



HISTORIC PRESERVATION COMMISSION MEETING REPORT

FROM: Community Development Department

PREPARED BY: Tyler Peoples, Planning Tech

SUBJECT: **COA2508-112 – 301 East Main Street — Request to Remove Specimen Trees**

DATE: 08/28/2025

RECOMMENDATION

Staff recommend approval of the request to remove specimen trees located at 301 East Main Street.

REPORT-IN-BRIEF

DISCUSSION

The Applicant is requesting to remove two specimen trees from the property located at 301 East Main Street: (1) A 46" Pecan, and (2) a 62" Multi-stem Water Oak. The Applicant notes that the trees present several issues to the property and neighboring properties:

- Excessive overgrowth and large overhanging limbs that pose risks to nearby structures, vehicles, and walkways.
- Encroachment from invasive growth (including kudzu), creating instability and further safety concerns.
- General decline in health and stability, increasing the risk of falling branches or uprooting during storms.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

ATTACHMENTS – COA2508-093 Application



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

CERTIFICATE OF APPROPRIATENESS APPLICATION

Project # **COA2508-112** (staff only)

- Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Historic Preservation (HPC) for review. The applicant must submit the application and all supporting materials as the appropriate building permit option using the online permitting and licensing portal found here: <https://canton.onlama.com/>. For signs, submit the application and all supporting materials as a sign permit using the online permitting and licensing portal found here: <https://canton.onlama.com/>.
- Application Deadline:** Applications and support materials must be submitted fifteen (15) business days prior to the regular HPC meeting. Applications must be submitted to the Community Development Department.
- Application Representation:** The applicant or authorized representative of the applicant must attend the HPC meeting to support the application.
- Building Permit Requirements:** In addition to a COA application, building permits may be required from the Building Department. Building permits will not be issued without proof of a COA.
- Deadline for Project Completion:** After application approval, the COA is valid for 18 months and null and void if construction does not begin within 6 months.
- Local Resources:** [The Canton City Map](#), [The Canton Historic District Design Guidelines](#), and [The Canton Historic District Residential Design Guidelines](#) provides a boundary map of the Canton Historic District, a design review process flowchart and a list of projects that require review and approval (administrative review by Community Development Department staff or review by the Canton HPC). The Guidelines are available at City Hall and on the City of Canton website.

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

Contact Information:

Applicant Name*: **Breannah Phillips OBO Price Law Group** Telephone: **770-479-1471**
Email: **breannah@pricelawgroupga.com**
Mailing Address: **301 East Main Street, Canton, GA 30114**

*NOTE: If the applicant is not the owner, a letter from the owner authorizing the proposed work must be included. Please include the owner's telephone number and mailing address.

Property Information:

Address: **301 East Main Street, Canton, GA 30114**
Land Lot(s): **0298**
District/Section: **3B - Canton TAD** Map #: **464730** Parcel #: **91N16010**
Zoning: **GC** Present Use: _____

Scope of Work: (Check all that apply)

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Removal of non-historic detached structure	<input type="checkbox"/> Installation of screen or storm doors	<input type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Installation of screen or storm windows	<input type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
		<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
TYPE OF REVIEW:		<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Residential
OTHER: Specimn Tree Removal			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input checked="" type="checkbox"/> Other (Description): Speciman Tree Removal	



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Application Checklist

A complete application requires support materials. Please check the list below for which materials may be necessary for design review of a particular project.

New Buildings and New Additions

- ☐ Letter of Intent
- ☐ Site plan
- ☐ Architectural elevations
- ☐ Landscape plan (vegetation not required)
- ☐ Description of materials
- ☐ Photographs of proposed site and adjoining properties

Major Restoration, Rehabilitation or Remodeling

- ☐ Letter of Intent
- ☐ Architectural elevations or sketches
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building
- ☐ Documentation of earlier historic appearance (Restoration only)

Minor Exterior Changes

- ☐ Letter of Intent
- ☐ Description of proposed changes
- ☐ Description of materials
- ☐ Photographs of existing building

Site Changes – Parking Areas, Drives and Walks

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Fences, Walls, and Systems

- ☐ Letter of Intent
- ☐ Site plan or sketch of site
- ☐ Architectural elevations or sketches
- ☐ Description of materials
- ☐ Photographs of site

Site Changes – Signs

- ☐ Letter of Intent
- ☐ Approved sign application
- ☐ Site plan or sketch of site
- ☐ Description of materials or illumination

NOTE: Only complete applications will be placed on the agenda for design review. All plans must be "to scale". Reduced site plans, surveys, architectural drawings...etc. will not be accepted.

