

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 6/22/26
Hearing Date: 8/6/26
Voting Date: 9/3/26

Department: Community Development

Presenter(s) & Title: Jakob Allen

City Planner

Agenda Item Title:

Information Only - Cases CUP2605-008 and RZON2605-009 - Request to Rezone + / - 0.741 Acres Located at 109 Railroad Street from L-I to CBD, and a Request for a Conditional Use Permit to Operate a Religious Facility

Summary:

Dana Mallet has filed rezoning and conditional use permit requests for the property located at 109 Railroad Street. The Applicant seeks to rezone the property from L-I to CBD and to acquire a conditional use permit to operate a religious facility.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

A staff report will be presented to the Mayor and City Council at the public hearing on August 6, 2026. There is no recommendation at this time.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

- 1) Applications
- 2) Letters of intent
- 3) Site plan



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC HEARING APPLICATION

Project #(s):

AIM6C1

CUP2605-008

This Application is for:

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☐ D Master Plan Amendment | |
| ☒ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | ☐ Adjustment |
| ☐ G Zoning Condition Amendment | ☐ Special Exception |
| ☐ H Density Transfer within Master Plan | |

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: Dana Mallett
Address: 225 Reformation Pkwy
Canton, GA 30114
City: _____
State: _____ ZIP Code: _____
Telephone: 404-788-6146
Email Address: dana@mxiep.org

Owner Information:

Name: Meadows Station Partners, LLC
Address: 225 Reformation Pkwy
Canton, GA 30114
City: _____
State: _____ ZIP Code: _____
Telephone: 404-788-6146
Email Address: dana@mxiep.org

I, Dana Mallett, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Dana Mallett, have received and thoroughly read the Public Hearing Procedures.

This 1st day of June, 20 26.

Applicant Signature:

Dana Mallett

Print Name:

Dana Mallett



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ALM6C1

CUP2605-008

This form is to be executed under oath. I, Penn Hodge, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 18 day of June, 20 26.

Owner Signature: [Signature]

Print Name: Penn Hodge

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☐ D Master Plan Amendment | ☐ Appeal |
| ☒ E Conditional Use Permit | ☐ Adjustment |
| ☐ F Land Use Modification | ☐ Special Exception |
| ☐ G Zoning Condition Amendment | |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant: Dana Mallett

Signature: [Signature]

Mailing Address: 225 Refarmation Pkwy

City: Canton

State: GA

Zip Code: 30114

Telephone: 404-788-6146

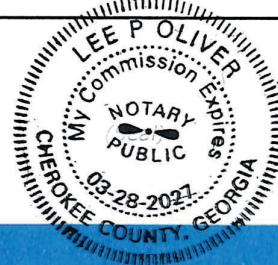
E-mail: dana.e.moriepg.com

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 1st Day Of June, 20 26.

Notary Signature: [Signature]





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

DISCLOSURE FORM

Project #(s):

Al Mallett

CUP2605-008

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent:

Dana Mallett

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

- Name and the official position of the Canton Official to whom the campaign contribution was made **(Please use a separate form for each official to whom a contribution has been made in the past (2) years):**
- List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

\$	
\$	
\$	

Description



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #(s):

QFLJAJ

CUP2605-008

Address: 109 Railroad Street

Land Lot(s): 167 District: 14th Section: 2nd Parcel ID(s)

Existing Zoning Of Property: LI ☒ City ☐ County Total Acreage Of Property: 0.74

Proposed Zoning Of Property: CBD Existing Use(s) Of Property: Warehouse

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	Canton Mill Venture, LLC	PD	Retail
SOUTH	Canton Mill Venture, LLC	PD	Retail
EAST			
WEST	District on Elwan, LLC	PD	multifamily
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Existing

Proposed managing jurisdiction: City

How will water be provided to the site? Existing

Proposed managing jurisdiction: City Size Limit:



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC SCHOOL INFORMATION

Project #(s):

A1MGC1

CUP2605-008

PUBLIC SCHOOL POLICY STATEMENT:

"The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School [District] and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the Applicant and the appropriate school board representative." (105.10.04)

- **Developers whose projects consist of 25 or more residential units shall contact the Cherokee County School District and communicate with a school board representative to discuss their intent.**
- **This communication between the Applicant and the school board should take place, at a minimum, prior to the Informational Item meeting in Month Two (see Pages iii and iv).**
- The Applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken.

