

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

Call to Order/Roll Call *at 6:00pm by Mr. Acevedo*

Mr. Acevedo made a motion to amend the agenda to add a vote for Chair and co-chair, seconded by Mr. Vivello 2nd and all in favor.

Administered Oath for Ms. Maegan Reid, *conducted by City Manager/Clerk, Ms. Jennifer Harrison*

Recognitions, *Mr. Acevedo recognized Mayor Martin, Councilmember Tina Brown and Councilmember Dave Brown. Later arrived, Councilmember Scott Courter.*

Pledge of Allegiance, Led by Mr. Acevedo

Moment of Silence, Led by Mr. Acevedo

Approval of Minutes (June 25, 2025)

Mr. Jonaitis made a motion to approve the amendments of correction of misspelled Mr. Chuck Jonaitis first name, seconded by Mr. Vivello, and all in favor.

Public Comment (5-minute time limit) *No Comments*

NEW BUSINESS (PUBLIC HEARING ITEMS)

1. Vote for Chair and Co-Chair

Mr. Acevedo asked for nominations for Chair and Co-chair

- a. Mr. Jonaitis nominated Mr. Edwin Acevedo for Chair, Mr. Vivello seconded the motion and all in were in favor.
- b. Mr. Jonaitis nominated Mr. Geoff Horney for Co-Chair, Mr. Vivello seconded the motion and all in favor.

2. Z-25-03 Rezoning: Applicant, The Providence Group of Georgia seeks to modify the conditions of Z-23-02. Parcels 113-003A, 119-018, 119-019K, & 119-019M, 109.73 acres. Applicants request modification to conditions regarding the timeline for road improvements.

- *Mr. Blackstock, City Planner, gave a description of the requested amendment*

- *Mr. Clint Walters, Johns Creek, represented The Providence Group added detail on the request*
 - *Mr. Acevedo asked Mr. Walters questions concerning the effect on school traffic, ownership of the land, if the homes would be used for showings, and if there was any financial benefit from the request*
 - *Mr. Walters answered that to the best of his knowledge the roundabout would be open prior to school starting, but did not guarantee it, The Providence Group owned the land, most of the homes would not be used for showings, and there is not a financial benefit beyond starting the homes sooner, so less interest accrued*
 - *Mr. Acevedo asked City Planner if this was common practice*
 - *Mr. Blackstock answered that models or prairie-built homes are common, that this number may be larger than normal for a development this size but is less than other PUD conditions allow in the city. Additionally, the Commission should consider formalizing the number of model home permitted in the Zoning Ordinance*
 - *Mr. Jonaitis made a motion to recommend approval of the application, seconded by Mr. Vivelo and all in favor.*
- 3. V-25-02 Variance:** Applicant, McDonald's USA, LLC, seeks variance of RZ-18-05 "Signage". Parcel 121-001A1, 1.13 Acres. Zoning Conditions for the subject property allow for one wall sign, applicant requests two additional wall signs.
- a. *Mr. Acevedo gave a description of the requested*
 - b. *Mr. Adam Brown, Jefferson, with Integrity Engineering, representing McDonald's discussed the request*
 - c. *Mr. Acevedo asked questions concerning a timer for the lights, if the store was 24 hours, and if the store had a flagpole*
 - i. *Mr. Brown answered that the lights for the sign would have a dimmer, the store was likely not 24 hours, and he did not think there was room for a flagpole on site*
 - d. *Mr. Horney asked if there would be a "golden arches" post sign*
 - i. *Mr. Brown answered that there would be a monument sign*
 - e. *Mr. Jonaitis made a motion to recommend approval*
 - i. *Mr. Hardin 2nd*
 - ii. *All in favor*
- 4.** *Mr. Acevedo asked if there was a motion to adjourn*
- a. *Mr. Hardin motioned to adjourn*

Adjourn at 6:30pm