

Canton, Georgia

110 Academy Street
Canton, Georgia 30114



Minutes Draft - Draft

Thursday, March 26, 2026

10:30 AM

Trilith Guesthouse

350 Trilith Parkway, Fayetteville, Georgia 30214

Council Retreat

March 26-28, 2026
City Council

Thursday, March 26th

Members Present:

*Mayor Bill Grant
Councilmember Farris Yawn
Councilmember Travis Johnson
Councilmember Darrell Rice
Councilmember Bryan Roach
Councilmember Shawn Tolan
Councilmember Wayne Waterman
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney*

Facilitated By Carrie Barnes

10:30 am

1. Council Review of CliftonStrengths

Mayor Grant called the retreat to order at 10:30 a.m. The City Council participated in a facilitated discussion by Ms. Carrie Barnes regarding CliftonStrengths.

2. Facilitated Discussion of Communication and Strategic Planning

3. North Street Development Update

The City Council heard from representatives of Goodwyn Mills Cawood, Carroll Daniel Construction and Davenport Financial Advisors related to the North Street Gateway project.

4. Executive Session for Real Estate, Litigation, and Personnel - If Necessary

Councilmember Yawn moved to enter to executive session to discuss Personnel and Real Estate. Councilmember Waterman seconded the motion and it passed unanimously.

Councilmember Waterman moved to adjourn executive session and to adjourn the retreat for Day 1. Councilmember Johnson seconded the motion and it passed unanimously.

Friday, March 27th

Members Present:

*Mayor Bill Grant
Councilmember Farris Yawn
Councilmember Travis Johnson*

*Councilmember Darrell Rice
Councilmember Bryan Roach
Councilmember Shawn Tolan
Councilmember Dwayne Waterman
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
Ms. Bethany Watson, City Engineer
Mr. Scott Hooper, Public Works Director
Ms. Aundi Lesley, Economic Development Manager
Mr. Ryan Luckett, Finance Director*

Facilitated by Carrie Barnes

8:30 am

1. Facilitated Discussion of Unified Vision for Growth and Development, Infrastructure, Quality of Life, and Strategic Goal Setting

The group discussed growth and development, including things the Council would wish to see in developments. Those items included innovative development, estate lots, things that keep a small town feel, in-fill development, items with interesting character, redevelopment, items that solve pain points (such as traffic), tiered inventory, true mixed-use, recreational amenities, downtown condos, and projects that highlight a variety of styles and price points. The Council would want to know more details about the builder(s) of projects, amenities to be included, potential zoning conditions, the negotiability of developers to meet local needs, and how projects will benefit the community.

The Council discussed not being amenable to projects that are boring residential of cookie cutter development, items that do not add value to the community, projects that start with clear-cutting, basic strip mall retail, projects that are only multi-family, or focus on corporate rentals.

The Council would like to control growth through design standards, clear conditional use permits, working with developers as opposed to having them guess the desires of Canton, keeping high quality and character standards, considering density based on character, evaluating quantity and quality, and showing examples of what they like.

2. Leadership Updates on Projects

The Council received project updates from staff:

City Engineer Bethany Watson noted that the water pollution control plant will be completed by the end of April. Additionally, the water master planning process presented demand forecasts showing the need for 12MGD by 2040 and 18MGD by 2070. The Council asked for a presentation from H2O Innovations to the City to discuss a future water plant project and also to have discussions with Waleska to

discuss water service. TSPLOST revenues will begin coming in in May after they go into effect in April. The Etowah River Pedestrian Bridge will take between 9-12 months once work starts.

Assistant City Manager Nathan Ingram noted that the ACT Canton (Citizen's Academy) will graduate on April 2 with 19 graduates. He also noted a need for a Canton Building Authority meeting on April 2 to approve the guaranteed maximum price for construction of the downtown fire station. The Council advised staff to work with potential hoteliers for the downtown site.

Economic Development Manager Aundi Lesley brought up the old Cherokee High School campus. The Council has a desire to stay in the mix with potential suiters for the property. It was noted that any user other than the School Board would be required to go through a rezoning process. Additionally, the City would like to grow recreation programming using the property.

Police Chief Marty Ferrell noted that the police will ultimately outgrow the current facility as the City continues to grow and staffing increases. He also noted that there was a 33% decrease in crime in 2025 over 2024 as well as a 2% drop in calls for service.

Public Works Director Scott Hooper noted that the City would need to determine a name for the new park in South Canton over the next 3 months and that construction was going as planned. The team discussed trees throughout the City and Mr. Dyer noted he would bring back information on trees and impacts to rights of ways.

Finance Director Ryan Luckett update the Council on the implementation of new finance procedures. He also noted that he was working with staff on several projects. The FY2025 Audit was being wrapped up and showed a \$12M growth in fund balance.

Community Development Director Kevin Turner asked if the City would like the Atlanta Regional Commission to come and present the study from the Pearidge LCI. The Council did affirm the desire for such presentation and Mr. Turner will work to set that up.

Councilmember Johnson and staff (less City Manager and Assistant City Manager) left at 3:30 p.m.

The Council discussed communication and improving knowledge, specifically on finance and community development. They asked for time to go into deeper dives with the staff. The Council discussed the possibility of reconstituting the Planning & Zoning Board. It could be merged with the Board of Appeals. The discussion was to have Mr. Turner bring back suggestions as part of the update to the Unified Development Code.

Councilmember Tolan moved to make City Manager Billy Peppers the Interim City Clerk as the current clerk is on an administrative leave of absence.

Councilmember Waterman seconded the motion and it passed unanimously.

Councilmember Yawn moved to adjourn. Councilmember Waterman seconded the motion and it passed unanimously.

Saturday, March 28th

Members Present:

*Mayor Bill Grant
Councilmember Farris Yawn
Councilmember Darrell Rice
Councilmember Bryan Roach
Councilmember Shawn Tolan
Councilmember Dwayne Waterman
Mr. Billy Peppers, City Manager
Mr. Nathan Ingram, Assistant City Manager
Mr. Bobby Dyer, City Attorney*

9:00 am

1. Tour of Trilith Studios

At 8:45 a.m. the group took a tour of Trilith and Trilith Studios.

2. Adjourn

The retreat ended after the completion of the tour at 10:30 a.m.