The current Cherokee County School District contact regarding any potential mitigation required for this application and proposal is:

Mitch Hamilton
Director of Planning, Facilities, and Compliance
200 Mountain Brook Court
Canton, GA 30115
(770) 721-8429
mitch.hamilton@cherokeek12.net

N/A

ZONED SCHOOLS: (circle one each)

<u>HIGH:</u>	CHEROKEE	CREEKVIEW	ETOWAH	SEQUOYAH
<u>MIDDLE:</u>	CREEKLAND	DEAN RUSK	FREEDOM	TEASLEY
<u>ELEMENTARY:</u>	AVERY	BALL GROUND	CLAYTON	HASTY
	INDIAN KNOLL	KNOX	R.M. MOORE	SIXES



Community Development Department
110 Academy Street, Canton, GA 30114
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REVIEW CRITERIA

Project #(s):

ALM6CI

CUP2605-008

How will this proposal be compatible with surrounding properties? this property is surrounded by retail uses on 2 sides by the same owner & will further improve economic development of this corridor with retail & office use adj. to the mill.

How will this proposal affect the use and value of surrounding properties? increase with retail and office uses instead of woodworking & manufacturing

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

N/A - applying for conditional use permit

What would be the increase to population and traffic if the proposal were approved? traffic will increase minimally on sundays

What would be the impact to schools and utilities if the proposal were approved? No impact to school. Water/sewer usage would be increased minimally, primarily on sundays

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? see addtl answers

How is the proposal consistent with the City of Canton Roadmap of Success? see addtl answers

Are there existing or changing conditions which affect the development of the property and support the proposed request? will need to work with the city on the trail connection from west main through the north side of the property - site plan/parking improvements

(These criteria should additionally be addressed in the required Letter of Intent.)

Notes about Survey:

Our surveyor is separating this parcel on its own survey boundary drawing- will upload it as soon as we receive it. It's all combined with Canton Mill Venture, LLC right now, as we closed on all the parcels at the same time in 2018.

Additional response to Review Criteria questions.

How is the proposal consistent with the Comprehensive plan and Future Land Use Map?

The proposed conditional use for a church at 109 Railroad Street is consistent with the goals and policies of the Canton 2045 Comprehensive Plan. The Comprehensive Plan encourages reinvestment in existing developed areas, adaptive reuse of existing structures, and the creation of destinations that strengthen community connections and enhance quality of life. The proposed use advances these objectives by activating an existing building with a community-oriented use that serves residents throughout the week.

How is the proposal consistent with the City of Canton Roadmap of Success?

The proposed conditional use for a church at 109 Railroad Street is consistent with the City of Canton's Roadmap for Success and its vision for creating a vibrant, connected, and inclusive community. The church will contribute to the City's goal of Creating Great Neighborhoods by providing a gathering place that fosters community engagement, relationships, volunteerism, and civic involvement.

In addition, the church represents an investment in an existing commercial building and supports the City's goal of Advancing Regional Economic Success through the productive reuse of an existing structure. The continued occupancy and maintenance of the property will contribute to the long-term vitality of the surrounding area while encouraging activity and investment within an established commercial corridor.

-Dana



City Council - City of Canton
110 Academy Street
Canton, GA 30114

May 27, 2026

RE: Letter of Intent – 109 Railroad Street (Main Level)

Dear City Council,

We are excited about the opportunity for Local Church Canton (LCC) relocate into the main level of 109 Railroad Street.

Since our launch in October 2020, LCC has been deeply connected to The Mill and Downtown Canton community. We have been grateful not only to serve in this area through ministry, but also to actively participate in the life and growth of this remarkable community. Downtown Canton has truly become home to our church.

