

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 5/26/26
Hearing Date: 6/4/26
Voting Date: 7/2/26

Department: Community Development**Presenter(s) & Title:** Jakob AllenCity Planner**Agenda Item Title:**

Discussion and Possible Action 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

Summary:

James Case has filed for the approval of a Conditional Use Permit for the multi-family residential component of an in-fill, mixed-use development at 261 East Main Street. The proposed development consists of a four-story building with street-level retail, three floors of residential space and associated, underground parking. Currently, ten, two-bedroom residential units are proposed.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

Staff recommends approval of the conditional use permit with the following conditions:

- 1) A minimum of one parking space per dwelling unit shall be provided on site.
- 2) A minimum of one parking space compliant with the Americans with Disabilities Act (ADA) shall be provided on site.

Reviews:Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No**Attachments:**

- 1) Staff report
- 2) Application
- 3) LOI
- 4) Draft resolution



PLANNING & ZONING STAFF REPORT

July 2, 2026

Case Number(s):	CUP2604-002
Applicant:	James Case
Property Address:	261 East Main Street Canton, GA 30114
Council Ward:	Ward 2 – Roach / Tolan
Parcel Number:	91N16 012 (14-0167-0129)
Current Zoning:	CBD (Central Business District)
Character Area / Future Land Use:	Downtown / Urban Center
Acreage:	+ / - 0.212 acres
Proposed Use:	Approximately 20,000-square-foot in-fill, mixed-use development with associated, underground parking

REQUEST

The Applicant is seeking conditional use permit approval for the multi-family residential component of an in-fill, mixed-use development at 261 East Main Street. The proposed development consists of a four-story building with street-level retail, three floors of residential space and associated, underground parking. Currently, ten, two-bedroom residential units are proposed.

SITE

The subject property is located along East Main Street within the City of Canton's Historic District. It is currently zoned CBD (Central Business District) and has a Downtown / Urban Center character area / future land use per the City of Canton's Comprehensive Plan. This + / - 0.212-acre site is currently a vacant gravel lot used for additional parking for the surrounding businesses.

SURROUNDING USES

North	Commercial / office	CBD
South	Commercial / office	CBD

CASE CUP2604-002

East	Commercial / office	CBD
West	Commercial / office	CBD

DEPARTMENT COMMENTS

Fire:

An NFPA 13 automatic sprinkler system is required for the commercial first floor and underground parking level. An NFPA 13R automatic sprinkler system is required for all residential floors above the first floor.

A standpipe system is required because the building is four stories tall.

If over 12,000 square feet, more than two stories in height or containing any subterranean level, compliance with International Fire Code Section 510 is required by means of an Emergency Responder Communication Enhancement System (ERCES). An FCC-licensed radio contractor may field test and verify an ERCES is not required. One of the three approved vendors must be hired to perform those tests – e.g., Diversified Electronics, Mobile Communications America or Bear Communications.

Engineering / Development / Utilities / Transportation:

Private utilities, power meters or gas meters may be located on site. These will be located and identified prior to the issuance of a land disturbance permit.

Planning and Zoning:

This property is located within the City of Canton's Historic District and requires a Certificate of Appropriateness from the Historic Preservation Commission prior to the issuance of any land disturbance or building permits.

The residential units range from 950 to 1,760 square feet, and they will be for rent. To the Applicant's knowledge, there are no recorded access easements regarding this site.

RECOMMENDATION

Staff recommends approval of the conditional use permit with the following conditions:

- 1) A minimum of one parking space per residential unit shall be provided on site.
- 2) A minimum of one parking space compliant with the Americans with Disabilities Act (ADA) shall be provided on site.



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC HEARING APPLICATION

Project #(s):

CUP2604-002

This Application is for:

- | | |
|---|---|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☐ D Master Plan Amendment | |
| ☒ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | ☐ Adjustment |
| ☐ G Zoning Condition Amendment | ☐ Special Exception |
| ☐ H Density Transfer within Master Plan | |

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: James Case
Address: 550 Riverstone Parkway
B-125
City: Canton
State: GA ZIP Code: 30114
Telephone: 770-896-5559
Email Address: james@forrplaces.com

Owner Information:

Name: Mark Stasevich
Address: 715 Hammond Dr
City: Woodstock
State: GA ZIP Code: 30188
Telephone: 678-654-7037
Email Address: mark@hvachbee.com

I, James Case
(Applicant), do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, James Case
(Applicant), have received and thoroughly read the Public Hearing Procedures.
This 1st day of April, 2026.

Applicant Signature: James Case Print Name: James Case



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): CUP2604-002

This form is to be executed under oath. I, Mark Stasevich
do solemnly swear and attest, subject to criminal penalties for false swearing,
that I am the owner of the property, which is the subject matter of the
attached application, as is shown in the records of Cherokee County, Georgia.
I hereby authorize the City of Canton and its representatives to inspect the
property, which is the subject of this application, and post any notices
required thereon.

This 3rd day of April, 2026.

