

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Friday, November 12, 2021

10:30 AM

**Unified Development Code (UDC) Committee
Virtual Meeting**

Public Call In: 1-573-500-0260 PIN: 372 432 039#

City Council

1. Call to Order

Present:

*Councilmember Brooke Schmidt
Councilmember Shawn Tolan
Councilmember Sandy McGrew
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Ken Patton, Community Development Director
Ms. Bethany Watson, Development Services Manager
Mr. Steve Green, Zoning Administrator
Ms. Annie Fortner, City Clerk*

The meeting was called to order by Councilmember Tolan.

2. Approval of Minutes

- A. Unified Development Code Committee Draft Minutes - October 29, 2021 - Attachment 2A

Attachments: [Minutes - Unified Development Code Committee - October 29, 2021](#)

*Councilmember McGrew made a motion to approve the minutes.
Councilmember Schmidt seconded the motion, and it was approved unanimously.*

3. Old Business

- A. Follow Up Parking Discussion

Community Development Director Ken Patton stated he and staff will be taking measurements within some of the City's parking lots regarding parking spaces and angles. Mr. Patton stated this information can be gathered prior to the next meeting.

4. New Business

- A. Zoning District Changes Discussion

Mr. Patton discussed possible zoning district changes. These changes include combining RA-6 and RA-8 zoning districts and eliminating R-4, R-10, and R-15 zoning districts. Mr. Patton also proposed eliminating the Neighborhood General Commercial district as only a couple of parcels within the City have this designation and deleting certain subcategories within the Planned Development zoning districts. Mr. Patton discussed a second list that was provided to the Committee which takes a more radical approach. This more radical approach would not maintain consistency with zoning district designations with that of the county or neighboring cities. Under this second approach, all developments would have to submit for Master Plan approval to establish the development standards. Mr. Patton and City Attorney Bobby Dyer discussed the amount of

time it would take for the radical approach to be completed and how it would require a rewrite of the Unified Development Code. Following discussion of advantages and disadvantages to each approach, City Manager Billy Peppers suggested having the more radical approach to changes within the zoning districts be an item for discussion at a Council retreat. The Committee and staff discussed the pros and cons of R-4 zoning regarding lot sizes and density.

B. Cottage Home District Regulations

Mr. Patton discussed the draft cottage home regulations as modeled mostly after the City of Clarkston. Mr. Patton reviewed the allowed zoning districts for cottage housing developments and stated all developments would have to go before Council for approval. Mr. Patton stated the draft regulations address standards for density, height limitations, setbacks, open space, parking requirements, and the creation of a homeowner's association. The Committee said they would review the proposed regulations and provide feedback at the next meeting.

C. Choose Topics and Date/Time for Next Meeting

The next meeting has been scheduled for Friday, December 3rd. Items to be discussed at the next meeting include a follow-up on parking, further discussion of the cottage home district regulations, sidewalk width requirements outside of developments, allowed fire hydrant make/models, small scale manufacturing regulations, and minimum lot size for conservation subdivisions.

5. Adjourn

Councilmember Tolan made a motion to adjourn. Councilmember McGrew seconded the motion, and it was approved unanimously.