

# **Canton, Georgia**

*110 Academy Street  
Canton, Georgia 30114*



## **Minutes - Final - Draft**

**Thursday, October 17, 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 Mayor Pro Tem Waterman and an invocation was given by Councilmember Yawn.*

**2. Call to Order**

*The meeting was called to order by Mayor Pro Tem Waterman.*

**Present:**

*Mayor Pro Tem Waterman  
Councilmember Farris Yawn  
Councilmember Shawn Tolan  
Councilmember Sandy McGrew  
Councilmember Travis Johnson  
Mr. Bobby Dyer, City Attorney  
Mr. Nathan Ingram, Assistant City Manager  
Mr. Steve Green, Zoning Administrator  
Mr. Kevin Turner, Community Development Director  
Ms. Brittany Anderson, City Planner  
Ms. Bethany Watson, City Engineer  
Mr. Scott Hooper, Public Works Director  
Mr. Russell Martin, IT Systems Analyst  
Ms. Annie Fortner, City Clerk*

**Absent:**

*Mayor Bill Grant  
Councilmember Bryan Roach  
Mr. Billy Peppers, City Manager*

**3. Consideration to Approve Agenda**

*Mayor Pro Tem Waterman stated members of Council would like to postpone any action on Item 10A to the November 7th meeting. Councilmember McGrew made a motion to postpone the vote on Item 10A for the Pearidge project to November 7th. Councilmember Tolan seconded the motion, and it was approved unanimously. Assistant City Manager Nathan Ingram requested to remove Item 4A as the presenter was unable to attend and asked that the presentation be given in November. Councilmember Yawn made a motion to approve the agenda as amended. Councilmember Johnson seconded the motion, and it was approved unanimously.*

**4. Guests and Visitors**

- A.** Presentation of Citizen Survey - Ron Gailey, CEO OnPointe Insights

*This item was removed from the agenda.*

- B.** Presentation of Community Planning Month Proclamation

*Mayor Pro Tem Waterman read and presented a proclamation for Community*

---

*Planning Month to City Planner Brittany Anderson.*

**5. Consideration to Approve Minutes**

*None.*

**6. Informational Items**

*None.*

**7. Other Announcements**

*None.*

**8. Ten Minute Public Input**

*Mr. Thomas Weaver thanked staff for meeting with him and providing information on the Flock Safety agenda item.*

**9. Consent Agenda**

*None.*

**10. 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](#)

*This item has been postponed until the November 7th meeting.*

- B. Discussion and Possible Action on Annexation (ANNX2405-008), Rezoning (RZON2404-011), and Conditional Use Permit (CUP2404-012) for 1610 Butterworth Road, 1618 Butterworth Road, and 8420 Knox Bridge Highway for a Proposed Townhome Development - Zoning Administrator Steve Green

Attachments: [Butterworth Rd & Knox Bridge Hwy Townhomes](#)

*Zoning Administrator Steve Green stated the representative of the applicant submitted a request for these items to be deferred for 30 days. Mr. Green noted the applicant is seeking to build a 41-unit townhome development. In addition, the applicant is seeking a variance to the required buffer along the east side of the property. The original site plan showed two entrances however a revised site plan has been submitted showing one entrance on Knox Bridge Highway. Mr. Green noted the proposed development is slightly denser than the City's Comprehensive Plan for that area. Also, the City's Comprehensive Plan calls for*

*single family detached homes. Councilmember Yawn asked what staff recommends for this project. Mr. Green stated due to the density and type of housing requested, staff recommends denial because the project is not in line with the Future Land Use Plan. Councilmember Yawn made a motion to deny the annexation request. Councilmember Johnson seconded the motion, and it was approved unanimously.*

- C. Discussion and Possible Action on Contract Amendment with TSW for South Canton Park - Public Works Director Scott Hooper

**Attachments:** [TSW Contract Amendment](#)

*Public Works Director Scott Hooper stated the contract amendment is \$31,000.00. Councilmember Yawn made a motion to approve the contract amendment with TSW for South Canton Park. Councilmember Tolan seconded the motion, and it was approved unanimously.*

- D. Discussion and Possible Action on Awarding Bid to Flock Safety for Park Security Camera Solutions Request for Proposals - IT Director Mike Morgan

**Attachments:** [Flock Security Camera Solutions](#)

*Mr. Ingram noted a revised contract was provided to Council and was approximately \$12,000.00 higher than the original contract. This increase is for additional inputs to integrate the City's existing cameras. Councilmember Yawn made a motion to award the bid to Flock Safety for Park Security Camera Solutions. Councilmember Johnson seconded the motion, and it was approved unanimously.*

- E. Discussion and Possible Action to Engage Raftelis for the City's Impact Fee Program Update - City Planner Brittany Anderson

