

Canton, Georgia

*151 Elizabeth Street
Canton, Ga 30114*



Minutes - Final

Monday, May 16, 2016

7:00 PM

City Hall

Planning Commission

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

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 Gold welcomed the audience and explained the rules of decorum.

II. No minutes to go over or approve

III. Rezoning case Z1604-001 – 8260, 8268 and 8274 Knox Bridge Highway (Mountain Express Oil) – Rezoning as a result of a possible annexation

Staff member Green presented the application. Staff member Green stated the applicant petitioned to annex into the City 5.2 acres located at the SW corner of Butterworth Road and Knox Bridge Highway and rezone it to GC (General Commercial) which is the same as the County zoning. Staff member Green stated the site plan contains a 25,000 square foot retail center, 4,000 square foot convenience store with gas pumps and coffee shop. Staff member Green added he has not received any comments from the County or any surrounding property owners. Staff member Green stated the technical report contains some recommended or suggested conditions for the Planning Commission consideration if they wanted to recommended approval. Chairman Gold opened the public hearing and called for a representative of the case to come forward. Lamar Frady represented the applicant, Mountain Express.

Mr. Frady was born and raised in Cherokee County. Mr. Frady stated the plan submitted is conceptual and there are a lot of hurdles to be determined, some that they do not know what they are yet. Mr. Frady stated there have been preliminary discussions with the DOT. Mr. Frady stated they want to annex because of the past relationship between Mountain Express and Canton has been very good. Mr. Frady stated the brand would probably be either Exxon or Chevron. Mr. Frady stated they have very high standards for people who own their properties and if they do not adhere to standards of the brand they kick them out. It is a violation of their lease if they do not meet certain standards and requirements. Mr. Frady stated they have no

tenants signed and they are unsure of how many stories it would be. Mr. Frady stated the biggest hurdle would be ingress and egress which is their number one priority. Mr. Frady stated they also wanted to have smart landscaping.

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

Member Magruder asked Mr. Frady if he was familiar with the staff report and potential conditions of approval. Mr. Frady stated he had not reviewed the report. Mr. Frady reviewed the report at this time and stated he does not see any issues with the proposed conditions.

Vice Chairman Kemp stated there were two new houses (one might be occupied, the other under construction) and wondered how much they know about this development. Mr. Frady stated they have sent everything to everyone they can possibly send to.

Vice Chairman Kemp asked if the applicant had conversations with DTOT. Mr. Frady stated they had. The biggest challenge they have is what to do with the corner. Vice Chairman Kemp stated a concern was brought to him by a citizen of River Green about westbound traffic turning left into the development. Mr. Frady stated he did not think it would be a problem. Vice Chairman Kemp also asked about the encroachment. Mr. Frady stated that it would also not be a problem.

Vice Chairman Kemp made a motion to approve the rezoning to GC with seven conditions. Member Magruder seconded the motion.

Hand Vote: 4 Yeas 0 Nays Motion Approved

IV. Adjourn

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

Hand Vote: 4 Yeas 0 Nays Motion Approved

Chairman Gold adjourned the meeting at 7:25 p.m.