

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

I. Call to Order/Roll Call

The Meeting was called to order by Mr. Ace Acevedo, Vice Chair at 6:00pm

Commissioners in Attendance:

Mr. Geoffrey Horney
Mr. Scott Butler
Ms. Brenda Stokes
Mr. Ace Acevedo, Vice Chair
Mr. Chuck Jonaitis
Mr. Tom Viveló

Absent:

Ms. Christine Moody, Chair

Staff Present:

Ms. Jennifer Kidd-Harrison, City Manager/Clerk

II. Recognitions:

Mayor Martin, Councilmember Tina Brown, Councilmember Dave Brown,
Councilmember Fredria Sterling

III. Pledge of Allegiance

The pledge was led by Mr. Ace Acevedo, Vice Chair

IV. Moment of Silence for Individual Prayer and Self-Reflection

Led by Mr. Ace Acevedo, Vice Chair

V. Approval of Minutes (December 18, 2024)

Minutes of the December 18, 2025 were reviewed. A motion to approve as presented was made by Chuck Jonaitis, seconded by Tom Viveló and passed unanimously.

VI. Public Comment (5-minute time limit) (for items unrelated to public hearings on agenda items) (sign-in required)

No public comments were made.

VII. New Business – Public Hearings

- A. **Z-24-04** Rezoning: City of Hoschton, applicant and property owner, seeks rezoning from R-1 (Single Family Low Density Residential District) to INST (Institutional) District of approximately 11.25 acres of property on the north side of Peachtree Road (Map/Parcels 120/010B, 120/010E, 120/010I, and 120/010C) (includes 84 and 142 Peachtree Road). Proposed uses: institutional (city hall and police facilities), parking lot, and parks and open spaces. [*consulting planner recommendation: approval*]

Vice Chair, Mr. Ace Acevedo introduced this rezoning to the commission. No questions or concerns were spoken of and a motion was made to pass with no changes by Mr. Tom, seconded by Ms. Brenda Stoke and all in favor.

- B. **Z-24-05** Rezoning: City of Hoschton, applicant, Winpeacock, LLC, property owner, seeks rezoning from PUD (Planned Unit Development), Conditional (Ordinance Z-21-11 as modified by Ordinance Z-22-09) to PUD (Planned Unit Development), Conditional, to modify conditions of zoning approval for 11.5 acres (Map/Parcel 120/010A) fronting on the south side of Industrial Boulevard, the west side of SR 53, and the east side of White Street. Proposed uses (no changes proposed from approved): 225 dwelling units (apartments) and 60,000 square feet of nonresidential/ commercial/ office/ restaurant space [*consulting planner recommendation: approval of modified conditions*]

Represented Attorney, Mr. Matt Benson presented the project and sat.

Vice Chair, Mr. Ace Acevedo asked if there anyone that would like to speak that is opposed of the project and no comments were made.

Vice Chair, Mr. Ace Acevedo asked the following questions:

1. Will these establishments be able to have solar panels on the roof?
2. What is the timeline for the multi-path to be completed?
3. Concerns of the children waiting for the bus. Will there be some type of covering?
4. Parking Concerns. Would there be issues with shared parking between the business and residential on parking since it is all shared space?
5. Where would the dumpsters be located?

Mr. Ken Wood, Architect of PEC stated the following answers for Mr. Acevedo. No interest of solar panels on roof, The multi-path will be completed at start of the project. Covering for children and parking concerns, he will have to look into and that dumpsters would be located on the rear of Industrial.

Mr. Scott Butler asked if they had any concerns with traffic and would Peachtree Road be the primary entrance?

Mr. Ken Wood stated that they felt confident with a light and with the other outages, that traffic will flow well.

Motion to approve with no changes or additions to conditions by Mr. Tom Vivello
And seconded by Ms. Brenda Stokes and all in favor.

VIII. Other Business – None

Mr. Chuck Jonaitis stated that he would like to revisit the sign ordinance. City Manager stated that she would discuss with council on how they would like to proceed with the process.

IX. Adjourn at 6:40pm. Motion by Mr. Tom Vivello, seconded by Ms. Brenda Stokes and all in favor.

Respectfully submitted,

Jennifer Harrison, City Manager/Clerk

Approved by the Commission:

Christine Moody, Chair