

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



PUBLIC HEARING
AGENDA

WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

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]*

3. **2024 FY Budget**

ADJOURN

**CITY OF HOSCHTON, GEORGIA
ZONING ADMINISTRATOR'S
REPORT**



TO: Mayor and City Council, City of Hoschton

FROM: Jerry Weitz, Consulting City Planner

DATE OF REPORT: December 6, 2023

SUBJECT REQUESTS: **V-23-06:** Variance to 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; and

V-23-05 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 (as currently constructed)

EXISTING ZONING: MU, Mixed Use District (Z-19-02)

CITY COUNCIL HEARING: December 14, 2023 @ 6:00 p.m.

VOTING SESSION: December 18, 2023 @ 6:00 p.m.

APPLICANT: Premier Residential Builders Georgia, LLC, by Harold A. Trip, Jr.

OWNER(S): UTR Hoschton, LLC, c/o Anthony Criscione

PROPOSED USE: Fee simple townhouses (31)

LOCATION: 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

PARCEL(S) #: 119/ 004N2

ACREAGE: 3.03

PROJECT NAME: Creekside Village Towns

SURROUNDING LAND USE AND ZONING:

- North:** (across Eagles Bluff Way): park (ballfield), INST (Institutional District)
- East:** Vacant, MU (Mixed Use District) (Z-19-02); Vacant, C-3 (Commercial Motor Vehicle Services and Repair District, conditional (approved for car wash) (Z-23-07)
- South:** Vacant, MU (Mixed Use District) (Z-19-02) (city triangle property dedicated by the current owner)
- West:** Single-family detached dwellings (along Country Ridge Drive), R-3 (Single-Family Moderate Density District), Cond. (RZ 06-07); Single-family dwellings (fronting the west side of Main Street), R-1 (Single Family Low Density Residential District) and R-2 (Moderate Density Residential District)

RECOMMENDATION: Approval, Conditional

MU AND OTHER DIMENSIONAL REQUIREMENTS:

Dimensional Requirement (Table 4-2)	MU
Minimum lot size, fee-simple townhouse unit (square feet)	2,400 square feet
Maximum density, fee-simple townhouse, duplex and multi-family development (units per acre)	8 units per acre
Minimum lot width, fee simple townhouses	24 feet
Minimum landscaped open space, non-residential permitted use (percent)	20%
Maximum height	75 feet; 4 stories
Principal building setbacks: Front/side/rear	0/ 10/ 10
Minimum heated floor area per dwelling unit:	1,800 square feet
Minimum building separation (Sec. 3.11): Note: Individual dwelling units within attached single-family fee simple dwellings (townhouses, which are zero lot line on one or both sides) are exempt from this requirement	20 feet for one-story structures; 30 feet for two-story

Section 6.55 Requirements (Selected shown):

Minimum lot frontage. Each platted lot for a fee-simple townhouse shall have a minimum of twenty-four (24) feet of frontage on a public street or private road that meets public street standards of the City. ***(variance requested; six of the proposed lots would be 20 feet in width)***

Minimum lot size. The minimum lot size for a fee-simple townhouse lot shall be 2,400 square feet. ***(variance requested)*** (see lot size table from proposed final plat next page following location map) (some lots as small as 1,800 square feet). Only a few of the lots meet the 2,400 square foot minimum.

Units in building. To avoid a monotonous appearance, for any given building, no more than six units shall be included in one building ***(variance requested)***.

Open space. No less than 20 percent of the gross site area of a townhouse development must be set aside as open space approved by the zoning administrator ***(demonstrate on final plat)***

Plat approval. Each fee simple townhouse development or phase thereof shall require subdivision plat approval in accordance with the city's subdivision regulations ***(implied waiver requested because preliminary plat approval was not obtained)***.

Minimum tree canopy requirement (**Sec. 806 subdivision code**): 15% of area. (implied waiver requested since there is no existing tree canopy and the project is unlikely to be able to meet this requirement).

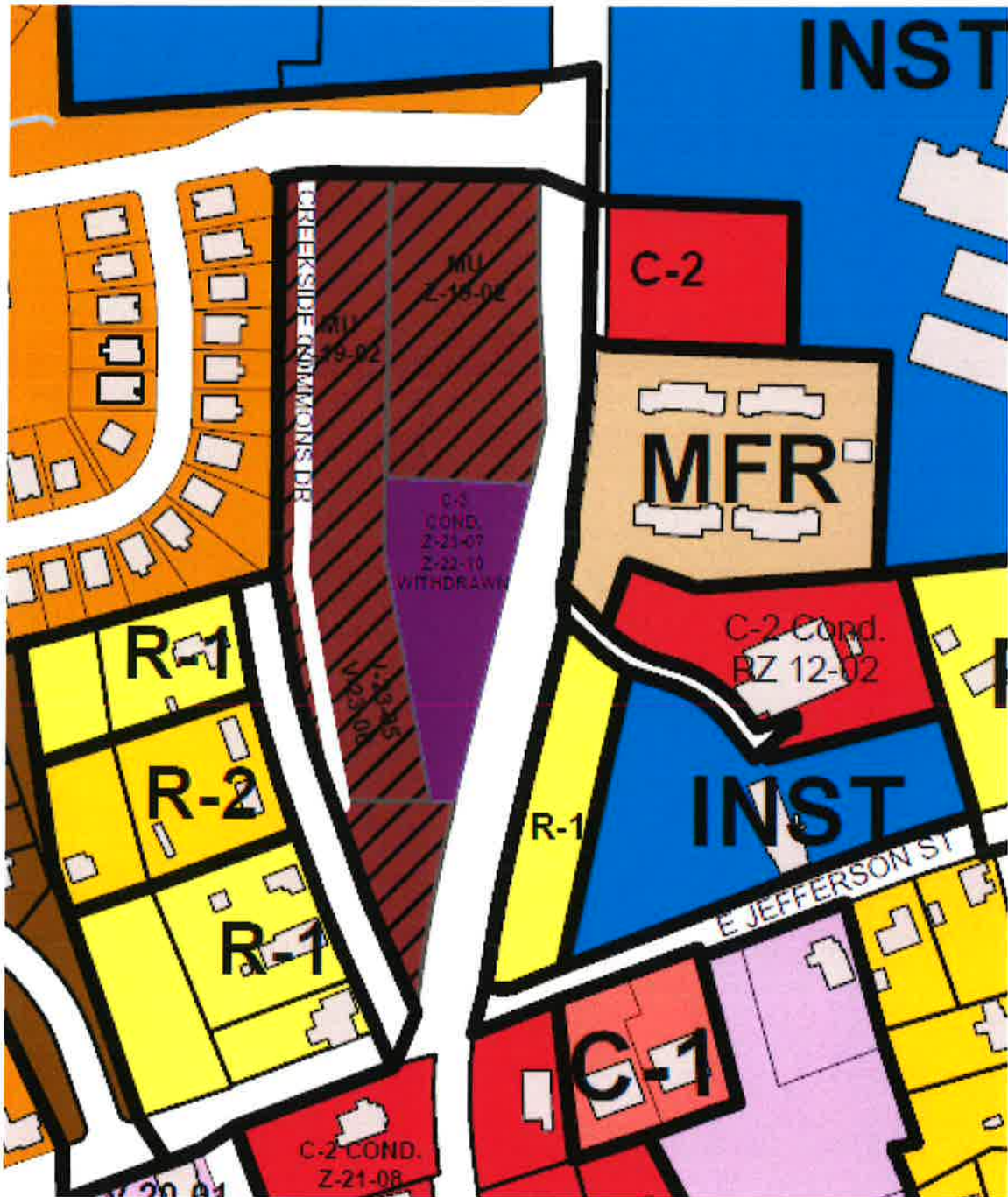


Tax Map/ Aerial Photograph

Building Material Finish Requirements (Sec. 6.55): No less than 50% of all building sides, excluding windows and doors, shall be comprised of brick (masonry), stone, brick veneer and/or natural stone veneer. The remainder of the exterior walls shall be finished with fiber cement siding and other trim or accent materials approved by the zoning administrator.

Area	Sq. Feet	Acres	FOOTPRINT DIMENSION
1	2,685.28	0.06	24X45
2	2,217.42	0.05	24X45
3	2,213.01	0.05	24X45
4	2,668.16	0.06	24X45
5	2,657.63	0.06	24X45
6	1,828.85	0.04	20X45
7	1,825.78	0.04	20X45
8	1,822.72	0.04	20X45
9	1,819.65	0.04	20X45
10	1,816.95	0.04	20X45
11	1,813.91	0.04	20X45
12	2,624.78	0.06	24X45
13	2,613.27	0.06	24X45
14	2,157.83	0.05	24X45
15	2,153.42	0.05	24X45
16	2,149.00	0.05	24X45
17	2,591.37	0.06	24X45
18	2,522.63	0.06	24X45
19	2,192.70	0.05	24X45
20	2,206.13	0.05	24X45
21	2,204.84	0.05	24X45
22	2,203.51	0.05	24X45
23	2,660.83	0.06	24X45
24	2,657.61	0.06	24X45
25	1,831.72	0.04	20X45
26	1,830.81	0.04	20X45
27	1,829.91	0.04	20X45
28	1,829.00	0.04	20X45
29	1,827.78	0.04	20X45
30	1,826.28	0.04	20X45
31	2,645.57	0.06	24X45
OPEN SPACE 1	2,043.93	0.05	
OPEN SPACE 2	1,836.04	0.04	
OPEN SPACE 3	1,807.18	0.04	
OPEN SPACE 4	2,086.82	0.05	
OPEN SPACE 5	1,833.79	0.04	
OPEN SPACE 6	2,101.00	0.05	

Lot Size Chart from Proposed Final Plat



Zoning Map Excerpt

BACKGROUND

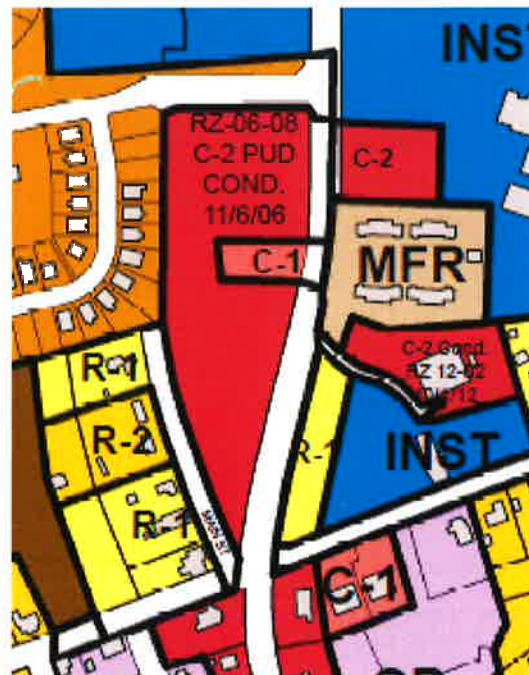
The decision to approve a variance must be based on written findings. For this variance application, there is a need to provide an extra amount of background information and findings, well beyond what is typically required for a report on the variance application. The reasons for providing such extensive background information and findings (beyond the normal effort) are as follows:

1. The zoning and property development history of the tract and surroundings contribute important conditions and circumstances that provide support for granting the requested variances.
2. Zoning and property development history includes unusual amounts of problem-solving involvement over time with the current property owner by the city's administration.
3. Ongoing citizen interest in the subject property from residents of the adjacent Creekside Village neighborhood.
4. New mayor and council members will be involved in variance (quasi-judicial) decision making, but are probably unfamiliar with the process and thus require additional background documentation.

