

CITY OF HOSCHTON  
CITY COUNCIL  
THURSDAY, DECEMBER 14, 2023 AT 6:00PM  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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WORK SESSION  
MINUTES

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CALL TO ORDER *at 6:33pm by Mayor Pro Tem Carswell*

AGENDA APPROVAL *Motion to approve with no changes by Sterling, seconded by Waites, and all in favor.*

REPORTS BY MAYOR, COUNCIL, AND STAFF

OLD BUSINESS

1. **Resolution 2023-14:** A Resolution Amending the Comprehensive Plan to adopt an "Official Corridor Map" as a part of the transportation component/chapter so as to designate land to be reserved for the construction of future or improvement of existing transportation facilities, including streets, highways, bikeways, sidewalks, and multi-use trails. *[Continued from November 20, 2023 meeting] [Second Read]*
2. **Ordinance O-23-05:** An Ordinance Amending the Subdivision and Land Development Ordinance, Article VI, "Access and Design Requirements for Roads," Section 602, "Conformance to Adopted Major Thoroughfare and Other Plans" to provide reference to a new code section and to provide reference to an official corridor map; and to amend Article IX, "Development Plans and Permits," to add a new Section 910, "Official Corridor Map." *[Continued from November 20, 2023 meeting] [Second Read]*

NEW BUSINESS

1. **Final Plat for Twin Lakes, Phase 8:** (Mixed Use Section): KLP Twin Lakes, LLC, Owner. Fronting on State Route 53 and the south side of Twin Lakes Parkway (Map/Parcel 121/007); 20.037 acres including 182 fee-simple townhouse lots/units. Dedication of 3,318 linear feet of roads (3.717 acres) including Burton Drive, Amistad Trail, Pyrimid Lane, Trinity Way, and Great Salt Lane; dedication of 3,605 feet of water line and 2,526 feet of sewer line. Zoning: PUD Conditional, Z-18-05.
2. **Final Plat for Twin Lakes, Phases 9B and 10:** KLP Twin Lakes, LLC, Owner, 31.95 acres (Map/Parcel 121/004) fronting on the east and west sides of Crystal Lake Parkway; 90 lots/units; dedication of 3,812 linear feet of roads (4.714 acres) including Crystal Lane, Storm Lane, Gunter Lane, Moosehead Trail, Beulah Drive, and Clear Lake Parkway;

dedication of 4,368 feet of water line and 4,267 feet of sewer line. Zoning: PUD Conditional, Z-18-05.

3. **Final Plat for Twin Lakes, Phase 9C:** KLP Twin Lakes, LLC, Owner, 31.674 acres (Map/Parcel 121/007) and 78 lots/units fronting on Crystal Lake Parkway, Okeechobee Way, Great Salt Lane and Platte Drive; dedication of 7,374 linear feet (4.537 acres) of roads; dedication of pump station, and dedication of 3,838 linear feet of water lines and 3,652 linear feet of sewer lines.

*Dr. Jerry Weitz noted that related to the dedication of the pump station, the Council passed in May of 2023 a maintenance fee of \$200,000.00 on sewer lift stations. His recommendation as planner is that the city impose the fee on the applicant.*

*Sean Stefan spoke on behalf of the applicant to address the lift station maintenance fee. He stated that the applicant was not made aware of the surcharge at the time comments were received from EMI and the city planner. The lift station was approved in September of 2022 and construction began in October of 2022. The applicant was aware the surcharge was approved in May of 2023, but the meeting minutes do not provide any details about the timing of the collection of the surcharge. His argument is that as the lift station permit was issued well before the charge was imposed, the applicant has lost the opportunity to recoup the cost from the builders during the lot sales in this phase. Kolter is prepared to make the payment, if required.*

*Attorney Abb Hayes asked Stefan if the final plat is approved and the fee is paid, is the applicant willing to give up the legal right to appeal that fee later? Stefan replied that the applicant would waive that right.*

4. **Resolution 2023-023: A Resolution Adopting the Fiscal Year 2024 Budget**  
*Final Budget will be voted on in Regular Council Meeting.*
5. **Resolution 2023-026: Line of Credit From Peach State Bank**  
*To update the signers on the line of credit*
6. **Resolution 2023-027: Update to the Personnel Policy**  
*To update section 12.2.1 regarding the scheduling of PTO*
7. **Resolution 2023-028: Fee Schedule for Copies**  
*To establish fee schedule for copies*
8. **Intergovernmental Agreement with DDA for 69 City Square restaurant building**  
*To allow the DDA to manage the lease of the City-owned 69 City Square property to matt Ruppel for opening the of an Italian restaurant*
9. **Resolution 2023-029: Water Agreement with Barrow County**

