

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, February 5, 2026

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 Councilor Roach.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

Mayor Bill Grant
Mayor Pro Tem Farris Yawn
Councilor Darrell Rice
Councilor Bryan Roach
Councilor Dwayne Waterman
Councilor Travis Johnson
Councilor Shawn Tolan
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Kevin Turner, Community Development Director
Mr. Tyler Peoples, City Planner
Mr. Jakob Allen, City Planner
Mr. Steve Green, Zoning Administrator
Mr. Ken Patton, Housing Initiatives Director
Ms. Bethany Watson, City Engineer
Mr. Nick Wilson, Land Development Administrator
Mr. Ryan Lockett, Finance Director
Ms. Lauren Johnson, Communications Manager
Mr. Jacky Cheng, Digital Content Specialist
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk

Absent:

None

3. Consideration to Approve Agenda

Councilor Waterman made a motion to approve the agenda. Councilor Johnson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Public Hearings

- A.** Public Hearing for Case RZON2511-008 - Request to Rezone Property Located at 631 Marietta Road from O-I (Office-Institutional) to GC (General Commercial) - Zoning Administrator Steve Green

Attachments: [RZON2511-008 Documentation](#)

Zoning Administrator Steve Green stated the applicant seeks to rezone the property located at 631 Marietta Road from O-I (Office-Institutional) to GC (General Commercial) for the purpose of constructing a neighborhood grocery store and professional offices. The applicant has not met the abutting property owner notification requirements or held the Community Input Meeting as required by the City's code. Staff recommends deferring this public hearing until March 5th. Mayor Pro Tem Yawn made a motion to defer the public hearing until March 5th. Councilor Johnson seconded the motion, and it was approved unanimously.

- B. Public Hearing and Discussion of Proposed Update to the Central Canton Urban Redevelopment Plan - City Planner Jakob Allen

Attachments: [2026 Central Canton Urban Redevelopment Plan Update](#)

City Planner Jakob Allen stated that staff has drafted an update to the Central Canton Urban Redevelopment Plan for City Council to consider for adoption. This no cost update expands the boundary of the redevelopment area previously identified by the Central Canton Urban Redevelopment Plan which was adopted in 2023. Mr. Allen reviewed the boundary properties to be included in the updated redevelopment area. Mr. Allen stated that adoption of this update would allow qualifying developments to earn additional points in their applications for Georgia Department of Community Affairs' (DCA) Housing Tax Credits. Mayor Grant opened the public hearing. There being no one signed up to speak, Mayor Grant closed the public hearing.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - January 22, 2026

Attachments: [Minutes - Council Meeting - January 22, 2026](#)

Councilor Johnson made a motion to approve the minutes. Councilor Tolan seconded the motion, and it was approved unanimously.

7. Informational Items

- A. Review of Monthly Financial Report - Finance Director Ryan Lockett

Attachments: [October & November Financials](#)

Finance Director Ryan Lockett provided and reviewed the monthly financial report for October and November of 2025 which are the first two months of the new fiscal year.

- B. Update on Highway 140 Projects - City Engineer Bethany Watson

Attachments: [Highway 140 Projects](#)

City Engineer Bethany Watson provided updates on two projects along the Highway 140 corridor north discussing the background and costs which the City is responsible for 20% of the project share that is paid for using Special Purpose Local Option Sales Tax (SPLOST) and Impact Fees. Ms. Watson noted that the projects are currently in the right-of-way acquisition phase.

8. Other Announcements

None

9. Ten Minute Public Input

Mr. Thomas Weaver spoke about the road condition along West Marietta Street and asked when it would be repaved. Mr. Weaver also discussed upcoming legislative changes.

Mr. Lee Oliver spoke in support of the East Main Street pedestrian crossing project.

10. Consent Agenda

None

11. Old Business

- A. Discussion and Possible Action on Cases ANNX2509-002, RZON2509-001, MP2509-005, CUP2509-004, and VAR2509-001 - Request to annex and rezone +/- 48.21 Acres for the Purposes of Developing a Residential Subdivision and Commercial Area Along Ball Ground Highway - Zoning Administrator Steve Green

Attachments: [Ball Ground Highway Documentation](#)

Mr. Green informed that the applicant's attorney has submitted a request to withdraw the applications without prejudice. Councilor Tolan made a motion to approve the withdrawal of the applications without prejudice. Councilor Roach seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Cases ZCA2510-003 and VAR2510-001 - Request to Amend Previous Zoning Conditions to Allow Commercial and Office Use in Lieu of Condominiums, Eliminate Required Gates on Private Streets, and Provide Sidewalks along One Side of the Private Streets at River Green Village - Zoning Administrator Steve Green

Attachments: [ZCA2510-003 & VAR2510-001 Documentation](#)

Mr. Green reviewed the information that was provided to Council during the public hearing that was held on January 8th. Staff recommends approval of the requests. Councilor Waterman made a motion to approve the request to amend previous zoning conditions to allow commercial and office use in lieu of condominiums, eliminate required gates on private streets, and provide sidewalks along one side of the private streets at River Green Village. Councilor

Johnson seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Case RZON2510-005 - Request to Rezone Property at 264 Marietta Highway from O-I (Office-Institutional) to GC (General Commercial) - Zoning Administrator Steve Green

Attachments: [RZON2510-005 Documentation](#)

