

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Thursday, July 2, 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 Mayor Pro Tem Yawn.

2. Call to Order

The meeting was called to order by Mayor Grant.

Members Present:

Mayor Bill Grant
Mayor Pro Tem Farris Yawn
Councilor Dwayne Waterman
Councilor Darrell Rice
Councilor Bryan Roach
Councilor Travis Johnson
Councilor Shawn Tolan
Mr. Nathan Ingram, Assistant City Manager
Mr. Jeff Rusbridge, City Attorney
Mr. Marty Ferrell, Police Chief
Ms. Bethany Watson, City Engineer
Mr. Tyler Peoples, City Planner
Mr. Jakob Allen, City Planner
Mr. Thomas Trawick, Planning & Zoning Manager
Mr. Ken Patton, Housing Initiatives Director
Mr. Ryan Lockett, Finance Director
Ms. Lauren Johnson, Communications Manager
Ms. Kelly Pendley, Operations Manager
Mr. Mike Morgan, Information Technology Director
Ms. Annie Fortner, Assistant City Clerk

Absent:

None

3. Consideration to Approve Agenda

Assistant City Manager Nathan Ingram stated Item 5B needs to be deferred as there were issues with the advertisement for the public hearing. Public hearings on the millage rate will take place at 11:00 am and 6:00 pm on Thursday, July 16th as well as 6:00 pm on Thursday, August 6th. Mayor Pro Tem Yawn made a motion to approve the agenda as amended. Councilor Rice seconded the motion, and it was approved unanimously.

4. Guests and Visitors**A. Presentation of Proclamation for America 250**

Mayor Grant read and presented a proclamation for America 250.

5. Public Hearings

- A. Public Hearing for Case RZON2604-010 - Request to Rezone +/- 177.43 Acres Located at 2030 & 2050 Sam Nelson Road and 650 Talcmine Drive from PD-MU (Planned Development-Mixed Use) to R-4 (Single-Family Residential) - Planning and Zoning Manager Thomas Trawick

Attachments: [RZON2604-010 Documentation](#)

Planning and Zoning Manager Thomas Trawick presented the case details. Mr. Trawick stated the site was rezoned by the City in 2021 to Planned Development-Mixed Use for a winery, multi-family and single-family residential, commercial space, and agricultural land uses. Mr. Trawick informed that the applicant is proposing to develop the site as a single-family detached subdivision with 225 units. Mayor Grant opened the public hearing. Mr. Bradley Dunkel, applicant, provided a presentation that discussed the project overview including proposed lot and house sizes, price points, amenities, and Homeowner's Association. Mr. Dunkel displayed the proposed concept plan and potential exterior renderings. Mr. Dunkel also spoke of school impacts, traffic study results from 2021, and infrastructure systems. A copy of the presentation can be found in the office of the City Clerk. Ms. Heather Collins spoke in opposition to the application discussing concerns with stressed traffic and utility infrastructure and environmental protection. Mr. Jeremy Warner spoke in opposition speaking about the negative impacts on the current residents and concerns about infrastructure. Mr. Chris Everett spoke in opposition discussing traffic congestion. Mr. Thomas Weaver spoke in opposition to the application noting that the entrance points to the proposed development are on County roads. Mayor Grant closed the public hearing. Mayor Grant discussed that the previous approval in 2021 was exclusively for a winery resort consisting of mixed uses. Action for this item will be placed on the August 6th agenda.

- B. Public Hearing for the Fiscal Year 2027 Millage Rate - Finance Director Ryan Lockett

Attachments: [FY 2027 Millage Rate](#)

This item was deferred.

6. Consideration to Approve Minutes

- A. Council Meeting Draft Minutes - June 18, 2026

Attachments: [Minutes - Council - June 18, 2026](#)

Councilor Tolan made a motion to approve the minutes as presented. Councilor Johnson seconded the motion, and it was approved unanimously.

7. Informational Items

- A. Information Only - Cases RZON2605-009 and CUP2605-008 - Request to Rezone +/- 0.741 Acres Located at 109 Railroad Street from L-I (Light Industrial) to CBD (Central Business District) and Request for a Conditional Use Permit to Operate a Religious Facility - City Planner Jakob Allen

Attachments: [RZON2605-009 and CUP2605-008 Documentation](#)

City Planner Jakob Allen presented the cases. The applicant seeks to rezone the property at 109 Railroad Street from LI (Light Industrial) to CBD (Central Business District) and requests a Conditional Use Permit (CUP) to operate a religious facility on the first floor with office space on the second floor. The applicant also requests a concurrent variance to Unified Development Code 104.03.18 A., which requires religious facilities to have 50-foot street and property line building setbacks. The public hearing for these requests will be on August 6th with possible action on September 3rd.

