

AGENDA
HOSCHTON PLANNING AND ZONING COMMISSION
March 19, 2026, at 6:00 p.m.
Hoschton Community Center
65 City Square, Hoschton, GA, 30548

Call to Order/Roll Call

Pledge of Allegiance

Moment of Silence

Approval of Minutes (November 26, 2026)

Public Comment (*5-minute time limit*)

NEW BUSINESS (PUBLIC HEARING ITEMS)

1. **TA-26-01** A text amendment to the Hoschton Subdivision and Land Development Ordinance; section 620 regarding driveways
2. **TA-26-02** A text amendment to the Hoschton Sign Ordinance; section 43.109 lighting restrictions
3. Recommendation of two open board member seats

Adjourn

MINUTES
HOSCHTON PLANNING AND ZONING COMMISSION
November 26, 2025, at 6:00 p.m.
Hoschton Community Center
65 City Square, Hoschton, GA, 30548

Call to Order/Roll Call *By Chair Ace Acevedo, Chair at 6pm*

Recognitions

Pledge of Allegiance

Moment of Silence

Approval of Minutes (August 27, 2025)

No Meeting for September or October 2025 due to no agenda items

Motion to approve by Jonaitas, seconded by Viveló and all in favor.

Public Comment *(5-minute time limit)*

NEW BUSINESS

1. **Z-25-05** Rezoning request: Applicant, Ashishkumar Patel, seeks to rezone from MU/C3 to MU. Parcel H02 051B, 1.38 acres.
Motion to approve with no conditional changes by Viveló, seconded by Horney and all in favor.

2. **Z-25-06** Rezoning request: Applicant, Tim Jenkins, seeks to rezone from PUD to PUD with different conditions. Parcel 114 002A and 114 001B.
After concerns from the board and much consideration, motion of denial by Hardin, seconded by Viveló and all in favor.

3. Discussion for recommendation for 2026 Chair and Co-Chair
Chair Ace Acevedo stated that he officially gave his resignation letter to the clerk's office and will be effective, December 25, 2025, after dismissal of meeting.
Discussion was made by board to have a new chair and co-chair to take charge at the first meeting in January 2026. Motion to accept Mr. Geoffrey Horney as Chair and Chris Hardin as co-chair.

Adjourn by Horney, seconded Hardin and all in favor

Commissioners in Attendance:

Mr. Ace Acevedo, Chair

Mr. Geoffrey Horney, Co-Chair

Mr. Tom Viveló

Mr. Chuck Jonaitis

Ms. Maegan Reed

Mr. Tom Viveló

Absent:

Mr. Mike Osburn

Staff Present:

Mr. Rich Atkinson, City Planner

Also Present, Mr. Ben Munro, Media

Hoschton Driveway Standards – Section 620(h)

Updated Residential Driveway Requirements

Ordinance Summary

Hoschton Subdivision & Land Development
Ordinance

Section 620 – Residential Driveways

New subsection (h):

“Residential driveways shall be a minimum of 23 feet from the back of the sidewalk or, if no sidewalk exists, 23 feet from the right-of-way.”

Why 23' Minimum Driveway Length is Appropriate

- Prevents cars from blocking sidewalks
- Reduces on-street parking congestion
- Aligns with national best practices (20–25 ft typical)
- Ensures full-size vehicles fit without overhang

Problems When Driveways Are Too Short

- Cars block sidewalks – ADA violations
- More on-street parking – congestion and safety issues
- Emergency vehicle access is reduced
- Increased enforcement burden for City and HOAs

Short Driveway Issues – Blocked Sidewalks & Street Parking



Car blocking sidewalk



On-street parking



Problems When Driveways Are Too Long



- Increases construction cost (more concrete, grading)

