

CITY OF HOSCHTON  
CITY COUNCIL  
TUESDAY, FEBRUARY 20, 2024 AT 6:00PM  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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REGULAR MEETING  
MINUTES

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CALL TO ORDER *at 6:00pm by Mayor Martin*

PLEDGE OF ALLEGIANCE *led by Martin*

INVOCATION *by Sterling*

AGENDA APPROVAL *Motion to approve with no changes by Courter, seconded by C. Brown, and all in favor.*

MINUTES APPROVAL

1. January 11, 2024 Public Hearing Minutes
2. January 11, 2024 Work Session Minutes
3. January 15, 2024 Regular Session Minutes

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

OLD BUSINESS

**1. Garland Contractors, Inc. Public Works Building Estimate**

*Motion to approve the estimate of \$812,784.50 for the construction of the building on Cabin Drive behind the tennis courts by D. Brown, seconded by Courter, and all in favor.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

NEW BUSINESS

**1. Creekside Townhomes Elevations Approval**

*Motion to approve by Sterling, no second, so the motion is not considered.*

*Motion to not approve the elevations by Martin, seconded by D. Brown, and the motion carries with a 4-1 vote.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-NO]

*Sterling questioned why the Council did not approve the elevations. Courter replied that he thought the Council should review other architecture options as this building is at the start of the downtown corridor and the elevations presented were not necessarily what they want to see. Sterling responded that Mr. Tripp has worked with the City to appease all of its requests up to this point, unlike the previous property owner/developer.*

*Motion to table until March to allow further discussion among Council by Martin, seconded by Sterling, and all in favor.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

*Courter then asked the property owner, Mr. Tripp, if tabling the elevation approval would affect his project. Mr. Tripp replied that it would affect him as he now has a loan of \$2 million that he is paying interest on. His elevations include 50% brick, unlike some of the other developments in town. He wants to work with the city and to be a good neighbor in the City of Hoschton; he would just like to move forward and be able to build something. C. Brown explained that her main concerns are with single-car garages, single-width driveways, and street parking, and issues arising from those plans. D. Brown acknowledged that some existing projects don't have any brick, but that doesn't mean that it should continue that way going forward. He wishes for this project to be more attractive to the city since it is located at its entrance, perhaps with 100% brick fronts. Mr. Tripp responded that the front of the townhome units will be facing the back of Creekside Village. They are planting 100 arborvitaes as a buffer to Creekside Village and they are expected to be 18-20 ft tall within a couple of years. That said, he is amenable to putting a few extra bricks on the front of some of the units. Addressing the concerns about single-car garages and driveways, Mr. Tripp pointed out that the variance was already approved for those. He went on to say that they like to produce an attractive product to be competitive in the market, but if he has to change things too much, the additional cost would be passed on to buyers, potentially affecting the affordability of the homes. His price point will already be higher than Cambridge. Martin pointed out that the rear elevations are also 50% brick and that is what will be seen from Hwy 53. Mr. Tripp add that the rear of this project will also contain a 6ft wooden fence along with arborvitaes, as he wants to buffer his units from the car wash that has been approved. D. Brown asked if Mr. Tripp's timeline would be affected if this item was tabled and he was given an answer in a week or two. Mr. Tripp answered that he can't get building permits until the elevations are approved and would like to avoid additional carrying costs.*

*Motion to approve the elevations by Sterling, seconded by C. Brown, and the motion carries with a 4-1 vote.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-NO; COURTER-YES; STERLING-YES]

## **2. Resolution 24-03: City of Civility Designation**

*Motion to approve by Sterling, seconded by Courter, and all in favor.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

## **3. Resolution 24-04: Property Acquisition from Bobby L. Blankenship and Dianne S. Blankenship**

*The purchase price of \$1,200,000 will be paid entirely with impact fees collected from developers and designated for parks.*

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

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**4. Resolution 24-05: Awarding Construction Contract for the South Water Tank Project**

*Motion to award a contract in the amount of \$3,015,906.00 to Phoenix Fabricators for the construction of a 750,000 gallon water tank by D. Brown, seconded by Sterling, and all in favor.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**5. Resolution 24-06: Awarding Contract for Phase 1B Water Distribution System Improvements**

*Motion to award a contract in the amount of \$948,431.00 to Griffin Bros. for Phase 1B water system improvements by D. Brown, seconded by Courter, and all in favor.*

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**6. Resolution 24-07: Updating Authorized Signers on Bank Accounts**

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

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**7. Resolution 24-08: A Resolution Accepting from KH Twin Lakes, LLC, the Dedication of 0.027 acre of right of way along the southeast side of Peachtree Road.**

*Motion to approve by C. Brown, seconded by Sterling, and the motion carries with a 4-1 vote.*

[MARTIN-NO; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**8. Resolution 24-09: A Resolution Accepting from Hog Mountain Properties, LLC, the Dedication of 0.092 acre of right of way along the southeast side of Peachtree Road.**

*Motion to approve by Courter, seconded by D. Brown, and the motion carries with a 4-1 vote.*

[MARTIN-NO; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**9. Resolution 24-10: A Resolution Accepting from Hog Mountain Properties, LLC, the Dedication of right of way along the northwest side of Peachtree Road.**

*Motion to approve by Courter, seconded by C. Brown, and the motion carries with a 4-1 vote.*

[MARTIN-NO; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**10. Resolution 24-11: A Resolution Accepting from DCH Montebello, LLC, the Dedication of right of way along the northwest side of Peachtree Road.**

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

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**11. Request that the Hoschton City Council initiate an application for variance (V-24-01) to the Hoschton zoning ordinance, Article IV, "Zoning Districts," Section 4.11, "C-2, General Commercial Highway Oriented District," (Table 4.4, "Dimensional Requirements for Non-Residential Zoning Districts," to reduce the required front building setback of Peachtree Road Extension right of way (east property line) from 15 feet to 5 feet for property (Map/Parcel 120/013); 1.54 acre) fronting on the east side of SR 53 and the south side of Towne Center Parkway) on behalf of the property owner (Towne Center 53, LLC, Property Owner) (C-2 zoning)**

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

[MARTIN-YES; C. BROWN-YES; D. BROWN-YES; COURTER-YES; STERLING-YES]

**EXECUTIVE SESSION** (If needed) *none*

**ADJOURN** *Motion to adjourn at 6:37pm by Sterling, seconded by Courter, and all in favor.*

ROLL CALL

Debbie Martin, Mayor  
Christina Brown, Councilmember  
David Brown, Councilmember  
Scott Courter, Councilmember  
Fredria Sterling, Councilmember

ALSO PRESENT:

Jennifer Harrison City Manager  
Jen Williams, Assistant City Clerk  
Media

ABSENT

Jonathan Jackson, Councilmember  
James Lawson, Councilmember