- B. Information Only - Case CUP2605-007 - Request for Conditional Use Permit Approval to Allow Multi-Family Units in Lieu of Approved Townhome Units at 151 Violet Way (Riverstone Retreat) - City Planner Tyler Peoples

Attachments: [CUP2605-007 Documentation](#)

City Planner Tyler Peoples presented the case. The applicant is seeking a Conditional Use Permit (CUP) to allow multi-family units in lieu of approved townhomes within the development. On March 18, 2021, the Mayor and Council approved a Master Plan Amendment and CUP to allow a 270-unit residential mix of single-family detached and townhome units in this portion of Riverstone Pod G. The applicant's client seeks to construct 124 of those units as stacked living units, which meet the definition of "multi-family" under the Unified Development Code (UDC) and are not currently allowed under its existing CUP approval for "townhomes". The remaining 144 detached living units are nearing the end of the construction. No increase in units or density is requested. This property was the subject of an appeal of the Community Development Director's decision beginning in 2025 regarding the "townhome" definition. The interpretation was upheld by the Board of Appeals and further upheld by the Council. The public hearing on this request will be on August 6th with possible action on September 3rd.

- C. Information Only - Cases ANNX2605-011, RZON2605-010, MP2605-013, CUP2605-012, and VAR2605-003 - Request to Annex and Rezone +/- 48.192 Acres Located Along Ball Ground Highway and Fate Conn Road for the Purpose of Constructing a 167-Unit Subdivision and Commercial/Light Industrial Areas - City Planner Tyler Peoples

Attachments: [Ball Ground Highway and Fate Conn Road Documentation](#)

City Planner Tyler Peoples presented the cases. The applicant requests annexation of +/- 48.192 acres of property into the City and rezoning from R-80, RM-10, and GC (County) to PD-MU (City) for the purpose of constructing a 167-unit fee-simple subdivision consisting of 15 cottages, 40 townhomes, and 112 detached homes, as well as a commercial tract near Ball Ground Highway and a future commercial/light industrial tract along Fate Conn Road. Three (3) concurrent variance are being sought: #1) Allow only one (1) development entrance when the number of units is between 124-304; #2) Elimination of portion of required 50-foot landscape buffer abutting Cherokee County that lies within a power line easement; and #3) Elimination of portion of required 50-foot landscape buffer abutting Cherokee County along the southern property line of Tract 3. The public hearing on these requests will be on August 6th with possible action on September 3rd.

- D. Information Only - Case ZCA2605-014 - River Green Pods J1 and J2 - Zoning Condition Amendment Request to Amend Originally Approved Townhomes to Allow for Single-Family Detached Homes - Planning and Zoning Manager Thomas Trawick

Attachments: [ZCA2605-014 Documentation](#)

Planning and Zoning Manager Thomas Trawick presented the case. The applicant seeks approval for a Zoning Condition Amendment to amend the original approved 110 attached townhomes per Ordinance ZCA2411-003 and Z0012-41 to allow for single-family detached homes. The public hearing on this case will be on August 6th with possible action on September 3rd.

- E. Information Only - Cases ANNX2605-015 and RZON2605-016 - Request to Annex +/- 176 Acres Along Old Shoal Creek Road and Rezone from R-40, AG, and GC (County) to R-10 and R-40 (City) for a Proposed Single-Family Subdivision of 199 Lots - Planning and Zoning Manager Thomas Trawick

Attachments: [ANNX2605-015 and RZON2605-016 Documentation](#)

Planning and Zoning Manager Thomas Trawick presented the cases. The applicant requests an annexation of +/- 176 acres (15 parcels) into the City of Canton. The applicant also seeks a rezoning of +/- 172.88 acres of property from R-40, GC, and AG (County) to R-10 (City) for the purpose of constructing a residential subdivision of approximately 199 units. The remaining +/- 3.52 acres is requested to be rezoned from R-40 (County) to R-40 (City) for an existing home. The public hearing on these cases will be on August 6th with possible action on September 3rd.

8. Other Announcements

None

9. Ten Minute Public Input

Mr. Chris Everett spoke of concerns with the proposed increase in the millage rate.

Mr. Thomas Weaver discussed wait times at the railroad crossing on Marietta Road and encouraged Council to speak with the railway.

Mr. Todd Smith spoke of concerns with the proposed increase in the millage rate.

