

Canton, Georgia

*151 Elizabeth Street
Canton, Ga 30114*



Minutes - Final

Monday, February 20, 2017

7:00 PM

City Hall

Planning Commission

Members Present: Richard Kemp, Chairman
Andy Bonner, Vice Chairman
Leon Gramling
Carole Day
Bill Magruder
Joe Satterfield
Susan Padgett-Harrison

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

I. Call to Order

Chairman Kemp called the meeting to order at 7:00 p.m. Chairman Kemp welcomed guests and stated policies, procedures and rules of decorum.

II. Approval of Minutes – January 23, 2017

Member Gramling stated the July 18, 2016 minutes need to be corrected to show that he did vote. Member Magruder stated he was the one who abstained. Member Gramling made a motion to accept the minutes with the correction. Member Day seconded the motion.

Hand Vote: 4 Yeas 0 Nays Motion Approved
Member Satterfield and Member Padgett-Harrison abstained

Member Magruder made a motion to approve the January 23, 2017 minutes. Member Gramling seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

III. MP1701-001 – Amendment to Towne Mill Master Plan – Rosewood Active Adult Communities, LLC

Staff member Green presented the application and details. Parks Huff represented the applicant. Mr. Huff discussed background information on the development. Mr. Huff requested the application be tabled in order to have more time to meet with the community. Mr. Huff listed and discussed requested changes to the Master Plan. Chairman Kemp called for anyone wishing to speak in support of the application. There was none. Chairman Kemp called for anyone wishing to speak in opposition to the application.

Konrad Zeigler, resident of Towne Mill, spoke in opposition. Mr. Zeigler stated the developer will sell to the first offers they get. Mr. Zeigler stated this application is not attractive to existing family homeowners and will hurt existing property values.

Ron Harris spoke in opposition. Mr. Harris stated he owns the property adjacent to Towne Mill. Mr. Harris stated the original Master Plan calls for one acre lots with price ranges from \$350,000 to \$500,000. Mr. Harris stated the new application greatly reduces the lot sizes. Mr. Harris discussed condition #3 which addresses the number of units per acre.

Vice Chairman Bonner made a motion to extend the public hearing portion ten minutes. Member Day seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

Mr. Harris stated he is a retired engineer and added there is a lot of land to be developed. Mr. Harris showed a site plan he prepared.

Christopher Masak, Towne Mill resident, spoke in opposition. Mr. Masak discussed smaller lot sizes bringing lower building quality. Mr. Masak spoke about his concern for rental properties. Mr. Masak stated he has not been given much information regarding open space.

Garrick Jannszewski, Towne Mill resident, spoke in opposition. Mr. Jannszewski gave the house price ranges on multiple streets in the development. Mr. Jannszewski stated the City already has existing age targeted development. Mr. Jannszewski asked how this developer will help the HOA with improvements to the amenities. Mr. Jannszewski stated tabling the application will only benefit the applicant.

Member Magruder made a motion to add five minutes to the public hearing portion of the meeting. Vice Chairman Bonner seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

John Beard, Towne Mill resident, spoke in opposition. Mr. Beard compared this application and development to one in Holly Springs. Mr. Beard discussed the price per square foot of homes the developer is proposing.

Mr. Huff spoke in rebuttal. Mr. Huff stated they would like to look at Mr. Harris' site plan. Mr. Huff discussed the minimum lot and house sizes. Mr. Huff spoke of house and lot pricing in regards to the price of construction. Mr. Huff stated the open space will be deeded to the HOA by means of covenant. Mr. Huff discusses active adult vs. not active adult homes. Mr. Huff requested the application be tabled.

Member Day discussed governing documents and how they can be changed. Chairman Kemp discussed the board only makes recommendations to City Council.

Vice Chairman Bonner made a motion to table the application until the third Monday in March. Member Satterfield seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

IV. Adjourn

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

Hand Vote: 6 Yeas 0 Nays Motion Approved

Chairman Kemp adjourned the meeting at 8:05 p.m.