

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Thursday, December 15, 2022

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 followed by an invocation given by Councilmember Wilson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tempore Sandy McGrew
Councilmember Will Carlan
Councilmember Shawn Tolan
Councilmember Brooke Schmidt
Councilmember JoEllen Wilson
Councilmember Dwayne Waterman
Mr. Billy Peppers, City Manager
Mr. Bobby Dyer, City Attorney
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Mr. Dave Hatabian, Utility Engineer
Mr. Wendell Turner, Deputy Police Chief
Ms. Angie Busby, Manager of Economic Development & Tourism
Ms. Kelly Pendley, Public Works Operations Director
Mr. Scott Hooper, Public Works Director
Mr. Russell Martin, Information Technology Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers requested to add Item 4C under Guests and Visitors for a presentation by Horwath HTL. Councilmember Carlan requested to add an item to Council Introduced Items for his resignation from Council. Mayor Pro Tempore McGrew made a motion to approve the agenda as amended. Councilmember Wilson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

- A.** Employee Recognitions - Police Chief Stephen Merrifield - Attachment 4A

Attachments: [Employee Recognitions](#)

Deputy Police Chief Wendell Turner introduced two new officers Mr. Travis King and Mr. Alex Bacon.

- B.** Performance-Based Infrastructure & Sustainability Project: Midterm (60%) Update - Jen Miller, Account Executive Schneider Electric

Ms. Jen Miller with Schneider Electric discussed the key priorities of the project as being future proofing operations, advancing sustainability, and maximizing financial investments. Ms. Miller provided scope overviews for the City Hall and Public Safety Buildings relating to the key priorities. Ms. Miller spoke about possible solar options within City parks and reviewed the project roadmap moving forward. Mayor Pro Tempore McGrew asked about mold within the Public Safety Building. An associate of Schneider Electric stated he did not see significant mold issues. Mayor Pro Tempore McGrew asked about the proposed additional solar panels and their function. The associate discussed that the proposed solar panels should offset costs for the building load. Mayor Pro Tempore McGrew asked if the solar options for the parks could be wheelchair accessible. The associate stated yes. Councilmember Waterman asked if the building solar panels will be dedicated to the building. The associate discussed Georgia Power's meter rates. Ms. Miller noted the load and sizing are given in the appendix of the presentation.

Item 4C: Presentation by Horwath HTL

Paul Breslin, Managing Director of Horwath HTL, provided Council a presentation of a proposed lodge and conference center at Lake Canton. Mr. Breslin spoke about the demand for this type of development and discussed the proposed rooms, rates, and amenities. Mr. Breslin reviewed the strengths and weaknesses of the site, provided tourism data points, discussed demand generators and competitive site demands, and spoke about the site analysis. Mr. Breslin stated this development would be feasible and highly desired.

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - December 1, 2022 - Attachment 5A

Attachments: [Minutes - Council Meeting - December 1, 2022](#)

Councilmember Schmidt made a motion to approve the minutes. Councilmember Waterman seconded the motion, and it was approved unanimously.

6. Informational Items

- A. Information Only - Presentation of Staff Report - Cases ANNX2210-006, RZON2211-002, and CUP2211-007 - Annexation, Rezoning, and Conditional Use Permit Request for 14.36 Acres Located at 620 Prominence Point Parkway for the Construction of a 114 Unit Townhome Development - Zoning Administrator Steve Green - Attachment 6A

Attachments: [ANNX2210-006, RZON2211-002, and CUP2211-007 Documentation](#)

Zoning Administrator Steve Green stated the applicant has requested to defer until the second meeting in January as an Informational Item with the Public Hearing to be held in February.

- B. Information Only - Presentation of Staff Report - Cases ANNX2211-004,

RZON2211-006, CUP2211-005, and MP2211-008 - Annexation, Rezoning, Conditional Use Permit, and Master Plan Request for 20.01 Acres Located at 187 and 295 Gail Avenue, 191, 211, and 214 Putnam Drive for the Construction of a Residential Development - Zoning Administrator Steve Green - Attachment 6B

Attachments: [ANNX2211-004, RZON2211-006, CUP2211-005, and MP2211-008 Documer](#)

Mr. Green informed the applicant is requesting to construct 33 single family detached homes, 25 townhome units, 32 quadplex units, and 210 apartment units. The Public Hearing will be held in January.