Zoning, Subdivision, and Development History:

Finding: The zoning history of the subject property provides grounds supporting the requested variance. The Creekside Village neighborhood was preliminarily platted, and development began construction during the mid-2000s, but the project stalled during the great recession circa 2008. Final platting and building took place in the mid-2010s. The property between SR 53 and Creekside Village subdivision (including the subject property) was zoned C-2 (General Commercial, Highway Oriented District) per the 2016 zoning ordinance adoption.

The proposed use of the larger commercial tract changed in 2019, when the property was rezoned to a MU (Mixed Use District) created under a text amendment to the zoning ordinance and subsequent rezoning from C-2 to MU (Z-19-02). MU is the current zoning designation of the property.



Old Zoning Map from 2018

Consulting planner notes that the MU zoning district (created by a different city planner than now) is lacking in specificity and does not fully address standards for land use mixing.

Finding: The lack of specificity for the MU zoning district in the text of the zoning ordinance has contributed to development outcomes that give supporting grounds for approval of this variance request.

The MU zoning district permissions are summarized in this report. These permissions set some grounds for supporting the variance request, in consulting planner's view.

Finding (Zoning Purpose): Section 4.14, "MU, Mixed-Use District" of the zoning ordinance provides: "This district is intended to provide locations for office, neighborhood commercial, personal service, single-family, and multi-family residential uses, accessory uses or structures, and essential public services. Lots and parcels may be used for a single use, or may contain a mixture of uses within a single development site. This district is intended to allow the flexibility of development standards. Accessory uses and structures and essential public services are permissible. Public water and sanitary sewer are available to this district." The MU district allows dwellings, multi-family, attached condominium, and fee-simple townhouses as permitted uses.

Finding: The project was initially proposed for attached units (condominium ownership). The relationships between the owner (not the current applicant) and the city were challenging during the development permitting process for the subject property. The project generally languished because the owner was preoccupied with other development projects. During the course of considering development approval for the project, the city informed the applicant/owner that to do the project as fee-simple townhouses, it would require subdivision of the land, which requires preliminary and final plats to be approved by the city. The owner opted to skip the platting process to get the project permitted for development.

Finding: A matter of central importance is that the subject property was developed free from the rules that would apply to fee-simple townhouses. The project proceeded through the development process as if the units would be condominium ownership, with no property lines proposed for each unit. Such condominium units would not be subject to the same zoning standards as for fee simple townhouses. This is the central challenge of the variance request – to convert the property from condominium ownership to fee-simple ownership. The applicant has been striving to meet all applicable zoning requirements for fee-simple townhouses but falls short of compliance with all of them. Relief from some of the fee-simple townhouse standards in Sec. 6.55 of the zoning ordinance is justified for several reasons described in this report.

Finding (specific to Z-23-05): With development approval for condominium but not fee simple ownership, vehicular access serving condominium units could be accomplished by only a provide driveway, not a public road or not even a private street. To the contrary, streets for fee-simple townhouse subdivisions are required by the zoning ordinance to be constructed to city standards for streets (whether public or private). The lack of standards applied to the development when permitted provides supporting grounds for approval of the variance request to reduce the required pavement width (**supports approval of V-23-05**). The project was developed under regulations and assumptions that are no longer in place.

Finding: The configuration of the property was ultimately influenced by the city when the southern (triangle) portion of the subject property was deeded by the current owner to the city. This deeding of property to the city shortened the subject property and reduced available development area, thus making construction of a turnaround impractical, as the triangle portion was originally going to be used as a cul-de-sac. As a result, the subject property does not currently have an adequate turnaround at the end of Creekside Commons Drive (a road name for purposes of 911 but which is not a public street). The city's public works director has

negotiated the addition of a turnaround, and that improvement is underway at this time. The choices for a turnaround were, again, extremely limited with the triangular portion deeded to the city. It represents a suboptimal arrangement but one that is the best one can do under the circumstances.

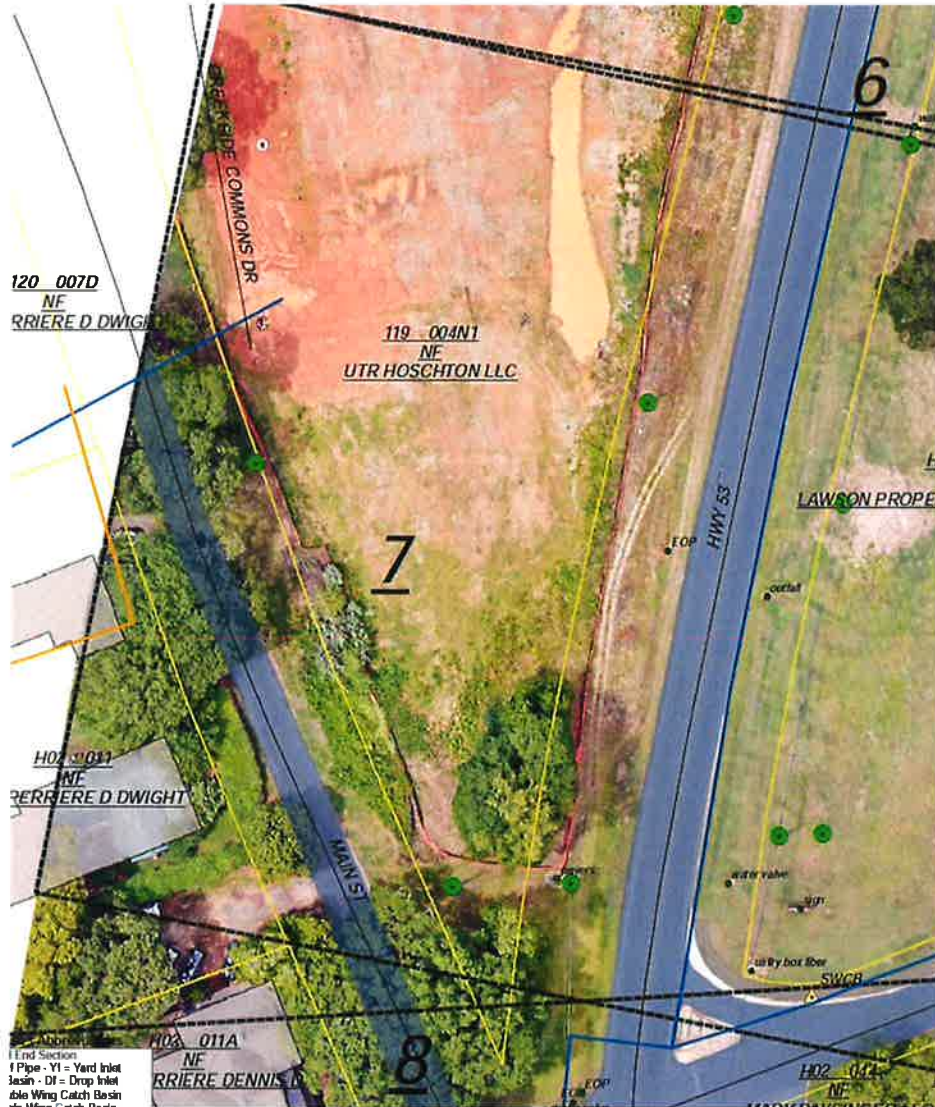


Image of Southern portion of Subject Property including triangle dedicated by owner to the city and the termination of Creekside Commons Drive

Finding: The development consists of a street with curb and gutter. The application V-23-05 pertains to the street width, which is approximately 25 feet wide (back of curb to back of curb) (26 feet is required to meet the city's street standard). Some but not all utilities have been installed; the placement of sanitary sewer connections (prior investment as if it would be condominium ownership, not fee simple). The applicant would have to modify utility connections already installed, if the lot size and lot width variances are not granted to allow the proposed building layout.

Street Type	Minimum Right-Of-Way Width (Feet)	Minimum Pavement Width (Feet)
Local residential street with curb and gutter	50	26 (back of curb to back of curb)

Source: Sec. 613. Road Right-of-Way Widths, Miters, and Pavement Widths. (*variance requested; V-23-05*)

Requirements for Private Streets Sec. 624.

- (a) **Approval.** Private streets may, upon application, be permitted by the City Council. Approval shall be sought and obtained as a part of preliminary plat approval. (*variance implied since preliminary plat approval was not sought or obtained*). (*this variance request is considered an implied request to approve of Creekside Commons Drive to be a private street*) (*also recommended by consulting planner*).
- (b) **Conditions of approval.** The city may impose conditions on the approval of private streets to ensure various public purposes and to mitigate potential problems with private streets.
- (c) **Standards.** Private streets shall be constructed to all standards for public streets as specified in this Ordinance, unless otherwise specifically approved by the Hoschton City Council. (*variance to width of street is sought as part of V-23-05 and is recommended for approval*)
- (d) **Final plat requirement.** Easements for private streets shall be designated on final plats as general purpose public access and utility easements, along with the name of said private street, as approved. (*The applicant will be required to show this on the final plat; a final plat application will be required if these variances are approved*).
- (e) **Maintenance agreement.** The City shall not maintain, repair, resurface, rebuild, or otherwise improve streets, signs, drainage improvements or any other appurtenances within general purpose public access and utility easements established for private streets. A private maintenance covenant recorded with the Jackson County Clerk of the Superior Court shall be required for any private street and other improvements within general purpose public access and utility easements established for private streets. The covenant, the language of which is subject to approval by the City Attorney, shall set out the distribution of expenses, remedies for non-compliance with the terms of the agreement, rights to the use of easements, and other pertinent considerations. (*this will be required as part of covenants, conditions and restrictions for the project, which must be prepared and submitted with final plat approval*).