Owner Signature: [Signature] Print Name: Mark Stasevich

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☐ D Master Plan Amendment | |
| ☒ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | ☐ Adjustment |
| ☐ G Zoning Condition Amendment | ☐ Special Exception |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant: James Case

Signature: [Signature]

Mailing Address: 550 Riverstone Parkway
B-125

City: Canton

State: GA Zip Code: _____

Telephone: 770-896-5559

E-mail: james@forrplaces.com

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is

Sworn To and Subscribed Before Me This 3
Day Of April, 2026.

Notary Signature: [Signature]





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

DISCLOSURE FORM

Project #(s):

CUP2604-002

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: James Case

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made **(Please use a separate form for each official to whom a contribution has been made in the past (2) years):**

	Description
\$	
\$	
\$	



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #(s):

CUP2604-002

Address: 261 E Main street, Canton, GA 30114

Land Lot(s): _____ District: 14th Section: 2nd Parcel ID(s) 14-0167-0129

Existing Zoning Of Property: CBD ☒ City ☐ County Total Acreage Of Property: 0.212

Proposed Zoning Of Property: CBD Existing Use(s) Of Property Gravel Lot

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	The paces Building LLC 14-0167-0095	CBD	Mixed use
SOUTH	One Forty East Marietta LLC 14-0166-0108	CBD	Mixed use
EAST	Providence Property Holdings LLC 14-0167-001	CBD	Office
WEST	The Old Municipal Building 14-0167-0130	CBD	Mixed use
OTHER	Neise Kevin trustee 14-0167-0093	CBD	Office
OTHER	Schkabla Properties LLC 14-0166-0097	CBD	Office
OTHER	One Forty East Marietta LLC 14-0166-0015	CBD	Paved Parking Lot

UTILITY INFORMATION:

How is sewage from this development to be managed? Sanitary sewer service provided by the City of Canton Water and Sewer Department

Proposed managing jurisdiction: City of Canton Water and Sewer Department

How will water be provided to the site? Public water service provided by the City of Canton Water and Sewer Department

Proposed managing jurisdiction: City of Canton Water and Sewer Department Size Limit: _____



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC SCHOOL INFORMATION

Project #(s):

CUP2604-002

PUBLIC SCHOOL POLICY STATEMENT:

"The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School [District] and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the Applicant and the appropriate school board representative." (105.10.04)

- **Developers whose projects consist of 25 or more residential units shall contact the Cherokee County School District and communicate with a school board representative to discuss their intent.**
- **This communication between the Applicant and the school board should take place, at a minimum, prior to the Informational Item meeting in Month Two (see Pages iii and iv).**
- The Applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken.

The current Cherokee County School District contact regarding any potential mitigation required for this application and proposal is:

Mitch Hamilton
Director of Planning, Facilities, and Compliance
200 Mountain Brook Court
Canton, GA 30115
(770) 721-8429
mitch.hamilton@cherokeek12.net

ZONED SCHOOLS: (circle one each)

HIGH: CHEROKEE CREEKVIEW ETOWAH SEQUOYAH

MIDDLE: CREEKLAND DEAN RUSK FREEDOM TEASLEY

ELEMENTARY: AVERY BALL GROUND CLAYTON HASTY

INDIAN KNOLL KNOX R.M. MOORE SIXES



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

REVIEW CRITERIA

Project #(s):

CUP2604-002

How will this proposal be compatible with surrounding properties? _____

The proposed development is consistent with the existing character of the downtown area, which includes a mix of commercial, residential, retail, service, and office uses. The property is surrounded on all sides by developed parcels, and the proposed use complements the established pattern of compact, walkable, mixed-use development in downtown Canton.

How will this proposal affect the use and value of surrounding properties? _____

The proposed development is expected to have a positive impact on surrounding properties by increasing residential presence in the downtown area. Additional residents will support existing local businesses, enhance economic activity, and contribute to the overall vitality and desirability of downtown Canton.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Due to the property's size, configuration, and location within a fully built-out downtown environment, its current zoning limits its ability to be developed to its highest and best use. The proposed rezoning will allow for a more appropriate and economically viable use that aligns with surrounding development patterns and market demand.

What would be the increase to population and traffic if the proposal were approved? _____

The proposed development is expected to result in a modest increase in population consistent with downtown residential infill. Traffic impacts are anticipated to be minimal due to the property's central location within a walkable area, with many trips occurring on foot and via existing roadway infrastructure.

What would be the impact to schools and utilities if the proposal were approved? _____

The impact on schools is expected to be minimal due to the nature of downtown residential development. Utilities, including water and sewer, are available and adequate to serve the proposed development through the City of Canton. No significant strain on public infrastructure is anticipated.

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? _____

The proposed development is consistent with the City's Comprehensive Plan and Future Land Use Map, which support higher-density, mixed-use, and residential infill development within the downtown area. The proposal reinforces the vision of a vibrant, walkable urban core.

How is the proposal consistent with the City of Canton Roadmap of Success? _____

The proposal supports the City of Canton's Roadmap of Success by promoting smart growth, encouraging downtown revitalization, and increasing residential density to support local businesses and economic development within the city center.

