



COUNCIL AGENDA REPORT

FROM: Community Development Department
Prepared by: Ken Patton

CC: City Clerk
Public Information

SUBJECT: ZCA1612-001 – Request to reduce lot size, reduce front yard setback and reduce lot width in Pod 1 of Laurel Canyon

DATE: January 24, 2017

RECOMMENDATION

The Planning Commission recommended approval of the request to reduce the minimum lot width from 100' to 75' and to reduce the front setback from 20' to 15'.

REPORT-IN-BRIEF

The applicant filed a Zoning Condition Amendment application to reduce the minimum lot size from 15,000 square feet to 11,250 square feet, reduce the front yard setback from 20' to 15' and to reduce the minimum lot width from 100' to 75'. During the course of the meeting the applicant withdrew his request for the lot size reduction. The Planning Commission voted unanimously to approve the setback and lot width reduction.

The applicant also intends to file a request to transfer 4 additional lots to Pod 1. This can be done administratively as allowed by the revised conditions for Laurel Canyon.

DISCUSSION

CONCURRENCES

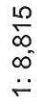
FISCAL IMPACT

ALTERNATIVES

Attachments



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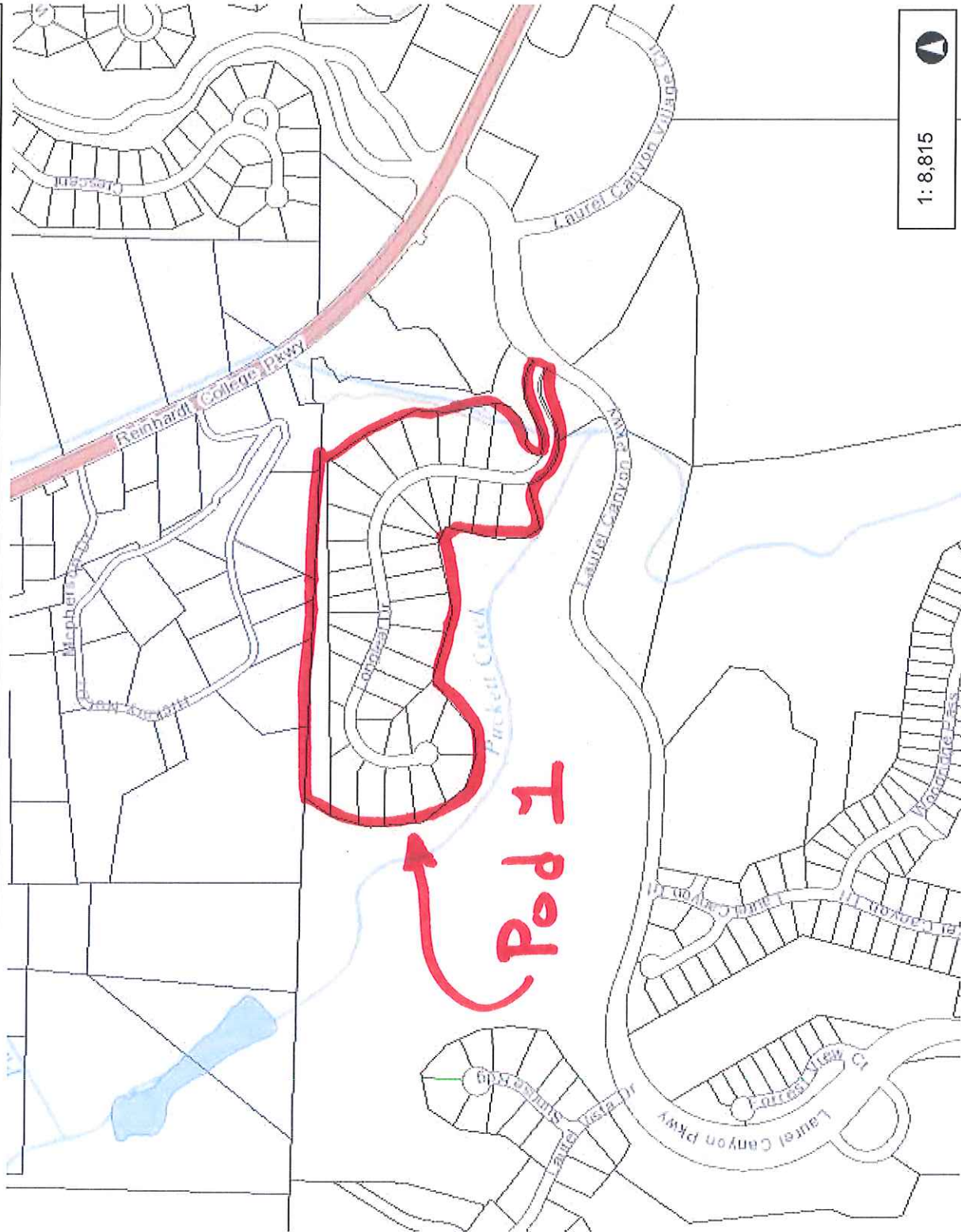


