

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



---

## WORK SESSION

---

### AGENDA

---

WELCOME AND CALL TO ORDER

AGENDA APPROVAL

REPORTS BY MAYOR, COUNCIL, AND STAFF

OLD BUSINESS

1. **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 [*Postponed from August 17, 2023*]
2. **Z-23-02: Annexation and Zoning and Rezoning:** The Providence Group of Georgia, LLC, applicant, Shannon C. Sell, and Paul T. and Brenda A. Cheek, property owners, seek to annex approximately 33.0 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed consists of that part of Map/Parcel 119/019 not currently in the city limits of Hoschton (approximately 25.6 acres) (Shannon C. Sell, owner) and all of Map/Parcel 113/003A (approximately 7.4 acres) (Cheek property). The property to be annexed fronts approximately 824 feet on the north side of Pendergrass Road (SR 332) west of E.G. Barnett Road and also fronts approximately 640 feet on the west side of E.G. Barnett Road (Cheek property) and also gains access to the east side of East Jefferson Street via the remainder of the Sell property (Map/Parcel 119/019). Current zoning of property to be annexed is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Additionally, the applicant seeks to rezone approximately 84.46 acres of property contiguous to the proposed annexation (part of Map/Parcel 119/019 inside the city limits of Hoschton, i.e., part of remainder of Sell property, totaling 58.86 acres, fronting on the east side of East Jefferson Street and 17.86 acres fronting approximately 1,115 feet on the west side of East Jefferson Street and fronting approximately 1,230 feet on the south side of West Jackson Road (Map/Parcel 119/018) (property of West Jackson, LLC) from A (Agricultural) District to PUD (Planned Unit Development) District. The total estimated acreage within the proposed PUD site plan/ zoning district is 109.72 acres. Proposed use: residential

planned unit development (334 units which may include up to 90 fee simple townhouse units) and open space [Public Hearings held May 11, 2023 and June 15, 2023]

3. **Z-23-03: Annexation and Zoning (Development of Regional Impact #3960):** Rocklyn Homes, by Mahaffey Pickens Tucker, LLP, applicant, Mary Ann Kenerly and New Hope AME Church, property owners, seek to annex 287.14 acres with PUD (Planned Unit Development) District zoning. The property proposed to be annexed and zoned PUD consists of Map/Parcels 114/001A, 114/001B1, 114/002A and 114, 001B, fronting approximately 5,550 feet on the east side of State Route 53 approximately 410 feet south of Pearl Industrial Avenue (1688 and 2512 Highway 53). Current zoning is A-2, Agricultural-Rural Farm District in unincorporated Jackson County. Proposed use: Mixed use development including approximately 3.54 acres of commercial use, church and 5.5 acres of church expansion, 404 townhome units, 651 single-family lots and approximately 24 acres of civic space.
4. **RFP 23-009: 69 City Square**
5. **RFP 23-010: 4162 Hwy 53, Unit 100**

#### NEW BUSINESS

1. **Resolution 2023-016:** A Resolution Accepting from Southeast-Peachtree Acquisition, LLC the dedication of Additional Right of Way (0.261 acre) Along Peachtree Road Fronting the Alma Farms Subdivision.
2. **Resolution 2023-017:** A Resolution Regarding Use of Public Roads During the Hoschton Fall Festival.
3. **Resolution 2023-018:** A Resolution Regarding Use of Public Roads During the Downtown Trunk-or-Treat Event.
4. Sewer Tap/Connection Fee Schedule Update--effective October 1, 2023
5. Building Permit Fees Update--effective October 1, 2023
6. Temporary Outdoor Alcohol Special Event Permit for Fall Festival—Casa Rica Family Mexican Restaurant
7. Temporary Outdoor Alcohol Special Event Permit for Fall Festival—The Depot by 4 Brothers
8. Temporary Outdoor Alcohol Special Event Permit for Fall Festival—Sliced

9. Final Plat, Twin Lakes Phase 9A - KLP Twin Lakes, LLC, 68 lots on 48.706 acre (including public street dedication of 5.07 acres and 8,087 linear feet. PUD zoning (Ordinance Z-18-05)

CITIZEN INPUT

EXECUTIVE SESSION

ADJOURN

# REPORTS

CITY MANAGER REPORT  
AUGUST 2023

- This month has certainly been busy working on the Y2024 Budget with all departments.
- The Arbitration process for the Providence Group and Highway 53 has been settled and will move forward on the September agenda.
- The 49<sup>th</sup> Fall Festival is underway! We are packed with great vendors and entertainment. This is always a great opportunity for our community to come together and enjoy a great weekend celebrating Hoschton.
- The new basketball Court will be installed and ready on Cabin Drive next to the existing tennis courts on Cabin Drive this fall. We are excited to have this feature for our community.
- I have interviewed 3 candidates for the building inspection department. This position will also serve as our code enforcement officer.
- Qualifying took place August 23-25<sup>th</sup>. The Election will be held on November 7, 2023. We have 3 that qualified for the Mayoral position and 8 have qualified for the 4 vacant council seats.

Respectfully Submitted,

Jennifer Harrison  
City Manager

## **Police Department Report 09/05/2023**

1. **Reports and Citations**- The Police Department has generated over 1400 incident numbers since January and wrote 47 citations in the month of August.
2. **Court**- We will have court again on October 19th at the new City Hall.
3. **Other**- We moved to the old city hall location and we are still settling in.
4. **Training**- Evan Kesler attended a county-wide active shooter training exercise at the Empower Center on August 18<sup>th</sup> and 19<sup>th</sup>. The class was taught by the Chief and officers from Parkland Florida. On August 31<sup>st</sup> Chief Hill attended the first CISM training session. CISM will be a crisis team available to first responders after a critical incident.

# Building Department Activity Report-August 2023

## A. Building department activity

### a. Permits Issued

- i. May - 39 Building / 12 Miscellaneous
- ii. June - 64 Building / 16 Miscellaneous
- iii. July - 45 Building / 8 Miscellaneous
- iv. August - 22 Building / 13 Miscellaneous
- v. 2023 YTD – 373 Building / 92 Misc.

### b. Inspection Activity

- i. August Total Inspections
  1. Building Inspections – 564
  2. Water Meter Install Inspections – 47

### c. Commercial Permit Activity

1. Publix permit issued
2. Publix rental units (8 unit) permit issued
3. TEC 8000 sq. ft. addition nearing completion

# Director's Report

## August 2023

1. **Chamber Business and Breakfast:**

I had the opportunity to attend the Chamber Business and Breakfast event, where I networked with local business leaders and gained valuable insights into our community's economic landscape.

2. **Women In Business and Ribbon Cuttings:** I participated in the Women In Business event and attended several ribbon-cutting ceremonies for new businesses in our county. These events allowed me to celebrate their success and foster connections within the business community.

3. **Ribbon Cutting:**

We had the honor of hosting our own ribbon-cutting event in partnership with the Chamber for the unveiling of the new city hall and community center.

4. **Volunteer Fair at Cresswind:**

I represented our organization at the Volunteer Fair held at Cresswind, where I engaged with community members interested in giving back. This event helped to strengthen our volunteer base and expand our network of supporters.

5. **Evening Farmers Market:**

With a strategic shift to evening hours, our Farmers Market experienced tremendous success. The new schedule attracted a larger crowd and proved to be a significant benefit to local farmers and artisans who showcased their products.

6. **Georgia Downtown Association and Certified Downtown Professionals Training:**

I attended the Georgia Downtown Association (GDA) conference, where I initiated our participation in the Certified Downtown Professionals Training program. This training will enhance our team's expertise and contribute to the continued growth and development of our downtown area.

7. **Hometown Hero Luncheon:**

We collected items for the Hometown Hero Luncheon, an event that honors our local heroes and expresses our gratitude for their service. The donated items will make a meaningful difference in recognizing and supporting these individuals.

8. **DDA Training with Other Municipalities:**

The City of Hoschton DDA hosted the Carl Vinson Institute DDA Board Member Training.

9. **Joined Piedmont CASA board of directors.** To foster community, I was asked to join the Piedmont CASA board of directors.

If you have any questions or require additional information, please don't hesitate to reach out.

Jessica Greene  
DDA Director





## August 2023 Monthly Report

### Water

- Daily water route check of connections, water tank and random sample sites
- Daily checks and operations of both city wells
- Daily water sampling
- Weekly well cleanings
- Monthly Meter high usage and non-read meter reading
- Pulled monthly Reporting EPD Samples
- Pulled monthly Bacteriological samples throughout water system
- Replenished Chemicals at both Wells
- Daily utility locates, 356 water/sewer locates for the month of August
- Recorded all daily, weekly, and monthly Data
- Completed and Submitted Monthly Water Reports to EPD
- Installed 46 New Water meters
- Meeting with Barrow County about Water Purchase, Agreement coming soon
- Bid Opening for Booster Pump Station Project, Awarded to All South Constructors
- Repaired 6 water leaks
- Dirt Work continued with Water Main install Project
- Had 2024 Budget meeting for Water and Sewer

## Wastewater

- Daily Plant check of equipment and processes
- Daily sampling and testing of plant Effluent
- Daily Instrument calibrations
- Daily lab equipment temperature checks
- Weekly process control lab work
- Weekly Automatic samplers turned on and checked
- Pulled Weekly permit samples
- Performed weekly permit Lab testing
- Recorded all daily, weekly, and monthly Data
- Performed Maintenance on Dewatering Belt Press
- Performed Weekly and monthly Maintenance on Clarifiers
- Performed Weekly Sewer pump station and generator check
- Ran Belt Press weekly to remove excess solids in Plant
- Weekly Washdown and cleaning of tanks, troughs, and filter
- Daily utility locates, 356 water/sewer locates for the month of August
- Completed and Submitted Monthly Wastewater Report (DMR) to EPD
- Had a section of Orbital Aerators repaired
- Jacob with EPS came out and serviced the ATS at Brook Glen Lift Station
- MPE came out and re-adjusted the new belt on Belt Press
- Inspected Sewer Service repair at 197 Rabun Ct.
- Dirt Work Repaired sewer break at 379 White st.
- Monumental Pump came out and repaired Several pump issues found during the PM's
- Changed oil and done preventative maintenance on several pieces of equipment at the Sewer Plant
- Had 2024 Budget meeting for Water and Sewer

# OLD BUSINESS

## ITEM #1

(Ordinance O-2023-03: Parking)

# Chief Hill's comments are listed in blue

CITY OF HOSCHTON  
STATE OF GEORGIA

## 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

IT IS ORDAINED by the Hoschton Mayor and City Council as follows:

### Section 1.

The Hoschton Code of Ordinances, Chapter 11, "Traffic and Vehicles," is amended by adding a new Article IV, "Stopping, Standing and Parking" as follows:

Sec. 11-81. Parking prohibitions and time limitations.

