

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, November 6, 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 Pro Tem Tolan and an invocation was given by Mr. Darrell Rice.

2. Call to Order

The meeting was called to order by Mayor Pro Tem Tolan.

Members Present:

*Mayor Pro Tem Shawn Tolan
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, City Planner
Mr. Jakob Allen, City Planner
Mr. Ken Patton, Housing Initiatives Director
Mr. Steve Green, Zoning Administrator
Ms. Bethany Watson, City Engineer
Ms. Lauren Johnson, Communications Manager
Mr. Jacky Cheng, Digital Content Specialist
Ms. Anijah Jones, Special Events Coordinator in Economic Development
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, City Clerk*

Absent:

*Mayor Bill Grant
Councilmember Farris Yawn*

3. Consideration to Approve Agenda

City Manager Billy Peppers informed that the applicant for Public Hearing Item 5A submitted a request to defer the public hearing to allow time to revise their site plan and address issues that came from the Community Input Meeting. Mr. Peppers stated that staff spoke with the applicant to see if they would be agreeable with postponing the Public Hearing until January. This will ensure that the Council that hears the Public Hearing will be the Council that votes on the applications given that the City will have a new Councilmember. The applicant was fine with that. Councilmember McGrew made a motion to approve the request for deferral of the cases for Item 5A until January 8th. Councilmember Roach seconded the motion, and it was approved unanimously. Mr. Peppers stated the applicant for Old Business Item 11A submitted a request to defer action on their cases. Mr. Peppers noted that the public hearing about these cases has already occurred. Council did not vote to defer action on the cases. Mr. Peppers requested that an Executive Session be added for the discussion of real estate and litigation. Councilmember Waterman made a motion to approve the agenda as amended with the removal of Item 5A and the addition of an Executive Session. Councilmember Johnson seconded the motion, and it was approved unanimously.

4. Guests and Visitors

None

5. Public Hearings

- A. Public Hearing for Cases ANNX2509-002, RZON2509-001, MP2509-005, CUP2509-004, and VAR2509-001 - Request to annex and rezone +/- 48.21 Acres for the Purposes of Developing a Residential Subdivision and Commercial Area Along Ball Ground Highway - Zoning Administrator Steve Green

Attachments: [Ball Ground Highway Documentation](#)

This item was removed from the agenda and deferred to the January 8th meeting.

- B. Public Hearing for Cases ANNX2509-003 and RZON2509-008 - Request to Annex and Rezone +/- 4.85 Acres for the Purposes of Developing a Single Family Detached Subdivision Along Fate Conn Road - Zoning Administrator Steve Green

Attachments: [Fate Conn Road Documentation](#)

Zoning Administrator Steve Green reviewed the case details noting the applicant seeks a R-4 (Single family residential, 4,000 square foot lots) zoning and a 5.77 dwelling units per acre density for the construction of up to 28 homes. Mr. Green discussed the adjacent Park Village development in comparison to that proposed by the applicant. A Variance request has also been submitted seeking to eliminate the 50-foot buffer when R-4 property abuts PD (Planned Development) property. Mayor Pro Tem Tolan opened the public hearing and called on the applicant to present their case. Mr. Eddie Vargas and Mr. Corey Stalnaker with Legacy Design & Development LLC provided Council a presentation which discussed the project overview, proposed development plan, and community feedback. A copy of the presentation can be found in the office of the City Clerk. Mayor Pro Tem Tolan asked for anyone wishing to speak in support of the applications. There were none. Mr. Ronald Johnson spoke in opposition to the applications discussing concerns with water runoff, flooding, and the site topography. Ms. Tabitha Whitlark spoke in opposition discussing animal displacement due to development within the area, dangerous condition of Fate Conn Road, and the loss of greenspace. Councilmember McGrew made a motion to extend time by six minutes. Councilmember Waterman seconded the motion, and it was approved unanimously. Mr. Bobby Nama spoke in opposition discussing concern with the buffer request and water runoff issues. Mr. Earl Darby spoke in opposition discussing concerns with traffic and need for upgrades on Fate Conn Road. Mr. Vargas spoke in rebuttal stating that the slope is not on their property and they will be developing a stormwater system. Mayor Pro Tem Tolan closed the public hearing and opened the discussion to Council. Council asked Mr. Green to obtain additional information regarding plans to address water runoff, if there will be a Homeowner's Association, relocation of detention pond, buffer request, style of homes to be constructed, square footage of homes, price points, amenities, and school capacity.

