

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, November 7, 2024

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 Girl Scout Troop 24248 and an invocation was given by Councilmember Johnson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tem Dwayne Waterman
Councilmember Farris Yawn
Councilmember Shawn Tolan
Councilmember Sandy McGrew
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Bobby Dyer, City Attorney
Mr. Jeff Tucker, Deputy Police Chief
Mr. Nathan Ingram, Assistant City Manager
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Mr. Kevin Turner, Community Development Director
Ms. Brittany Anderson, City Planner
Ms. Aundi Lesley, Economic Development Manager
Ms. Kristin Norton Green, Theatre Events and Facilities Director
Ms. Lauren Johnson, Communications Manager
Mr. Jacky Cheng, Digital Content Specialist
Mr. Mike Loizou, Digital Content Specialist
Mr. Mike Morgan, Information Technology Director*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers stated the applicant for the event under New Business Item 12C requested that this item be removed. Councilmember Tolan made a motion to approve the agenda as amended. Councilmember Yawn seconded the motion, and it was approved unanimously.

4. Guests and Visitors**A. Presentation of Citizen Survey - Ron Gailey, CEO OnPointe Insights**

Mr. Ron Gailey, CEO of OnPointe Insights, provided Council a presentation which overviewed a recent citizen survey. The survey received several responses from those who live within the City and some who live outside of the City. Those who completed the survey were asked how they feel about the direction of the City, suggestions for improvements, City amenities and benefits, growth and development, and City communications. Mr. Gailey stated overall there were

many positive comments.

5. Public Hearings

- A. Public Hearing and Discussion of Case CUP2407-011 - Request to Convert Existing Structure into a Three Unit Living Facility at 570 East Main Street - Zoning Administrator Steve Green

Attachments: [CUP2407-011 Documentation](#)

Zoning Administrator Steve Green introduced the case and noted there are currently two apartments on the lower level and an office on the top level. The applicant is requesting to convert the office into a living unit. Mr. Green stated he has received one comment in favor of the request. Mayor Grant opened the public hearing. Ms. Jamie Foreman, the applicant, stated the top level is already equipped to be a living unit. Mayor Grant closed the public hearing.

- B. Public Hearing and Discussion of Annual Update to Capital Improvements Plan and 5 Year Short Term Work Plan for Impact Fees - City Planner Brittany Anderson

Attachments: [2025 CIE Annual Update](#)

City Planner Brittany Anderson stated that each year the City is required to submit an annual update for its Impact Fee Program to Georgia Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC). This update identifies specific projects that will be carried out over the next five years which are funded by impact fees and other sources. The City's deadline to submit the update is February 28, 2025. Ms. Anderson noted that to meet this deadline, the City must hold a public hearing and pass a resolution to transmit for review and comments. Ms. Anderson stated that once the update has been transmitted, the State's review will begin and can take up to 50 days. After the review period, the City will approve a resolution to adopt the update. Following the adoption, an executed resolution to adopt must be submitted prior to February 28, 2025. Ms. Anderson stated that failure to meet the deadline would result in the City losing its Qualified Local Government status. Loss of this status would result in the City not being eligible for grant or loan funding administered through DCA or Georgia Environmental Finance Authority (GEFA). 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 - October 3, 2024

Attachments: [Minutes - Council Meeting - October 3, 2024](#)

- B. Council Retreat Draft Minutes - October 10-11, 2024

Attachments: [Minutes - Council Retreat - October 10-11, 2024](#)

- C. Council Meeting Draft Minutes - October 17, 2024

Attachments: [Minutes - Council Meeting - October 17, 2024](#)

Councilmember Roach made a motion to approve the minutes. Councilmember Yawn seconded the motion, and it was approved unanimously. Mayor Pro Tem Waterman was absent for the vote.

7. Informational Items

- A. Information Only - Cases ANNX2407-001, RZON2407-004, MP2407-003, and CUP2407-002 - Requests to Annex, Rezone, Gain a Conditional Use Permit, and Master Plan Approval along Prominence Point Parkway for a Residential Development - Zoning Administrator Steve Green

Attachments: [Prominence Point Parkway Documentation](#)

Mr. Green stated the subject property is located just west of the Prominence Point shopping center. This acreage were brought before the Council for annexation and development of 114 townhome units in 2022 but was denied. Mr. Green stated the applicant now seeks to develop 59 single-family detached homes and 16 townhomes on 14.33 acres. The public hearing will be held in December.