- (a) Authority to impose. The city may prohibit parking and impose time limits on parking on designated streets or city properties.
- (b) No parking areas. It shall be unlawful for any person to cause, allow, or permit any vehicle registered in any name, or operated by any person to be parked: in an area where no parking is allowed by ordinance or state law; or beyond the period of the legal parking time established by any signage as described in this article. At least one sign shall be erected on each street on each side of the street where parking is either prohibited or restricted.
- (c) Time limits. It shall be illegal for a motor vehicle to be parked in a parking space past the designated time limit. The city police may use any method deemed necessary to time these vehicles not in compliance and issue citations to the operators of these vehicles. Whenever any parking time limit is imposed or parking is prohibited on designated streets, appropriate signs shall be erected giving notice thereof, and the regulations shall be effective only after the signs are erected and in place at the time of any alleged offense.

Add D. (shown below) here.

Sec. 11-82. Areas where parking is unlawful.

At any time it shall be unlawful to permit any vehicle to stand in any of the following places, except when necessary to avoid conflict with other traffic or in compliance with directions of a police officer or traffic control device:

- (a) In any intersection;
- (b) In a crosswalk;
- D. No vehicle shall be parked with the left side of the vehicle next to the curb, except on one-way streets. It shall be unlawful to stand or park any vehicle in a street other than parallel with the curb and with the two right wheels of the vehicle within 12 inches of the regularly established curb line, except that upon those streets that have been marked for angle parking, vehicles shall be parked at the angle to the curb indicated by such marks.

**Ordinance 2023-03**

- (c) At any place where the standing of a vehicle will reduce the usable width of the roadway for moving traffic to less than ~~18 feet;~~ 16 feet
- (d) At any place where the vehicle will block the use of a driveway;
- (e) At any place where the vehicle will block the driveway entrance to any fire department;
- (f) On any sidewalk;
- (g) ~~Upon a street in a residential zoning district, except as specifically allowed otherwise in this article.~~ Remove Completely
- (h) At any place where official signs prohibit parking; and
- (i) Within 12 feet of any fire hydrant.

**Sec. 11-83. Off-street parking in residential areas.**

- (a) In single-family residential zoning districts, parking in the front yard (not the roadway in front of the home) is allowed for each dwelling unit only within a hard-surfaced driveway (i.e., asphalt, concrete, gravel, or if approved by the city, a turf-reinforced driveway).
- (b) No parking of any vehicles, whether commercial or private, shall be allowed on grass or lawn areas of any single-family residence. The parking or storage of more than four vehicles at a single-family residence in a manner visible from the public street is unlawful.
- (c) No vehicle with a gross vehicle weight rating greater than 6,000 pounds shall be parked past the front plane of the front door of a residential dwelling at any time.

**Sec. 11-84. Parking for commercial purposes.**

- (a) It shall be unlawful to park any vehicle upon any street for the purpose of displaying it for sale, or to park any vehicle upon any public street from which merchandise is peddled, or for purposes of displaying advertising.
- (b) It shall be unlawful to park any vehicle carrying dynamite, propane gas or any other volatile or explosive substance for more than one hour within 200 feet of any building used for assembly or institutional or residential occupancy.

**Sec. 11-85. Restrictions for trucks, tractors, buses.**

- (a) No person shall park or stand any truck or other freight-carrying vehicle, including any truck tractor, in excess of one-half ton capacity, upon any public street or highway for longer than the time necessary to deliver its cargo, and at no time longer than thirty (30) minutes without police escort.

**Ordinance 2023-03**

- (b) No person shall stop or stand any truck or bus with a body more than eight feet wide or ten feet high on any street or public place without the driver or chauffeur being actually present and in charge thereof.
- (c) No person shall stop or stand any truck or bus on any street or public place and idle for more than 15 minutes, except for the following conditions:
  - 1. Emergency vehicles, utility company, construction and maintenance vehicles where the engines must run to perform needed work;
  - 2. Truck or bus is forced to remain motionless because of traffic conditions;
  - 3. Truck or bus is being used to supply heat or air conditioning necessary for passenger safety or comfort, and such truck or bus is being used for commercial passenger transportation or is a transit authority bus or school bus, in which idling shall be limited to a maximum of 25 minutes; If the ambient temperature is less than 32 degrees Fahrenheit, idling shall be limited to a maximum of 25 minutes; or
  - 4. Any vehicle, truck, bus, or transit authority bus in which the primary source of fuel is Natural Gas (CNG) or electricity shall be exempt from the idling limitations set forth in this section.

**Sec. 11-86. Enforcement.**

- (a) Any police officer who finds a vehicle standing upon a street or highway in violation of this article may at any time have the vehicle towed from the location it is illegally parked and impounded. If the vehicle is towed and impounded, the registered owner of any vehicle parked illegally pursuant to this article shall be responsible for any and all towing and storage fees associated with any such vehicle removed from a city street or property pursuant to the provisions of this article.
- (b) Any police officer who finds a vehicle standing upon a street or highway in violation of this article may, pursuant to O.C.G.A. 40-6-203(2) (B,) write a citation to the registered owner per the tag information and place such citation on the vehicle under its windshield wipers. No improperly parked vehicle may receive more than one citation for every twenty-four (24) hours it is improperly parked.
- (c) Any police officer who finds a vehicle standing upon a street or highway in violation of this article may require the driver or other person in charge of the vehicle to move it to a position off the roadway.
- (d) A citation for parking in an area where parking is prohibited by this article, or for illegally parking past the designated time limit, or for any other violation of this article, can be issued by a member of the city police department.

**Ordinance 2023-03**

(e) Any person violating any provision of this article shall, on conviction by the court judge of the city, be punished as follows:

First Offense: \$50.00

Second Offense: \$100.00

Third Offense: \$250.00

Fourth and subsequent offenses: \$500 and impoundment of vehicle with responsibility for towing and storage fees.”

**Section 2.**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 3.**

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**Section 4.**

The effective date of this ordinance shall immediate upon adoption by the City Council.

**Section 5.**

It is the intent of City Council that this ordinance be integrated into the Code of Ordinances of the City of Hoschton. To that end, the provisions of this ordinance may be renumbered or reorganized to effectuate that intent.

So ORDAINED, this 17<sup>th</sup> day of July, 2023.

---

James Lawson, Acting Mayor

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

---

Jennifer Kidd-Harrison, City Clerk

**Ordinance 2023-03**

APPROVED AS TO FORM

---

Abbott S. Hayes, Jr., City Attorney

File Path: & Zoning; City Website; Planning Regulation; Ordinance; Parking; 23-03.docx



# OLD BUSINESS

## ITEM #2

(Z-23-02: Annexation and Zoning and Rezoning)

**Fwd: Request to withdraw**

Jennifer Kidd-Harrison &lt;jkidd@cityofhoschton.com&gt;

Sun 8/27/2023 8:43 PM

To: Abbott S. Hayes Jr. &lt;ash@homlaw.com&gt;; Jerry Weitz &lt;jweitz@bellsouth.net&gt;; Planning &lt;planning@cityofhoschton.com&gt;

**Get Outlook for iOS**

---

**From:** Shannon Sell <shannon@thesellgrouponline.com>**Sent:** Sunday, August 27, 2023 8:33:32 PM**To:** Jennifer Kidd-Harrison <jkidd@cityofhoschton.com>; Planning <planning@cityofhoschton.com>**Cc:** Joe Fife <joe.fife@fifeco.net>; John Stell <jstell@ssmlaw.org>; shannon@thesellgrouponline.com <shannon@thesellgrouponline.com>; Shannon Sell <gadellinc@hotmail.com>**Subject:** Request to withdraw

To: City of Hoschton Mayor and Council,

I wish to withdraw the application for rezoning and annexation of Z-23-02 without prejudice. It is my understanding that the last person on the arbitration board has still not signed off on the agreement after nearly six weeks. The delays, conditions and the removal of The Providence Group as developer have made this real estate deal unworkable. I have no doubt that I/we will return with another application in the future. This will give the city a little extra time to prepare. I thank you all for your time in the endless meetings that we have had; it truly is very much appreciated. We have had some great discussions concerning my property and I appreciate your input. All I have ever asked is to be treated like those before me. Thank you all for your service to our city.