Finding: The street (Creekside Commons Drive) dead-ends without a turnaround. The city considered the prospect of this road connecting to Main Street, but that option was ruled out because Main Street terminates at West Jefferson Street much too close to Highway 53 to provide for adequate safety. As a result, the street configuration is suboptimal, and that condition ultimately if indirectly supports the variances requested. Whatever ways the street does not meet city standards are reasonably implied within the subject requests for variances (including relief from cul-de-sac requirements).

ANALYSIS OF VARIANCE CRITERIA

Criteria for variance decisions are specified in Sec. 8.05 of the Hoschton zoning ordinance. One or more of the following criteria may be considered applicable or potentially applicable to decisions on variances. Staff findings regarding these criteria follow.

Note: The City Council may adopt the findings and determinations of staff as written (provided below), or it may modify them. The council may cite one or more of these in their own determinations as they determine appropriate. They may modify the language provided here, as necessary, in articulating their own findings. Or, the council can reject these findings and make their own determinations and findings for one or more of the

criteria provided below. They do not need to address each and every criterion, but only those that are relevant to support its own determination.

- **There are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.**

Finding: The general findings above provide ample evidence of extraordinary and exceptional conditions, as well as multiple practical difficulties, pertaining to the subject property due to the reduction in size (dedication to city), and the narrow shape (width) of the parcel. The width of the subject property, as subdivided, is only about 150 feet (from west to east). This is barely enough room for a street and the proposed multi-family dwellings. The width of the parcel is a factor that is not applicable to other lands or structures in the MU zoning district (**meets criterion/supports request**).

A literal interpretation of the provisions of this ordinance would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

Finding: There are no comparable properties in the MU zoning district. The applicant can build the residential development project with 31 units now, but the buildings would have to condominium ownership. The variances are needed to allow for fee-simple ownership. Other properties in the city are being developed as fee-simple townhouses, and no units have yet been built for condominium ownership. It has reportedly been difficult obtaining financing for development projects involving condominium ownership (**meets criterion/supports request**).

Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.

Finding: The owner had the option of doing the development project as fee-simple ownership to begin with, and go through the preliminary plat review and approval process. The owner made the choice to proceed without plat approval and without designing the project for fee simple ownership. The owner, nor the current applicant, can realistically go back and receive approval of a preliminary plat, since the project has been constructed without one and without attention to how lot lines for each unit would be drawn. The owner in essence created the conditions under which the variances are needed, but that choice to not complete the preliminary plat required for the project is not itself a factor that justifies variance approval (**does not support request/ does not meet criterion**).

Finding: The owner was responsible for dividing the subject residential property from the rest of the parcel which is to be devoted to commercial development. The owner was not required to formally divide the residential portion from the commercial portion, but did so some time after development permitting. Considering only the resulting lot area, 3.03 acres, the project would exceed the maximum density allowed of 8 units per acre. However, one needs to take into account the owner's dedication of the 0.82-acre triangular piece of property to the city. Before dedication (counting the 0.82 acre for purposes of density calculation), the project is 8.05 units per acre or basically the maximum. The land dedication is responsible for the applicant not meeting the maximum density requirement (**supports request**).

The requested variance will be in harmony with the purpose and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare.

Finding: Injury to the neighborhood is evident by virtue of the MU zoning district which authorizes the subject development and the resulting narrow lot that was subdivided off of the commercial tract for the townhouses. Such injury is not the circumstance of the applicant, and "on the ground" the units will be situated the same as if the variances were not granted. Thus, the granting of the requested variances is considered harmonious with purposes and intentions of the zoning ordinance. The variances would allow for fee-simple ownership, which is in the overall public interest (***supports request/meets criterion***).

Finding: The proposed final plat shows it will have 11,708.76 square feet within six common areas, which may or may not be the same thing as open space under the terms of the city's zoning requirements. The site is 3.03 acres (131,986 square feet). The proposed common area (not necessarily open space) is only 8.9% of the total site area, thus falling far short of the 20% minimum open space required. In consulting planner's view, it should be necessarily implied that a variance is being granted to Sec. 6.55 relative to the minimum 20% open space requirement), also taking into consideration the land dedication of 0.82 acre to the city.

The special circumstances are not the result of the actions of the applicant.

Finding: Multiple circumstances occurred and exist, as partially documented in this report, that were created by the property owner, not the current applicant. Those preceding circumstances provide ample supporting grounds for approval of the requested variances (***supports request/meets criterion***).

The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the zoning district in which the development is located.

Finding: A final plat has been presented and is included as an integral attachment to this report. The specific numbers requested by the variance applications (determined in pre-application meeting with staff/applicant) are considered the minimum necessary to make possible a fee simple townhouse project on the 3.03 acres (***supports request/ meets criterion***).

CONCLUSION

The application meets most of the criteria for the granting of both V-23-05 (subdivision code) and V-23-06 (zoning ordinance provisions). Staff therefore recommends approval of the requests, with conditions imposed on V-23-06. To compensate for the deficiency in open space that will result from the approval of the final plat with variances, additional conditions are recommended to provide vegetative buffering (not otherwise required by code) along the west and east property lines. There are a number of implied variances to other sections of the zoning ordinance and subdivision regulations as identified in this report; consulting planner also recommends the approval of all variances necessarily implied within the applications as required to approve the design proposed on the final plat for Creekside Village Towns.

Note: the proposed final plat has not been reviewed for all necessary notes and requirements for final plat approval. Such a review will be conducted at a later stage (final plat application).

RECOMMENDED CONDITIONS OF APPROVAL (V-23-06)

1. The subdivider shall complete construction of a street turnaround serving Creekside Commons Drive, subject to the approval of the city's public works director, prior to final plat approval. This street turnaround is authorized to extend off-site into the right of way of Main Street.
2. No vehicular access shall be authorized from Creekside Commons Drive or the subject property to Main Street.
3. Building height shall be limited to a maximum of 2 stories and 45 feet.
4. The street (Creekside Commons Drive) shall be a private not public street. A homeowner's association shall be required to be established to provide for maintenance and responsibilities of the private street and all common areas.
5. There shall be a fencing and planting easement in favor of the homeowner's association of 10 feet in width established and shown on the final plat for all lots along the east property line, except where it conflicts with drainage easement requirements. Within the fencing and planting easement, there shall be a minimum six-foot-high solid wooden fence or masonry wall required along the east property line, installed by the subdivider and maintained by the homeowner's association. Within the fencing and planting easement, there shall be a natural buffer planted along (either) side the fence to the following standard (from Sec. 814 of the subdivision ordinance): One row of evergreen shrubs having a minimum height of six feet, planted four feet on center and one row of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center. The fencing and landscaping shall be installed prior to issuance of the first certificate of occupancy for a building in the proposed development. Within this fencing and planting easement, the homeowner's association shall have responsibilities for maintenance of the fence and landscaping.
6. There shall be a natural buffer planted (and replanted where vegetation exists but is sparse) along the western property line (between the proposed sidewalk and said property line) of the subject development (i.e., on common area), except where it conflicts with drainage easement requirements and except where it conflicts with the requirement to install a street turnaround. The natural buffer shall be planted to the following standard (from Sec. 814 subdivision ordinance): One row of evergreen shrubs having a minimum height of six feet, planted four feet on center and one row of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center. These trees shall be required to include root barriers per city subdivision code to protect the proposed sidewalk and private street where applicable from uplifting. The natural buffer materials shall be installed prior to issuance of the first certificate of occupancy for a building in the proposed development. The homeowner's association shall have responsibilities for maintenance of the landscaping and buffering (and the proposed sidewalks as well).
7. There shall be additional planting of trees as may be approved by the zoning administrator alongside the entrance of Creekside Commons Drive and Eagles Bluff

Way to provide for some buffering and tree canopy, to be completed prior to issuance of the first certificate of occupancy for a building in the proposed development.

8. A five-foot wide sidewalk shall be required to be installed along the property's frontage on Eagles Bluff Way prior to issuance of a certificate of occupancy for the first building constructed within the development.
9. The final plat shall contain all provisions required for private streets by the city's subdivision and land development regulations (see Sec. 6.24 subdivision regulations).

Premier Residential Builders GA LLC.
4989 BU Bowman Dr. Suite 106
Buford, GA 30518

Letter of Intent

To: City of Hoschton

From Applicant: Premier Residential Builders GA LLC.

Applicant is requesting a variance to Subdivision and Development Ordinance Section 613 Road Right-of-Way Widths.

Section 613 States that residential streets be a minimum of 26' wide from back of curb to back of curb.

The applicant is requesting to be allowed to reduce that minimum to 25' back of curb to back of curb. The applicant would like to point out this is not a through traffic street, at no time will speeds be higher than 25 miles per hour.

Sincerely



Premier Residential Builders GA LLC.

RECEIVED
NOV 07 2023
BY: *JB*

Premier Residential Builders GA LLC.

4989 BU Bowman Dr. Suite 106
Buford, GA 30518

Letter of Intent

To: City of Hoschton

From Applicant: Premier Residential Builders GA LLC.

Applicant is requesting a variance to Zoning Ordinance Section 6.55 Fee Simple Townhouse Paragraph 1 Stating that the Townhouse Building shall have a minimum of 24' feet of street frontage.

The applicant is requesting to be allowed to have 12 units with 20' street frontage like is being built in Cambridge Towne Center Subdivision Hoschton, Ga.

Sincerely



Premier Residential Builders GA LLC.

RECEIVED
NOV 07 2023
BY: *AB*

Premier Residential Builders GA LLC.
4989 BU Bowman Dr. Suite 106
Buford, GA 30518

Letter of Intent

To: City of Hoschton

From Applicant: Premier Residential Builders GA LLC.

Applicant is requesting a variance to Zoning Ordinance Section 6.55 Fee Simple Townhouse


Paragraph 4. Stating that the Townhouse Building shall have no more than six (6) units per building.

The applicant is requesting to be allowed to have Eight (8) units per building in Two (2) of the Five (5) total buildings being built.

Sincerely



Premier Residential Builders GA LLC.

RECEIVED
NOV 07 2023
BY 

RECEIVED
NOV 13 2023

Premier Residential Builders GA LLC.
4989 BU Bowman Dr. Suite 106
Buford, GA 30518

BY:  4 pm

Letter of Intent

To: City of Hoschton

From Applicant: Premier Residential Builders GA LLC.