- C. 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](#)

Mr. Green reviewed the case details provided on the cover sheet in Council's packet. Mr. Green noted that the Comprehensive Plan shows the property as Historic/Traditional Neighborhood and reviewed the compatible uses. The applicant also seeks two variances: 1) Use of existing gravel surface for the parking lot; and 2) To encroach into the required stream buffer. Mr. Green stated he received an email from the applicant requesting to have a food truck on the property full time. This would require a Temporary Use Permit and is generally only allowed in commercial or industrial zoning districts on vacant lots. Mayor Pro Tem Tolan opened the public hearing and called on the applicant to present their case. Ms. Fiorella Soto spoke describing a to-go style restaurant, the request for gravel parking, and items discussed at the Community Input Meeting. There being no one to speak for or against the application, Mayor Pro Tem Tolan closed the public hearing and opened discussion to Council. Council asked Mr. Green to obtain additional information regarding number of parking spaces required, percentage of dine-in vs takeout, grease trap requirements for restaurants and food trucks, and other examples of Central Business Districts adjacent to residential developments.

- D. Public Hearing, Discussion, and Possible Action on Annual Update to Capital Improvements Element for Impact Fees - Community Development Director Kevin Turner

Attachments: [Resolution to Transmit FY2025 CIE Annual Update](#)

Community Development Director Kevin Turner highlighted the Financial Report and Project List provided in Council's packet. Mr. Turner spoke about the tight deadline for submission and review of the annual update, which is the reason action is being requested. Mayor Pro Tem Tolan opened the public hearing. There being no one signed up to speak, Mayor Pro Tem Tolan closed the public hearing and opened discussion to Council. Councilmember McGrew made a motion to approve the Resolution to Transmit the Annual Update to the Capital Improvements Element. Councilmember Johnson seconded the motion, and it was approved unanimously.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - October 16, 2025

Attachments: [Minutes - Council Meeting - October 16, 2025](#)

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

7. Informational Items

None

8. Other Announcements

None

9. Ten Minute Public Input

None

10. Consent Agenda

None

11. Old Business

- A. Discussion and Possible Action on 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](#)

Mr. Green reviewed the case details provided at the October 2nd public hearing. The applicant has revised the site plan to include 15 single family homes, 39 townhomes, and 70 duplex units for a total of 124 units. The applicant has stated that the streets will be private with a gate and agreed to contribute \$800 per unit to the Canton Housing Fund as well as \$700 per unit to the Board of Education as a mitigation fee. Mr. Green stated a variance request has been submitted to reduce the land area of single family detached homes from 25% to 15%. Mr. Green informed that staff has recommended approval of the applications with the conditions. A list of the conditions can be found on pages 10 and 11 of the Staff Report contained in Council's packet. Councilmember Waterman asked if clarification was given from the public hearing as to what had changed in the development of the property. Mr. Green stated the applicant's Letter of Intent mentioned rock being a contributing factor for development. Councilmember McGrew stated the current Master Plan that has been approved has environmentally friendly building practices and asked if this applicant would be doing the same. Mr. Green stated no. Councilmember Roach made a motion to deny cases MP2508-001 and CUP2508-002. Councilmember Waterman seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on 2026 Council Meeting Calendar - City Clerk Annie Fortner

Attachments: [2026 Council Meeting Calendar](#)

City Clerk Annie Fortner noted that the only change would be in the month of January. It is recommended that the meetings be held on the second and fourth Thursdays (January 8th and January 22nd). All other meetings will be held on the first and third Thursdays of the month. Councilmember Johnson made a motion to approve the 2026 Council Meeting Calendar. Councilmember Roach seconded the motion, and it was approved unanimously.