Are there existing or changing conditions which affect the development of the property and support the proposed

request? Yes. The property is currently a gravel lot surrounded by fully developed uses in the downtown core. Market demand for downtown living, combined with the City's focus on revitalization and infill development, supports the proposed request as a logical and appropriate use of the site.

(These criteria should additionally be addressed in the required Letter of Intent.)

Letter of Intent – Conditional Use Permit

CUP2604-002

Property Address: 261 E Main Street, Canton, GA 30114

Parcel ID: 14-0167-0129

1. Overview of Proposed Development

This Letter of Intent is submitted on behalf of Forrplaces Development LLC, by James Case, for a Conditional Use Permit request for the property located at 261 E Main Street in downtown Canton, Georgia.

The Conditional Use Permit is required solely for the multi-family residential component of the proposed mixed-use building. The subject property is currently a gravel lot located within the Central Business District (CBD) and is surrounded by fully developed parcels consisting of a mix of retail, restaurant, office, residential and service-oriented uses. The proposed development is intended to introduce residential infill within the downtown core to support existing businesses and enhance overall economic activity. The approval is necessary to allow the construction of multi-family dwellings in this zoning district. The proposed development consists of a 4-story mixed-use building with a parking garage, street level retail, 2 floors of residential, and rooftop penthouse units.

2. General History of the Parcel

The property has historically been utilized as a vacant or underutilized gravel lot within the downtown area. As surrounding properties have developed into active commercial and mixed-use buildings, the subject parcel remains an infill opportunity consistent with the City's vision for downtown revitalization.

3. Traffic Analysis

The proposed development is expected to generate a modest level of traffic consistent with urban residential infill projects.

a. Traffic Impact:

Traffic generated will be minimal and compatible with existing downtown traffic patterns. Due to the walkable nature of the area, many trips are expected to occur on foot.

b. Roadway Network Impact:

The surrounding roadway network, including East Main Street, is designed to accommodate existing and projected traffic volumes. No adverse impacts are anticipated.

c. Proposed Improvements:

No significant roadway improvements are proposed at this time. Any required improvements will be coordinated with the City of Canton during the site development process.

4. Impact on Adjoining Properties

The proposed development is expected to have a positive impact on adjoining land uses by increasing residential presence in the downtown area. This will support local businesses, enhance property values, and contribute to a more vibrant and active downtown environment.

5. Proposed Land Use

The proposed development is a mixed-use project consisting of 5,000 SF Commercial (Retail and or Restaurant) Space at the street level, 15,000 SF of Residential Space consisting 2 floors of residential units and 1 floor of rooftop penthouses units.

6. Phasing

The development is anticipated to be constructed in a single phase. No temporary uses are proposed.

7. Acreage

The subject property consists of 0.212 acres.

8. Density

The proposed density will be consistent with downtown development patterns and CBD zoning expectations. The current unit count is for 10 residential units each with 2 bedrooms for a total of 20 bedrooms.

9. Development Standards (CBD – Conditional Approval)

As the property is located within the CBD zoning district, development standards are subject to approval by the City of Canton.

- Building Height: 4 stories 58 feet
- Building Coverage: Urban infill (high coverage consistent with downtown)
- Impervious Surface: Majority of site, consistent with CBD development
- Open Space: Limited due to urban context
- Minimum Lot Size: Not applicable

- Setbacks: Dependent upon Conditional Approval per the CBD development standards
- Parking: To be provided in compliance with City of Canton regulations or as approved

10. Landscaping

Due to the urban, zero-lot-line nature of the site, traditional landscaping buffers are not applicable. Any landscaping provided will be consistent with downtown streetscape standards and subject to City approval.

11. Signage

All signage will comply with City of Canton regulations unless otherwise approved. No variances are requested at this time.

Conclusion

The proposed mixed-use development represents a logical and appropriate infill use of an underutilized parcel within downtown Canton. The project aligns with the City's Comprehensive Plan and supports economic vitality.

The Conditional Use Permit request is specifically to allow the multi-family residential component within the CBD zoning district.

We respectfully request approval of this Conditional Use Permit.

Sincerely,

James Case

Forrplaces Development LLC

770-896-5559

james@forrplaces.com

City of Canton
State of Georgia
County of Cherokee
Resolution No. 2026- _____

RESOLUTION
A REQUEST FOR A CONDITIONAL USE PERMIT
BY JAMES CASE FOR FORRPLACES DEVELOPMENT LLC FOR A MIXED-USE DEVELOPMENT TO INCLUDE MULTI-FAMILY RESIDENTIAL

WHEREAS, it is hereby found and determined that an application requesting a Conditional Use Permit was filed with the City of Canton on or around April 3, 2026, to include multi-family residential within a proposed mixed-use development, as shown on **Exhibit A**; and,

WHEREAS, the subject + / - 0.212-acre property is located at 261 East Main Street, Canton, Georgia 30114, and is also referenced as Tax Map 91N16, Parcel 012; and,

WHEREAS, the City of Canton Historic Preservation Commission reviewed the proposed elevations as shown on **Exhibit A**; and,

WHEREAS, a public hearing was advertised by legal ad per **Exhibit B** and was held on June 4, 2026, in the Canton City Hall at 110 Academy Street, Canton, Georgia 30114; and

BE IT THEREFORE RESOLVED, that the City of Canton, Georgia, approves the Conditional Use Permit for the multi-family residential component of a mixed-use development at 261 East Main Street Canton, GA 30114 with the following conditions:

- 1) A minimum of one parking space per residential unit shall be provided on site.
- 2) A minimum of one parking space compliant with the Americans with Disabilities Act (ADA) shall be provided on site.