Applications should be submitted to the City of Canton Community Development Department, 110 Academy Street, Canton, Georgia 30114. Please contact 770-704-1500 for more information.

Describe the proposed project (attach additional sheets if necessary). The description should include proposed materials.

Please divide the description whether the proposed scope of work will involve more than one type of project. *Example: 1) Addition of storage and 2) installation of sign.*

1. Removal of 2 specimen trees
(62" Multistem Water Oak - Left)
(46" Pecan - Far Right)

2. Removal of NonSpeciman Tree
(25" Hemlock - Right Side with Kudzu)

**CERTIFICATE OF APPROPRIATENESS APPLICATION
IMPORTANT DATES**

SUBMITTAL DEADLINE	MEETING DATE
DECEMBER 16, 2024	JANUARY 6, 2025
JANUARY 13, 2025	FEBRUARY 3, 2025
FEBRUARY 10, 2025	MARCH 3, 2025
MARCH 17, 2025	APRIL 7, 2025
APRIL 14, 2025	MAY 5, 2025
MAY 12, 2025	JUNE 2, 2025
JUNE 16, 2025	JULY 7, 2025
JULY 14, 2025	AUGUST 4, 2025
AUGUST 19, 2025*	SEPTEMBER 9, 2025*
SEPTEMBER 15, 2025	OCTOBER 6, 2025
OCTOBER 23, 2025**	NOVEMBER 13, 2025**
NOVEMBER 10, 2025	DECEMBER 1, 2025
DECEMBER 15, 2025	JANUARY 5, 2026

*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY

**DATE CHANGED DUE TO ELECTIONS HELD AT CITY HALL



ATTORNEYS & COUNSELORS AT LAW
301 EAST MAIN STREET
CANTON, GEORGIA 30114
(770) 479-1471
(770) 479-0373 (facsimile)

August 22, 2025

RE: LETTER OF INTENT FOR TREE REMOVAL

To Whom It May Concern,

I am writing to formally notify you of my intent to remove certain trees located at 301 E. Main Street, Canton, GA 30114. The purpose of this removal is to address safety concerns and prevent potential hazards.

The trees identified for removal present the following issues:

- Excessive overgrowth and large overhanging limbs that pose risks to nearby structures, vehicles, and walkways.
- Encroachment from invasive growth (including kudzu) creating instability and further safety concerns.
- General decline in health and stability, increasing the risk of falling branches or uprooting during storms.

All work will be conducted by a licensed and insured tree service provider in accordance with city guidelines and applicable safety standards. The removal will be carried out in a manner that minimizes disruption to the surrounding area.

We look forward to getting the chance to express our concerns with the Historic Preservation Commission the on **September 9**.

Thank you for your attention and consideration.

Sincerely
PRICE LAW GROUP

A handwritten signature in blue ink that reads 'Breannah Phillips'.

Breannah O. Phillips
Chief of Operations

/bmo

Proposal For

Phillips, Breannah

Breannah Phillips
301 E Main St
Canton, GA 30114

mobile: 770-479-1471
breannah@pricelawgroupga.com

Location

301 W Main St
Canton, GA 30114

301 W Main St 30114

Terms
Due on receipt

ACCEPT	ITEM DESCRIPTION	UNIT PRICE	CONTRACT TOTAL
<input checked="" type="checkbox"/>	1) Tree Removal - Recommended Removal of tree as close to ground level as possible with clean up of hauling wood and debris. This does not include stump grinding. (1) 46" Pecan back of office (1) 25" Hemlock right side with kudzu - remove small privet and volunteer trees under hemlock as well		
<input checked="" type="checkbox"/>	2) Tree Removal - Recommended Removal of tree as close to ground level as possible with clean up of hauling wood and debris. This does not include stump grinding. (1) 62" Multistem Water Oak - left side *price valid if we remove other trees onsite and will be subject to tree removal permit approval.		