- Pushes homes too far back – affects setbacks and streetscape

- Adds impervious surface – stormwater impacts

- Encourages oversized parking pads

Long Driveway – House Pushed Back





Why 20' Driveway Width is Standard



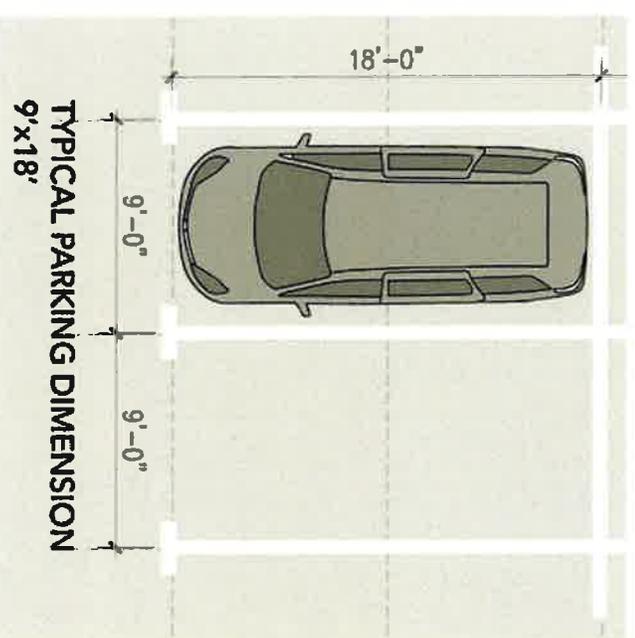
- 
- Fits two vehicles side-by-side (9–10 ft each)
 - Allows safe door swing and maneuvering
 - Aligns with national standards
 - Avoids excessive paving

Standards for Residential Driveway & Standard Parking Spaces

GDOT - Residential driveways are, as the name implies, driveways to private residences. **Normally they are 14 to 16 feet wide**. It is recommended that turnarounds be provided to avoid vehicles backing into the highway. Under special circumstances, certain design vehicles require more width to safely negotiate a turn into or out of the drive without stopping and/or backing on the roadway. The Area Engineer **may** approve a driveway up to 20 feet wide.

Standard parking spaces range anywhere from 8x18 to 9x20;

Hoschton is 9X18



Problems with Driveways Wider Than 20'

- Excessive front yard paving – visual clutter
- Increases stormwater runoff
- Encourages vehicle storage
- May encroach into side yard setbacks

Summary – Benefits of the Standard

- Keeps sidewalks clear and walkable
- Maintains consistent setbacks and streetscape
- Reduces street congestion and improves safety
- Minimizes stormwater impacts
- Controls construction costs and impervious surface

ORDINANCE OVERVIEW

Section 43-109 of the Hoschton Code of Ordinances has been replaced per staff request

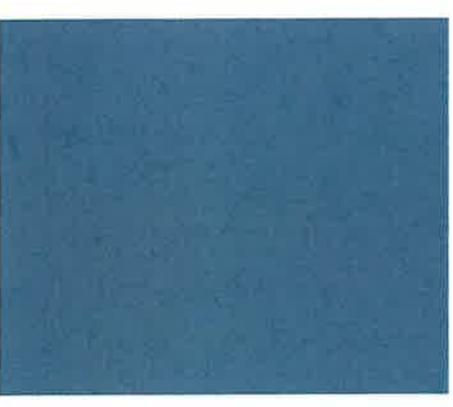
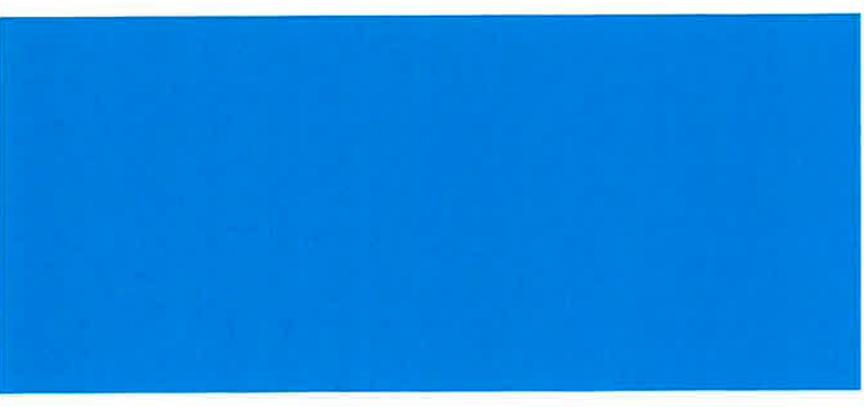
Only (a) & (b) remain (everything else is new)