Shannon C. Sell



Shannon C. Sell

Broker/Owner

The Sell Group, LLC.

P.O. Box 811

4188 hwy 53, Suite 105

Hoschton, Ga. 30548

Office: 706-654-5691

Fax: 678-261-8606

Cell: 770-823-7631

email: [shannon@thesellgrouponline.com](mailto:shannon@thesellgrouponline.com)[www.thesellgrouponline.com](http://www.thesellgrouponline.com)[www.facebook.com](http://www.facebook.com)[www.shannonsell.GeorgiaMLS.com](http://www.shannonsell.GeorgiaMLS.com)

# OLD BUSINESS

## ITEM #3

(Z-23-03: Annexation and Zoning-  
Rocklyn Homes/Kenerly)

Documents to follow

# OLD BUSINESS

## ITEM #4

(RFP 23-009: 69 City Square)

# OLD BUSINESS

## ITEM #5

(RFP 23-010: 4162 Hwy 53, Unit 100)

# NEW BUSINESS

## ITEM #1

(Resolution 2023-016: Dedication of additional  
right-of-way along Peachtree Rd. in front of  
Alma Farms subdivision)

STATE OF GEORGIA

COUNTY OF JACKSON

**RIGHT OF WAY LIMITED WARRANTY DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2023 between **SOUTHEAST-PEACHTREE ACQUISITION LLC**, a Delaware limited liability company (hereinafter referred to as "Grantor"), and **CITY OF HOSCHTON**, a political subdivision of the state of Georgia (hereinafter referred to as "Grantee");

WITNESSETH, That, Grantor, for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, all that tract or parcel of land more particularly described as follows:

All that tract or parcel of land, lying and being in G.M.D. 1407, City of Hoschton, Jackson County, Georgia, as described in further detail in Exhibit "A" attached hereto and incorporated herein by reference, being the same property depicted on Exhibit "A-1" attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in fee simple. Grantor shall warrant and forever defend the right, title and interest in and to said property unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through, or under Grantor, but not otherwise. Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Deed under seal on the date above written.

*State of New York*  
*County of Montgomery*

GRANTOR: **SOUTHEAST-PEACHTREE ACQUISITION LLC,**  
a Delaware limited liability company

Signed, sealed, and delivered this  
24 day of July, 2023  
in the presence of:

By: Southeast Acquisition LLC, a Delaware limited liability company, its sole member

*[Signature]*  
WITNESS

By: JPMorgan Chase Bank, N.A., its manager

*[Signature]*  
NOTARY PUBLIC

By: *Allie Bookoff*  
Name: ALLINA BOOKOFF

My Commission Expires: \_\_\_\_\_



Title: {Officer Title}  
MANAGING DIRECTOR

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]



GRANTEE: **CITY OF HOSCHTON**, a political  
subdivision of the state of Georgia

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Signed, sealed, and delivered  
in the presence of:

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

[AFFIX NOTARY SEAL]

EXHIBIT "A"  
Property Description

A tract of land lying in G.M.D. 1407, City of Hoschton, Jackson County, Georgia and being more particularly described as follows:

Commence at the intersection of the northeasterly right-of-way of Pheasant Run (having a 60' right-of-way) and the northwesterly right-of-way of Peachtree Road (a.k.a. Hog Mountain Road, having a variable right-of-way); Thence run North 36 Degrees 23 Minutes 54 Seconds East along said right-of-way of Peachtree Road for a distance of 149.84 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 39 Degrees 18 Minutes 30 Seconds East along said right-of-way for a distance of 13.76 feet to a point, and being the Point of Beginning of the tract of land herein described;

Thence leaving said right-of-way run North 37 Degrees 04 Minutes 44 Seconds East for a distance of 123.60 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 37 Degrees 04 Minutes 44 Seconds East for a distance of 69.28 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 37 Degrees 04 Minutes 44 Seconds East for a distance of 50.40 feet to a point; Thence run North 42 Degrees 35 Minutes 21 Seconds East for a distance of 20.57 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 42 Degrees 35 Minutes 21 Seconds East for a distance of 34.40 feet to a point; Thence run North 41 Degrees 27 Minutes 08 Seconds East for a distance of 36.14 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 27 Minutes 08 Seconds East for a distance of 18.41 feet to a point; Thence run North 28 Degrees 29 Minutes 02 Seconds East for a distance of 52.58 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 35 Degrees 29 Minutes 05 Seconds East for a distance of 100.07 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 19 Minutes 57 Seconds East for a distance of 25.70 feet to a point; Thence run North 41 Degrees 03 Minutes 11 Seconds East for a distance of 44.77 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 03 Minutes 11 Seconds East for a distance of 13.67 feet to a point; Thence run North 40 Degrees 54 Minutes 21 Seconds East for a distance of 41.72 feet to a point; Thence run North 46 Degrees 24 Minutes 41 Seconds East for a distance of 25.75 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 46 Degrees 24 Minutes 41 Seconds East for a distance of 76.92 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 46 Degrees 24 Minutes 41 Seconds East for a distance of 28.18 feet to a point; Thence run North 40 Degrees 57 Minutes 04 Seconds East for a distance of 20.38 feet to a point; Thence run North 41 Degrees 20 Minutes 11 Seconds East for a distance of 25.10 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 20 Minutes 11 Seconds East for a distance of 56.10 feet to a point; Thence run North 41 Degrees 29 Minutes 42 Seconds East for a distance of 17.91 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 29 Minutes 42 Seconds East for a distance of 51.86 feet to a point; Thence run North 41 Degrees 32 Minutes 55 Seconds East for a distance of 24.16 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 32 Minutes 55 Seconds East for a distance of 37.75 feet to a point; Thence run North 41 Degrees 07 Minutes 21 Seconds East for a distance of 37.24 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 07 Minutes 21 Seconds East for a distance of 26.04 feet to a point; Thence run North 41 Degrees 12 Minutes 54 Seconds East for a distance of 43.97 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North

41 Degrees 12 Minutes 54 Seconds East for a distance of 15.18 feet to a point; Thence run North 40 Degrees 11 Minutes 46 Seconds East for a distance of 49.97 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 43 Degrees 51 Minutes 19 Seconds East for a distance of 20.00 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run South 46 Degrees 08 Minutes 41 Seconds East for a distance of 9.54 feet to a found 1" open top pipe (bent) on the northwesterly right-of-way of aforementioned Peachtree Road; Thence run the following courses and distances along said right-of-way: South 41 Degrees 46 Minutes 19 Seconds West for a distance of 75.15 feet to a point; Thence run South 41 Degrees 25 Minutes 56 Seconds West for a distance of 180.36 feet to a point; Thence run South 41 Degrees 21 Minutes 05 Seconds West for a distance of 149.26 feet to a point; Thence run South 41 Degrees 12 Minutes 52 Seconds West for a distance of 123.95 feet to a point; Thence run South 40 Degrees 56 Minutes 49 Seconds West for a distance of 193.55 feet to a point; Thence run South 40 Degrees 37 Minutes 43 Seconds West for a distance of 94.24 feet to a point; Thence run South 38 Degrees 51 Minutes 29 Seconds West for a distance of 174.64 feet to a point; Thence run South 38 Degrees 22 Minutes 37 Seconds West for a distance of 129.84 feet to a point; Thence run South 39 Degrees 18 Minutes 30 Seconds West for a distance of 63.73 feet to the Point of Beginning.

Said tract containing 11,367 Square Feet, or 0.261 Acres.

CITY OF HOSCHTON  
STATE OF GEORGIA

**RESOLUTION 23-16**

**A RESOLUTION ACCEPTING FROM SOUTHEAST-PEACHTREE  
ACQUISITION, LLC THE DEDICATION OF 0.261 ACRE OF  
RIGHT OF WAY ALONG THE WEST SIDE OF PEACHTREE ROAD**

WHEREAS, Southeast-Peachtree Acquisition, LLC is the owner of property on the west side of Peachtree Road; and

WHEREAS, the owner desires to dedicate 0.261 acre of land to the City of Hoschton for additional right of way for Peachtree Road; and

WHEREAS, the owner has prepared and submitted a right of way deed for purposes of conveying the land to the city;

Now, therefore, IT IS RESOLVED by the City Council of Hoschton as follows:

**Section 1.**

The right of way, described by metes and bounds in Exhibit A of this resolution, is hereby accepted.

**Section 3.**

The city attorney is authorized to record the right of way deed transferring ownership of the subject property to be dedicated to the city.

SO RESOLVED this 18<sup>th</sup> day of September, 2023.

