Canton, Georgia

110 Academy Street
Canton, Georgia 30114

Minutes - Final - Final

Thursday, March 4, 2021

6:00 PM

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 Mr. Hayden Holcomb, Chief of Staff at Chick-fil-A of Canton.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Shawn Tolan
Councilmember Nick Estes
Councilmember Brooke Schmidt
Councilmember Sandy McGrew
Councilmember Will Carlan
Mr. Billy Peppers, City Manager
Mr. Bobby Dyer, City Attorney
Mr. Ken Patton, Community Development Director
Ms. Melissa Forrester, Finance Director
Mr. Mike Morgan, Information Technology Director

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers requested an Executive Session be added to discuss real estate and litigation. Councilmember Estes made a motion to approve the agenda with the addition of an Executive Session. Mayor Pro Tempore Wilson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None.

5. Public Hearings

A. Public Hearing and Discussion for Cases MPA2101-001 and CUP2101-002 for Pod G at Riverstone for the Proposed Crystal Lagoon Project - Community Development Director Ken Patton - Attachment 5A

Attachments: MPA2101-001 and CUP2101-002 Documentation

Community Development Director Ken Patton introduced the public hearing and provided Council the application details. The proposed Master Plan Amendment seeks to add additional land uses and to amend the height limitation within Pod G. Mr. Patton discussed the proposed use which in part includes a lagoon and condominium. Mayor Grant opened the public hearing and asked for the

applicant to present their case. The applicant provided a video which reviewed the company's background, other lagoons currently developed, and the technology used. The applicant discussed the proposed project in Canton as being a 2.5-acre lagoon surrounded by a wedding pavilion, meeting facilities, retail shops, restaurants, amphitheater, and condominiums. Councilmember McGrew made a motion to add ten minutes to each side of the public hearing. Councilmember Carlan seconded the motion, and it was approved unanimously. The applicant stated there will also be greenspace which is proposed to be used throughout the year. The goal is to have the facility utilized all year long. The maximum depth of the lagoon is eight feet at the center. The applicant provided Council images of other developed lagoons. The applicant noted there will be no motorized vehicles allowed in the Canton lagoon. The applicant then provided a second promotional video. Mayor Grant called for anyone wishing to speak in opposition to the application. Susanne Baisden, Great Sky resident, spoke in opposition. Ms. Baisden stated she does not believe this project is a good fit for inside the City limits. Ms. Baisden stated she is curious as to the opinions of residents who have a project like this in their area. Ms. Baisden stated she would like to know if any of these developments have closed and what the marketability of the property is if the project shuts down. Mayor Grant asked if the applicant would like the opportunity for rebuttal. The applicant stated they have received positive reactions from surrounding residents. There have not been any of these projects that have shut down. Mayor Grant closed the public hearing and opened the discussion to Council. Mayor Grant asked about parking. Mr. Patton stated the site plan indicates parking to be developed as part of the project. Mayor Grant asked about a traffic study. Mr. Patton stated a traffic study was completed for the entire Riverstone development. Councilmember Tolan asked if the project would use fresh water. Mr. Patton stated yes. Councilmember Tolan asked if there will not be a top over the lagoon. Mr. Patton confirmed that is correct. Councilmember Tolan asked if watercrafts would be allowed. Mr. Patton stated no. Only paddleboards and kayaks are allowed. Mayor Pro Tempore Wilson asked if staff has prepared any conditions. Mr. Patton stated the list of suggested conditions will be prepared after the public hearing. This will be provided to Council prior to the next meeting. Councilmember McGrew asked if the infrastructure is in place to support such a large development. Mr. Patton stated the applicant will have to receive a sewer capacity letter. Mr. Patton discussed the current roads surrounding the proposed development and noted additional lanes as suggested by the Atlanta Regional Commission (ARC) will be satisfied. Councilmember McGrew asked if a new traffic study is needed due to the age of the current study and growth of the City. Mr. Patton stated staff feels this project fits within the traffic study that was done in 2006 but Council could request one be completed. Councilmember McGrew asked about security during opening hours and sanitation measures. Mr. Patton stated he will reach out to the applicant and report back to Council. Councilmember McGrew asked if the lagoon is heated. Mr. Patton stated no. Councilmember Estes asked about hotels being constructed in the area and their height. Mr. Patton stated there are two hotels in construction and they are four stories. Councilmember Schmidt asked about lagoons that are currently developed around the country and how they are managed. Mr. Patton stated he believes most of the lagoons are public, but he is not sure if they are corporate-owned or franchised. Mayor Grant discussed the family recreational value this project would bring to the City as well as the tourism benefit. Mayor Grant noted permitted uses for the subject property and stated this is a more creative use. Mayor Grant asked Mr. Patton to estimate the taxes for the new proposed uses. Councilmember Carlan asked how many jobs