12. New Business

- A. Discussion of the Proposal for Wastewater System Master Plan from Black & Veatch in the Amount of \$509,319 - City Engineer Bethany Watson

Attachments: [Wastewater System Master Plan Proposal](#)

City Engineer Bethany Watson stated that staff has requested that Black & Veatch update Canton's 2018 Wastewater Master Plan to provide a road map for the future system needs through 2070. The City is currently permitted to treat 7 MGD discharging to the Etowah River & treats wastewater delivered to the facility from its collection system & customers via its network of 33 pump stations, 17 miles of force mains, and 110 miles of gravity sewers. The plan update will include the following elements to provide a comprehensive view of the system needs: Wastewater Flow Projections, Wastewater Collection and Hydraulic Conveyance System Evaluation, Wastewater Treatment Capacity Planning, Capital Improvements Plan, and Master Plan Report. Ms. Watson noted the update is expected to take 12 months to complete. In addition, staff will be discussing a continuous plan update with Black & Veatch so that the City isn't paying such a large cost every 5 years as required.

- B. Discussion of the Agreement for Consulting Services Between the City of Canton and Tetra Tech, Inc. - City Engineer Bethany Watson

Attachments: [Tetra Tech, Inc. Consulting Services Agreement](#)

Ms. Watson informed that Tetra Tech, Inc., as the consultant, will assist the City with the following: Professional Services, Construction Phase Agent of Owner, Inspection, Design Modifications During Construction, Record Drawings, Document Deliverables, and Cost Estimates on various projects throughout the City. Ms. Watson stated that any projects Tetra Tech, Inc. will be working on will be on a Work Order basis which requires approval from Council.

- C. Discussion and Possible Action on the Addendum to Task Order No. 5 for Project Highway 140 PI 0017789 Utility Relocation in the Amount of \$15,000 - City Engineer Bethany Watson

Attachments: [Hwy 140 Utility Relocate Proposal](#)

Ms. Watson stated that in March of 2024 the City contracted with Keck & Wood to assist in the design of the utility relocation services for water and sewer for the Highway 140 project. This is a City-Let, Georgia Department of Transportation (GDOT) funded roadway widening project. This addendum is for additional services beyond the original scope to include GDOT Retention Request Letter and Supplemental Design. Ms. Watson discussed the plans submission and review process when dealing with GDOT funded projects. Councilmember Waterman made a motion to approve the addendum to Task Order No. 5 for project Highway 140 Utility Relocation Project in the amount of \$15,000. Councilmember Johnson seconded the motion, and it was approved unanimously.

- D. Discussion of Disposal of Public Works Vehicles - Assistant City Manager Nathan Ingram

Attachments: [Public Works Vehicle Disposal](#)

Assistant City Manager Nathan Ingram stated that Public Works budgeted in the FY 2026 budget to replace both the Street Sweeper and Bucket Trucks. It is requested that the current vehicles be placed on GovDeals for disposal. This will be brought back to Council on November 20th for a vote.

- E. Discussion of Intergovernmental Agreement for Cherokee County to Conduct Elections - City Manager Billy Peppers

Attachments: [IGA - Cherokee County to Conduct Elections for the City of Canton](#)

Mr. Peppers discussed that Cherokee County Board of Elections handles all aspects of City elections outside of qualifying which is completed by the City Clerk. The proposed Intergovernmental Agreement is similar to prior agreements with two modifications: 1) The agreement will be automatically renewed for ten (10) additional one-year terms (This was previously two additional one-year terms); 2) An updated fee schedule has been included.

13. City Manager's Report

Mr. Peppers discussed that the Indigo Apartments at Prominence Point has a zoning condition that 10% of their units be made affordable at 80-120% AMI which equates to 17 units. This property is currently being sold and the new owner would like to formalize this into an agreement as part of their purchase documents. Staff and the City Attorney have been working to review this agreement and will be bringing it to Council on November 20th. Mr. Peppers provided project and informational updates on the South Canton Park Kick Off Meeting, Holiday decorations, Tree lighting and drone show, Election results, and Request for Proposals for a downtown hotel. Mr. Peppers recognized Ms. Stephanie Baum as Team Member of the Month.

14. Council Introduced Items

None

15. Mayor's Report

Mayor Pro Tem Tolan congratulated Councilmembers Roach and Waterman on their re-election and welcomed Mr. Darrell Rice to Council for Ward 1 beginning in January.

16. Adjourn

Councilmember Waterman made a motion to adjourn to Executive Session to discuss real estate and litigation. Councilmember Roach seconded the motion, and it was approved unanimously.

Bill Grant, Mayor

Attest:

Annie Fortner, City Clerk

Dates Minutes Approved by Council