10. Consent Agenda

- A. Approval of Text Amendment to Unified Development Code Regarding Artisan and Small-Scale Manufacturing - City Planner Tyler Peoples

Attachments: [Artisan and Small-Scale Manufacturing Text Amendment](#)

- B. Approval of the Award of Task Order 9 to Practical Design Partners, LLC for West Main Street Pedestrian Corridor Construction Management Services in the Amount of \$258,370 - City Engineer Bethany Watson

Attachments: [Practical Design Partners - Task Order 9](#)

- C. Approval of the Award of the West Main Street Pedestrian Corridor Project to Wilson Construction Management, LLC in the Amount of \$1,342,439 - City Engineer Bethany Watson

Attachments: [West Main Street Pedestrian Corridor Project](#)

- D. Approval of Change Order 1 for Time Extension on the Ridge Pine Elevated Tank - City Engineer Bethany Watson

Attachments: [Ridge Pine Elevated Tank Change Order 1](#)

- E. Approval to Renew the Task Order Agreement Contract for Professional Engineering Services with Keck & Wood, Inc - City Engineer Bethany Watson

Attachments: [Keck & Wood Task Order Agreement Renewal](#)

- F. Approval of Task Order 9 to Keck & Wood, Inc for Intersection Upgrade for Railroad Street at Waleska Street in the Amount of \$51,000 - City Engineer Bethany Watson

Attachments: [Keck & Wood - Task Order 9](#)

Councilor Roach requested to remove Item 10B from the Consent Agenda. Mayor Grant stated that item will be moved to Old Business Item E for further discussion. Mayor Pro Tem Yawn made a motion to approve the Consent Agenda as amended. Councilor Johnson seconded the motion, and it was approved unanimously.

11. Old Business

- A. Discussion and Possible Action on Case CUP2604-002 - Request for Conditional Use Permit Approval for Multi-Family Residential Component of Proposed Mixed-Use Development at 261 East Main Street - City Planner Jakob Allen

Attachments: [CUP2604-002 Documentation](#)

City Planner Jakob Allen reviewed the case details and staff comments provided in the agenda packet. Staff recommends approval with the following conditions: 1) A minimum of one parking space per dwelling unit shall be provided on site; and 2) A minimum of one parking space compliant with the Americans with Disabilities Act (ADA) shall be provided on site. Councilor Tolan made a motion to approve the Conditional Use Permit with the two conditions as recommended

by staff. Councilor Roach seconded the motion, and it was approved unanimously.

- B. Discussion and Possible Action on Cases ANNX2604-001, RZON2604-004, VAR2604-001 - Request to Annex +/- 0.684 Acres Located at 1763 Ball Ground Highway and Rezone from R-40 (County) to General Commercial (City) with Concurrent Variance to Reduce Landscape Buffer Abutting Cherokee County from 50 Feet to 25 Feet - City Planner Tyler Peoples

Attachments: [ANNX2604-001, RZON2604-004, VAR2604-001 Documentation](#)

City Planner Tyler Peoples reviewed the details of the cases and discussed staff comments that were provided in the agenda packet. Staff recommends approval with the following conditions: 1) Loading/unloading of delivery vehicles shall be prohibited along Diana Drive; 2) Signage shall be placed along Diana Drive prohibiting large vehicles such as semi-trucks and tanker trucks. A "No Commercial Traffic" sign or similar signage shall be placed past the entrance on Diana Drive; 3) Tobacco/vape establishment, car washes, self-storage facilities, auto repair, and package stores shall be expressly prohibited; 4) Egress from the property onto Diana Drive shall be right-out only; 5) A bus/transit shelter may be located within any required landscape buffer or landscape strip. Said shelter shall be selected from the standard model in the Overlay Zone Community Standards Ordinance or a similar design approved by the Community Development Director; 6) There shall be no drive-thrus and/or drive-thru windows; and 7) All exterior lighting shall be downlit and/or full cut-off. There is no staff recommendation regarding the concurrent variance. Councilor Roach made a motion to approve the annexation, rezoning, and concurrent variance request with the seven conditions as recommended by staff. Councilor Johnson seconded the motion, and it was approved unanimously.

- C. Discussion and Possible Action to Approve the Public Safety Roof Replacement Project - Assistant City Manager Nathan Ingram

Attachments: [Public Safety Building Roof Replacement](#)

Assistant City Manager Nathan Ingram discussed that the contract now includes a five-year labor warranty as well as an itemized owner's contingency. Approval to use any of the contingency must be given by the City and the City will be reimbursed for any funds not used. Councilor Rice made a motion to approve the contract for the Public Safety Building roof replacement project. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action to Approve Resolution to Abandon Lee Street and Authorize the Mayor to Sign the Quitclaim Deed to Cherokee County - Assistant City Manager Nathan Ingram

Attachments: [Lee Street Abandonment](#)

Assistant City Manager Nathan Ingram stated that the County plans to make Lee Street one-way, create a six-foot-wide sidewalk along the East side of the remaining portion of Lee Street, and place utilities underground in that area. Councilor Waterman made a motion to approve the resolution to abandon Lee Street and to authorize the Mayor to sign the quitclaim deed to Cherokee County. Mayor Pro Tem Yawn seconded the motion, and it was approved unanimously.

