



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 4/29/26
Hearing Date: _____
Voting Date: 5/21/26

Department: Community Development **Presenter(s) & Title:** Tyler Peoples
City Planner

Agenda Item Title:

Discussion of Request for Master Signage Plan at Canton Overlook located at 205 Hospital Road

Summary:

The applicant has submitted a Master Sign Plan for the townhome development currently under construction on the Mary Lane Extension. The property is zoned PD-MU and thus eligible for Master Sign Plan approval. The Applicant is requesting design approval of two monument signs with one at each development entrance.

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:

Staff recommends approval of this application.

Reviews:

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

Attachments:

LOI
Site Plan
Elevations and Sections



built with care.

Letter of intent- Entrance monuments for Canton Overlook

Eastwood Homes of Georgia, LLC
1000 Mansell Exchange West
Building 350
Alpharetta, GA 30022
Phone: 248.494.1044

Dear Sir or Madam,

This Letter of Intent is submitted for review and consideration by the City of Canton regarding the proposed installation of neighborhood entrance monuments for the residential community known as **Canton Overlook**, located at **205 Hospital Road**.

The intent of this project is to install **decorative entrance monuments** that clearly identify the Canton Overlook neighborhood, enhance the aesthetic character of the community entrance, and align with the City of Canton’s development standards and design guidelines. The monuments are intended to be purely aesthetic and wayfinding in nature, with no advertising, lighting impacts beyond code allowances, or obstruction to sight distance or public infrastructure.

Project Description

- **Monument Type:** Permanent masonry/stone entrance monuments
- **Purpose:** Neighborhood identification and visual enhancement
- **Location:** At the primary entrance(s) to Canton Overlook along Mary Lane
- **Construction Materials:** Concrete, Block, Stone and Brick
- **Height & Setbacks:** To comply with all applicable City of Canton zoning and sign regulations

All improvements will be constructed in accordance with approved plans, applicable City ordinances, and any conditions imposed by the City of Canton. No encroachments into public right-of-way will occur unless expressly permitted and approved by the City.

Maintenance

The entrance monuments will be **privately owned and maintained** by the property owner and/or the Canton Overlook homeowners’ association. The City of Canton shall bear no responsibility for ongoing maintenance, repair, or replacement of the monuments.

Compliance

Final construction drawings, monument details, and placement will be submitted as required for permitting and review. The project team understands that all work is subject to City inspection and approval prior to and upon completion.

We respectfully request the City of Canton’s review and approval of this intent in order to proceed with the necessary permitting and installation of the entrance monuments. Should you require additional information or clarification, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

Wyatt McGrath

Land Development Manager

Eastwood Homes

Phone: (770) 815-2338

Email: Wmcgrath@eastwoodhomes.com

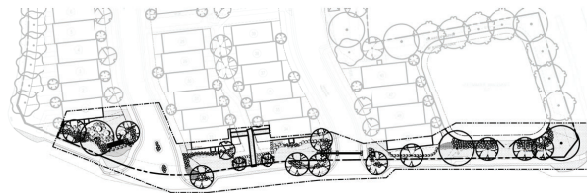
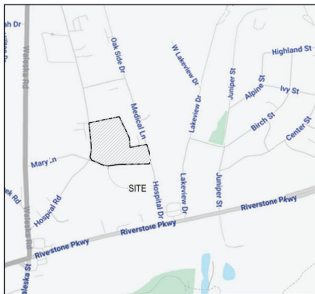
Canton Overlook

Monument Construction Documents

CANTON, GEORGIA

ISSUED APRIL 7, 2026

VICINITY MAP



SHEET INDEX

SHEET	DESCRIPTION
--	COVER
L-1	Sign Monument Details
L-2	Column Monument Details
L-3	Landscape Plan
L-4	Landscape Details
L-5	Landscape Notes

