



REGULAR MEETING

AGENDA

WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

MINUTE APPROVAL

1. June 15, 2023— Public Hearing Minutes
2. June 15, 2023—Work Session Minutes
3. June 19, 2023—Regular Council Meeting Minutes

OLD BUSINESS

1. **Z-23-04 Modification of Zoning Conditions:** KLP Twin Lakes, LLC, applicant and property owner, seeks rezoning from PUD (Planned Unit Development District) to PUD (Planned Unit Development District) to modify conditions of zoning approved via Ordinance Z-2018-05 to authorize a convenience store with gasoline pumps on 2.392 acres (part of Map/Parcel 121/004) fronting on the west side of State Route 53, the north side of Crystal Lakes Parkway, and the east side of Burton Drive. Proposed use: commercial and convenience store with gasoline pumps. *[Continued from June 2023; planning staff recommendation: approval conditional]*
2. **V-23-03 Variance:** George Flanigan of G.P's Enterprises, by Aaron Frampton, applicant and property owner, seeks a variance to the Hoschton zoning ordinance, Article VI, "Specific Use Restrictions," Section 6.55, "Fee Simple Townhouse," to increase the maximum number of dwelling units in a building from six to eight, to reduce the minimum lot size for a fee-simple townhouse lot from 2,400 square feet to 2,000 square feet, and to reduce the minimum lot frontage on a public street from 24 feet to 20 feet, for 2.37 acres fronting on the south side of Henry Street (Map/Parcel 119/004N). Zoning is MFR (Multiple Family Residential District), conditional, per Ordinance Z-22-14. Proposed use: 24 fee simple townhomes. *[Continued from June 2023; planning staff recommendation: approval]*

NEW BUSINESS

1. **Final Plat, Alma Farms, formerly known as Nunley Farms:** Southeast Peachtree Acquisition, LLC, owner, Evergreen Development and Real Estate Services, Developer, by Alliance Surveying, LLC,

seeks final plat approval for 55 lots on 20.71 acres fronting on the north side of Peachtree Road. Map/Parcel 120/010. R-3, Single-Family Moderate Density Residential District, Conditional zoning (Z-21-03); 2,561.78 linear feet and 3.78 acres of street right of way dedication and 567.18 feet (Lizzie Lane, Carter Lane, Charlie Circle, Jay Circle, Gull Road, and Reagan Road) and 0.26 acre of golf cart path/multi-use path dedication; 3,122.87 feet of water lines and 4,307.29 feet of sanitary sewer lines dedicated.

2. **Preliminary Plat, Henry Street Townhouses:** G.P's Enterprises, Inc., applicant and property owner, by Travis Pruitt & Associates, Inc., seeks preliminary plat approval for 24 lots/units on 2.364 acres (Map/Parcel 119/004N) fronting on the south side of Henry Street. MFR, Multiple-Family Residential Conditional zoning (Z-22-14; V-23-01).

3. **Ordinance O-2023-03:** An Ordinance Amending the Code of Ordinances of the City of Hoschton, Georgia, Chapter 11, "Traffic and Vehicles," To Adopt a New Article IV, "Stopping, Standing and Parking;" To Repeal Conflicting Ordinances; To Provide for Severability; To Provide For an Effective Date; To Provide for Codification; and For Other Purposes

4. New Public Works facility bid – Cabin Drive.

5. Update Personnel Policy

6. Expansion of Wastewater Treatment Facility 2.0 MGD

7. Request for Proposals—79 City Square

ADJOURN