

ORDINANCE #MP1907-002

AMENDMENT TO MASTER PLAN MP9806-03

City of Canton

Applicant: Chris McCurry

An Ordinance approving amendments to a previously approved Master Plan, MP9806-03

THAT PORTION OF POD E KNOWN AS TRACT 7 AND TRACT 8, TOTALING 4.28 ACRES, AS IDENTIFIED ON THE FINAL PLAT PREPARED BY RHODES ENGINEERING SAERVICES, INC., DATED FEBRUARY 20, 2007, TITLED "RIVERSTONE VILLAGE", ATTACHED HERETO AS "EXHIBIT A".

WHEREAS, it is hereby found and determined that an application to approve proposed amendments to conditions of zoning with regard to Master Plan MP9806-03, required by the City of Canton Unified Development Code, was filed with the City of Canton and a public hearing was held on August 19, 2019 before the City of Canton Planning Commission and a second public hearing was held on September 5, 2019 before the Mayor and City Council. Both public hearings being held at Canton City Hall, 110 Academy Street, Canton, Georgia.

WHEREAS, the requested amended conditions only pertain to Pod E, Tracts 7 and 8 as depicted on the aforementioned Exhibit A. The request seeks to approve a multi-family dwelling as an allowed use and establish development criteria for said apartment complex. These items are reflected in the submitted application which contains the Letter of Intent.

PROPOSED USE: The applicant has requested that multi-family dwellings be approved as an allowed use in Pod E, Tracts 7 and 8. The request seeks approval of an age restricted development (age 55 and older) consisting of one hundred twenty (120) units on 4.28 acres.

WHEREAS, the City of Canton Mayor and City Council **APPROVED** the amended Master Plan request on September 19, 2019 subject to the following conditions: 1) The development shall be limited to 120 dwelling units. 2) The use of the proposed building will be an age restricted (55 and older) apartment complex. 3). The development criteria shall be that as listed in the applicants Letter of Intent and 4) The required parking shall be 1.2 parking spaces per dwelling unit (144 parking spaces). Required ADA handicap parking shall be in addition to the required number of regular parking spaces.

NOW THEREFORE, be it resolved that the Mayor and City Council of the City of Canton does hereby approve the amended conditions to Pod E, Tract 7 and 8, Riverstone.

Adopted this 19th day of September, 2019

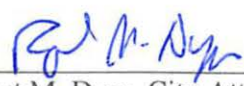


Gene Hobgood, Mayor

Attest: 

Annie Fortner, City Clerk

Approved as to Form and Content:



Robert M. Dyer, City Attorney

First Reading: September 5, 2019

Adopted by Council: September 19, 2019

Approved by Mayor: _____

Veto by Mayor: _____

Second vote by Council: _____

Effective Date: _____

2019-0919-01