Over the past six years, LCC has experienced significant growth. What began as a church of approximately 50 people has grown to nearly 450. As a result, we are outgrowing our current space at The Mill and have been preparing for the possibility that we may eventually need to leave the downtown area.

Because of our strong connection and sense of calling to this community, the opportunity to remain downtown while also creating space to welcome more people feels incredibly meaningful to us.

Our primary intent for this space is to use it as a church facility. At the same time, we hope to continue finding ways for the space to serve and benefit the broader downtown community throughout the week. While we are still discerning exactly what that will look like, we are committed to ensuring the space contributes positively to the continued growth, connection, and vitality that make Downtown Canton so unique.

Thank you for your consideration and for the ways you continue to serve our city and community.

Sincerely,

Leonard Akers - Associate Pastor



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC HEARING APPLICATION

Project #(s):

QFLJAJ

RZON2605-009

This Application is for:

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
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| ☐ G Zoning Condition Amendment | |
| ☐ H Density Transfer within Master Plan | |

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: Dana Mallett
Address: 225 Reformation Pkwy
City: Canton
State: GA ZIP Code: 30114
Telephone: 404-788-6146
Email Address: dana.e.morie@cityofcanton.com

Owner Information:

Name: Meadows Station Partners, LLC
Address: 225 Reformation Pkwy
City: Canton
State: GA ZIP Code: 30114
Telephone: 404-788-6146
Email Address: _____

I, Dana Mallett, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Dana Mallett, have received and thoroughly read the Public Hearing Procedures.

This 1st day of June, 20 20.

Applicant Signature:

Dana Mallett

Print Name:

Dana Mallett



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

QFLJAT

RZON2605-009

This form is to be executed under oath. I, Penn Hodge, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 1st day of June, 20 26.

Owner Signature: [Signature]

Print Name: Penn Hodge

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
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| ☐ E Conditional Use Permit | ☐ Special Exception |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant: Dana Mallett

Signature: [Signature]

Mailing Address: 225 Reformation Pkwy

Suite 200

City: Canton

State: GA

Zip Code: 30114

Telephone: 404-788-6146

E-mail: dana@maxiepg.com

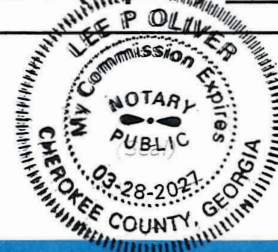
Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 1st
Day Of June, 20 26.

Notary Signature: [Signature]





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

DISCLOSURE FORM

Project #(s):

QFLJAJ RZON2605-009

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: Dana Mallett

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

- Name and the official position of the Canton Official to whom the campaign contribution was made **(Please use a separate form for each official to whom a contribution has been made in the past (2) years):**
- List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

\$	
\$	
\$	

Description



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #(s):

QFLJAJ

RZON2605-009

Address: 109 Railroad Street

Land Lot(s): 167 District: 14th Section: 2nd Parcel ID(s)

Existing Zoning Of Property: LI ☒ City ☐ County Total Acreage Of Property: 0.74

Proposed Zoning Of Property: CBD Existing Use(s) Of Property: Warehouse

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	Canton Mill Venture, LLC	PD	Retail
SOUTH	Canton Mill Venture, LLC	PD	Retail
EAST			
WEST	Distinction Eblan, LLC	PD	multifamily
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Existing

Proposed managing jurisdiction: City

How will water be provided to the site? Existing

Proposed managing jurisdiction: City Size Limit:



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC SCHOOL INFORMATION

Project #(s):

RZON2605-009

PUBLIC SCHOOL POLICY STATEMENT:

"The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School [District] and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the Applicant and the appropriate school board representative." (105.10.04)

- **Developers whose projects consist of 25 or more residential units shall contact the Cherokee County School District and communicate with a school board representative to discuss their intent.**
- **This communication between the Applicant and the school board should take place, at a minimum, prior to the Informational Item meeting in Month Two (see Pages iii and iv).**
- The Applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken.

