

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, November 17, 2022

6:00 PM

City Hall

110 Academy Street

City Council

1. Pledge of Allegiance and Invocation

The Pledge of Allegiance to the American Flag was led by Mayor Grant and followed by an invocation given by Councilmember Wilson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Present:

*Mayor Bill Grant
Mayor Pro Tempore Sandy McGrew
Councilmember Shawn Tolan
Councilmember Brooke Schmidt
Councilmember JoEllen Wilson
Councilmember Dwayne Waterman
Councilmember Will Carlan
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Mr. Dave Hatabian, Utility Engineer
Mr. Stephen Merrifield, Police Chief
Ms. Brittany Anderson, Planner
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers requested to move all items from the Consent Agenda to Old Business for further discussion. Mr. Peppers also requested to add New Business Item 11B for discussion and possible action on an abeyance of residential public hearing applications for a twelve-month period. Councilmember Schmidt made a motion to approve the agenda as amended. Mayor Pro Tempore McGrew seconded the motion, and it was approved unanimously.

4. Guests and Visitors**A. Employee Recognitions - Police Chief Stephen Merrifield - Attachment 4A**

Attachments: [Employee Recognitions](#)

Police Chief Stephen Merrifield introduced new officers Robyn Thompson, Whitney Clark, and Adrian Trbovich. Chief Merrifield also recognized Sergeant Jesse Hamilton for 10 years of service.

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - November 3, 2022 - Attachment 5A

Attachments: [Minutes - Council Meeting - November 3, 2022](#)

Councilmember Wilson made a motion to approve the minutes. Councilmember Waterman seconded the motion, and it was approved unanimously.

6. Informational Items

- A. Information Only - Presentation of Staff Report - Case ZCA2210-004 - Request to Amend the Current Zoning Conditions for 39.98 Acres of the Park Village Development - Zoning Administrator Steve Green - Attachment 6A

Attachments: [ZCA2210-004 Documentation](#)

Zoning Administrator Steve Green stated this original portion of Park Village was set to be single family homes. The applicant requests additional allowed uses for office and light industrial. The public hearing will be held on December 1st.

- B. Information Only - Presentation of Staff Report - Cases RZON2209-006 and CUP2209-007 - Request to Rezone and Obtain Conditional Use Approval for 710 Marietta Road, 12, 50, and 70 Marietta Circle - Zoning Administrator Steve Green - Attachment 6B

Attachments: [RZON2209-006 & CUP2209-007 Documentation](#)

Mr. Green stated the applicant recently purchased 12, 50, and 70 Marietta Circle. The applicant already owns 710 Marietta Road. The applicant seeks to construct five quadplex buildings, renovate two single family homes, and convert one single family home into a duplex. This will be Phase 2 of an already existing development. A community input meeting was held, and the applicant is looking into the traffic concerns brought up by the residents.

7. Other Announcements

None.

8. Ten Minute Public Input

None.

9. Consent Agenda

- A. Approval of the Resolution to Transmit the Annual Update to Canton's Capital Improvements Element and 5 Year Short Term Work Plan for the Impact Fee Program - Housing Initiatives Director Ken Patton - Attachment 9A

Attachments: [Annual Update to Capital Improvements Plan and 5 Year STWP](#)

- B. Approval to Award Towing Services Contract to Mauldin Body Shop, Inc. - Assistant City Manager Nathan Ingram - Attachment 9B

Attachments: [Towing Services](#)

- C. Approval of 2023 Council Meeting Calendar Dates - Attachment 9C

Attachments: [2023 Council Meeting Calendar](#)

Consent Agenda items moved to Old Business.

10. Old Business

Approval of the Resolution to Transmit the Annual Update to Canton's Capital Improvements Element and 5 Year Short Term Work Plan for the Impact Fee Program:

Housing Initiatives Director Ken Patton discussed adding Harmon Park improvements to the Parks & Recreation portion of the Capital Improvements Element. The estimated cost for the project is \$4,300,000. Mr. Patton stated the improvements include the construction of a 10-11' wide multi-use concrete trail, sidewalk improvements, additional parking, full size basketball court, 60' by 90' Mini-Pitch soccer field, stadium style seating, replacing fencing on existing baseball field, construction of a prefabricated picnic pavilion, and additional items. Councilmember Schmidt made a motion to approve the resolution to transmit the annual update to the Capital Improvements Plan and 5 Year Short Term Work Plan including Harmon Park. Councilmember Waterman seconded the motion, and it was approved unanimously.

