

CITY OF HOSCHTON  
CITY COUNCIL  
**THURSDAY, MAY 14, 2026, AT 6:00PM**  
HOSCHTON COMMUNITY CENTER  
65 CITY SQUARE, HOSCHTON



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PUBLIC HEARING  
AGENDA

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**WELCOME AND CALL TO ORDER**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**AGENDA APPROVAL**

**NEW BUSINESS**

1. Text Amendment TA-2026-01: Text Amendment amending the Subdivision and Land Development Ordinance, Article VI, "Access and Design Requirements for Roads", Section 620, "Residential Driveways" to amend driveway requirements and for other purposes
2. Text Amendment TA-2026-02: Text Amendment amending the Signs and Advertising Devices ordinance, Changing Section 43-109, "Lighting Restrictions" and for other purposes
3. Text Amendment TA-2026-04: Text Amendment amending the Signs and Advertising Devices ordinance, Changing Section 43-133(c), "Application Requirements" and for other purposes

**ADJOURN**

Text Amendment TA-2026-01:

Text Amendment amending the Subdivision and Land Development Ordinance, Article VI, "Access and Design Requirements for Roads", Section 620, "Residential Driveways" to amend driveway requirements and for other purposes

CITY OF HOSCHTON  
STATE OF GEORGIA

**ORDINANCE TA-2026-01**

AN ORDINANCE AMENDING THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE CITY OF HOSCHTON, GEORGIA, ARTICLE VI, "ACCESS AND DESIGN REQUIREMENTS FOR ROADS", SECTION 620, "RESIDENTIAL DRIVEWAYS," TO AMEND DRIVEWAY REQUIREMENTS AND FOR OTHER PURPOSES

WHEREAS, the City of Hoschton is authorized under the Constitution of the state of Georgia and O.C.G.A § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the City is further authorized under O.C.G.A § 36-66-1 et seq. (the "Zoning Procedures Law") to adopt amend zoning regulations following proper notice and public hearing; and

WHEREAS, A notice of public hearing before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, the proposed text amendment is intended to clarify existing regulations, improve administrative efficiency, and ensure consistent application of the Code of Ordinances of the City of Hoschton; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Subdivision and Land Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

**Section 1.**

The Hoschton Subdivision and Land Development Ordinance, Article VI, "Access and Design Requirements for Roads," Section 620, "Residential Driveways," is amended to add a new subsection (h) as follows:

(h) Length: 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, except as may be provided otherwise in this code.

**Section 2.**

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.**

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**Section 4.**

The effective date of this ordinance shall be the date of adoption.

Adopted this 14th day of May 2026.

---

Debbie Martin, Mayor

This is to certify that I am the City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

---

Jennifer Harrison, City Clerk

APPROVED AS TO FORM

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Abbott S. Hayes, Jr., City Attorney

# 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

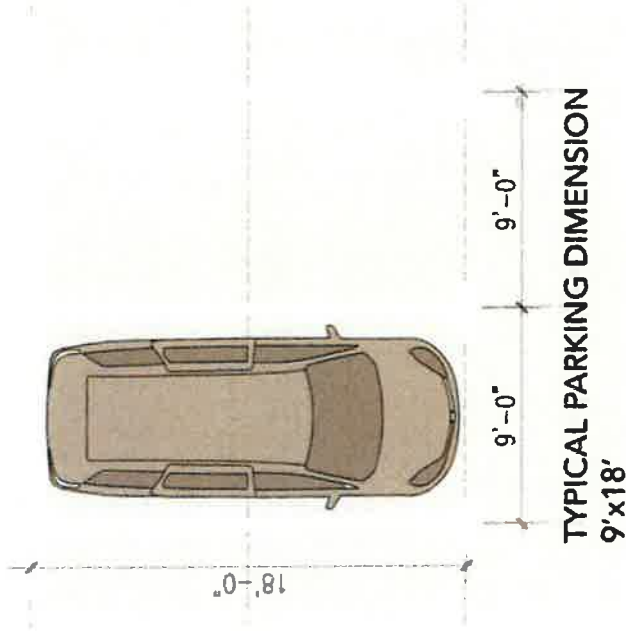


## Standards for Residential Driveway & Standard Parking Spaces

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

Text Amendment TA-  
2026-02:

Text Amendment  
amending the Signs and  
Advertising Devices  
ordinance, Changing  
Section 43-109, "Lighting  
Restrictions" and for other  
purposes

CITY OF HOSCHTON  
STATE OF GEORGIA

**ORDINANCE TA-2026-02**

AN ORDINANCE AMENDING THE SIGNS AND ADVERTISING DEVICES ORDINANCE OF THE CITY OF HOSCHTON, GEORGIA, CHANGING SECTION 43-109, "LIGHTING RESTRICTIONS", AND FOR OTHER PURPOSES

WHEREAS, the City of Hoschton is authorized under the Constitution of the state of Georgia and O.C.G.A § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the City is further authorized under O.C.G.A § 36-66-1 et seq. (the "Zoning Procedures Law") to adopt amend zoning regulations following proper notice and public hearing; and

WHEREAS, A notice of public hearing before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, the proposed text amendment is intended to clarify existing regulations, improve administrative efficiency, and ensure consistent application of the Code of Ordinances of the City of Hoschton; and

WHEREAS, A notice of public hearing before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Signs and Advertising Devices Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

**Section 1.**

The Hoschton Signs and Advertising Devices Ordinance, Codified in the Hoschton Code of Ordinances as Chapter 43, Section 43-109, "Lighting Restrictions," is hereby stricken and replaced with the following new Section 43-109:

Section 43-109. Lighting Restrictions.

(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.

(c) Illumination Types

Permitted Types shall include:

Internal Illumination - including LED modules, halo-lit channel letters, and push through acrylic illumination in C-1, C-2, and M-1 ONLY.

External Illumination – provided the light source is fully shielded and directed onto the sign face.

Digital or electric illumination – as permitted and restricted in this code.

(d) Brightness Limitations

The light from any illuminated sign shall not be of an intensity or brightness that interferes with the peace, comfort, convenience, and general welfare of residents or occupants of adjacent or nearby properties.

(e) Light Spill and Glare Control

All illumination shall be arranged to prevent glare onto adjacent residential properties, public streets, or rights-of-way. The City may require such additional shielding and/or dimming as is necessary to prevent glare.

(f) Hours of illumination shall be limited to business hours and up to one hour after closing.

(g) Standards for Externally Illuminated Signs

Externally illuminated signs shall be a steady, stationary light source, shielded and directed solely at the sign. Light fixtures shall be restricted to not more than one shielded light fixture per side for signs up to 40 square feet and not more than two shielded light fixtures per side for signs over 40 square feet.

Lamps may only produce white light.

Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties. All ground-mounted lighting must be obscured by landscaping approved by the City.

(h) Standards for Internally Illuminated Signs

Internally illuminated signs in C-1, C-2, and M-1 shall be constructed of opaque sign faces and translucent copy. The background of the sign shall not glow. Only the letters, logo, or graphics shall be allowed to light up.

Cabinet signs with fully translucent backgrounds shall also be permitted in the C-2 zoning district. This allows flexibility for potential national chains (certain convenience stores, gas stations, pharmacies etc.) to use standard corporate logos and signage.

Raceway-mounted channel letters shall be color-matched to the building façade or architecturally integrated into the building design.

(i) Zoning District Internal Illumination Allowances

Internal illumination shall only be allowed in the C-1, C-2, and M-1 Zoning Districts.

In C-1 Neighborhood Commercial Districts, internally illuminated wall, monument, and canopy signs shall be allowed, provided they are compatible with adjacent residential uses.

In C-2 General Commercial/Highway Oriented Districts, all types of permissible internal illumination including channel letters, cabinet signs, and canopy/fuel canopy illumination shall be allowed.

In M-1 Light Industrial Districts, internal illumination on all permitted sign types for such districts shall be allowed, but the City shall not allow fully translucent cabinet style signs.

(j) Prohibited Illumination shall include:

Flashing, pulsating, or strobe-type illumination.

Illumination that mimics emergency vehicle lighting.

Exposed neon tubing unless specifically permitted by district or approved as part of a planned development.

**Section 2.**

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.**

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**Section 4.**

The effective date of this ordinance shall be the date of adoption.

Adopted this 14th day of May, 2026.