\_\_\_\_\_  
James Lawson, Acting Mayor

Approved as to form:

\_\_\_\_\_  
Abbott S. Hayes, Jr., City Attorney

This is to certify that I am City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

\_\_\_\_\_  
Jennifer Kidd-Harrison, City Clerk

## Resolution 23-16 Peachtree Road Right of Way Dedication

### EXHIBIT "A" LEGAL DESCRIPTION

#### EXHIBIT "A" Property Description

A tract of land lying in G.M.D. 1407, City of Hoschton, Jackson County, Georgia and being more particularly described as follows:

Commence at the intersection of the northeasterly right-of-way of Pheasant Run (having a 60' right-of-way) and the northwesterly right-of-way of Peachtree Road (a.k.a. Hog Mountain Road, having a variable right-of-way); Thence run North 36 Degrees 23 Minutes 54 Seconds East along said right-of-way of Peachtree Road for a distance of 149.84 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 39 Degrees 18 Minutes 30 Seconds East along said right-of-way for a distance of 13.76 feet to a point, and being the Point of Beginning of the tract of land herein described;

Thence leaving said right-of-way run North 37 Degrees 04 Minutes 44 Seconds East for a distance of 123.60 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 37 Degrees 04 Minutes 44 Seconds East for a distance of 69.28 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 37 Degrees 04 Minutes 44 Seconds East for a distance of 50.40 feet to a point; Thence run North 42 Degrees 35 Minutes 21 Seconds East for a distance of 20.57 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 42 Degrees 35 Minutes 21 Seconds East for a distance of 34.40 feet to a point; Thence run North 41 Degrees 27 Minutes 08 Seconds East for a distance of 36.14 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 27 Minutes 08 Seconds East for a distance of 18.41 feet to a point; Thence run North 28 Degrees 29 Minutes 02 Seconds East for a distance of 52.58 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 35 Degrees 29 Minutes 05 Seconds East for a distance of 100.07 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 19 Minutes 57 Seconds East for a distance of 25.70 feet to a point; Thence run North 41 Degrees 03 Minutes 11 Seconds East for a distance of 44.77 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 03 Minutes 11 Seconds East for a distance of 13.67 feet to a point; Thence run North 40 Degrees 54 Minutes 21 Seconds East for a distance of 41.72 feet to a point; Thence run North 46 Degrees 24 Minutes 41 Seconds East for a distance of 25.75 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 46 Degrees 24 Minutes 41 Seconds East for a distance of 76.92 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 46 Degrees 24 Minutes 41 Seconds East for a distance of 28.18 feet to a point; Thence run North 40 Degrees 57 Minutes 04 Seconds East for a distance of 20.38 feet to a point; Thence run North 41 Degrees 20 Minutes 11 Seconds East for a distance of 25.10 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 20 Minutes 11 Seconds East for a distance of 56.10 feet to a point; Thence run North 41 Degrees 29 Minutes 42 Seconds East for a distance of 17.91 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 29 Minutes 42 Seconds East for a distance of 51.86 feet to a point; Thence run North 41 Degrees 32 Minutes 55 Seconds East for a distance of 24.16 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 32 Minutes 55 Seconds East for a distance of 37.75 feet to a point; Thence run North 41 Degrees 07 Minutes 21 Seconds East for a distance of 37.24 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 41 Degrees 07 Minutes 21 Seconds East for a distance of 26.04 feet to a point; Thence run North 41 Degrees 12 Minutes 54 Seconds East for a distance of 43.97 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North

## Resolution 23-16 Peachtree Road Right of Way Dedication

41 Degrees 12 Minutes 54 Seconds East for a distance of 15.18 feet to a point; Thence run North 40 Degrees 11 Minutes 46 Seconds East for a distance of 49.97 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run North 43 Degrees 51 Minutes 19 Seconds East for a distance of 20.00 feet to a set 5/8-inch capped rebar (L.S.F. 1322); Thence run South 46 Degrees 08 Minutes 41 Seconds East for a distance of 9.54 feet to a found 1" open top pipe (bent) on the northwesterly right-of-way of aforementioned Peachtree Road; Thence run the following courses and distances along said right-of-way: South 41 Degrees 46 Minutes 19 Seconds West for a distance of 75.15 feet to a point; Thence run South 41 Degrees 25 Minutes 56 Seconds West for a distance of 180.36 feet to a point; Thence run South 41 Degrees 21 Minutes 05 Seconds West for a distance of 149.26 feet to a point; Thence run South 41 Degrees 12 Minutes 52 Seconds West for a distance of 123.95 feet to a point; Thence run South 40 Degrees 56 Minutes 49 Seconds West for a distance of 193.55 feet to a point; Thence run South 40 Degrees 37 Minutes 43 Seconds West for a distance of 94.24 feet to a point; Thence run South 38 Degrees 51 Minutes 29 Seconds West for a distance of 174.64 feet to a point; Thence run South 38 Degrees 22 Minutes 37 Seconds West for a distance of 129.84 feet to a point; Thence run South 39 Degrees 18 Minutes 30 Seconds West for a distance of 63.73 feet to the Point of Beginning.

Said tract containing 11,367 Square Feet, or 0.261 Acres.

# NEW BUSINESS

## ITEM #2

(Resolution 2023-017: To close a portion of Hwy 53 for the Fall Festival parade on Oct. 7<sup>th</sup> and to close portions of Bell Ave, City Square, Railroad Ave, and W. Broad St. Oct. 6<sup>th</sup>-8<sup>th</sup> for the Fall Festival)

COUNTY OF JACKSON  
STATE OF GEORGIA

RESOLUTION 2023-017

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOSCHTON  
REGARDING USE OF PUBLIC ROADS DURING  
THE HOSCHTON FALL FESTIVAL**

**WHEREAS**, the City of Hoschton is sponsoring the Hoschton Fall Festival; and

**WHEREAS**, the majority of the activities for the festival are conducted at the Hoschton Depot, City Square, Bell Avenue, West Broad Street, and at Lawson Funeral Home;

**WHEREAS**, there will be a parade as part of the festival that will use Highway 53 for a short period of time;

**NOW, THEREFORE, BE IT RESOLVED** that the portion of Highway 53 from West Jackson Road to Towne Center Parkway will be closed for the purpose of a parade from 10:00 am to 11:00 am on October 7, 2023;

**BE IT FURTHER RESOLVED** that Bell Avenue, City Square, Railroad Avenue, and West Broad Street will be closed from 10:00 pm on October 5, 2023 to 5:00 pm on October 8, 2023;

**SO RESOLVED**, this 18<sup>th</sup> day of September, 2023.

ATTEST:

---

James Lawson, Acting Mayor

---

Jennifer Harrison, City Clerk

Approved as to form:

---

Abbott Hayes, Jr., City Attorney



# NEW BUSINESS

## ITEM #3

(Resolution 2023-018: To close City Square  
during Downtown Trunk-or-Treat event)

COUNTY OF JACKSON  
STATE OF GEORGIA

RESOLUTION 2023-018

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOSCHTON  
REGARDING USE OF PUBLIC ROADS DURING  
THE DOWNTOWN TRUNK-OR-TREAT EVENT**

**WHEREAS**, the City of Hoschton is sponsoring the Downtown Trunk-or-Treat event;  
and

**WHEREAS**, the activities for the Downtown Trunk-or-Treat are conducted on City  
Square;

**NOW, THEREFORE, BE IT RESOLVED** that City Square will be closed from 4:00pm  
to 10:00pm on October 27, 2023;

**SO RESOLVED**, this 18<sup>th</sup> day of September, 2023.

---

James Lawson, Acting Mayor

ATTEST:

---

Jennifer Harrison, City Clerk

Approved as to form:

---

Abbott Hayes, Jr., City Attorney

# NEW BUSINESS

## ITEM #4

(Update to sewer tap/connection fee schedule)



# CITY OF HOSCHTON CONNECTION FEES

## WATER FEES

METER SIZE	METER (GPM)	WATER CONNECTION FEE
¾ INCH	20	\$3,000.00
1 INCH	50	\$7,500.00
1 ½ INCH	100	\$15,000.00
2 INCH	160	\$24,000.00
3 INCH	320	\$48,000.00 PLUS**
4 INCH	500	\$75,000.00 PLUS**
6 INCH	1000	\$150,000.00 PLUS**
8 INCH	1600	\$240,000.00 PLUS**
12 INCH	2800	\$795,000.00 PLUS**

## FIRE SUPPRESSION FEES

METER SIZE	COST	MAINTENANCE FEE
MINIMUM 6 INCH	\$14,150.00 PLUS **	\$275.00 MONTHLY FEE
8 INCH	\$18,875.00 PLUS **	\$275.00 MONTHLY FEE

\*\* LARGE METERS (3 IN. – 8 IN.) ARE INSTALLED BY CITY APPROVED CONTRACTOR IN ACCORDANCE WITH CITY STANDARDS AND APPROVED DRAWINGS. ALL WATER CONNECTIONS WILL BE METERED, AND ALL FEES APPLY REGARDLESS OF INTENDED USE.

## SEWER FEES

WATER METER SIZE		SEWER CONNECTION FEE
¾ INCH		\$6,000.00
1 INCH		\$15,000.00
1 ½ INCH		\$30,000.00
2 INCH		\$48,000.00
3 INCH		\$96,000.00
4 INCH		\$150,000.00
6 INCH		\$300,000.00
8 INCH		\$480,000.00
12 INCH		\$1,590,000.00

SEWER CONNECTION FEES ARE BASED OFF OF WATER METER SIZE

Proposed 9/2023

only changing  
sewer  
tap fees



# CITY OF HOSCHTON CONNECTION FEES

## WATER FEES

METER SIZE	METER (GPM)	WATER CONNECTION FEE
¾ INCH	20	\$3,000.00
1 INCH	50	\$7,500.00
1 ½ INCH	100	\$15,000.00
2 INCH	160	\$24,000.00
3 INCH	320	\$48,000.00 PLUS**
4 INCH	500	\$75,000.00 PLUS**
6 INCH	1000	\$150,000.00 PLUS**
8 INCH	1600	\$240,000.00 PLUS**
12 INCH	2800	\$795,000.00 PLUS**

## FIRE SUPPRESSION FEES

METER SIZE	COST	MAINTENANCE FEE
MINIMUM 6 INCH	\$14,150.00 PLUS **	\$275.00 MONTHLY FEE
8 INCH	\$18,875.00 PLUS **	\$275.00 MONTHLY FEE

\*\* LARGE METERS (3 IN. – 8 IN.) ARE INSTALLED BY CITY APPROVED CONTRACTOR IN ACCORDANCE WITH CITY STANDARDS AND APPROVED DRAWINGS. ALL WATER CONNECTIONS WILL BE METERED, AND ALL FEES APPLY REGARDLESS OF INTENDED USE.