The current Cherokee County School District contact regarding any potential mitigation required for this application and proposal is:

Mitch Hamilton
Director of Planning, Facilities, and Compliance
200 Mountain Brook Court
Canton, GA 30115
(770) 721-8429
mitch.hamilton@cherokeek12.net

N/A

ZONED SCHOOLS: (circle one each)

<u>HIGH:</u>	CHEROKEE	CREEKVIEW	ETOWAH	SEQUOYAH
<u>MIDDLE:</u>	CREEKLAND	DEAN RUSK	FREEDOM	TEASLEY
<u>ELEMENTARY:</u>	AVERY	BALL GROUND	CLAYTON	HASTY
	INDIAN KNOLL	KNOX	R.M. MOORE	SIXES



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

REVIEW CRITERIA

Project #(s):

QFLJAJ RZON2605-009

How will this proposal be compatible with surrounding properties? Surrounding properties are already mixed uses of retail, multifamily, and office. This will allow the whole corridor to be consistent.

How will this proposal affect the use and value of surrounding properties? Increase value with higher uses of retail and office

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

No, light industrial doesn't allow reasonable redevelopment that fits w/ the surrounding area and properties that Applicant manages

What would be the increase to population and traffic if the proposal were approved? minimal traffic impact; would include more on Sundays for church

What would be the impact to schools and utilities if the proposal were approved? None

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? See addtl pages

How is the proposal consistent with the City of Canton Roadmap of Success? see addtl pages

Are there existing or changing conditions which affect the development of the property and support the proposed request? n/A

(These criteria should additionally be addressed in the required Letter of Intent.)



June 1st, 2026

To Whom It May Concern:

The Applicant requests the rezoning of the property located at 109 Railroad Street from Light Industrial (LI) to Central Business District (CBD). The purpose of the request is to allow the continued transition of the surrounding area from historic industrial and warehouse uses into a cohesive mixed-use district consisting of retail, office, restaurant, entertainment, and community-oriented uses.

The subject property is an existing warehouse building located on 0.74 acres within the broader "The Mill on Etowah" development area, where the Applicant owns and operates many of the surrounding properties. Over the past several years, the area has evolved significantly through substantial public and private investment, transforming former industrial properties into an active mixed-use destination that serves residents and visitors alike. As redevelopment has occurred, the existing Light Industrial zoning designation on the subject property has become inconsistent with the character and development pattern of the surrounding area.

There will be no new structures built, only rehab and upfit of the existing 32,000 SF, 2 story building with a proposed church on the first floor and office or retail use on the second floor.

The proposed rezoning and associated uses are not anticipated to create any significant adverse traffic impacts on the surrounding roadway network. The Applicant currently owns, leases, and manages numerous retail, restaurant, office, and mixed-use properties along Railroad Street and within the Mill on Etowah district, and the proposed uses are consistent in character and intensity with the existing activity patterns already present in the area. The proposed church tenant is expected to generate the majority of its activity during weekends, particularly Sundays, when surrounding office and commercial traffic is reduced. In addition, the proposed second-floor office use is expected to operate similarly to existing office tenants located at 141 Railroad Street and other nearby commercial properties. The site will continue utilizing existing parking resources located on both sides of the building, which have historically accommodated similar mixed-use activity in the district. In addition, the City's planned West Main Corridor improvements, including the addition of a three-way traffic stop at the entrance to the parking area, are expected to improve traffic flow, access, and overall vehicular safety in the immediate vicinity of the property.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Mallett", with a long horizontal flourish extending to the right.

Dana Cox Mallett
Director of Development, Moxie Property Group
As agent for Meadows Station Partners, LLC

[illegible]

scale $3/16" = 1'-0"$

[illegible][illegible]

PROJECT INFORMATION	
PROJECT NAME:	LOCAL CHURCH CANTON - BUILDING RENOVATION
PROJECT ADDRESS:	THE MGA ON STOWEN, 100 PALMAD STREET, CANTON, GA 30118
PARCEL NUMBER:	CHEROKEE COUNTY GA - 1817128
OWNER NAME:	MEADOWS STATION PARTNERS LLC
LAND SIZE:	0.74 ACRES
ZONING / LEGAL:	U1 / L167 161 147H D

[illegible]