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Debbie Martin, Mayor

This is to certify that I am the City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

---

Jennifer Harrison, City Clerk

APPROVED AS TO FORM

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Abbott S. Hayes, Jr., City Attorney

# ORDINANCE OVERVIEW

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

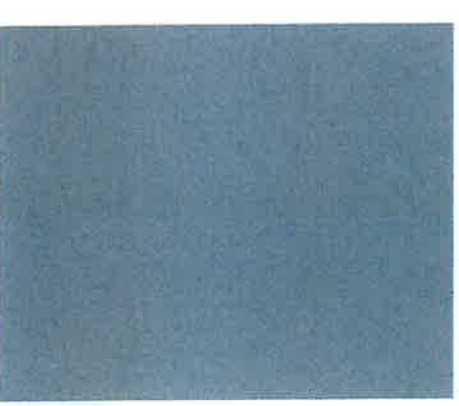
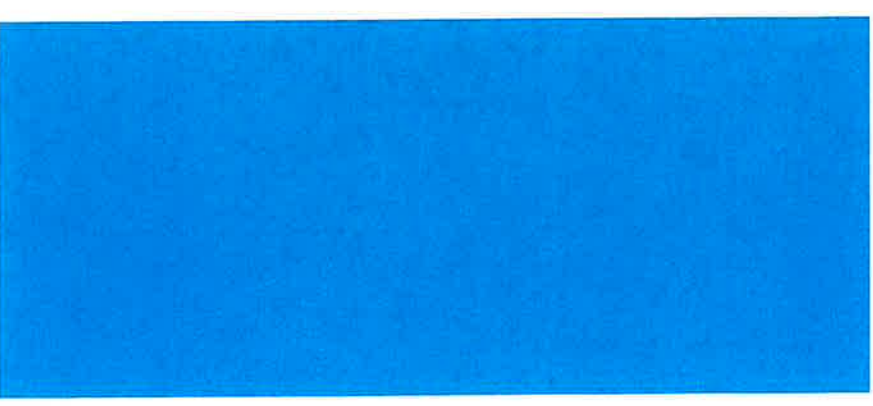
Only (a) & (b) remain (everything else is new)

(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)

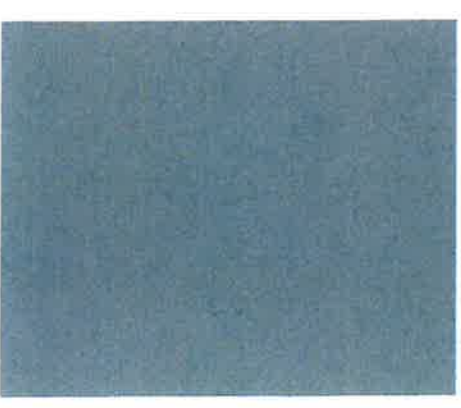
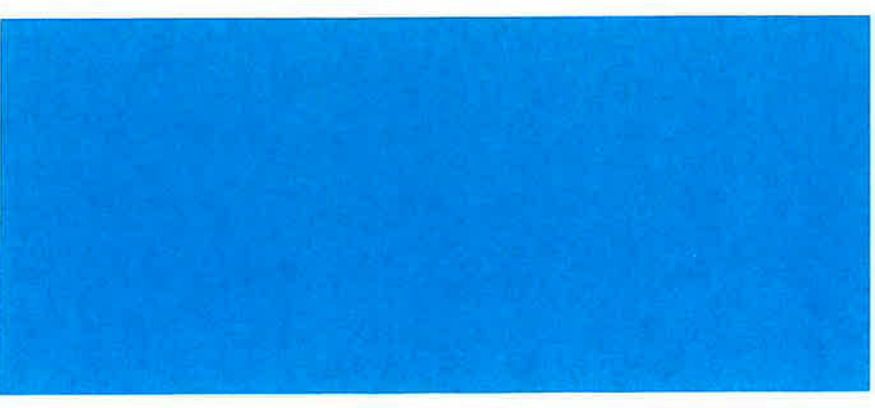
- External: Fully shielded, directed onto sign face