Client Notes

Nice meeting you this morning, please let me know if you have any questions. Once approved I can work on getting the permits.

Thank you,
Miles

Please use the checkbox to mark items as accepted.

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. All balances not paid by the due date are subject to late fees. Please use the contact information below for inquiries about this invoice.

Crews will use Best Management Practices, therefore, incidental damage to driveways, sidewalks, hardscapes, and turf areas will be minimized, but may still occur.

Signature

x

Date:

Please sign here to accept the terms and conditions

Sales Reps

Miles Kendall

Mobile: 4045024933

mkendall@caldwelltreecare.com

Photos

1) Tree Removal -



1) Tree Removal -



2) Tree Removal -



TERMS AND CONDITIONS OF CONTRACT - CALDWELL TREE CARE

By your signature/approval of the proposed work, you agree to the following:

1. The prices shown on the estimate are contingent on acceptance of total job proposed. Price will vary if entire job price is not contracted. This estimate may be withdrawn by CALDWELL if not accepted within 30 days.
2. Approval of this proposal can be submitted: by replying to the email with the proposal with a statement of acceptance, or by fax or US Mail with a signed copy of the proposal. If acceptance is sent via reply email, another method is unnecessary.
3. The approved proposal of work constitutes the entire contract between the parties. All prior discussions and other communication, including emails and voice mails, are hereby merged into the contract shall not be enforceable except as expressly stated in, or clearly implied, by this writing.
4. In respect to all PHC-R work accepted - At the end of the initial year, the program shall renew automatically for each successive year unless either party provides the other party with written notice of intent not to renew 30 days prior to the end of the current term. To process a cancellation, there must not be a balance owed to either party. Periodic adjustments in pricing on the program may be made, but only at renewal.
5. CALDWELL's obligation to notify the client in advance of the date and time when its employees will arrive at the property to begin the work described in the accepted estimate **shall not be mandatory unless specifically requested by client at the time of approval** through email, voice mail or phone call. CALDWELL shall attempt to meet all performance dates but shall not be liable for damages due to delays. The client shall not be relieved of his/her responsibility to follow through on contract because of delays. Delays can be due to weather, emergency work, or delays in receiving necessary permits.
6. Once Client receives notification of a scheduled date, notification of postponement or cancellation by the Client must be received in our office before crews arrive at the job site or Client will be invoiced for travel charges of \$120.00 per crew man per hour, with a \$720.00 minimum.
7. The crew on site cannot make changes or alterations to the contract. Only the Client's sales representative or a member of CALDWELL management is authorized to approve changes. On-site changes may require an addition to the final invoice. Client will be required to provide written approval (text or email is acceptable) of any changes, including the price to be added to final invoice. Any amendments or modifications to this agreement shall be binding on both parties once in writing.
8. Crews will use Best Management Practices, therefore, incidental damage to driveways, sidewalks, hardscape, and turf areas will be minimized, but may still occur. CALDWELL will not be responsible for damage of less than \$300 to these items or to underground or unseen mechanical systems, (i.e., sprinklers, irrigation, drainage, wiring, etc.).
9. Caldwell Tree Care has a written complaint resolution policy. A copy of this policy may be requested from the office and can be sent either via fax or e-mail.
10. If Client's property contains any stinging insect nests (bees/yellow jackets/hornets) in the intended work area(s), the crew may be forced to control them through spraying. If spraying is required, an additional service charge may be added to the final invoice.
11. Payment will be due upon receipt of the final invoice for residential customers, and net 30 days for commercial clients. All invoiced work subject to Terms and Conditions of this contract.
Should the amount due not be paid in full as set forth, a service charge of 1.5% per month (which is an annual percentage rate of 18%) may be added to accounts if not paid within 7 days of the date of the invoice for residential accounts, and within 30 days of the date of the invoice for commercial accounts. Should any sum be collected by or through an outside source, the Client will be responsible for all costs associated with the collection including, but not limited to, attorney fees, lien filing fees and court costs.
12. **A 3.125% convenience fee will be added to the total for any payment made by credit card. PHC clients will be able to pay online, Tree Care clients will need to contact the office to make a credit card payment. PHC clients who pay with a bank transfer will incur a 1% convenience fee. Currently, CALDWELL does not accept any cash transfer app payments. Checks will always be accepted.**
13. When you have Caldwell Tree Care perform planting, any nonvisible debris, stumps, etc. will constitute an additional charge.

