

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, January 2, 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 Councilmember Johnson.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members 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. Bobby Dyer, City Attorney
Mr. Nathan Ingram, Assistant City Manager
Mr. Marty Ferrell, Police Chief
Mr. Steve Green, Zoning Administrator
Mr. Kevin Turner, Community Development Director
Ms. Aundi Lesley, Economic Development Manager
Ms. Bethany Watson, City Engineer
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

City Manager Billy Peppers

3. Consideration to Approve Agenda

Mayor Grant stated an item needs to be added to New Business (Item 12D) for the discussion and possible action on a resolution to endorse Cherokee County's State Road & Tollway Authority Georgia Transportation Infrastructure Bank funding application for construction of Airport Road Spur. Mayor Pro Tem Waterman made a motion to approve the agenda as amended. Councilmember Johnson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None.

5. Public Hearings

- A.** Public Hearing for Case CUP2410-005 - Request to Construct 208 Townhome Units along Misty Way and Misty Court - Zoning Administrator Steve Green

Attachments: [CUP2410-005 Documentation](#)

Zoning Administrator Steve Green stated the application seeks to construct 208 townhome units. This property came before Council a few years ago for the development of apartments and was denied. Following the denial, the applicant appealed the City's decision, and the judge ruled in the City's favor. Mr. Green noted that with the number of requested units, two points of egress are required. This is currently not shown on the applicant's proposed site plan. Mr. Green discussed the current RM-15 zoning for the property and the allowed density. Mayor Grant opened the public hearing and called on the applicant to present their case. Mr. Parks Huff represented the applicant. Mr. Huff discussed the site location and allowed uses under the current zoning. Mr. Huff noted the development will have "for sale" units and provided renderings of the proposed structures. Mr. Huff stated that during the public participation meeting held, there were no major concerns raised by the residents. The future divided median to be constructed on Highway 20 was discussed. Mr. Huff also read and discussed language within the City's Comprehensive Plan which spoke about neighborhood living and how the proposed development fits within that plan. Mr. Huff addressed the second access point to the development, saying there is an approved easement with the neighboring school parcel. Mayor Grant called for anyone wishing to speak in support or opposition to the applications. Mr. Thomas Weaver spoke in opposition discussing concerns with the surrounding government owned properties as well as the lack of two access points. Mr. Huff spoke in rebuttal noting that an easement for a second access point is already approved. Mr. Huff also stated that this development provides a different type of housing for the City. Mayor Grant closed the public hearing and opened the discussion to Council. Mayor Grant asked if the easement through the school property would be acceptable as a point of egress. Mr. Green stated yes however he believes the School Board is looking to add additional language to the easement. Mayor Grant and staff discussed the possible number of duplex units which could be built on the property. Councilmember Johnson asked staff to find out about the cost per square foot for the units and stated he is concerned with the density proposed and traffic. Councilmember Roach noted he likes that the density is lower than the last application received for this property and that the units are for sale. Councilmember McGrew asked staff to find out about if the development will have a Homeowner's Association, any restrictions within the covenants, and if greenspace could be added. Councilmember Tolan requested that the list of proposed conditions from the last application be provided to Council. Councilmember Yawn discussed his desire for the second access point to be a permanent entrance/exit.

- B. Public Hearing for 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 applicant previously applied for a Conditional Use Permit to allow for a rental community. The applicant now seeks to have the option of rental and fee simple units. Mayor Grant opened the public hearing and called on the applicant to present their case. Mr. Parks Huff represented the applicant. Mr. Huff stated the owner would like to be able to add "for sale" units as an option. There being no one to speak in support of or in opposition to the application, Mayor Grant closed the public hearing and opened the discussion to Council. Councilmember McGrew requested to have more information about

other developments that have a mixture of for sale and rental units. Mayor Pro Tem Waterman asked staff to find out if there is a specific percentage of each that the applicant is requesting.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - December 19, 2024

Attachments: [Minutes - Council Meeting - December 19, 2024](#)

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

7. Informational Items

- A. Information Only - 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 stated the applicant seeks approval to amend the originally approved 110 single family detached homes to instead construct 95 attached townhomes and 6 detached single family homes. The townhomes require the approval of a Conditional Use Permit.

- B. Information Only - Cases ZCA2412-002 and MPA2412-001 - Request for Zoning Condition Amendment and Master Plan Amendment to Add 4.81 Acres to the Previously Approved Park Village Master Plan - Zoning Administrator Steve Green

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

Mr. Green stated the applications seek to add around 4 acres to the previously approved Park Village Master Plan. This additional acreage is to be incorporated into the industrial campus of the Becker Company.

8. Other Announcements

Mayor Grant announced that the State of the City Address will be given on January 29th at 6:30 pm at the Canton Theatre.

9. Ten Minute Public Input

None.

10. Consent Agenda

None.