- 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

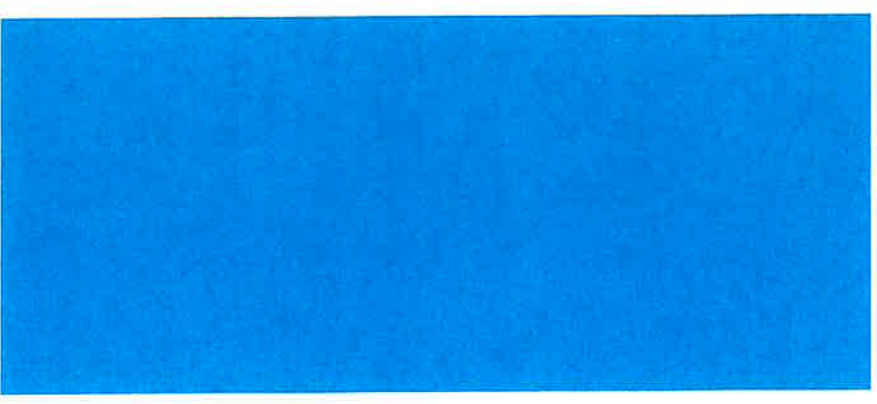


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# ILLUMINATION STYLE — HALO-LIT CHANNEL LETTERS

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

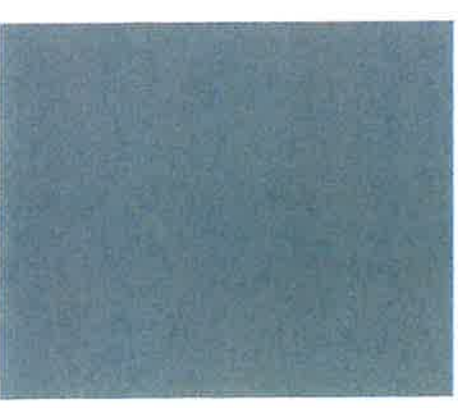
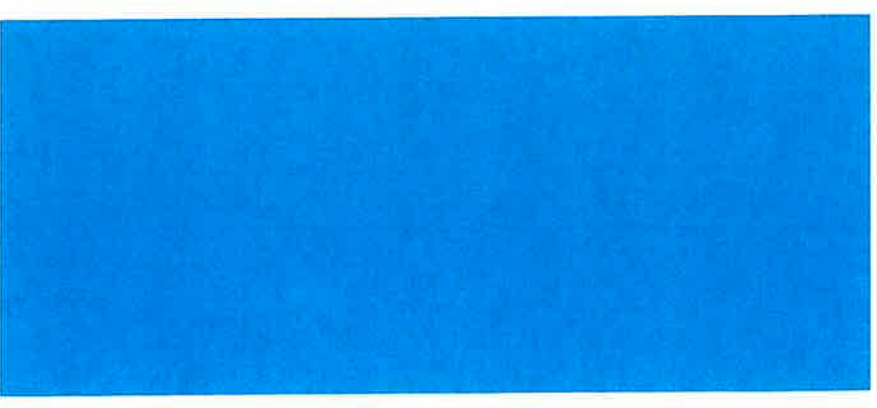


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# ILLUMINATION STYLE — PUSH- THROUGH ACRYLIC

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

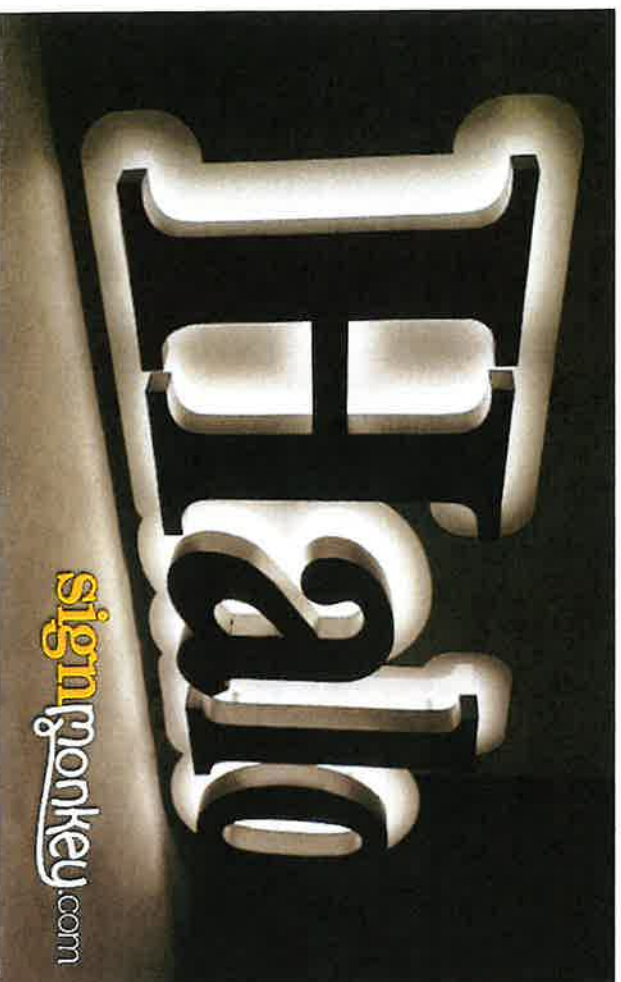
Type	What Lights Up	Background Glows?	Typical Look	Allowed Districts
LED Modules	Acrylic face	No	Bright, modern	C-1, C-2, M-1
Halo-Lit	Glow behind letters	No	Soft, premium	C-1, C-2, M-1
Push-Through	Acrylic letters/logos	No	High-end, architectural	C-1, C-2, M-1

