

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, September 4, 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 Pro Tem Tolan and an invocation was given by Mr. Darrell Rice.

2. Call to Order

The meeting was called to order by Mayor Pro Tem Tolan.

Members Present:

*Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Tyler Peoples, Planning Tech
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Ms. Bethany Watson, City Engineer
Mr. Ryan Lockett, Finance Director
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

*Mayor Bill Grant
Mr. Billy Peppers, City Manager*

3. Consideration to Approve Agenda

Assistant City Manager requested that New Business Item 11A be removed and placed on the September 18th agenda as the staff representative of that item was unable to attend the meeting. Councilmember Yawn made a motion to approve the agenda as amended. Councilmember Waterman seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Consideration to Approve Minutes

A. Council Meeting Draft Minutes - August 21, 2025

Attachments: [Minutes - Council Meeting - August 21, 2025](#)

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

6. Informational Items

- A. Information Only - Case RZON2503-001 - Request to Rezone Property at 100 Cherokee Street from R-20 (Single Family Residential) to CBD (Central Business District) - Zoning Administrator Steve Green

Attachments: [RZON2503-001 Documentation](#)

Zoning Administrator Steve Green noted that the applicant has requested a rezoning to operate a restaurant on the subject property. There are also two concurrent variance requests. The first variance request seeks to use gravel as the parking surface. The second variance request seeks to encroach into the required stream buffer. A public hearing will be held at the first Council meeting in October.

- B. Information Only - Cases MP2508-001 and CUP2508-001 - Request for Master Plan and Conditional Use Permit at Longview Street and Dr. John T. Pettit Street - Zoning Administrator Steve Green

Attachments: [MP2508-001 & CUP2508-001 Documentation](#)

Mr. Green noted that the Conditional Use Permit number provided in the agenda and packet was incorrect. The correct case number is CUP2508-002. Mr. Green discussed that a Master Plan for this property was approved in 2021, however this is a new developer asking for a new Master Plan request. The proposed development also contains a section of townhomes which then requires a Conditional Use Permit. Mr. Green stated the proposed development contains 143 living units made up of single family detached, duplexes, and townhomes. Due to the number of proposed units, two means of ingress/egress will be required. A public hearing will be held at the first Council meeting in October.

- C. Review of July Financial Report - Finance Director Ryan Luckett

Attachments: [July Financials](#)

Finance Director Ryan Luckett highlighted fiscal activity in the City's major fund sources for the month of July.

7. Other Announcements

None

8. Ten Minute Public Input

Mr. Thomas Weaver discussed concern with artificial intelligence and the possibility of misuse of the IaaS software platform as well as other ethical and legal issues.

9. Consent Agenda

- A. Approval of Amendments to the Unified Development Code Land Use Table -

Planning Tech Tyler Peoples

Attachments: [UDC Land Use Table](#)

- B. Approval of Proposed Text Amendments to the Unified Development Code Regarding Design Guidelines and Standards - Planning Tech Tyler Peoples

Attachments: [UDC Amendment - Design Guidelines & Standards](#)

- C. Approval of Proposed Text Amendment to the City of Canton Code of Ordinances Regarding Expiration of Certificates of Appropriateness - Planning Tech Tyler Peoples

Attachments: [COA Ordinance Amendment](#)

- D. Approval of Request to Amend Approved Master Sign Plan for Northside Hospital Cherokee - Zoning Administrator Steve Green

Attachments: [NSHC Master Sign Plan Amendments](#)

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

10. Old Business

- A. Discussion and Possible Action to Approve the Articles of Incorporation and the ByLaws for the Canton Community Land Trust - Housing Initiatives Director Ken Patton

Attachments: [Canton Community Land Trust](#)

Housing Initiatives Director Ken Patton stated that in July of this year, Council approved staff to move forward with the creation of the Canton Community Land Trust. Since that time staff have been working with the City Attorney to create the Articles of Incorporation and establish bylaws. City Attorney Bobby Dyer noted that the bylaws are preliminary and can be amended. The Articles of Incorporation need to be filed with the state and that would be the first step. Council and staff discussed options as to how board members would be appointed, qualifications and/or requirements for board members, terms, training, and staff recommendations. After discussion, Councilmember Yawn made a motion to table this item until the next Council meeting. Councilmember Johnson seconded the motion, and it was approved unanimously. Mr. Patton stated he would reach out to Council to see what information they would like to see included in the bylaws.