Councilmember Wilson made a note these two items were submitted prior to the abeyance.

7. Other Announcements

None.

8. Ten Minute Public Input

None.

9. Consent Agenda

None.

10. Old Business

- A. Discussion and Possible Action on Case ZCA2210-004 - Request to Amend the Current Zoning Conditions for 39.98 Acres of the Park Village Development - Zoning Administrator Steve Green - Attachment 10A

Attachments: [ZCA2210-004 Documentation](#)

Mr. Green stated the request is to add additional uses for office and industrial. Mr. Green informed staff recommends approval with similar conditions as the last project (Becker) within the area. Mr. Green read the six conditions as: 1) There shall be a fifty-foot buffer along the subject property boundary lines as noted on the applicant's zoning plan titled Park Village Tract 3. The first twenty-five feet of this buffer shall be planted with material that will provide an opaque screen to the adjacent property. Virginia pines and Eastern red cedars shall not be used in said screen planting. 2) All perimeter site/security lighting shall face inward toward the subject property. Said lighting shall be installed as not to be a nuisance to adjacent properties. Wall pack lighting shall be prohibited on any rear building wall that faces neighboring properties with the exception of the property line that is common with the Becker property. 3) A traffic study shall be submitted with the Land Disturbance Permit. This traffic study shall be reviewed and approved by the City Engineer. 4) Delivery hours shall be limited to 7:00 am to 10:00 pm Monday through Saturday. There shall be no Sunday deliveries. 5) The Native Plant Rescue Society shall be allowed access to the property prior to any land disturbance in order to search for and

remove any endangered plant species. 6) Should this parcel be subdivided into separate tracts all interior setbacks shall be those as required in the LI (Light Industrial) zoning district. Required buffers shall be ten feet in width along property lines. Councilmember Wilson made a motion to approve the Zoning Condition Amendment with the six conditions as listed. Mayor Pro Tempore McGrew seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Cases RZON2209-006 and CUP2209-007 - Request to Rezone and Obtain Conditional Use Approval for 710 Marietta Road, 12, 50, and 70 Marietta Circle - Zoning Administrator Steve Green - Attachment 10B

Attachments: [RZON2209-006 and CUP2209-007 Documentation](#)

Mr. Green reviewed the application details and stated staff recommends approval of the application with the following conditions: 1) The development shall only be accessed from Marietta Road. 2) A solid screening fence shall be installed/repared along the common property line of 610 Marietta Road. 3) The owner/developer shall install a sign within the property that provides contact information for the property management service. 4) The owner/development shall provide a streetlight at the intersection of Marietta Road and Marietta Circle. 5) The owner/developer shall make a monetary contribution to go towards community art projects as agreed upon by the City and him/herself. 6) The owner/developer shall work with the Cherokee County Board of Education to find a possible alternative location for the existing school bus stop at Marietta Circle. Mr. Green noted the applicant has met with Georgia Power about adding additional streetlights along this portion of Marietta Road. Mayor Grant noted any decision about the school bus stop would be at the discretion of the School Board. Councilmember Tolan discussed properties constructed by the applicant and their responsiveness to their residents and the community. Councilmember Tolan noted this project matches the affordable housing of area median income (AMI). Councilmember Schmidt requested that staff follow up on the metal plate on Marietta Circle. Councilmember Tolan made a motion to approve the rezoning and conditional use permit requests with the six conditions as listed. Councilmember Wilson seconded the motion. Councilmember Schmidt asked about construction traffic. Mr. Green informed the applicant has stated construction traffic will enter through Marietta Road. Mr. Peppers noted a condition for construction traffic can be added when pulling permits. The motion passed unanimously.

