

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Meeting Agenda Full Detail

Thursday, August 6, 2026

6:00 PM

**City Hall
110 Academy Street**

City Council

1. Pledge of Allegiance and Invocation**2. Call to Order****3. Consideration to Approve Agenda****4. Guests and Visitors****5. Public Hearings**

- A.** Public Hearing for Cases RZON2605-009, CUP2605-008, and VAR2607-003 - Request to Rezone + / - 0.741 Acres Located at 109 Railroad Street from Light-Industrial to Central Business District, Conditional Use Permit Request to Operate a Religious Facility, and Concurrent Variance Request to Unified Development Code (UDC) Sections 104.03.18.A and 104.03.18.C - City Planner Jakob Allen

Attachments: [Railroad Street Documentation](#)

- B.** Public Hearing for Case CUP2605-007 - Request for Conditional Use Permit Approval to Allow Multi-Family Units in Lieu of Approved Townhome Units at 151 Violet Way (Riverstone Retreat) - City Planner Tyler Peoples

Attachments: [CUP2605-007 Documentation](#)

- C.** Public Hearing for Cases ANN2605-011, RZON2605-010, MP2605-013, CUP2605-012, and VAR2605-003 - Request to Annex and Rezone +/- 48.192 Acres Located Along Ball Ground Highway and Fate Conn Road for the Purpose of Constructing a 167-Unit Subdivision and Commercial/Light Industrial Areas - City Planner Tyler Peoples

Attachments: [Ball Ground Highway and Fate Conn Road Documentation](#)

- D.** Public Hearing for Case ZCA2605-014 - River Green Pods J1 and J2 - Zoning Condition Amendment Request to Amend Originally Approved Townhomes to Allow for Single-Family Detached Homes - Planning and Zoning Manager Thomas Trawick

Attachments: [ZCA2605-014 Documentation](#)

- E.** Public Hearing for Cases ANN2605-015 and RZON2605-016 - Request to Annex +/- 176 Acres Along Old Shoal Creek Road and Rezone from R-40, AG, and GC (County) to R-10 and R-40 (City) for a Proposed Single-Family Subdivision of 199 Lots - Planning and Zoning Manager Thomas Trawick

Attachments: [ANN2605-015 and RZON2605-016 Documentation](#)

- F. Public Hearing for the Fiscal Year 2027 Millage Rate - Finance Director Ryan Lockett

Attachments: [FY 2027 Millage Rate Public Hearing](#)

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - July 16, 2026 - 11am Public Hearing

Attachments: [Minutes - Council - July 16, 2026 - 11am Public Hearing](#)

- B. Council Meeting Draft Minutes - July 16, 2026

Attachments: [Minutes - Council - July 16, 2026](#)

7. Informational Items

- A. Presentation from the Information Technology Department - Director of Information Technology Michael Morgan

- B. Information Only - Case MPA2606-003 - Request to Amend Master Plan to Eliminate Required Landscape Buffer for a Portion of Riverstone Pod G - City Planner Jakob Allen

Attachments: [MPA2606-003 Documentation](#)

- C. Information Only - Cases MPA2607-005 and VAR2607-002 - Request for Master Plan Amendment to Pod J of Riverstone to Include Car Dealerships as an Allowed Use with Concurrent Variances - City Planner Tyler Peoples

Attachments: [MPA2607-005 and VAR2607-002 Documentation](#)

- D. Review of June Monthly Financial Report - Finance Director Ryan Lockett

Attachments: [June Financials](#)

8. Other Announcements

9. Ten Minute Public Input

10. Consent Agenda

11. Old Business

- A. Discussion and Possible Action on Case RZON2604-010 - Request to Rezone +/- 177.43 Acres Located at 2030 and 2050 Sam Nelson Road and 650 Talcmine Drive from PD-MU (Planned Development-Mixed Use) to R-4 (Single-Family Residential) - Planning and Zoning Manager Thomas Trawick

Attachments: [RZON2604-010 Documentation](#)

- B. Discussion and Possible Action on the Fiscal Year 2027 Millage Rate - Finance Director Ryan Luckett

Attachments: [FY 2027 Millage Rate Adoption](#)

- C. Discussion and Possible Action on the Fiscal Year 2027 Proposed Budget and Fee Schedule - Finance Director Ryan Luckett

Attachments: [FY 2027 Budget and Fee Schedule](#)

12. New Business

- A. Discussion of Proposed Extension of the Downtown Entertainment District Boundaries - Economic Development Manager Aundi Lesley

Attachments: [Entertainment District Extension](#)

- B. Discussion of a Preliminary Engineering Agreement for the Hickory Flat Gateway Project with Georgia Northeastern Railroad Company - City Engineer Bethany Watson

Attachments: [Georgia Northeastern Railroad Company Agreement](#)

- C. Discussion of Parcel 12 (City-Owned) for PI 0017789 (Highway 140 at Marietta Highway/Riverstone Parkway Project) - City Engineer Bethany Watson

Attachments: [Parcel 12](#)

- D. Discussion of Lighting Services Agreement Between the City of Canton and Georgia Power - City Engineer Bethany Watson

Attachments: [GA Power Lighting Services Agreement](#)

- E. Discussion of Adopting Model Guidelines for Partnership for Public Facilities and Infrastructure Act (PPFIA) - Assistant City Manager Nathan Ingram

Attachments: [PPFIA](#)

- F. Discussion of a Request from Canton First United Methodist Church to Consider Waiver of Fees for a Construction Project - City Manager Billy Peppers

Attachments: [Canton First United Methodist Church Fee Waiver Request](#)

13. City Manager's Report

14. Council Introduced Items

15. Mayor's Report

16. Adjourn