

MINUTES
HOSCHTON PLANNING AND ZONING COMMISSION
May 22, 2024 at 6:00 p.m.
Hoschton Community Center
65 City Square, Hoschton, GA, 30548

MEMBERS PRESENT:

Edwin “Ace” Acevedo
Scott Butler
Geoffrey Horney
Chuck Jonaitis
Christine Moody
Brenda Stokes
Tom Vivelo

OTHER CITY PERSONNEL PRESENT:

Jen Williams, Asst. City Clerk (left by 6:30 p.m.)
David Brown, Mayor Pro Tempore (left by 6:30 p.m.)
Christina Brown, City Council Member
Jerry Weitz, Consulting City Planner

I. Call to Order

The meeting was called to order at 6:00 p.m. by Jerry Weitz, consulting city planner. All members of the planning and zoning commission were present.

II. Swearing In – Oath of Office

Jen Williams administered the swearing in ceremony. All members swore to uphold their oaths of office.

III. Election of Chair and Vice Chair

Nominations were accepted for chair. Christine Moody was nominated to be chair. There were no other nominations for chair. The nominations process for chair was closed. Christine Moody was unanimously elected chair (7-0). Nominations were accepted for vice-chair. Ace Acevedo was nominated to be vice chair. No other nominations were made for vice-chair. The nominations process for vice-chair was closed. Ace Acevedo was unanimously elected vice chair (7-0).

IV. Ordinance TA-2024-02: An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article IV, “Zoning Districts and Official Zoning Map,” Section 4.08, “PUD, Planned Unit Development District” To Amend Existing Provisions, Requirements and Allowances and to Add Requirements; and for Other Purposes

Jerry Weitz introduced the ordinance amendment. Weitz recognized Council member Christina Brown for her initial input and ideas for changes to the Planned Unit Development (PUD) zoning district. There were many questions and comments about the proposed ordinance amendment, including minimum lot sizes, minimum heated floor area per dwelling unit, minimum setbacks from PUD boundaries, improvement requirements, and provisions requiring open space. Weitz noted that the amendment would require that future PUD applications include a traffic impact

study and also require PUD applicants to specify the percentage of residential units that would be rented versus owned, along with provisions for how to enforce the percentages proposed.

The public hearing on this matter was opened. There was no one to speak in favor or opposition. The public hearing was closed.

A motion was made by Chuck Jonaitis, seconded by Scott Butler, to recommend that the minimum land area to rezone to the PUD district be increased from 10 acres to 25 acres. The motion passed 5-2, with Brenda Stokes and Christine Moody opposed. A motion was made by Chuck Jonaitis, seconded by Tom Vivelto, to recommend approval of Ordinance TA-2024-02 with the change of minimum land area from 10 acres to 25 acres, and it passed unanimously (7-0).

V. Ordinance TA-2024-03: An Ordinance Amending the Zoning Ordinance of the City Of Hoschton, Georgia, Article IV, “Zoning Districts and Official Zoning Map,” Section 4.14, “MU, Mixed Use District” and for Other Purposes

Jerry Weitz introduced the ordinance amendment. Weitz indicated there is only one area in the city zoned MU (Mixed Use), which includes vacant commercial land and a parcel under development for Creekside Village Townhouses. The public hearing on this matter was opened. There was no one to speak in favor or opposition. The public hearing was closed. After discussion, a motion was made by Chuck Jonaitis, seconded by Geoffrey Horney, to recommend approval of Ordinance TA-2024-03, and it passed unanimously (7-0).

VI. Ordinance TA-2024-04: An Ordinance Amending the Zoning Ordinance of the City of Hoschton, Georgia, Article VIII, “Zoning Amendments and Applications,” To Add a New Section 8.08, “Duration of Approval” and for Other Purposes

Jerry Weitz introduced the ordinance amendment. Weitz indicated that time itself could not change zoning back to its original zoning, and that so-called “reversionary” code provisions were not legal since only the legislative body (city council) can change zoning. He also indicated that amendment would require the zoning administrator to schedule for council consideration any rezonings, conditional uses and variance applications that were approved but for which no activity has taken place in two years since approval. It would then be up to the city council whether it would want to initiate an action (following hearing procedures and notice) to decide if the action would be formally reconsidered. The public hearing on this matter was opened. There was no one to speak in favor or opposition. The public hearing was closed. After discussion, a motion was made by Chuck Jonaitis, seconded by Tom Vivelto, to recommend approval of Ordinance TA-2024-04, and it passed unanimously (7-0).

VII. Amendment of the Comprehensive Plan of the City of Hoschton, Georgia, to Adopt an Update to the Capital Improvements Element and Community Work Program (i.e., required annual update).

Jerry Weitz summarized the annual update of the comprehensive plan. He explained that the city is required to annually update the capital improvements element and community work program because the city has adopted development impact fees.

The public hearing on this matter was opened. There was no one to speak in favor or opposition. The public hearing was closed. After discussion, a motion was made by Chuck Jonaitis, seconded by Ace Acevedo, to recommend approval of the amendment to the comprehensive plan to update the capital improvements element and community work program, and it passed unanimously (7-0).

VIII. Amendment of the Comprehensive Plan of the City of Hoschton, Georgia, To Amend the Future Land Use Plan and for Other Purposes

Jerry Weitz described the proposed changes to the future land use plan map. He indicated that the map had not been updated since February 2021 and that many annexations and rezoning had occurred since then. The proposed changes would also include an update to the parcel data base, in particular, additional platted lots in the Twin Lakes PUD. Weitz indicated an intent that the PUD designation on the future land use plan map will be changed to specific land uses based on approved master plans. The public hearing on this matter was opened. Christina Brown spoke regarding this matter. There was no one else to speak in favor or opposition. The public hearing was closed. After discussion, a motion was made by Chuck Jonaitis, seconded by Ace Acevedo, to recommend approval of the changes to the future land use plan map, and it passed unanimously (7-0).

IX. Other Business

None.

X. Adjourn

On a motion properly made and seconded, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Jerry Weitz, Consulting Planner

Approved by the Commission

Christine Moody, Chair

