

CITY OF HOSCHTON
CITY COUNCIL AGENDA
MONDAY, DECEMBER 21, 2020
CITY HALL COUNCIL ROOM AT 7:00PM
79 CITY SQUARE, HOSCHTON



COUNCIL MEETING

SUMMARY

Welcome and Call to Order *at 7:00pm by Mayor Sell*

PRESENT FOR MEETING

Mayor Shannon Sell

Councilmember Shantwon Astin

Councilmember Adam Ledbetter

Councilmember Tracy Carswell

City Administrator Gary Fesperman

City Clerk Jennifer Kidd-Harrison

City Planner Jerry Weitz

City Attorney Abbott Hayes

Media was present

Councilmember James Lawson, Not present

Invocation by Ms. John Carden

Pledge to the Flag by Councilmember Shantwon Astin

Approval of Minutes:

1. November 9, 2020 – Work Session
2. November 16, 2020 – Regular Council

Motion to approve as is by Carswell, Astin and all in favor

Agenda Approval

Amended order as so, Consent agenda, New business, Oath, Public Hearing

Motion to approve by Astin, second by Ledbetter and all in favor.

Oath:

Swearing in of Mr. Joseph Hayes, Hoschton Code Enforcement Officer

Conducted by City Attorney, Abb Hayes

Public Hearing:

1. Comprehensive Plan, 5-Year Update *presented by Jerry Weitz. No public comments were made. Mayor Sell wanted clarification on his property and asked Jerry to clarify concerning future land development.*
2. 2021 Budget (All Funds) *Presented by City Administrator, Gary Fesperman. No questions or comments were made by the public or the council.*

First Reading: Proposed 2021 Budget (All Funds) *Presented by City Administrator, Gary Fesperman. No questions or comments were made by the public or the council.*

City Administrator Report *presented by City Administrator, Gary Fesperman.*

Consent Agenda Items:

1. 2020 Audit Agreement *service agreement between Alexander, Almand & Bangs to conduct the audit for the City of Hoschton for the year 2020 and will not exceed over \$24,000.00.*
2. **R-20-12:** Resolution approving a standard Storm Water Facility Maintenance Agreement.

Motion to approve both as is by Ledbetter, Second by Carswell and all in favor.

New Business:

1. **Z-20-04 Re-Zone:** Eddie Butler, Applicant and Property Owner, seeks to rezone property (0.541 acres; Map/Parcel H02/051C; 126 New Street) fronting on the west side of New Street and the north side of Broad Street from R-2 (Single-Family Suburban Residential) District to R-3 (Single-Family Moderate Density Residential) District. Proposed Use: 2 single-family homes.

Motion to approve as is by Carswell, Second by Astin and all in favor.

2. **V-20-04 Variance:** Jackson County Board of Education, property owner, City of Hoschton, applicant, to reduce the 40,000 square foot minimum lot size required by Sec. 4.09 of the Hoschton zoning ordinance for the INST zoning district (and Table 4.4) for a water tower site (new lot) on Map/Parcel 119/004M3 fronting on the south side of West Jackson Road).

Motion to approve as is by Astin, Second by Ledbetter and all in favor.

3. **V-20-05 Variance:** Jackson County Board of Education, property owner, City of Hoschton, applicant, to waive the 30 feet of minimum frontage required by Section 3.15 of the Hoschton Zoning Ordinance for the remainder tract for the water tower site (new lot) on Map/Parcel 119/004M3 fronting on the south side of West Jackson Road).

Motion to approve as is by Ledbetter, Second by Carswell and all in favor.

4. **V-20-06 Variance:** Keith Hayes Construction Inc., property owner, City of Hoschton, applicant, to reduce the minimum frontage on a public street required by Section 3.15 of the Hoschton Zoning Ordinance from 30 feet to 20 feet for a water tower site (new lot) fronting on the north and east side of Jopena Boulevard (Map/Parcel 120/040; 92Jopena Boulevard).

