

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: Community Development**Presenter(s) & Title:** Kevin Turner

Community Development Director

Agenda Item Title:

Discussion and Possible Action to Adopt the New Zoning Map In Response to Unified Development Code Amendments

Summary:

Council unanimously approved Ord.2024-0404-2 on April 4th, 2024 which deleted several zoning categories and all references to them from the UDC: O-RT (Office Residential Transition), NC (Neighborhood Commercial), PD-Business/Office, and PD-Traditional Neighborhood Development. Visual inspections were conducted on the 124 affected parcels, and staff recommendations for new zoning categories were given in consideration with the current use and character of properties, as well as uniformity amongst neighboring and proximal parcels. Property owners have been notified of these staff recommendations via mail and were invited to provide feedback.

Additionally, governmental and quasigovernmental institutions and facilities currently not zoned SU (Special Use) will be rezoned to come in compliance with the UDC.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

Staff recommends approval to adopt the updated official zoning map.

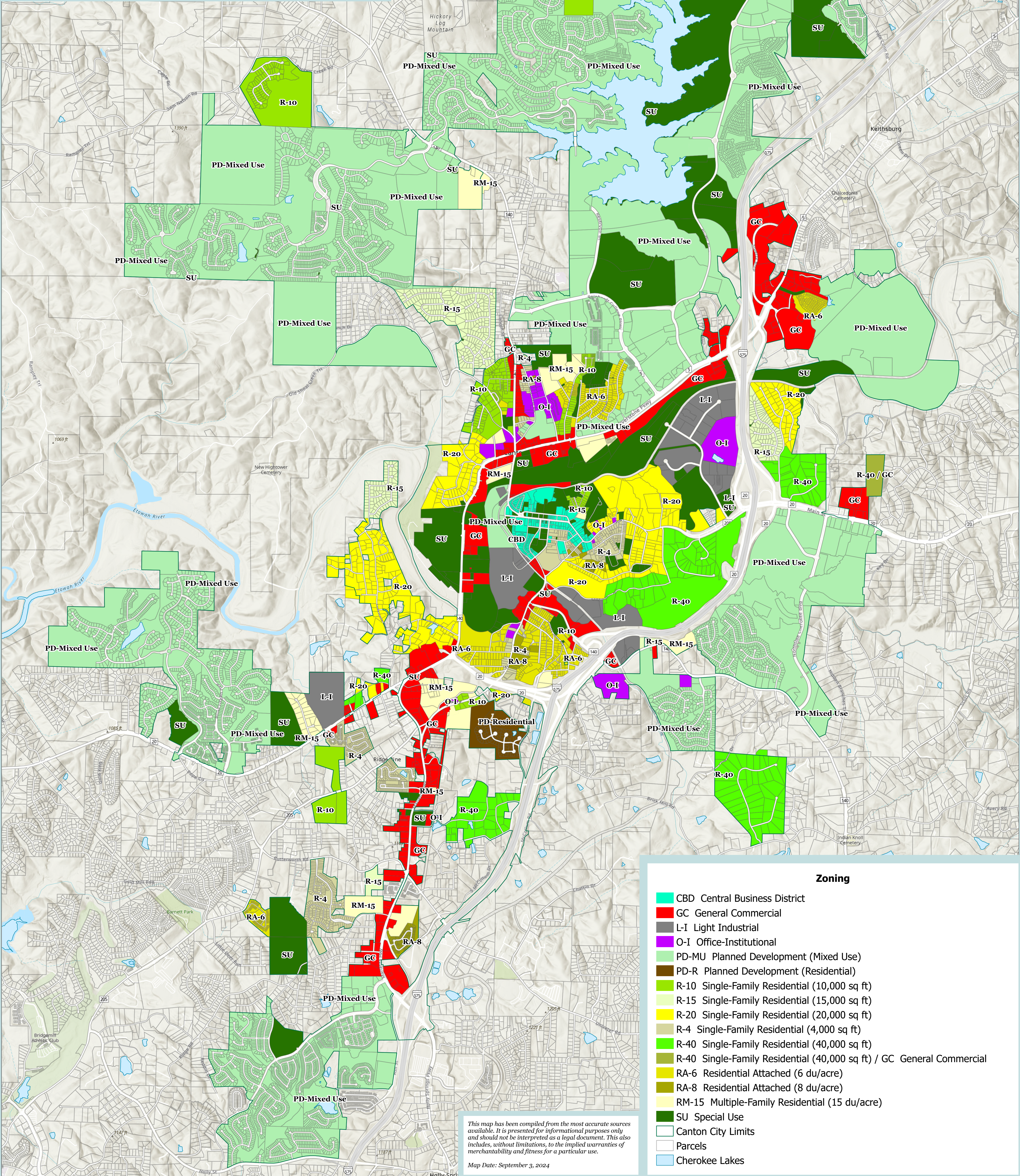
Reviews:Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No**Attachments:**