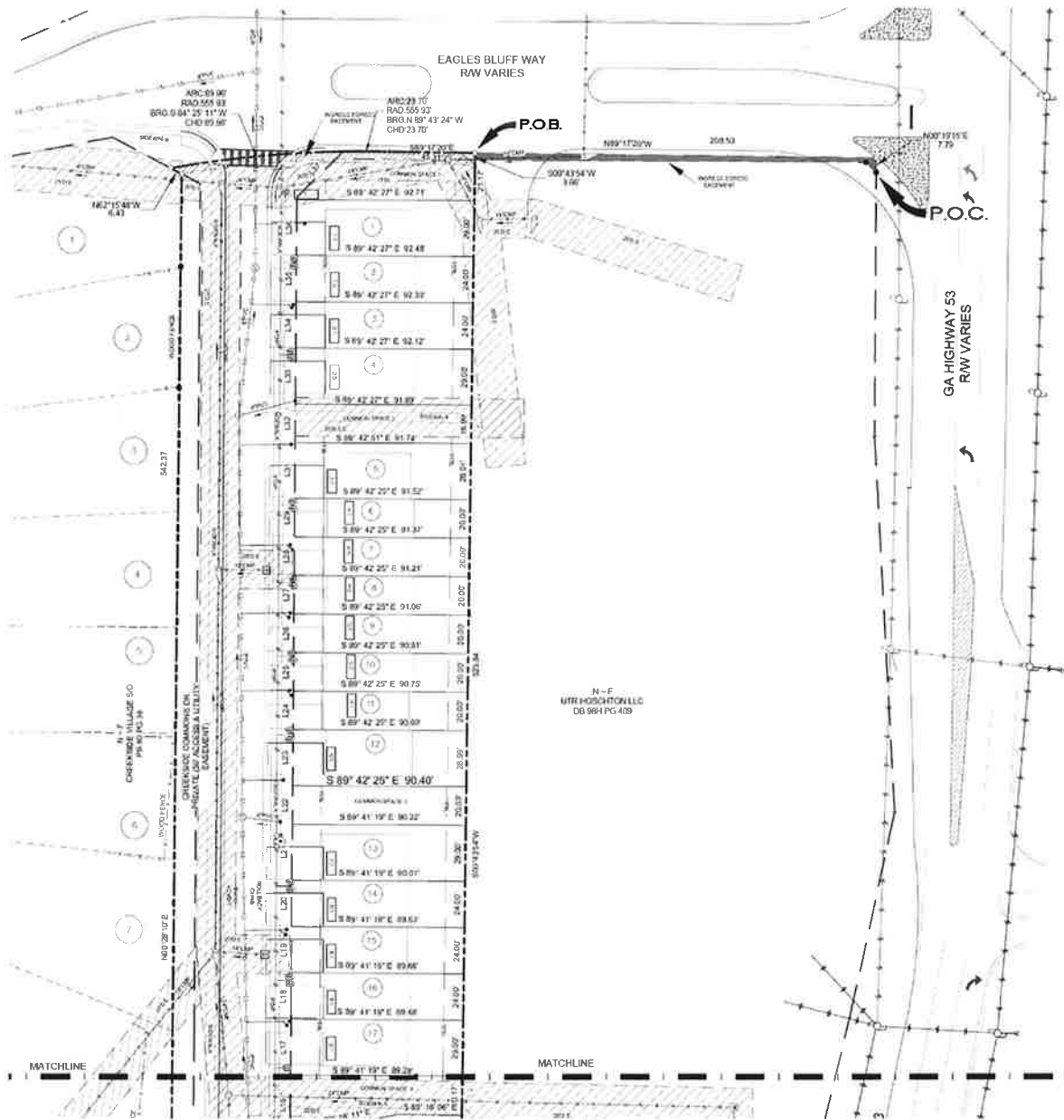
Applicant is requesting a variance to Zoning Ordinance Section 6.55 Fee Simple Townhouse Paragraph 2 Stating Townhouse Lots shall have a minimum of 2400 Square feet of lot size.

The applicant is requesting to be allowed to have the square footage on the attached final plat approved as acceptable footage for all lot sizes. The lots as shown will each have a 45' deep building footprint and a 10' x 10' patio plus roughly 20' additional feet of sodded backyard. Which equals a 30' back yard.

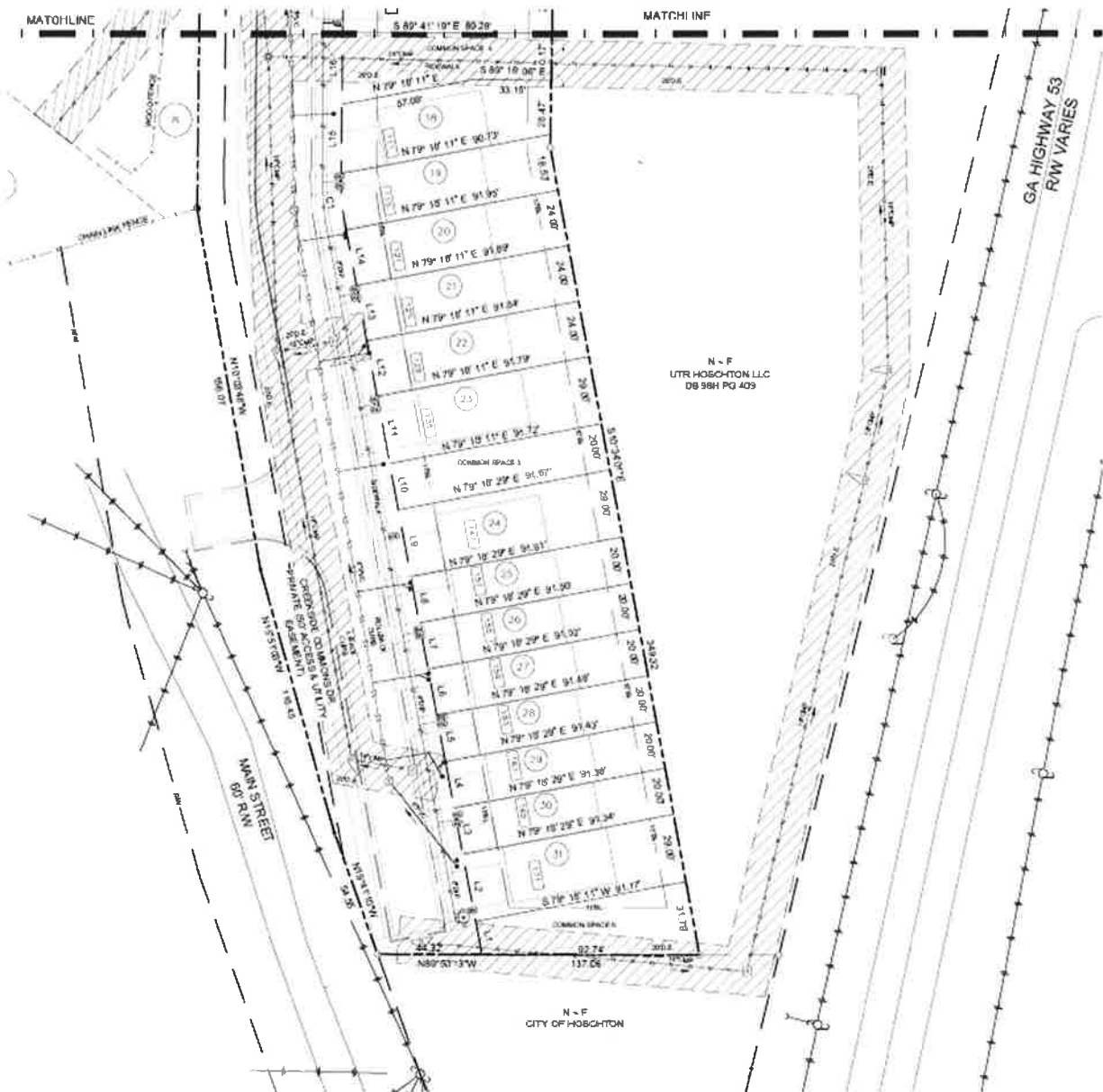
The heated square footage of the 24' wide (2 Car) unites will be roughly 1760 square foot and the 20' wide (1)units will have roughly 1540 heated square foot. Both the one car units and the two car units have more heated square footage than comparable units being built in Cambridge at Towne Center Subdivision Hoschton, Ga.

Sincerely


Premier Residential Builders GA LLC.



Excerpt (1 of 2) of Proposed Final Plat, Northern Portion of Site (Lots 1-17)



Excerpt (2 of 2) of Proposed Final Plat, Northern Portion of Site (Lots 1-17)

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION NO. V-23-05

A RESOLUTION APPROVING A VARIANCE
TO THE HOSCHTON SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE FOR CERTAIN
PROPERTY AND FOR OTHER PURPOSES

WHEREAS, Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, UTR Hoschton, LLC, c/o Anthony Criscione, property owner, has filed a complete application for 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 3.03 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; and

WHEREAS, the property consists of all that tract or parcel of land lying and being in Jackson County Georgia, as described in detail in Exhibit A which by reference is incorporated herein; and

WHEREAS, the City Council of the City of Hoschton has authority pursuant to the Hoschton Subdivision and Land Development ordinance to upon application grant variances; and

WHEREAS, the city planner has prepared a report evaluating the criteria for variance decisions and providing findings as they pertain to the requested variances; and

WHEREAS, the Hoschton City Council held an advertised public hearing on the application and has complied with all applicable laws and ordinances with respect to the processing of such application; and

WHEREAS, the City Council finds that the application meets one or more criteria for the granting of a variance;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE HOSCHTON CITY COUNCIL AS FOLLOWS:

Section 1.

A variance is hereby granted 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 property described in Exhibit A (3.03 acres; Map/Parcel 119/004N2).

Section 2.

Variations identified in the consulting planner's report for V-23-05, or reasonably implied in the proposed final plat filed with V-23-05, including modification of required street turnaround, are approved by this resolution.

So RESOLVED, this the 18th Day of December, 2023.

Debbie Martin, Mayor

This is to certify that I am City Clerk of the City of Hoshton. 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.

Attest: Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

3.03 acres of land 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, known as Map/Parcel 119/004N2, records of the Jackson County Tax Assessor and shown on the attached tax map: also known as Tract 1 on the plat recorded Plat Book 84 page 247, records of the Clerk of Superior Court of Jackson County, Georgia.