this project would bring to the City and what would be the reduction in condominium units if the height is limited to five stories. Mr. Patton stated he would speak with the applicant and report back to Council. Councilmember Tolan asked if discounted passes would be available to City residents. Councilmember McGrew asked Mr. Patton to find out if any of the buildings will have roof access for patrons. Mayor Grant asked if the five-story height limit was only for Pod G. Mr. Patton stated yes and discussed the original Master Plan for the Riverstone development. Councilmember McGrew stated the City desires the use of native plant material and greenspace.

B. Public Hearing and Discussion for Cases MPA2101-004 and CUP2101-003 for Pod G at Riverstone for the Proposed Avanta Project (Residential - Detached and Attached Rental Units) - Community Development Director Ken Patton - Attachment 5B

Attachments: MPA2101-004 and CUP2101-003 Documentation

Mr. Patton introduced the case and provided Council the application details. This project is completely residential in nature. Mr. Patton stated the proposed units are attached and detached. Mayor Grant opened the public hearing and asked for the applicant to present their case. Bud Rogers with Avanta presented the case. Mr. Rogers gave Avanta's background and discussed the proposed type of development. This project will enhance workforce housing within the City. Mr. Rogers noted this development consists of rental units. Mr. Rogers discussed the townhome and single-family cottage units. The development will include greenspace and amenities. A project like this has not been done within Georgia. Pedestrian access will be available to the lagoon project. Mr. Rogers provided Council with elevations of the proposed amenities and residential units. With no others to speak for or against the application, Mayor Grant closed the public hearing and opened discussion to Council. Mayor Grant stated this is an interesting product for the City and fills an unmet need. This development will help support businesses in that area. Mayor Pro Tempore Wilson discussed visiting a similar development in Woodstock. Councilmember McGrew asked about ownership of the property, management of the site, and pets. Councilmember McGrew proposed stacking one-bedroom units to allow for expanded greenspace. Councilmember Carlan asked about rent prices. Mr. Patton stated he will speak to the applicant and get back to Council with those numbers.

6. Consideration to Approve Minutes

A. Council Special Called Work Session Draft Minutes - February 9, 2021 - Attachment 6A

Attachments: Minutes - Special Called Work Session - February 9, 2021

B. Council Meeting Draft Minutes - February 18, 2021 - Attachment 6B

Attachments: Minutes - Council Meeting - February 18, 2021

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

7. Informational Items

A. Review of January Financials - Finance Director Melissa Forrester - Attachment 7A

Attachments: January Financials

No comments.

B. Update from the Diversity and Inclusion Task Force - Councilmember McGrew - Attachment 7B

Attachments: Clarkston Non-Discrimination Ordinance

Councilmember McGrew introduced Carlos Hill, Chair of the Diversity and Inclusion Task Force. Mr. Hill stated the task force has conducted three meetings in which Non-Discrimination Ordinances from other municipalities have been discussed. Mr. Hill discussed upcoming meetings and stated he will provide another update to Council at the March 18th meeting.

8. Other Announcements

None.

9. Ten Minute Public Input

Thomas Griffin discussed his concern with public safety regarding appropriate signage at the intersection of Bells Ferry Road and Butterworth Road.

10. Consent Agenda

None.

11. Old Business

None.

12. New Business

A. Discussion and Possible Approval of a Contract With KB Advisory Group for Tax Allocation District and Redevelopment Planning Services - City Manager Billy Peppers - Attachment 12A