OWNER / 24 HOUR CONTACT

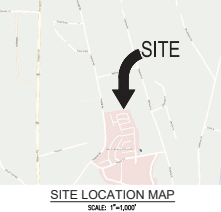
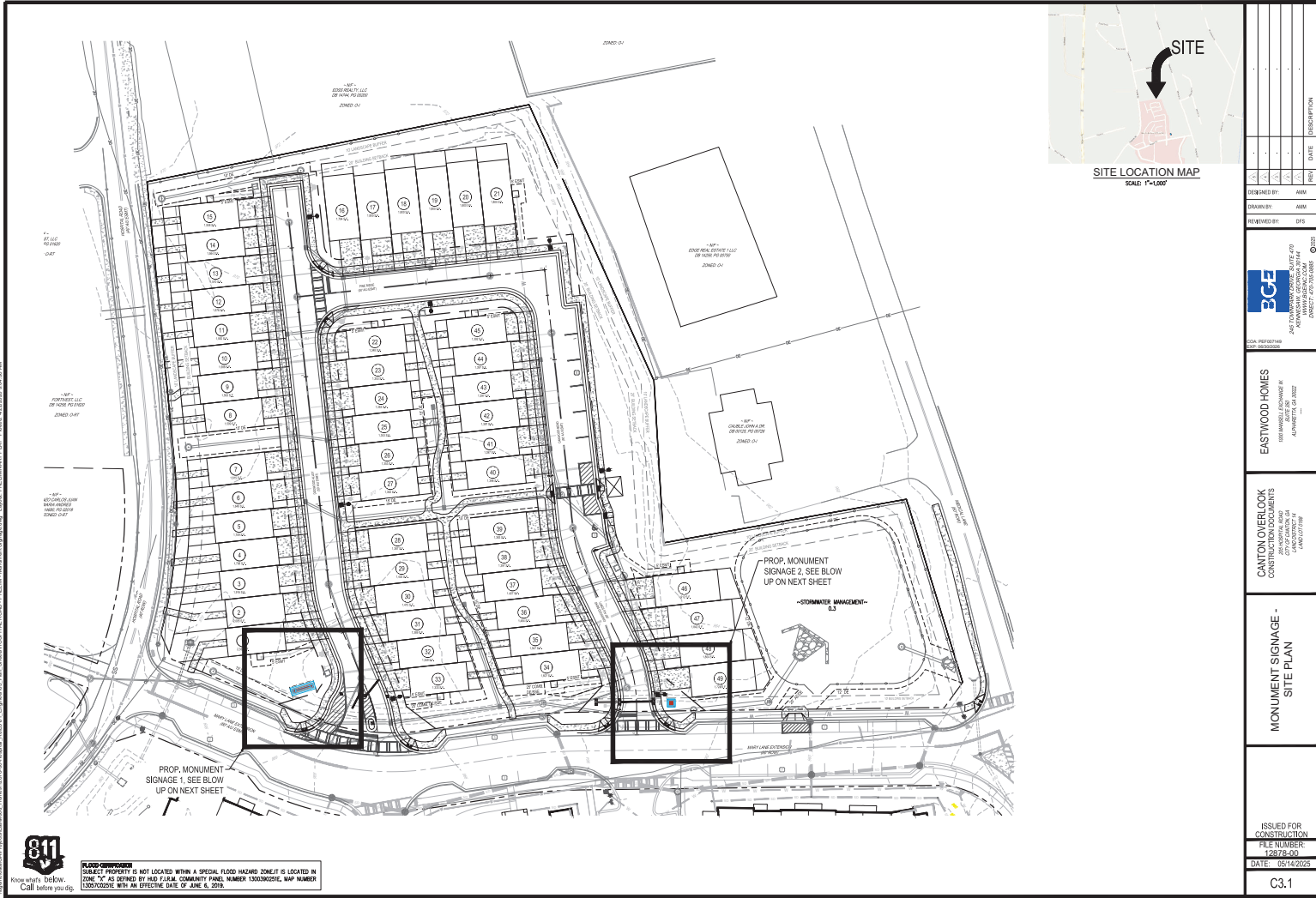
WYATT MCGRATH
EASTWOOD HOMES
TEL: 770.815.2338

IF YOU DIG GEORGIA...
CALL US FIRST!



LANDSCAPE ARCHITECT
CHAU WALL AND ASSOCIATES, LLC

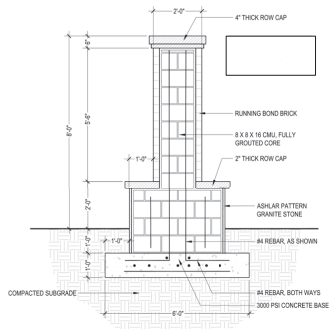
285 WEST WIEUCA ROAD, NE #5303
ATLANTA, GEORGIA 30342
TEL: (404) 436-7071
WWW.CHAUWALLASSOCIATES.COM
CWALL@CHAUWALLASSOCIATES.COM



