

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, June 4, 2026

6:00 PM

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 Mayor Pro Tem Yawn.

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 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. Tyler Peoples, City Planner
Mr. Jakob Allen, City Planner
Mr. Thomas Trawick, Planning & Zoning Manager
Mr. Ken Patton, Housing Initiatives Director
Mr. Ryan Lockett, Finance Director
Ms. Lauren Johnson, Communications Manager
Ms. Velinda Hardy, Downtown Development Manager
Mr. Mike Morgan, Information Technology Director*

Absent:

Councilor Dwayne Waterman

3. Consideration to Approve Agenda

City Manager Billy Peppers informed Council that an Executive Session is not necessary. Mayor Pro Tem Yawn made a motion to approve the agenda as amended. Councilor Tolan seconded the motion, and it was approved unanimously.

4. Guests and Visitors**A. Presentation of Proclamation for National Aphasia Awareness Month**

Anna Teal accepted the proclamation on behalf of the National Aphasia Association and Aphasia Readers.

B. Georgia Exceptional Main Street (GEMS) Presentation and Award - Office of Downtown Development Director Cherie Bennett

Cherie Bennett, Director of the Office of Downtown Development for the Georgia Department of Community Affairs, presented the award and certification.

5. Public Hearing

- A. Public Hearing for Case CUP2604-002 - Request for Conditional Use Permit Approval for Multi-Family Residential Component of Proposed Mixed-Use Development at 261 East Main Street - City Planner Jakob Allen

Attachments: [CUP2604-002_06-04-2026](#)

Mayor Grant announced the case. This case was presented by Jakob Allen, City Planner. Mr. Allen noted the CUP is necessary for the multifamily component of the mixed-use project. The applicant is James Case. Mayor Grant opened the public hearing. James Case, the applicant, spoke about the desire to build downtown. Anthony Christopher, 2192 Ball Ground Highway, spoke about traffic in the area, noted other vacant lots, and worried about downtown aesthetics. Mr. Case returned to note that onsite parking will exist for residential. He noted that this project will be required to follow the historic district design process. He also noted the desire to add more space for small businesses. Mayor Grant closed the public hearing. Councilor Johnson asked about proposed parking spots. Mr. Allen stated 11 total including one ADA parking space. Councilor Roach mentioned the concern about sewer and aging infrastructure. Mr. Allen noted that prior to land disturbance permits the City Engineer would sign off on plans for infrastructure. Councilor Tolan asked about unit sizes and sales prices. Mr. Allen will get the information. Mayor Grant asked if these were planned to be fee simple or rental. Mr. Allen will get the information. Councilor Roach asked about the access point. Mr. Allen noted that the shared drive with Providence Insurance would be the entrance for vehicles. Councilor Roach noted the alleyway has shared easements. Mr. Allen stated he would get the information.

- B. Public Hearing - Cases ANNX2604-001, RZON2604-004, VAR2604-001 - Request to Annex +/- 0.684 Acres located at 1763 Ball Ground Highway and Rezone from R-40 (County) to GC (City) - City Planner Tyler Peoples

Attachments: [ANNX2604-001_PH_06.04.2026](#)

Mayor Grant announced the case. This case was presented by Tyler Peoples, City Planner. This case is for annexation, rezoning, and a variance by the applicant, Mr. Charles Herbert. Mayor Grant opened the public hearing. Charles Herbert represented the applicant of the case. Rick Singh, representing the owner, stated the gas station would have a diner/food market on the higher quality side. This is an expansion of the project on a new parcel in which they are looking at coffee shop, like Café Floria, that they added at their market in South Canton. Mr. Herbert continued by stating that he looks forward to speaking on fire issues and the owners are willing to install underground detention. Anthony Christopher, 2192 Ball Ground Highway, spoke about other construction on the county side in this area and concerns about traffic congestion. Thomas Weaver, 131 Old Marietta Road, noted there are seven gas stations already in the Riverstone corridor, plus the Old Shoney's and Murphy's Oil makes nine. Rejonna Lathem, 304 Beauty Drive, lives adjacent to the parcel and is worried about the access to Diana Drive. This is part of the original Beauty Heights subdivision and there are a dozen students that use a bus stop at that location of connection on Diana Drive. Mr. Herbert mentioned the inter-parcel access is meant to have traffic flow through the traffic light. He noted the county is requiring the roadway on Diana Drive to be improved up to the entrance to the parcel. The applicant is willing to

construct a bus stop for school children. Mayor Grant closed the public hearing. Councilor Johnson noted the number of gas stations and asked if there was a market share analysis. Mr. Peoples noted the gas station has already been approved and the application before the Council is for the added retail site, not a gas station. Mayor Grant noted the request is to rezone from R40 to GC and asked what could be built in the R40 if this was denied. Mr. Peoples stated a single-family home could be built as a non-conforming lot. Councilor Mr. Roach asked about the timing on the lot. Mr. Peoples noted that it was zone for a gas station 20 plus years ago. Councilor Roach asked if the applicant would be willing to have conditions on the potential GC uses as well as the potential to have a drive directly onto Ball Ground Highway as opposed to Diana. Mayor Grant asked about the number of homes off Diana Drive. Councilor Johnson asked about the number of pumps. Councilor Tolan asked about design standards. Mayor Grant noted the renderings shown were of the gas station. Mr. Peoples agreed. Mayor Grant wanted to make sure that the Council understands that only the adjacent parcel is up for approval, not the gas station. Mayor Grant also requested that staff asks the applicant why the annexation would positively impact the City residents.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - May 21, 2026

Attachments: [Minutes - Council Meeting - May 21, 2026](#)

Councilor Rice made a motion to approve the minutes as presented. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously. Councilor Johnson was not present during the vote.