Tax Map/Aerial Photograph

CITY OF HOSCHTON
STATE OF GEORGIA

RESOLUTION NO. V-23-06

A RESOLUTION APPROVING A VARIANCE
TO THE HOSCHTON ZONING ORDINANCE
FOR CERTAIN PROPERTY AND FOR OTHER PURPOSES

WHEREAS, Premier Residential Builders Georgia, LLC, by Harold Trip, applicant, UTR Hoschton, LLC, c/o Anthony Criscione, property owner, has filed a complete application for 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 3.03 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; and

WHEREAS, the property consists of all that tract or parcel of land lying and being in Jackson County Georgia, as described in detail in Exhibit A which by reference is incorporated herein; and

WHEREAS, the City Council of the City of Hoschton has authority pursuant to the Hoschton Zoning Ordinance to upon application grant variances; and

WHEREAS, the city planner has prepared a report evaluating the criteria for variance decisions and providing findings as they pertain to the requested variances; and

WHEREAS, the Hoschton City Council held an advertised public hearing on the application and has complied with all applicable laws and ordinances with respect to the processing of such application; and

WHEREAS, the City Council finds that the application meets one or more criteria for the granting of a variance;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE HOSCHTON CITY COUNCIL AS FOLLOWS:

Section 1.

A variance to the Hoschton zoning ordinance, Article VI, "Specific Use Provisions," Section 6.55, "Fee Simple Townhouse," is hereby approved 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 property described in Exhibit A (3.03 acres; Map/Parcel 119/004N2). This

Resolution V-23-06

variance approval is Conditional, subject to the conditions of variance approval specified in Exhibit B attached to this resolution.

Section 2.

Variations identified in the consulting planner's report for V-23-06, or reasonably implied in the proposed final plat filed with V-23-06, including reduction of minimum required open space, are approved by this resolution. The approval is conditional, subject to compliance with the conditions of variance approval described in Exhibit B, attached to this resolution.

So RESOLVED, this the 18th Day of December, 2023.

Debbie Martin, 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 resolution was adopted as stated and will be recorded in the official minutes.

Attest: Jennifer Kidd-Harrison, City Clerk

Approved as to Form:

Abbott S. Hayes, Jr., City Attorney

**EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY**

3.03 acres of land 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, known as Map/Parcel 119/004N2, records of the Jackson County Tax Assessor and shown on the attached tax map: also known as Tract 1 on the plat recorded Plat Book 84 page 247, records of the Clerk of Superior Court of Jackson County, Georgia.



Tax Map/Aerial Photograph

**EXHIBIT B
CONDITIONS OF VARIANCE APPROVAL**

1. The subdivider shall complete construction of a street turnaround serving Creekside Commons Drive, subject to the approval of the city's public works director, prior to final plat approval. This street turnaround is authorized to extend off-site into the right of way of Main Street.
2. No vehicular access shall be authorized from Creekside Commons Drive or the subject property to Main Street.
3. Building height shall be limited to a maximum of 2 stories and 45 feet.
4. The street (Creekside Commons Drive) shall be a private not public street. A homeowner's association shall be required to be established to provide for maintenance and responsibilities of the private street and all common areas.
5. There shall be a fencing and planting easement in favor of the homeowner's association of 10 feet in width established and shown on the final plat for all lots along the east property line, except where it conflicts with drainage easement requirements. Within the fencing and planting easement, there shall be a minimum six-foot-high solid wooden fence or masonry wall required along the east property line, installed by the subdivider and maintained by the homeowner's association. Within the fencing and planting easement, there shall be a natural buffer planted along (either) side the fence to the following standard (from Sec. 814 of the subdivision ordinance): One row of evergreen shrubs having a minimum height of six feet, planted four feet on center and one row of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center. The fencing and landscaping shall be installed prior to issuance of the first certificate of occupancy for a building in the proposed development. Within this fencing and planting easement, the homeowner's association shall have responsibilities for maintenance of the fence and landscaping.
6. There shall be a natural buffer planted (and replanted where vegetation exists but is sparse) along the western property line (between the proposed sidewalk and said property line) of the subject development (i.e., on common area), except where it conflicts with drainage easement requirements and except where it conflicts with the requirement to install a street turnaround. The natural buffer shall be planted to the following standard (from Sec. 814 subdivision ordinance): One row of evergreen shrubs having a minimum height of six feet, planted four feet on center and one row of evergreen trees having a minimum height of eight feet with branching to the ground and planted 30 feet on center. These trees shall be required to include root barriers per city subdivision code to protect the proposed sidewalk and private street where applicable from uplifting. The natural buffer materials shall be installed prior to issuance of the first certificate of occupancy for a building in the proposed development. The homeowner's association shall have responsibilities for maintenance of the landscaping and buffering (and the proposed sidewalks as well).

Resolution V-23-06

7. There shall be additional planting of trees as may be approved by the zoning administrator alongside the entrance of Creekside Commons Drive and Eagles Bluff Way to provide for some buffering and tree canopy, to be completed prior to issuance of the first certificate of occupancy for a building in the proposed development.
8. A five-foot wide sidewalk shall be required to be installed along the property's frontage on Eagles Bluff Way prior to issuance of a certificate of occupancy for the first building constructed within the development.
9. The final plat shall contain all provisions required for private streets by the city's subdivision and land development regulations (see Sec. 6.24 subdivision regulations).

C:\Users\Jerry Weitz\Documents\Consulting 2021 12-1-23\Hoschton 2021\Zoning Reports\2023\V-23-05 and 06\Resolution V-23-06.docx

City of Hoschton
FYE 2024 Proposed Budget

	FYE 2023	FYE 2024
	Budget -	Proposed
	Adopted	Budget
<i>Fund 100 - General Fund</i>		
310000 Taxes	1,666,100	2,264,649
320000 Licenses and Permits	2,415,500	1,423,500
330000 Intergovernmental Revenues	32,000	32,000
340000 Charges for Services	475,100	485,300
350000 Municiple	50,000	70,000
360000 Investment Income	2,500	5,000
370000 Contributions and Donations	-	-
380000 Miscellaneous	132,000	114,000
390000 Other Financing Sources	47,000	47,000
Subtotal General Fund Revenues	<u>4,820,200</u>	<u>4,441,449</u>
Fund Balance - (Surplus) Use	-	-
Total General Fund Revenues	<u><u>4,820,200</u></u>	<u><u>4,441,449</u></u>
1000 General Government	633,952	613,800
1300 Executive	369,350	418,300
1565 Facilities	1,137,800	290,550
2650 Municipal Court	19,000	49,000
3200 Police Department	408,786	631,130
4200 Public Works	1,415,400	1,413,350
4950 Cemetery	30,400	18,000
6000 Culture and Recreation	424,000	586,000
6182 Depot	11,500	-
7220 Building Inspections	214,812	144,669
7400 Planning and Zoning	155,200	276,650
Interfund Transfers To Water Fund	-	-
Total General Fund Expenditures:	<u><u>4,820,200</u></u>	<u><u>4,441,449</u></u>
Surplus (Use):	<u><u>-</u></u>	<u><u>-</u></u>

**City of Hoschton
FYE 2024 Proposed Budget**

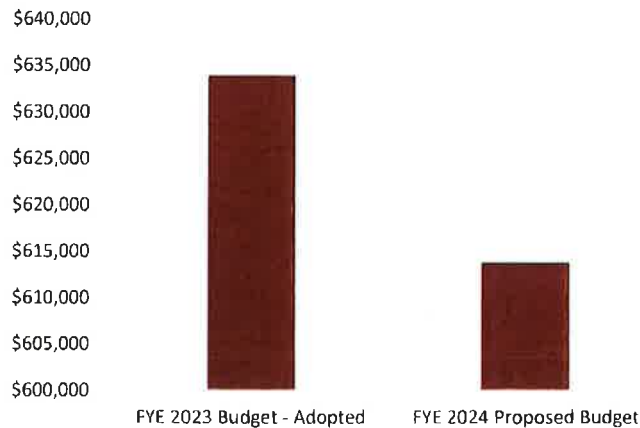
Revenue Detail	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
31.1100 Property Taxes	750,000	1,002,649
31.1315 TAVT - Motor Vehicle Taxes	150,000	175,000
31.1710 Franchise Taxes-Electric	125,000	160,000
31.1730 Franchise Taxes-Gas	13,000	18,000
31.1750 Franchise Taxes-Television Cable	25,000	50,000
31.1760 Franchise Taxes-Telephone	10,000	20,000
31.3100 Local Option Sales/Use Taxes	400,000	600,000
31.4200 Alcoholic Beverage Exise Taxes	34,100	60,000
31.4201 Energy Excise Taxes	14,000	14,000
31.6100 Business and Occupation Taxes	20,000	40,000
31.6200 Insurance Premium Taxes	125,000	125,000
32.4100 Business License Penalty	2,000	2,000
32.1100 Alcoholic Beverage Licenses	10,000	10,000
32.1220 Insurance	8,500	8,500
32.2200 Building/Sign Permit Fees	2,380,000	1,400,000
32.2210 Zoning and Land Use Fees	15,000	3,000
334000 State Grant - LMIG	32,000	32,000
34.1300 Planning and Development Fees	400,000	400,000
34.1910 Election Qualifying Fee	-	-
34.7200 Fall Festival	30,000	40,000
34.7201 Hoschton Special Events	5,000	5,000
34.9100 Cemetery Fees	40,000	40,000
34.9300 Bad Check Fees	100	300
35.1100 Municipal Court Fees	50,000	70,000
36.1000 Interest Revenues	2,500	5,000
37.1000 Contributions and Donations	-	-
38.0000 Miscellaneous Revenue	2,000	2,000
38.1001 4272 Hwy 53 Rental	21,000	33,000
38.1002 73 City Square (Hoschton Coffee)	15,000	14,000
38.1003 15 1st St. Rental (Klip-So)	12,000	15,000
38.1004 4162 Hwy 53 Rentals	15,000	50,000
38.1005 29 W. Broad St. Rental (Larry's)	15,000	-
38.1006 69 City Sq. Rental (Resturant)	30,000	-
38.1007 65 City Sq. Rental (Community Room)	12,000	-
38.1008 Old City Hall Rental	10,000	-
39.1004 Transfers In-Impact Fee Fund	42,000	42,000
39.2100 Sale of Assets	5,000	5,000
	-	-
Subtotal Revenues	4,820,200	4,441,449
Fund Balance - (Surplus) Use	-	-
Total Revenues	4,820,200	4,441,449

