



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 3/13/24
Hearing Date: _____
Voting Date: 3/21/24

Department: Community Development Presenter(s) & Title: Steve Green, Zoning Administrator

Agenda Item Title:

Update on proposed zoning map and other UDC amendments.

Summary:

Once the Mayor and Council have decided which of the proposed amendments they wish to adopt the staff will prepare updated ordinances that reflect the intended changes. Should the O-RT zoning district be deleted the staff will contact those property owners and inform them of the proposed zoning category that will be placed on their property(ies). There was/is discussion as to the elimination of the R-40, R-20, R-15 and R-4 zoning districts and replacing them with the R-10 designation. Any project that wishes to use development criteria other than that of the R-10 district will be required to submit a Master Plan for Mayor and City Council approval.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

The Mayor and City Council will be holding the spring retreat the weekend of March 15-17 at which time these issues will be discussed. Staff will withhold a recommendation until these matters have been discussed during the spring retreat.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Proposed amendment

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY OF CANTON UNIFIED DEVELOPMENT CODE TO DELETE ZONING CATEGORIES R-4, R-15, R-20, R-40 AND TO REDESIGNATE THESE CATEGORIES AS R-10; TO PROVIDE FOR CHANGES TO R-10 TO ALLOW VARIANCES FROM DEVELOPMENT STANDARDS WITH MASTER PLAN; TO DELETE RA-6 CATEGORY; TO DELETE NC ZONING DISTRICT; TO AMEND CHAPTER 105 BY REPLACING "BOARD OF ZONING APPEALS" WITH "BOARD OF APPEALS" AND "BZA" WITH "BOA"; TO AMEND TABLE 102-4 BY REPLACING THE "P" WITH A "C" IN THE CBD COLUMN FOR TOWNHOUSE TO MAKE THE USE CONDITIONAL; TO AMEND CHAPTER 104.05(A) TO ALLOW COTTAGE HOUSING IN THE CBD DISTRICT;

WHEREAS, the City council desires to reduce the zoning categories in the Unified Development Code; and

WHEREAS, the City Council desires to change the name of the Board of Zoning Appeals to Board of Appeals in the Unified Development Code; and

WHEREAS, the City Council desires to make townhouses a conditional use in the Central Business District; and

WHEREAS, the City Council desires to amend the Unified Development Code to allow cottage housing in the CBD District;

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF CANTON as follows:

1. Section 102.01.01 and Table 102-1 of the Unified Development Code are amended to delete R-4, R-15, R-20, R-40, and RA-6 from the residential zoning districts; to delete NC and O-RT from the commercial zoning districts; and to delete PD-Business/Office and PD-Traditional Neighborhood from the mixed use districts.
2. Section 102.01.02 of the Unified Development Code is amended to delete (A) *R-40 single family residential (40,000 square feet)*, (B) *R-20 single-family residential (20,000 square feet)*, (C) *R-15 single-family residential (15,000 square feet)*, (E) *R-4 Single-family residential (4,000 square feet)*, and (F) *RA-6 residential attached (six du/acre)*.
3. Section 102.01.03 of the Unified Development Code is amended to delete (A) *NC neighborhood commercial* and (D) *O-RT office residential transition*.
4. Section 102.01.05 of the Unified Development Code is amended to delete (A) *PD-Business/office* and (C) *PD-Traditional Neighborhood Development*.
5. Table 102-4 Land Use Table of the Unified Development Code is amended to delete R-4, R-15, R-20, R-40, RA-6, NC and O-RT; and to change "P" to a "C" for Townhouse in the CBD zoning district.

6. Table 102-5 Development Standards Table of the Unified Development Code is amended to delete R-4, R-15, R-20, R-40, RA-6, NC and O-RT.

7. Section 102.01.04 of the Unified Development Code is amended to add the following sentence: For residential development in the R-10 zoning category, the development standards may be varied by a master plan and conditional use permit approved by the city council.

8. Table 103-1 Buffer Types by Zoning District of the Unified Development Code is amended to delete R-4, R-15, R-20, R-40, RA-6, NC and O-RT.

8. Section 104.05.00(A) of the Unified Development Code is amended to delete R-4, R-15, R-20, R-40, and RA-6, and to add CBD.

9. Chapter 105 Development Code Administration of the Unified Development Code is amended to change all references to "board of zoning appeals" to "board of appeals" and change all references to "BZA" to "BA".

10. Section 106.01.01 of the Unified Development Code is amended to delete R-4, R-15, R-20, R-40, RA-6 and O-RT.

11. Section 107.10.02 of the Unified Development Code is amended to delete R-15, R-20, and R-40.

12. Section 109.04.03 C(5) is amended to delete "except the R-40 district" from the first sentence.

13. If any portion of this Ordinance be declared invalid or unconstitutional by any court or competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid. It is hereby declared to be the intent of the City Council to provide for separable and divisible parts and does hereby adopt any and all parts hereof as may not be held invalid for any reason.

14. This Ordinance shall become effective on the date the Mayor signs the ordinance indicating approval, ten days after the adoption of the ordinance if the Mayor has not signed nor vetoed, or immediately upon an affirmative vote of the City Council after the Mayor's veto, whichever shall first occur.

Attest:

Bill Grant, MAYOR
Date:

Annie Fortner
CITY CLERK

Approved as to form:

Robert M. Dyer, City Attorney

ORDINANCE NO. _____

First Reading _____

Adopted by Council _____

Approved by Mayor _____

Veto by Mayor _____

Second Vote by Council _____

Effective Date _____

Annie Fortner, City Clerk



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 3/13/24
Hearing Date: _____
Voting Date: 3/21/24

Department: Community Development Presenter(s) & Title: Steve Green, Zoning Administrator

Agenda Item Title:

Possible abandonment of an alley between 120 and 140 Crisler Street.

Summary:

Steve Hearn and Alesia Steele have requested that the City abandon the alley way between their property and 120 Crisler Street. This item was briefly discussed during the Mayor and Council meeting held on March 7, 2024. It is expected this matter will be discussed during the Mayor and Council spring retreat which will be held March 15-17, 2024. Subsequent to the retreat the staff will respond to the applicants request as to how the Mayor and Council wishes to proceed.

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

Fund Source: General Fund Water & Sewer Sales Tax Other:

Staff Recommendations:

The Mayor and City Council will be holding the spring retreat the weekend of March 15-17 at which time this issue will be discussed. Staff will withhold a recommendation until these matters have been discussed during the spring retreat.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? Yes No

Attachments:

Request letter and location map



Steve Green <steve.green@cantonga.gov>

Annexed alley way

1 message

Alesia Steele <steelebleessed24@yahoo.com>
To: "steve.green@cantonga.gov" <steve.green@cantonga.gov>

Fri, Feb 23, 2024 at 4:45 PM

Good afternoon, Mr. Green,

Steven Heard and I, Alesia Steele are requesting that the abandoned property behind our residence at [140 Crisler Street, Canton, Ga.](#) be annexed to our property. It is our understanding is that this area was used as a coal mining alley way in earlier years.

If you would consider granting us this additional property it would be very much appreciated.

Thank you for your consideration.

Alesia Steele & Steven Heard

Please do not hesitate to call if additional information is needed (770)479-2930.

City of Canton Map



City of Canton Map