Item 11E – Award of Task Order 9 to Practical Design Partners, LLC for West Main Street Pedestrian Corridor Construction Management Services in the Amount of \$258,370

Councilor Roach discussed his concerns regarding the cost associated with the Task Order. City Engineer Bethany Watson provided a breakdown of the costs and discussed the complexity of the utility coordination of the project. Councilor Rice made a motion to approve the award of Task Order 9 to Practical Design Partners, LLC for the West Main Street Pedestrian Corridor Project Construction Management Services in an amount not to exceed \$258,370. Councilor Tolan seconded the motion. The motion passed. Councilor Roach voted against the motion.

12. New Business

- A.** Presentation and Discussion of the Fiscal Year 2027 Proposed Budget and Fee Schedule - Finance Director Ryan Lockett

Attachments: [FY 2027 Budget and Fee Schedule](#)

Finance Director Ryan Lockett provided Council an overview presentation of the proposed budget which included budget highlights, summaries of funds, major changes and additions, and synopsis of the Capital Improvement Program. A copy of the presentation can be found in the office of the City Clerk. Budget details will be available for review on the City's website and in person at City Hall. A public hearing on the budget is scheduled for July 16th at 6:00 pm. The budget adoption will be placed on the August 6th Council agenda.

Councilor Johnson left the meeting at this time.

- B.** Discussion of Proposed Georgia Power Company Underground Easement for South Canton Park - Operations Manager Kelly Pendley

Attachments: [Georgia Power Easement Agreement - South Canton Park](#)

Operations Manager Kelly Pendley stated that Georgia Power will install underground distribution line to support wires, transformers, service pedestals, and other necessary apparatus and fixtures required for the new infrastructure at 2939 Marietta Highway, also known as South Canton Park. Staff will ask for approval of the easement at the next Council meeting.

- C.** Discussion and Possible Action on Authorization for City Manager to Negotiate and Settle Highway 140 Project Parcels - City Engineer Bethany Watson

Attachments: [Highway 140 Project Parcels](#)

City Engineer Bethany Watson informed that this item is to allow the City Manager to negotiate and settle all parcels related to the two Highway 140 projects. Appraisals and first offers have been sent for the Highway 140 at Marietta Highway/Riverstone Parkway project and approved by Council previously. The City expects appraisals and first offer approvals to come to

Council for the Highway 140 at Reinhardt College Parkway project in the next few months. Mayor Pro Tem Yawn made a motion to approve the authorization of the City Manager to negotiate and settle Highway 140 Project parcels. Councilor Waterman seconded the motion, and it was approved unanimously.

- D. Discussion and Possible Action for Inspection and Building Envelope Services for the Public Safety Building Roof Project - Assistant City Manager Nathan Ingram

Attachments: [Roof Inspection and Envelope Services](#)

Assistant City Manager Nathan Ingram reviewed the memo provided in the agenda packet detailing the proposals received for inspection services from building envelope specialists. Williamson & Associates' proposal is a traditional inspection service consisting of 7 site visits. The proposal from Intertek is more comprehensive, including approximately 20 site visits, design review services, pre-construction meeting attendance, and overall project management. Mr. Ingram noted that he has confidence in both firms, however he feels that Intertek offers a more integrated approach and greater oversight throughout the construction process. Councilor Rice made a motion to approve the proposal from Intertek Architectural Testing, Inc dated June 3, 2026 to conduct inspections and building envelope assurance services on the upcoming Public Safety Building Roof Project in an amount not to exceed \$28,815. Councilor Tolan seconded the motion, and it was approved unanimously.

- E. Discussion of Proposed Right of Entry Agreement with Georgia Power - Assistant City Manager Nathan Ingram

Attachments: [Georgia Power Right of Entry Agreement](#)

Assistant City Manager Nathan Ingram discussed that Georgia Power has requested that the City execute a temporary Right of Entry (ROE) agreement. This agreement will grant Georgia Power permission to utilize two designated local parks (Etowah River Park and Boling Park) as emergency staging and equipment storage yards solely during natural or man-made disasters. This will be placed on the July 16th agenda for potential action.

- F. Discussion of Amendment to the School Safety Zone Maps - Assistant City Manager Nathan Ingram

Attachments: [School Safety Zone Maps](#)

Assistant City Manager Nathan Ingram stated that the Cherokee County School District recently updated the school safety zone maps to include the new Cherokee High School Campus on Dr. Martin Luther King, Jr., Boulevard. Staff will bring this map for approval to be added to the School Safety Zone Maps of school facilities within the City of Canton at the next meeting.

13. City Manager's Report

Assistant City Manager Nathan Ingram provided an update on the construction progress of the Downtown Fire Station.

14. Council Introduced Items

None

15. Mayor's Report

Mayor Grant thanked the Councilors who attended the Georgia Municipal Association's Annual Convention in Savannah and wished everyone a safe and happy 4th of July.

16. Adjourn to Executive Session to Discuss Real Estate and Litigation

Councilor Waterman 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