

**AGENDA**  
**HOSCHTON PLANNING AND ZONING COMMISSION**  
**June 25, 2025, at 6:00 p.m.**  
**Hoschton Community Center**  
**65 City Square, Hoschton, GA, 30548**

Call to Order/Roll Call *at 6pm by Co-Chair, Ace Acevedo*

Recognitions *Co-Chair, Ace Acevedo recognizes being present, Mayor Martin, Councilmember Dave Brown, Councilmember Fredia Sterling, Councilmember Christina Brown*

Pledge of Allegiance *by Co-Chair, Ace Acevedo*

Moment of Silence *by Co-Chair, Ace Acevedo*

Oath administered for Mr. Chris Hardin and Mr. Mike Osburn, *By City Manager/Clerk, Jennifer Harrison*

Approval of Minutes (April 23, 2025) *Motion to approve minutes with no changes by Vivel, seconded by Horney and all in favor.*

*Motion to amend the agenda to move old business item after New Business Items, instead of before New Business items by Vivel, seconded by Jonaitis, and all in favor.*

Public Comment *(5-minute time limit) No additional comments from citizens*

**OLD BUSINESS**

1. **Chapter 43 Sign Ordinance**  
*Motion by Acevedo, seconded by Jonaitis and all in favor of recommending approval by Council with changes provided by commission.*

**NEW BUSINESS (PUBLIC HEARING ITEMS)**

1. **Z-25-02 Rezoning:** Applicant, Brookfield Kolter Land Acquisitions, LLC, seeks rezoning from PUD (Planned Unit Development) to PUD (Planned Unit Development) Amendment to the conditions of Z-18-05. Parcel 121 002, 26.73 Acres. Proposed use Residential Townhome Community.

Applicant spoke on behalf of their rezoning by Mr. Bradley Dunkel of Rochester. Expressed that this would be 204 Residential Townhomes.

Many citizens along with the commission shared their concerns for additional traffic issues, not enough green space, would these be build to rent, lot size concerns and too much residential and not enough commercial space.

*Motion was made by Vivelto to deny this zoning, seconded by Horney all in favor.*

2. **V-25-01** Variance: Applicant, Sullins Engineering, LLC, seeks variance of Zoning Ordinance Section 10.10 Minimum Number of On-Site Parking Spaces. Parcel 120 013A, 1.066 Acres

*City Planner stated that after more review, this application falls under the code that allows for staff to make administrative approval and it not go thru the planning and zoning commission. No vote required for this application.*

Adjourn

*Motion to adjourn at 7:24pm by Acevedo, seconded by Horney and all in favor*

*Commissioners in Attendance:*

*Mr. Ace Acevedo, Co-Chair*

*Mr. Tom Vivelto*

*Mr. Church Jonaitis*

*Mr. Geoffrey Horney*

*Mr. Chris Hardin*

*Mr. Mike Osburn*

*Staff Present:*

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

*Mr. Hu Blackstock, City Planner*

*Also Present, Mr. Ben Munro, Media*