**City of Hoschton
FYE 2024 Proposed Budget**

General Government

		FYE 2023	FYE 2024
		Budget -	Proposed
Account Description		Adopted	Budget
1000-51.1100	Regular Employees	90,552	124,000
1000-51.2100	Group Insurance	20,700	30,800
1000-51.2200	Social Security (FICA) Contributions	7,000	9,400
1000-51.2400	Retirement Contributions	3,000	3,700
1000-51.2500	Unemployment	2,200	-
1000-51.2700	Workers' Compensation	2,000	3,000
1000-52.1100	Official/Administrative	-	-
1000-52.1200	Professional	183,000	193,000
1000-52.1300	Technical	16,800	18,500
1000-52.2130	Custodial	-	-
1000-52.2200	Repairs/Maintenance	1,500	1,500
1000-52.2320	Rental-equip/Vehicles	5,600	6,800
1000-52.3100	Insurance, other than employee benefits	30,000	36,000
1000-52.3200	Communications	18,000	12,800
1000-52.3300	Advertising	3,000	3,000
1000-52.3400	Printing and Binding	500	-
1000-52.3500	Travel	5,000	5,500
1000-52.3600	Dues and Fees	29,300	34,000
1000-52.3700	Education and Training	5,800	5,800
1000-52.3850	Contract Labor	-	-
1000-52.3900	Other	-	-
1000-53.1100	Supplies and Materials	23,500	20,000
1000-53.1270	Gasoline	2,500	2,500
1000-53.1300	Food	4,000	4,000
1000-53.1600	Small Equipment	4,500	4,500
1000-54.1300	Buildings and Improvements	-	-
1000-54.2200	Vehicles	-	35,000
1000-61.1000	Interfund Transfers Out - DDA	175,000	60,000
Total General Government Expenditures		633,952	613,800

Total General Government Expenditures

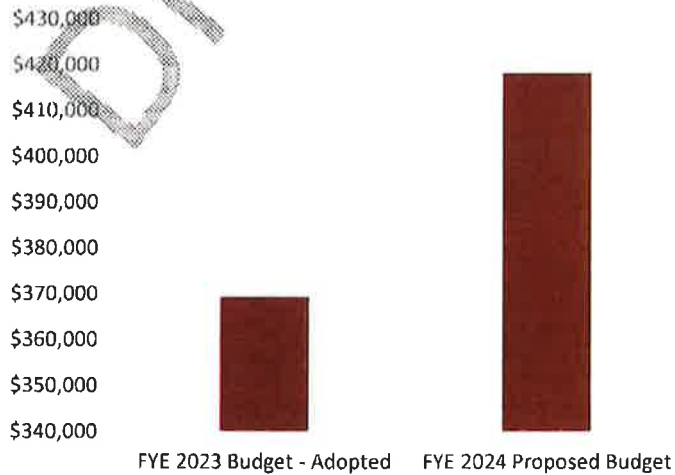


**City of Hoschton
FYE 2024 Proposed Budget**

Executive

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
1300-51.1100 Regular Employees	158,000	123,000
1300-51.2100 Group Insurance	130,500	187,000
1300-51.2200 Social Security (FICA) Contributions	12,000	9,500
1300-51.2400 Retirement Contributions	5,000	4,000
1300-51.2700 Workers' Compensation	1,200	-
1300-52.1200 Professional Services	2,500	7,500
1300-52.3200 Communications	400	400
1300-52.3300 Advertising	-	1,500
1300-52.3500 Travel	37,000	49,900
1300-52.3600 Dues and Fees	-	2,000
1300-52.3700 Education and Training	16,000	24,500
1300-52.3850 Contract Labor	-	-
1300-53.1100 Supplies and Materials	3,000	5,000
1300-53.1300 Food	2,250	2,000
1300-53.1400 Books and Periodicals	-	-
1300-53.1600 Small Equipment	1,500	2,000
Total Executive Expenditures	369,350	418,300

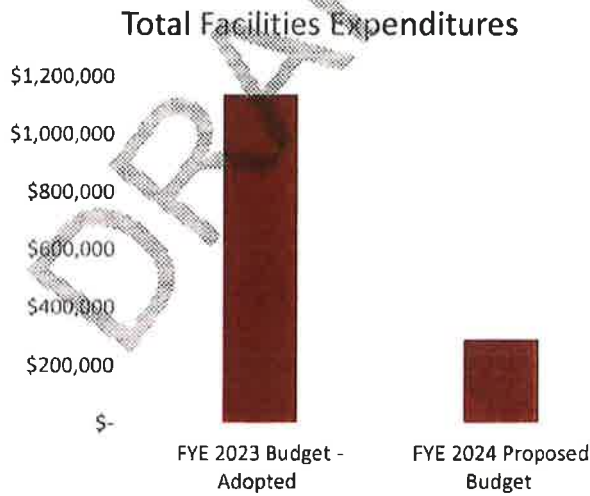
Total Executive Expenditures



**City of Hoschton
FYE 2024 Proposed Budget**

Facilities

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
1565-52.1300 Technical	47,300	13,650
1565-52.2130 Custodial	7,000	16,600
1565-52.2140 Lawn care	8,500	10,900
1565-52.2200 Repairs/Maintenance	16,000	14,100
1565-52.2320 Rental-Equip/Vehicles	2,500	2,500
1565-52.3200 Communications	-	1,800
1565-53.1100 Supplies and Materials	107,000	10,000
1565-53.1220 Natural Gas	2,500	2,500
1565-53.1230 Electricity	41,000	52,500
1565-54.1100 Sites	106,000	116,000
1565-54.1300 Buildings	800,000	50,000
Total Facilities Expenditures	1,137,800	290,550

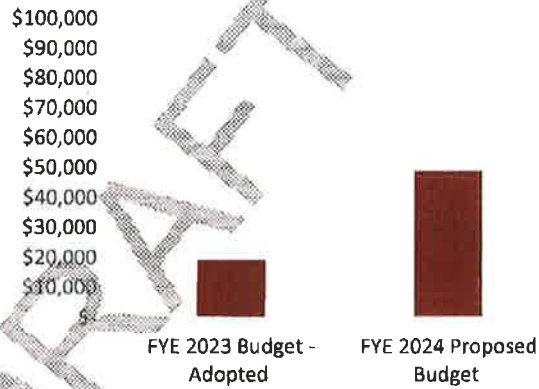


**City of Hoschton
FYE 2024 Proposed Budget**

Municipal Court

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
2650-52.1200 Professional	16,000	16,000
2650-52.1300 Technical	-	-
2650-52.3600 Dues and Fees	3,000	33,000
2650-53.1100 Supplies and Materials	-	-
Total Municipal Court Expenditures	19,000	49,000

**Total Municipal Court
Expenditures**

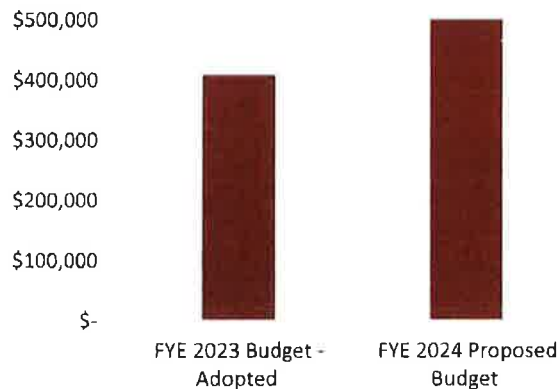


**City of Hoschton
FYE 2023 Adopted Budget**

Police Department

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
3200-51.0000 Regular employees	255,538	311,000
3200-51.2100 Group insurance	54,000	88,000
3200-51.2200 Social Security (FICA) Contributions	19,548	23,800
3200-51.2400 Retirement Contributions	7,700	9,330
Unemployment insurance	-	-
3200-51.2700 Workers' Compensation	3,000	21,000
3200-52.1300 Technical	5,000	2,200
3200-52.2200 Repairs/Maintenance	2,000	6,300
3200-52.2320 Rental-equip/vehicles	1,800	4,000
3200-52.3200 Communications	8,000	9,300
3200-52.3500 Travel	1,000	4,000
3200-52.3600 Dues and Fees	8,000	9,000
3200-52.3700 Education and Training	3,000	3,000
3200-52.3800 Contract Labor	-	-
3200-53.1100 Supplies and Materials	16,000	18,500
3200-53.1220 Natural Gas	1,200	1,200
3200-53.1230 Electricity	5,000	6,000
3200-53.1270 Gasoline	13,000	14,000
3200-53.1300 Food	-	500
3200-54.1300 Building Improvements	5,000	-
3200-54.2200 Vehicles	-	60,000
3200-54.2500 Other Equipment	-	40,000
Total Police Department Expenditures	408,786	631,130

**Total Police Department
Expenditures**

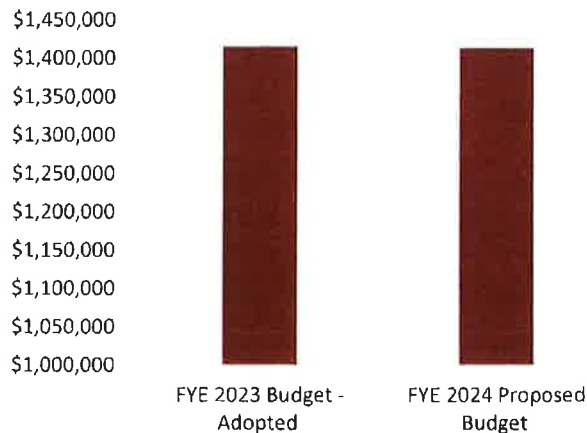


City of Hoschton
FYE 2024 Proposed Budget

Public Works

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
4200-51.1100 Regular Employees	200,000	187,050
4200-51.2100 Group Insurance	61,200	72,600
4200-51.2200 Social Security (FICA) Contributions	15,300	14,300
4200-51.2400 Retirement Contributions	6,000	6,000
4200-51.2700 Workers' Compensation	8,000	8,500
4200-52.1200 Professional	5,000	5,000
4200-52.2110 Disposal	-	-
4200-52.2140 Lawn Care	-	-
4200-52.2200 Repairs/Maintenance	395,000	395,000
4200-52.2320 Rental-Equip/Vehicles	-	-
4200-52.3200 Communications	3,200	3,200
4200-52.3300 Advertising	500	500
4200-52.3600 Dues and Fees	1,200	1,200
4200-52.3700 Education and Training	2,500	2,500
4200-52.3850 Contract Labor	15,000	15,000
4200-53.1100 Supplies and materials	33,000	33,000
4200-53.1100 Uniforms	7,000	7,000
4200-53.1220 Natural Gas	-	-
4200-53.1230 Electricity	-	-
4200-53.1270 Gasoline	15,000	15,000
4200-53.1600 Small Equipment	10,000	10,000
4200-54.1300 Buildings and Improvements	400,000	400,000
4200-54.2100 Machinery	165,000	165,000
4200-54.2200 Vehicle	72,500	72,500
Total Public Works Expenditures	1,415,400	1,413,350