- C. Discussion and Possible Action to Amend Utility Service's Contract to Include the Removal Water Tanks on East Main Street and Brown Industrial Boulevard - Utility Engineer Dave Hatabian - Attachment 10C

Attachments: [Water Tanks Demolition](#)

Utility Engineer Dave Hatabian stated there are several tanks within the City that are in need of removal. Utility Services has stated they can complete the project within the first six weeks of 2023. Mayor Pro Tempore McGrew made a motion to include the removal of water tanks in Utility Service's contract. Councilmember Waterman seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action to Award Task Order No. 27 to Atkins for Construction Management Services to Relocate a Water Line on SR 140 at

Avery Road - Utility Engineer Dave Hatabian - Attachment 10D

Attachments: [Atkins Task Order 27](#)

Mr. Hatabian stated KAM Contracting has been awarded the contract for the relocation of the water line. This task order is for construction management services. Councilmember Wilson made a motion to award Task Order 27 to Atkins. Mayor Pro Tempore McGrew seconded the motion, and it was approved unanimously.

E. Discussion of Redistricting Council Wards - Attachment 10E

Attachments: [Proposed Ward Boundaries](#)

Mr. Peppers requested Council send any questions or changes to him and he will work with GIS to update the map. City Attorney Bobby Dyer noted the map must be adopted at two meetings. Councilmember Wilson noted this change can be done by Home Rule. Mr. Peppers stated City voters vote City-wide and discussed eligibility for running an elected position within the City. Mr. Peppers informed how the newly proposed ward map was created. Mayor Grant discussed the goals of redistricting are to get each ward as equal in population as possible and have residents be better aware of which ward they are in.

11. New Business

A. Discussion and Possible Action to Approve Resolution of Support for the Georgia Department of Community Affairs (DCA) Downtown Development Revolving Loan Fund (DDRLF) Program for Canton Cigar Company, LLC - Manager of Economic Development & Tourism Angie Busby - Attachment 11A

Attachments: [DDRLF - Canton Cigar Company, LLC](#)

Manager of Economic Development and Tourism Angie Busby stated the amount of the loan is around \$60,000. Mr. Dyer stated neither the City nor the Downtown Development Authority owes the money. Mr. Peppers provided a background of the Downtown Development Revolving Loan Fund (DDRLF), discussed the financing process, and spoke about why a Resolution of Support from Council is needed. Councilmember Schmidt made a motion to approve the Resolution of Support. Councilmember Waterman seconded the motion, and it was approved unanimously.

12. City Manager's Report

Mr. Peppers noted Council has been provided with the City's Operations Report. Mr. Peppers discussed the City is looking to add additional Flock cameras at the entrances and exits at City parks. Mr. Peppers stated staff is grateful for the work of Council for a great year with many accomplishments and thanked City citizens for their communication.

13. Council Introduced Items

Councilmember Carlan informed he will be sworn in as a magistrate judge with

Cherokee County and will begin the new role in January. As a member of the judiciary, he cannot serve as an elected official. Councilmember Carlan thanked each staff and Councilmember for their contributions to the City. Mr. Dyer discussed the vacancy procedures. Mayor Grant wished Councilmember Carlan the best, stated he will do well in that position, and thanked him for all of his contributions to the City and the citizens.

14. Mayor's Report

Mayor Grant informed there are openings coming up on boards and commissions. Mayor Grant stated he would like to have the nominations for those openings at the first meeting in January with the appointments happening at the second meeting in January. Mayor Grant noted there are two appointments to the Environmental and Sustainability Advisory Board that need to be made due to resignations. Mayor Grant stated Wendy Millen has been appointed by Councilmember Schmidt in Ward 3 and Jared Ungar has been appointed by Councilmember Tolan in Ward 2. Councilmember Tolan made a motion to approve the appointments. Mayor Pro Tempore McGrew seconded the motion, and it was approved unanimously. Mayor Grant announced that the annual State of the City Address will be given on January 19th. Mayor Grant wished everyone a Merry Christmas and Happy New Year.

15. Adjourn

Councilmember Carlan made a motion to adjourn. Councilmember Waterman seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council