



COUNCIL AGENDA REPORT

FROM: Community Development Department
Prepared by: Ken Patton

CC: City Clerk
Public Information

SUBJECT: Recommendation made by the Planning Commission on April 20, 2015 in regards to case ZCA1503-001 – request to amend the zoning conditions for rezoning case Z9905-009, Prominence Pointe

RECOMMENDATION

The Canton Planning Commission held a public hearing on April 20, 2015 and recommended approval of the above mentioned subject.

REPORT-IN-BRIEF

Prominence Senior Village, LP has filed a request to amend a specific condition for rezoning case Z9905-009. The request is to change a 5 acre parcel in Pod A from retail use to a residential use. The applicant proposes to construct a three story, 75 unit senior apartment complex. The property will have access from Prominence Pointe Parkway and the parking lot of the Publix shopping center. The main concern that the Planning Commission had with the proposal was the potential for cut through traffic between Prominence Pointe Parkway and the shopping center. There was no one in the audience either for or against the request

DISCUSSION

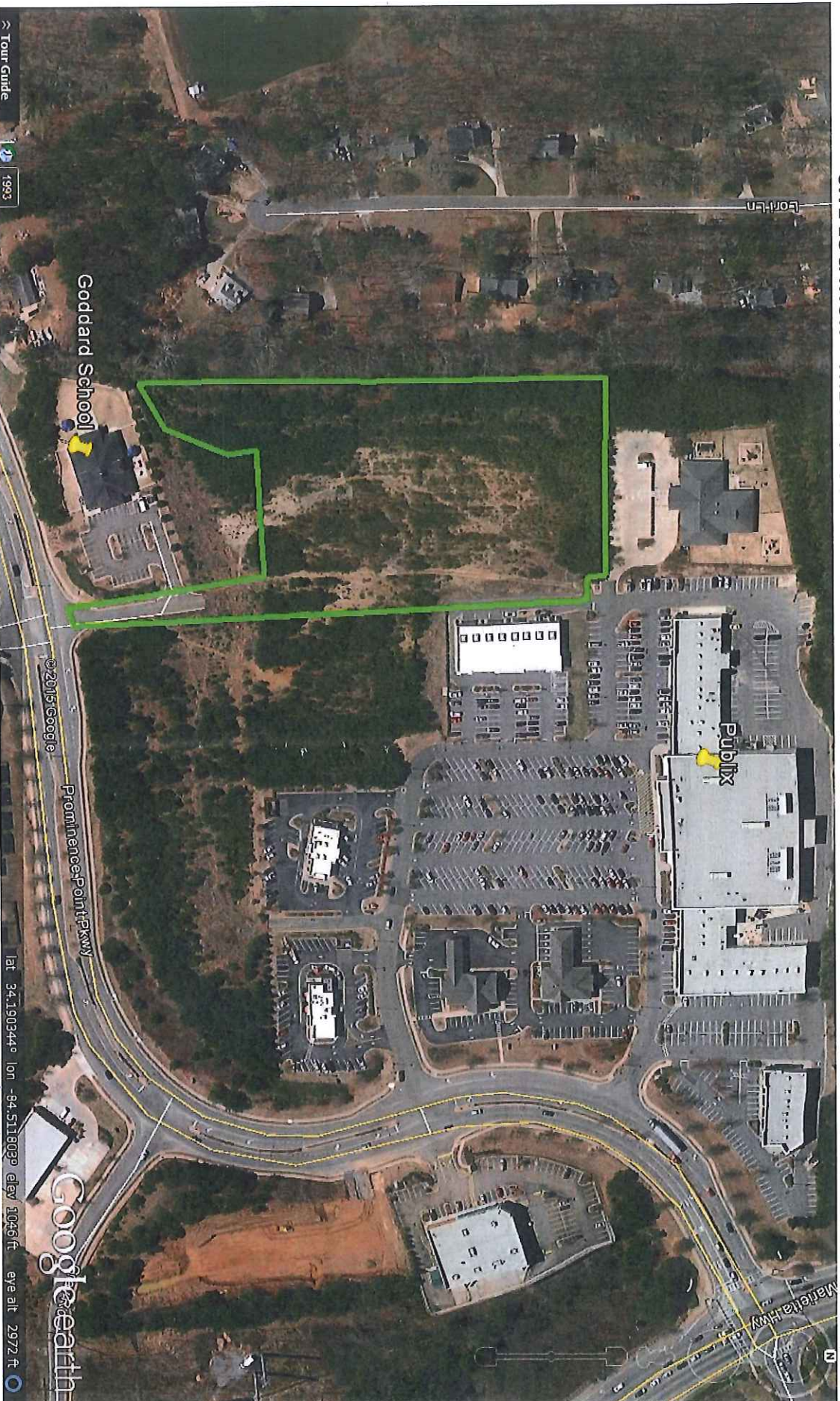
CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