Resolved this _____ day of _____, 2026.

BY: _____
Bill Grant, Mayor

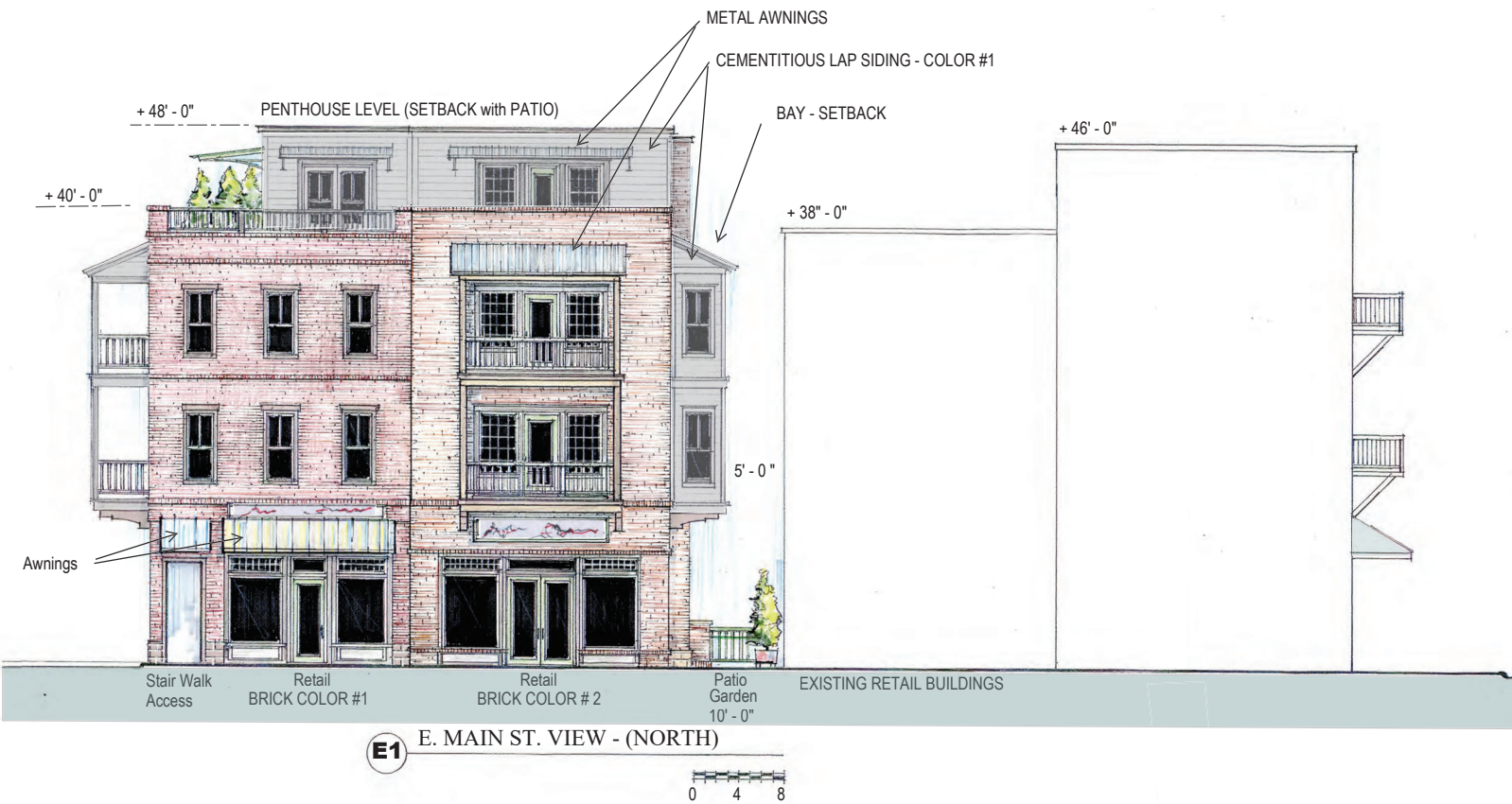
ATTEST: _____
William Peppers, Interim City Clerk

