

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, February 20, 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 Ms. Tannish Welch, Executive Director of the Charlie Ferguson Community Center.

2. Call to Order

The meeting was called to order by Mayor Grant.

Present:

*Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Steve Green, Zoning Administrator
Mr. Ken Patton, Housing Initiatives Director
Mr. Kevin Turner, Community Development Director
Ms. Aundi Lesley, Economic Development Manager
Ms. Lauren Johnson, Communications Manager
Mr. Jacky Cheng, Digital Content Specialist
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

Councilmember Travis Johnson

3. Consideration to Approve Agenda

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

4. Guests and Visitors**A. Presentation of Cherokee County Safe Streets for All**

Ms. Kat Onore provided Council a presentation discussing the Safe Streets and Roads for All (SS4A) Safety Action Plan. This is a transportation safety initiative through the US Department of Transportation to enhance roadway safety and reduce traffic-related deaths nationwide. Ms. Onore stated Cherokee County has partnered with the municipalities on a successful grant for a SS4A Safety Action Plan. Ms. Onore discussed public engagement meetings and takeaways. Ms. Onore spoke about Vision Zero, which is a goal of achieving zero traffic deaths by the year 2040. Ms. Onore discussed leadership commitment, projects, and policies that can help achieve this goal.

- B. Presentation of Business Survey Results - Economic Development Manager Aundi Lesley

Economic Development Manager Aundi Lesley provided Council information received from a recent survey of downtown businesses. Ms. Lesley discussed the different types of businesses in the downtown area and their years of operation. In general, most businesses felt the City has an excellent or good business climate downtown. Ms. Lesley reviewed the top challenges for downtown businesses and ways the City can improve or assist with those challenges.

5. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - February 6, 2025

Attachments: [Minutes - Council Meeting - February 6, 2025](#)

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

6. Informational Items

- A. Review of December 2024 Financials - Assistant City Manager Nathan Ingram

Attachments: [December Financials](#)

Assistant City Manager Nathan Ingram stated the financials presented represent 25% of the current fiscal year. Mr. Ingram noted that sales taxes continue to exceed original projections.

7. Other Announcements

Councilmember McGrew stated that a Ward 1 Town Hall will be held on Thursday, February 27th at 6:00 pm in the auditorium of City Hall.

8. Ten Minute Public Input

None.

9. Consent Agenda

- A. Approval of Task Order Agreement Contract Renewal for Professional Engineering Services to Black & Veatch Corporation - City Engineer Bethany Watson

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

- B. Approval of the Distribution Relocation/Conversion Project Binding Agreement Between Georgia Power Company and City of Canton in the Amount of \$748,683.17 - City Engineer Bethany Watson

Attachments: [Georgia Power Company Agreement](#)

- C. Approval of Task Order 7 for West Main Street Pedestrian Bridge Concepts from Practical Design Partners, LLC in the Amount of \$76,500 - City Engineer Bethany Watson

Attachments: [Practical Design Partners Task Order 7](#)

- D. Approval of the Award of Task Order 7 for the Transportation Improvement Project Highway 140 at Reinhardt College Parkway Intersection Improvement Project Design to Michael Baker International in the Amount of \$44,479.14 - City Engineer Bethany Watson

Attachments: [Michael Baker International Task Order 7](#)

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

10. Old Business

- A. Discussion and Possible Action on Cases ANNX2409-001, RZON2409-002, and MP2409-003 - Requests to Annex, Rezone, and Gain Master Plan Approval for 58.29 Acres Located on Knox Bridge Highway for a Residential Development - Zoning Administrator Steve Green

Attachments: [ANNX2409-001, RZON2409-002, and MP2409-003 Documentation](#)

Zoning Administrator Steve Green provided an overview of the applications. Mr. Green noted a traffic study had been conducted however it was not done with the most up to date site plan including all the proposed entrances. The applicant has submitted a request for this item to be tabled until another traffic study can be completed. Mr. Green stated that staff recommends approval of the applications with conditions. Councilmember Roach noted that he has a conflict with the cases and will not participate in discussion or voting. Councilmember Yawn made a motion to deny the annexation. Councilmember Waterman seconded the motion, and it was approved with all members voting for the motion except for Councilmember Roach who recused himself.