(a) Signs located on properties utilized exclusively for a single-family dwelling (including manufactured home), two family dwelling (duplex), exclusively for agricultural use, or combination of agricultural and residential use, shall not be illuminated.

(b) Temporary signs shall not be illuminated.

New section outlines lighting restrictions for signage.

Applies to residential, commercial, and industrial zones.



NON-ILLUMINATED SIGNS

- Single-family, duplex, agricultural properties: No illumination

- Temporary signs: No illumination

PERMITTED ILLUMINATION TYPES

- Internal: LED modules, halo-lit, push-through acrylic (C-1, C-2, M-1)

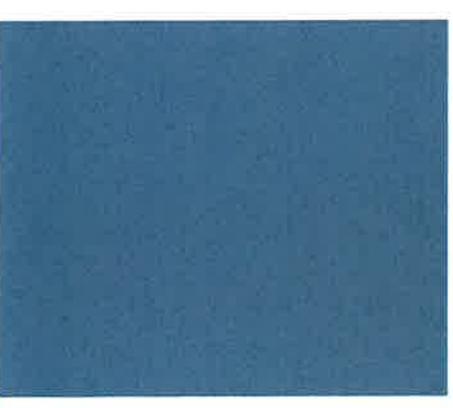
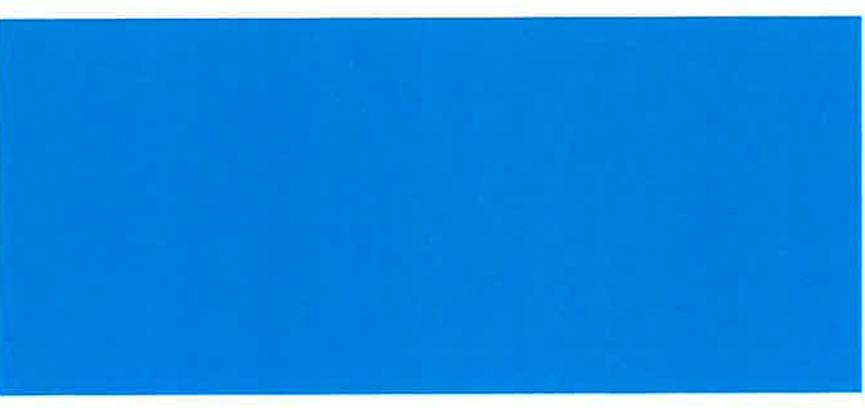
- External: Fully shielded, directed onto sign face

- Digital/electric: As permitted by code

ILLUMINATION STYLE — LED MODULES

Standard internally illuminated channel letters using LED modules.

