

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, October 2, 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 Johnson.

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. Tyler Peoples, Planning Tech
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Mr. Ryan Luckett, Finance Director
Mr. Scott Hooper, Public Works Director
Ms. Kelly Pendley, Operations Manager
Ms. Lauren Johnson, Communications Manager
Mr. Jay Kula, Fire Marshal
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

None

3. Consideration to Approve Agenda

City Manager Billy Peppers informed that the applicant for Public Hearing Item 5A had not completed the public input meeting as required by the City's public hearing process. This item is requested to be removed from the agenda. Councilmember Yawn made a motion to approve the agenda as amended. Councilmember Waterman seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Public Hearings

- A. Public Hearing for Case RZON2503-001 - Request to Rezone Property at 100 Cherokee Street from R-20 (Single Family Residential) to CBD (Central Business District) - Zoning Administrator Steve Green

Attachments: [RZON2503-001 Documentation](#)

This item was removed from the agenda.

- B. Public Hearing for Cases MP2508-001 and CUP2508-002 - Request for Master Plan and Conditional Use Permit at Longview Street and Dr. John T. Pettit Street - Zoning Administrator Steve Green

Attachments: [MP2508-001 and CUP2508-002 Documentation](#)

Zoning Administrator Steve Green reviewed the case details noting the property was originally approved for 124 residential units (96 single family detached homes and 28 duplex units) in 2021. Mr. Green stated the applicant's proposed Master Plan includes 143 living units made up of 15 single family detached units, 48 duplexes, and 80 townhomes. The inclusion of townhome units requires a Conditional Use Permit. The applicant is also requesting a variance to reduce the minimum land area from 25% to 15% for the single family detached portion of the project. Mr. Green noted the applicant has committed \$700 per unit to the Board of Education's Mitigation Fee. The City Engineer stated that the traffic study did not consider the development's impact on Longview Street and that roadway improvements may be required. Mayor Grant opened the public hearing and called on the applicant to present their case. Representatives of Gamesa Properties and their partners presented their case. The applicant reviewed the proposed site plan and discussed issues with the topography and rock on the site. During the public input meeting, residents discussed concerns with a second entrance on Longview Street. The applicant has now proposed to reduce the number of units to remove the requirement of the second entrance. Mayor Grant called for anyone wishing to speak in support of the application. There were none. Mayor Grant called for those wishing to speak in opposition. Mr. Doc Evans spoke in opposition discussing concerns with late notices, unsafe conditions along Longview Street, and traffic congestion, noting that other infrastructure improvements should be made first before a development such as this. Mr. Jerry Erbe spoke in opposition noting inadequate infrastructure and requesting an arborist review the site. Mr. Addison Brown spoke in opposition discussing how overdevelopment can ruin an area and how improvements in infrastructure along Longview Street should be made. Councilmember Bryan Roach made a motion to extend the public input time for each side by two minutes. Councilmember Waterman seconded the motion, and it was approved unanimously. Mr. Cody Bilodeau spoke in opposition stating that infrastructure and road conditions are not adequate and suggested that Council drive along Longview Street at night. The applicants spoke in rebuttal noting that the property already has an approved Master Plan however the applicant is requesting to amend it in a way that makes sense under today's circumstances. The applicant is proposing to reduce the number of units to remove the second entrance and the current infrastructure would support a development of this size. Mayor Grant closed public hearing and opened discussion to Council. Mr. Green reviewed the eight conditions placed on the currently approved Master Plan. A list of these conditions was included in Council's packet. Mr. Green noted that any staff recommended conditions will be provided in the next staff report. Councilmember Roach asked if any improvements would be made to Dr. John T. Pettit Street. Mr. Green stated that it would be addressed by the City Engineer during the land disturbance permit review. Councilmember Roach asked about the trees on the property. Mr. Green noted that a tree survey will be required prior to land disturbance for an inventory of specimen trees. Mayor Grant discussed the sustainability initiatives in the currently approved Master Plan and asked about sewer in the area. Mr. Green stated that according to the City Engineer there is adequate water and sewer to serve the development. Mayor Grant noted that the

proposed development flips the mix of housing types and stated that the surrounding area is predominately single-family homes. Councilmember Waterman asked for clarification as to what “today’s circumstances” references. Mayor Pro Tem Tolan asked if the applicant would be agreeable to have more of a housing type mix closer to the currently approved Master Plan. Mayor Grant asked if the applicant intends for this development to be gated with private streets. Councilmember Roach asked for clarification if the development would be fee simple. Councilmember McGrew asked if there was an estimate for the land removal at this site and what the price point for the units would be. Mr. Green stated he has not received that information at this time. Councilmember Yawn asked about the topography of the site and what mitigation is planned to ensure the safety of those driving within the development. Councilmember Johnson asked about radar patrol and speed limits. Mayor Pro Tem Tolan asked if the applicant would be agreeable with the Housing Fund match as provided within the conditions of the currently approved Master Plan. Councilmember Waterman asked for clarification if the streets within the development would be public or private.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - September 18, 2025