*Agreement to purchase water from Barrow County; 10 year agreement with option to extend; Hoschton would provide sewer to Barrow County once the capacity has been increased; Barrow Co. will be voting the following week*

**10. Resolution 2023-031: Sewer Agreement with Rocklyn Homes**

*Sewer agreement based on zoning conditions for 1055 units; 250 units under the 0.95MGD sewer capacity level and the remaining units under the 2.0MGD sewer capacity level*

**11. Resolution 2023-030: Phase 1B Water Distribution System Improvements**

*EMI Contract Addendum #4*

**12. Disposition of Surplus Property**

*Dr. Weitz clarified that this item concerns creating a policy for the declaration and disposition of surplus property. A recent example presented itself as follows: the City owns a small piece of property on Bell Avenue that only contains a sewer easement. The properties on either side of this piece of land are being developed and the adjacent property owners have requested that the City basically abandons the property or declares the property surplus so that it may be sold to the adjacent property owners.*

*Attorney Abb Hayes further explained that cities often end up with stray pieces of land and it is sometimes in a City's best interest to sell that property. Hayes referred to a state statute "narrow strip statute" that states that cities can pass a narrow strip ordinance for these properties that are basically not useful on their own; a notice can be sent out to adjoining property owners to see if they have any interest in the property. After an appraisal, the property could be sold. Because similar situations might arise, Hayes recommends consideration of a narrow strip ordinance.*

**13. 2024 Council Meeting Schedule (Discussion Only)**

*Mayor Martin has suggested that work sessions and public hearings would continue to be held on the second Thursday of each month, but the regular council meetings would be held the second Monday or Tuesday after those meetings. Tuesday seems to be the best day for City consultants.*

*DDA meetings will continue to be held on the second Tuesday of each month at 6:00pm.*

**14. Discussion of Rental Restrictions**

*Dr. Weitz explained that Mayor Martin asked to talk about the growing trend of institutional investors and their impact on local housing markets, specifically build-to-rent companies. While it is important to preserve the opportunity for individuals to own homes, it is difficult for governments to legally prohibit rentals. Attorney Abb Hayes weighed in to add that it is problematic to try to impose restrictions on people's property after the fact. Councilmember Brown would like Council to consider zoning conditions limiting rentals for future developments.*

CITIZEN INPUT

*Shannon Sell, 328 E. Broad St, commented that renters saved a lot of subdivisions and houses back in 2008 when the market crashed, so rentals are not necessarily a bad thing. He has an issue with the potential corridor map road through his property as it encumbers his property.*

*Richard Green, 122 Pheasant Run, asked several questions about the Alma Farms subdivision: Who will be responsible for the exterior maintenance of the homes? Will there be a limit on the number of vehicles not garaged? What will be the minimum term of the lease? Will there be a limit to the number of residents per home? Will the developer be required to install barrier landscaping along the property line?*

*Mel Tribbey, 42 Pheasant Run, passed out a packet to the council. He stated concerns about the fire code in Alma Farms and insufficient turnarounds in the subdivision. He also spoke about his issues with run-off from Alma Farms flowing into his yard and pointed to a picture in the packet.*

*Ace Acevedo, 100 Powell Court, asked that the City support the citizens of Hoschton over the corporation that owns Alma Farms.*

EXECUTIVE SESSION (IF NEEDED) *None*

ADJOURN *Motion to adjourn at 7:36pm by Waites, seconded by Brown, and all in favor.*

ROLL CALL

Tracy Carswell, Mayor Pro Tem  
David Brown, Councilmember  
Fredria Sterling, Councilmember  
Sam Waites, Councilmember

ALSO PRESENT

Dr. Jerry Weitz, City Planner  
Abbott S. Hayes, Jr., City Attorney  
Jennifer Harrison, City Manager

ABSENT:

Debbie Martin, Mayor  
James Lawson, Councilmember

Approved:



Debbie Martin, Mayor

1-17-2024

Date



Jennifer Williams, Assistant City Clerk