

Canton, Georgia

*151 Elizabeth Street
Canton, Ga 30114*



Minutes - Final

Monday, February 23, 2015

6:00 PM

City Hall

Planning Commission

Work Session

Members Present: Pat Gold, Chairman
Richard Kemp, Vice Chairman
Andy Bonner
Leon Gramling
Carole Day
Bill Magruder
Dwight Pullen

Staff Present: Ken Patton, Community Development Director
Steve Green, Zoning Administrator
Robert Dyer, City Attorney

I. Call to Order

Chairman Gold called the meeting to order at 6:00 p.m.

II. Discussion of Minutes – October 20, 2014

Chairman Gold stated all members were given a copy of the minutes and asked if there were any corrections or additions. None were noted.

III. Discussion of officer elections

Member Magruder stated he feels the board is under good leadership at this time and would like the officers to remain in place for another term.

IV. Discussion – MP1501-001 – Jason Garmon – Request to amend certain conditions of the Laurel Canyon Master Plan – Laurel Canyon subdivision

Staff member Green discussed the application, development and requested amended conditions. Staff member Green stated the Board of Zoning Appeals met earlier in the month to discuss the variance case for the development and decided to table the application until the April meeting.

Member Magruder asked staff member Green to show him which portion of Laurel Canyon Parkway was requested to be abandoned. Staff member Green referenced a map showing the location of the existing and proposed gate in which the area in between is requested to be abandoned.

Discussion ensued among board members and staff regarding the original Master Plan for Laurel Canyon and the number of entrances. Member Day asked for clarification of the requested amendments to the conditions. Staff member Green gave clarification. Member

Bonner asked about when a development reaches the 199 unit threshold. Staff member Green and staff member Patton explained the ordinance regarding the number of entrances in developments. Vice Chairman Kemp asked why permits were continued to be issued if this development passed this threshold without adding an additional entrance. Staff member Green stated this occurred before the current staff was at the City so he was not able to answer. Discussion ensued regarding Honey Dew as an original access point. Vice Chairman Kemp asked who would determine what constitutes an emergency for the second entrance. Discussion ensued among board members.

Member Day asked if there has been any input or discussion among residents of the development or if this is mainly a decision through the developer. Staff member Green stated discussion has occurred between the developer and residents. Discussion ensued regarding if other options for a location of the second entrance have been considered. Vice Chairman Kemp asked about the County's involvement in discussions. Staff member Green described the discussions between the City and County. Member Pullen noted that a number of the conditions required items to be completed within six months. Staff member Green stated the applicant has requested that since those items were not completed or addressed at the end of that time frame then those items be deleted from the conditions as it pertains to their property.

Discussion ensued regarding the Board of Zoning Appeals application request and how to vote on the requests before the Commission. Chairman Gold asked if the City has received any calls or responses from the community for this application. Staff member Green stated the letters received were included in the packets. Staff member Greens stated there had been numerous phone calls to the City regarding the application. Member Bonner asked what precipitated this application. Staff member Green stated the applicant wishes to change some of the conditions to the Master Plan. Discussion ensued regarding the number of amendments to the Master Plan.

V. Adjourn

Member Bonner made a motion to adjourn. Member Gramling seconded the motion.

Hand Vote: 4 Yeas 0 Nays Motion Approved.

Chairman Gold adjourned the meeting at 6:50 p.m.