CALDWELL TREE CARE is insured for Liability and Workers Compensation Insurance and covers all its employees.

February 2023

Wednesday, August 13, 2025 at 16:08:29 Eastern Daylight Time

Subject: Tree on Property
Date: Wednesday, August 6, 2025 at 3:31:19 PM Eastern Daylight Time
From: Josh Bagby
To: Breannah Phillips
Attachments: img_ece91080-b7cf-4661-a3ea-6b2434281017.png, img_b0ad2f37-70d1-4f71-9aaf-8357a460c996.png, img_c1a896fb-6e86-41c2-809d-3e18c40f313d.png, img_55901fdd-7ba2-413b-b05e-d74d9c483dcd.png, img_70db0ff0-38a9-470c-b8d6-e997d87572be.png, img_f7c71d72-817e-4503-957b-a5235b6b9c72.png, img_eeeb5cbb-7cbe-45ac-9161-56f927363156.png, img_593420d7-2f5f-495b-9caa-90d43bdec99.png, img_76b3d2c8-a38d-49d1-960f-7d0b58ec47bf.png

Hi Breannah!

Hope you're doing well, and we're excited to have you guys move in next door.

Wanted to touch base regarding the large tree in the back behind the car port. I know you guys have a lot of reno work going on over there, and I didn't know if there were plans to remove the tree or limb it up.

I was back there recently and noticed it has a few large limbs that appear to be dead or dying. It also has some ivy growth up the side that I'm concerned may affect its health, too.

The Webb family will be moving in behind the office soon as well, and the tree could easily reach their new home and children in the backyard. We have several vehicles parked in the back on a daily basis and will occasionally hold events in the parking lot.

From a liability perspective, I know we would need a certified arborist to speak to its health, I'm certainly not an arborist, but if someone were to go that route, it can limit the coverage on your building's insurance policy that would pay in the event the tree did damage other property or cause bodily harm.

Before it gets that far, I was hoping there's a plan for the tree and wanted to reach out to check or at least make you guys aware of the tree if you hadn't been by recently.

Thanks so much, and I hope you have a wonderful week!

Thank You!



Josh Bagby
Agency Principal, Providence Insurance

📞 770-824-8000



🌐 ProvidenceProtects.com

✉ josh@providenceprotects.com

📍 [291 E Main St, Canton, GA 30114](#)



Book a Meeting with Me

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Wednesday, August 13, 2025 at 16:07:07 Eastern Daylight Time

Subject: Fw: Oak tree concerns letter
Date: Thursday, August 7, 2025 at 6:19:29 PM Eastern Daylight Time
From: Tiffany Wilkes
To: Philip Price, Breannah Phillips
Attachments: image.png



Tiffany Wilkes
Chief Financial Officer

301 East Main Street, Canton, GA 30114
770.479.1471 Tiffany@pricelawgroupga.com

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From: Chelsea Webb <salunchelsea@hotmail.com>
Sent: Thursday, August 7, 2025 5:06 PM
To: Maxwell Webb <mwebb113@hotmail.com>
Cc: Tiffany Wilkes <tiffany@pricelawgroupga.com>
Subject: Oak tree concerns letter

To whom it may concern,

I am writing this letter in regards to the old oak tree in the back of Mr. Phil Price's property. Our property at 230 Archer Street is directly behind Mr. Price's lot. Our concern is that this large unkept tree is a severe danger to our family as well as our newly constructed home. The oak tree has been strangled by unkept vines for many years. These old trees have been wreaking havoc throughout downtown with all these storms. Our neighbor on Archer Street has had two trees fall within 2 years. One took out his carport but, luckily, not his house. Our property at 271 Archer street has had two trees fall this year.

