

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, January 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.

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. Bobby Dyer, City Attorney
Mr. Marty Ferrell, Police Chief
Mr. Steve Green, Zoning Administrator
Mr. Ken Patton, Housing Initiatives Director
Mr. Kevin Turner, Community Development Director
Ms. Bethany Watson, City Engineer
Ms. Kelly Pendley, Operations Director
Ms. Aundi Lesley, Economic Development Manager
Ms. Brittany Anderson, City Planner
Mr. Russell Martin, IT Systems Analyst
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

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

4. Guests and Visitors

- A.** Presentation of Atlanta Regional Commission's Green Communities Bronze Level Certification

Ms. Crystal Jackson with the Atlanta Regional Commission discussed the Green Communities program and highlighted the achievements which have earned the City a Bronze Level Certification for its first time certifying in the program. Ms. Jackson presented Mayor Grant and Operations Manager Kelly Pendley with a plaque for this accomplishment.

5. Consideration to Approve Minutes

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

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

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

6. Informational Items

- A. Review of City Financial Statements for the Period Ending November 30, 2024

Attachments: [Financials](#)

City Manager Billy Peppers stated the information presented in the financials represents the first two months in the new fiscal year. The City is beginning to see property tax payments coming in through Cherokee County. Mr. Peppers noted that a large payment was made in relation to the construction of the Water Pollution Control Plant.

7. Other Announcements

None.

8. Ten Minute Public Input

Ms. Tina Kell discussed speaking with many of the downtown business owners who are all in favor of removing one project within the Downtown Master Plan (Project ID 19) which brings Main Street from two lanes down to one lane. Ms. Kell presented Council a signed list of all of the business owners who wish to have this item removed.

Ms. Connie Craft spoke in support of the private to public street application for the Summit at Towne Mill. Ms. Craft discussed that their section of Towne Mill is very small and the roads are in good condition.

9. Consent Agenda

- A. Approval of Annual Update to Capital Improvements Plan and 5 Year Short Term Work Plan for Impact Fees - City Planner Brittany Anderson

Attachments: [2025 CIE Update](#)

- B. Approval 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](#)

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

10. Old Business

- A. Discussion and Possible Action on 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 noted that within the Staff Report included in the Council's packet, it states that staff recommends approval of the application with some listed conditions. Mr. Green further noted that the applicant's attorney submitted a few recommended conditions by email which was forwarded to all members of the Council. Councilmember Waterman made a motion to deny application CUP2410-005. Councilmember Yawn seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on 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 has requested that these applications be withdrawn. Councilmember McGrew made a motion to allow the applications to be withdrawn. Mayor Pro Tem Tolan seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action on Private to Public Street Application for the Summit at Towne Mill - Zoning Administrator Steve Green

Attachments: [Summit at Towne Mill](#)

Mr. Peppers stated that the City Engineer has prepared a list of a few repair items which need to be completed as well as having the gate removed. Mr. Peppers provided suggestions should Council wish to move forward with accepting these streets. These include the following: 1) Accepting the streets beginning October 1st which will allow time for the City to budget for the maintenance of the roadways/streetlights as well as provide time for the Homeowner's Association to complete the City Engineer's repair items; 2) Conducting a final inspection to verify that all improvements have been completed; and 3) Adjusting language within the Homeowner's Association's covenants as it relates to the deeding of land so that it matches that of the City's requirements. Mr. Peppers requested that Council allow staff time to draft an agreement to be placed on the next Council agenda for review and approval. Mayor Grant agreed with Mr. Peppers and asked that he and staff begin working on the agreement. Councilmember Roach made a motion to postpone action on this item until the February 6th Council meeting. Councilmember Johnson seconded the motion, and it was approved unanimously.

- D. Discussion of Downtown Master Plan - City Engineer Bethany Watson

Attachments: [Canton Downtown Master Plan](#)

City Engineer Bethany Watson discussed responses received from Modern Mobility Partners should Project ID 19 be removed from the Downtown Master Plan. Ms. Watson stated Modern Mobility Partners wanted to reiterate that the plan is just a concept and does not have to be implemented, however if the project were removed it would impact several other projects. The data analysis would remain the same but an additional \$25,000 would be needed to redo other concepts, provide updated cost estimates, amended renderings, etc. Councilmember Roach made a motion to remove Project ID 19 from the Downtown Master Plan. The motion died due to a lack of a second. Council and staff discussed concerns and different scenarios with leaving Project ID 19 in the overall plan and also taking the plan out. Following discussion, it was determined to further review this topic at Council's upcoming retreat in March.

11. New Business

- A. Staff Report - 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 Zoning Condition Amendment application is to change from all single-family detached homes to a mixture of townhomes and single-family detached homes. The Conditional Use Permit application seeks approval for the townhomes. The public hearing will be held on February 6th.

- B. Staff Report - 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, MPA2412-001, and CUP2501-001 Documentation](#)

Mr. Green stated that the Zoning Condition Amendment seeks to modify previously approved conditions for the Park Village development. The Master Plan Amendment request is to add acreage to the development. Mr. Green informed that an accompanying Conditional Use Permit has been submitted as the applicant would like to construct townhomes within this section of Park Village. The public hearing will be held on February 6th.

12. City Manager's Report

Mr. Peppers thanked the Public Works, Police Department, and Communications staff members for their assistance during the recent winter event. Mr. Peppers recognized Mr. Jack Dunagan as Team Member of the Month.

13. Council Introduced Items

None.

14. Mayor's Report

Mayor Grant stated the State of the City Address will be held on January 29th at the Canton Theatre. A reception will be held at 6:00 pm with the address to follow.

15. Adjourn

Mayor Pro Tem Tolan 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