

DATE: November 24, 2023

TO: Mayor Bill Grant, City of Canton
ATTN TO: Brittany Anderson, Planner, City of Canton
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2023 City of Canton Comprehensive Plan Update

Description: A regional review of the draft 2023 City of Canton Comprehensive Plan Update.

Submitting Local Government: City of Canton

Action Under Consideration: Approval

Date Opened: November 24, 2023

Deadline for Comments: December 15, 2023

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF BALL GROUND
CITY OF ROSWELL

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CHEROKEE COUNTY
CITY OF WALESKA

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF HOLLY SPRINGS
CITY OF MILTON

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by **Friday December 15th, 2023**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>.

CANTON 2045

COMPREHENSIVE PLAN



City of Canton, Georgia
cantonga.gov | explorecantonga.com

City of Canton
State of Georgia
County of Cherokee
Resolution No. 2023-19

**RESOLUTION
TO TRANSMIT CANTON 2045
COMPREHENSIVE PLAN
FIVE YEAR UPDATE**

WHEREAS, the City of Canton, Georgia has prepared a five-year update to its Comprehensive Plan; and

WHEREAS, the five-year update to the Comprehensive Plan was prepared in accordance with the Minimum Standards and Procedures for Local Comprehensive Planning, effective March 1, 2014, established by the Georgia Department of Community Affairs, and a Public Hearing was held on November 2, 2023, at Canton City Hall, 110 Academy Street, Canton, Georgia 30114;

BE IT THEREFORE RESOLVED that the City of Canton, Georgia does hereby submit the five-year update to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this 16th day of November 2023.

BY: Bill Grant ATTEST: Annie Fortner
Bill Grant, Mayor Annie Fortner, City Clerk



Approved as to Form and Content.

Robert M. Dyer
Robert M. Dyer, City Attorney

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1. Introduction

The City of Canton's Comprehensive Plan serves as a guide for the local government officials and community leaders in decision making supporting the community's stated vision. With input from the public and the City's stakeholders, the plan identifies needs and opportunities for the community along with goals for the City's future and policies that offer guidance and direction for obtaining these goals.

The mission of a Comprehensive Plan for a local community in Georgia is to provide the identification and assessment of existing conditions and future needs, and to consider the anticipated growth and changes that will affect the health, safety, and welfare of present and future community residents, workers, and visitors. The Plan also should address and advance the coordination of land use with sustainable economic development, transportation and community infrastructure planning, and protection of natural and cultural resources, including the provision of adequate housing for the entire community.

In Georgia, a local community must adopt a Comprehensive Plan meeting the State's standards and update the plan on a regular basis to maintain Qualified Local Government (QLG) status and remain eligible for a wide range of State grants, assistance and permitting programs. Planning requirements for the preparation and adoption of Comprehensive Plans are adopted by the State's Board of Community Affairs according to the Georgia Planning Act and administered and supplemented by the Department of Community Affairs (DCA).

The City of Canton's current update is required by the end of February 2024 while Cherokee County and its other cities' current update is required by October 2023. This update is characterized **as the "fifth-year" update by the State, and the complete re-evaluation, reorganization and rewrite of the Plan elements are required by the State to address the significant changes that have occurred in Canton over the past decade and satisfy the planning standards adopted by the State.** The City of Canton desires **to meet and exceed the State's standards for planning required for an Urban, Tier-One community.**

1.1. Overview

The discovery of gold in 1829 at Dahlonega created a rush into northern Georgia and the demise of the Cherokee Nation as Georgia created Cherokee County in December 1831. The modern Cherokee County was first surveyed in 1832 and the county seat, originally named Etowah, was established in 1833. When it was determined that there was no gold on many of the 40-acre lots created by the survey, a silk production venture came to the area, and the county seat was renamed Canton in 1834.