Motion to approve as is by Carswell, Second by Astin and all in favor.

5. **Preliminary Plat for Cambridge at Towne Center:** Rockhaven Homes seeks approval of a preliminary plat for 300 fee-simple townhouse lots on property (Map/Parcels 120/013L and 120/017D) fronting on the south side of Towne Center Parkway. Presented by Jerry Weitz

Motion to approve with 9 conditions as shown below by Astin, Second by Ledbetter and all in favor.

1. *Add 10' pedestrian access easements from Regent Park Street and Buckingham Lane to the common open space in between the two lines of townhomes.*
2. *Change road pavement width from 24 feet from back of curb to back of curb to 26 feet from back of curb to back of curb.*
3. *Show curbs as "vertical" and add standard detail for vertical curb.*
4. *Show five-foot wide sidewalk to be installed by the subdivider or developer along the entire frontage of the property abutting Towne Center Parkway.*
5. *Accept the proposal for square rather than circular cul-de-sacs since they will provide more area than a circular cul-de-sac, except replace the proposed*

turnaround at the end of the entrance street's dead end to a circular cul-de-sac with a 40 foot pavement radius to back of curb.

6. *Add note to preliminary plat that "no less than 20 percent of the gross site area of a townhouse development must be set aside as open space approved by the zoning administrator" and show the percentage of open space provided.*
7. *Add a note that the total site shall be required to meet the requirement of 15% tree canopy.*
8. *As may be directed by the city, subdivider shall be required to stripe Town Center Parkway to include left turn lane, deceleration lane, pedestrian crosswalk, and bike lane(s).*
9. *Show emergency exit to SR 332 on preliminary plat (existing driveway/access along sanitary sewer easement).*

6. **R-20-13:** Transmitting Comprehensive Plan 2021-2040 for NEGRC & State Review.

Motion to approve as is by Astin, Second by Ledbetter and all in favor.

7. **O-20-09:** Post Construction Stormwater Ordinance

An ordinance repealing chapter 21, "Stormwater Management," adopted October 6, 2015, and replacing it with a new Chapter 21, post-construction stormwater management for new development and redevelopment; to provide for severability, repeal of conflicting ordinances, codification and an effective date; and for other purposes

Motion to approve as is by Ledbetter, Second by Carswell and all in favor.

8. 2021 Monthly Council Meeting & Monthly Planning/Zoning Meeting
Staff Recommendation for Monthly Work Session/Regular Council Meeting to be every 3rd Monday of the month with meeting being held at 5:30pm and Planning/Zoning Meeting every 4th Monday of the month with the meeting being held at 5:30PM. Both meetings will be located at City Hall at 79 City Square, Hoschton.

Motion to approve schedule for 2021 with only the change of the planning & Zoning Meeting starting at 7pm instead of 5:30pm as recommended. Motion to approve by Carswell, second by Astin and all in favor.

9. 2022 Compensation pay for Mayor & Council

Mayor Sell discussed the pay for the Mayor & Council in more depth tonight. Mayor Sell wants to encourage citizens to run for these positions, but feels we wont attract citizens to run without giving them a better incentive to run. Mayor is suggesting Mayor be compensated at \$1,000 monthly and Council at \$500.00 per month plus

medical insurance and retirement – same as employees benefits. This would take effect until 2022 but there are public hearings and so that have to take place.

No voting necessary at this time.

EXECUTIVE SESSION (IF NEEDED) Real Estate

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 maybe directly involved and the matter discussed was pending or potential litigation; Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 5014-3(b)(2).

Motion to go into executive session for real estate at 7:41pm by Ledbetter, second by Carswell and all in favor.

Motion to come out of executive session for real estate at 8:07pm by Ledbetter, second by Carswell and all in favor.

ADJOURN

Motion to adjourn by Astin, second by Ledbetter and all in favor at 8:07pm