Approval to Award Towing Services Contract to Mauldin Body Shop, Inc.:

Councilmember Tolan asked about the other proposal received. Assistant City Manager Nathan Ingram noted the other company would have had to outsource jobs for larger vehicles. All other costs were similar. Councilmember Wilson made a motion to approve the towing services contract to Mauldin Body Shop. Mayor Pro Tempore McGrew seconded the motion, and it was approved unanimously.

Approval of 2023 Council Meeting Calendar Dates:

Councilmember Schmidt suggested moving the second meeting in September either forward one week or back one week due to Cherokee County School District's Fall Break. Councilmember Schmidt made a motion to change the September 21st meeting date to September 28th and approve the remaining 2023 Council meeting calendar dates. Councilmember Tolan seconded the motion, and it was approved unanimously.

- A. Discussion and Possible Action on Cases ANNX2209-004 and

RZON2209-005 - Request to Annex and Rezone 2.38 Acres Located at the End of Roland Drive for the Purpose of Inventory Storage - Zoning Administrator Steve Green - Attachment 10A

Attachments: [ANNX2209-004 & RZON2209-005 Documentation](#)

Mr. Green stated the applicant has requested this item be tabled until December to allow them time to contact abutting property owners for letters of support. Mayor Pro Tempore McGrew made a motion to postpone until the first meeting in December. Councilmember Wilson seconded the motion, and it was approved unanimously.

- B. Discussion of Amendment to the City's Plant Palette and Approved Trees in the Overlay Zone as Recommended by HGOR - Zoning Administrator Steve Green - Attachment 10B

Attachments: [Ordinance Amendment](#)

Mr. Green stated Council has been provided suggestions by HGOR of trees to be added to or deleted from the Community Standards Overlay Zone plant palette. HGOR also suggests an overall updated City plant palette which would affect Table 103-11 of the Unified Development Code. These amendments have been advertised for a public hearing to be held on December 1st.

11. New Business

- A. Discussion and Possible Action to Grant Georgia Power Easements on Two Parcels for the Water Pollution Control Plant - Utility Engineer Dave Hatabian - Attachment 11A

Attachments: [Georgia Power Easements](#)

Utility Engineer Dave Hatabian discussed that Georgia Power needs to bring additional power lines for the expansion of the water pollution control plant. Easements are required on two City-owned parcels to install new poles as well as overhead and underground lines. It is hoped to get the poles set next month. Councilmember Carlan made a motion to approve. Councilmember Wilson seconded the motion, and it was approved unanimously.

Discussion and Possible Action on an Abeyance of Residential Public Hearing Applications for a Twelve-Month Period:

Mr. Peppers reviewed a memorandum provided to Council which requests the consideration of an abeyance for public hearings related to residential projects effective immediately and for a twelve-month period. This would allow an effort to review and discuss development patterns, long-term growth plans, infrastructural impacts, and land use. The City is moving into second phase projects and programs in the Roadmap for Canton's Future which means looking further into such data points as the Thomas P. Miller Housing Study Update, Canton Transportation Master Plan, Growth Boundary Agreement with Cherokee County, Land Use Map Review, Recreational Master Plan, and Tax Allocation District Master Planning. This period will also allow for the potential to streamline zoning categories and review development standards. Mr. Peppers

discussed approved developments which have yet to begin construction and noted that any approved development will be allowed to begin or continue construction. Mayor Grant clarified this abeyance would be for new residential cases only and would not pertain to any commercial cases. Councilmember Tolan made a motion to approve the resolution of an abeyance for residential public hearing applications for the period of twelve months. Councilmember Schmidt seconded the motion, and it was approved unanimously.

12. City Manager's Report

Mr. Peppers provided Council a rendering received from Lew Oliver for the proposed housing project site at Laurel Canyon. The rendering will be available on the City's website and staff has requested that Lew Oliver present before Council. Mr. Peppers reviewed the City's Operation Report. This report will be available monthly and placed on the City's website as well. Mr. Peppers reviewed items discussed during the fall retreat. Mr. Peppers noted two public hearings will be held in January. One set of cases is for a 114-townhome development on Prominence Point Parkway. The second set of cases is for a mixed residential use development along Putnam Road and Gail Avenue.

13. Council Introduced Items

None.

14. Mayor's Report

Mayor Grant informed that voters have approved the next SPLOST. Canton is set to receive \$49 million from that SPLOST. Mayor Grant thanked Council and staff for the retreat and wished everyone a Happy Thanksgiving.

15. Adjourn

Councilmember Waterman made a motion to adjourn. Councilmember Schmidt seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council