- B. Information Only - Cases ANNX2409-001, RZON2409-002, and MP2409-003 - Requests to Annex, Rezone, and Gain Master Plan Approval for 57.16 Acres Located on Knox Bridge Highway for a Residential Development - Zoning Administrator Steve Green

Attachments: [Knox Bridge Highway Documentation](#)

Mr. Green stated the property lies west of the River Green development and involves property on the north and south side of Knox Bridge Highway. The applicant seeks to develop a 171 detached single family home project on 57.16 acres. The public hearing will be held in December.

8. Other Announcements

Councilmember Yawn informed that Ward 3 will be holding a town hall meeting on November 19th at 6:00 pm to be held at the Oakdale Church Fellowship Hall.

9. Ten Minute Public Input

Mr. Thomas Weaver spoke cautioned Mayor and Council about opting out of HR 1022.

10. Consent Agenda

None.

11. Old Business

- A. Discussion and Possible Action on Annexation (ANNX2403-001), Rezoning (RZON2403-002), Master Plan (MP2405-005), and Conditional Use Permit (CUP2404-002) Requests Submitted by Pearidge Land Investments LLC for the Development of a Residential Community and Small Retail Center - Zoning Administrator Steve Green

Attachments: [Pearidge Land Investments Documentation](#)

Mr. Green stated the first item to address is the annexation request. Councilmember Johnson made a motion to deny the annexation. Councilmember McGrew seconded the motion. The vote was tied with Councilmember Johnson, Councilmember McGrew, and Councilmember Tolan voting for the motion. Councilmember Yawn, Councilmember Roach, and Mayor Pro Tem Waterman voted against the motion. Mayor Grant broke the tie voting for the motion. The annexation was denied. City Attorney Bobby Dyer noted the rezoning request for the property that already lies within the City must be voted on. Councilmember McGrew voted to deny the rezoning request. Councilmember Johnson seconded the motion. The vote was tied with Councilmember Johnson, Councilmember McGrew, and Councilmember Tolan voting for the motion. Councilmember Yawn, Councilmember Roach, and Mayor Pro Tem Waterman voted against the motion. Mayor Grant broke the tie voting for the motion. The rezoning request was denied.

12. New Business

- A. Discussion and Possible Approval of Fox Theatre Preservation Grant Award Contract - Theatre Events and Facilities Director Kristin Norton Green

Attachments: [Fox Theatre Preservation Grant](#)

Theatre Events and Facilities Director Kristin Norton Green stated the scope of work encompasses paint work for windows, doors, and trim, restoration of the "Canton Theatre" exterior lights, and design and the execution of additional decorative elements to better incorporate the digital marquees into the look of the historic facade. The City applied for and was awarded a \$20,000 preservation grant to go towards this project. Councilmember McGrew made a motion to approve the Fox Theatre Preservation Grant Award Contract. Councilmember Yawn seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Public Safety Building Upgrades - Police Chief Marty Ferrell

Attachments: [Public Safety Building Upgrades](#)

Deputy Police Chief Jeff Tucker stated the upgrades include painting, carpeting, and electrical work on the main floor of the Public Safety Building and will be paid for using Impact Fees. Mayor Pro Tem Waterman made a motion to approve the upgrades. Councilmember Roach seconded the motion, and it was approved unanimously.

- C. Discussion of the Approval of Road Closures and Parade in Downtown Canton - Parks and Recreation Manager Adam Dodson

Attachments: [Special Event Application](#)

This item was removed from the agenda.

- D. Discussion of Personal Property Auction Contract with Jeff Dobson & Associates and Disposition of Certain Firearm Items via Auction - Assistant City Manager Nathan Ingram

Attachments: [Auction Contract - Jeff Dobson & Associates](#)

Assistant City Manager Nathan Ingram stated that each year the City has several assets that are ready to be disposed of. These assets come from those that are no longer operational, items that have surpassed their useful lives, or items that have been confiscated and/or released to the City via the judicial system. Mr. Ingram noted that the City and County have worked with Jeff Dobson & Associates for the past number of years. This contract will allow the auctioning of approximately 70-80 firearms as well as other assets of the City in the spring.