Approved as to Form and Content: _____
Robert M. Dyer, City Attorney

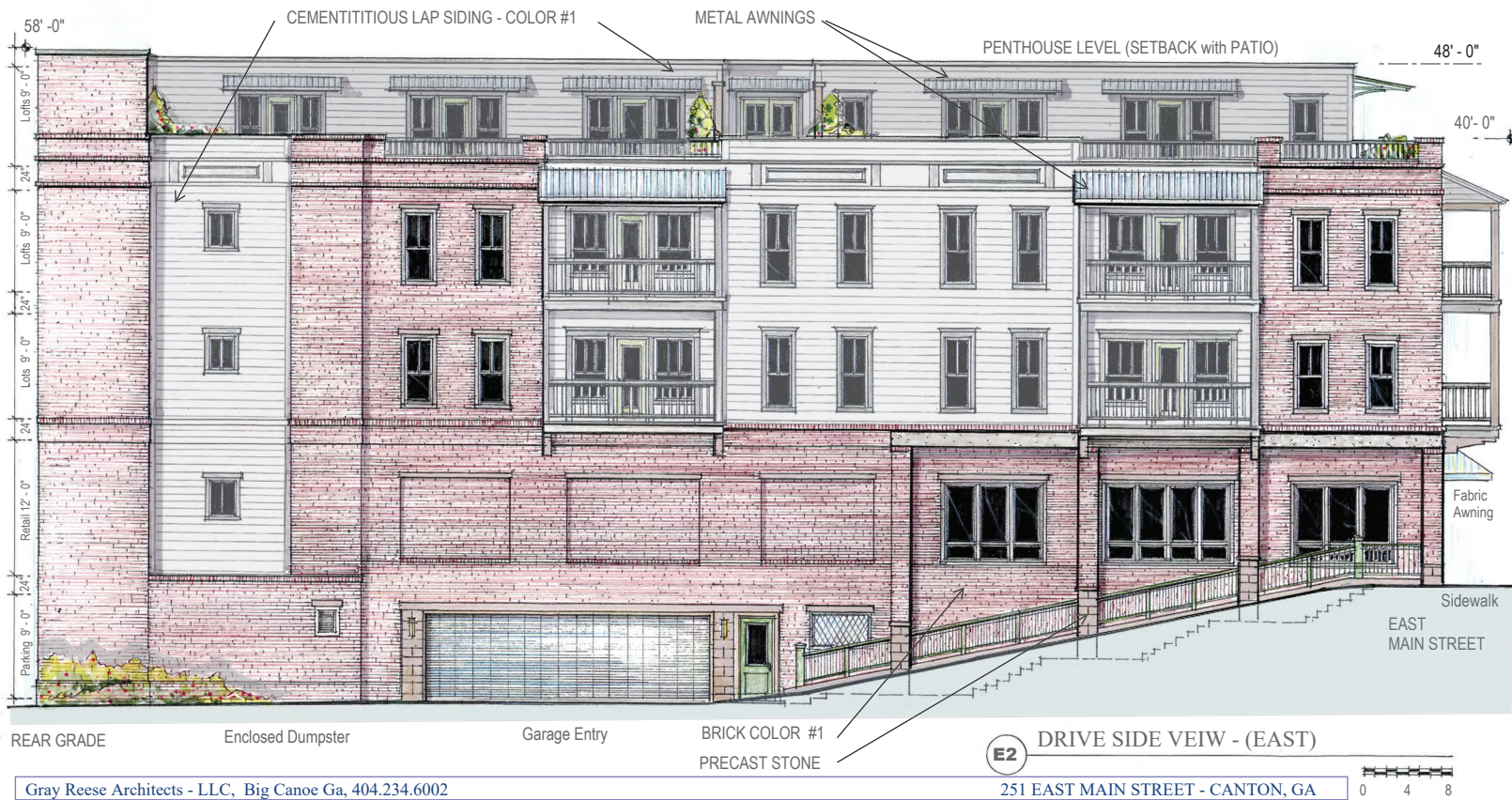
May 11, 2026



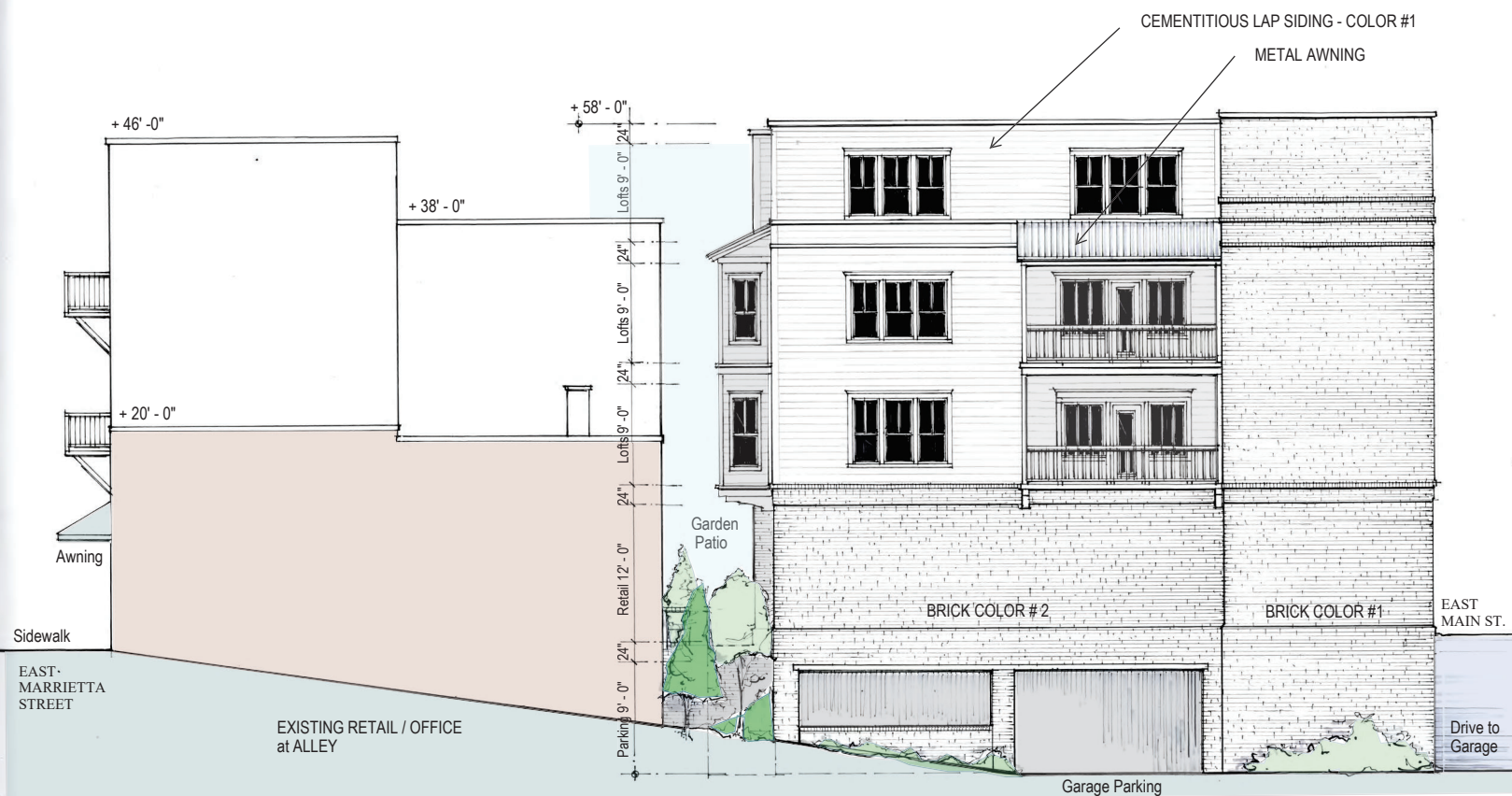
May, 11, 2026



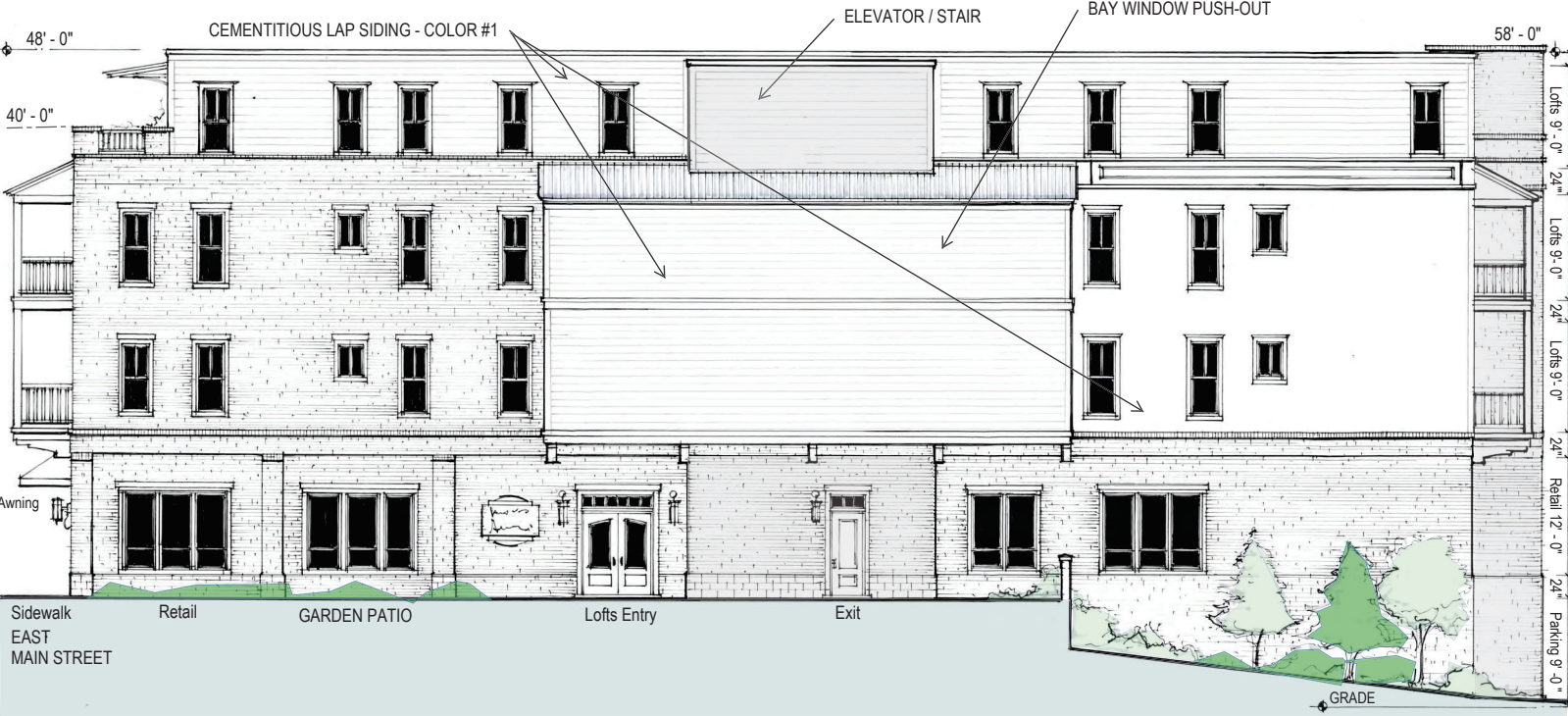
May 11 , 2026



May, 11, 2026



May 11, 2026



G4 GARDEN / PATIO (WEST)





Garage Drive

SHARED DRIVE ELEVATION - (EAST)

East Main Street



251 East Main Street

FRONT ELEVATION (NORTH)

GRAY REESE, LLC
ARCHITECTS

10335 BIG CANOE
BIG CANOE, GEORGIA 30143
404-234-6002

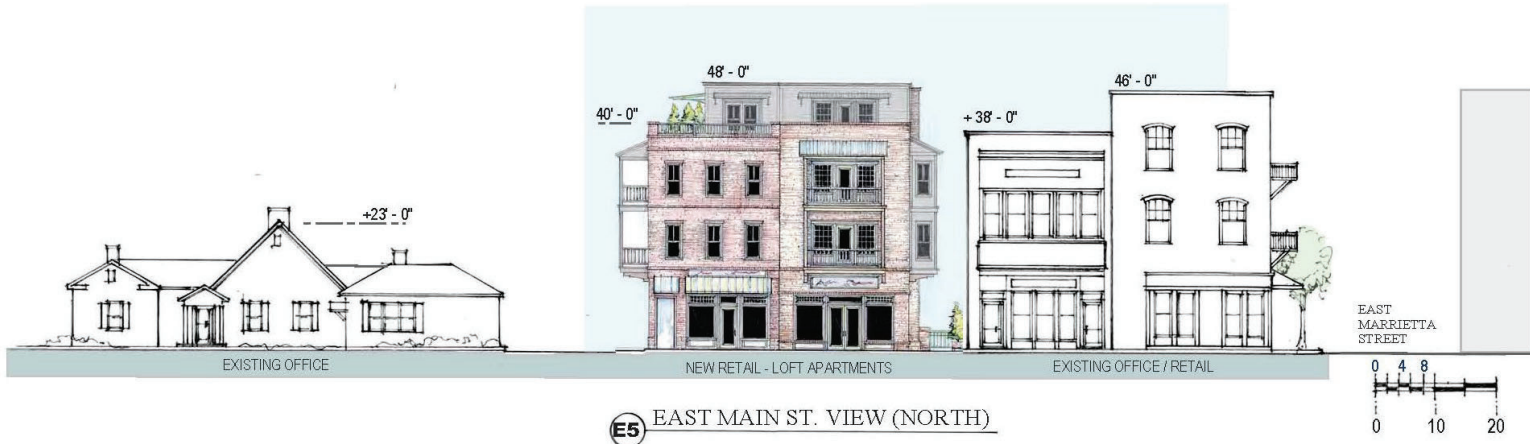
251
EAST MAIN
STREET
Canton, Georgia

Submission
to:
Canton Historic
Preservation Board
5-11-2026

EXTERIOR
COLOR CONCEPT

P 3

May 11, 2026





Biplab Dasgupta, an Emory University professor for pediatric cancer research, poses with his team and Austin.