## SEWER FEES

WATER METER SIZE		SEWER CONNECTION FEE
¾ INCH		\$5,000.00
1 INCH		\$12,150.00
1 ½ INCH		\$25,000.00
2 INCH		\$40,000.00
3 INCH		\$80,000.00
4 INCH		\$125,000.00
6 INCH		\$250,000.00
8 INCH		\$400,000.00
12 INCH		\$1,325,000.00

SEWER CONNECTION FEES ARE BASED OFF OF WATER METER SIZE

August 14, 2023

Ms. Jennifer Kidd-Harrison, City Manager [citymanager@cityofhoschton.com](mailto:citymanager@cityofhoschton.com)  
City of Hoschton  
61 City Square  
Hoschton, GA 30548

RE: Water and Sewer Connection/ System Development Fees. Water and Sewer Rates and Other Fees

Dear Jennifer:

As requested, EMI has completed the updated budgets for the next phases of the expansion of the wastewater treatment facilities.

The City is currently underway with the third year of unprecedented growth, and has many major infrastructure expansion projects in various stages.

Major growth areas and systems in the region continue to scramble to accommodate this new growth and build and expand the increased infrastructure capacity required to serve new citizens and businesses.

Due to huge amounts of government infrastructure funds being pumped into the economy, infrastructure costs are skyrocketing.

The City adopted new capacity fees for the water and sewer systems in the fall of 2022. However, based on current costs for building wastewater treatment facilities, the current capacity fees for this utility is falling short of targeted revenue. The City is planning to accumulate substantial funds through capacity fees for the expansion from .095 MGD to 2.0 MGD.

The City is embarking on the project to expand the treatment works to 0.95 million gallons per day (MGD). The City is setting up the facility to go to 2.0 MGD in the future. The current project will add some 450,000 GPD in initial capacity.

In a similar exercise as in the 2022 analysis, we can estimate the cost of this capacity per ERU:

Estimated Project cost for phase I, WWTF Expansion-	\$17,000,000
Estimated Project Cost for Existing Enhancements	(1,520,000)
Estimated cost of future 2 MGD components-	<u>(4,600,000)</u>
Net cost of new capacity -	\$10,880,000

Capacity provided= 450,000 GPD divided by 250 GPD/ERU = 1,800 ERU's

\$10,880,000/ 1,800 ERU's= \$6,044.00 per ERU, rounded to \$6,000 capacity fee for an ERU of 250 GPD is indicated as fair and equitable. This capacity fee is also commensurate with other systems in the region.

Ms. Jennifer Kidd-Harrison, City Manager  
City of Hoschton  
Water & Sewer Rates and Fees  
August 14, 2023  
Page Two

The equitable cost per ERU for wastewater capacity is \$6,000.00 for 250 GPD. All costs for any and all sized connections (piping, manholes, etc.) that are provided by the City would be added to the total. Similar and parallel to the water capacity schedule, utilizing the American Water Works Association, (AWWA) Manual 1, "Principals of Water Rates, Fees and Charges", similar incremental increases could be adopted, which would be fair and equitable. A 2" Meter would be capable of serving 8 ERU's, and thus the capacity fee would be 8 times the fee for a single ERU or 3/4" meter.

Based on this standard, the City's Sewer System Capacity Charges would be as follows:

Schedule based on Meter size	AWWA Capacity Ratios	Capacity Fee
3/4"	1	\$6,000.00
1	2.5	\$15,000.00
1.5	5	\$30,000.00
2	8	\$48,000.00
3	16	\$96,000.00
4	25	\$150,000.00
6	50	\$300,000.00
8	80	\$480,000.00
12	265	\$1,590,000.00

As a matter of note, some systems allow historical data from similar installations-i.e., fast food franchises, car washes, and grocery stores to provide a one-year profile of water and sewer use from a similar market area to determine capacity fees. We believe that the above recommendations are fair and equitable and assist in assessing the capital costs of providing water and wastewater capacity to developments as they occur, eliminating large user rate increase to existing consumers.

As always, should you have questions or concerns, please feel free to contact us at any time.

Sincerely,

ENGINEERING MANAGEMENT, INC.

Jerry E. Hood, CEO

[jhood@eminc.biz](mailto:jhood@eminc.biz)

# NEW BUSINESS

## ITEM #5

(Update to building permit fee schedule-changes are highlighted on proposed fee schedule; current fee schedule included for comparison)



*\*Proposed\**

## BUILDING PERMIT FEES - CITY OF HOSCHTON, GEORGIA

<b>CALCULATING BUILDING VALIDATION</b>	Unless otherwise stated, the valuation for all new construction will be based on the actual contract cost of the work or calculated by using the latest construction cost data as published in the Building Safety Journal by the International Code Council (ICC). For interior completion only, the construction cost is valued at fifty percent (50%) of the calculated ICC building valuation.	
<b>FEE PAYMENT</b>	Fees are collected prior to issuance of permit.	
<b>PLAN REVIEW FEES</b>	New single-family residential review	Additional 50% of permit fee
	Residential renovations/additions	Additional 50% of permit fee
	All commercial/industrial plan reviews	Additional 50% of permit fee

PERMIT FEE TABLE	TOTAL VALUATION	FEE
	<p><i>* 25% Increase on Building Permit Fees. Please see highlighted changes.</i></p>	\$1,000 and less
\$1,001 to \$50,000		<b>\$18.75</b> for first \$1,000 plus <b>\$6.25</b> for each additional thousand or fraction thereof, to and including \$50,000. *minimum of <b>\$200</b>
\$50,001 to \$100,00		<b>\$325.00</b> for first \$50,000 plus <b>\$5.00</b> for each additional thousand or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000		<b>\$575.00</b> for first \$100,000 plus <b>\$3.75</b> for each additional thousand or fraction thereof, to and including \$500,000.
\$500,001 and up		<b>\$2,075.00</b> for first \$500,000 plus <b>\$2.50</b> for each additional
<b>CERTIFICATE OF OCCUPANCY OR COMPLETION (C/O OR C/C)</b>		New single-family detached, condo or townhouse
	New commercial	<b>\$562.00</b>
	New or renovated commercial tenant space	<b>\$250.00</b>
<b>TRADE PERMITS</b>	Residential Permit fee	<b>\$93.75</b> per Permit
	Commercial Permit Fee	<b>\$250.00</b> per Permit
<b>SIGN APPLICATION FEE</b>	Standard fee	\$100.00 per sign (\$200.00 if after sign installed)
	Variance or Special authorization (must go before Mayor and Council)	\$100.00
Revised 2021		

<b>DEMOLITION</b>	Residential	<b>\$187.50</b>
	Commercial	<b>\$375.00</b>
<b>PERMIT EXTENTIONS</b>	Subsequent extension	\$100.00/three (3) months/ permit extensions fifty(50%) percent of original fee
<b>REINSPECTIONS</b>	For each trip	<b>\$93.75</b>

<b>OTHER</b>	Transfer of permit/change of contractor	\$100.00
	Structure move /relocate	\$300.00
	Deck	\$150.00
	Fence Permit	\$150.00
	Inspections outside of normal business hours	\$125.00/hr. (250.00 minimum)
	Replacement of permits, CO's, etc.	\$25.00
	Pool permit-inground	\$450.00 (includes pool, plumbing, electrical, and fence permits)
	Pool permit-above ground	\$150.00 (includes pool, plumbing, electrical, and fence permits)
	Fee for work done without a permit	Two hundred percent (200%) of original permit fee
	Temporary construction trailer(not including electric permit)	\$100.00
	Administrative fees (per permit)	\$25.00 residential/ \$100.00 commercial
	General repair permit (non-structural)	\$250.00
	Driveway permit (excluding new construction)	\$100.00
	Structural Review  Structures that require 3 <sup>rd</sup> party review (Bridges, Retaining walls over 4 feet, and miscellaneous structure review)	** Fee will be based on 3 <sup>rd</sup> party's invoiced price plus \$100 city administration fee.