Canton City Hall

When silk production proved a failure, cotton and tobacco became the primary crops for the area until the railroad was extended to Canton from Marietta and Atlanta in 1879. The advent of rail access allowed cotton and the small but thriving marble industry to ship their goods south to Atlanta and Marietta in the 1880s, and Canton was transformed into an industrial city with R.T. Jones and other investors established the Canton Cotton Mill in 1899. The mill quickly became the largest employer in the county and the center of economic and social life in the City. The mill built two villages to house its employees, established schools, sponsored festivals, operated a store and built a church. In 1924, Canton Cotton Mill No. 2 was constructed, and Canton became a major center for the manufacture of denim cloth. The City became famous worldwide for the high-quality denim produced by Canton Cotton Mills.

By the middle of the twentieth century, chicken production replaced cotton as the number one agricultural product in the area. Along with the cotton mills and the marble finishing business near Ball Ground, residents were employed at the Bell Bomber Plant, now Lockheed-Martin in Marietta. In 1963, workers at the Canton Cotton Mills voted in a labor union for the first time, and the mills began a slow decline with years of conflict between the workers and the mill owners (still led by members of the Jones family as majority stockholders). This conflict and other changes in society quickly eroded the familial tradition of the mill community, and the Canton Cotton Mill closed in 1981.

Canton, as well as Cherokee County, continued to grow and thrive as the county became a bedroom community for the Atlanta Region. The City of Canton has been able to capture a significant amount of growth in Cherokee County by providing a center for government finance, business, health care, education, and local cultural resources. The construction of Interstate 575 provided easy, albeit at some peak times congested, accessibility to the rest of the Atlanta Region. Today Canton offers a combination of accessible and attractive employment opportunities, small-town charm, and family-oriented services that spurred very rapid growth and development.

The City of Canton and Cherokee County are rich in natural resources. The Etowah River and Little River supply water to Lake Allatoona in the southwest corner of the country. This lake is operated by the U.S. Army Corp of Engineers for flood control, power generation, water supply and recreation. Lake Arrowhead, west of Waleska, is a private lake within the Lake Arrowhead master planned development. The northwest corner of Cherokee County is the most mountainous with several recognized peaks above 2,200 feet. The Etowah River intersects the City of Canton from the northeast to the southwest as it flows to Lake Allatoona.