Draft Zoning Map, Parcel List, Requested Changes

Approved By Mayor & Council on: _____

Mayor:

Council:



City of Canton Proposed Zoning Map

1
Miles



TIN	Property_Address	Current_Zoning	Property_Description	Acreage	Proposed_Rezoning
91N10 029	1000 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N10 003	1013 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N10 004		ORT	Single-Family Detached	0	R-10
91N10 005	1015 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N10 008	1023 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N03 013	100 Hospital Rd	ORT	Business/Office	0.36	O-I
91N10 009	1027 Marietta Rd	ORT	Business	0	GC
91N04 024	260 Hospital Rd	ORT	Medical Building	0	O-I
91N04 029	280 Hospital Rd	ORT	Medical Building	0.4	O-I
91N04 023	250 Hospital Rd	ORT	Medical Building	0	O-I
91N05 A002		ORT	City Property	2.78	SU
91N09 A016	851 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N04 067	1300 Oakside Dr	ORT	Business	0.81	O-I
91N04 059		ORT	Vacant	0	O-I
91N04 042	490 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N03 008 A		ORT	Vacant	0.14	R-4
91N05 A006	507 Waleska Rd	ORT	Vacant	2.07	R-10
91N03 010	130 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N03 009	140 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N04 035 A	131 Daisy Cir	ORT	Single-Family Detached	0	R-4
91N04 050 A		ORT	Vacant	0	O-I
91N04 067 A	1320 Oakside Dr	ORT	Medical Building	0.75	O-I
91N04 018	140 Mary Ln	ORT	Single-Family Detached	0	R-4
91N03 002	141 Mary Ln	ORT	Single-Family Detached	0	R-4
91N04 056	411 Hospital Rd	ORT	Medical Building	0.44	O-I
91N09 B007	711 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N09 B006	751 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N09 A017	831 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N04 035	470 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N18 D017	15 Marietta Cir	ORT	Single-Family Detached	0	R-4
91N03 008	150 Hospital Rd	ORT	Single-Family Detached	0.22	R-4

91N03 003	151 Mary Ln	ORT	Single-Family Detached	0	R-4
91N05 A005 A	322 (320-324) Shoal Creek Rd	ORT	Multi-Family	1.4	RA-6
91N04 043	530 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N04 017	130 Mary Ln	ORT	Single-Family Detached	0	R-4
91N03 001 A	121 Mary Ln	ORT	Single-Family Detached	0.17	R-4
91N10 030	996 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N10 030 A	998 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N04 019	160 Mary Ln	ORT	Single-Family Detached	0	R-4
91N03 004	161 Mary Ln	ORT	Single-Family Detached	0	R-4
91N10 009 A	1039 Marietta Rd	ORT	Business/Office	0	GC
91N04 020	170 Mary Ln	ORT	Single-Family Detached	0	R-4
91N04 058	391 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N03 012	120 Hospital Rd	ORT	Vacant	0	R-4
91N04 021	180 Mary Ln	ORT	Single-Family Detached	0	R-4
91N18 D022 A	209 (189-212) Meridian St	ORT	Multi-Family	1.63	RA-8
91N28 060 C	671 Hospital Rd	ORT	Single-Family Detached	1.1	R-4
91N06 B002 G	110 Waleska Rd	ORT	Medical Building	2.14	O-I
91N05 A002 A	284 Shoal Creek Rd	ORT	Single-Family Detached	0.59	R-10
91N13 010	978 Marietta Rd	ORT	Single-Family Detached	0.49	R-10
91N04 053	471 Hospital Rd	ORT	Vacant	0.32	R-4
91N04 055	441 Hospital Rd	ORT	Business	0	O-I
91N21 001	100 Cherokee St	ORT	Single-Family Detached	0.85	R-20
91N04 022	230 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N09 B020	571 Marietta Rd	ORT	Institutional	0	O-I
91N05 A001	235 Waleska Rd	ORT	Single-Family Detached	0.75	R-10
91N13 021	921 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N18 D028	850 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N06 B010	264 Marietta Hwy	ORT	Single-Family Detached	0	R-20
91N21 134	250 Dr John T Pettit St	ORT	Single-Family Detached	0.1	R-4
91N05 A029	314 Shoal Creek Rd	ORT	Single-Family Detached	0	R-10
91N05 A004	399 Waleska Rd	ORT	Vacant	0.99	R-10
91N05 A003	367 Waleska Rd	ORT	Business/Office	1.8	O-I