In order to maintain these beautiful old homes as well as the safety for all citizens, we would like to see the oak tree removed.

Thank you,
Chelsea and Maxwell Webb



Cherokee County, GA - Real Estate Search

Cherokee County, GA - Real Estate Search91N16010
301 E MAIN STPRICE PHILIP D,
N/A,
301 E MAIN ST,
CANTON, GA, 30114Total Market Value
\$535,300**KEY INFORMATION**

Parcel #	91N16010
Account #	464730
Owner Name	PRICE PHILIP D
Neighborhood	96000
Land Size	0.29
Legal Description	LL 167; 14TH D/LOT 6
Tax District	3B - Canton TAD
Zoning	GC

ASSESSMENT DETAILS

Residential Value	\$0
Commercial Value	\$105,900
Accessories Value	\$1,000
Land Value	\$428,400
Total Value	\$535,300
Prior Value	\$355,900

RESIDENTIAL

No data to display

COMMERCIAL

COMMERCIAL BUILDING (1)

Use Code	17 - OFFICE
Total Finished Area	4,611
Zoning	GC

COMMERCIAL BUILDING (2)

COMMERCIAL BUILDING (3)

MOBILE HOME(S)

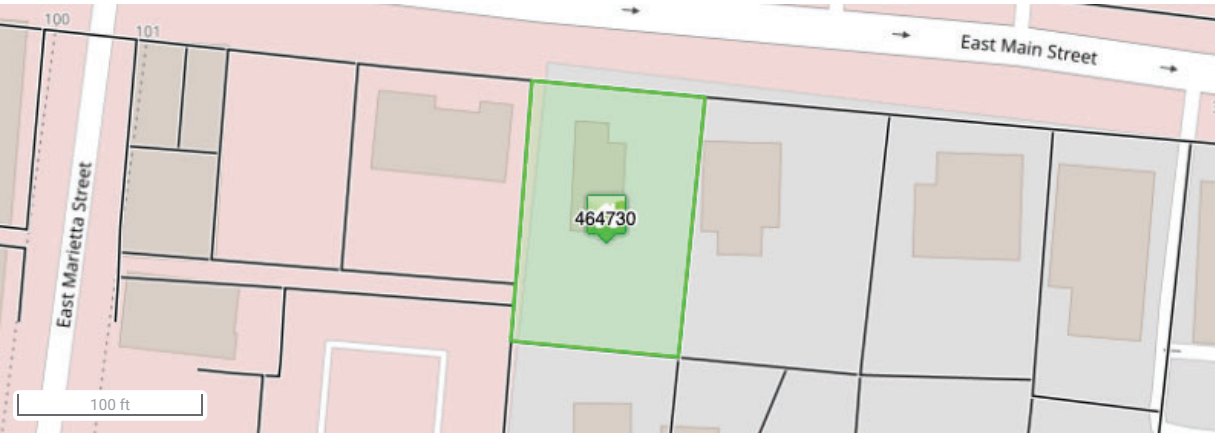
No mobile homes to display.

