

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, October 16, 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 Yawn.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

*Mayor Bill Grant
Mayor Pro Tem Shawn Tolan
Councilmember Farris Yawn
Councilmember Sandy McGrew
Councilmember Dwayne Waterman
Councilmember Bryan Roach
Councilmember Travis Johnson
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Kevin Turner, Community Development Director
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Ms. Bethany Watson, City Engineer
Mr. Scott Hooper, Public Works Director
Mr. Adam Dodson, Parks and Recreation Manager
Ms. Lauren Johnson, Communications Manager
Mr. Ryan Lockett, Finance Director
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

City Attorney Bobby Dyer requested that an Executive Session be added to the agenda for discussion of litigation. Mayor Pro Tem Tolan 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. Consideration to Approve Minutes

- A.** Council Meeting Draft Minutes - October 2, 2025

Attachments: [Minutes - Council Meeting - October 2, 2025](#)

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

6. Informational Items

- A. Information Only - Cases ANNX2509-002, RZON2509-001, MP2509-005, CUP2509-004, and VAR2509-001 - Request to annex and rezone +/- 48.21 Acres for the Purposes of Developing a Residential Subdivision Consisting of Single Family Detached Homes, Townhomes, and Cottage Style Residential Units Along Ball Ground Highway - Zoning Administrator Steve Green

Attachments: [Ball Ground Highway Documentation](#)

Zoning Administrator Steve Green stated that the applicant has submitted applications for annexation, rezoning, Master Plan approval, Conditional Use Permit, and a variance request for +/- 48.21 acres. The proposal seeks to construct 96 single family detached homes, 77 townhomes, and 21 cottage style residences. Along with the residential portion, the applicant also seeks approval of 1.55 acres of commercial area along Highway 5 and 7.85 acres of commercial/light industrial property off Fate Conn Road. A concurrent variance has been filed seeking to reduce the required 50-foot buffer where property within the city limits abuts property in unincorporated Cherokee County. The proposed number of residential units requires two points of ingress/egress. Two points are shown on the applicant's site plan, however they do not meet fire code requirements. The applicant has been made aware that the site plan as shown does not meet the fire code requirements. The public hearing for these cases will be held on November 6th.

- B. Information Only - Cases ANNX2509-003 and RZON2509-008 - Request to Annex and Rezone +/- 4.85 Acres for the Purposes of Developing a Single Family Detached Subdivision Along Fate Conn Road - Zoning Administrator Steve Green

Attachments: [Fate Conn Road Documentation](#)

Mr. Green informed that the applicant has submitted applications for annexation and rezoning of +/- 4.85 acres to construct a single family detached subdivision. In addition, the applicant has also requested a concurrent variance to reduce the required 50-foot buffer where property within the city limits abuts property in unincorporated Cherokee County and when R-4 property abuts PD zoned property (Park Village subdivision). The requested zoning is R-4 (Single Family Residential, 4,000 square foot lots). The proposal is to closely match the existing lots in the Park Village subdivision. The applicant's Letter of Intent seeks to construct up to 28 homes. The public hearing for these cases will be held on November 6th.

7. Other Announcements

None

8. Ten Minute Public Input

Mr. Frank Tirino discussed his concerns with the extended stay hotel being construction in the Prominence Point area.

9. Consent Agenda

- A. Approval of New Ordinance under Chapter 42 - Public Safety to Codify the Mandatory Use of The (Brycer) Compliance Engine - Fire Marshal Jay Kula

Attachments: [TCE Ordinance](#)

- B. Approval of Sewer Credit Request from Northside Hospital - Assistant City Manager Nathan Ingram

Attachments: [Northside Sewer Credit](#)

Councilmember McGrew 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 South Canton Park Project - Public Works Director Scott Hooper

Attachments: [South Canton Park](#)

