

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, August 21, 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 Grant and an invocation was given by Councilmember Yawn.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Kevin Turner, Community Development Director
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
Ms. Kelly Pendley, Operations Manager
Ms. Lauren Johnson, Communications Manager
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

Mayor Grant requested that Item D be removed from the Consent Agenda and placed as Item 11E under Old Business. Mayor Grant also requested to add an Executive Session to discuss litigation. Mayor Pro Tem Tolan made a motion to approve the agenda as amended. Councilmember Yawn seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Public Hearings

- A. Public Hearing, Discussion, and Possible Action on Amendments to the Unified Development Code Land Use Table - Community Development Director Kevin Turner

Attachments: [UDC Land Use Table](#)

Community Development Director Kevin Turner reviewed the information provided to Council at their last meeting. Mayor Grant opened the public hearing. There being no one signed up to speak, Mayor Grant closed the public hearing. Mayor Pro Tem Tolan asked if this would allow Accessory Dwelling Units (ADUs) within the RA-6 zoning district. Mr. Turner stated that they would be if the amendment is approved.

- B. Public Hearing on Proposed Text Amendment to the Unified Development Code Regarding Design Guidelines and Standards - Community Development Director Kevin Turner

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

Mr. Turner discussed the Design Review Team process and noted the amendment would include an administrative approval process which would not require a committee meeting. The amendment also clarified who is on the committee, provides examples of what could be approved administratively, and adds an appeal process. Mayor Grant opened the public hearing. There being no one signed up to speak, Mayor Grant closed the public hearing. Mayor Grant clarified that an appeal of an administrative review denial would go to the Design Review Team then if a denial was made by the committee, it would be brought to Council. Mr. Turner stated that was correct. Mayor Pro Tem Tolan asked about the Historic Preservation Commission. Mr. Turner noted that it was a separate committee. Councilmember McGrew asked about solar panels and enforcement. Mr. Turner stated solar panels would go through an administrative review and the Code Enforcement handles enforcement.

- C. Public Hearing on Proposed Text Amendment to the City of Canton Code of Ordinances Regarding Expiration of Certificates of Appropriateness - Community Development Director Kevin Turner

Attachments: [COA Ordinance Amendment](#)

Mr. Turner informed the Council that the amendment extends the period to apply for permits from six months to one year after the issuance of a Certificate of Appropriateness. Mr. Turner also noted that the Historic Preservation Commission has recommended approval of this amendment. Mayor Grant opened the public hearing. There being no one signed up to speak, Mayor Grant closed the public hearing.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - August 7, 2025

Attachments: [Minutes - Council Meeting - August 7, 2025](#)

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

7. Informational Items

- A. Review of June Financial Report - Finance Director Ryan Lockett

Attachments: [June Financials](#)

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

8. Other Announcements

None

9. Ten Minute Public Input

None

10. Consent Agenda

- A. Approval of Street Acceptance for City Maintenance for Streets in Great Sky Pod 15 - Sunrise Cove - City Engineer Bethany Watson

Attachments: [Street Acceptance - Great Sky Pod 15](#)

- B. Approval of Task Order 1 from Brown & Caldwell for Canton Industrial Pretreatment Program (IPP) Support Services in the Amount of \$109,050 - City Engineer Bethany Watson

Attachments: [Brown & Caldwell - Task Order 1](#)

- C. Approval of the Award of Task Order 8 for the Transportation Improvement Project Highway 140 at Reinhardt College Parkway Intersection Improvement Project Design to Michael Baker International in the Amount of \$127,703.95 - City Engineer Bethany Watson

Attachments: [Hwy 140 at Reinhardt College Pkwy - Task Order 8](#)

- D. Approval of the Mayor to Sign an Intergovernmental Agreement with Cherokee County for the Use and Distribution of Proceeds Generated from a Transportation Special Purpose Local Option Sales and Use Tax - City Engineer Bethany Watson

Attachments: [TSPLOST](#)

- E. Approval of Resolution to Add Ryan Lockett as an Authorized Administrator Regarding the City's Investments with Georgia Fund1 Local Government Investment Pool - Assistant City Manager Nathan Ingram

Attachments: [GAFund1 Resolution](#)

Mayor Grant read the items on the Consent Agenda. Item 10D was removed from the Consent Agenda during the adoption of the agenda. Councilmember Yawn made a motion to approve the Consent Agenda. Councilmember Waterman seconded the motion, and it was approved unanimously.

11. Old Business

- A. Discussion and Possible Action on Text Amendments Regarding Accessory Dwelling Units (ADUs) - Community Development Director Kevin Turner

Attachments: [ADU Text Amendments](#)

Mr. Turner clarified Councilmember McGrew's question from the last meeting regarding interior access to an ADU noting that this is a building code requirement which keeps the unit from becoming a stacked flat or townhome. Mayor Pro Tem Tolan asked about changing the language in reference to the size limits of the ADU. City Attorney Bobby Dyer stated that it could be amended in the motion of approval. Mayor Pro Tem Tolan made a motion to approve the text amendments regarding Accessory Dwelling Units with the amendment to Section 104.02.02 A (5) to read "The accessory dwelling shall not exceed 50% of the habitable floor area of the principal dwelling or 807 square feet, whichever is greater." Councilmember Johnson seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Hickory Flat Highway Gateway Concept Plan - City Engineer Bethany Watson

Attachments: [Hickory Flat Highway Gateway](#)

City Engineer Bethany Watson provided an overview of the concept plan and noted one small correction was made in reference to a project name/description. Mayor Grant stated the Downtown Development Authority has approved the concept plan. Councilmember Waterman asked about the locations of the roundabouts and railroad tracks. Ms. Watson stated their locations would not cause any additional issues and the crossing will still be signalized. Councilmember Waterman made a motion to approve the Hickory Flat Highway Gateway Concept Plan. Councilmember Johnson seconded the motion, and it was approved unanimously.