Cherokee High School football players lead the teams in a stretch before the contest begins.

GAS

From A1

in effect for two weeks, until 11:59 p.m. on June 2.

On March 20, Kemp signed the current gas tax suspension, which expires at 11:59 p.m. Tuesday, just hours after the General Assembly approved it.

The U.S. conflict with Iran has continued to drive up oil prices.

"Global markets remain unstable and are subjecting Georgians to unpredictable price shocks on basic goods

and services," Kemp wrote in his executive order. It noted that futures on Brent crude, a global benchmark for oil prices, had spiked 3% for the day.

The order prohibits price gouging. It also suspends collections on the 37.3-cent per gallon tax on diesel fuel.

Diesel flows into the cost of groceries and any other product that must be hauled.

"As Georgia families prepare for the Memorial Day travel weekend, they should not feel blindsided by prices at the gas pump," Kemp said in a statement.

His office said AAA pre-

dicts 39.1 million Americans will travel by car this Memorial Day weekend, topping last year's record.

The release said the average cost of a gallon of regular gas in Georgia is \$4.02, half a dollar less than the national average. It said Georgia is one of only two states with a motor fuel tax suspension.

This article is available through a partnership with Capitol Beat News Service, a project of the Georgia Press Association's nonprofit, tax-exempt Educational Foundation.