7. Ten Minute Public Input

Thomas Weaver, 131 Old Marietta Road, noted that the City management is bringing the budget moving forward and would like to ask the Council to consider to renovate the old Tippens gymnasium.

8. Information Items

- A. Information Only - Case RZON2604-010 - Request to Rezone +/- 177.43 Acres located at 2030 & 2050 Sam Nelson Road and 650 Talcmine Drive from PD-MU to R-4 (City) - Planning & Zoning Manager Thomas Trawick

Attachments: [RZON2604-010 Info 06.04.2026](#)

This item was presented by Thomas Trawick, Planning & Zoning Manager. The parcel was rezoned for Polecat Mountain in 2021 to PD-MU for a winery, agriculture, multifamily, single family, and commercial. The applicant states the site is no longer financially feasible for the PD-MU use. They are seeking to drop from 256 residential units to 225 units.

9. Consent Agenda

- A. Possible Action on Resolution to Abandon a 10-Foot Alley running from East Main Street to Teasley Street and to Authorize the Mayor to Execute Quitclaim Deeds to the Adjoining Property Owners - City Planner Tyler Peoples

Attachments: [EMainTeasley_06.04.2026](#)

- B. Possible Action on Resolution to Adopt Capital Improvements Element Amendment - City Planner Tyler Peoples

Attachments: [Resolution_CIE_Amendment](#)

- C. Possible Action to Approve the FY 2026 Mid-Year Budget Amendment - Finance Director Ryan Luckett

Attachments: [FY 2026 Mid-Year Budget Amendment \(6-4-26\)](#)

Councilor Roach made a motion to approve the Consent Agenda as read. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously.

10. Old Business

- A. Discussion and Possible Approval on the Public Safety Building Roof Replacement Project - Assistant City Manager Nathan Ingram

Attachments: [PS Bldg Roof Project](#)

This item was presented by Nathan Ingram, Assistant City Manager. Mr. Ingram noted that in 2024 the roof was done by a vendor and is not functioning properly. A new RFP was issued in April and four proposals were received and were interviewed. The committee recommends the lowest cost and responsive proposal from Roof Technology Partners in an amount of \$456,408 that includes the roof, salvaging the existing panels, new gutters, and a 20% owners contingency. Mayor Grant noted that the vendor has proposed a leak prevention system. Mr. Ingram noted RTP has a product that is adhered to the structure to provide up to 90 days of dry protection. Councilor Roach noted this has a 20-year manufactured warranty and asked about the labor. Mr. Ingram noted that it is 2 years. Councilor Rice noted that Croft Engineering is involved in the scoping of the project and wanted to make sure they are staying on as the Owner's Rep during the project. Councilor Ricer asked about consideration to have an envelope consultant. Mr. Ingram noted that Williamson Associates did the inspection on the last project and has been reached out to for this task. Mayor Grant noted the request is for possible approval without the final contract. City Attorney Bobby Dyer noted the Council could approve a contract amount and authorize the Mayor to sign with legal and management review. Councilor Tolan asked for consideration to table for two weeks to get more answers. Mr. Dyer noted the Council can approve the low bid. Councilor Tolan moved to table until the June 18th meeting. Councilor Rice seconded the motion. The motion passed unanimously.

11. New Business

- A. Review and Discussion of Lee Street in Downtown Canton - Assistant City Manager Nathan Ingram

Attachments: [Lee Street](#)

This item was presented by Nathan Ingram, Assistant City Manager. Mr. Ingram noted the County is seeking the abandonment of Lee Street to construct their parking lot and are seeking direction to move forward on this project. Management would like to see a sidewalk along Lee Street if it is going to be converted to one way as well as the potential to bury overhead utilities. The lot creates approximately 200 spaces. Mayor Grant noted that the abandonment is just the back portion of the street, not the entire street. Mayor Grant asked if there are any existing agreements between the former landowner and the existing businesses. Mr. Ingram stated this has been asked and noted the site plans are currently within the City for review. Mayor Grant noted the parking is planned to be public and unrestricted. Councilor Tolan wanted to make sure businesses would still be allowed to park and asked about the Stout's trailer.

12. City Manager's Report

Mr. Peppers updated the Council on the City's budget process, current capital projects, upcoming City events, and staff recognitions.

13. Council Introduced Items

None

14. Mayor's Report

None

15. Adjourn to Executive Session to Discuss Litigation, Real Estate, and Personnel

Mayor Pro Tem Yawn 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