

CITY OF HOSCHTON  
CITY COUNCIL AGENDA  
**MONDAY, DECEMBER 19, 2022**  
**HISTORIC TRAIN DEPOT AT 5:30PM**  
4272 HIGHWAY 53, HOSCHTON



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REGULAR COUNCIL MEETING

AGENDA

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WELCOME AND CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

MINUTE APPROVAL:

November 17, 2022 – Public Hearing Minutes and Work Session Minutes

November 21, 2022 – Regular Council Meeting Minutes

NEW BUSINESS:

- 1. Z-22-12 Rezoning:** Joy Nichole Morrison, applicant and property owner, seeks rezoning of 0.36 acre fronting on the west side of Jefferson Avenue (Map/Parcel 120/005B) (addressed as 127 Jefferson Street), from R-2 (Single-family Suburban Residential District) to MFR (Multiple Family Residential District). Proposed Use: Multi-family residential (duplex). (planning staff recommendation: approval)
- 2. Z-22-13 Modification of Zoning Conditions:** Ridgeline Land Planning, LLC, by Mahaffey Pickens Tucker, LLP, applicant, Winpeacock, LLC, property owner, seeks rezoning from PUD (Planned Unit Development) Conditional approved via Ordinance Z-21-11 to PUD (Planned Unit Development) Conditional to change conditions of approval from residential condominiums to market-rate Class-A apartments and to modify dwelling size requirements for 11.549 acres fronting on the south side of Industrial Boulevard, the west side of SR 53, and the east side of White Street (Map/Parcel 120/010A). Proposed use: Mixed Use Planned Unit Development. (planning staff recommendation: approval)
- 3. Z-22-14 Modification of Zoning Condition:** City of Hoschton, applicant, George Flanigan, property owner, seeks to modify a condition of zoning approval for MFR (Multi-family Residential) District zoning approved per Ordinance Z-22-11, to increase the number of units from 18 to 24 for 2.37 acres fronting on the south side of Henry Street (Map/Parcel 119/004N). (planning staff recommendation: none)

4. **V-22-05 Variance:** Rochester & Associates, Inc., applicant, Kolter Land Partners, LLC, property owner, seeks a variance to the Hoschton zoning ordinance to reduce the minimum front building setback established by Ordinance Z-18-05, Twin Lakes Planned Unit Development (PUD) conditional zoning from 15 feet to 10 feet along the Canyon Ferry Way frontage for property (0.159 acre; Lot 2243 of Phase 6B of Twin Lakes Planned Unit Development (PUD), (309 Shasta Court) fronting on Shasta Court and Canyon Ferry Way (Map/Parcel 121B/2243). Proposed use: single-family dwelling. (planning staff recommendation: approval)
5. **V-22-06 Variance:** Rochester & Associates, Inc., applicant, Kolter Land Partners, LLC, property owner, seeks a variance to the Hoschton zoning ordinance to reduce the minimum front building setback established by Ordinance Z-18-05, Twin Lakes Planned Unit Development (PUD) conditional zoning from 15 feet to 8 feet along the Canyon Ferry Way frontage for property (0.182 acre; Lot 2277 of Phase 6B of Twin Lakes PUD) (108 Champlain Road) (Map/Parcel 121B/2277) fronting on Champlain Road and Canyon Ferry Way. Proposed use: single-family dwelling. (planning staff recommendation: approval)
6. **V-22-07 Variance:** Rochester & Associates, Inc., applicant, Kolter Land Partners, LLC, property owner, seeks a variance to the Hoschton zoning ordinance to reduce the minimum front building setback established by Ordinance Z-18-05, Twin Lakes Planned Unit Development (PUD) conditional zoning from 15 feet to 7 feet along the Canyon Ferry Way frontage for property (0.21 acre, Lot 2307 of Phase 6B of Twin Lakes PUD) (264 Canyon Ferry Way) Map/Parcel 121B/2307) fronting on Wallula Way and Canyon Ferry Way. Proposed use: single-family dwelling. (planning staff recommendation: approval)
7. **V-22-08 Variance:** Rochester & Associates, Inc., applicant, Kolter Land Partners, LLC, property owner, seeks a variance to the Hoschton zoning ordinance to reduce the minimum front building setback established by Ordinance Z-18-05, Twin Lakes Planned Unit Development (PUD) conditional zoning from 15 feet to 8 feet along the Wallula Way frontage for property (261 Conroe Court) (0.17 acre; Lot 2308 of Phase 6A of Twin Lakes PUD) (Map/Parcel 121B/2308) fronting on Wallula Way and Conroe Court. Proposed use: single-family dwelling. (planning staff recommendation: approval)
8. Consideration of the 2023 Budget
9. Amended Section 7.5 Call Back & Section 11.14.1 Work on Holidays

ADJOURN