

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Friday, October 29, 2021

11:30 AM

Unified Development Code (UDC) Committee

Public Call In: (US) +1 910-758-0529 PIN: 752 443 102#

City Council

1. Call to Order*Present:*

*Councilmember Shawn Tolan
Councilmember Sandy McGrew
Mr. Billy Peppers, City Manager
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 McGrew.

2. Approval of Minutes

- A. Unified Development Code Committee Draft Minutes - October 15, 2021 - Attachment 2A

Attachments: [Minutes - Unified Development Code Committee - October 15, 2021](#)

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

3. Old Business**A. Parking Follow Up Discussion**

No comments.

4. New Business**A. Land Use Table Discussion**

Zoning Administrator Steve Green reviewed the proposed amendments to the Land Use Table. These changes are as follows:

1. A new line to be added following the "Child day care" heading which shall read "Adult day care, 1 to 6 adults". This shall be denoted with a 'P' as a permissible use in the CBD zoning district. Mr. Green discussed that adult day care businesses are like child day cares in the number of those cared for during normal business hours. Mr. Green stated this type of business could take place in a residential home or in a suite of a multi-tenant building. Community Development Director Ken Patton suggested also permitting adult day cares in the General Commercial zoning district as well.

2. Family personal care homes (2 to 6 residents) shall be denoted with a 'P' in the RA-6 zoning district. Mr. Green stated this would fill in the gap as this type of use is allowed in the other uses. It was simply left out of the RA-6 zoning.

3. A new line to be added following "Accessory dwelling unit" which shall read "Conservation subdivision". This land use shall be denoted with a 'P' as a permissible use in the R-40, R-20, R-15 and R-10 zoning districts. Mr. Green

stated conservation subdivisions are already listed in Section 107 of the code, but they are not listed in the Land Use Table. Adding these subdivisions to the Land Use Table will bring awareness that they are an option for construction. Mr. Patton discussed the criteria for conservation subdivision designations as described in Section 107. Mr. Patton noted minimum lot sizes need to be addressed regarding conservation subdivisions.

4. A new line to be added following "Bar or drinking place" which shall read "Brew pub". This shall be denoted with a 'P' as a permissible use in the CBD zoning district. Mr. Green stated this type of business has taken off within the last several years and Canton does not currently have one of these categories.

5. A new line to be added following "Storage facility (indoor rental)" which shall read "Boat/RV storage". This shall be denoted with a 'P' as a permissible use in the GC and LI zoning districts. Mr. Green noted language should be added to address screening. City Manager Billy Peppers suggested adding requirements for the location of the storage, amount of property used for storage, and mandating the storage area be covered. Mr. Peppers recommended that recreational vehicles be better defined within the code. Staff stated they would discuss with the City Attorney if this type of storage would be allowed as a stand-alone business or be required to be part of a full storage business. The Committee and staff discussed types of screenings that would be favorable.

6. A new line to be added following the "Manufacturing" heading which shall read "Artisan and small scale manufacturing". This shall be denoted with a 'P' as a permissible use in the CBD zoning district. Mr. Patton stated staff is seeing this type of business moving to downtown areas throughout the country. Mr. Patton discussed small scale manufacturing ordinances from other jurisdictions. Mr. Patton stated he will draft regulations if the Committee is interested in this type of use. Councilmember Tolan and Councilmember McGrew stated they were in favor of this type of use. The Committee and staff discussed permitting this use in other zoning districts. Mr. Peppers cautioned about residents operating home-based small scale manufacturing businesses. Mr. Patton stated small scale manufacturing can be prohibited as a home occupation. The Committee and staff discussed amending the language in home occupations to allow the use of an accessory structure for a home-based business.

7. Table 2-5 Development Standards Table be amended by adding "6 d/ u" in the Density column for the O-RT zoning district. Mr. Green stated there currently is not a density specified.

Mr. Green and Mr. Patton discussed eliminating some zoning districts due to sparse or non-use within the City. Mr. Patton stated he would be sending out a draft of cottage home district regulations for the Committee to review for the next meeting. The Committee asked staff to send a list of zoning categories that are not being used. Mr. Patton stated he will send out a table for consideration. Mr. Patton reviewed the zoning categories proposed for deletion and those that could be combined into one zoning district.

The next meeting has been scheduled for Friday, November 12th at 10:30 am.

5. Adjourn

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