# 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 (not lit), letters attached to base (rear lit).



# **BRIGHTNESS LIMITATIONS**

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

**No excessive brightness allowed.**

# LIGHT SPILL & GLARE CONTROL

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

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**City may require  
shielding or  
dimming.**

# HOURS OF ILLUMINATION

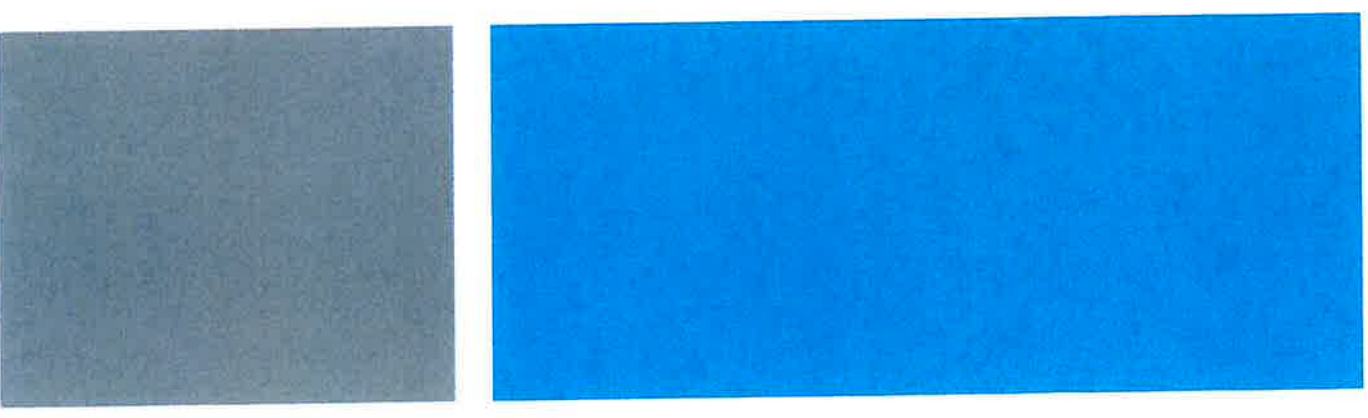
**Illumination limited to  
business hours and up  
to one hour after  
closing.**

# EXTERNAL ILLUMINATION STANDARDS

- Steady, shielded light source
- Max 1 fixture per side ( $\leq 40$  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



