

Canton, Georgia

*151 Elizabeth Street
Canton, Ga 30114*



Minutes - Final

Monday, July 18, 2016

6:00 PM

City Hall

Planning Commission

Work Session

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

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 6:00 p.m.

II. Discussion of proposed Unified Development Code amendments, deletions and additions.

Staff member Patton stated the members should have received a copy of the working list. Staff member Patton stated there have been a couple of additions. Staff member Patton stated the commission can either go through the list tonight or take the list home to review it and call him or staff member Green with any questions or comments and come back next month to advertise, conduct a public hearing in September. Handouts were passed out to the commission. Chairman Gold stated she was interested in the tree removal in residential loop usage. Staff member Patton stated an amendment has been recommended in the UDC that states private streets can only occur when they are behind the gate if there is a proposed gated community to come in.

Chairman Gold asked about parking vehicles in front yard property not being allowed unless it is on a paved surface. Chairman Gold asked if someone is parking on dirt and they are informed it has to be a paved surface, do they need to apply to have a paved surface installed or can they just put it anywhere they want to. Staff member Green stated depending on the size of the proposed pavement, it might require a minor land disturbance permit and they would have to come in to speak to Engineering first. Chairman Gold stated she notices a home she drives by frequently that has any evening six cars parked and it possibly gets into how many beds and how many people can sleep there. Member Day asked if there was a square foot occupancy number. Staff member Patton stated the building code have specifications for an individual which includes personal space and a common area. Staff member Patton also stated that in the old zoning ordinance there was a space allocation but it was difficult to enforce. Vice Chairman Kemp asked if they need some language for exemptions such as out of town company or family reunions. Staff member Patton stated the commission would have to consider that,

staff has not made any recommendations for exemptions, only for time limitations. Chairman Gold asked about a section stating that areas designated for parking should be constructed using impervious surfaces, if it includes residential. Staff member Green stated yes and anything existing would be grandfathered in.

Vice Chairman Kemp asked staff member Patton to review what the commission should be delving into and what can be discussed later. Staff member Patton stated the mobile food services is pretty straight forward. The water and wastewater are items that are adopted by reference in chapter one and the City Engineer wants all the language from the handouts added into chapter ten or eleven. Staff member Patton stated the biggest thing City Council will have to discuss is language about the city reimbursing developers for the cost of major sewer line extensions. Staff member Patton stated Cherokee Water and Sewer Authority does not reimburse for offsite expansion of water and sewer. Chairman Gold asked where did this come from. Staff member Patton stated it was in the old ordinances and specifies that the city will reimburse 75% of the construction cost for the extension of sewer to serve the development and it is payable through a maximum three year period. Staff member Patton stated he did not know of any other local government regulations that have that language. Staff member Patton stated there are water and sewer tap credits still being provided for development approved back in 2000 and 2002. Staff member Patton stated Cherokee County Water and Sewer will do a cost share when they require a larger size line to be installed for future additional development. Vice Chairman Kemp asked how many areas in the City are under development or are being considered for development that are that far away from the water lines. Staff member Patton stated none, this would be something for the future. Vice Chairman Kemp stated he did not want to make it difficult for developers to do business with the city but is the city doing anything different than anyone else, is it a normal thing. Staff member Patton stated it is pretty standard everywhere and some exceptions can be handled by Economic Development and City Council during the approval process.

Chairman Gold asked if there was anything else in particular they needed to look at. Staff member Patton stated this list is about correcting things that has been noticed with the code since it was adopted in 2014. Chairman Gold asked about the mobile food services where printed menus, flyers and handouts should not be provided or passed out to the public, is that common in other areas. Staff member Patton stated that was something suggested by a group member that worked on the amendment. Member Gramling asked about the fee schedule where it says it costs \$25 per chair, if it was pretty standard. Staff member Patton stated that has ended up being a national average seen in regulations across the country and that some places charge more, some do not charge a fee, and some do not allow tables and chairs to set out. Chairman Gold asked who would

be providing the tables and chairs. Staff member Patton stated the mobile food service would. Chairman Gold asked if it would be more of a permit fee then. Staff member Patton stated yes. Member Gramling asked if it would be any size table. Staff member Patton stated there are no sizes listed. Member Bonner asked what is the menu daily special fee. Staff member Patton stated it was for the menu board. Staff member Patton also stated this does not address special events and if it is a special event, the vendors do not comply with these fees. Member Gramling asked who would be inspecting the vendors. Staff member Patton stated the Health Department Environmental Services would because there is a kitchen inside.

III. 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.