- C. Update on Summit at Towne Mill Street Acceptance - City Engineer Bethany Watson

Attachments: [Summit at Towne Mill](#)

Ms. Watson discussed that earlier this year Council approved a memorandum for the acceptance of roadways within the Summit at Towne Mill contingent on items to be completed by the HOA. The HOA has met all these obligations. Ms. Watson noted that the streetlights will not be turned over to the City as they are paid for by the Towne Mill HOA and not the Summit at Towne Mill HOA. Ms. Watson stated these streets will be taken over for City maintenance beginning on October 1st.

- D. Discussion and Possible Action to Dissolve the City's Environmental and Sustainability Advisory Board - Operations Manager Kelly Pendley

Attachments: [Environmental and Sustainability Advisory Board](#)

Operations Manager Kelly Pendley overviewed the information provided at the last Council meeting and noted the board duties would be turned over to a staff board. Mayor Grant asked if this change would slow progress. Ms. Pendley stated it may speed projects up. Councilmember Waterman asked about notifications to the board members. Ms. Pendley stated she is working on a draft notification letter. Councilmember Waterman suggested that Council reach out to their appointments as well to thank them for their service. Councilmember Yawn suggested to provide the board members with information on how to stay involved in the City. Mayor Pro Tem Tolan discussed the importance of communicating to the public. Councilmember McGrew made a motion to approve dissolving the City's Environmental and Sustainability Advisory Board. Councilmember Waterman seconded the motion, and it was approved unanimously.

Item 11E – Approval of the Mayor to Sign an Intergovernmental Agreement with Cherokee County for the Use and Distribution of Proceeds Generated from a Transportation Special Purpose Local Option Sales and Use Tax:

City Manager Billy Peppers discussed one change which was made to the percentage distributions in the Intergovernmental Agreement (IGA). Mr. Peppers stated that the City of Holly Springs has approved the IGA. Mayor Grant noted that this approval is for the IGA only which will allow Cherokee County to call for the referendum on the November ballot. Councilmember Johnson made a motion to approve the Mayor to sign an Intergovernmental Agreement with Cherokee County for the Use and Distribution of Proceeds Generated from a Transportation Special Purpose Local Option Sales and Use Tax. Councilmember McGrew seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion of 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](#)

Police Chief Marty Ferrell discussed the proposed software and the collaboration with the Cherokee County Sheriff's Office noting that it would be cost prohibitive for the City to purchase our own. Chief Ferrell spoke about the power of the software during a recent event involving a hit and run accident. Councilmember McGrew asked about yearly licensing costs. Chief Ferrell stated the County will cover those costs and the City will pay for the annual contract. Councilmember Johnson asked about increases in cost of the program and when to expect those. Chief Ferrell stated it may be couple of years before prices are increased. Mr. Peppers noted the Sheriff's Office wants other agencies to join in the collaboration. Councilmember Waterman asked about notifications for increases. Mr. Peppers stated that information will be provided before the City's budget year begins so staff can discuss that as part of the budget process. Councilmember Yawn asked about hardware updates. Chief Ferrell said that would be on the County's side.

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

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

Zoning Administrator Steve Green discussed that Master Sign Plan that was approved by Council in 2016. Mr. Green noted the second entrance of the development has changed its use in Phase 2 however the basic layout has not changed.

- C. Discussion of the Award of the Canton Creek Pedestrian Bridge & Sidewalk Improvement Project to Excellere Construction, LLC in the Amount of \$1,034,700.00. - City Engineer Bethany Watson

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

Ms. Watson stated that 12 bids were received on August 7th. The low bidder was Excellere Construction, LLC at \$1,034,700 which is under the budgeted amount. Ms. Watson noted that the engineer on this project has worked with this contractor before on other pedestrian bridge projects. Mayor Grant stated the City was awarded a \$2.2 million grant to put towards this project. Ms. Watson stated the remaining funds in the grant will be spent on utility relocations, rapid-flashing beacons, and other projects. Councilmember Roach asked about the difference between the highest and lowest bidders pricing. Ms. Watson stated she can provide Council the spreadsheet for the breakdown in pricing. Councilmember Johnson asked about other references for the contractor. Ms. Watson stated she can provide that information to Council.

13. City Manager's Report

Mr. Peppers provided project updates on the following: North Street Project (including the Downtown Development Authority approving the contract concept with Goodwyn Mills Cawood, notices provided to the residents at Cherokee North Apartments, and proposals received by Cherokee County for their portion of the project), traffic signal update at Teasley Middle School, Hazard Mitigation Grant Program, Downtown Fire Station final designs due soon, and South Canton Park.

14. Council Introduced Items

None

15. Mayor's Report

Mayor Grant nominated Ms. Stephanie Rogers to replace JoEllen Wilson on the Historic Preservation Commission beginning in October. Councilmember Waterman seconded the nomination and it was approved unanimously.

16. Adjourn

Mayor Pro Tem Tolan made a motion to adjourn to Executive Session to discuss litigation. Councilmember Yawn seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council