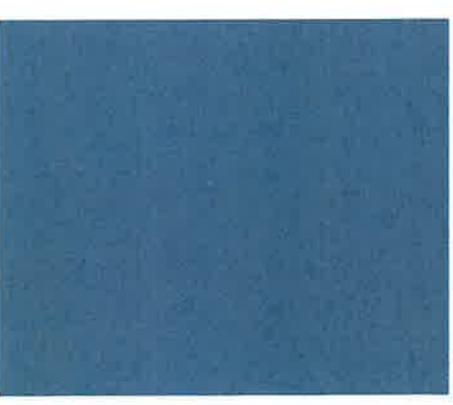
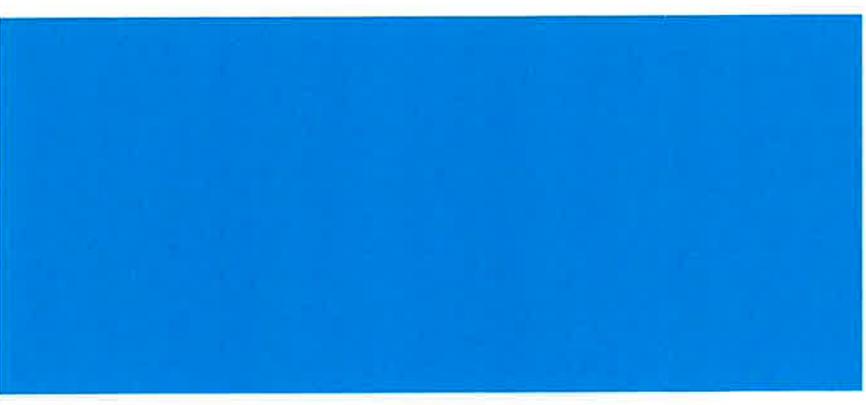
- LEDs inside each letter
- Translucent acrylic face glows
- Opaque aluminum sides
- Common for retail and restaurants



ILLUMINATION STYLE — HALO-LIT CHANNEL LETTERS

Reverse channel letters with opaque metal faces and rear-facing LEDs.

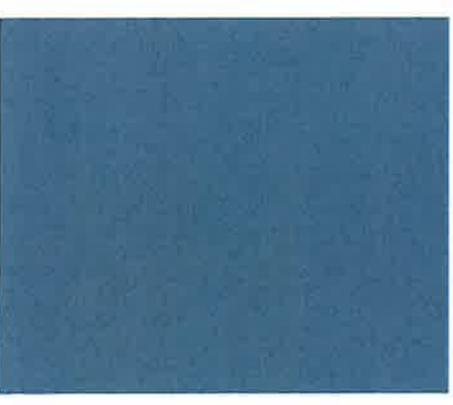
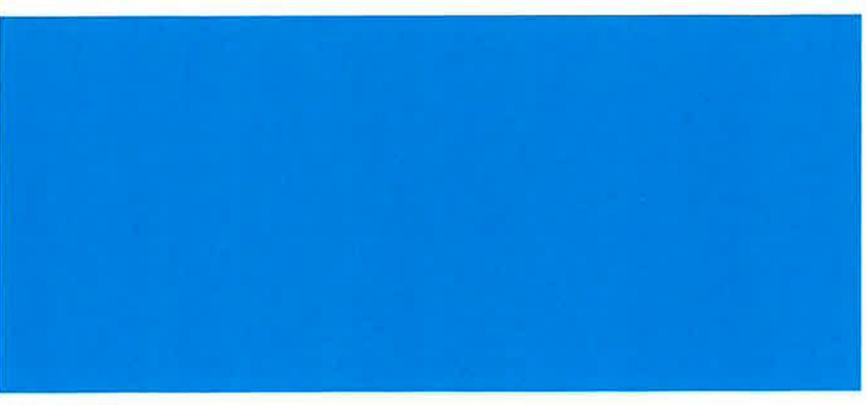
- Soft glow behind letters
- No illuminated face
- Premium architectural appearance
- Mounted off wall surface



ILLUMINATION STYLE – PUSH- THROUGH ACRYLIC

Opaque aluminum face with routed openings and acrylic inserts.