91N18 D032	930 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N03 005 A	220 Hospital Rd	ORT	Vacant	0	O-I
91N06 B002 F	230 Marietta Hwy	ORT	Medical Building	0	O-I
91N04 032	392 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N04 038 B	111 Daisy Cir	ORT	Single-Family Detached	0	R-4
91N21 133	240 Dr John T Pettit St	ORT	Single-Family Detached	4	R-4
91N04 033	430 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N10 027	1004 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N04 054	451 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N04 031	390 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N13 006 B		ORT	Vacant	2.94	R-20
91N04 038 C	61 Daisy Cir	ORT	Single-Family Detached	0.16	R-4
91N04 038	100 Daisy Cir	ORT	Single-Family Detached	0	R-4
91N04 049 A	581 Hospital Rd	ORT	Single-Family Detached	0.26	R-4
91N04 049	591 Hospital Rd	ORT	Single-Family Detached	0.49	R-4
91N04 034	450 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N18 D011	520 Marietta Rd	ORT	Business	0.58	GC
91N04 043 B	560 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N04 050	561 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N18 D012	570 Marietta Rd	ORT	Single-Family Detached	0.7	R-4
91N03 002 A	131 Mary Ln	ORT	Single-Family Detached	0	R-4
91N04 048	601 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N10 028	1002 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N04 043 A	540 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N18 D019	610 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N09 B019	611 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N20 D003	376 Hickory Flat Hwy	NC	Single-Family Detached	0	R-10
91N20 D002	380 Hickory Flat Hwy	NC	Single-Family Detached	0	R-10
91N21 120	631 E Main St	ORT	Business/Office	0	O-I
91N21 121	611 E Main St	ORT	Business/Office	0	O-I
91N09 B016	110 Kennett St	ORT	Single-Family Detached	0	R-4
91N10 010 B	591 Jackie Moore Ln	ORT	Single-Family Detached	18.09	RM-15
91N13 008		ORT	Vacant	0	R-20

91N09 B005	791 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N18 D022	718 (630-728) Marietta Rd	ORT	Multi-Family	3.519	RA-8
91N04 044	580 Hospital Rd	ORT	Single-Family Detached	0	R-4
91N22 023	750 E Main St	ORT	Business/Office	0	O-I
91N18 D029	870 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N09 A015	871 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N22 015	890 E Main St	ORT	Business/Office	0	O-I
91N22 026	670 E Main St	ORT	Business/Office	0	O-I
91N09 A014	891 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N18 D031	920 Marietta Rd	ORT	Single-Family Detached	0.71	R-4
91N13 020 A	951 Marietta Rd	ORT	Single-Family Detached	0.28	R-4
91N13 004	940 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N13 005	950 Marietta Rd	ORT	Single-Family Detached	0.79	R-4
91N13 006 C		ORT	Vacant	1.22	R-4
91N13 006	960 Marietta Rd	ORT	Single-Family Detached	0.31	R-4
91N04 038 A	41 Daisy Cir	ORT	Single-Family Detached	0	R-4
91N09 B017	691 Marietta Rd	ORT	Single-Family Detached	0	R-4
91N10 031	994 Marietta Rd	ORT	Single-Family Detached	0	R-10
91N10 006	1019 Marietta Rd	ORT	Business/Office	0	O-I
91N10 007	1021 Marietta Rd	ORT	Parking Lot	0	O-I
91N05 A005	455 Waleska Rd	ORT	Single-Family Detached	0	R-10
91N18 D030	890 Marietta Rd	ORT	Single-Family Detached	0.1	R-4
91N09 B015	120 Kennett St	ORT	Single-Family Detached	0	R-4
91N09 B018	631 Marietta Rd	ORT	Institutional	0	O-I
91N04 052	491 Hospital Rd	ORT	Multi-Family	0	RA-8
91N09 A018	811 Marietta Rd	ORT	Multi-Family	0	RA-6
91N18 D018	600 Marietta Rd	ORT	Multi-Family	0.356	RA-6
91N03 001	278 Waleska Rd	ORT	Business/Office	0.52	O-I
91N04 066	1200 Oakside Dr	ORT	Medical Building	0.75	O-I

Address	Original Proposal	Updated Recommendation	Comments
561 Hospital Road	R-20	O-I (Office and Institutional)	Owner is using property for business and planning to convert to fully commercial
264 Marietta Highway	R-20	O-I (Office and Institutional)	Owner has contract to sell commercially
530 Hospital Road	R-4	RA-8 (Residential attached)	Owner requested different zoning
130 Mary Lane	R-4	RA-8 (Residential attached)	Owner requested different zoning
120 Hospital Road	R-4	O-I (Office and Institutional)	Property is vacant, owner has commercial plans
391 Hospital Road	R-4	O-I (Office and Institutional)	Owner requested different zoning
284 Shoal Creek Road	R-10	RA-6 (Residential attached)	Unit is currently a triplex
850 Marietta Road	R-4	RA-8 (Residential attached)	Already rezoned, map has not been updated
870 Marietta Road	R-4	RA-8 (Residential attached)	Owner has development plans that tie into adjacent RA-8
890 Marietta Road	R-4	RA-8 (Residential attached)	Owner has development plans that tie into adjacent RA-8