

# **Canton, Georgia**

*110 Academy Street  
Canton, Georgia 30114*



## **Minutes - Final - Draft**

**Thursday, March 5, 2026**

**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 Councilor Johnson.*

**2. Call to Order**

*The meeting was called to order by Mayor Grant.*

**Members Present:**

*Mayor Bill Grant  
Mayor Pro Tem Farris Yawn  
Councilor Darrell Rice  
Councilor Bryan Roach  
Councilor Travis Johnson  
Councilor Shawn Tolan  
Mr. Billy Peppers, City Manager  
Mr. Nathan Ingram, Assistant City Manager  
Mr. Jeff Rusbridge, City Attorney  
Mr. Jeff Tucker, Deputy Police Chief  
Mr. Kevin Turner, Community Development Director  
Mr. Tyler Peoples, City Planner  
Mr. Jakob Allen, City Planner  
Mr. Steve Green, Zoning Administrator  
Mr. Ken Patton, Housing Initiatives Director  
Ms. Bethany Watson, City Engineer  
Mr. Nick Wilson, Land Development Administrator  
Mr. Ryan Lockett, Finance Director  
Mr. Jacky Cheng, Digital Content Specialist  
Mr. Mike Morgan, Information Technology Director  
Ms. Annie Fortner, City Clerk*

**Absent:**

*Councilor Dwayne Waterman*

**3. Consideration to Approve Agenda**

*City Manager Billy Peppers requested to add an Executive Session to discuss real estate and litigation. Mayor Pro Tem Yawn made a motion to approve the agenda as amended. Councilor Johnson seconded the motion, and it was approved unanimously.*

**4. Guests and Visitors**

*None*

**5. Public Hearing**

- A.** Public Hearing for Cases RZON2511-008 and VAR2601-001 - Request to Rezone Property Located at 631 Marietta Road from O-I (Office-Institutional) to GC (General Commercial) and Associated Variance Application - Zoning Administrator Steve Green

**Attachments:** [RZON2511-008 and VAR2601-001 Documentation](#)

*Zoning Administrator Steve Green stated the existing building on the site is vacant. The applicant seeks to renovate the existing building and construct a new building. The proposed uses for the site include a grocery store and professional offices. Mr. Green noted that there were previous code enforcement cases for the subject property, however those were resolved in 2025. The applicant also has submitted for a variance for a reduction in the required buffer. Mayor Grant opened the public hearing and called for the applicant to present their case. Mr. Oswald Zeas presented on behalf of the applicant. Mr. Zeas discussed that the applicant is proposing to renovate the existing building to be able to include 8,325 square feet of professional offices and adaptive use spaces. In addition, a new 9,900 square foot building is proposed for a grocery store. Mr. Zeas noted that around 70 parking spaces will be provided for these buildings. Out of the 102 surrounding property owners that were notified, two residents attended the Community Input Meeting voicing concerns with lighting, hours of operations, and deliveries. Mr. Zeas discussed how this project would benefit the community by eliminating vacant property, serving the residents, and creating jobs. Mr. Zeas stated the applicant is willing to place conditional use restrictions on the property. The buffer is requested to be reduced from the required 50 feet to 21.29 feet due to the existing building on the site. Mr. Zeas discussed traffic and infrastructure concerns and provided possible solutions. Ms. Susan Woodard spoke in opposition to the applications noting concerns with lighting and traffic, including speeding vehicles and the potential increase in volume. Ms. Woodard stated she is in favor of restricting the zoning to specific business types. Mr. Thomas Weaver spoke in opposition to the applications noting concerns with blind drives, similar businesses in close proximity, and construction and additional traffic due to other projects on each end of Marietta Road. Mr. Zeas spoke in rebuttal stating that the applicant is agreeable to placing restrictions on the zoning. Mayor Grant closed the public hearing and opened the discussion to Council. Council requested that Mr. Green provide additional information regarding parking, possible solutions for creating a safe entrance/exit for this property, and details of the number of units in the nearby townhome and apartment developments.*

## **6. Consideration to Approve Minutes**

- A. Council Meeting Draft Minutes - February 19, 2026

**Attachments:** [Minutes - Council Meeting - February 19, 2026](#)

*Mayor Pro Tem Yawn made a motion to approve the minutes. Councilor Johnson seconded the motion, and it was approved unanimously.*

## **7. Informational Items**

- A. Information Only - Cases ANN2601-003 and RZON2601-004 - Request to Annex and Rezone 4.2 Acres at 2521 Reinhardt College Parkway - Zoning Administrator Steve Green

**Attachments:** [ANN2601-003 and RZON2601-004 Documentation](#)

*Mr. Green informed that the applications seek to annex 4.2 acres north of the Laurel Canyon Village Shopping Center and rezone the property from R-40 single family residential (Cherokee County) to General Commercial (City of Canton). The proposed use of the property is for storage of non-hazardous materials and supplies for a pool company to be located on the site. The applicant was denied a rezoning request by Cherokee County in January. Mr. Green noted that Cherokee County has responded to the applications stating they have no opposition to the annexation request. The public hearing will be held in April.*

- B.** Review of Monthly Financial Report for December 2025 - Finance Director Ryan Luckett

