



WORK SESSION MEETING

AGENDA

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

CITIZEN INPUT

MAYOR, CITY MANAGER AND COUNCIL REPORTS

NEW BUSINESS

1. **Z-21-11 Rezoning** Winpeacock, LLC, by Sri Kumar, property owner and applicant, seeks to rezone from to C-2 (General Commercial/Highway Oriented) District to PUD (Planned Unit Development) 11.549 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 use: Mixed-use development including 275 residential units and 56,200 square feet of commercial building space. *[Planning staff recommendation: approval conditional]*
2. **Z-21-12 Rezoning** Buckel Design Group, LLC, by David Buckel, applicant, Hog Mountain Properties, LLC, property owner, seeks to rezone 0.932 acre (part of Map/Parcel H01/054) fronting on the east side of Peachtree Road from R-1 (Single Family Low Density Residential) District to PUD (Planned Unit Development) District. Proposed use: Commercial driveway access and project monument sign for shopping center to be developed within (added to) the Twin Lakes Planned Unit Development fronting on SR 53 approved via application Z-18-05. *[Planning staff recommendation: approval conditional]*
3. **Z-21-13 Annexation and Rezoning** Pirkle Farms Development LLC, by Shane Lanham, Mahaffey Pickens and Tucker, LLP, applicant, Estate of Joshua Franklin Pirkle, Jr. and Steven Pirkle, property owners, seek to rezone the incorporated portion of Map/Parcel 120/003 from (Agricultural) District to PUD (Planned Unit Development) District and, as a part of the same application, has filed to annex and zone to PUD (Planned Unit Development) that unincorporated portion of Map/Parcel 120/003, part of Map/Parcel 120/001, and part of Map/Parcel 120/001D, said PUD zoning district proposed to constitute 180.82 acres fronting on the south side of Josh Pirkle Road. Existing zoning in unincorporated Jackson County is A2 (Agricultural Rural Farm District) Proposed use: 175 townhomes and 363 detached single-family homes. Development of Regional Impact #3512. *[Planning staff recommendation: approval conditional]*

4. **Z-21-14 Annexation and Rezoning** Pirkle Farms Development LLC, by Shane Lanham, Mahaffey Pickens and Tucker, LLP, applicant, Estate of Joshua Franklin Pirkle, Jr. and Steven Pirkle, property owners, has filed a complete application to annex and zone to M-1 (Light Industrial) District 219.294 acres (part of Map/Parcel 120/001, part of Map/Parcel 120/001D, Map/Parcel 120/001A and Map/Parcel 120 001B) fronting on the west side of Josh Pirkle Road and the Mulberry River. Existing zoning in unincorporated Jackson County is A2 (Agricultural Rural Farm District). Proposed use: 1,363,760 square feet of light industrial building space. Development of Regional Impact # 3512.
[Planning staff recommendation: approval conditional]

5. **Z-21-15 Rezoning** Whitworth Realty Advisors, by Kenneth Whitworth, applicant, Mason Capital, LLC, property owner, seeks to rezone from M-1 (Light Industrial District) to MFR (Multiple Family Residential District) part of 22.13 acres (that part of Map/Parcel 119 004S1 within the city limits of Hoschton) fronting on the north side of Josh Pirkle Road west of Panther Court. Proposed use: 123 fee-simple townhomes. *[Planning staff recommendation: conduct public hearing; postpone]*

6. Twin Lakes: Request to approve Phase 3C Final Plat

7. **Ordinance #21-14:** To impose license fees on insurers conducting business in the City of Hoschton.

8. Approval to Outsource Water Bills from Billing Document Specialist (BDS)

9. **Resolution #21-20:** Consideration of the 2022 Budget

10. **Resolution #21-21:** Consideration of updating the Personnel Policy

11. Ratify Verbal Council Approval to pay off GEFA Loans:
 - CW2016024 \$ 283,298.41
 - DW2018002 \$ 393,197.47
 - 2013L27WQ \$1,608,070.33
 - TOTAL PAYOFF: \$2,284,566.21

12. Permission to use right-a-way – Sliced Restaurant

ADJOURN