

Canton, Georgia

*151 Elizabeth Street
Canton, Ga 30114*



Minutes - Final

Monday, July 20, 2015

7:00 PM

City Hall

Planning Commission

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

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 – June 15, 2015

Member Day noted a correction on the bottom of the first page of the work session minutes where “is the gate is relocated” should read “if the gate is relocated”. Vice Chairman Kemp made a motion to approve the minutes with the correction. Member Magruder seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

III. ZCA1506-001 – Villages at River Pointe – Request to amend the approved conditions for MP0004-002 to eliminate pedestrian bridge and installation of a transit stop

Staff member Green presented the application and case details. Staff member Green stated he has received no comments for or against the request. Dan Mason, Walden Development, represented the case. Mr. Mason stated there are fourteen residents in the development and added twelve of those residents signed a petition in support of this application.

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

Member Pullen asked for the petition of signatures to be added to the City files. Member Bonner asked for the cost of the pedestrian bridge. Mr. Mason stated he did not know because of the elevation change from the Villages at River Pointe to the Walmart development. Vice Chairman Kemp asked for the total number of

units in the Villages at River Pointe. Mr. Mason stated there are 101 units total. Staff member Patton noted the reason for the pedestrian transit stop includes an approved Master Plan for a 1,400 unit development called Etowah Shoals behind Villages at River Pointe.

Member Magruder made a motion to recommend approval of the application. Member Pullen seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

IV. CUP1506-001 – 110 Bluffs Parkway, Vista at Riverstone – Request to operate a church

Staff member Green presented the application and case details. Staff member Green stated he has received no comments for or against the application. Jeremy Isaacs, Pastor of Mt. Paran North Church, represented the application. Mr. Isaacs spoke of the different locations in Georgia and the number of members. Mr. Isaacs stated there are between 250-300 members in Canton and added there are about 65 cars for a Sunday service. Mr. Isaacs stated there are no mid-week services.

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

Member Bonner asked if the church has an annual lease with this property and the cost. Mr. Isaacs stated they have an option of a six year lease at a rate of \$70,000 per year. Member Magruder asked if the church foresees weddings or funeral services. Mr. Isaacs stated that is a possibility but that would depend on the other tenants in the building. Vice Chairman Kemp asked why the church is leaving their current location. Mr. Isaacs stated the church is looking for a more permanent presence in the community.

Vice Chairman Kemp made a motion to recommend approval of the application. Member Gramling seconded the motion.

Hand Vote: 5 Yeas 0 Nays Motion Approved
(Member Pullen abstains)

V. Adjourn

Member Magruder made a motion to adjourn. Member Day seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

Chairman Gold adjourned the meeting at 7:30 p.m.