\* Current \*

## BUILDING PERMIT FEES - CITY OF HOSCHTON, GEORGIA

<b>CALCULATING BUILDING VALIDATION</b>	Unless otherwise stated, the valuation for all new construction will be based on the actual contract cost of the work or calculated by using the latest construction cost data as published in the Building Safety Journal by the International Code Council (ICC). For interior completion only, the construction cost is valued at fifty percent (50%) of the calculated ICC building valuation.	
<b>FEE PAYMENT</b>	Fees are collected prior to issuance of permit.	
<b>PLAN REVIEW FEES</b>	New single-family residential review	Additional 50% of permit fee
	Residential renovations/additions	Additional 50% of permit fee
	All commercial/industrial plan reviews	Additional 50% of permit fee

PERMIT FEE TABLE	TOTAL VALUATION	<u>FEE</u>
		\$1,000 and less
	\$1,001 to \$50,000	\$15.00 for first \$1,000 plus \$5.00 for each additional thousand or fraction thereof, to and including \$50,000. *minimum of \$100
	\$50,001 to \$100,00	\$260.00 for first \$50,000 plus \$4.00 for each additional thousand or fraction thereof, to and including \$100,000.
	\$100,001 to \$500,000	\$460.00 for first \$100,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$500,000.
	\$500,001 and up	\$1660 for first \$500,000 plus \$2.00 for each additional
<b>CERTIFICATE OF OCCUPANCY OR COMPLETION (C/O OR C/C)</b>	New single-family detached, condo or townhouse	\$100.00
	New commercial	\$450.00
	New or renovated commercial tenant space	\$200.00
<b>TRADE PERMITS</b>	Residential Permit fee	\$75.00 per Permit
	Commercial Permit Fee	\$150.00 per Permit
<b>SIGN APPLICATION FEE</b>	Standard fee	\$100.00 per sign (\$200.00 if after sign installed)
	Variance or Special authorization (must go before Mayor and Council)	\$100.00

<b>DEMOLITION</b>	Residential	\$150.00
	Commercial	\$300.00
<b>PERMIT EXTENTIONS</b>	Subsequent extension	\$100.00/three (3) months/ permit extensions fifty(50%) percent of original fee
<b>REINSPECTIONS</b>	For each trip	\$75.00

<b>OTHER</b>	Transfer of permit/change of contractor	\$100.00
	Structure move /relocate	\$300.00
	Deck	\$150.00
	Fence Permit	\$150.00
	Inspections outside of normal business hours	\$125.00/hr. (250.00 minimum)
	Replacement of permits, CO's, etc.	\$25.00
	Pool permit-inground	\$450.00 (includes pool, plumbing, electrical, and fence permits)
	Pool permit-above ground	\$150.00 (includes pool, plumbing, electrical, and fence permits)
	Fee for work done without a permit	Two hundred percent (200%) of original permit fee
	Temporary construction trailer(not including electric permit)	\$100.00
	Administrative fees (per permit)	\$25.00 residential/ \$100.00 commercial
	General repair permit (non-structural)	\$250.00
	Driveway permit (excluding new construction)	\$100.00
	Structural Review  Structures that require 3 <sup>rd</sup> party review (Bridges, Retaining walls over 4 feet, and miscellaneous structure review)	** Fee will be based on 3 <sup>rd</sup> party's invoiced price plus \$100 city administration fee.

# NEW BUSINESS

## ITEM #6

(Temporary Outdoor Alcohol Special Event permit  
for Casa Rica Family Mexican Restaurant  
during Fall Festival)

**CITY OF HOSCHTON, GEORGIA  
TEMPORARY OUTDOOR ALCOHOL SPECIAL EVENT PERMIT**

**Alcohol Vendor Details**

CASA-RICA Family Mexican Rest. 8-3-23  
Business Name of Established Alcohol Licensee Date of Application

CASA-RICA Family Mexican Rest. Mike Barnett  
Name of Established Manager Responsible for the Sale of Alcoholic Beverages at Special Event

115 Towne Center Parkway Hoschtan GA Suite 101-102  
Location of Business

Same  
Mailing Address

Beer + Wine  
Type(s) of Alcohol to be Served by Licensee at Special Event: **BEER/WINE/MIXED DRINKS(PRE MADE)**

706-498-2177 Councilmanbarnett@yahoo.com  
Telephone Number Email Address

**Event Details**

Hoschtan Fall Festival Oct 6-8, 2023  
Name of Event Date(s) and hours of serving alcohol at event

Lawson Funeral Home  
Location of authorized area to serve alcohol outdoors (Lawson funeral Home Lawn, Depot, Municipal Parking lot, City Hall Green Space)

Lawson  
Funeral  
Lawn

Description of mandatory barriers for approved area and estimate of how many seats will be provided

Details of mandatory provision for food service

City of Hoschtan 706-654-3034  
Name and Phone Number of Host or Sponsor of the Event (including name and number of host representative in attendance)

Name and Phone Number of Person Providing Food for the Event

**Oath:**  
"I solemnly swear that the above facts are true to the best of my knowledge and that I am actively participating in the management of the operation."

Karen Little  
Witness

Mike Barnett  
Signature of Event Organizer

**Subject to Mayor and City Council approval at a regularly scheduled Council meeting.**

08/21/2023  
Council Meeting Date

Approved: JENNIFER HARRISON, City Clerk

**CITY OF HOSCHTON TEMPORARY  
OUTDOOR ALCOHOL SPECIAL EVENT PERMIT**

**CHECK LIST**

- Temporary Outdoor Alcohol Special Event Permit Application.**
- Photocopy of the applicant's valid alcoholic beverage license to sell retail or pour malt beverages and/or wine by the drink and applicable State of Georgia alcohol licensing.**
- Check or Credit Card for \$50.00 (non-refundable) temporary outdoor alcohol special event permit fee/admin fee.**

**ARTICLE IV. TEMPORARY SPECIAL EVENT LICENSE**

**Section 40-401. Eligibility for Issuance of a Temporary Special Event**

**A. License.**

1. A temporary license may be issued to any person, firm or corporation, for a period not to exceed ten (10) days in any one year, for an approved special event. The person, firm or corporation must make application and pay the fee that may be required by the ordinances and shall be required to comply with all the general ordinances and the licensing and regulations for a consumption on the premises establishment with the exception of the full service kitchen requirement.
2. The special event must meet the following criterion before the issuance of a license to sell alcoholic beverages:
  - a. The special event must be associated with and benefit the cause of a charitable or civic organization.
  - b. The special event must receive approval from the Mayor or their designee on crowd control and security measures.
  - c. The special event must receive approval from the Mayor and City Council on traffic control measures; and if road closures are requested, the request must be placed on the agenda and heard by City Council at a regularly scheduled city council meeting. Highway road closures must

(Cut here before displaying)

STATE OF GEORGIA - DEPARTMENT OF REVENUE

License to Sell Alcoholic Beverages  
As set forth and defined in Title 3  
Georgia Alcoholic Beverage Code and Regulations Pertaining Thereto

Not Valid Without Local License If Required - Non Transferable

EFFECTIVE DATE	13-Jul-2023	LICENSE EXPIRES	31-Dec-2023	BOND EXPIRES	
STATE TAXPAYER IDENTIFIER	29286254760	LICENSE NUMBER	0104590	DATE ISSUED	13-Jul-2023
				LICENSE FEE	\$100.00
				LOCAL LICENSE ISSUED BY	City HOSCHTON

THIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL  
CASA RICA FAMILY MEXICAN RESTAUR: Retail - Beer and Wine

DBA

AT THE FOLLOWING LOCATION  
115 TOWNE CENTER PKWY STE 101/102 HOSCHTON GA 30548-2213

COUNTY  
JACKSON

MIKE BARRETT  
CASA RICA FAMILY MEXICAN RESTAURANT LLC  
115 TOWNE CENTER PKWY STE 101/102  
HOSCHTON GA 30548-2213

Failure to pay any tax accruing under said Act to the Department of Revenue, or violation of any provisions of said Act or any rule and regulation made pursuant thereto, shall be ground for cancellation of this license by the Commissioner of Revenue

*Frank M. Reynolds*

State Revenue Commissioner

THIS LICENSE MUST BE DISPLAYED CONSPICUOUSLY AT LOCATION SHOWN HEREON



# NEW BUSINESS

## ITEM #7

(Temporary Outdoor Alcohol Special Event permit  
for The Depot by 4 Brothers  
during Fall Festival)

**CITY OF HOSCHTON, GEORGIA  
TEMPORARY OUTDOOR ALCOHOL SPECIAL EVENT PERMIT**

**Alcohol Vendor Details**

The Depot by 4 Brothers  
Business Name of Established Alcohol Licensee

7/19/23  
Date of Application

Juan A. Santiago  
Name of Established Manager Responsible for the Sale of Alcoholic Beverages at Special Event

4272 Hwy 53  
Location of Business

Mailing Address  
Beer/Wine/Spirits

Type(s) of Alcohol to be Served by Licensee at Special Event: **BEER/WINE/MIXED DRINKS(PRE MADE)**

787 674 8919  
Telephone Number

info@hoschtondepot.com  
Email Address

**Event Details**

Fall Festival  
Name of Event

Oct 6<sup>th</sup> - 8<sup>th</sup> 2023  
Date(s) and hours of serving alcohol at event

Depot only

~~Lawson Funeral Home Lawn, Depot~~  
Location of authorized area to serve alcohol outdoors (Lawson Funeral Home Lawn, Depot, Municipal Parking lot, City Hall Green Space)

Description of mandatory barriers for approved area and estimate of how many seats will be provided

Details of mandatory provision for food service

Name and Phone Number of Host or Sponsor of the Event (including name and number of host representative in attendance)

Name and Phone Number of Person Providing Food for the Event

**Oath:**

**"I solemnly swear that the above facts are true to the best of my knowledge and that I am actively participating in the management of the operation."**

Witness  


  
Signature of Event Organizer

**Subject to Mayor and City Council approval at a regularly scheduled Council meeting.**

Council Meeting Date

Approved: JENNIFER HARRISON, City Clerk

This license must be posted in a conspicuous place at the location and available for immediate inspection at all times that the location is open.

For changes to your license:

- Ownership - you must reapply at <https://gtc.dor.ga.gov>.
- Mailing address - update at <https://gtc.dor.ga.gov>.

To ensure you have your license please reapply by November 1 of each year.

Monthly returns and/or reports are required for some licences. For more information on filing requirements, required signs, or to view applicable laws and regulations, visit <https://dor.georgia.gov/> and click the Alcohol & Tobacco tab, or call the Athens Regional Office at (706) 389-6977.