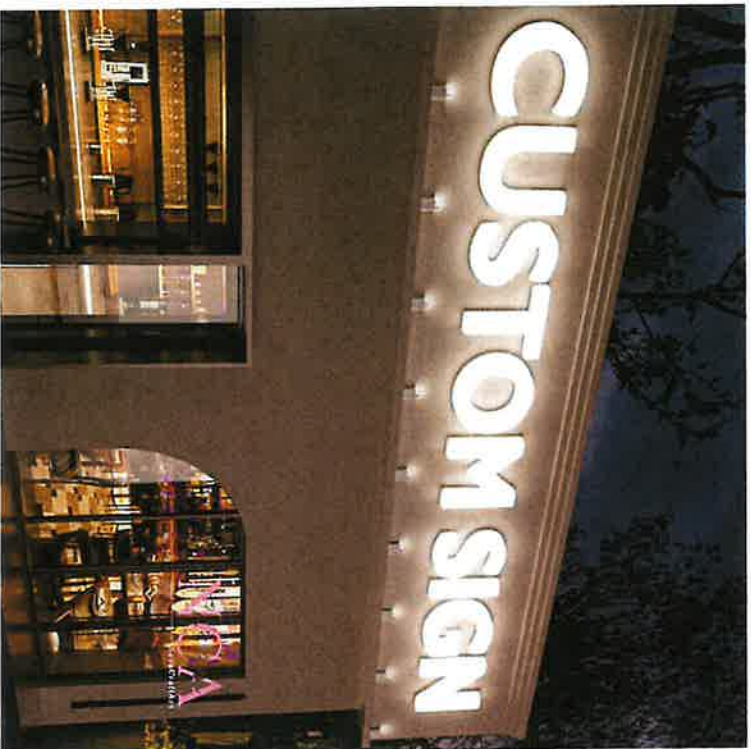
# ZONING DISTRICT ILLUMINATION

- 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

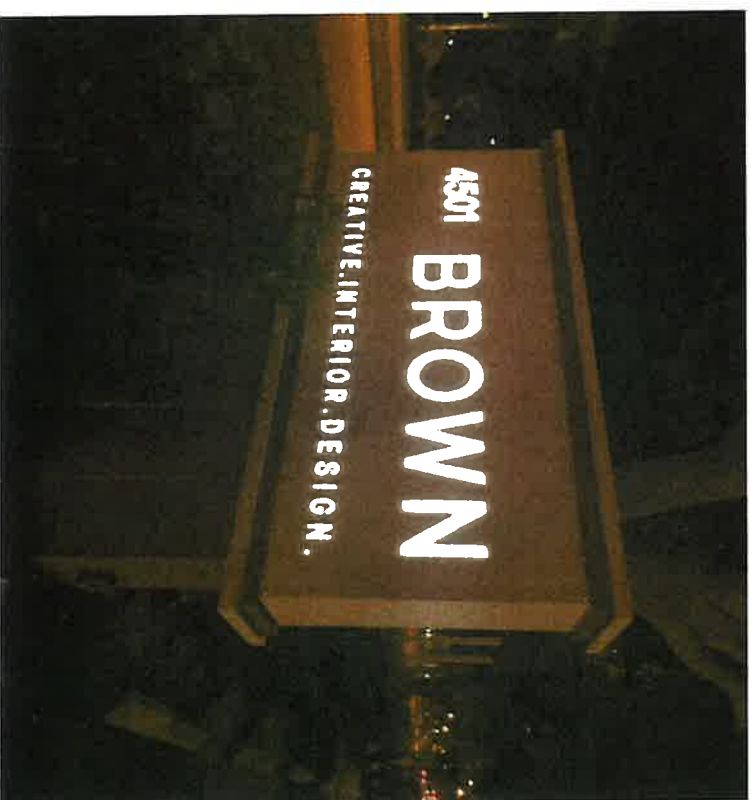
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# SIGN TYPES