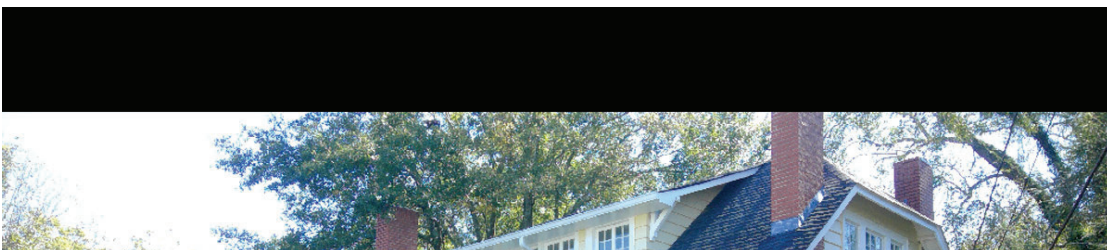
ACCESSORIES

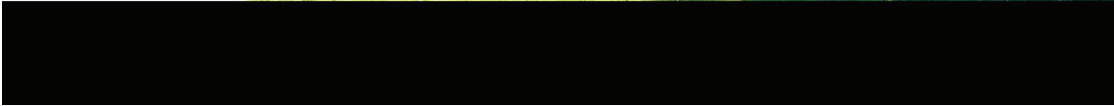
CODE DESCRIPTION	LENGTH	WIDTH	UNITS	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	APPRAISED VALUE
03 - CARPORT	20	20	400	1980	1980	\$0
09 - ASP PAVING	0	0	2157	2000	2000	\$1,000

SALES

BOOK	PAGE	SALE DATE	DEED TYPE	QUALIFIED	SALE PRICE	VACANT / IMPROVED
13797	00286	04/11/2016	WD	N	\$227,300	N
07896	00403	05/01/2005	WD	N	\$210,000	N
03597	00253	04/01/1999	WD	N	\$58,500	N
00280	00763	12/01/1979	WD	N	\$10,000	N
00246	00491	01/01/1978	WD	N	\$65,000	N
00185	00388	08/01/1975	WD	N	\$39,000	N



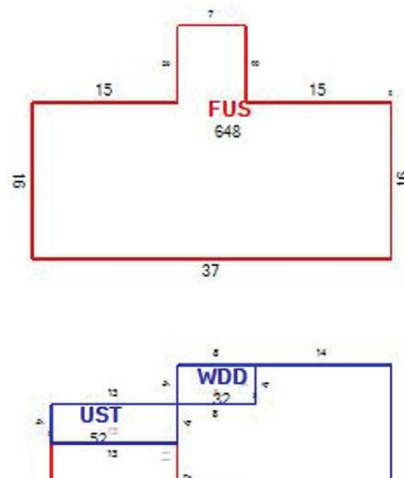
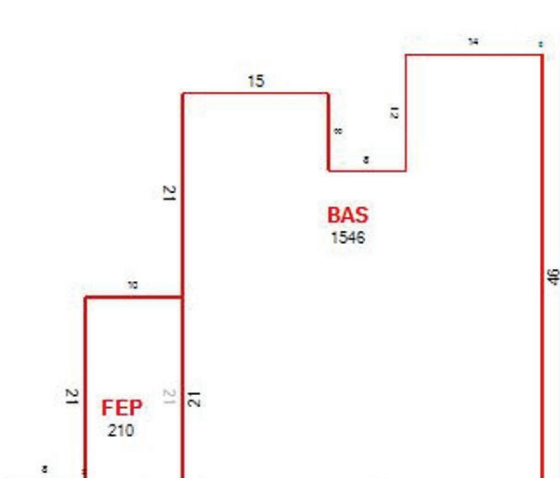


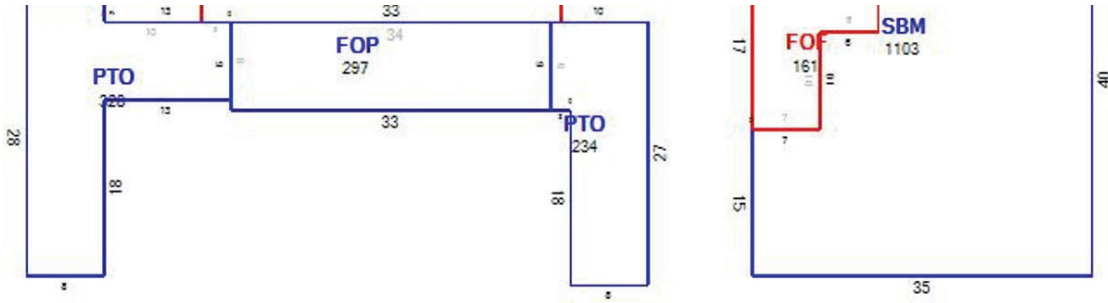


9/19/24, 11:00:35 AM

464730







Disclaimer


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Data last updated: 08/22/2025

300 E Main St

Canton, Georgia

 Google Street View

Mar 2023 [See latest date](#)

 Share







301 E Main St