Attachments: KB Advisory Group Contract

Mr. Peppers stated KB Advisory Group specialize in redevelopment plans and Tax Allocation Districts (TAD). The proposal given in the packet states this group will assure that the selected location will meet the requirements of a TAD and draft a redevelopment plan for Council's consideration. The cost is $26,750 and could be funded out of Rental Car Tax. Councilmember Estes asked about a

timeframe. Mr. Peppers stated the analysis takes three to four weeks so by the second meeting in April Council should know if the selected area is good for a TAD. The redevelopment plan should be completed and presented to Council in June. Mayor Grant stated he believes this is critically important for Canton and he was impressed by the cost and timeline of the proposal. Mr. Peppers noted this group has worked with the City of Holly Springs on their TAD. Councilmember Tolan asked if task #3 is necessary. Mr. Peppers stated that is an optional task. Mayor Pro Tempore Wilson noted the group would be able to work with the Cherokee County School Board and Cherokee County Commissioners if needed. Mr. Peppers stated the $26,750 includes all options presented however at this time only options #1 and #2 are needed. Councilmember Schmidt made a motion to contract with KB Advisory Group for options #1 and #2. Councilmember Estes seconded the motion. Mr. Peppers discussed the benefits of leaving the option of task #3 in the proposal for communication if necessary. Councilmember Schmidt amended her motion to approve the proposal as presented and to authorize the Mayor to sign the proposal. Councilmember Estes seconded the motion, and it was approved unanimously.

13. City Manager's Report

Mr. Peppers discussed a new feature on the City's website that can be found under the City Manager's page. This is an Operations Report that will be updated monthly regarding specific projects within the City.

Mr. Peppers stated the section of the trail expansion project from Etowah River Park to I-575 came in under budget. Mr. Peppers stated a portion of the trail that was planned to be a bridge was able to be placed on rockwork completed by Georgia Department of Transportation. In addition, the City added rockwork to stabilize water and sewer infrastructure in the area. This allowed for funds to be used from the Water and Sewer Fund and not from SPLOST which paid for that section of the trail project. Councilmember Tolan asked about improved safety along the trail. Mr. Peppers stated there are restrictions placed along the river due to the floodplain. The City is working on additional landscaping between the trail and the railroad track. Railing is being installed along the trail over creek crossings east of I-575. Councilmember Estes asked about a ribbon cutting. Mr. Peppers stated a ribbon cutting could be done for the first portion of the trail but there are some punch list items to be completed on the section east of I-575.

Mr. Peppers told Council the infrastructure for the RedSpeed cameras is in at Hasty Elementary School but is missing power. The City is working with Georgia Department of Transportation (GDOT) on Teasley Middle School and Cherokee High School. Mr. Peppers discussed the option of sending speeding warnings and violations during non-school hours. Mayor Pro Tempore Wilson asked if the City has received an update on the improvements at Highway 140 and Highway 5. Mr. Peppers stated no. Councilmember Tolan asked about cons with the expanded use of RedSpeed cameras. Mr. Peppers stated an electronic device would essentially substitute an officer for a block of time. Councilmember Schmidt stated some Councilmembers only voted to approve these types of cameras during the initial approval process because they were only to be used in school zones during school hours. Mr. Peppers discussed how the system can be adjusted to send violations during specific times. There is a 30-day notification period in which they system sends out warnings before the system *can go live and send violations. Councilmember Schmidt asked about the issue with Teasley and Cherokee. Mr. Peppers stated the issue is with positioning given the other infrastructure in the area. Councilmember Carlan confirmed this would be a civil proceeding and not a criminal proceeding. Mr. Peppers stated that is correct. Mayor Grant stated this new information should be placed on a public agenda. Council decided to place the item on the March 18th meeting agenda.*

Mr. Peppers provided an update on the parking deck. Clark Patterson Lee is finalizing design and cost estimates. The last design provided had a total of 94 parking spaces with an exit onto West Marietta Street. There will be a small plaza area with an option for a sculpture or water feature. Landscaping is proposed along with a space for a mural or sign.

Councilmember McGrew asked about placing all ability accessible playground equipment in City parks. Mayor Grant suggested this can be added to the April Work Session agenda.

14. Council Introduced Items

None.

15. Mayor's Report

Mayor Grant stated a meeting has been scheduled to review the Planning and Zoning process. Councilmember McGrew and Mayor Pro Tempore Wilson have been asked to sit in on that meeting.

Mayor Grant stated the first virtual retreat meeting on housing will be held on Friday, March 12th at 1:00 pm.

Mayor Grant stated the in-person retreat has been scheduled for April 25th through April 27th. It will be held in Greenville, SC.

16. Adjourn

Councilmember McGrew made a motion to adjourn to Executive Session to discuss real estate and litigation. Mayor Pro Tempore Wilson seconded the motion, and it was approved unanimously.

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Bill Grant, Mayor

Attest:

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Annie Fortner, City Clerk

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Dates Minutes Approved by Council