- B. Discussion and Possible Action on Intergovernmental Agreement between the City of Canton and the Cherokee County Sheriff's Office for the Intelligence as a Service (IaaS) Software Platforms - Police Chief Marty Ferrell

Attachments: [IaaS Software](#)

Councilmembers asked about how the software is monitored, audits, necessary equipment, access, and retention of information. Police Chief Marty Ferrell discussed how the software can be used to generate reports to determine high crime zones, assist in the apprehension of criminals, and bring justice to those victims of crimes. Chief Ferrell explained that the Cherokee County Sheriff's Office runs the data and spoke about the importance of having centralized records. Chief Ferrell also discussed the checks and balances policies used to verify no misuse of information and how audits are completed. No additional equipment is needed for the Canton Police Department and it is hoped that all municipalities within Cherokee County will also enter Intergovernmental Agreements for this software. Councilmember Johnson made a motion to approve the Intergovernmental Agreement between the City of Canton and the Cherokee County Sheriff's Office for the Intelligence as a Service (IaaS) Software Platforms. Councilmember Yawn seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on the Award of the Canton Creek Pedestrian Bridge & Sidewalk Improvement Project to Excellere Construction, LLC in the Amount of \$1,034,700 - City Engineer Bethany Watson

Attachments: [Canton Creek Pedestrian Bridge & Sidewalk Project](#)

City Engineer Bethany Watson stated she had done some additional research on the selected firm and received excellent feedback. Councilmember Roach made a motion to approve the award of the Canton Creek Pedestrian Bridge and Sidewalk Improvement Project to Excellere Construction, LLC in the amount of \$1,034,700. Councilmember Waterman seconded the motion, and it was approved unanimously. Councilmember Johnson was absent during the vote.

11. New Business

- A. Discussion of Proposed New Ordinance under Chapter 42 - Public Safety to Codify the Mandatory Use of The (Brycer) Compliance Engine - Fire Marshal Jay Kula

Attachments: [TCE Ordinance](#)

This item was removed from the agenda.

- B. Discussion of Street Acceptance for City Maintenance for Streets in Preserve at Canyon Ridge Phase 1 - City Engineer Bethany Watson

Attachments: [Street Acceptance - Preserve at Canyon Ridge Phase 1](#)

Ms. Watson stated the streets in the Preserve at Canyon Ridge Phase 1 have met the requirements of the Unified Development Code and are now ready to be accepted by the City for maintenance.

- C. Discussion of Resolution to Authorize the Issuance of a Revenue Bond for the Renovation and Rehabilitation of the Downtown Fire Station - Assistant City Manager Nathan Ingram

Attachments: [Resolution Authorizing Debt Issuance](#)

Mr. Ingram discussed the joint project between the City of Canton, Cherokee County, and the Downtown Development Authority to renovate the downtown fire station which will then be leased to the Cherokee County Fire Department for their use. In order to complete these renovations, the City will look to issue debt funding via the Canton Building Authority. Mr. Ingram stated that at the September 18th Council meeting, the City's Financial Advisors (Davenport & Co.) will make a presentation to Council regarding this funding. Staff will then request a vote from Council following that presentation. Councilmember Roach asked about ownership of the property. Mr. Ingram stated that the City (through the Downtown Development Authority) currently owns the property and will enter into an Intergovernmental Agreement for the lease of the property after renovations. Mr. Ingram noted that a transfer from the Downtown Development Authority to the Canton Building Authority will need to take place.

12. City Manager's Report

None

13. Council Introduced Items

None

14. Mayor's Report

None

15. Adjourn

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council