

**MINUTES**  
**HOSCHTON PLANNING AND ZONING COMMISSION**  
**April 23, 2025, at 6:00 p.m.**  
**Hoschton Community Center**  
**65 City Square, Hoschton, GA, 30548**

- I. Call to Order/Roll Call *at 6pm by Chair, Christine Moody*
- II. Recognitions *Chair, Christine Moody recognizes Councilmember Tina Brown and Councilmember Dave Brown.*
- III. Pledge of Allegiance *by Chair, Christine Moody*
- IV. Moment of Silence *by Chair, Christine Moody*
- V. Approval of Minutes (March 26, 2025) *Chair, Christine Moody asked if there were any changes to be made, Ace Acevedo requested the following to be added;*

*Minutes Section VIII. Opposed of the project, correction Mr. Mike was opposed to Automotive Servies, but was neutral about "Oil Change Services"*

*Vivelo made a motion to accept the minutes with additional changes. Seconded by Acevedo and all were in favor.*

- VI. Public Comment (5-minute time limit) *(for items unrelated to public hearings on agenda items) (sign-in required)*

*No Public Input*

- VII. Old Business (Public Hearing Item #1)

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). *(Tabled on March 26, 2025, by Planning and Zoning Commission, to be discussed and voted on, on April 23, 2025)*

*Motion to approve with no changes by Moody, seconded by Vivelo and all in favor, with one opposed by Butler.*

2. Chapter 43 Sign Ordinance

*Moody stated to the commission to look over the copy given in packet and challenged each of them to email suggestions by May 15<sup>th</sup> to chair and city planner and be ready to discuss at May's meeting.*

VIII. New Business

1. Announcement from Chair on open board member seats (Discussion Only, Not a voting item)

*Moody announced that two chairs would be open May 2025 and applications were available for those that would like to serve a three year term.*

IX. Other Business *No Additional business*

X. Adjourn Motion to adjourn at 6:11pm by Vivel, seconded by Horney 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. Chuck Jonaitis*

*Mr. Geoffrey Horney*

*Mr. Chuck Jonaitis, Absent*

*Ms. Brenda Stokes, Absent*

*Staff Present:*

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

*Mr. Hu Blackstock, City Planner*

*Also Present, Mr. Ben Munro, Media*