- Only acrylic elements glow
- Background remains dark
- High-end, clean appearance
- Used in modern commercial centers



LETTER COMPARISON TABLE — LED VS HALO-LIT VS PUSH-THROUGH ACRYLIC

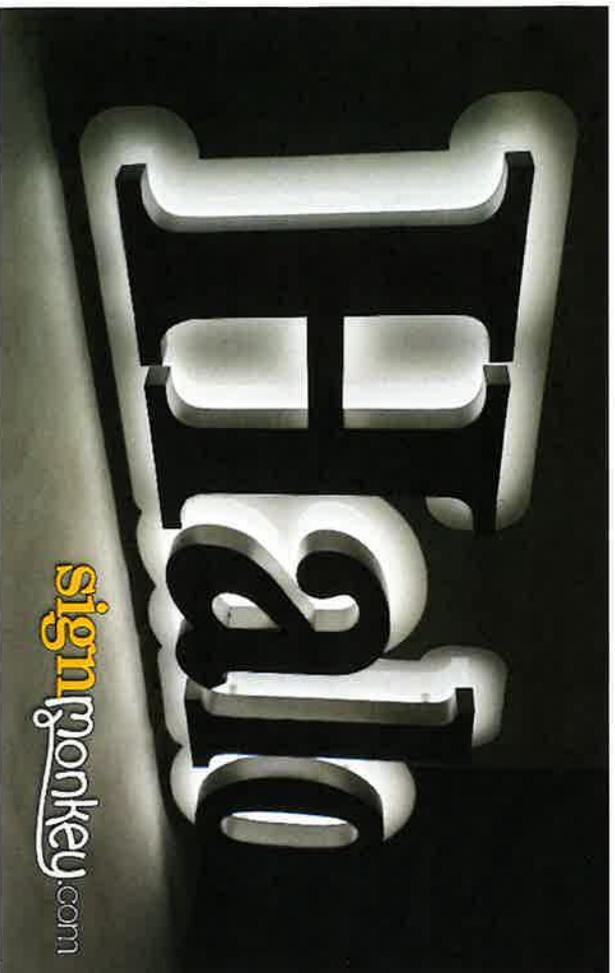
Type	What Lights Up	Background Glows?	Typical Look	Allowed Districts
LED Modules	Acrylic face	No	Bright, modern	C-1, C-2, M-1
Halo-Lit	Glow behind letters	No	Soft, premium	C-1, C-2, M-1
Push-Through	Acrylic letters/logos	No	High-end, architectural	C-1, C-2, M-1

LED, HALO-LIT, & PUSH-THROUGH ACRYLIC

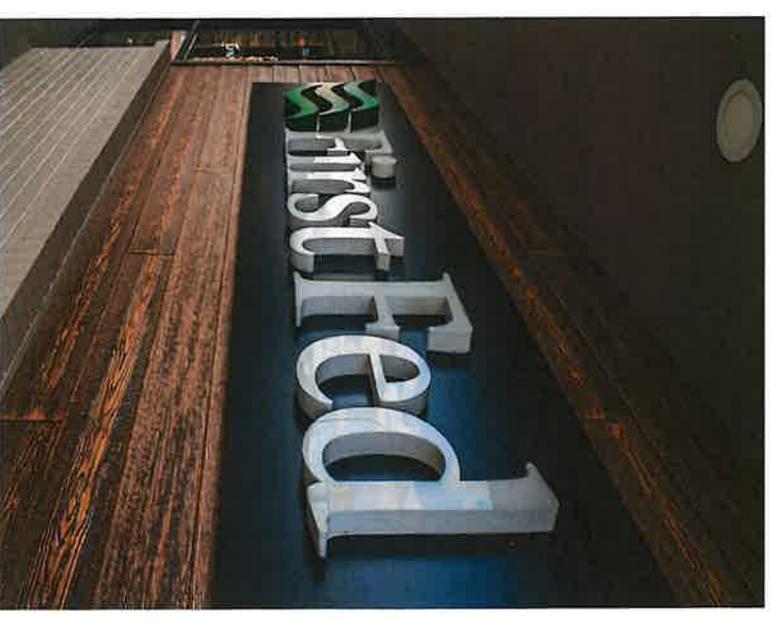
Standard LED with modules inside each letter; the background doesn't glow



Push-through acrylic letters that are internally lit and “push through” the background; more formal and professional than standard LED; background doesn't glow



The Halo-Lit sign where the letters have LED directly behind them; three parts background (not lit), base (lit), letters attached to base (not lit).



