

CITY OF HOSCHTON  
CITY COUNCIL AGENDA  
MONDAY, APRIL 19, 2021  
CITY HALL COUNCIL ROOM AT 5:30PM  
IMMEDIATELY AFTER PUBLIC HEARING  
79 CITY SQUARE, HOSCHTON



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WORK SESSION

AGENDA

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WELCOME AND CALL TO ORDER

AGENDA APPROVAL

CITIZEN INPUT

REPORTS:

Monthly Report by City Administrator

Finance Report by City Administrator

Building Report by City Administrator

Council Reports

OLD BUSINESS:

1. **Z-21-02 Rezone:** Shea & Company, Inc., by Mark Shea, applicant, seeks to rezone 2.13 acres consisting of Map/Parcel H02/055 (0.817 acre owned by Brenda J. Clark, 18 Railroad Avenue), and Map/Parcel H02/064 (1.32 acre owned by Horace Johnson Revocable Living Trust, by Nancy Tabor, Trustee, 44 Railroad Avenue) fronting approximately 105 feet on the north side of E. Broad Street approximately 160 feet east of State Route 53 from OR (Office Residential) District to MFR (Multiple-Family Residential District). Proposed use: Multi-family residential. *[Planning staff recommendation: approval conditional] [Planning Commission recommendation: approval conditional] [continued from February 15, 2021]*
2. **V-21-02 Variance:** Shea & Company, Inc., by Mark Shea, applicant, seeks a variance to the Hoschton Zoning Ordinance for 2.13 acres consisting of Map/Parcel H02/055 (0.817 acre owned by Brenda J. Clark, 18 Railroad Avenue), and Map/Parcel H02/064 (1.32 acre owned by Horace Johnson Revocable Living Trust, by Nancy Tabor, Trustee, 44 Railroad Avenue) fronting approximately 105 feet on the north side of E. Broad Street approximately 160 feet east of State Route 53, to vary Article VI, "Specific Use Provisions," Section 6.55. "Fee Simple Townhouse" Proposed use: Fee simple

townhomes. *[Planning staff recommendation: Approval conditional] ] [Planning Commission recommendation: approval conditional] [continued from February 15, 2021]*

3. **O-21-03 Sign Ordinance (2<sup>nd</sup> Reading)** An Ordinance Repealing Chapter 43, "Signs" of the Code of Ordinances of the City of Hoschton and Adopting A New Chapter 43, "Signs And Advertising Devices;" To Repeal Conflicting Ordinances; To Provide For Severability; To Provide For Codification; To Provide For An Effective Date; and for Other Purposes *[1<sup>st</sup> Reading February 15, 2021]*
4. **Final Plat, Cresswind Phase 2**, KH Twin Lakes, LLC, 157 Lots on 86.99 acres (Private Street)

#### NEW BUSINESS:

1. **Preliminary Plat for Twin Lakes – Phase 7** by KLP Twin Lakes, LLC: 11.76 acres, including 66 townhouse lots on 8.57 acre and 3 commercial tracts totaling 3.42 acres *[staff recommendation: approval] [planning commission recommendation: to approve as is.]*
2. **Ordinance Z-21-03:** Paran Homes, LLC, applicant, The Estate of Alice Marie Nunley, property owner, seeks to rezone 20.7 acres fronting approximately 1,200 feet on the northwest side of Peachtree Road (Map/Parcel 120/010) (300 Peachtree Road) from R-1 (Single-Family Low Density Residential) District to R-3 (Single-Family Moderate Density Residential) District. Proposed use: Single-family subdivision (55 lots/units). *[staff recommendation: approval conditional] [planning commission recommendation to approve with condition]*
3. **Ordinance TA 21-02:** An Ordinance to Amend the Hoschton Zoning Ordinance To Repeal All References to the Planning Commission, Including Those In Article I, "General," Section 1.04, "Purposes;" Article VIII, "Zoning Amendments and Applications," Including Section 8.01, "Procedures for Calling and Conducting Public Hearings," Section 8.02, "Text Amendments," Section 8.03, "Amendment to the Official Zoning Map," Section 8.04, "Conditional Uses," Section 8.05, "Variances," and Section 8.06, "Appeals of Administrative Decisions;" Article XI, "Administration and Enforcement," Section 11.01, "Zoning Administrator;" and Article XII, "Definitions;" To Repeal Conflicting Ordinances; To Provide For Severability; To Provide An Effective Date; and For Other Purposes
4. **Ordinance O-21-05:** Chapter 23 Stream Buffer Protection and Chapter 39 Land Development Regulations: An Ordinance Amending Sections of the Code Of Ordinances of the City of Hoschton, Georgia, Including Those In Chapter 23, "Stream Buffer Protection" Section 23-105, "Land Development Requirements," Section 23-107, "Additional Information Requirements For Development On Buffer Zone Properties;" Section 23-111, "Administrative Appeal And Judicial Review;" and Chapter 39, "Land

Development Regulations;” To Repeal Conflicting Ordinances; To Provide For Severability; To Provide An Effective Date; And For Other Purposes

5. **Ordinance O-21-04:** An Ordinance to Amend Sections of the Hoschton Subdivision and Land Development Ordinance, Including Those in Article III, “General Provisions,” Section 303, “Planning Commission Authority;” Article IV, “Preliminary Plat,” Section 405, “Preliminary Plat Process Administration,” Section 408, “Planning Commission Review and Recommendation,” Section 409, “City Council Review and Action,” Article IX, “Development Plan and Permits,” Section 908, “Land Development Inspections,” Article X, “Final Plat,” Section 1002, “Application for Final Plat Approval,” Article XII, “Administrative and Legal Status Provisions,” Section 1204, “Variances,” and Section 1207, “Amendment;” To Repeal Conflicting Ordinances; To Provide for Severability; To Provide an Effective Date; and For Other Purposes
6. **Ordinance O-21-06: Chapter 3 Administration:** An Ordinance Amending The Code Of Ordinances Of The City Of Hoschton, Georgia, To Repeal Section 3-801, “Planning and Zoning Commission” of Article VIII, “Boards And Commissions” of Chapter 3, “Administration; To Repeal Conflicting Ordinances; To Provide For Severability; To Provide an Effective Date; and For Other Purposes
7. **GIRMA Property & Liability Insurance,** Renewal May, 01, 2021 – May 01, 2022
8. **Emery & Garrett** – Groundwater Exploration and Development Study – EMI
9. **Panther Court** – Proposed Sewer- Potential Preconstruction Rock Bores – EMI
10. **Panther Court** – Easement Values
11. **Water Supply & Water Storage** – Waterline Extension – EMI
12. **Main Sewer Outfall Line Upgrade** – Final Easement – EMI
13. **Deed Creekside Village Streets**

ADJOURN