Mr. Green reviewed the information that was provided to Council during the public hearing that was held on January 8th. Staff recommends approval with three (3) conditions: 1) The use of the property shall be limited to the following uses: rooming and boarding facilities, office/professional use, assisted living services to include skilled nursing and life care services, daycare facilities, funeral home, civic or fraternal clubs, banquet hall, religious facilities with Conditional Use approval, neighborhood level retail sales and catering business; 2) The rooming and boarding structure shall be limited to a maximum of twenty-four (24) residents not including staff personnel; and 3) All building and life safety requirements shall be adhered to regarding any modification or expansion of the structure. Mayor Grant clarified that under the current zoning a treatment facility would be allowed however the applicant is seeking to rezone to operate only a room and boarding facility. Mayor Grant requested that the proposed second condition be specific that it is for the number of residents and not the number of rooms. Councilor Tolan asked where the number 24 came from for the number of residents. Mr. Green stated it was included in the applicant's Letter of Intent. Councilor Rice discussed the zoning history of the property and stated that this property aligns closely with the Marietta Highway Corridor. Councilor Rice made a motion to approve the request to rezone property at 264 Marietta Highway from O-I (Office-Institutional) to GC (General Commercial) with the conditions outlined by staff however limiting the number of residents to twenty (20) and adding the requirement of fence along the North Etowah connection. Councilor Roach seconded the motion. The motion carried. Councilor Johnson voted against the motion.

- D. Discussion and Possible Action on the Award of Task Order 9 for the Transportation Improvement Project Highway 140 at Reinhardt College Parkway Intersection Improvement Project Design to Michael Baker International in the Amount of \$710,651.39 - City Engineer Bethany Watson

Attachments: [Michael Baker International - Task Order 9](#)

Ms. Watson stated this Task Order will take the project through final plans as well as final coordination with utilities and right-of-way acquisition. The City is responsible for 20% of the cost which is paid for using Impact Fees and SPLOST. Councilor Johnson made a motion to approve Task Order 9 for the Transportation Improvement Project Highway 140 at Reinhardt College Parkway Intersection Improvement Project Design to Michael Baker International in the amount not to exceed \$710,651.39. Councilor Rice seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion and Possible Action on Request for an Appeal Hearing of Board of Appeals Decision in APP2512-001 (Appeal of Community Development Director's Decision) - Community Development Director Kevin Turner

Attachments: [Appeal Hearing Request](#)

Community Development Director Kevin Turner stated at the last Board of Appeals meeting, the board upheld the Community Development Director's decision regarding the definition of a townhome. The appellant is now requesting that Council hear their appeal. Mr. Turner stated that action is requested now as required by the City's code. Councilor Roach made a motion to deny the request an appeal hearing of Board of Appeals decision in APP2512-001. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously.

- B. Discussion of a Revised Procurement Card Policy - Finance Director Ryan Luckett

Attachments: [P-Card Policy](#)

Mr. Luckett informed that the City of Canton Financial Management Policy, as adopted by Mayor and Council, authorizes the use of Procurement Cards (P-Cards) for the purpose of providing a faster, more cost-effective method for authorized employees to purchase smaller dollar supplies, materials, equipment, and services for City business use. Mr. Luckett provided background of the City's P-Card Program and discussed how it functions. The proposed Procurement Card Policy replaces the City's existing policy in order to update and strengthen internal controls and procedures, promote accountability, and ensure continued compliance with the City's procurement requirements and applicable Georgia law. The policy update provides additional details regarding roles and responsibilities, allowable and prohibited purchases, and documentation and reconciliation requirements. Mr. Luckett discussed next steps should Council approve the revised policy at the next meeting.

- C. Discussion of East Main Street Pedestrian Crossing Project - City Engineer Bethany Watson

Attachments: [East Main Street Pedestrian Crossing](#)

Ms. Watson reviewed the memorandum provided in the agenda packet. Council and staff discussed the desire for improved pedestrian safety and possible alternative locations and sight distances for crosswalks. It was confirmed that condemnation would be only for construction easements. Ms. Watson stated the next step would be to examine possible crosswalk options at Roy Street and Jeanette Street. These options will be brought back to Council for consideration.

- D. Discussion of Resolution to Submit Application for Transportation Improvement Project Solicitation 2026 and Funding Commitment - City Engineer Bethany Watson

Attachments: [TIP Solicitation](#)

Ms. Watson stated the Transportation Improvement Project (TIP) Solicitation for 2026 is open and currently accepting applications. A 20% match is required for approval of the project, of which 34.2% can be paid by Impact Fees. Ms. Watson stated the Resolution is for support for the SR 140 at SR 5 CONN (Reinhardt College Parkway) Project.

13. City Manager's Report

Mr. Peppers informed Council that at the February 19th meeting staff will be providing an action item relating to the City's health insurance renewal. The Canton Village Shopping Center has been around 75% demolished at this time. The City held its first ACT (Academy for Citizens Training) meeting last night with 20 residents participating.

Mayor Pro Tem Yawn asked about an update on the River Green streetlights. Mr. Peppers stated that staff met with the Homeowner's Association in December. The fees to replace the lights will be added to utility bills over a few years. The lights have been purchased and the City is awaiting them to be delivered so they may be installed.

Mayor Pro Tem Yawn asked about dangerous trees. Mr. Peppers stated over the past few months the City has removed several trees. Roadway tree surveying has not yet been completed. The City has looked into all concerns that have been raised to see if any trees are hazardous.

14. Council Introduced Items

None

15. Mayor's Report

Mayor Grant thanked all of those who attended the first ACT meeting.

16. Adjourn

Councilor Waterman made a motion to adjourn. Councilor Johnson seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council