BRIGHTNESS LIMITATIONS

Illumination must not interfere with peace and comfort of nearby residents.

No excessive brightness allowed.

LIGHT SPILL & GLARE CONTROL

**Prevent glare
onto adjacent
properties and
streets.**

**City may require
shielding or
dimming.**

HOURS OF ILLUMINATION

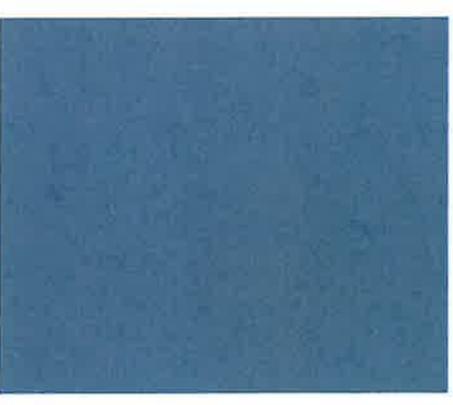
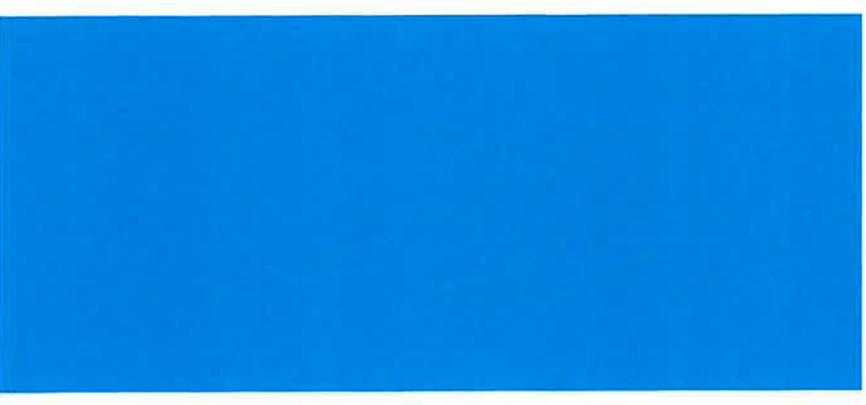
**Illumination limited to
business hours and up
to one hour after
closing.**

EXTERNAL ILLUMINATION STANDARDS

- Steady, shielded light source
- Max 1 fixture per side (≤ 40 sq ft), 2 fixtures (> 40 sq ft)
- White light only
- No glare or visible sources from street
- Ground lighting must be landscaped

INTERNAL ILLUMINATION STANDARDS

- Opaque background,
translucent copy only
- Cabinet signs with translucent
backgrounds allowed (C-2)
- Channel letters must match
building design



ZONING DISTRICT ILLUMINATION

- C-1: Wall, monument, canopy signs allowed if compatible
- C-2: All internal illumination types allowed (including cabinet signs)
- M-1: All internal allowed, except cabinet signs