- E. Discussion of Deeding the Downtown Fire Station Property to the Downtown Development Authority (DDA) and a Proposed Intergovernmental Agreement (IGA) with the DDA for the Redevelopment of the Downtown Fire Station Property - Assistant City Manager Nathan Ingram

Attachments: [Downtown Fire Station](#)

Mr. Ingram said the Cherokee County Fire Department informed the City of their desire to renovate the Downtown Fire Station for their future use. It is City Management's recommendation that the Downtown Development Authority (DDA) be used to manage this redevelopment project. The County appears amenable to use City Fire Impact Fees to complete this project. Currently, they have approximately \$2 million in Fire Impact Fees to kick start this project. Mr. Ingram noted that going forward, an Intergovernmental Agreement (IGA) will be set up between the County and the DDA that will lay out the renovation/construction process and call for the use of future fire impact fees to cover the cost over the next 10 years. Mr. Ingram also noted there is a possibility of utilizing Tax Allocation District (TAD) Funds as well. Mr. Ingram stated the City will maintain ownership of the property through the DDA.

- F. Discussion of a Resolution of Funding to Provide Additional Funding for Canton's Main Street Program and Canton's Sanitation Fund - Assistant City Manager Nathan Ingram

Attachments: [Resolution for Funding](#)

Mr. Ingram stated that staff will provide the Council with a year-end budget amendment around January or February of next year. Before that time, there are Hotel Motel Tax Funds which must be allocated/expended. Management is suggesting providing the Canton Main Street Program with an additional \$50,000. Mr. Ingram stated staff is also suggesting providing the City's Sanitation Fund with an additional \$150,000 from the General Fund. At the November 21st meeting, staff will ask that Council approve this additional funding.

- G. Discussion of Resolution to Authorize Check Signers for the City of Canton

Bank Accounts - Assistant City Manager Nathan Ingram

Attachments: [Check Signers](#)

Mr. Ingram stated the City needs to have another employee added to the list of approved check signers following the recent resignation of one of those signers. This will mitigate the chance of having only one check signer being on-site at City Hall should payments or check needing to be issued. Mr. Ingram stated that staff is requesting that Ms. Donna Bell, Executive Assistant to the City Manager, be added as an authorized signer. Staff is requesting action to be able to get the process moving forward. Councilmember Yawn made a motion to approve the Resolution of Authorized Check Signers for the City of Canton Bank Accounts. Councilmember Johnson seconded the motion, and it was approved unanimously.

H. Discussion of Board Vacancies for 2025 - City Clerk Annie Fortner

Attachments: [Board Vacancies](#)

City Clerk Annie Fortner informed the Council that several of the City's boards/commissions/authorities have members whose terms will be expiring at the end of the year as well as a couple of current vacancies. Included in Council's packet is a list of each of those boards with upcoming or current vacancies along with who nominates or appoints those members and the length of their terms. It is the staff's goal to have these vacancies filled by December 19th.

I. Discussion of 2025 Council Meeting Calendar - City Clerk Annie Fortner

Attachments: [2025 Council Meeting Calendar](#)

Ms. Fortner stated that the Council adopts a meeting calendar each year. Included in Council's packet is the proposed meeting calendar for 2025. Ms. Fortner noted there is one meeting date that coincides with a holiday. That date is June 19th (Juneteenth). Ms. Fortner stated that this past year, Council held one meeting in June due to the Georgia Municipal Association (GMA) Annual Convention. The Convention dates for 2025 are June 20th-24th and many Councilmembers have early classes on the first day of the convention which requires travel the day before it begins. Following discussion, Council agreed to remove the second meeting date in June. The calendar will be formally adopted on November 21st.

13. City Manager's Report

Mr. Peppers provided updates on the following:

- *Introduction of the City's newest team member – Ms. Aundi Lesley, Economic Development Manager*
- *City's Holiday Décor*
- *Voting Day and Precincts*
- *Intergovernmental Agreements with Cherokee County to be presented at the next meeting*
- *Legislative information following Election Day*
- *Paving Updates*

14. Council Introduced Items

None.

15. Mayor's Report

Mayor Grant welcomed Ms. Lesley and requested that the City Manager organize a meeting with members of the City, County, and Pearidge neighborhood to discuss issues and strategies for the area.

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

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council