11. Old Business

- A. Discussion and Possible Action on Procurement Policy for Federal and State Funded Transportation Projects - City Engineer Bethany Watson

Attachments: [Procurement Policy](#)

City Engineer Bethany Watson stated that the previous procurement policy that was approved was an outdated form. The policy within Council's packet is the latest version. The information within the policy is the same but now requires initialing as well as signatures. Councilmember McGrew made a motion to approve the Procurement Policy. Councilmember Yawn seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion of Private to Public Street Application for the Summit at Towne Mill - Zoning Administrator Steve Green

Attachments: [Summit at Towne Mill](#)

Mr. Green informed the Council that the City Engineer has inspected the streets and they have been found to be in good order. Assistant City Manager Nathan Ingram provided Council background information of this section of Towne Mill and discussed that if the City approves the request, the City will also take over maintenance of the streetlights, curbs, sidewalks, stormwater infrastructure, etc. Mr. Ingram stated that this section of Towne Mill did not have any Add-On Fees collected. Councilmember McGrew asked if the residents were in favor of this request. Mr. Green stated yes. Councilmember Tolan asked about any precedent being set by accepting these private streets. City Attorney Bobby Dyer stated no and added that Council would hear requests on a case-by-case basis. Councilmember McGrew asked about the removal of the gate. Mr. Green stated the HOA will pay for the removal of the gate.

- B. Discussion and Possible Action on Resolution of Support Authorizing the Preparation, Submission, and Funding Commitment of a Georgia Transportation Infrastructure Bank Loan Application for the Marietta Road Realignment and Hickory Flat Highway Improvement Project - City Engineer Bethany Watson

Attachments: [Resolution of Support](#)

Ms. Watson stated that the City and the Downtown Development Authority is currently in the concept phase of the Marietta Road Realignment and Hickory Flat Highway Improvement Project. This project includes the realignment of Marietta Road, a new roundabout at Hickory Flat Highway, and a new vehicular bridge over Canton Creek. Ms. Watson stated that staff has identified the Georgia Transportation Infrastructure Bank Loan Program as a potential funding source. The Georgia Transportation Infrastructure Bank (GTIB) is a grant and low-interest loan program administered by the State Road and Tollway Authority (SRTA). Ms. Watson noted the application requires a resolution of support from the local government. Staff feels that receiving this loan will help spread our Tax

Allocation District (TAD) dollars further by being able to repay the loan over up to a 20-year period. Ms. Watson stated that action is requested now due to the application being due on January 14th. Councilmember Roach made a motion to approve a Resolution of Support authorizing the preparation, submission, and funding commitment of a Georgia Transportation Infrastructure Bank Loan Application for the Marietta Road Realignment and Hickory Flat Highway Improvement Project. Mayor Pro Tem Waterman seconded the motion, and it was approved unanimously.

- C. Discussion of Resolution for Call of General Election for November 4, 2025 and Setting Qualifying Dates, Times, and Fee - City Clerk Annie Fortner

Attachments: [Resolution - Qualifying Fee, Dates and Times for General Election](#)

City Clerk Annie Fortner informed that a General Election will be held on November 4, 2025. The Council seats that are up for election are one seat in Ward 1, one seat in Ward 2, and one seat in Ward 3. The election will be conducted by Cherokee County and held at all Cherokee County precincts as specified in the City's current Intergovernmental Agreement. Ms. Fortner stated that qualifying for the election will take place at City Hall on Monday, August 18th from 8:30 am to 5:00 pm, Tuesday, August 19th from 8:00 am to 5:00 pm, and Wednesday, August 20th from 8:00 am to 12:00 pm. A qualifying fee of three percent (3%) of the total annual salary of a Councilmember is due at the time of qualifying. This fee is \$360.00. Ms. Fortner stated a qualifying packet will be made available online and in the Clerk's office beginning in March.

Item 12D: Discussion and Possible Action on a Resolution to Endorse Cherokee County's State Road & Tollway Authority Georgia Transportation Infrastructure Bank Funding Application for Construction of Airport Road Spur:

Mayor Grant stated that the City received a request from Cherokee County to endorse their project. There is no financial obligation to the City. Mayor Grant discussed that this project would improve access to the City from the airport and interstate exits north of Canton. Mayor Pro Tem Waterman made a motion to approve a resolution to endorse Cherokee County's State Road & Tollway Authority Georgia Transportation Infrastructure Bank funding application for construction of Airport Road Spur. Councilmember Johnson seconded the motion, and it was approved unanimously.

13. City Manager's Report

Mr. Ingram stated that the City will receive an energy rebate of over \$14,000 from Georgia Power for the City Hall HVAC project.

14. Council Introduced Items

None.

15. Mayor's Report

Mayor Grant appointed Councilmember Tolan as Mayor Pro Tem for 2025. Councilmember McGrew seconded the appointment, and it was approved

unanimously.

Mayor Grant nominated Mr. Jack Shampine to serve on the Canton Main Street Board. Councilmember Roach seconded the nomination, and it was approved unanimously.

16. Adjourn

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

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council