SIGN TYPES

WALL SIGN



MONUMENT SIGN



SIGN TYPES

CANOPY SIGN

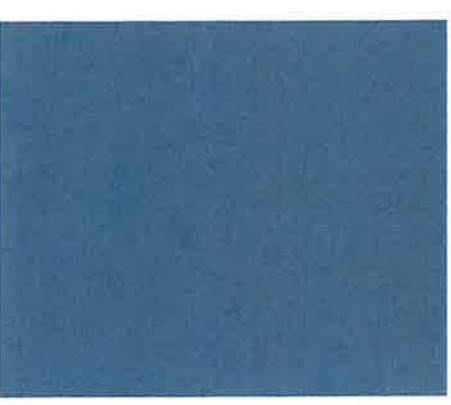
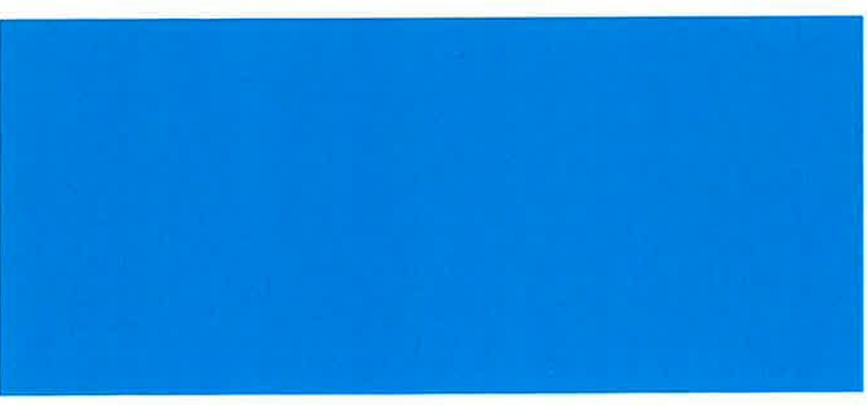


BOX SIGN



PROHIBITED ILLUMINATION

- Flashing, pulsating, strobe lights
- Emergency vehicle mimicry
- Exposed neon (unless permitted in special districts or by condition of zoning)



CONCLUSION ON PROPOSED SIGN TEXT AMENDMENT

**Establishes predictable,
enforceable lighting rules**

**Protects residential character
and public safety**

**Supports high-quality,
modern commercial
signage**

**Balances business visibility
with community comfort**



APPLICATION FOR VOLUNTEER SERVICE

Please complete and return to Hoschton City Hall, 61 City Square, Hoschton, GA 30548

NAME: Jerry Head

ADDRESS: 64 Seneca way

HOME PHONE: _____ CELL PHONE: 470-720-8623

EMAIL: jerryhead81@gmail.com

On which committee or board would you be interested in serving? You may check more than one.

Planning & Zoning Commission

Downtown Development Authority (Volunteer Only—DDA Board Member Application is different)

Historic Preservation Committee

Briefly describe your work and/or volunteer experience:

See attached

What are your strengths and/or skills?

See attached

Why do you want to volunteer?

see attached

Signature:  Date: 12-12-25

[Draft] City of Hoschton Planning and Zoning Commission

From jerryhead81@gmail.com
Draft saved Thu 12/11/2025 9:43 PM

I previously submitted an application for volunteer service to the City of Hoschton Planning and Zoning Commission earlier this year. Although I was not selected at that time, I am still interested in pursuing the opportunity. I had submitted an application previously, but I wanted to add additional comments.

- With over 33 years of experience in the Auto and Fire personal lines insurance industry, I bring a strong background in leadership, agency administration, and compliance. My career has centered on ensuring that organizations operate within established guidelines while maintaining efficiency and integrity. These skills have prepared me to thoughtfully evaluate proposals and processes. As a fairly new resident of just over two years, I have quickly come to appreciate the character and potential of (my home) the City of Hoschton.
- Now retired, I am committed to giving my time and talents to support the city's future. Hoschton is experiencing rapid growth, and I believe this creates both exciting opportunities and serious responsibilities. I understand firsthand the importance of growth that is not only necessary but also carefully planned. My goal is to contribute to decisions that help the city progress in a smart, sustainable, and community-focused way.

Thank you for your consideration.



APPLICATION FOR VOLUNTEER SERVICE

Please complete and return to Hoschton City Hall, 61 City Square, Hoschton, GA 30548

NAME: Jason Martin

ADDRESS: 466 White St. Hoschton, GA 30548

HOME PHONE: _____ CELL PHONE: 770-617-4008

EMAIL: jmartin.outdoor@gmail.com

On which committee or board would you be interested in serving? You may check more than one.

