

HOSCHTON CITY COUNCIL  
Regular Session

March 5, 2007, 7:00 p.m.  
Hoschton City Hall

ORDER OF BUSINESS:

A. CALL TO ORDER:

Mayor Copenhaver

Mayor Copenhaver called the meeting to order at 7:00 p.m.

B. ROLL CALL OF MEMBERS:

Mayor Bill Copenhaver

Richard Green, Post 1

Jim Jester, Post 2

John Schulte, Post 3

Ronald Holcomb, Post 4

Deborah Donaldson, Post 5

James Keinard, Post 6

Cindy R. Edge, City Clerk

Thomas Mitchell, City Attorney

C. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS MEETINGS:

Motion was made by Holcomb to approve minutes of the February 5, 2007 regular council meeting, seconded by Schulte. Motion carried with all approving.

D. APPROVAL OF AGENDA:

Changes to the agenda included:

1) RFP - Pump Station/Water Tower Electrical Components

2) Ordinance Amendment – Section 39-103

R. Green

J. Keinard

E. PETITIONS, COMMUNICATIONS, RECOGNITION AND AWARDS:

Mayor Copenhaver presented a proclamation commending and recognizing the Arts and proclaiming the month of April as "Celebrate the Arts" month in Hoschton.

F. PUBLIC INPUT/DISCUSSION: None.

G. REPORTS OF STANDING COMMITTEES:

1. Water, Waste and Environmental Services

R. Green

Green summarized a report given at a previous work session held March 1, 2007.

2. Fiscal Resources

D. Donaldson

Donaldson presented minutes from a fiscal resources committee meeting held March 1, 2007, a copy of which is attached in the official minute book. Items addressed at the meeting included IT issues. Quarterly review of the budget will be the main topic of the next FRC meeting to be held during the month of April.

3. Public Works and Properties

J. Jester

Jester summarized a report given at the previous work session, a copy of which is attached in the official minute book. Jester added he has received information regarding realignment of Hwy. 332 and it appears this project is proceeding.

4. Public Safety

R. Holcomb

No report.

5. Planning & Zoning

J. Keinard

Keinard summarized a report given at the previous work session, a copy of which is attached in the official minute book.

6. Business, Commerce, and Economic Development

J. Schulte

Schulte summarized a report given at the previous work session, a copy of which is attached in the official minute book. Schulte added the Art Trax event is coming about as planned and he is working on an antique tractor show.

H. REPORTS OF SPECIAL COMMITTEES AND COMMISSIONS:

Historical Commission Report

D. Blankenship

Dianne Blankenship reminded members of the upcoming St. Patty's Day Auction to benefit the Historical Commission. The event is scheduled for March 17, 2007, 7:00 p.m. at the depot.

I. ACTIVITY AND ADMINISTRATIVE REPORTS:

Mayor/ Staff

Mayor Copenhaver reported nine business licenses and four residential building permits have been issued to date and expenses from the general fund totaled \$74,863.40 and \$73,999.04 from the water/sewer fund during the month of February.

J. UNFINISHED OR TABLED BUSINESS:

K. NEW BUSINESS:

1. Ordinance Amendment J. Schulte  
Section 3-804- Hoschton Eco. Dev. Commission

Motion was made by Schulte to waive second reading of an amendment to Hoschton Code of Ordinances, Section 3-804, seconded by Keinard.

For clarification purposes, Jester stated the amendment would increase the membership from 5 to 7 members and would allow a city resident, a city licensed business owner or operator, or a person having a business background that is conducive to enhancing the economic benefit of the community to serve on the commission.

Vote: Motion carried with all approving.

2. Hoschton Economic Development Commission J. Schulte  
Nominations to two current vacant positions and two new proposed positions

Motion was made by Schulte to appoint John Buchanan, Bob McNaughton, Dan Graves, and Tina Brooks as members of the Economic Development Commission, seconded by Keinard. Motion carried with all approving.

3. OR and Downtown Overlay District Regulations J. Keinard  
Revisions to existing and new design standards regulating appearances, finishes, styles, and related matters for development in the OR District

Motion was made by Keinard to approve first reading of an amendment to Office-Residential and Downtown Overlay District Regulations as prepared and presented by City Planner Wistar Harmon, seconded by Donaldson. Motion carried with all approving.

Discussion. Donaldson stated, since council received updated versions of the proposed amendments at 5:00 p.m. this evening, council has not had time to read the final document and therefore are not prepared to give final approval at this time. Donaldson further noted it appears some items discussed at the work session are still not added or changed in the new document.

Donaldson questioned changes to Hoschton Zoning Ordinance, Section 7.10.24 – Utility Substations. City Planner Wistar Harmon stated this item was placed as a conditional use in order to have utility substations listed, therefore permitting such use in some circumstances.

Donaldson stated there appears to be some inconsistency with what was presented and what has been changed since the work session. The OR ordinance, 7-10-82, addresses and approves out-parcel buildings, yet in Section 7-10-41, out-parcel buildings are prohibited, with exception of garages. Mr. Harmon stated out-parcels and accessory buildings are two very different issues and the reason the ordinance addresses an out-parcel is because someone may come in and buy up a large portion of the OR district and wish to develop 90 % of the large parcel, but sell off a smaller parcel, which is defined as an out-parcel. Therefore, this regulation is necessary in order to ensure the out-parcel is developed in the same manner as the larger tract.