Total Public Works Expenditures

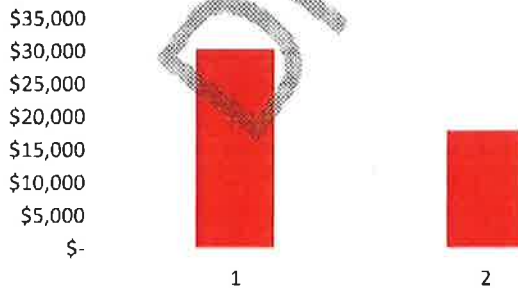


**City of Hoschton
FYE 2024 Proposed Budget**

Cemetery

		FYE 2023	FYE 2024
		Budget -	Adopted
Account Description		Adopted	Budget
4950-52.2140	Lawn Care	6,300	6,600
4950-52.2200	Repairs and Maintenance	10,000	3,500
4950-52.3200	Communications	100	100
4950-52.3300	Advertising	-	-
4950-52.3600	Dues and Fees	3,000	3,000
4950-53.1100	Supplies and Materials	2,000	3,800
4950-53.1600	Small Equipment	9,000	1,000
4950-54.1300	Buildings and Improvements	-	-
	Total Cemetery Expenditures	30,400	18,000

Cemetery Expenditures

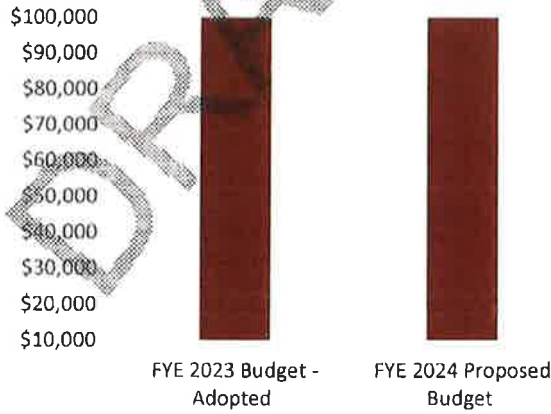


**City of Hoschton
FYE 2024 Proposed Budget**

Culture and Recreation

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
6000-52.2200 Repairs/Maintenance	101,000	500,000
6000-52.3200 Communications	-	-
6000-52.3300 Advertising	2,500	2,500
6000-52.3601 Dues and Fees	-	-
6000-52.3602 Fall Festival	40,000	55,000
6000-52.3603 Hoschton Special Events	21,000	27,000
6000-52.3850 Contract Labor	-	-
6000-53.1100 Supplies and Materials	1,500	1,500
6000-53.1600 Small Equipment	8,000	-
6000-54.1300 Buildings and improvements	250,000	-
Total Culture and Recreation Expenditures	424,000	586,000

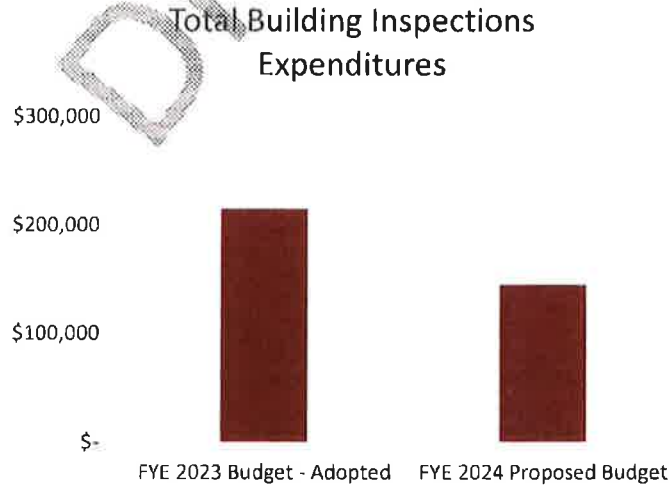
**Total Culture and Recreation
Expenditures**



**City of Hoschton
FYE 2024 Proposed Budget**

Building Inspections

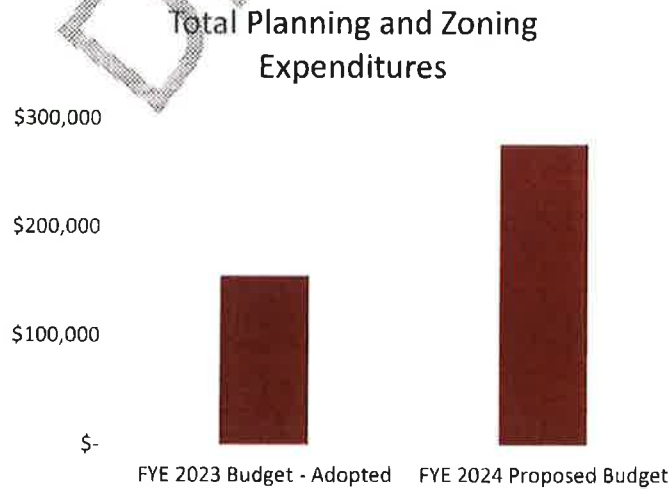
Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
7220-51.1100 Regular employees	125,000	70,000
7220-51.2100 Group insurance	36,000	22,000
7220-51.2200 Social Security (FICA) contributions	9,562	5,369
7220-51.2400 Retirement contributions	3,750	2,100
7220-51.2700 Workers' compensation	1,200	1,200
7220-52.1300 Technical	1,000	1,000
7220-52.2200 Repairs and maintenance	1,500	1,500
7220-52.3200 Communications	1,300	1,500
7220-52.3300 Advertising	-	-
7220-52.3400 Printing and Binding	-	-
7220-52.3500 Travel	3,500	3,500
7220-52.3600 Dues and Fees	16,500	20,500
7220-52.3700 Education and Training	4,000	4,000
7220-53.1100 Supplies and materials	4,000	4,000
7220-53.1270 Gasoline	4,500	5,000
7220-53.1600 Small equipment	3,000	3,000
7220-54.2200 Vehicles	-	-
Total Building Inspections Expenditures	214,812	144,669



**City of Hoschton
FYE 2024 Proposed Budget**

Planning and Zoning

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
7400-51.1100 Regular employees	-	85,000
7400-51.2100 Group insurance	-	22,000
7400-51.2200 Social Security (FICA) contributions	-	6,500
7400-51.2400 Retirement contributions	-	2,550
7400-51.2700 Workers' compensation	-	-
7400-52.1200 Professional	145,000	140,000
7400-52.1300 Technical	-	-
7400-52.3200 Communications	200	200
7400-52.3300 Advertising	5,000	6,000
7400-52.3400 Printing and Binding	-	-
7400-52.3500 Travel	500	500
7400-52.3600 Dues and Fees	500	900
7400-52.3700 Education and Training	1,000	5,000
7400-53.1100 Supplies and materials	3,000	3,000
7400-53.1600 Small equipment	-	5,000
7400-54.2100 Machinery and equipment	-	-
7400-54.2200 Vehicles	-	-
Total Planning and Zoning Expenditures	155,200	276,650



**City of Hoschton
FYE 2024 Proposed Budget**

Fund 290 Downtown Development Authority

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
Revenues		
331310 Federal Grant - GDOT	600,000	-
347202 DDA Special Events	2,500	7,000
347901 Farmers Market	3,000	-
371000 Developer/Private Contributions	5,000	2,000
380000 Misc Revenue	2,500	4,000
391200 Operational Transfers In	-	-
	-	-
	-	-
Subtotal Revenues	<u>613,000</u>	<u>13,000</u>
Fund Balance - (Surplus) Use	-	-
Total Revenues	<u>613,000</u>	<u>13,000</u>

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**City of Hoshton
FYE 2024 Proposed Budget**

Fund 290 Downtown Development Authority

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
7550-51.1100 Regular employees	20,800	26,050
7550-51.2100 Group insurance	9,000	-
7550-51.2200 Social Security (FICA) contributions	1,600	2,000
7550-51.2400 Retirement contributions	625	-
7550-51.2700 Workers' compensation	-	-
7550-52.1200 Professional	1,000	1,000
7550.52.1300 Technical	-	4,000
7550-52.2200 Repairs and Maintenance	9,000	6,000
7550-52.3200 Communications	200	300
7550-52.3300 Advertising	500	1,500
7550-52.3400 Printing and Binding	-	-
7550-52.3500 Travel	500	1,500
7550-52.3600 Dues and Fees	4,000	2,500
7550.52.3604 Dues and Fees: Special Events	5,000	5,000
7550.52.3610 Dues and Fees: Farmer's Market	2,500	-
7550-52.3700 Education and Training	2,500	5,000
7550-53.1100 Supplies and Materials	10,275	6,000
7550.53.1270 Gasoline	-	650
7550-53.1300 Food	500	1,500
7550-53.1600 Small Equipment	-	-
7550-53.1700 Other Supplies	-	-
7550-54.1100 Sites - Sidewalks	-	-
7550-54.1200 Site Improvements	720,000	10,000
Subtotal of Expenditures	788,000	73,000
Other Financing Sources		
39.1200 Transfers In - General Government	175,000	60,000
61.1000 Transfers Out - General Government	-	-
Subtotal Other Financing Sources	175,000	60,000
Total Expenditures and Other Financing Sources	613,000	13,000
Surplus Use	-	-

City of Hoschton
FYE 2024 Proposed Budget

Fund 320 & 321 SPLOST Funds

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
SPLOST - Facilities/Debt Reduction	50,000	372,000
SPLOST - W/S	175,000	72,000
SPLOST - Recreation	10,000	182,400
SPLOST - Roads	45,000	112,800
Interest	500	1,000
Subtotal Revenues	280,500	740,200
Fund Balance - (Surplus) Use	(500)	(1,000)
Total Revenues	280,000	739,200
SPLOST Facilities/Debt Reduction	50,000	372,000
SPLOST Recreation - Oak Street	10,000	182,400
SPLOST Roads Repairs & Maintenance	45,000	112,800
W/S Transfers Out	175,000	72,000
Total Expenditures	280,000	739,200

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City of Hoschton
FYE 2024 Proposed Budget

Fund 355 Impact Fees Fund

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
Parks and Recreation Impact Fees	564,438	287,370
Police Impact Fees	486,653	249,587
Fire Impact Fees	-	-
General Government Admin Fees	31,535	16,109
Interest	500	2,000
Subtotal Revenues	1,083,126	555,066
Fund Balance - (Surplus) Use	(500)	(2,000)
Total Revenues	1,082,626	553,066
Parks & Recreation - Sites	564,438	287,370
Police - Sites	486,653	249,587
Fire - Sites	-	-
Transfers Out - General Gov't	31,535	16,109
Total Expenditures	1,082,626	553,066