- B. Discussion and Possible Action on Cases CUP2411-004 and ZCA2411-003 - Request for Conditional Use Permit and Zoning Condition Amendment for River Green Pods J1 and J2 for the Construction of 95 Townhomes and 6 Single Family Detached Homes - Zoning Administrator Steve Green

Attachments: [CUP2411-004 and ZCA2411-003 Documentation](#)

Mr. Green provided an overview of the applications. Staff recommends approval of the applications with the following conditions: 1) The total number of units for Lakemont shall be 101; 2) The submitted Letter of Intent shall be the development guidelines for Lakemont at River Green with the exception of the rear setback of lots abutting Fieldstone which shall remain at 50 feet as previously approved; 3) The blocking of sidewalks by vehicles is strictly prohibited; 4) Additional parking provided along the public streets shall not encroach on right-of-way. This design shall be approved by staff during the Land Disturbance Permit application process. Mayor Pro Tem Tolan stated that the developer has stated they have no interest in developing River Green further beyond this request. Mr. Green confirmed that was correct. Mayor Grant noted the application shows a reduction of nine units and the rest of the shown site plan is to remain greenspace. Mr. Green confirmed that was correct. Councilmember McGrew asked which plant palette the developer would be using. Mr. Green noted they must use the new plant palette. Councilmember Waterman made a motion to approve CUP2411-004 and ZCA2411-003 with the conditions as stated by Mr. Green and with the added condition that this approval is limited to the applicant. Councilmember Yawn seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Cases ZCA2412-002, MPA2412-001, and CUP2501-001 - Request for Zoning Condition Amendment, Master Plan Amendment, and Conditional Use Permit to Amend the Previously Approved Park Village Master Plan - Zoning Administrator Steve Green

Attachments: [ZCA2412-002, MPA2412-001, and CUP2501-001 Documentation](#)

Mr. Green provided an overview of the applications. Staff recommends approval of the Zoning Condition Amendment and Master Plan Amendment applications with the following conditions: 1) There shall be a 50-foot buffer along the northern and eastern property lines. The first 25 feet in this buffer (adjacent to the property line) shall be planted with plantings to provide an opaque screen to the adjacent property. Virginia pines and Eastern red cedars shall not be used in said buffer. All other plant materials shall be selected from the City of Canton's plant palette. There shall be an additional 25-foot building setback along the eastern property line for a total distance of 75 feet from the residential lots and amenity area. The buffer area along the northern property line may be supplemented with additional plant materials where sparsely vegetated. These additional plantings shall be approved by the Department of Community Development. Encroachments into the buffer area shall be limited to those shown on the Site Plan, by ADC Engineering, dated December 6, 2024; 2) All perimeter lighting shall face inward toward the subject property. Wall packs (lighting) shall not be allowed on any exterior building wall; 3) A traffic study shall be submitted with the Land Disturbance Permit application; 4) Deliver 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 activity in order to search for and remove any endangered plant species; 6) The proposed parking deck shall be designed so as to prevent direct viewing from the parking deck to the adjacent amenity area; 7) The mixed-use buildings as depicted on the submitted site plan shall be used for light industrial, commercial, and/or retail and/or office and/or residential uses. Any and all different building usages can be combined in each single building; 8) The residential units, north of Technology Ridge Parkway, may include a mix of townhomes, duplexes, condominiums, and single family detached units; 9) Subdivision, separate ownership of parts of the subject property, and/or conveyance of part of the subject property to different owners shall not create non-conforming lots or uses and shall not require any changes to the site plan for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback buffer or other zoning requirements, except as may be reflected on the site plan; 10) Development of the subject property shall be in substantial accordance with the submitted First Amended Letter of Intent; 11) All site lighting shall be of such intensity that it shall not interfere or impede the flight of migratory birds. Staff also recommends approval of the Conditional Use Permit with the following condition: The residential portion, north of Technology Ridge Parkway, shall be developed in substantial accordance with the submitted First Amended Letter of Intent. Mayor Pro Tem Tolan made a motion to approve the applications with staff's recommended conditions. Councilmember Roach seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action on Request by Northside Hospital Cherokee to Amend the Road Impact Fee Development Agreement for Construction of a New Traffic Intersection at the Hospital - Assistant City Manager Nathan Ingram