In regard to amendments to the Hoschton Downtown Overlay regulations, Donaldson stated, at the Thursday work session council had requested language regarding permits be excluded and this has not been changed in the updated version.

In regard to 7.12 of the Hoschton Zoning Ordinance, Donaldson noted proper wording "Hoschton Business District Overlay" has not been corrected to "Hoschton Downtown District Overlay".

Donaldson noted the last part of 7.14.22, in regard to council approving wall signs in retaining walls, should be removed.

4. OR Regulations J. Keinard  
Area, setbacks and permitted uses and other related terms and conditions.

Motion was made by Keinard to approve first reading of Office Residential Regulations regarding area, setbacks, permitted uses, and other related terms and conditions, seconded by Jester. Motion carried with all approving.

5. Official Zoning Map Amendments J. Keinard  
To change zoning of parcels currently zoned R1 to OR

Motion was made by Keinard to approve first reading of amendment to the official zoning map to reflect change in zoning of parcels in the OR zoning district currently zoned R1 to OR, seconded by Jester. Motion carried with all approving.

6. Annexation Ordinance J. Keinard  
Nancy Drive, Hoschton Waste Water Treatment Plant

Motion was made by Keinard to approve an ordinance to annex property owned by the city, located on Nancy Drive, and utilized as the city's wastewater treatment plant, seconded by Donaldson. Motion carried with all approving.

7. Sewerage Line Extension – Hoschton Industrial Park R. Green

Green reported one of the council's goals for 2007 is to provide sewerage to the commercial and industrial area along Hwy. 53 and the Water, Waste, and Environmental Services Committee is prepared to recommend a three phase plan to meet this goal within the next couple of years. Green reported the first phase would service the Jopena Blvd. area.

Motion was made by Green to approve moving forward with an RFP for Phase 1 of a project to place sewer lines in the general area of the Hoschton Industrial Park, and further to approve award of subsequent contract for said project, seconded by Donaldson. Motion carried with all approving.

8. Dixie Cruise In – Closing of City Square J. Schulte

Motion was made by Schulte to close the City Square Street from 3:00 p.m. – 9:00 p.m. the 2<sup>nd</sup> Saturday of each month from April thru October in order to accommodate monthly cruise in car show events, seconded by Green. Motion carried with all approving.

9. Pump Stations/Water Tower Electrical Components R. Green

Green reported on Friday, March 2, 2007, the city held bid opening for a project to improve electrical components at the city's pump stations and water tank. Only one bid was received. The bid spec sent out included Jefferson Street lift station, by error, instead of Town Park lift station. After discussing this with John Washington, City Engineer, and a representative from Farr Electrical Co., it was agreed the same work listed for Jefferson Street lift station can be substituted at the Town Park lift station.

Motion was made by Green to award a contract to upgrade electrical components in the Town Park and White Street lift stations and the water tower control panel to Farr Electrical Co., at a cost not to exceed \$4,285.00, seconded by Donaldson. Motion carried with all approving.

10. Ordinance Amendment – Section 39-103 J. Keinard

Motion was made by Keinard to approve first reading of an amendment to section 39-103 of the Code of Ordinances for the City of Hoschton, seconded by Donaldson. Motion carried with all approving.

11. Zoning Ordinance Amendments – C-1, C-2, C-3 and M Zoning District Regulations J. Keinard

Motion was made by Keinard to approve amendments to zoning classifications for C-1, C-2, C-3, and M zoning districts, seconded by Green. Motion carried with all approving.

- L. CLOSING COMMENTS:

- M. EXECUTIVE SESSION:

Motion was made by Holcomb to move to executive session to discuss pending litigation and real estate acquisition, seconded by Schulte. Motion carried with all approving.

Motion was made by Schulte to return to regular session, seconded by Holcomb, motion carried with all approving. 8:07 p.m.

- N. ADJOURNMENT

With no further business, motion was made by Schulte to adjourn, seconded by Donaldson. Motion carried with all approving. Meeting adjourned at 8:10 p.m.

Respectfully submitted,

Cindy R. Edge  
City Clerk

---

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Richard Green, Post 1

\_\_\_\_\_  
Ronald Holcomb, Post 4

\_\_\_\_\_  
Jim Jester, Post 2

\_\_\_\_\_  
Deborah Donaldson, Post 5

\_\_\_\_\_  
John Schulte, Post 3

\_\_\_\_\_  
James Keinard, Post 6

---

Attachments in the Minute Book Include:

Proclamation – Celebrate the Arts  
Committee Report – Water, Waste, and Environmental Services  
Committee Report – Fiscal Resources  
Committee Report – Public Works  
Committee Report – Planning and Zoning  
Committee Report – Business and Eco. Commission  
Ordinance Amendment – Section 3-804  
Eco. Dev. Commission – List of Prospective Members  
Proposed Amendments – Zoning Ordinances, Code of Ordinances  
Ordinance - Annexation

---