes by Martin, seconded by Courter and all in favor

REPORTS BY MAYOR, COUNCIL, AND STAFF Included in packet

OLD BUSINESS None

NEW BUSINESS

1. JCWSA Water Purchase Agreement
No additional comments from the council
2. IGA--Hoschton Park
Councilmember Christina Brown stated the concerns of approving the IGA, and why was there a rush, since we have an IGA in place until 2029. Councilmember Jackson asked City Manager if there was an urgency to approve this because the county wanted to add a turf? City Manager stated that they did want to update the IGA prior to adding more capital enhancement to the soccer field, but wasn't sure it was 100% due to having a turf.
3. Resolution 2025-08: Personnel Policy Update-Retirement Plan
No additional comments from the council
4. Resolution 2025-09: Georgia Cities Week
Mayor Martin stated that the team is working on community events for this
5. TA-25-01: Sign Ordinance Text Amendment
City Planner Hu Blackstock stated that this was council driven for a few amendments as far as the structure and design of commercial monument signs
6. Bid 2025-001 Oak Street Park
Mayor Martin stated that we only received one bid and the bid received was out of budget. Mayor Martin would like to revisit this bidding process at a later date.
7. Bid 2025-002 Demolition of home at Mulberry Park
Mayor Martin stated that she would like to table this item until the following schedule voting meeting in April.
8. Wildflower At the Village Request for Speed Tables
HOA Board members were here to represent the reasoning for speed bumps. Mayor Martin asked them to speak on behalf of their request. The Board gave

their concerns for their neighborhood becoming a cut through and the concern of speeders and to consider approving calming devices on their main road.

CITIZEN INPUT *Mr. Rodney Cato, The Villages asked the status of the 29 Broad Street Project and when will paving project start in this subdivision.*

EXECUTIVE SESSION (IF NEEDED)

Motion to go into executive at 6:45pm by Martin, seconded by D. Brown and all in favor for real estate. Motion to go out of executive at 7:23pm for Real Estate by Martin, seconded by D. Brown and all in favor.

ADJOURN

Motion at 7:23pm to adjourn the meeting by Martin, seconded Courter and all in favor.

Members Present:

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

Also Present:

Jennifer Harrison, City Manager
Hu Blackstock, Planning & Building
Tiffany Wheeler, Finance Director
Ben Munro, Media

Upcoming Events:

March 20th @ 6:00pm City Council Meeting (Voting Session)
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.

CITY OF HOSCHTON
CITY COUNCIL
THURSDAY, MARCH 20, 2025 AT 6:00PM
HOSCHTON COMMUNITY CENTER
65 CITY SQUARE, HOSCHTON



REGULAR COUNCIL MEETING
MINUTES

CALL TO ORDER at 6pm by Mayor Debbie Martin

PRAYER/MOMENT OF SILENCE By Councilmember Fredria Sterling

PLEDGE OF ALLEGIANCE By Mayor Debbie Martin

AGENDA APPROVAL Mayor Martin made a motion to add an executive meeting to the agenda that would include Real Estate and Personnel. Seconded by Courter and all in favor.

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

Motion was made to approve minutes as is with no changes by Lawson, seconded by Sterling and all in favor.

NEW BUSINESS

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Motion to approve with no changes by Lawson, Seconded by Sterling and all in favor
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.

Motion to approve with no changes by Courter, Seconded by Lawson and all in favor

3. JCWSA Water Purchase Agreement

Motion to approve by Martin, Sterling and all in favor.

4. IGA-Hoschton Park

Motion to approve IGA as is with no changes by Sterling, seconded by Lawson. In Favor, Martin and Courter. Mayor opened it up for conversation from council. Councilmember T. Brown stated several concerns with the long term, access for our citizens and stated that we could continue with our existing IGA that doesn't expire until 2029 and then revisit a new IGA. Councilmember Jackson asked City Manager for clarity on the reasoning for new IGA. City Manager stated that the county would like assure that there is a long time commitment while they plan for improvements at the park. Councilmember Jackson stated that he would like to make a motion to table the IGA until the following meeting to gather more information. T. Brown seconded the motion with D. Brown in favor. No other favored to table. IGA passed with four standing votes.

5. Resolution 2025-08: Personnel Policy Update-Retirement Plan

Motion to approve with no changes by Martin, seconded by Jackson and all in favor

6. Resolution 2025-09: Georgia Cities Week

7. *Motion to approve with no changes by Sterling, seconded by Jackson and all in favor*

8. TA-25-01: Sign Ordinance Text Amendment

Motion to approve with no changes by D. Brown, seconded by Courter and all in favor

9. Bid 2025-001 Oak Street Park

Motion to deny bid by T. Brown, seconded by Martin and all in favor.

10. Bid 2025-002 Demolition of home at Mulberry Park

Motion to accept bid by T. Brown, seconded by D. Brown and Jackson in favor. Another Motion was left to table until the following scheduled council meeting in April by Courter, seconded by Sterling and in favor by Lawson and Martin

11. Wildflower At the Village Request for Speed Tables

A motion was made to approve speed hump, not speed tables by Martin, seconded by Lawson and all in favor.

12. DDA Board Member Recommendation

Motion to approve Ms. Jessica Martin for the term of 2025-2029 and Ms. Cona Durham for the term of 2025-2027 by Sterling, Seconded by Martin and all in favor.

EXECUTIVE SESSION

Motion to go into executive for Real Estate and Personnel by Martin, seconded by Sterling and all in favor at 6:34pm.

Motion to go out of executive for Real Estate and Personnel by Martin, seconded by T. Brown and all in favor at 6:41pm.

ADJOURN

Motion to adjourn the meeting at 6:41pm at Sterling, seconded by T. Brown and all in favor.

Members Present:

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David Brown, Councilmember
Christina Brown, Councilmember
Scott Courter, Councilmember
James Lawson, Councilmember
Fredria Sterling, Mayor Pro-Tem
Jonathan Jackson, Councilmember

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