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PUBLIC HEARING  
MINUTES

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WELCOME AND CALL TO ORDER *at 6:00pm by Mayor Pro Tem Tracy Carswell*

INVOCATION *by Councilmember Fredria Sterling*

PLEDGE OF ALLEGIANCE *by Carswell*

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

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]*
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]*

*Comments in Support:*

*Harold Trip, applicant, noted that the property is currently zoned for condominiums and he would like to buy it and build fee simple townhomes. The applicant is agreeable to the conditions with the exception of the private street stipulation. He would be willing to*

put up a bond for 18 months to cover any issues with the road. The property would become a part of the Creekside Village homeowners community, so it would not be fair to burden the HOA with the costs associated with a private road. The project was already approved at the same density and fee simple townhomes would be preferable to condominiums.

Comments Opposed/Concerns:

Christina Brown, 205 Quail Run, stated her concern for preserving green space and asked the Council to lower the number of units to 29 to bring the proposed development into compliance with current development code.

Michael Segal, 86 Powell Court, asked to see elevations of the project.

Ace Acevedo, 100 Powell Court, asked what advantage the five additional homes would provide to the city beyond tap fees. Try to avoid the appearance of high density housing.

Jack Flint, 85 Cumberland Trail, stated that arborvitae is not the best choice for planting in this development.

**3. 2024 FY Budget**

Finance Director Tiffany Wheeler mentioned the few minor changes that were made to the budget that was previously submitted to Council.

No public comments.

ADJOURN Motion to adjourn at 6:33pm by Sterling, seconded by Waites, 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  
Jennifer Harrison, City Manager  
Abbott S. Hayes, Jr., City Attorney

ABSENT:

Debbie Martin, Mayor  
James Lawson, Councilmember

Approved:

  
Debbie Martin, Mayor

1-17-2024  
Date

  
Jennifer Williams, Assistant City Clerk