



# COUNCIL AGENDA REPORT

**FROM:** Community Development Department  
Prepared by: Ken Patton

**CC:** City Clerk  
Public Information

**SUBJECT:** Discussion of Planning Commission recommendation - Case Z1203-001, Wes Latimer, request to rezone 2.15 acres from O-P (Office Professional) to R-2A (two-family residential)

**DATE:** April 24, 2012

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## RECOMMENDATION

The Canton Planning Commission held a public hearing on April 16, 2012 and recommended the City of Canton rezone the subject property R-2A with conditions. The proposed conditions are as follows:

1. The existing house known as “The Galt House” shall be preserved and the historical exterior character shall be maintained.
2. Fencing and Leyland Cypress shall be installed along the rear property line.

## REPORT-IN-BRIEF

Wes Latimer has requested the City rezone 2.15 acres located at 630, 650, and 690 Marietta Road in Land Lot(s) 165, 14<sup>th</sup> District, 2<sup>nd</sup> Section Cherokee County and further described as Tax Map 91N18, Parcels D020, D021, and D022. The applicant requests the property be rezoned to R-2A from the existing O-P. The subject property was part of a City initiated city-wide blanket rezone process in 1998 when the City adopted an updated zoning ordinance text. The applicant has filed a single petition to rezone three properties from O-P to R-2A.

## DISCUSSION

The intent is to construct five, 2 unit structures on the property. The three existing single family homes will remain. The allowed density for duplexes in the R-2A zoning district is 7.26 units per acre. This will allow for a total of 15 duplex living units. Attached dwelling units require 2 ½ parking spaces per unit. The total required for the 10 dwelling units is 25. The applicant’s conceptual site plan indicated a total of 45 parking spaces. The current zoning ordinance does not have a maximum number of spaces that can be provided. The Future Land Use Plan has the subject property in one of two “Traditional Neighborhood Redevelopment Areas” and in the Sunnyside character area. One of the compatible land uses listed is “medium density residential (4-6 u/a)”. The requested zoning allows for 7.26 u/a. This type of development also appears to meet several other development strategies of the character area such as preserving and rehabilitating recoverable structures in order to create an attractive neighborhood with a blend of historic and new housing; target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new development in (previously undeveloped)

“greenfield” areas; and stimulate infill housing development in existing neighborhoods. North of the subject property is a single family home zoned O-P. East of the subject property are single family homes zoned R-2A. South of the subject property are 5 duplex units zoned R-2A (owned by the applicant). West of the subject property (across Marietta Road) is a single family home and a church both zoned O-P. Per the applicant, the existing single family homes will remain and be used as rental units as well. It has been mentioned that the two story house located at 690 Marietta Road may be the oldest house in the City of Canton.

#### **CONCURRENCES**

#### **FISCAL IMPACT**

#### **ALTERNATIVES**

#### **Attachments**