

**Action Requested/Required:**

- ☐ Vote/Action Requested
☐ Discussion or Presentation Only
☒ Public Hearing
Report Date: 7/3/25
Hearing Date: 7/17/25
Voting Date: 8/7/25

Department: Community Development

Presenter(s) & Title: Tyler Peoples

Planning Tech

Agenda Item Title:

Public Hearing - Amendments to the City of Canton Official Zoning Map

Summary:

Within the last few months, Staff have discovered several properties on the Official Zoning Map in which their current zoning is either incorrect or incompatible with the Unified Development Code.

Staff have researched the zoning history of these properties and have determined the appropriate zoning categories by which these properties should instead be designated. Some properties have already been updated by the GIS department, however Mayor and City Council approval is necessary in order to amend the Official Zoning Map.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☐ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Staff recommends approval of the revisions to the City of Canton Official Zoning Map.

Reviews:

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

Attachments:

Summary of Zoning Map Changes
Draft Zoning Map



CITY COUNCIL MEETING REPORT

FROM: Tyler Peoples, Planning Tech, Community Development Department

SUBJECT: **Amendments to the City of Canton Official Zoning Map**

DATE: 06/25/2025

Within the last few months, Staff have discovered several properties on the Official Zoning Map in which their current zoning is either incorrect or incompatible with the Unified Development Code.

Staff have researched the zoning history of these properties and have determined the appropriate zoning categories by which these properties should instead be designated. Some properties have already been updated by the GIS department, however Mayor and City Council approval is necessary in order to amend the Official Zoning Map.

The properties that are subject to change are as follows:

	Address / Parcel ID	Current Use	Current Zoning	Proposed Zoning	Reason
1	14N17 022G	Undeveloped	R-20	PD-R	Incorrect Zoning — property was rezoned to PD-R in 2022
2	2496 Ridge Road	Single-Family Residential	SU	R-40	Incorrect Zoning — property was rezoned to RE (now R-40) in 2007
3	2550 Ridge Road	Single-Family Residential	SU	R-40	Incorrect Zoning — property was rezoned to RE (now R-40) in 2008
4	9469 Knox Bridge Highway	Vacant/ Abandoned Structure	R-20	GC	Incorrect Zoning — property was annexed and rezoned to C-2 (now GC) in 2000
5	101 Tiffany Lane	Multi-Family Residential	PD-MU	RM-15	Incompatible Zoning — property is not under a master plan
6	100 River Ridge Drive	Multi-Family Residential	PD-MU	RM-15	Incompatible Zoning — property is not under a master plan
7	14N12A 099	Subdivision in development	County	R-10 (City)	Incorrect Zoning — property was annexed and rezoned to R-2 (now R-10) in 2005

RECOMMENDATION:

Staff **recommends approval** of the amendments to the City of Canton Official Zoning Map.

(1)

Address: No assigned address

Parcel: 14N17 022 G

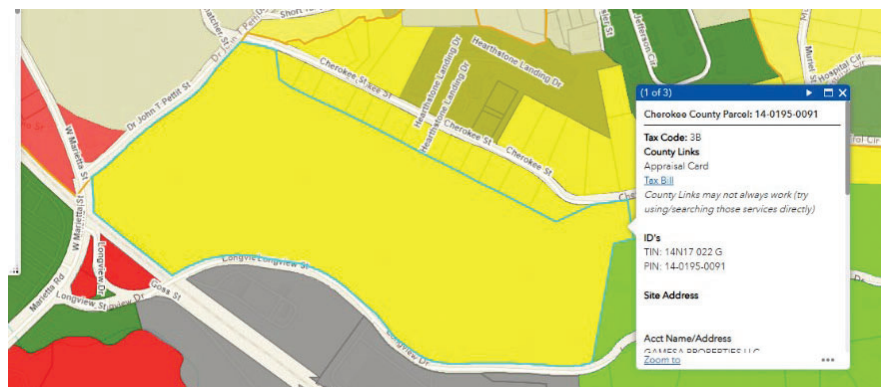
Current Zoning on Map: R-20

Updated Zoning: PD-R

Case No(s): RZON2105-006, MP2110-002

This parcel was rezoned from R-20 to PD-R on February 3, 2022 and received master plan approval on June 16, 2022.

