

# **Canton, Georgia**

*151 Elizabeth Street  
Canton, Ga 30114*



## **Minutes - Final**

**Monday, October 17, 2016**

**6:00 PM**

**Work Session**

**City Hall**

**Planning Commission**

## **Work Session**

**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  
Attorney

### **I. Call to Order**

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

### **II. Discussion of conditional use permit CUP1609-001, 1750 Marietta Highway – Proposed Church**

Staff member Green presented a summary of the proposal. Staff member Green stated the applicant is applying for a conditional use permit for a church in the old K-Mart shopping center in a vacant suite. They will be operating mostly on Sundays when most of the businesses in the shopping center will be closed. Staff member Green stated he has not received any calls for or against the applicant. Member Gramling asked what type of music studio the applicant has in the application. Staff member Green stated he did not know. Member Gramling asked what is the requirements to apply for a church. Staff member Green stated each zoning district allows a church through a conditional use permit and if they go to a free standing building or build a new building there are buffers they have to abide by, setbacks, and other development requirements. Member Gramling asked what was in the space before.

### **III. Discussion of Proposed Ordinance for Unified Development Code Amendments**

Member Gramling asked what is the difference between a gated development and a secured development. Staff member Patton stated the single bar type is security and not considered a gate. Chairman Gold asked what is a stacked unit. Vice Chairman Kemp stated it is like an apartment building. Member Gramling asked if a basement is present, that is two floors, does that mean it is a stacked unit. Staff member Patton stated it depends on the size of the basement area because of building codes.

Members discussed some additions, corrections and typos to the ordinances regarding residential parking. Staff member Green stated information regarding landscaping regulations has been added to the ordinance requirements. Member Gramling if this

would include remodeling. Staff member Green stated they have not discussed any type of threshold of what would constitute what would have to follow the new guidelines. Chairman Gold asked about owners who are parking in their front yard and not using their driveway to park. Staff member Patton stated that if there is an impervious surface, the owner should be parking on that surface and not on grass.

Member Day asked about retaining walls construction and requirements. Staff member Green stated they are referring to permit retaining walls used for stabilizing the soil and privacy fences.

Chairman Gold asked about the mobile food services ordinance about setting up canopies and asked if it was common in other areas. Staff member Patton stated it was standard in regulations seen around the Country. Chairman Gold asked about the signage for the vendors and how often they would have to pay the fee. Staff member Patton stated it was a one time fee. Chairman Gold asked if these fees were standard. Staff member Patton stated they were an average of what was found in standard in other parts of the Country. Chairman Gold asked if they were average fees including areas surrounding Canton. Staff member Patton stated most regulations in Georgia do not allow tables and chairs outside for mobile food services.

#### **IV. Adjourn**

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

Hand Vote:           4 Yeas                   0 Nays                   Motion Approved

Chairman Gold adjourned the meeting at 6:48 p.m.