

CITY OF HOSCHTON  
CITY COUNCIL  
MONDAY, DECEMBER 18, 2023 AT 6:00PM  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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REGULAR SESSION  
MINUTES

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**WELCOME AND CALL TO ORDER**

*At 6:01pm by Mayor Debbie Martin*

**INVOCATION**

*By Jennifer Harrison*

**PLEDGE OF ALLEGIANCE**

*By Councilmember David Brown*

**AGENDA APPROVAL**

*Motion to approve with no changes by Brown, seconded by Councilmember Tracy Carswell, and all in favor.*

**MINUTES:**

November 16, 2023 – Public Hearing Minutes  
November 16, 2023 – Work Session Minutes  
November 20, 2023 – Regular Meeting Minutes

*Motion to approve with no changes by Brown, seconded by Carswell, and all in favor.*

**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]*

*Motion to approve with the inclusion of Map #1 (Multi-Use path extending from Peachtree Road @ Alma Farms subdivision down White Street) and Map #2 (Peachtree Road Extension), and **excluding** the remaining map (Sell Connector/Towne Center Parkway Extension/West Jackson Road Extension) by Councilmember Lawson, seconded by Councilmember Sam Waites, and the motion carries with a 4-2 vote.*

**[Brown-No, Carswell-Yes, Lawson-Yes, Martin-No, Sterling-Yes, Waites-Yes]**

- 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]*

*Motion to approve with the inclusion of Map #1 (Multi-Use path extending from Peachtree Road @ Alma Farms subdivision down White Street) and Map #2 (Peachtree Road Extension), and **excluding** the remaining map (Sell Connector/Towne Center Parkway Extension/West Jackson Road Extension) by Councilmember Lawson, seconded by Councilmember Sam Waites, and the motion carries with a 4-2 vote.*

**[Brown-No, Carswell-Yes, Lawson-Yes, Martin-No, Sterling-Yes, Waites-Yes]**

## **NEW BUSINESS**

1. **V-23-05 Variance:** Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, UTR Hoschton, LLC, c/o Anthony Criscione, property owner, seeks a variance to the Hoschton subdivision and land development ordinance, Article VI, "Access and Design Requirements for Roads," Section 613, "Road Right-of-Way Widths, Miters, and Pavement Widths," to reduce the minimum required pavement width for a local residential street (private) named Creekside Commons Drive from 26 feet from back of curb to back of curb to 25 feet, for 3.3 acres (Map/Parcel 119/004N2) fronting approximately 150 feet on the south side of Eagles Bluff Parkway approximately 210 feet west of State Route 53 and approximately 215 feet east of Country Ridge Drive. Existing zoning is MU, Mixed Use District (Z-19-02). Proposed use: 31 fee simple townhouses. *[Planning staff recommendation: Approval]*

*Motion to table until the next meeting to allow time to discuss a green space proposal with the applicant by Brown, seconded by Martin, and the motion fails with a 2-4 vote.*

**[Brown-Yes, Carswell-No, Lawson-No, Martin-Yes, Sterling-No, Waites-No.]**

*Motion to approve by Lawson, seconded by Sterling, and the motion carries with a 4-2 vote.*

**[Brown-No, Carswell-Yes, Lawson-Yes, Martin-No, Sterling-Yes, Waites-Yes]**

2. **V-23-06 Variance:** Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, UTR Hoschton, LLC, c/o Anthony Criscione, property owner, seeks a variance to the Hoschton zoning ordinance, Article VI, "Specific Use Provisions," Section 6.55, "Fee Simple Townhouse," to: (1) increase the maximum number of units in one building from six to eight for two of five total proposed buildings; (2) to reduce the minimum lot frontage on a street named Creekside Commons Drive from 24 feet to 20 feet for

several lots; and (3) to reduce the minimum lot size of 2,400 square feet to 1,800 square feet for several lots, for 3.3 acres (Map/Parcel 119/004N2) fronting approximately 150 feet on the south side of Eagles Bluff Parkway approximately 210 feet west of State Route 53 and approximately 215 feet east of Country Ridge Drive. Existing zoning is MU, Mixed Use District (Z-19-02). Proposed use: 31 fee simple townhouses. *[Planning staff recommendation: Approval, Conditional]*

*Motion to approve with conditions by Lawson, seconded by Sterling, and the motion carries with a 4-2 vote.*

**[Brown-No, Carswell-Yes, Lawson-Yes, Martin-No, Sterling-Yes, Waites-Yes]**

3. **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, Pyramid 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.

*Motion to approve by Carswell, seconded by Lawson, and all in favor.*

**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

4. **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.

*Motion to approve by Brown, seconded by Waites, and all in favor.*

**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

5. **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.

*Motion to approve with the condition that the applicant pay the \$200,000.00 sewer lift station maintenance fee by Brown, seconded by Lawson, and all in favor.*

**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

6. **Resolution 2023-023: A Resolution Adopting the Fiscal Year 2024 Budget**

*Motion to approve by Sterling, seconded by Waites, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

**7. Resolution 2023-026: Line of Credit From Peach State Bank**

*Motion to approve by Carswell, seconded by Waites, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

**8. Resolution 2023-027: Update to the Personnel Policy**

*Motion to approve by Lawson, seconded by Sterling, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

**9. Resolution 2023-028: Fee Schedule for Copies**

*Motion to approve by Brown, seconded by Waites, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

**10. Intergovernmental Agreement with DDA for 69 City Square restaurant building**

*Motion to table until January meeting by Lawson, seconded by Brown, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

**11. Resolution 2023-029: Water Agreement with Barrow County**

*Motion to table until January meeting by Lawson, seconded by Brown, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

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

*Motion to approve by Lawson, seconded by Waites, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

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

*Motion to approve by Lawson, seconded by Carswell, and all in favor.*  
**[Brown-Yes, Carswell-Yes, Lawson-Yes, Martin-Yes, Sterling-Yes, Waites-Yes]**

\*Mayor Martin announced that Commissioner Chad Bingham will be present at the next Mayor/Council Q&A to be held on Thursday, December 28<sup>th</sup> at 6:30pm.

\*Mayor Martin thanked outgoing Councilmember Sam Waites for filling in for the remainder of her term.

\*Mayor Martin recognized outgoing Councilmember Tracy Carswell with a plaque commemorating his years of service on the Council.

**ADJOURN**

*Motion to adjourn at 6:36pm by Carswell, seconded by Waites, and all in favor.*

ROLL CALL

Mayor Debbie Martin  
Councilmember David Brown  
Councilmember Tracy Carswell  
Councilmember James Lawson  
Councilmember Fredria Sterling  
Councilmember Sam Waites

ALSO PRESENT

City Planner Dr. Jerry Weitz  
City Manager Jennifer Harrison  
Asst. City Clerk Jen Williams  
Media

Approved:



Mayor Debbie Martin

1-17-2024

Date



Jennifer Williams, Assistant City Clerk