**Attachments:** [Impact Fee Program Update](#)

*Ms. Anderson stated the total amount for the update is \$92,264.00, which is under the original budgeted amount of \$100,000.00. Councilmember Johnson made a motion to approve engaging Raftelis for the City's Impact Fee Program update. Councilmember Yawn seconded the motion, and it was approved unanimously.*

- F. Discussion and Possible Action on Hospital Drive/Medical Lane Sanitary Improvements to KAM Contracting in the Amount of \$120,422.00 - City Engineer Bethany Watson

**Attachments:** [KAM Contracting - Sanitary Improvements](#)

*City Engineer Bethany Watson stated that during the construction of the new residential development known as Accent Overlook, the City became aware of issues with the existing sewer. Due to the depth of the existing sewer line that would need replacement, City Staff has worked with three contractors to obtain quotes for the necessary improvements. Ms. Watson stated with time constraints on the owner and potential loss of sewer service, this is considered an emergency situation and action is requested at this time. City Attorney Bobby Dyer proposed the motion to find that the circumstances of an emergency exist and move to approve as an emergency item sanitary sewer improvements on Hospital Drive and Medical Lane to KAM Contracting in the amount of*

**\$120,422.00. Councilmember McGrew so moved the motion as proposed by Mr. Dyer. Councilmember Yawn seconded the motion, and it was approved unanimously.**

- G. Discussion and Possible Action on the Award of Task Order 7 for the Transportation Improvement Project Marietta Highway/Riverstone Parkway at Highway 140 Intersection Improvement Project Design Services to Michael Baker International in the Amount of \$501,518.05 - City Engineer Bethany Watson

**Attachments:** [Michael Baker International - Task Order 7](#)

***Ms. Watson noted that 80% of the project is funded through Georgia Department of Transportation (GDOT) and Atlanta Regional Commission (ARC). The other 20% is funded through the City by Impact Fees and Special Purpose Local Option Sales Tax (SPLOST). Councilmember Tolan made a motion to award Task Order 7 for the Transportation Improvement Project Marietta Highway/Riverstone Parkway at Highway 140 Intersection Improvement Project Design Services to Michael Baker International in the amount of \$501,518.05. Councilmember Johnson seconded the motion, and it was approved unanimously.***

- H. Discussion and Possible Action on the Award of the Harmon Field Lift Station Improvements Project to BH Gregory, LLC in the Amount of \$132,937.30 - City Engineer Bethany Watson

**Attachments:** [BH Gregory, LLC](#)

***Ms. Watson stated that one bid was received on September 17th for the Harmon Field Lift Station Improvements Project. This project was previously bid with no bidders. Ms. Watson noted that this bid is well below the engineer's estimate of \$305,000.00. Staff recommends approval of the project. Ms. Watson stated this project is more of an exterior improvement project which will help with odor control and bring the exterior up to the standards of the newly renovated Harmon Park. Councilmember Tolan made a motion to award the Harmon Field Lift Station Improvements Project to BH Gregory, LLC in the amount of \$132,937.30. Councilmember Johnson seconded the motion, and it was approved unanimously.***

## 11. New Business

- A. Staff Report - Information Only - Case CUP2407-011 - Request to Convert Existing Structure into a Three Unit Living Facility at 570 East Main Street - Zoning Administrator Steve Green

**Attachments:** [CUP2407-001 Documentation](#)

***Mr. Green stated the current structure has two living units on the bottom level and office use on the top level. The applicant requests to convert the office to residential thereby making the structure multifamily and requiring a Conditional Use Permit. Mr. Green stated one resident has contacted his office in favor of the request.***

- B. Staff Report - Information Only - Cases ANNX2408-003, RZON2408-005, CUP2408-004, and VAR2408-005 - Request to Annex and Rezone 14.91

Acres along April and Lucky Streets for the Development of a 198 Multi-Family Residential Project along with a Conditional Use Permit and Variances - Zoning Administrator Steve Green

Attachments: [April and Lucky Streets Documentation](#)

*Mr. Green stated the applicant is proposing condominiums with eleven (11) buildings on the property. The applicant has requested to have their applications treated as October submittals which will push their public hearing to December 5th.*

**12. City Manager's Report**

*Mr. Ingram discussed the recent Council retreat held at the Cherokee County Chamber of Commerce and thanked everyone who participated. Mr. Ingram provided an update on the search for an Economic Development Manager. Mr. Ingram noted that Finance Director Melissa Forrester has submitted her letter of resignation and wished her the best in her next chapter. Mr. Ingram recognized Mr. Russell Martin as Team Member of the Month. This is Mr. Martin's second time receiving this recognition.*

**13. Council Introduced Items**

*None.*

**14. Mayor's Report**

*None.*

**15. Adjourn**

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

\_\_\_\_\_  
*Bill Grant, Mayor*

*Attest:*

\_\_\_\_\_  
*Annie Fortner, City Clerk*

\_\_\_\_\_  
*Dates Minutes Approved by Council*