Planning & Zoning Commission

Downtown Development Authority (Volunteer Only—DDA Board Member Application is different)

Historic Preservation Committee

Briefly describe your work and/or volunteer experience:

I am a highly motivated individual that has started and sold multiple businesses. I believe that my unique ideas and critical thinking skills will serve the Planning & Zoning Commission and the city of Hoschton well. Since we live and do business in Hoschton, I'm motivated to do my part in growing the city and helping with planning. I've been on mission trips to the Philippines and have led several mens groups including church small groups and leadership groups.

What are your strengths and/or skills?

I have been in the tech industry, food industry and now retail. I understand many types of businesses and workflows that are required to be successful in those industries. I'm great with numbers, unique ideas and am dedicated to see the process from beginning to end.

Why do you want to volunteer?

I would like to see the downtown as an area where families can eat, drink and play. I would like to see more green spaces where families can bring their kids to play, walking paths, decorated street lights, a modern rebranding, more unique restaurants and golf cart paths. I believe that Hoschton is on the verge of a "glow up" and with the right leadership, motivated volunteers and a willing public we can quickly transform Hoschton where people will want to spend their money, play with their kids and dogs, and enjoy a more vibrant nightlife.

Signature:  Date: 12/15/2025



APPLICATION FOR VOLUNTEER SERVICE

Please complete and return to Hoschton City Hall, 61 City Square, Hoschton, GA 30548

NAME: James A. Lawson

ADDRESS: 4532 Hwy 53 Hoschton, GA 30548

HOME PHONE: 706-654-0966 CELL PHONE: 706-870-7139

EMAIL: Lawson30548@gmail.com

On which committee or board would you be interested in serving? You may check more than one.

Planning & Zoning Commission

Downtown Development Authority (Volunteer Only—DDA Board Member Application is different)

Historic Preservation Committee

Briefly describe your work and/or volunteer experience:

I was a City Council Member as well as a Zoning + Planning member. I also was Mayor of Hoschton for 3 months.

What are your strengths and/or skills?

I work well with the public and my peers. I already have the knowledge for this position and have worked with the members before.

Why do you want to volunteer?

I love serving our community and would love to continue to do so.

Signature: James Lawson

Date: 2-2-2026



APPLICATION FOR VOLUNTEER SERVICE

Please complete and return to Hoschton City Hall, 61 City Square, Hoschton, GA 30548

NAME: Geoffrey Horney
ADDRESS: 153 White Trillium Drive Hoschton, GA 30548
HOME PHONE: 678-414-4157 CELL PHONE: 678-414-4157
EMAIL: horneygeoff@gmail.com

On which committee or board would you be interested in serving? You may check more than one.

- Planning & Zoning Commission
 Downtown Development Authority (Volunteer Only—DDA Board Member Application is different)
 Historic Preservation Committee

Briefly describe your work and/or volunteer experience:

I have served in multiple leadership & volunteer capacities within my community. This includes being an Head Trustee at Hoschton United Methodist Church, overseeing facilities stewardship & Governance support. 11 years as VP of Wildflower HOA supporting neighborhood governance & operational oversight. 2 years on Cott Planning & Zoning Commission contributing to municipal planning and development decisions. Have held role of First Chair since November of 2025.

What are your strengths and/or skills?

Strategic thinking, regulatory interpretation, public communication, long-term vision, balancing stakeholder interest, above average conflict navigation skills, policy enforcement, community engagement, relationship building, confidence leading structured discussions, consistency, reliability & sustained commitment.

Why do you want to volunteer?

I have greatly valued my time and service on the Planning & Zoning Commission and remain committed to supporting our City and its citizens. We have progressed from our early formative challenges and are now entering a pivotal period of growth and development. I would love to continue collaborating with my fellow Commissioners to thoughtfully guide growth and help realize our long-term for a well planned, and closely connected community.

Signature:  Date: 2/10/2026