

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Friday, March 12, 2021

1:00 PM

Virtual Retreat Session

Public Call In: 1-617-675-4444 PIN: 656 323 788 5173#

City Council

1. Call to Order

Present:

*Mayor Bill Grant
Mayor Pro Tempore JoEllen Wilson
Councilmember Sandy McGrew
Councilmember Shawn Tolan
Councilmember Brooke Schmidt
Councilmember Will Carlan
Councilmember Nick Estes
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Ken Patton, Community Development Director
Ms. Annie Fortner, City Clerk*

The meeting was called to order by Mayor Grant.

2. Overview of Staff Memorandum on Housing

A. Memorandum on Housing Information & Workforce Options - Attachment 2A

Attachments: [Memorandum](#)

City Manager Billy Peppers reviewed the Housing Information & Workforce Options memorandum that was sent to Council on February 15, 2021. Mr. Peppers noted all apartments within the City have rents within the Area Media Income (AMI). The memorandum also includes staff's options for working with the Housing Authority to provide housing at the lowest end as well as options for innovative housing. Council discussed the City's current stock of apartments relating to availability and rates. It was confirmed that the list of approved multifamily developments presented in the memo was not included in the housing study projections for needed units.

3. Discussion of Housing Opportunities

Community Development Director Ken Patton discussed 9 acres of potential property that could be used for a mixture of housing along with some retail and open space. The owner of the property would like to work with the City to accomplish this. Mayor Grant asked Mr. Patton to present some options for programs or incentives that can be utilized. City Attorney Bobby Dyer discussed the process and requirements to establish a land bank or housing fund. Mr. Dyer stated he would draft an ordinance to presented for Council's review. Mr. Patton discussed development and zoning regulations for accessory dwelling units and tiny homes. There currently are not any regulations in place for container homes. Mr. Patton suggested waiting until the state establishes these regulations before moving forward with container homes. Council and staff discussed creating a design competition for accessory dwelling units. Councilmember McGrew asked about the old fire station property at Laurel Canyon and what needs to be done to begin development of a micro-cottage community. Mr. Peppers stated a full-time staff person is needed. Councilmember McGrew discussed her vision for the old hospital site which would contain a mixture of

housing types. Council agreed to move in the direction of hiring a full-time housing person or consultant. Mr. Peppers requested Council provide a list of priorities relating to housing. Councilmember Tolan and Councilmember McGrew suggested beginning with the property outside of Laurel Canyon as the City already owns the land. Mayor Grant asked Mr. Peppers to provide some recommendations on hiring and funding for a full-time staff person or consultant. Council and staff discussed next steps to move forward on the Laurel Canyon property project. Sewer capacity was also discussed. Mr. Peppers proposed Council set a policy which states a certain percentage of the general fund is contributed to low-income housing needs each year. These funds could be used towards land or given to the Housing Authority. Mr. Peppers discussed housing programs and funding. Mr. Patton stated he would provide Council with ordinances from across the country that deal with affordable housing regulations or inclusionary zoning. Mayor Grant suggested setting a goal for additional low-income housing units and have this goal be tied to the City's Roadmap.

4. Action Steps

After discussion, Council and staff determined the following action steps:

- Begin the rezoning and master plan amendment applications for the Laurel Canyon property*
- Review staff or consultant position for housing*
- Promote awareness for accessory dwelling unit options*
- Research property acquisition for housing and/or park uses*
- Create housing design Request for Proposals*
- Draft housing fund ordinance*
- Review private/public sector low-income tax credits*

5. Adjourn

Councilmember Tolan made a motion to adjourn. Councilmember McGrew seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council