

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, December 19, 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 Santa Claus and an invocation was given by Zip Cain.

2. Call to Order

The meeting was called to order by Mayor Grant.

Present:

*Mayor Bill Grant
Mayor Pro Tem Dwayne Waterman
Councilmember Farris Yawn
Councilmember Shawn Tolan
Councilmember Sandy McGrew
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Bobby Dyer, City Attorney
Mr. Nathan Ingram, Assistant City Manager
Mr. Steve Green, Zoning Administrator
Mr. Ken Patton, Housing Initiatives Director
Mr. Kevin Turner, Community Development Director
Ms. Bethany Watson, City Engineer
Ms. Kristin Norton Green, Theatre Events and Facilities Director
Ms. Lauren Johnson, Communications Manager
Ms. Aundi Lesley, Economic Development Manager
Ms. Amy Thomas, Human Resources Manager
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

Councilmember Tolan made a motion to approve the agenda. Councilmember Yawn seconded the motion, and it was approved unanimously.

4. Guests and Visitors

Mayor Grant read and presented a proclamation to Downtown Kitchen in recognition of their 20th anniversary.

5. Consideration to Approve Minutes

A. Council Meeting Draft Minutes - December 5, 2024

Attachments: [Minutes - Council Meeting - December 5, 2024](#)

Mayor Pro Tem Waterman made a motion to approve the minutes.

Councilmember Johnson seconded the motion, and it was approved unanimously.

6. Informational Items

- A. Review of September Financials - Assistant City Manager Nathan Ingram

Attachments: [September Financials](#)

Assistant City Manager Nathan Ingram discussed that the General Fund year end revenues, Hotel Taxes, and Impact Fees exceed projections. Mr. Ingram also noted that the General Fund expenditures are on target.

7. Other Announcements

None.

8. Ten Minute Public Input

Mr. Carl Wellborn discussed concern with golf balls leaving Hole #14 at the Fairways of Canton.

Mr. Thomas Weaver wished everyone a Merry Christmas and discussed things he appreciated that happened during 2024 as well as his hopes for 2025.

9. Consent Agenda

- A. Approval of Proposals for Professional Services to Prepare Two Concept Plans for the North Canton School Site - Housing Initiatives Director Ken Patton

Attachments: [North Canton School Site Concept Plans](#)

- B. Approval of Georgia Initiative for Community Housing (GICH) Canton Housing Team Proposal to Conduct Minor Housing Rehabilitation Projects - Housing Initiatives Director Ken Patton

Attachments: [GICH Team Proposal](#)

- C. Approval of Ridge Pine Elevated Tank and Booster Pump Station Proposal for Addendum No. 1 to Task Order No. 7 from Black & Veatch in the Amount of \$142,625.00 - City Engineer Bethany Watson

Attachments: [Black & Veatch - Task Order 7](#)

- D. Approval of I-575 Emergency Access Median Opening from Practical Design Partners, LLC in the Amount of \$21,700.00 - City Engineer Bethany Watson

Attachments: [Emergency Access Median Opening](#)

- E. Approval of Update to the City's Noise Ordinance - City Attorney Bobby Dyer

Attachments: [Proposed Noise Ordinance](#)

- F. Approval of Renewal of the City of Civility Resolution and Pledge - City Manager Billy Peppers

Attachments: [City of Civility](#)

***Councilmember Yawn made a motion to approve the Consent Agenda.
Councilmember Roach seconded the motion, and it was approved unanimously.***

10. Old Business

- A. Discussion and Possible Action on 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](#)

Zoning Administrator Steve Green stated that at the last meeting Council had several questions for the applicant. Those were forwarded to the applicant's representative. Mr. Green stated at this time the representative has not received all the answers to those questions and has requested a deferral to allow for additional time to get that information. Councilmember McGrew made a motion to deny the annexation. Councilmember Johnson seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Cases ANNX2407-001, RZON2407-004, MP2407-003, and CUP2407-002 - Requests to Annex, Rezone, Gain a Conditional Use Permit, and Master Plan Approval along Prominence Point Parkway for a Residential Development - Zoning Administrator Steve Green

Attachments: [Prominence Point Parkway Documentation](#)

Mr. Green stated that answers to Council's questions from the last meeting have been answered and an email with those responses was forwarded earlier today. Mr. Green noted that staff has recommended denial due to the requested density being twice than what is proposed in the Comprehensive Plan. Councilmember Yawn made a motion to deny the annexation. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Construction Agreement with Calm Water for the Canton Theatre Exterior Renovation Project - Theatre Events and Facilities Director Kristin Norton Green

Attachments: [Calm Water Construction Agreement](#)

Theatre Events and Facilities Director Kristin Norton Green reviewed the scope of work for the project and noted that a grant has been awarded for \$20,000.