Attachments: [Minutes - Council Meeting - September 18, 2025](#)

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

7. Informational Items

- A. Review of August Monthly Financial Report - Finance Director Ryan Lockett

Attachments: [August Financials](#)

Finance Director Ryan Lockett highlighted fiscal activity in the City’s major fund sources for the month of August.

8. Other Announcements

None

9. Ten Minute Public Input

None

10. Consent Agenda

None

11. Old Business

None

12. New Business

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

Attachments: [TCE Ordinance](#)

Fire Marshal Jay Kula discussed that The Compliance Engine (TCE) is a web-based, third-party service that helps local authorities, building owners, and sprinkler contractors comply with fire protection systems fire codes by: tracking and maintaining code compliance of fire protection systems within the jurisdiction, reducing false alarm activity, and providing a secure cloud environment for third-party contractors to submit inspection, testing, and maintenance reports. TCE also notifies building owners when they need inspection, testing, or maintenance as well as notifying sprinkler contractors and the local Authority Having Jurisdiction (AHJ) for review and certification of compliance. Mr. Kula stated that TCE aggregates data on buildings, including what types of systems they have, when they were last tested, and if there are any open deficiencies. The City has been using this software platform for two years now and it is requested to codify the use of this program. Mr. Kula noted that it is a free software platform for the City as fire service contractors/companies must submit payments to upload their reports.

- B. Discussion of South Canton Park Project - Public Works Director Scott Hooper

Attachments: [South Canton Park](#)

Public Works Director Scott Hooper discussed that the City received eight bids for the project ranging from \$7.6 to \$12 million. Staff is currently reviewing through the bids and references. A recommendation for the contract award will be presented to Council at the next meeting. Mr. Hooper stated that in addition to this, a contract amendment to the existing professional services agreement with TSW will also be brought to the next meeting to include construction administration services. Mayor Grant stated the City received a \$2.2 million grant for this project. The remaining funds will come from SPLOST and Impact Fees. Councilmember Roach and Councilmember Waterman discussed that the project was originally a dog park and questioned the County building two parks for the price of this one. Mr. Hooper stated the park is dog friendly with one third of the park being for dog running areas. Mr. Peppers noted that the County builds passive parks/green space and parking for their parks with amenities being completed separate projects.

- C. Discussion of Sewer Credit Request from Northside Hospital - Assistant City Manager Nathan Ingram

Attachments: [Northside Sewer Credit](#)

Assistant City Manager Nathan Ingram explained that Northside Hospital experienced an issue with their A/C coolant tower water meter almost three years ago. This is a meter that is owned by the hospital. Historically, it was read each month, the reading provided to the City, and a sewer only credit applied to their master account. Mr. Ingram stated that after the meter was replaced, Northside failed to notify the City of a new meter and failed to provide the City with readings necessary to provide this credit on an ongoing basis. Northside has now come to the City requesting to re-implement the sewer credit and provide a 1-year sewer credit for amounts previously invoiced. Mr. Ingram stated that he has requested an agreement regarding the sewer credit be put in writing. Mr. Ingram noted that if this sewer credit is approved, it will be provided as a statement credit.

- D. Discussion of 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](#)

Mr. Ingram stated that the resolution being proposed provides for approval of an Intergovernmental Agreement (IGA) between the Downtown Development Authority (DDA) and the Canton Building Authority (CBA), authorizes the Authority to issue negotiable revenue bonds, approves an Assignment Assumption of Contract, authorizes the Custodial Agreement and the Home Office Payment Agreement. Management will ask the DDA to consider approving Assignment Assumption of Contract at their October 8th meeting.

13. City Manager's Report

None

14. Council Introduced Items

None

15. Mayor's Report

None

16. Adjourn

Mayor Pro Tem Tolan made a motion to adjourn. Councilmember Waterman seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council