It is the opinion of Staff that there was simply a GIS coding error for the zoning layer. GIS was alerted of the error on April 28, 2025, with the change being made April 29, 2025. Mayor and City Council action is necessary to amend the Official Zoning Map.



(2) & (3)

Addresses: 2496 & 2550 Ridge Road

Parcels: 15N07 068B & 068A

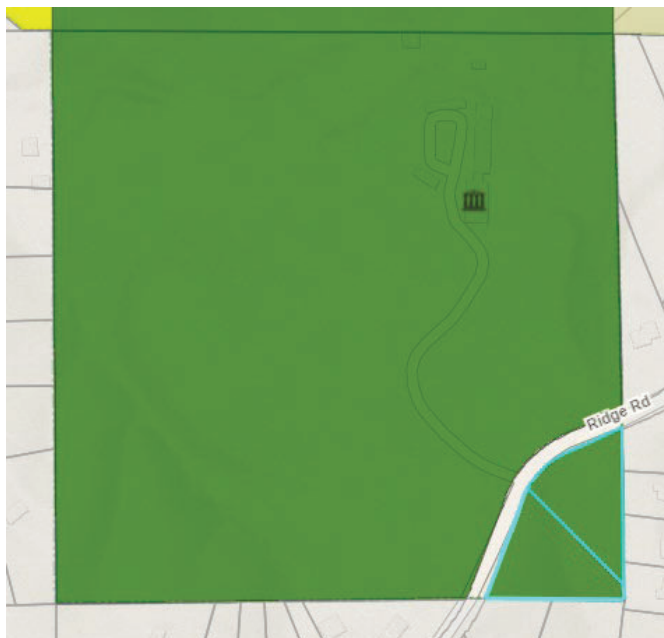
Current Zoning on Map: SU

Updated Zoning: R-40

Case No(s): Z0703-001

The subject property was previously part of the tract owned by the City of Canton that currently houses the Public Works Department. The subject property was subdivided and sold by the City of Canton in August of 2004. The subject property was rezoned from Special Use (SU) to Residential Estate (RE) on June 21, 2007. The property was eventually further subdivided in 2015 into the two (2) lots as they exist today. A home was built on each of the lots in 2023.

It is the opinion of Staff that zoning maps were not updated after the rezoning in 2007. GIS was alerted of the error on May 6, 2025, with the change being made the same day. Mayor and Council action is necessary to amend the Official Zoning Map.



(4)

Address: 9469 Knox Bridge Highway

Parcel: 14N18B 010

Current Zoning on Map: R-20

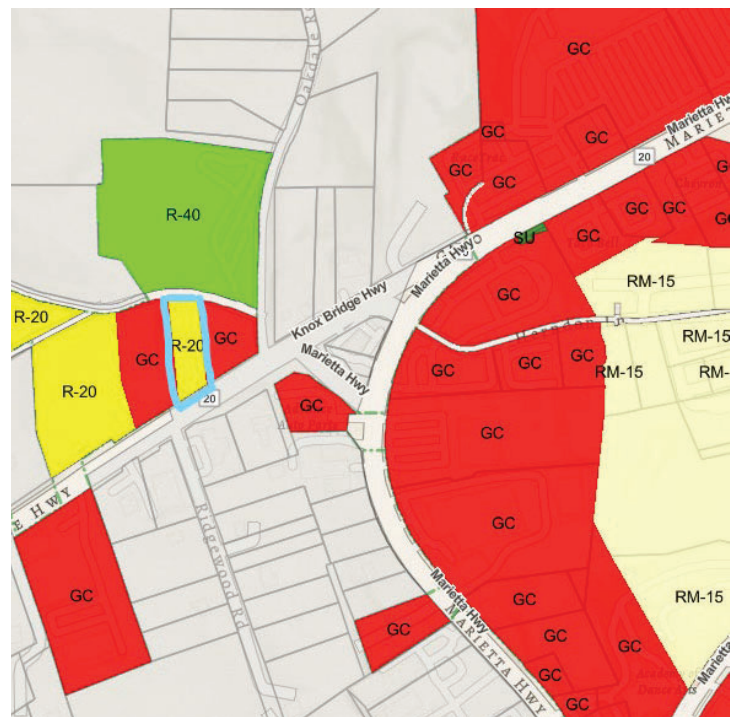
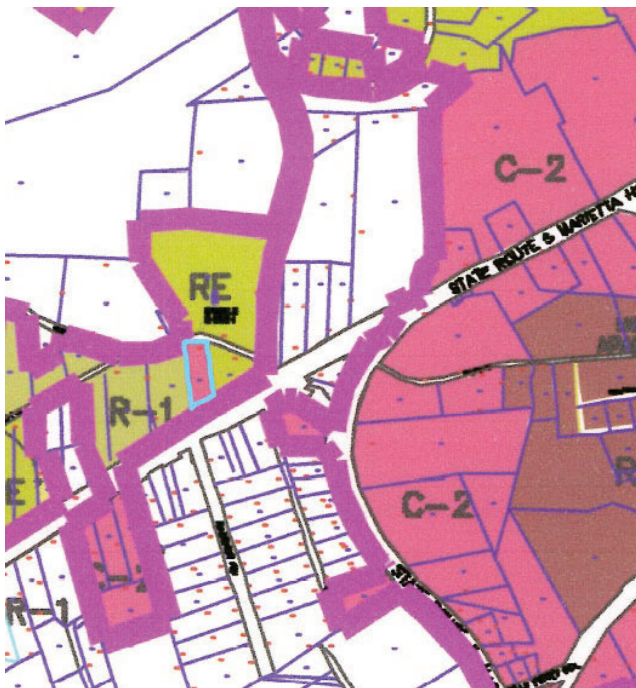
Updated Zoning: GC