Councilmember Yawn made a motion to approve the construction agreement with Calm Water for the Canton Theatre exterior renovation project. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action on Approval of the Downtown Master Plan - City Engineer Bethany Watson

Attachments: [Downtown Master Plan](#)

City Engineer Bethany Watson stated the City has been working on this master plan for about a year and the Downtown Development Authority recently approved the plan at their meeting. Councilmember Roach discussed concern for Project ID 19 (Main Street Road Diet). Councilmember Roach requested that this plan be removed from the master plan. Ms. Watson stated that the concept plan was included based on public input. Discussion was had among Council, City Manager, City Attorney, and staff regarding what the possible effects of removing the concept plan would have on other projects listed within the master plan. Staff will reach out to Modern Mobility Partners to see if removing Project ID 19 will alter other projects or alter any data analysis and what would be the timeline and cost associated. Staff believes answers could be received prior to the January 16th Council meeting for further discussion. Councilmember Tolan made a motion to postpone action on the Downtown Master Plan until the January 16th meeting to allow for Modern Mobility Partners to provide additional information. Councilmember Yawn seconded the motion. The motion passed with all members except Councilmember Roach voting for the motion. Councilmember Roach voted against the motion.

- E. Discussion and Possible Action for Emergency Pump Replacement at River Green 8 Lift Station Repair Costs from Xylem Water Solutions USA, Inc in the Amount of \$147,611.06 - City Engineer Bethany Watson

Attachments: [Lift Station Pump Replacement](#)

Ms. Watson stated this item was brought up at the last meeting under the City Manager's Report. A pump at Lift Station River Green 8 went out. Ms. Watson stated the pump had been in place for 25 years. The lift station is currently operating with only one pump. Mayor Pro Tem Waterman made a motion to approve the emergency pump replacement at River Green 8 Lift Station from Xylem Water Solutions USA, Inc in the amount of \$147,611.06. Councilmember Yawn seconded the motion, and it was approved unanimously.

- F. Discussion and Possible Action to Approve a Resolution to Join GIRMA Fund C and Thereby Offer PTSD Benefits to Eligible First Responders to Comply with HB 451, The Ashley Wilson Act - City Manager Billy Peppers

Attachments: [HB 451 - Ashley Wilson Act](#)

City Manager Billy Peppers noted that this item is a requirement and must be in place by the first of the year. Councilmember Roach made a motion to approve the resolution to join GIRMA Fund C and thereby offer PTSD benefits to eligible first responders to comply with HB 451, The Ashley Wilson Act. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

11. New Business

- A. Staff Report - Information Only - Case CUP2410-005 - Request to Construct 208 Townhome Units along Misty Way and Misty Court - Zoning Administrator Steve Green

Attachments: [CUP2410-005 Documentation](#)

Mr. Green discussed that this property previously came before the City with proposed apartments and was denied by Council. A new owner/developer is now requesting to construct townhomes on the property. Mr. Green stated a public hearing will be held on January 2nd and at this time he has not received any comments regarding the application.

- B. Staff Report - Information Only - Cases CUP2411-001 and MPA2410-003 - Request to Amend Previously Approved Conditional Use Permit and Master Plan Amendment to Allow for Fee Simple Ownership - Zoning Administrator Steve Green

Attachments: [CUP2411-001 and MPA2410-003 Documentation](#)

Mr. Green stated the subject property was approved in 2022 as a rental community. The owner is now requesting to be allowed to have "for sale" units. Mr. Green stated the applicant also requests to have some single family detached units as well. The public hearing for these applications will also be held on January 2nd.

- C. Discussion and Possible Action on Power Easement for Roll Off Site at Public Works Complex Located at 2525 Ridge Road - Infrastructure and Facilities Maintenance Manager Brandon Poole

Attachments: [Power Easement](#)

Mr. Ingram stated the easement is to allow Georgia Power to perform electrical work to the compactor at the Public Works facility. There is no cost associated with the easement. Councilmember Johnson made a motion to approve the Power Easement for the Roll Off Site at the Public Works Complex located at 2525 Ridge Road. Councilmember Roach seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action to Accept Donation of 4.11 Acres of Land from Canton Mill II, LLC - Assistant City Manager Nathan Ingram

Attachments: [Donation of Land](#)

Mr. Ingram stated the property is adjacent to the Etowah River trail and is in the floodway. The current owner would like to donate the property to the City with no restrictions. Councilmember Roach made a motion to accept the donation of 4.11 acres of land from Canton Mill II, LLC. Councilmember Johnson seconded the motion, and it was approved unanimously.

12. City Manager's Report

None.

13. Council Introduced Items

None.

14. Mayor's Report**A. Appointments to City Boards and Committees**

Mayor Grant stated Councilmember McGrew has nominated Mr. Kirit Patel to serve on the Canton Tourism Board. Councilmember Yawn seconded the motion, and it was approved unanimously.

Mayor Grant wished everyone a Merry Christmas and a Happy New Year.

15. Adjourn to Executive Session to Discuss Litigation

Mayor Pro Tem Waterman 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