

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Friday, December 3, 2021

10:30 AM

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

Public Call In: 1-302-492-7579 PIN: 374 157 124#

City Council

1. Call to Order*Present:*

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

The meeting was called to order by Councilmember Schmidt.

2. Approval of Minutes

- A. Unified Development Code (UDC) Committee Draft Minutes - November 12, 2021 - Attachment 2A

Attachments: [Minutes - Unified Development Code Committee - November 12, 2021](#)

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

3. Old Business

- A. **Follow-Up on Parking Angles/Measurements, Requirements**

Community Development Director Ken Patton stated information is not yet available for discussion. This will be discussed at the next meeting.

- B. **Follow-Up Discussion of the Cottage Home District Regulations**

Mr. Patton and Councilmember Tolan discussed having each development of this type come before Council for approval. This item will be further discussed at the next meeting.

Councilmember Tolan asked about the development contest for the property near Laurel Canyon and if it should be put on hold until the new Housing position is filled. City Manager Billy Peppers stated it could be a Community Development program or the City could ask for Requests for Proposals (RFP). Mr. Patton stated he has prepared an RFP for design build which he could send to Committee members for review.

4. New Business

- A. **Sidewalk Width Requirements Outside of Developments**

Councilmember Schmidt requested to discuss an email sent by Mr. Peppers regarding the Unified Development Code (UDC) and Code Enforcement. Mr. Patton stated some of the items listed in the email are contained within Chapter

32 of the City's ordinances. Mr. Peppers discussed some conflicts with the International Property Maintenance Code (IPMC) and recommended adding to the ordinance amendment that any language within the ordinance supersedes the IPMC. Mr. Peppers discussed accessory signs and stated he believed permits for temporary signs would not be required for residential properties. Mr. Patton discussed the changes proposed to the maximum allowed window signage and how it is calculated. The Committee and staff discussed the placement of signage within windows. Discussion was had regarding possibly reducing the allowed window coverage to 20% per windowpane throughout the City or having a total ban of window signage. Mr. Patton discussed other jurisdiction regulations for window signage and stated he can provide copies of these regulations to Committee members.

City Engineer Bethany Watson discussed sidewalk requirements within Roswell and stated the City could have a minimum sidewalk width of eight feet. Mr. Peppers spoke about areas within the City which would be difficult to meet the eight foot requirement. Mr. Peppers stated it would be better to have five-foot sidewalks in those areas instead of no sidewalk at all. Mr. Patton suggested looking at the City's street profiles for right-of-way and utility information. Mr. Patton stated staff will work on gathering information on this. Ms. Watson mentioned the City is working on the Transportation Master Plan which includes connectivity of sidewalks and trails. Mr. Patton reminded the Committee that Georgia Department of Transportation will only pay for eight-foot sidewalks. Discussion was had regarding the prohibition of bicycles on City sidewalks. Mr. Dyer stated he would check state laws regarding this.

B. Allowed Fire Hydrant Make/Models

Councilmember Schmidt stated the Committee agrees with staff's recommendation on this. Mr. Patton stated this is included the draft ordinance which contains several administrative clean up items. Mr. Patton reviewed other items listed in the draft.

C. Small Scale Manufacturing Regulations

Mr. Patton stated draft regulations were submitted to the Committee. The Committee did not have any questions or concerns with the regulations. Mr. Patton stated this section would go within Chapter 104 of the UDC.

D. Minimum Lot Size for Conservation Subdivisions

Mr. Patton reviewed the table of recommended lot sizes. Mr. Patton stated he believes having minimum lot sizes will give clarity to developers.

E. Choose Topics and Date/Time for Next Meeting

A final follow-up meeting to review and discuss all amendments that will be presented to Council has been scheduled for Friday, January 7th at 10:30 a.m.

5. Adjourn

The meeting stood adjourned.