Public Works Director Scott Hooper stated staff recommends awarding the South Canton Park project to Diversified Construction of Georgia, Inc. in the amount of \$7.6 million. This contract also includes a \$500,000 Owner's Allowance. Mayor Grant noted that the City also has received a \$2.2 million grant from the state. Other funds to be utilized for this project will come from Impact Fees, SPLOST, and the Water & Sewer Fund. Councilmember Roach discussed concern with the discrepancies in the overall bid amounts and possible change orders. Mr. Hooper stated that staff has vetted the proposed contractor and noted amendments were made to the contract to help reduce change orders. Councilmember Waterman asked about the references. Mr. Hooper stated he can provide the information of the four references to all of Council. Mayor Pro Tem Tolan asked where the funds for art within the project will come from. Assistant City Manager noted that it could come from the Owner's Allowance. Councilmember Yawn asked about the range of bid prices. Mr. Hooper stated that in general most of the bids were around the same range. Councilmember Johnson discussed concern with the price of the project and possible change orders further adding costs. Councilmember Waterman requested that Council be provided with updates on the schedule and costs of the project. City Manager Billy Peppers stated that the Construction Management Team is responsible for reviewing and submitting to the City any pay requests based on the project timeline. In addition, Mr. Peppers noted that the Engineer's estimate for this project was \$7.9 million which is in range of the low bidder presented. Councilmember Waterman made a motion to approve the South Canton Park project. Councilmember Yawn seconded the motion. The motion passed with Mayor Pro Tem Tolan, Councilmember Yawn, Councilmember Waterman, and

Councilmember McGrew voting for the motion. Councilmember Johnson and Councilmember Roach voted against the motion.

- B.** Discussion and Possible Action on TSW Contract Amendment for Construction Administration Services for the South Canton Park Project - Public Works Director Scott Hooper

Attachments: [TSW Contract Amendment](#)

Mr. Hooper stated this contract amendment will allow TSW to administer construction management services for the South Canton Park Project. Councilmember Yawn made a motion to approve the contract amendment with TSW for Construction Administration Services for the South Canton Park project. Councilmember Waterman seconded the motion. The motion passed with Mayor Pro Tem Tolan, Councilmember Yawn, Councilmember Waterman, and Councilmember McGrew voting for the motion. Councilmember Johnson and Councilmember Roach voted against the motion.

- C.** Discussion and Possible Action on Resolution Authorizing the Execution of an Intergovernmental Contract Relating to the Canton Building Authority Revenue Bond Series 2025 and for Other Related Purposes - Assistant City Manager Nathan Ingram

Attachments: [Resolution Authorizing IGA](#)

Assistant City Manager Nathan Ingram stated that the resolution being proposed provides for approval of an Intergovernmental Agreement (IGA) between the Downtown Development Authority (DDA) and Canton Building Authority (CBA), authorizes the Authority to issue negotiable revenue bonds, approves an Assignment Assumption of Contract, and authorizes the Custodial Agreement and Home Office Payment Agreement for the renovation project for the downtown fire station. Mr. Ingram informed the Council that the CBA approved the resolution at their meeting earlier that evening. Mr. Ingram discussed the Request for Proposals (RFP) results as provided by Davenport & Company for the Series 2025 Bond noting that Synovus Bank was the most responsive proposal. Synovus Bank proposed a 20-year note at 4.18% with no prepayment penalty. Councilmember Roach made a motion to approve the Resolution authorizing the execution of an Intergovernmental Contract relating to the Canton Building Authority Revenue Bond, Series 2025, and for other related purposes. Mayor Pro Tem Tolan seconded the motion, and it was approved unanimously.

11. New Business

- A.** Discussion of 2026 Council Meeting Calendar - City Clerk Annie Fortner

Attachments: [2026 Council Meeting Calendar](#)

City Clerk Annie Fortner stated that Council has been provided a proposed 2026 meeting calendar. There is one meeting date that coincides with a holiday. That date is January 1st (New Year's Day). Staff proposes to move the organizational Council meeting to January 8th (2nd Thursday) and the second Council meeting of the month to January 22nd (4th Thursday). All other meeting dates are to be held on the first and third Thursdays of the month.

12. City Manager's Report

Mr. Peppers recognized Steven Stargel as Team Member of the Month and provided other staff shoutouts. Mr. Peppers provided project updates relating to City Hall's solar project, North Street kickoff meeting, Canton Creek Pedestrian Bridge, Hickory Flat Highway & Marietta Road project, and TSPLOST. Leadership updates included a proposed one-day Council retreat on December 12th to be held locally, Staff Team Huddles, and Staff Leadership Training.

13. Council Introduced Items

None

14. Mayor's Report

Mayor Grant stated he was privileged to present the Mayor's Cup Trophy at the wonderful Multicultural Festival that was recently held. Mayor Grant also noted he was able to speak at the groundbreaking ceremony for Northside Hospital Cherokee's Medical Office Building #3.

15. Adjourn

Councilmember 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