Georgia Department of Revenue

(Cut here before displaying)

STATE OF GEORGIA - DEPARTMENT OF REVENUE

**License to Sell Alcoholic Beverages**

As set forth and defined in Title 3

Georgia Alcoholic Beverage Code and Regulations Pertaining Thereto

**Not Valid Without Local License If Required - Non Transferable**

**EFFECTIVE DATE** 06-Jul-2023      **LICENSE EXPIRES** 31-Dec-2023      **BOND EXPIRES**

<b>STATE TAXPAYER IDENTIFIER</b>	<b>LICENSE NUMBER</b>	<b>DATE ISSUED</b>	<b>LICENSE FEE</b>	<b>LOCAL LICENSE ISSUED BY</b>
20283053072	0102673	06-Jul-2023	\$200.00	City HOSCHTON

**THIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL**

4 BROTHERS HOLDINGS LLC: Consumption on Premises - Beer, Wine and Liquor

**DBA**

THE DEPOT BY FOUR BROTHERS

**AT THE FOLLOWING LOCATION**

4272 HIGHWAY 53 HOSCHTON GA 30548

**COUNTY**

JACKSON

4 BROTHERS HOLDINGS LLC  
304 PEPIN CT  
HOSCHTON GA 30548-2313

Failure to pay any tax accruing under said Act to the Department of Revenue, or violation of any provisions of said Act or any valid rule and regulation made pursuant thereto, shall be grounds for cancellation of this license by the Commissioner of Revenue



State Revenue Commissioner

**THIS LICENSE MUST BE DISPLAYED CONSPICUOUSLY AT LOCATION SHOWN HEREON**

# NEW BUSINESS

## ITEM #8

(Temporary Outdoor Alcohol Special Event permit  
for Sliced during Fall Festival)

**CITY OF HOSCHTON, GEORGIA  
TEMPORARY OUTDOOR ALCOHOL SPECIAL EVENT PERMIT**

**Alcohol Vendor Details**

SLICED  
Business Name of Established Alcohol Licensee

8/31/23  
Date of Application

Kattin Johnson  
Name of Established Manager Responsible for the Sale of Alcoholic Beverages at Special Event

21 City Square  
Location of Business

21 City Square Hoschton, GA 30548  
Mailing Address

Beer and Wine  
Type(s) of Alcohol to be Served by Licensee at Special Event: BEER/WINE/MIXED DRINKS(PRE MADE)

(78)997-4207  
Telephone Number

Kattinjohnson1@yahoo.com  
Email Address

**Event Details**

Hoschton Fall Festival  
Name of Event

Friday - 3 to 10, Saturday - 9 to 10, Sunday - 12 to 5  
Date(s) and hours of serving alcohol at event

City Square  
Location of authorized area to serve alcohol outdoors (Lawson funeral Home Lawn, Depot, Municipal Parking lot, City Hall Green Space)

City Square

Description of mandatory barriers for approved area and estimate of how many seats will be provided

Details of mandatory provision for food service

Name and Phone Number of Host or Sponsor of the Event (including name and number of host representative in attendance)

Name and Phone Number of Person Providing Food for the Event

**Oath:**

**"I solemnly swear that the above facts are true to the best of my knowledge and that I am actively participating in the management of the operation."**

Kattin Johnson  
Applicant

[Signature]  
Signature of Event Organizer

**Subject to Mayor and City Council approval at a regularly scheduled Council meeting.**

9/18/23  
Council Meeting Date

Approved: JENNIFER HARRISON, City Clerk

This license must be posted in a conspicuous place at the location and available for immediate inspection at all times that the location is open.

For changes to your license:


- Ownership - you must reapply at <https://gtc.dor.ga.gov>.
- Mailing address - update at <https://gtc.dor.ga.gov>.

To ensure you have your license please reapply by November 1 of each year.

Monthly returns and/or reports are required for some licences. For more information on filing requirements, required signs, or to view applicable laws and regulations, visit <https://dor.georgia.gov/> and click the Alcohol & Tobacco tab, or call the Athens Regional Office at (706) 389-6977.

Georgia Department of Revenue

(Cut here before displaying)

<b>STATE OF GEORGIA - DEPARTMENT OF REVENUE</b>				
<b>License to Sell Alcoholic Beverages</b>				
As set forth and defined in Title 3				
Georgia Alcoholic Beverage Code and Regulations Pertaining Thereto				
<b>Not Valid Without Local License If Required - Non Transferable</b>				
<b>EFFECTIVE DATE</b>	01-Jan-2023	<b>LICENSE EXPIRES</b>	31-Dec-2023	<b>BOND EXPIRES</b>
<b>STATE TAXPAYER IDENTIFIER</b>	20236129347	<b>LICENSE NUMBER</b>	0078945	<b>DATE ISSUED</b>
				21-Nov-2022
		<b>LICENSE FEE</b>	\$100.00	<b>LOCAL LICENSE ISSUED BY</b>
				City HOSCHTON
<b>THIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL</b>				
JOSHUA TEDDER: Retail - Beer and Wine				
DBA				
AT THE FOLLOWING LOCATION				
21 CITY SQ HOSCHTON GA 30548-2062			COUNTY JACKSON	
SLICED LLC 21 CITY SQ HOSCHTON GA 30548-2062			Failure to pay any tax accruing under said Act to the Department of Revenue, or violation of any provisions of said Act or any valid rule and regulation made pursuant thereto, shall be grounds for cancellation of this license by the Commissioner of Revenue	
				
			State Revenue Commissioner	
<b>THIS LICENSE MUST BE DISPLAYED CONSPICUOUSLY AT LOCATION SHOWN HEREON</b>				

# NEW BUSINESS

## ITEM #9

(Twin Lakes Phase 9A Final Plat including  
public street dedication)

# FINAL SUBDIVISION PLAT FOR

# TWIN LAKES PHASE 9A

LOCATED IN  
G.M.D. 1407

CITY OF HOSCHTON  
JACKSON COUNTY, GEORGIA

PROPOSED DEVELOPMENT BY:  
KLP TWIN LAKES LLC

**Rochester**

**BCEM**

Rochester & Associates, LLC  
425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | 770.718.9090 f  
rochester-assoc.com

THIS PLAT IS SUBJECT TO THE CONDITIONS SET FORTH IN THE SEVERAL  
PLATS OF RECORD AND THE RECORDS OF THE JACKSON COUNTY CLERK'S OFFICE AND IS SUBJECT TO THE  
PLAT OF THE JACKSON COUNTY CLERK'S OFFICE AND IS SUBJECT TO THE

TAX PARCEL #121 004

ZONING: PUD  
G217044.PR9  
6/29/23

JOB NO. G217044.PR9.FNL.P01

NO	DATE	DESCRIPTIONS	REVISIONS



**FLOOD MAP**  
SCALE: NTS  
PORTIONS OF THE  
NATION'S FLOOD INSURANCE PROGRAM  
MAPS, AS PER THE FLOOD INSURANCE  
ACT, NO. 1315202102, EFFECTIVE DECEMBER 17, 2010

OWNER'S CERTIFICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SET FORTH HEREIN, HEREBY CERTIFIES TO THE CITY OF HOSCHTON THAT HE OR SHE IS THE ABSOLUTE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE LAND HAS NOT BEEN SUBJECT TO ANY OTHER ASSESSMENTS OR ENCUMBRANCES OF ANY KIND AND THAT THE LAND HAS NOT BEEN PAID FOR BY ANY OTHER PARTY.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SEALS, SCALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

CERTIFICATE OF DEDICATION

THE OWNER HEREBY DEDICATES TO THE PUBLIC FOR USE FOREVER THE LAND SHOWN ON THIS PLAT AS FOLLOWS:

THAT THE RIGHT OF WAY'S BEING DEDICATED ARE: \_\_\_\_\_ FEET AND \_\_\_\_\_ FEET.

A DEDICATION IS NOT VALID UNLESS APPROVED BY THE WASTEWATER AUTHORITY OF THE CITY OF HOSCHTON CONCERNING:

CRISTAL LAKE PARKWAY = 1481 LF  
MURRAY LAKE = 832 LF

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SEALS, SCALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

UTILITY DEDICATION CERTIFICATE

THE OWNER HEREBY DEDICATES TO THE CITY OF HOSCHTON THE RIGHT OF WAY'S SHOWN ON THIS PLAT, AS SHOWN ON THE PLAT, AS SANITARY SWER LINES: 4422 LINEAR FEET

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SEALS, SCALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



VICINITY MAP  
SCALE: NTS

- SHEET INDEX**
- SHEET 1 COVER AND LINK TABLES
  - SHEET 2 GENERAL MAP
  - SHEET 3 FINAL PLAT
  - SHEET 4 FINAL PLAT
  - SHEET 5 FINAL PLAT

**NOTES**

1. THE PROPERTY PLAT FOR THIS PHASE IS SUBJECT TO THE RECORDS OF THE JACKSON COUNTY CLERK'S OFFICE, IN MAY 17, 2023.
2. A LAND DISTURBANCE PERMIT AND A DEVELOPMENT PERMIT AS REQUIRED BY THE CITY OF HOSCHTON SHALL BE OBTAINED BY THE OWNER.
3. CONSTRUCTION ACTIVITY SHALL BE LIMITED AS FOLLOWS: (A) MONDAY THROUGH FRIDAY, 7:00 AM TO 5:00 PM; (B) SATURDAY, 8:00 AM TO 12:00 PM; (C) SUNDAY, 10:00 AM TO 5:00 PM.
4. THE FRONT OF AT LEAST 10% OF ALL ADJACENT LOTS MUST CONVEY TO THE CITY OF HOSCHTON THE RIGHT OF WAY'S SHOWN ON THIS PLAT AND WHOSE NAME IS SET FORTH HEREIN.
5. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN THE EXISTING UTILITIES AND TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE CITY OF HOSCHTON SHALL BE NOTIFIED IN WRITING OF ANY SUCH REPAIRS OR REPLACEMENTS AT LEAST 14 DAYS BEFORE THE START OF SUCH WORK.
6. THE CITY OF HOSCHTON SHALL BE NOTIFIED IN WRITING OF ANY SUCH REPAIRS OR REPLACEMENTS AT LEAST 14 DAYS BEFORE THE START OF SUCH WORK.