Case No(s): AX9911-24, Z9911-28

The subject property was annexed and rezoned from County GC (General Commercial) to City C-2 (General Commercial) on June 1, 2000.

On maps from as early as 2014, the subject property began to erroneously be shown as zoned R-20.

It is the opinion of Staff that during the 2014 Unified Development Code change that the piece was erroneously coded as R-20 instead of GC.



(5)

Address: 101 Tiffany Lane

Parcel: 14N17 049

Current Zoning on Map: PD-MU

Updated Zoning: RM-15

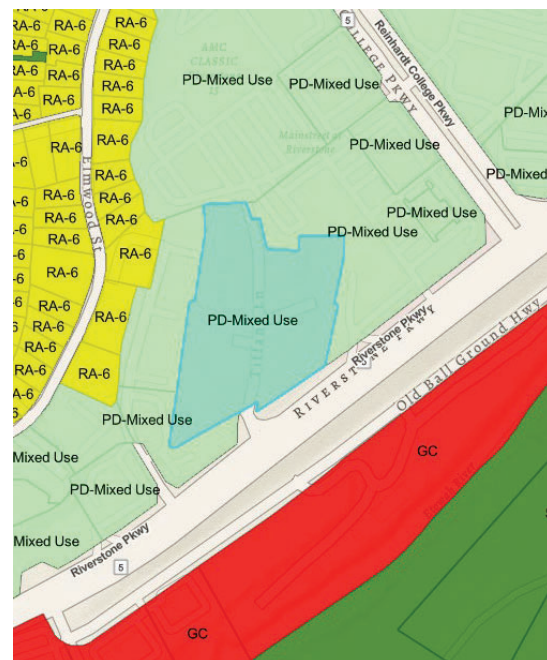
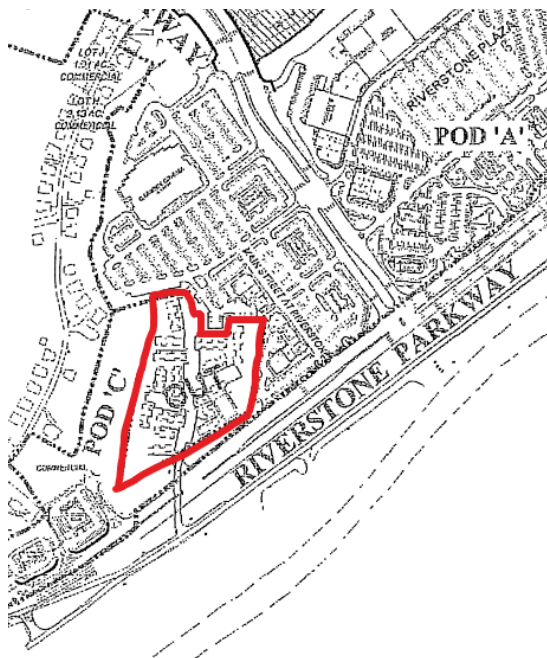
Case No(s): Unknown

The subject property is occupied by the Blue Ridge Hills apartments. The complex was constructed in the mid to late-80s.

