

CITY OF HOSCHTON
CITY COUNCIL AGENDA
JULY 5, 2018
HISTORIC TRAIN DEPOT, 5:30 PM
4272 HWY 53, HOSCHTON, GA 30548



WORK SESSION

The Public Hearing opened at 5:33 p.m. Jerry Weitz, Planning and Zoning Administrator, was present for the Hearing, and went over each item with Council. The Applicant for Z-18-03 and Z-18-04 were present. There were no comments from the public. The Public Hearing closed at 5:39 p.m.

PUBLIC HEARING

- 1. Z-18-03 Modification of Conditions of Zoning (Z-17-02)** Azalea Senior Village LP, applicant, Braselton Township Development, LLC and Charles Jackson, property owners, to modify the condition of zoning imposed by Z-17-02 rezoning the property to MFR (Multiple Family Residential), to reduce the 75-foot stream buffer to 25 feet for 8.6 acres (Map/Parcels 120 007B and 120 006A) at the end (north) of Jefferson Avenue. Proposed use: Apartments ("Azalea Senior Village") (66 units).
- 2. Z-18-04 Rezone** Georgia Kids Real Estate, LLC, applicant and property owner, seeks to rezone 0.72 acre (Map/Parcel H02/060) approximately 130 feet east of SR 53 at Bell Avenue from OR (Office Residential) District to C-2 (General Commercial Highway Oriented District). Proposed use: Parking for existing day care center.
- 3. V-18-01 Variance**, City of Hoschton, applicant, Six Grand, LLC, property owner, seeks to vary Article IV, Zoning Districts," Section 4.13, "Light Industrial District," to reduce the minimum required principal building side setback from 20 feet to 15 feet for property (1.78 acre) fronting approximately 228 feet on the south side of Jackson Trail Road approximately 170 feet west of Amy Industrial Lane (Map/Parcel 113/020). Proposed use: light industrial.

CALL TO ORDER

Mayor Kenerly called the meeting to order at 5:39 p.m.

1. Roll Call

Mayor Theresa Kenerly – Present Councilmember Jim Cleveland – Present Councilmember Mindi Kiewert – Absent Councilmember Susan Powers – Present Councilmember Hope Weeks – Present
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Also present:

City Administrator, April Plank
City Attorney, Thomas Mitchell
Planning & Zoning Administrator, Jerry Weitz
Media was present

OPENING PRAYER

Mayor Kenerly led the invocation.

PLEDGE OF ALLEGIANCE

Councilman Cleveland led the Pledge of Allegiance.

CITIZEN INPUT

None.

REPORTS

1. **Mayor:** Mayor Kenerly provided an updated on building permits and subdivisions.
2. **EMI Engineering:** Jerry Hood, City Engineer, submitted his report prior the meeting.
3. **Public Works/Wastewater:** David Pollard submitted his report prior the meeting.

DISCUSSION ITEMS

1. **APPOINTMENT TO PLANNING AND ZONING COMMISSION:** To appoint Mr. Tracy Carswell to the Planning and Zoning Commission to fill the unexpired term of Dr. Melina Rada-Johnson (resident, resigned). The term will expire December 31, 2019.

Member Name	Term of Office	Type of Appointment	Term Expiration
Richard Shepherd	2 years	Resident	December 31, 2019
Gene Latham	1 year	Resident	December 31, 2018
James Lawson	1 year	Business Owner	December 31, 2018
(Vacated) Dr. Melina Rada-Johnson	2 years	Resident	December 31, 2019
Ray Vaughn	2 years	Business Owner	December 31, 2019

Mayor Kenerly provided a short bio on Mr. Tracy Carswell, and stated she believed he would be a great addition to the Planning and Zoning Commission.

2. **RESOLUTION AMENDMENT FOR ADDITIONAL STREET CLOSURES DURING 2018 FALL FESTIVAL:** To authorize the Mayor to sign an amended resolution to close additional roads during the Fall Festival Parade on Sunday, September 23, 2018 as part of festival activities per the request of West Jackson Fire Chief, Ben Stephens (see attached letter which includes details of road closures).

City Administrator, April Plank, informed council that West Jackson Fire Chief, Ben Stephens, would like to add additional road closures during the Fall Festival due to concerns of vehicles entering the parade route.

3. **MODIFICATION TO INTERGOVERNMENTAL LEASE AGREEMENT:** To authorize the Mayor to sign a modification to an intergovernmental agreement between Jackson County and the City for the added use of the property to construct and maintain a well house and water supply line to the existing "Hoschton Park" lease agreement originally dated August 19, 2002.
4. **WASTEWATER TREATMENT FACILITY (WWTF) SCADA ENHANCEMENTS:** To approve the ProcessWorx proposal in the amount of \$4,800 for enhancements to the WWTF SCADA System. With the increase in plant flow, these enhancements will allow the SCADA System close monitoring of the digester levels and plant efficiency, as well as meeting all permit conditions and parameters.
5. **GENERATOR MAINTENANCE AGREEMENT:** To authorize the Mayor to sign an Annual Generator & ATS Maintenance Agreement with W.W. Williams in the amount of \$5,036 for the Brook Glen and Wild Flower Lift Stations, and the Wastewater Treatment Facility. The proposal includes oil analysis, replacing filters, draining and replacing engine coolant, testing and inspection.

Councilmember Hope Weeks inquired on the different dollar amounts per the agreement. The City Administrator stated she would find out the specifics and bring it to council by the Regular Meeting.

