

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, July 17, 2025

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 an invocation was given by Ms. JoEllen Wilson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Jeff Tucker, Deputy Police Chief
Mr. Kevin Turner, Community Development Director
Ms. Brittany Anderson, City Planner
Mr. Tyler Peoples, Planning Tech
Ms. Mary Baker, Community Development Intern
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Ryan Luckett, Finance Director
Ms. Kelly Pendley, Operations Manager
Mr. Adam Dodson, Parks and Recreation Manager
Ms. Kaylee Floyd, Administrative Assistant
Mr. Russell Martin, IT Systems Analyst*

Absent:

Councilmember Travis Johnson

3. Consideration to Approve Agenda

Mayor Pro Tem Tolan made a motion to approve the agenda as presented. Councilmember Waterman seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Public Hearings

- A.** Public Hearing for the Fiscal Year 2026 Proposed Budget and Fee Schedule and Presentation of the Budget Ordinance - Finance Director Ryan Luckett

Attachments: [FY 26 Proposed Budget and Fee Schedule](#)

Finance Director Ryan Luckett highlighted the City's funds, history of tax collections, budget changes, and proposed Capital Improvements as provided in the PowerPoint presentation. A copy of the presentation can be found in the office of the City Clerk. Mayor Grant opened the public hearing. Mr. Thomas Weaver cautioned the use of reserves as well as the potential loss of revenue with the possible repeal of RedSpeed. Mr. Weaver questioned the use of funds for the Public Safety Building renovations and requested that Council consider ways to not raise water and sewer rates. Mayor Grant closed the public hearing. Mayor Grant noted the budget and fee schedule will be on the next Council agenda for possible adoption.

- B. Public Hearing on Amendments to the City of Canton Official Zoning Map - Planning Tech Tyler Peoples

Attachments: [Zoning Map Amendments](#)

Planning Tech Tyler Peoples stated that within the last few months, staff has discovered several properties on the Official Zoning Map in which their current zoning is either incorrect or incompatible with the Unified Development Code. Staff has researched the zoning history of these properties and have determined the appropriate zoning categories by which these properties should instead be designated. Mr. Peoples noted that 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. Mr. Peoples reviewed each of the proposed changes. Mayor Grant opened the public hearing. There being no one to speak, Mayor Grant closed the public hearing.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - July 3, 2025

Attachments: [Minutes - Council Meeting - July 3, 2025](#)

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

7. Informational Items

- A. Review of May Financial Report - Finance Director Ryan Luckett

Attachments: [May Financial Report](#)

Finance Director Ryan Luckett highlighted fiscal activity in the City's major fund sources for the month of May. Councilmember Waterman asked about the Sanitation Fund being overdrawn. Mr. Luckett noted that a transfer from the General Fund has not yet been completed. City Manager Billy Peppers also discussed that the roll off site, which is free for City residents, is costly to operate and there is not much coming in from sanitation franchise fees.

- B. Information Only - Proposed Text Amendments Regarding Accessory Dwelling Units (ADUs) - Community Development Intern Mary Baker

Attachments: [ADU Text Amendment](#)

Community Development Director Kevin Turner introduced Ms. Mary Baker, who is interning within his department. Ms. Baker discussed that staff is proposing text amendments which include Section 104.02.02 - "Accessory dwelling units" of the Unified Development Code to clarify development standards regarding ADUs. Other proposed amendments include creating a maximum square footage for detached and attached ADUs at 50% of the principal dwelling square footage, removing the 1,200 square foot maximum for attached units, removing limits on number of bedrooms, and allowing detached ADUs in the rear or side yard. Ms. Baker noted that additional language is proposed to ensure that either the ADU or principal structure remains owner-occupied and that ADUs are compliant with HOAs (when applicable). A text amendment is also proposed for Section 105.11.02 - "Administrative action (administrative variance)" to allow administrative variances up to 20% for the increase in maximum square footage of ADUs. Mayor Grant asked what the next step would be for these changes. Ms. Baker stated a public hearing will be held at the next Council meeting. Councilmembers asked about the reasoning behind the height restriction. Mr. Turner noted it is customary to restrict the height to be smaller than the primary structure since these are accessory structures. Mr. Turner stated that a maximum height can be used instead of stating that it can be no greater than the height of the principal structure.

8. Other Announcements

Mayor Grant noted a few upcoming City events including the Retro Movie Series at the Canton Theatre, Farmers Market, and River Rock Concert.

9. Ten Minute Public Input

Mr. Thomas Weaver discussed federal and state legislation going into effect and urged Council to be good stewards of the City's budget.

Ms. Corey Lowe invited Council to attend a meeting at Reformation Brewery along with other municipal leaders and police officers to discuss recent legislation regarding medical marijuana.

10. Consent Agenda

- A.** Approval of the Cherokee County Local Emergency Operations Plan - Assistant City Manager Nathan Ingram

Attachments: [Local Emergency Operations Plan](#)

- B.** Approval of Resolution to Authorize Check Signers for the City of Canton Bank Accounts - Assistant City Manager Nathan Ingram

Attachments: [Authorized Check Signers](#)

Mayor Pro Tem Tolan made a motion to approve the Consent Agenda. Councilmember Yawn seconded the motion, and it was approved unanimously.

11. Old Business

None

12. New Business

- A. Discussion of Phase 2 Road Resurfacing Intergovernmental Agreement with Cherokee County - Operations Manager Kelly Pendley

Attachments: [Phase 2 Road Resurfacing IGA](#)

Operations Manager Kelly Pendley noted the City has already entered into an Intergovernmental Agreement with Cherokee County for 2025, however additional funds were received from the state. An amendment to the original bid was placed for additional roads to be paved including Lantana Trail, Hydrangea Bend, Laurel Bend, Gardenia Curve, Poplar Bend, and Oleander Way off of Prominence Point Parkway. Ms. Pendley stated that action is now being requested as the paving company has provided the schedule for paving and City streets could begin as soon as next week. It would be ideal to have these streets completed before the beginning of the new school year. Councilmember Roach made a motion to approve the Phase 2 Road Resurfacing Intergovernmental Agreement with Cherokee County. Councilmember Waterman seconded the motion, and it was approved unanimously.

13. City Manager's Report

Mr. Peppers informed that the Cherokee County Board of Commissioners approved the Tax Allocation District Intergovernmental Agreement with the City as well as the North Street Project Intergovernmental Agreement with the City and the Downtown Development Authority. The Downtown Development Authority approved the concept plans from Modern Mobility Partners for the project at Hickory Flat Highway and Marietta Road at their meeting earlier today. Mr. Peppers stated those concepts will be presented to Council at the next meeting for review and comments. Once the concepts are approved by Council, the Downtown Development Authority will work to create the Request for Bids for construction. Mr. Peppers informed the City received a proposal from Goodwyn Mills Cawood on the North Street Project. A copy of the proposal has been provided to the Downtown Development Authority and will be presented to Council at the August 7th meeting. Mr. Peppers noted that Cherokee County is planning to call for the referendum of the Transportation Special Purpose Local Option Sales Tax (TSPLOST) for the November election. The County is hopeful of having this be a countywide TSPLOST including all of the municipalities. Staff is working on a list of projects within the City and will provide the list to Council. Lastly, Mr. Peppers recognized Ms. Brittany Chambers as the Team Member of the Month for June.

14. Council Introduced Items

None

15. Mayor's Report

None

16. Adjourn to Executive Session to Discuss Real Estate and Litigation

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council