

# **Canton, Georgia**

*151 Elizabeth Street  
Canton, Ga 30114*



## **Minutes - Final**

**Monday, April 20, 2015**

**7:00 PM**

**City Hall**

**Planning Commission**

**Members Present:** Pat Gold, Chairman  
Richard Kemp, Vice Chairman  
Leon Gramling  
Andy Bonner

**Staff Present:** Ken Patton, Community Development Director  
Steve Green, Zoning Administrator  
Jeff Rusbridge, City Attorney

## **I. Call to Order**

Chairman Gold called the meeting to order at 7:00 p.m. Chairman welcomed the audience and read the Planning Commission rules of decorum and procedures.

## **II. Approval of Minutes – February 23, 2015**

Member Gramling noted a spelling correction at the bottom of the public hearing minutes in which “pass” need to be corrected to “past”. Member Magruder made a motion to approve the minutes with corrections. Member Bonner seconded the motion.

**Hand Vote:**            4 Yays                      0 Nays                      Motion Approved

## **III. ZCA1503-001 – Prominence Senior Village, LP – Request to amend certain conditions of the Prominence Point Master Plan to allow for a senior living facility – Prominence Pointe Parkway, Map #15N13, Parcel 008**

Staff member Green presented the case and staff technical report. Chairman Gold opened the public hearing and called for a representative of the application to present their case.

Wendy Butler, on behalf of Peachtree Housing Communities, represented the case. Ms. Butler stated the original Master Plan showed a portion for senior housing but then was changed to single family development. Ms. Butler referenced a site map showing the access points to the proposed development. Ms. Butler stated the development will be a 3-story building with an elevator. Ms. Butler added there is a 50 foot buffer requirement adjacent to Cherokee County. Ms. Butler discussed parking for the development as well as the amenities to be provided. Ms. Butler stated the units will be one and two bedrooms. Ms. Butler stated the property would be deed restricted for senior housing.

Chairman Gold called for anyone wishing to speak in support of the application. There were none. Chairman Gold called for anyone wishing to speak in opposition to the application. There were none. Chairman Gold closed the public hearing portion of the meeting and opened the floor to discussion among board members.

Member Bonner asked if this project is government assisted. Josh Thomas, Peachtree Housing Communities, stated the development is a privately owned enterprise. Mr. Thomas added the developer will utilize tax credits. Member Bonner asked if there is an estimated completion date. Mr. Thomas stated 18 months. Member Bonner asked about the rental rates. Mr. Thomas stated small one bedroom units rent for \$500 and two bedroom units range from \$600 to \$750.

Chairman Gold asked about access to the shopping center. Ms. Butler clarified there is automobile access to the shopping center. Member Magruder asked if shopping center is in agreement with the access point. Mr. Thomas stated yes. Member Magruder asked about the entrances to the building. Mr. Thomas stated there are three access points. Mr. Thomas referenced a site plan to show entrances. Mr. Thomas added residents need a card to enter the gate. Chairman Gold asked if there is only one proposed elevator. Mr. Thomas stated as of now there is one elevator but they are looking at maybe having two elevators.

Member Bonner asked if the units are furnished. Mr. Thomas stated no. Chairman Gold asked if the units will have washer and dryer hook-ups. Mr. Thomas stated yes and added there are laundry rooms as well on two floors. Vice Chairman Kemp asked about other developments similar to this and the occupancy levels. Mr. Thomas stated similar developments are at 98-99%. Vice Chairman Kemp asked about the apartment population. Mr. Thomas stated there are generally 1.5 persons per unit. Mr. Thomas spoke about a development in Villa Rica and stated there are 120 units. Mr. Thomas added that development has less than 0.8 cars per unit. Vice Chairman Kemp asked about The Goddard School driveway. Ms. Butler referenced the property aerial and showed the ownership of the road.

Chairman Gold asked if the development will be gated. Mr. Thomas stated he did not know. Vice Chairman Kemp asked if staff has received comments from the Fire Department. Staff member Green stated no and added that the Fire Department will review plans before the building permit is issued. Staff member Patton explained the zoning and use of the property.

Vice Chairman Kemp made a motion to approve the application. Member Magruder seconded the motion.

Hand Vote:            4 Yeas                      0 Nays                      Motion Approved

#### IV. Adjourn

Member Magruder made a motion to adjourn. Vice Chairman Kemp seconded the motion.

**Hand Vote:        4 Yeas                0 Nays                Motion Approved**

**Chairman Gold adjourned the meeting at 7:40 p.m.**