6. **TO ADOPT A NEW ROAD NAMING AND ADDRESSING ORDINANCE:** To approve and adopt a new Road Naming and Addressing ordinance, and to repeal conflicting ordinances. This ordinance has been recommended by the Jackson County GIS Department, and other municipalities in Jackson County have adopted the same.

Mayor Kenerly informed council that this ordinance was written by Jerry Weitz on behalf of the county and the City of Jefferson, but has been recommended by Jackson County that all municipalities in Jackson County adopt this ordinance to set standards for the process of road naming and addressing. City Administrator noted that the City Attorney had made one slight change in Section 15-104 by removing "overall authority and" and adding, "Final authority for approval of road names will lie with the City of Hoschton."

7. **Z-18-03 MODIFICATION OF CONDITIONS OF ZONING (Z-17-02):** Azalea Senior Village LP, applicant, Braselton Township Development, LLC and Charles Jackson, property owners, to modify the condition of zoning imposed by Z-17-02 rezoning the property to MFR (Multiple Family Residential), to reduce the 75-foot stream buffer to 25 feet for 8.6 acres (Map/Parcels 120 007B and 120 006A) at the end (north) of Jefferson Avenue. Proposed use: Apartments ("Azalea Senior Village") (66 units).
8. **Z-18-04 REZONE:** Georgia Kids Real Estate, LLC, applicant and property owner, seeks to rezone 0.72 acre (Map/Parcel H02/060) approximately 130 feet east of SR 53 at Bell Avenue from OR (Office Residential) District to C-2 (General Commercial Highway Oriented District). Proposed use: Parking for existing day care center.
9. **V-18-01 VARIANCE:** City of Hoschton, applicant, Six Grand, LLC, property owner, seeks to vary Article IV, Zoning Districts, Section 4.13, "Light Industrial District," to reduce the minimum required principal building side setback from 20 feet to 15 feet for property (1.78 acre) fronting approximately 228 feet on the south side of Jackson Trail Road approximately 170 feet west of Amy Industrial Lane (Map/Parcel 113/020). Proposed use: light industrial.

10. **WINTERSET SUBDIVISION EASTERN GREEN DESIGN MODIFICATION:** To approve Winterset Subdivision to modify its eastern green space by placing a sidewalk through the green space versus around the perimeter.

Mayor Kenerly and Planning and Zoning Administrator, Jerry Weitz, discussed the modification. After discussion, the council agreed to allow the modification with the exception of the sidewalks at the entrance. The applicant had proposed to delete the required sidewalk along the south side of the entrance road, and council cannot approve this modification because it would require a variance application and approval.

11. **HOSCH HALL RENTAL RATES:** To approve the rates recommended by staff, and to begin to accept rental applications for Hosch Hall located beside City Hall. Hosch Hall has recently been renovated for the purpose of renting the space for meetings and other small events.

Mayor Kenerly stated the name of the renovated building beside City Hall is now known as Hosch Hall, and the presented rates would cover the cost of cleaning and maintaining.

EXECUTIVE SESSION

Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was pending or potential litigation.

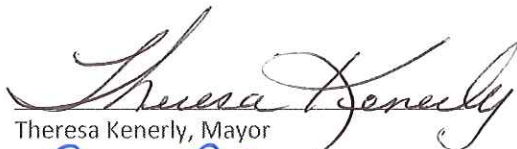
1. *Motion to Enter*
2. *Motion to Exit*

There was no Executive Session.

ADJOURN

Mayor Kenerly asked for a motion to adjourn the meeting. At 6:17 p.m., Councilman Cleveland made a motion to adjourn the Work Session. Councilmember Powers seconded the motion, and the motion passed unanimously.

Mover: Cleveland Seconded: Powers Ayes: Cleveland, Powers, Weeks Nays: None
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Theresa Kenerly, Mayor



April Plank, City Administrator

8-7-18

Date



ANNOUNCEMENTS:

- July 9 – City Council Regular Meeting, 5:30 p.m. at the Train Depot. Public welcome and encouraged to attend.
- July 16 – Planning and Zoning Commission Meeting, 6:15 p.m. at City Hall. Public welcome and encouraged to attend.
- July 21 – Back to School Bast, 6 p.m. – 9 p.m. at the Train Depot.
- August 2 – City Council Work Session, 5:30 p.m. at the Train Depot. Public welcome and encouraged to attend.
- August 6 – City Council Regular Meeting, 5:30 p.m. at the Train Depot. Public welcome and encouraged to attend.
- August 11 – Bubble Fun Day, 11 a.m. – 1 p.m.

Manner of Addressing Council - No Council member, while the City Council is in session, shall speak on any subject unless recognized by the presiding officer. Every speaker shall address the Chair/Mayor, and no member shall interrupt anyone who is speaking except to call him to order or for explanation.

Limitations on Addressing City Council - Any person not a member of City Council who desires to address the City Council shall first sign in at the beginning of the work session giving his or her address and the subject they wish to speak about. Permission to speak is at the discretion of the Mayor and City Council. Three (3) minutes will be allowed for each person chosen to speak. Grievances with individual employees may not be discussed. If you are selected to speak, you will be called upon by the presiding officer, and then shall come to the podium, state your name and address in an audible tone of voice for the record, and direct his/her remarks to the City Council as a body rather than to any particular member, limiting such remarks to no more than three (3) minutes.