Attachments: [Northside Hospital Cherokee Development Agreement](#)

Mr. Ingram stated that Northside Hospital Cherokee (NHC) is constructing a second entrance to the hospital campus along Northside Cherokee Boulevard just south of the current entrance. During Council's July 2024 meetings, the City approved to a 1/3 participation in the project at a total cost not to exceed (\$196,529). At that time, staff informed Council that Northside Hospital would bring forth a new development agreement to be approved. Mr. Ingram informed that a copy of the new development agreement was not included in Council's packet. It is requested that this item be postponed until the March 6th meeting when an agreement can be provided. Councilmember Yawn made a motion to postpone this item until the March 6th meeting. Councilmember McGrew seconded the motion, and it was approved unanimously.

11. New Business

- A. Staff Report - Information Only - Cases MPA2412-004 and CUP2412-003 - Request to Amend Certain Conditions Placed Upon Previously Approve Master Plan Amendment and Conditional Use Permit in Pod I of Riverstone - Zoning Administrator Steve Green

Attachments: [MPA2412-004 and CUP2412-003 Documentation](#)

Mr. Green discussed that conditions were previously placed on this pod restricting the units to be rented to seniors. A new group is looking to develop this property and would like to remove this restriction. The public hearing will be held March 6th.

- B. Discussion of Abandonment of Alley at West Marietta Street and Quitclaim Deed to Gamesa Properties, LLC - Zoning Administrator Steve Green

Attachments: [West Marietta Alley Abandonment](#)

Mr. Green informed the applicant seeks to construct eight single-family homes in the proposed area. The applicant discovered an alley owned by the City on the property and is requesting that the City abandon the alley. Councilmember Yawn made a motion to approve the abandonment of the alley on West Marietta Street and Quitclaim Deed to Gamesa Properties, LLC. Councilmember Roach seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Support of Cherokee County's Community Development Assistance Program (CDAP) Application Submission to Atlanta Regional Commission (ARC) for a Small Area Plan for the Historic Pearidge Community - City Planner Brittany Anderson

Attachments: [CDAP Letter of Support](#)

City Planner Brittany Anderson stated that Cherokee County in conjunction with the Charlie Ferguson Community Center will be submitting a Community Development Assistance Program (CDAP) application to the Atlanta Regional Commission (ARC). The application is for a small area plan for the historic Pearidge community to ensure its significant history and catalytic community services as well as address the existing needs while preparing proactively for the future. Ms. Anderson stated she provided Council a draft map of the area as well as a letter of support should Council wish to vote to support this application. Councilmember McGrew made a motion to approve the letter of support. Councilmember Waterman seconded the motion, and it was approved unanimously.

- D. Discussion of a Proposed Resolution of the City Council of Canton Adopting a Vision Zero Policy - Assistant City Manager Nathan Ingram

Attachments: [Resolution for Vision Zero Policy](#)

Mr. Ingram stated that City staff has worked with Cherokee County, as well as other municipal participants, as a stakeholder in a joint project "Safe Streets and Roads for All (SS4A) Safety Action Plan". As part of this project, it is requested that the County and the participating municipalities adopt a "Resolution Adopting a Vision Zero Policy". Mr. Ingram noted that the policy does not obligate the City any funding. Action will be requested at the March 6th Council meeting.

12. City Manager's Report

Mr. Peppers stated that all City parks are now open following the recent flooding and thanked the hard work of the Public Works Department. Mr. Peppers spoke about the upcoming Council retreat to be held March 13th-15th at the Lanier Islands Legacy Lodge. Mr. Peppers recognized Officer Jeremy Driskell as the Team Member of the Month.

13. Council Introduced Items

None.

14. Mayor's Report

None.

15. Adjourn

Mayor Pro Tem Tolan 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