The complex is surrounded by developed pods of the Riverstone development, despite this, records indicate that the Blue Ridge Hills apartments were always excluded from the Riverstone master plan.

This development is not a part of any master-planned development, as is required of a PD zoning.

It is the opinion of Staff that since there is no master plan approval which governs the Blue Ridge Hills apartments under a PD zoning that the apartments be should changed to a RM-15 zoning. There are 73 units in the 6.17ac development, at 11.8 units/ac.



(6)

Address: 100 River Ridge Drive

Parcel: 14N16 050

Current Zoning on Map: PD-MU

Updated Zoning: RM-15

Case No(s): AX9802-02, Z9807-09

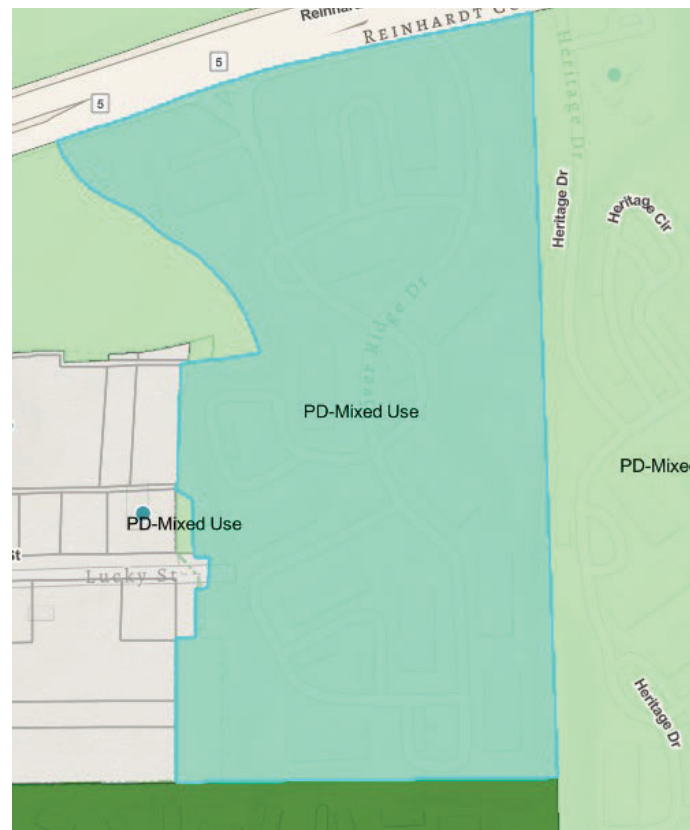
The subject property is occupied by River Ridge Apartments. The complex completed construction in 2003.

City records indicate that this property was annexed and rezoned to R-5 (Multi-Family Attached Residential) in 1998.

On maps from as early as 2014, this property began to be shown as zoned PD-MU.

This development is not a part of any master-planned development, as is required of a PD zoning. The zoning equivalent of the previous R-5 zoning is RM-15 in the City's current Unified Development Code.

It is the opinion of Staff that since there is no master planned approval which governs the River Ridge Apartments under a PD zoning that the apartments should be changed to a RM-15 zoning. There are 356 units in the 23.46 ac development, at 15.2 units/ac.



(7)

Address: No assigned address

Parcel: 14N12A 099

Current Zoning on Map: R-40 (Cherokee County)

Updated Zoning: R-10 (City of Canton)

Case No(s): AX0501-002

The subject property was annexed and rezoned from County R-40 to City R-2 (now R-10) on April 21, 2005. The parcel to the east was additionally annexed and rezoned on the same date. The two parcels were rezoned with the intent of constructing a residential subdivision.

For some time now, the Canton GIS, Cherokee County GIS, and Tax Assessor have erroneously depicted the parcel as unincorporated Cherokee County. City Staff have previously attempted to correct the error several times over the years.