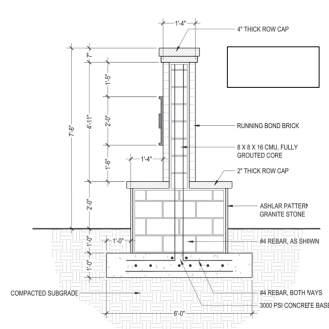
DESIGNED BY:	AWW
DRAWN BY:	AWW
REVIEWED BY:	EPS
DATE:	05/14/2025
DESCRIPTION:	
EASTWOOD HOMES 100 WAGGERS LANE #100 BOSTON, MA 02116 617.552.1232	
CANTON OVERLOOK CONSTRUCTION DOCUMENTS 275 STATE ST. 10TH FL. BOSTON, MA 02109 617.552.1232	
MONUMENT SIGNAGE - SITE PLAN	
ISSUED FOR CONSTRUCTION FILE NUMBER: 12878-00 DATE: 05/14/2025	
C3.1	

31
 Know what's below.
 Call before you dig.

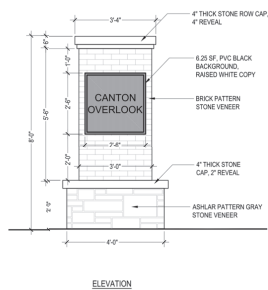
FLOOD HAZARD
 (PUBLC) PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.E.M.A. COMMUNITY PANEL NUMBER 130036025H. MAP NUMBER 130036025H WITH AN EFFECTIVE DATE OF JUNE 4, 2019.



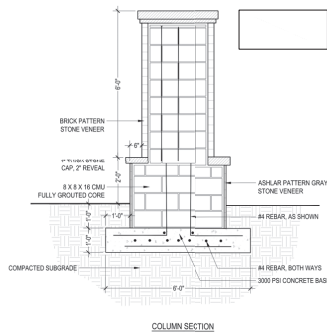
04 Sign Monument Column-Section
L-1 SCALE: 1/2" = 1'-0"



05 Sign Monument Wall-Section
L-1 SCALE: 1/2" = 1'-0"



03 Sign Monument-Enlargement
L-2 SCALE: 1/2" = 1'-0"



FAIRBANKS
ENGINEERING
COMPANY, LLC
Phone: 404-787-8266
5825 Glenridge Drive
Building #4, Suite 104
Atlanta, GA 30328
Fax: 404-995-4459

Canton Overlook
Subdivision
Eastwood Homes
City of Canton, Cherokee County, GA



DRAWN: MJK
DATE: 4/22/2026
SCALE: N.T.S.
PROJ. NO.:
SHEET NO.:

MILLROSE
PROPERTIES

501 Office Center Drive, Suite 350
Fort Washington, PA 19034
(215) 653-8884

MRP HEWB, LLC
205 Hospital Road
Canton, GA

April 24, 2026

City of Canton
Planning & Zoning Department
110 Academy Street
Canton, GA 30114

Re: Property Owner Authorization – Entrance Monument
Canton Overlook Development
103 Dogwood Alley, Canton, GA

Dear Sir or Madam,

MRP HEWB, LLC is the fee simple owner of the property located at 205 Hospital Road, Canton, Georgia. This letter serves as formal notification and authorization to the City of Canton regarding the construction of an entrance monument within the Canton Overlook development, located at 103 Dogwood Alley, Canton, Georgia.

As the property owner, MRP HEWB, LLC consents to and authorizes the construction, installation, and use of the proposed entrance monuments as part of the approved development plans for Canton Overlook. This improvement is intended to support the residents of the development and will be constructed in accordance with all applicable City of Canton ordinances, development regulations, and approved plans.

The undersigned is the duly authorized signatory for MRP HEWB, LLC and is authorized to execute this authorization on behalf of the ownership entity.

Should you require any additional information, documentation, or clarification, please do not hesitate to contact me.

Sincerely,



Ed Hadley
Authorized Signatory
MRP HEWB, LLC

MILLROSE
PROPERTIES

501 Office Center Drive, Suite 350
Fort Washington, PA 19034
(215) 653-8884

MRP HEWB, LLC
205 Hospital Road
Canton, GA

April 24, 2026

City of Canton
Planning & Zoning Department
110 Academy Street
Canton, GA 30114

Re: Property Owner Authorization – Entrance Monument
Canton Overlook Development
201 Oakwood Bend, Canton, GA

Dear Sir or Madam,

MRP HEWB, LLC is the fee simple owner of the property located at 205 Hospital Road, Canton, Georgia. This letter serves as formal notification and authorization to the City of Canton regarding the construction of an entrance monument within the Canton Overlook development, located at 201 Oakwood Bend, Canton, Georgia.

As the property owner, MRP HEWB, LLC consents to and authorizes the construction, installation, and use of the proposed entrance monuments as part of the approved development plans for Canton Overlook. This improvement is intended to support the residents of the development and will be constructed in accordance with all applicable City of Canton ordinances, development regulations, and approved plans.

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Sincerely,



Ed Hadley
Authorized Signatory
MRP HEWB, LLC