

MINUTES  
HOSCHTON PLANNING AND ZONING COMMISSION  
MARCH 26, 2025  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON, GA 30548

- I. Call to order / Roll Call  
*Called to order by Mr. Ace Acevedo, Co-Chair at 6pm*
- II. Recognitions  
*Mr. Ace Acevedo recognizes Mayor Martin, Councilmember Dave Brown and Councilmember Tina Brown.*
- III. Pledge of Allegiance  
*Led by Mr. Ace Acevedo*
- IV. Moment of Silence  
*Led by Mr. Ace Acevedo*
- V. Approval of Minutes (February 26, 2025)  
*Motion to approve as-is by Vivello, seconded by Moody and all in favor*
- VI. Public Comments (5-Minute time limit) (for items unrelated to public hearings on agenda items) (Sign-in required) No Comments
- VII. Old Business: *The Commission requested to have this put back on their agenda. City Manager/City Clerk advised the commission that it would be back on their agenda for April.*
- VIII. New Business (Public Hearing)
  1. **Z-25-01** Rezoning: Applicant, SEK Hoschton, LLC, seeks rezoning from C-2 (General Commercial/Highway Oriented District to a C-3 Commercial Motor Vehicles Services and Repair District. Portion of Parcel 120 013K & H01 024D; Lots 11 & 12 per Towne Center Marketplace Preliminary Plat Approved on 04/23/24. Lot 11: 1.32 acres; Lot 12 1.06 acres. Lot 11: Car Wash; Lot 12: Auto Service. Lot 11 & Lot 12: Commencing at the mitered intersection of the southerly right-of-way of Towne Center Parkway (60' right-a-way) and the easterly right-a-way of Georgia Highway 53 (right-of-way width varies).

On Behalf of the Project:

  - Mr. Dykes Harbin from Southeastern Company presented the project to the commissioners.

- Mr. Michael Beck, a resident of Creekside also was for the carwash being located in the Kroger development, instead of it being located in front of Creekside Neighborhood.

Opposed of the project:

- Mr. Mike from Hensley, which is a local mechanical shop stated that he was opposed of auto services but not opposed of a carwash on the property in discussion.

Commissions discussion:

- Many statements and conversations were had between the commissioners, such as; How much water is an average use for the carwash? Is the water recycled? Where is the location of the blowers for the carwash? Timeline for operation of both businesses to start? Is this considered a full service for the auto service? Who owns the land? Do you think this is the best fitted location considering that restaurants would be in front of this establishment? Who would maintain the stormwater ponds?

After much discussion, a motion was placed on the table until April's meeting by Vivel, seconded by Stokes and all in favor.

- IX. Other Business: Mr. Acevedo stated that he would like to clarify the word storage in our ordinance. Discussion took place and City Manager/City Clerk stated that staff would look into what other municipalities
- X. Adjourn: *Motion to adjourn at 7:05pm, by Vivel, seconded by Moody and all in favor.*

*Commissioners in Attendance:*

*Ms. Christine Moody, Chair*

*Mr. Ace Acevedo, Co-Chair*

*Mr. Scott Butler*

*Ms. Brenda Stokes*

*Mr. Tom Vivel*

*Mr. Church Jonaitis*

*Mr. Geoffrey Horney, Absent*

*Staff Present:*

*Ms. Jennifer Harrison, City Manager/City Clerk*

*Mr. Hu Blackstock, City Planner*

*Also Present, Mr. Ben Munro, Media*