- Schools
Churches
Parcels

Notes



Cherokee County, GA



1,469.1 734.55 1,469.1 Feet

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1: 8,815



Notes

Legend

- Schools
- Churches
- Parcels



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



City of Canton

151 Elizabeth Street
Canton GA 30114
Phone 770-704-1500
Fax 770-704-1538
www.canton-georgia.com

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*

January 24, 2017

Mr. John Gaskin
4770 S. Atlanta Rd
Suite 100
Atlanta, GA 30339

Subject: ZCA1612-001 – Request to reduce the minimum lot size from 15,000 square feet to 11,250 square feet, reduce the front setback from 20' to 15' and reduce the minimum lot width from 100' to 75' – Pod 1, Laurel Canyon

Dear Mr. Gaskin,

Please be advised the Planning Commission for the City of Canton recommended approval of your application during the public hearing held on January 23, 2017.

This recommendation for approval was for the lot width reduction and the front yard setback reduction only. As you may recall you withdrew your request for the lot size reduction.

This application will be placed on the agenda of the February 2 and February 16 meeting of the Mayor and City Council.

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

Sincerely,

Steve Green, Zoning Administrator
City of Canton

cc: File ZCA1612-001

ORDINANCE #ZCA1612-001

Zoning Condition Amendment

CITY OF CANTON

Applicant: John Gaskin

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 135 of the 14th District, 2nd Section of Cherokee County, Georgia and being commonly known as Pod 1 of the Laurel Canyon development.

Proposed Use: Residential

WHEREAS, the City of Canton Mayor and City Council APPROVED the Laurel Canyon Master Plan on August 3, 2000 (Case MP0006-06) and a revised Master Plan was approved by Special Advisor to the Mayor, Marie Garrett on February 23, 2005, and

WHEREAS, an application has been filed seeking to amend certain conditions of MP0006-006 as revised. These conditions being the reduction of the minimum lot width from 100' to 75' and the reduction of the front yard setback from 20' to 15', and

WHEREAS, a public hearing was held by the Planning Commission of the City of Canton on January 23, 2017 and a recommendation for approval was given, and

WHEREAS, the Mayor and City Council APPROVED the request to delete the aforementioned conditions on February 16, 2017.

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Canton does hereby approve the amended conditions for Master Plan case MP0006-006 by reducing the minimum lot width from 100' to 75 and reducing the front yard setback from 20' to 15' in Pod 1 of the Laurel Canyon development.

Adopted this 16th day of February 2017

Gene Hobgood, Mayor

Attest: _____
Susan Stanton, City Clerk

Approved as to Form and Content:

Robert M. Dyer, City Attorney

First Reading: February 2, 2017

Adopted by Council: February 16, 2017

Approved by Mayor: _____

Veto by Mayor: _____

Second Vote by Council: _____

Effective Date: _____