CERTIFICATE OF APPROVAL

APPROVED TO THE ENGINEER'S SURVEY AND LINES BY THE CITY OF HOSCHTON, JACKSON COUNTY, GEORGIA, IN ACCORDANCE WITH THE CITY OF HOSCHTON ORDINANCE NO. 10, AS AMENDED, AND THE CITY OF HOSCHTON ZONING ORDINANCE NO. 10, AS AMENDED, AND IS SUBJECT TO THE CITY OF HOSCHTON ZONING ORDINANCE NO. 10, AS AMENDED.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY ACCEPTANCE OF DEDICATION

THE CITY OF HOSCHTON HEREBY ACCEPTS THE WATERSHED RIGHTS OF WAYS SHOWN ON THIS PLAT:

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

THE FINAL PLAT HAS BEEN APPROVED BY THE CITY OF HOSCHTON ON \_\_\_\_\_ 2023.

MAYOR OF THE CITY OF HOSCHTON \_\_\_\_\_ DATE \_\_\_\_\_

**SHOWN'S CERTIFICATE**

APPROVED BY THE CITY OF HOSCHTON, JACKSON COUNTY, GEORGIA, IN ACCORDANCE WITH THE CITY OF HOSCHTON ORDINANCE NO. 10, AS AMENDED, AND THE CITY OF HOSCHTON ZONING ORDINANCE NO. 10, AS AMENDED, AND IS SUBJECT TO THE CITY OF HOSCHTON ZONING ORDINANCE NO. 10, AS AMENDED.

REGISTERED GEODERMA AND SURVEYOR  
ROCHESTER & ASSOCIATES, LLC  
1000 W. UNIVERSITY AVENUE, SUITE 100  
GAINESVILLE, FLORIDA 32609  
PH: 770.718.0600 FAX: 770.718.9090  
WWW.ROCHESTER-ASSOC.COM

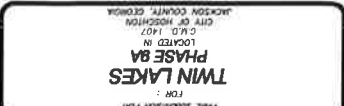


**ENGINEERING CONTACT:**  
ROCHESTER & ASSOCIATES, LLC  
JEREMY FRIDRYCH, P.E.  
(770) 718-0600, EXT. 5203

**SURVEY CONTACT:**  
ROCHESTER & ASSOCIATES, LLC  
RICHARD E. MILLARD, R.L.S.  
(770) 718-0600, EXT. 5134

**OWNER & DEVELOPER:**  
KLP TWIN LAKES LLC  
105 NE 1st STREET  
DELRAY BEACH, FLORIDA 33444  
SEAN STEFAN  
770-203-9355  
stefan@koller.com





ORDINANCE NO. 2-17-05
A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HOUSTON, TEXAS TO REPEAL, AMEND, COMPLEMENT AND ADD OTHER PURSUAS

Section 1.
The purpose of this Ordinance is to amend the Official Zoning Map of the City of Houston, Texas to repeal, amend, complement and add other provisions...

Section 2.
The Ordinance shall be effective on any date first declared by the City Council.
Section 3.
It is intended that the provisions of this Ordinance be so construed as to conform with any other ordinance of the City of Houston, Texas, now in effect.

CUMULATIVE TALLY OF OPEN SPACE TWIN LAKES PORTION OF TWIN LAKES PUD
Table with columns: AREA, TOTAL, OPEN SPACE, and PERCENT.

LOT REQUIREMENTS DIMENSIONAL REQUIREMENTS-TWIN LAKES
Table with columns: Single Family Detached, Medium Density Residential, etc.

Section 4.
This Ordinance shall be effective on any date first declared by the City Council.
Section 5.
It is intended that the provisions of this Ordinance be so construed as to conform with any other ordinance of the City of Houston, Texas, now in effect.

Section 6.
This Ordinance shall be effective on any date first declared by the City Council.
Section 7.
It is intended that the provisions of this Ordinance be so construed as to conform with any other ordinance of the City of Houston, Texas, now in effect.

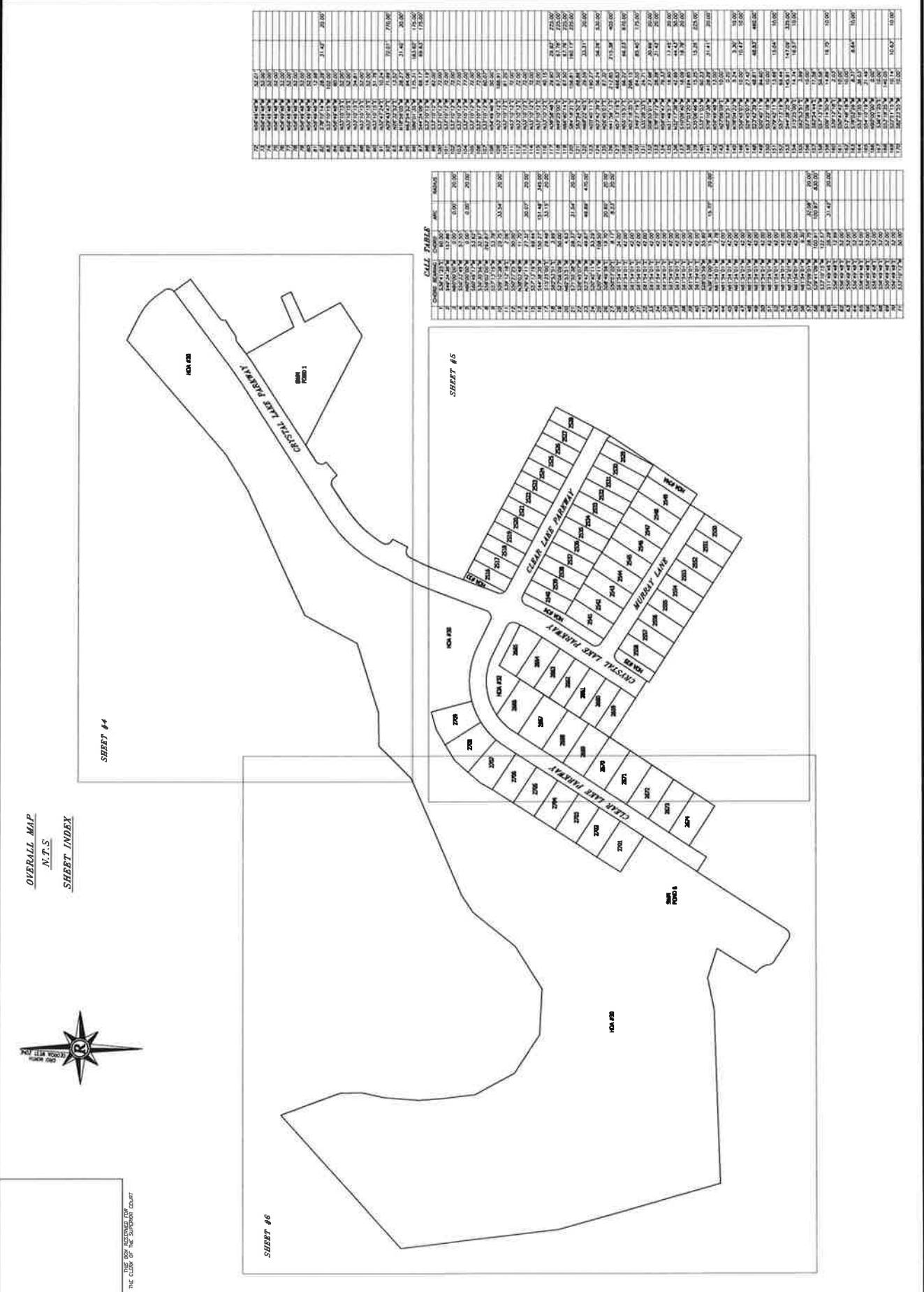
Section 8.
This Ordinance shall be effective on any date first declared by the City Council.
Section 9.
It is intended that the provisions of this Ordinance be so construed as to conform with any other ordinance of the City of Houston, Texas, now in effect.

AREA SUMMARY
Table listing areas: H.O.A. AREA #30 = 29.948 AC, H.O.A. AREA #32 = 0.298 AC, etc.

Section 10.
This Ordinance shall be effective on any date first declared by the City Council.
Section 11.
It is intended that the provisions of this Ordinance be so construed as to conform with any other ordinance of the City of Houston, Texas, now in effect.

Section 12.
This Ordinance shall be effective on any date first declared by the City Council.
Section 13.
It is intended that the provisions of this Ordinance be so construed as to conform with any other ordinance of the City of Houston, Texas, now in effect.

NO.	DATE	DESCRIPTION	REVISIONS



OVERALL MAP  
 N.T.S.  
 SHEET INDEX



THE OFFICE OF RECORDING AND THE CLERK OF SUPERIOR COURT

CALL TABLE

NO.	DESCRIPTION	AMOUNT	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

NO.	DESCRIPTION	AMOUNT	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			