Attachments

SITE LOCATION – THE PROPOSED PROMINENCE SENIOR VILLAGE – BY PEACHTREE HOUSING COMMUNITIES



Submitted 4/20/15 at PC hearing
S. Evans 4/20/15

Gene Hobgood, *Mayor*
E. Scott Wood, *City Manager*
Susan C. Stanton, *City Clerk*



City of Canton

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E.H. "Hooky" Huffman, Ward I, *City Council*
Bob Rush, Ward I, *City Council*
Jack Goodwin, Ward II, *City Council*
Bill Bryan, Ward II, *City Council*
John Beresford, Ward III, *City Council*
Glen Cummins, Ward III, *City Council*

April 21, 2015

Prominence Senior Village, LP
80 West Wieuca Road, NE Suite 204
Atlanta, Georgia 30342

Subject: ZCA1503-001 – Request to amend Prominence Point master plan Pod A to allow for senior apartments in lieu of retail use on a particular parcel – Prominence Point

Dear Sirs,

Please be advised the Planning Commission for the City of Canton recommended approval of your application as submitted during the public hearing held on April 20, 2015.

This application will be placed on the agenda of the May 7, 2015 Mayor and Council meeting for discussion and on the agenda for the May 21, 2015 meeting of the Mayor and City Council for possible final action.

Should you have any questions please contact my office at 770-704-1530.

Sincerely,

Steve Green, Zoning Administrator
City of Canton

cc: File ZCA1311-001

Ms. Wendy Butler
1359 Brawley Circle, N.E.
Brookhaven, Georgia 30319

ORDINANCE #ZCA1503-001

Zoning Condition Amendment

CITY OF CANTON

Applicant: Prominence Senior Village, LP

An Ordinance approving the amended zoning conditions of the following described property:

ALL THAT TRACT OR PARCELS OF LAND lying and being in Land Lot 159 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described in Map Book Page 15N13, Parcel 008, subject property containing 5.00 acres.

Proposed Use: Residential

WHEREAS, the City of Canton Mayor and City Council APPROVED the rezoning request for Prominence Pointe on September 16, 1995 (Case Z9905-09) with conditions, and

WHEREAS, it is hereby found and determined that a petition to amend a specific condition was filed with the City of Canton and a public hearing was held on April 20, 2015 in Canton City Hall, at 151 Elizabeth Street, Canton, Georgia:

WHEREAS, the Mayor and City Council APPROVED the request to amend a specific zoning condition on May 21, 2015 wherein the subject property (being part of Pod A of the approved plan) was approved to allow a residential use in lieu of a retail use.

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Canton does hereby amend rezoning case Z9905-09 (Prominence Point) to amend the conditions on the above referenced property.

Adopted this 21st day of May 2015

Gene Hobgood, Mayor

Attest: _____
Susan Stanton, City Clerk

Approved as to Form and Content:

Robert M. Dyer, City Attorney

First Reading: May 7, 2015

Adopted by Council: May 21, 2015

Approved by Mayor: _____

Veto by Mayor: _____

Second Vote by Council: _____

Effective Date: _____