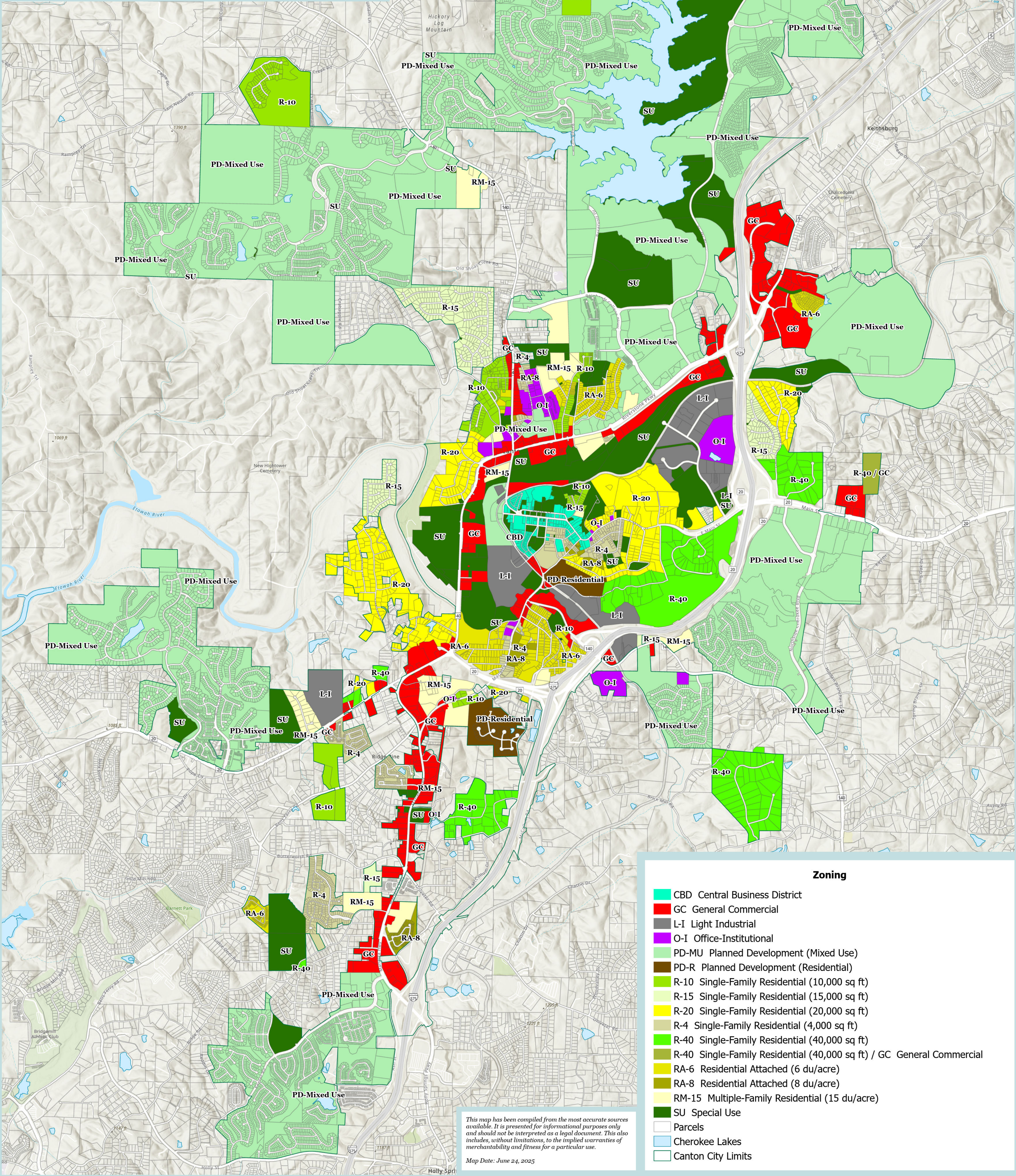
After recent discussions with City Staff, the Tax Assessor and Cherokee County have updated their records to reflect the parcel as within the City of Canton. Staff recommend amending the Zoning Map to reflect the parcel as within the City of Canton and zoned R-10.



Approved By Mayor & Council on: _____

Mayor:

Council:



City of Canton Proposed Zoning

1
Miles