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City of Hoschton
FYE 2024 Proposed Budget

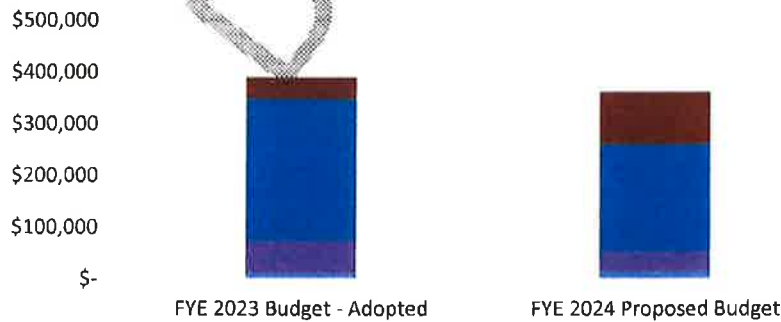
Dept. 4250, 4300, 4400, 4500
Fund 505 Water & Sewer

Account Description	FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
Revenues		
505-33.1310 Federal capital grants (CDGB, ARPA, ARC-GEFA ADMIN)	1,414,000	2,040,000
505-33.6000 Local grants	-	-
505-34.4110 Refuse Collection Charges	-	509,000
505-34.4210 Water charges	1,434,463	1,550,000
505-34.4211 Installation water charge (TAP)	2,100,000	1,050,000
505-34.4212 Water reconnection charge	15,000	15,000
505-34.4213 Meter maintenance fees	-	-
505-34.4255 Sewerage charges	1,221,516	1,152,750
505-34.4256 Sewer connection charge (TAP)	3,500,000	2,100,000
505-34.4260 Stormwater Utility Charges	-	180,000
505-34.6900 Other fees - late fees	35,000	35,000
505-34.6000 Other fees - other	-	-
505-34.9300 Bad check fees	-	-
505-38.0000 Miscellaneous revenue	-	-
505-38.3000 Reimb for damaged property	-	-
505-36.1000 Interest revenues	15,000	20,000
505-37.1001 Developer contribution	-	-
505-39.1200 Transfers in (SPLOST VI)	175,000	175,000
505-39.3001 Proceeds from issuance of debt	-	-
Subtotal Revenues	9,909,979	8,826,750
Net position - (Surplus) Use	(2,733,661)	-
Total Revenues	7,176,318	8,826,750

**City of Hoschton
FYE 2024 Proposed Budget**

		FYE 2023	FYE 2024
		Budget -	Proposed
Stormwater Department:		Adopted	Budget
505-4250-51.1100	Regular employees	-	21,147
505-4250-51.2100	Group insurance	-	11,000
505-4250-51.2200	Social Security (FICA)	-	1,620
505-4250-51.2400	Retirement contributions	-	635
505-4250-51.2700	Workers' compensation	-	500
505-4250-51.2900	Other employee benefits	-	-
505-4250-52.1200	Professional	45,000	55,000
505-4250-52.1300	Technical	-	-
505-4250-52.2200	Repairs and maintenance	54,000	55,000
505-4250-52.3200	Communications	-	200
505-4250-52.3500	Travel	-	1,500
505-4250-52.3600	Dues and fees	6,000	8,000
505-4250-52.3700	Education and training	-	1,500
505-4250-53.1100	Supplies and materials	-	2,000
505-4250.53.1100.01	Uniforms	-	-
505-4250-53.1270	Gasoline	-	3,000
505-4250-53.1600	Small equipment	-	-
505-4250-54.2100	Machinery	-	-
505-4250-54.2200	Vehicles	-	-
Total Stormwater Department Expenses		105,000	161,102

Total Stormwater Operating Expenditures



**City of Hoschton
FYE 2024 Proposed Budget**

		FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
Wastewater Department:			
505-4300-51.1100	Regular employees	295,800	314,200
505-4300-51.2100	Group insurance	81,900	111,100
505-4300-51.2200	Social Security (FICA)	22,700	24,300
505-4300-51.2400	Retirement contributions	8,874	9,426
505-4300-51.2700	Workers' compensation	3,000	4,000
505-4300-51.2900	Other employee benefits	-	-
505-4300-52.1100	Official/administrative	-	-
505-4300-52.1200	Professional	30,000	30,000
505-4300-52.1300	Technical	5,000	25,000
505-4300-52.2110	Disposal	75,000	170,000
505-4300-52.2201	Repairs and maintenance	130,000	156,000
505-4300-52.2204	Scada	-	-
505-4300-52.2320	Rental-equip/vehicles	-	-
505-4300-52.3100	Insurance	20,000	30,000
505-4300-52.3200	Communications	11,500	9,700
505-4300-52.3300	Advertising	200	300
505-4300-52.3500	Travel	4,000	4,000
505-4300-52.3600	Dues and fees	15,510	16,260
505-4300-52.3700	Education and training	4,400	4,400
505-4300-53.1100	Supplies and materials	38,000	80,000
505-4300-53.1100.01	Uniforms	4,000	4,000
505-4300-53.1220	Natural Gas	800	800
505-4300-53.1230	Electricity	80,000	100,000
505-4300-53.1270	Gasoline	8,800	8,800
505-4300-53.1300	Food	500	1,000
505-4300-53.1600	Small equipment	7,000	9,500
505-4300-54.1300	Buildings and Building Improvements	-	-
505-4300-54.2100	Machinery	188,000	260,000
505-4300-56.1000	Depreciation	150,000	150,000
Total Wastewater Department Expenses		1,184,984	1,522,786

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**Total Wastewater Operating
Expenditures**



**City of Hoschton
FYE 2024 Proposed Budget**

		FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
Water Department:			
505-4400-51.1100	Regular employees	390,000	362,300
505-4400-51.2100	Group insurance	128,700	137,500
505-4400-51.2200	Social Security (FICA)	29,800	27,720
505-4400-51.2400	Retirement contributions	11,700	10,869
505-4400-51.2700	Workers' compensation	4,000	22,700
505-4400-51.2900	Other employee benefits	-	-
505-4400-52.1200	Professional	25,000	40,000
505-4400-52.1300	Technical	11,000	33,000
505-4400-52.2200	Repairs and maintenance	350,000	262,000
505-4400-52.2204	Scada	-	-
505-4400-52.2320	Rental-equip/vehicles	6,200	6,200
505-4400-52.3100	Insurance	-	30,000
505-4400-52.3200	Communications	13,800	14,000
505-4400-52.3300	Advertising	600	600
505-4400-52.3400	Printing and binding	-	-
505-4400-52.3500	Travel	4,000	4,000
505-4400-52.3600	Dues and fees	7,900	8,700
505-4400-52.3700	Education and training	3,000	3,000
505-4400-53.1100	Supplies and materials	75,000	55,000
505-4400-53.1100.01	Uniforms	6,000	8,000
505-4400-53.1230	Electricity	26,400	52,000
505-4400-53.1270	Gasoline	12,000	15,000
505-4400-53.1300	Food	500	1,000
505-4400-53.1510	Water purchased for resale	350,000	425,000
505-4400-53.1600	Small equipment	6,000	20,000
505-4400-54.1300	Buildings and Building Improvements	-	-
505-4400-54.2100	Machinery	125,000	60,000
505-4400-54.2200	Vehicles	-	40,000
505-4400-56.1000	Depreciation	150,000	150,000
Total Water Department Expenses		1,736,600	1,788,589

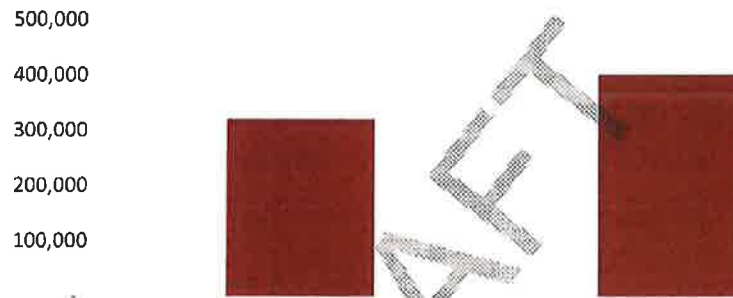
Total Water Operating Expenditures



**City of Hoschton
FYE 2024 Proposed Budget**

Solid Waste Department:		FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
505-4500-52.1200	Professional	-	-
505-4500-52.2110	Disposal	320,800	381,000
505-4500-52.2200	Repairs and maintenance	-	10,000
505-4500-53.1100	Supplies and materials	-	10,000
	Total Stormwater Department Expenses	320,800	401,000

Solid Waste Expenses



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**City of Hoschton
FYE 2024 Proposed Budget**

Water & Sewer Fund Capital Projects Budget

		FYE 2023 Budget - Adopted	FYE 2024 Proposed Budget
	Wastewater Department:		
505-4300-54-1300	Buildings and Building Improvements (Shed 1/2 split)	30,000	-
505-4300-54.1401	WWTF Expansion to 0.5 MGD to 0.95 MGD	700,000	9,300,000
505-4300-54.1400E	Upgrade Main Outfall Line	-	-
505-4300-54.1404	Panther Court Sewer Upgrade	900,000	950,000
505-4300-54.2100	Machinery	-	-
39.1000	Other Financing Sources	-	-
	Total Wastewater Capital Projects	1,630,000	10,250,000
	Water Department:		
505-4400-54.1300	Buildings and Building Improvements (Shed 1/2 split)	30,000	-
505-4400-54.1409	Groundwater Wells	200,000	225,000
505-4400-54.1405	North Water Tank	200,000	-
505-4400-54.1411	In Town Main Line Upgrade	600,000	1,000,000
505-4400-54.1410	Water Booster Pump	400,000	758,000
505-4400-54.1407	South Water Tank	160,000	3,800,000
505-4400-54.1412	Winder Water Connection Upgrade	680,000	600,000
505-4400-54.2100	Machinery	-	-
	Total Water Capital Projects	2,270,000	6,383,000
	Total Water & Wastewater Capital Projects Budget:	3,900,000	16,633,000
	Debt Service:		
505-58.1000	Principal - other (GEFA - 2013L27WQ)	293,312	317,655
505-58.2000	Interest - other (GEFA - 2013L27WQ)	61,422	37,077
	Total Debt Service Expenses:	354,734	354,732
	Total Operating Expense Budget:	2,921,584	3,873,477
	Total Operating, Capital, Other and Debt Service Expenses	7,176,318	20,861,209
	Surplus (Use)	-	(12,034,459)