WALL SIGN



MONUMENT SIGN



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# SIGN TYPES

CANOPY SIGN



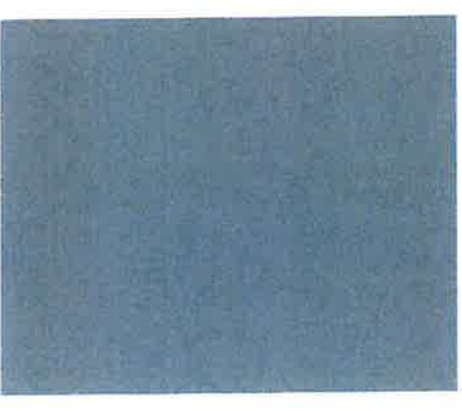
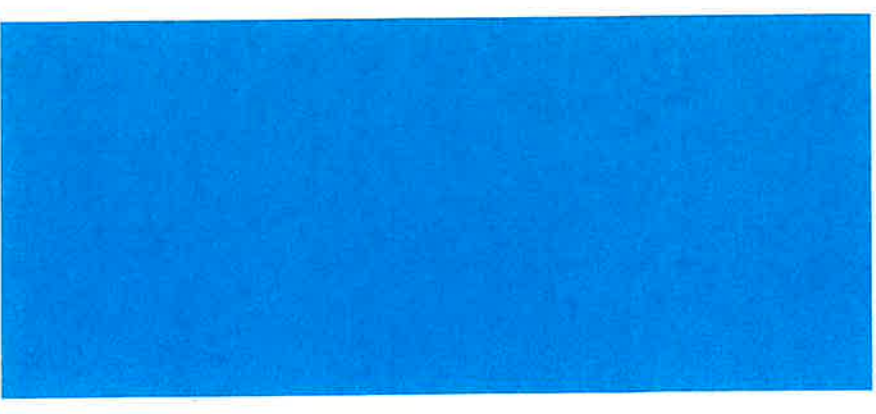
BOX SIGN



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## 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

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**Establishes predictable,  
enforceable lighting rules**

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**Protects residential character  
and public safety**

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

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**Balances business visibility  
with community comfort**

Text Amendment TA-  
2026-04:

Text Amendment  
amending the Signs and  
Advertising Devices  
ordinance, Changing  
Section 43-133(c),  
"Application  
Requirements" and for  
other purposes

CITY OF HOSCHTON  
STATE OF GEORGIA

**ORDINANCE TA-2026-04**

AN ORDINANCE AMENDING THE SIGNS AND ADVERTISING DEVICES ORDINANCE  
OF THE CITY OF HOSCHTON, GEORGIA, CHANGING SECTION 43-133 (C),  
“APPLICATION REQUIREMENTS”, AND FOR OTHER PURPOSES

WHEREAS, the City of Hoschton is authorized under the Constitution of the state of Georgia and O.C.G.A § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, the City is further authorized under O.C.G.A § 36-66-1 et seq. (the “Zoning Procedures Law”) to adopt amend zoning regulations following proper notice and public hearing; and

WHEREAS, A notice of public hearing before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, the proposed text amendment is intended to clarify existing regulations, improve administrative efficiency, and ensure consistent application of the Code of Ordinances of the City of Hoschton; and

WHEREAS, A notice of public hearing before the Hoschton Planning and Zoning Commission and the Hoschton City Council on this matter was published in a newspaper of general circulation within the City of Hoschton as required by the zoning procedures law and the Hoschton zoning ordinance for text amendments; and

WHEREAS, The Planning and Zoning Commission and the City Council each conducted a public hearing on this matter; and

WHEREAS, The Hoschton City Council finds that it is necessary, desirable and in the public interest to amend the Hoschton Signs and Advertising Devices Ordinance;

Now therefore, the Hoschton City Council ORDAINS as follows:

**Section 1.**

Subsection of (c) the Hoschton Signs and Advertising Devices Ordinance, Codified in the Hoschton Code of Ordinances as Chapter 43, Section 43-133, “Application Requirements,” is hereby stricken and replaced with the following new Section 43-133 (c):

(c) Application requirements. An application for a sign permit, if required, shall be made on an application form furnished by the Planning and Zoning Department. The application form and application materials shall include the following:

1. The names, mailing addresses, telephone numbers, and e-mail addresses of the sign owner, sign erector, property owner, lessee, and the agent or representative making application; property owner (or his/her designee) shall provide signature granting permission to place/construct sign on said property;
2. Fees as per the City of Hoschton's adopted fee schedule;
3. The address and tax parcel number of the property where the sign is to be erected;
4. The type of sign to be permitted, as classified by this chapter;
5. The number of sign faces and the height and area of the sign to be permitted; and
6. The proposed placement location, shown on a sketch of the building façade if a wall sign or on a plot plan or boundary survey of the property if a monument sign.

**Section 2.**

All ordinances, or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.**

If any portion of this ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

**Section 4.**

The effective date of this ordinance shall be the date of adoption.

Adopted this 14th day of May, 2026.

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Debbie Martin, Mayor

This is to certify that I am the City Clerk of the City of Hoschton. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

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Jennifer Harrison, City Clerk

APPROVED AS TO FORM

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Abbott S. Hayes, Jr., City Attorney