MURDER

From A1

found the child's mutilated remains in a plastic storage bin containing a salt substance, prosecutors said, hidden under other items in a closet. Diallo did not give authorities further information.

An autopsy determined the child died from lethal amounts of acetaminophen and diphenhydramine, prosecutors said. Authorities could not determine the date of death.

Alyssa was last known to be alive on Dec. 8, six days before her body was found.

According to the district attorney's office, the toddler had been in Diallo's continuous care for over two weeks, and police found Ring video that suggested she had left the child alone in her apartment for extended periods.

Alyssa's mother had been in regular contact with Diallo and was unaware of the child's death until she was notified by police.

Investigators determined Diallo was the only person with the child in the days before and after her death, according to the district attorney's office there was not sufficient evidence to charge her with malice murder.

At the plea hearing, Deputy Chief Assistant District Attorney Rachel Hines, of the Special Victim's Unit, said that during the prosecution of the case the defendant admitted that Alyssa was alive when she found her. Calling 911 or seeking help may have saved the child's life. Hines also argued that Diallo's reported history of anxiety and depression did not explain or justify her actions.

"Instead of taking steps to preserve the child's health and well-being, the defendant demonstrated willful neglect. She then took gruesome, unimaginable steps to conceal her death," Hines said. "Alyssa was not treated with the protection and dignity owed to every child, and that reality will haunt everyone involved in this case."

Prosecutors presented evidence including the plastic

storage bin where the remains were found, Ring video footage of Diallo bringing bleach into the home, and crime scene photographs with Blue Star images showing areas where blood had been cleaned.

The defense presented an independent expert who testified that the defendant was delusional. A Georgia Department of Behavioral Health expert testified that Diallo was not experiencing delusional thoughts at the time of the incident.

In a victim impact statement, the child's mother told the court she was "robbed" when Alyssa was taken from her, her other children miss their sister deeply and their family will never be the same.

The state recommended a sentence of 40 years to serve in prison, the maximum allowed by Georgia law. The defense asked for leniency in sentencing.

Cannon sentenced Diallo to 37 years, with the first 21

years to be served in prison. She is ordered to have no contact of any kind with the victim's family.



Phil Wilkerson, right, pulls the firetruck with Levi's team.



Jesse Verdejo pulls the firetruck with Team Jett.

FIRETRUCK

From A1

University, organizers said. The fundraising event started with a speech from Emory University Pediatric Cancer Research Professor Biplab Dasgupta followed by a costume contest voted on by the kids.

Over 30 teams of ten pulled

the firetruck competing for the fastest time, each team pulling in honor of a child affected by cancer.

"It's great to be able to be out here with the community celebrating these kids' bravery," said Phil Wilkerson of team Chunks n Trucks.

Jesse Verdejo, pulling for Jett, said, "This event is important to support people who are sick with cancer and support our friends and family."

COMING SOON



CITY OF CANTON Notice of Public Hearing

Notice is hereby given that the Mayor and City Council of the City of Canton will hold a public hearing on June 4, 2026, at 6:00 p.m. at Canton City Hall, 110 Academy Street, Canton, Georgia 30114 for the following:

- (a) **ANNX2604-001/RZON2604-003/VAR2604-001**, a request to annex +/- 0.684 acres into the city limits and to rezone the annexed property (if the annexation is approved) from R-40 (Residential, Cherokee County) to GC (General Commercial, City of Canton) for the purpose of constructing a retail building and affiliated parking. A concurrent variance is requested to reduce the required landscape buffer abutting unincorporated Cherokee County from 50' to 25'. The subject property being parcel 013 of tax map 14N22B, commonly known as 1763 Ball Ground Highway.
- (b) **CUP2604-002**, a request for a conditional use permit for the multi-family residential component of a proposed in-fill, mixed-use development at 261 East Main Street, Canton, GA 30114. Ten, two-bedroom residential units are proposed.

Note: Georgia law requires that all parties who have made campaign contributions to the Mayor or to a City Council Member in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and/or who desire to speak at the public hearings in opposition to these applications, shall, at least five (5) days prior to the hearing, file a campaign contribution report with the Department of Community Development. Disclosure forms are available in the Department of Community Development located at 110 Academy Street. The complete text of the Georgia law and a disclosure form are available in the Office of the City Clerk.

NEW FEATURE

CHEROKEE TRIBUNE

NEWS SCOUT

Ask anything about Cherokee County. Get answers instantly.
News Scout searches years of news coverage content to find the most relevant stories.



LOCAL
GOVERNMENT



CRIME & PUBLIC
SAFETY



NEW BUSINESSES



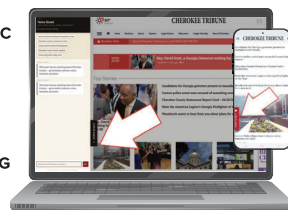
EVENTS &
COMMUNITY



SCHOOLS



FIND ANYTHING
ELSE



Smarter Search. Local Answers. Visit tribuneledgernews.com



INSTANT
ANSWERS



NATURAL
LANGUAGE



RELEVANT
RESULTS



TRUSTED
LOCAL NEWS