

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Friday, October 1, 2021

10:30 AM

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

Public Call In: 1-401-592-7164 PIN: 218 005 630#

City Council

1. Call to Order

Present:

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

The meeting was called to order by Councilmember Schmidt.

2. Approval of Minutes from September 17th Meeting

- A. Unified Development Code Committee Draft Minutes - September 17, 2021 - Attachment 2A

Attachments: [Minutes - Unified Development Code Committee - September 17, 2021](#)

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

3. Old Business

- A. Review and Discuss Draft of Package Store Conditions - Attachment 3A

Attachments: [Draft Ordinance - Retail Sales of Packaged Distilled Spirits](#)

Community Development Director Ken Patton stated the draft ordinance is based on comments and feedback received from the last Unified Development Code (UDC) Committee meeting. There are four areas which require further clarification from the Committee: 1) Sec. 6-395 (b) regarding the square footage of a tenant within a shopping center; 2) Sec. 6-395 (c) regarding the minimum property size and street frontage of standalone buildings; 3) Sec. 6-395 (d) regarding proximity to other package stores; and 4) Sec. 6-395 (h) regarding products excluded from sale within the stores. The public hearing for this ordinance is scheduled for October 21st. City Attorney Bobby Dyer suggested amending the language in Sec. 6-395 (b) to state "multi-tenant building" instead of "shopping center" and proposed considering an overall square footage requirement for the total building in addition to the individual suite. Mr. Patton stated language should be added to Sec. 6-395 (c) to specify that the condition is for freestanding buildings. The Committee spoke about current package stores in municipalities surrounding the City regarding navigating the aisles, product placement, and store size. After discussion the Committee agreed to a minimum square footage of 2,500 for a tenant in a multi-tenant building provided that the minimum square footage of the total building is 5,000. The Committee and staff discussed licensing, requiring the applicants to go through a Conditional Use

Permit process, and state regulations for package stores. The Committee agreed to add into the ordinance that no owner shall hold more than one license within the City. Mr. Patton asked about the reference to arterial streets in Sec. 6-395 (c). Mr. Dyer suggested referencing the map located in the City's Comprehensive Plan instead of listing each street. The Committee and staff discussed distance requirements between package stores and the method for measuring the distance. Following the discussion, the Committee agreed to 3,000 square feet between businesses as measured from door to door along the right-of-way. The Committee further discussed the reasoning behind having a distance requirement and restricting the number of allowed stores based on population. Mr. Dyer spoke about the natural districts that have developed due to commercial construction. Mr. Patton asked about disallowing the sale of certain products within package stores. The Committee agreed to not allow the sale of lottery tickets, magazines, or cigarettes. The Committee agreed to allow the sale of fine cigars and pipe products. Other items discussed were the storage of shopping carts, hours of operation, allowed window signage, frequency of inspections by City staff, and use of quadrants to spread out stores.

Mr. Patton stated all the clerical updates to the UDC have been made to remove all references to the Fire Marshal/Fire Department and replace it with Fire Safety Services Manager. Mr. Patton asked how the Committee would like to proceed with further amendments to the UDC and their presentation to Council. The Committee agreed to submitting all UDC amendment recommendations to Council at once so that only one public hearing will be held.

4. New Business

A. Discuss Plan/Topics for Next Meeting

Mr. Patton stated the next section for discussion will cover parking and development code related items.

B. Schedule Next Meeting

The next meeting has been scheduled for Friday, October 15th at 10:30 am.

5. Adjourn

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