Attachments: [December Monthly Financials](#)

*Finance Director Ryan Luckett stated the City's auditors have provided a list of proposed budget amendments. This will be placed on Council's next meeting agenda for review and discussion. Mr. Luckett indicated that it has been five years since the City issued the 2021 Water & Sewer Bonds to finance construction of the Water Pollution Control Plant. Due to the tax-exempt status of the bonds, the City is required by federal regulations to monitor the amount of interest that is earned from investing the bond proceeds. If the City surpasses the allowable amount, the City is required to rebate a portion of that to the U.S. Government. These rules exist to make sure that governments are not taking advantage of tax-exempt bonds to generate excessive interest earnings. Mr. Luckett stated that the City has a consultant to help determine if a rebate exists and performs the calculation on an annual basis. The consultant has advised the City over the last two reports that liability does exist and that the City should begin setting aside funds which has been done. Now that the City has reached the five-year mark, the City is required to make payment if a liability exists. The most recent calculation shows that the City does have a yield reduction liability due to the U.S. Government of \$599,295 and that the amount must be paid within the next 60 days. Mr. Luckett said the City has earned just over \$3 million in interest on the bond proceeds since 2021. Mr. Luckett provided and reviewed the monthly financial report for December 2025.*

## **8. Other Announcements**

*None*

## **9. Ten Minute Public Input**

*Dr. John Cowan spoke stating he is a candidate running for the 11th Congressional District seat and provided his background in Georgia.*

*Mr. Brian Caswell spoke discussing his basketball team and their hope of continuing to utilize the current Cherokee High School gymnasium.*

*Mr. Thomas Weaver spoke encouraging Council to consider the potential adoption of the School Safety Zone Map and possible uses for Cherokee High School once they move to their new campus.*

## **10. Consent Agenda**

- A. Approval to Engage Kimley-Horn and Associates, Inc. for the City of Canton's Unified Development Code Update in the Amount of \$115,000 - Community Development Director Kevin Turner

**Attachments:** [Unified Development Code Update](#)

- B. Approval of the Proposal to Provide Construction Materials Testing and Special Inspections Services Ridge Pine Elevated Water Storage Tank and Booster Pump Station from Black & Veatch with Geo-Hydro Engineers in the Amount of \$69,028.50 - City Engineer Bethany Watson

**Attachments:** [Geo-Hydro Ridge Pine Elevated Water Storage Tank Proposal](#)

***Councilor Tolan made a motion to approve the Consent Agenda. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously.***

## 11. Old Business

## 12. New Business

- A. Discussion of Street Acceptance for City Maintenance for Streets in Towne Mill Pod N Phase 3 - Land Development Administrator Nick Wilson

**Attachments:** [Street Acceptance - Towne Mill Pod N Phase 3](#)

***Land Development Administrator Nick Wilson stated the streets in Towne Mill Pod N Phase 3 meet the requirements of the Unified Development Code and are ready for City acceptance. The streets to be accepted include Denali Butte Terrace and Byrd Crossing.***

- B. Discussion of the Georgia Initiative for Community Housing (GICH) Point Award for Low Income Housing Tax Credit (LIHTC) Applications - Housing Initiatives Director Ken Patton

**Attachments:** [GICH Point Award](#)

***Housing Initiatives Director Ken Patton stated that one project has reached out to the City to apply for the Georgia Initiative for Community Housing (GICH) point, TBG Residential. The GICH Team heard the proposal from TBG Residential and recommends the awarding of the point to their project. This is the same project that applied for the point last year. Mr. Patton spoke of the competitive nature of Low Income Housing Tax Credit (LIHTC) applications and noted that this year the Canton Housing Authority intends to serve as a project partner which is new this year.***

- C. Discussion of Resolution Establishing the Office of Prosecuting Attorney - City Attorney Jeff Rusbridge

**Attachments:** [Prosecuting Attorney Resolution](#)

***City Attorney Jeff Rusbridge discussed that this is a housekeeping item. The***

*Official Code of Georgia Annotated 15-18-90 provides that a municipality may create an office of prosecuting attorney for the Municipal Court. This is a formal resolution creating such office in accordance with the law. Mr. Rusbridge stated that action will be requested at the next meeting.*

**13. City Manager's Report**

*None*

**14. Council Introduced Items**

*None*

**15. Mayor's Report**

*Mayor Grant discussed the Pearidge community noting that it is part of an existing ARC study program that is in progress which the City has issued a resolution to show support. Mayor Grant spoke of the history in zoning stating the area is an unincorporated island. Mayor Grant stated he is aware that some residents in the area would like to annex into the City and since it is their community, it should be their decision whether to pursue annexation. Mayor Grant spoke of two possibilities for annexation for unincorporated islands including by petition or by referendum and requested that staff explore these options and bring back details of how that would work.*

**16. Adjourn**

*Councilor Roach made a motion to adjourn to Executive Session to discuss real estate and litigation. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously.*

\_\_\_\_\_  
*Bill Grant, Mayor*

*Attest:*

\_\_\_\_\_  
*Annie Fortner, City Clerk*

\_\_\_\_\_  
*Dates Minutes Approved by Council*