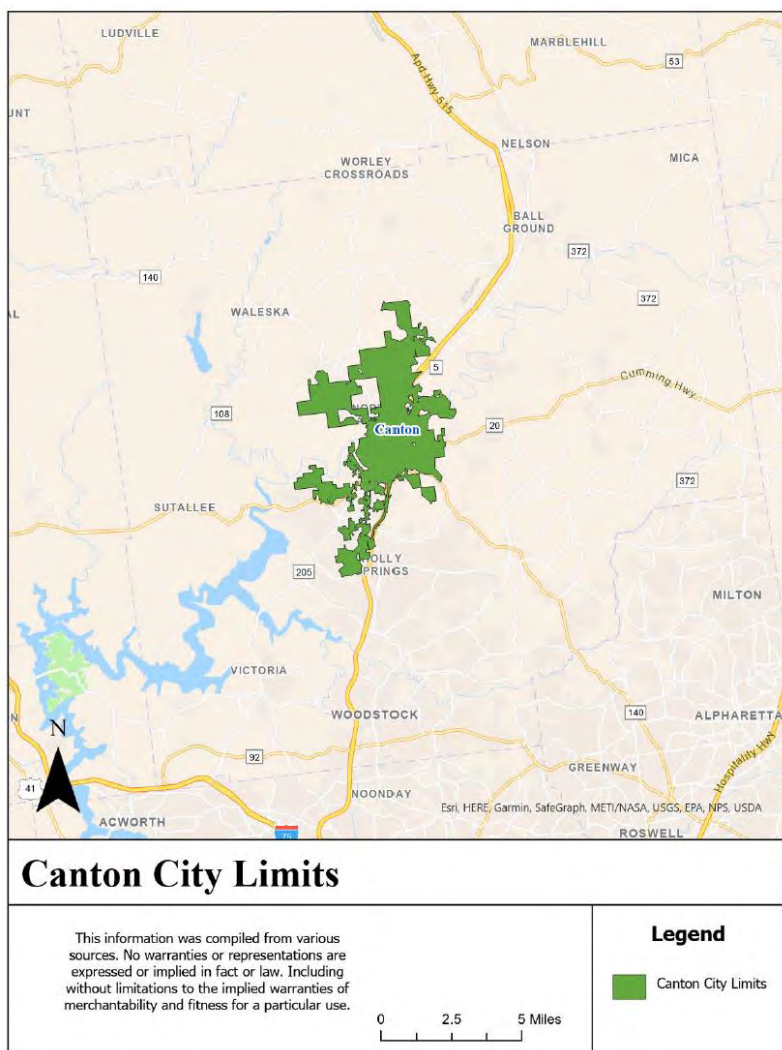


Figure 1-1: City of Canton Location Map

1.2. Incorporating Related Plans

To make the most of the Comprehensive Plan, it is imperative to be aligned with other initiatives in the City. These plans are important in shaping the City by providing goals and strategies that supports the comprehensive plan in reaching those goals.

Roadmap for Success

The City of **Canton's Roadmap for Success** is a plan but also a call to action that organizes the steps of local leaders, private and non-profit organizations, residents, and businesses toward a shared vision for how the City will operate through 2035. In developing this strategic plan, numerous goals and tactics were integrated into eight overall guiding principles, or tenets, for Canton's future success. Each tenet is a commitment from the Mayor & Council to residents, businesses, and partners as a platform for thoughtful review when considering new development projects, establishing budget priorities, and approving local guidelines and procedures to optimize city operations. The tenets are:

- Creating Great Neighborhoods
- Celebrating the Diversity of Our Community
- Advancing Regional Economic Success
- Enhancing Historic Downtown Canton
- Sustaining Our Natural Environment
- Connecting Citizens to Parks and Recreation
- Improving Infrastructure for Future Demands
- Leading with Excellence.

Capital Improvement Element (CIE)

The City of Canton utilizes Impact Fees to assist in funding the construction of fire safety, police services, parks and recreation, and road improvements. The CIE is a detailed study of **the City's existing facilities, needed facilities, and the costs to maintain** the current levels of service in the specified areas. The CIE was adopted in February 2019.

Water and Wastewater Master Plans

The City of Canton Water and Wastewater Master Plans were adopted in December 2018. The plans include population and flow projections, hydraulic modeling, and development of capital improvement projects.

Central City Urban Redevelopment Plan

Canton's Central City Urban Redevelopment Plan is intended to address areas in the City's historic, social, and cultural center that need redevelopment. The City envisions a thriving community where the rural heritage is preserved. Central City hopes to offer business opportunities such as retail services, office, limited industrial and community amenities within a walkable and livable setting to its residents. **Only ten parcels in Canton's downtown area** was approved with the objective that the job tax credit would encourage small business creation.

Technology Ridge Urban Redevelopment Plan

This plan provides the background, goals, and strategies for redevelopment of what would **become Cherokee County's second Opportunity Zone**- Technology Ridge which sits along Interstate 575 and reaches from Canton to the southern portion of Ball Ground.

A primary goal of the plan includes designating Technology Ridge as an Opportunity Zone that would make potential employers eligible for tax benefits for setting up in the area. Other strategies include supporting the development of a variety of commercial uses to encourage activity and employment while encouraging businesses to utilize existing structures to house uses that are compatible with the surrounding character areas.

Solid Waste Management Plan

The Cherokee County Solid Waste Management Plan provides an overview and goals for the **County's waste disposal policies along with Ball Ground, Canton, Holly Springs, Waleska, and Woodstock**. The plan addresses waste reduction, collection, disposal, land limitation, and **education and public involvement**. The **County's population growth warrants efficient waste disposal procedures** that keep the County clean, but also highlights the need for waste reduction in the form of reuse, recycling, and waste preventative measures.

Transportation Master Plan

The 2023 City of Canton Transportation Master Plan provides the residents and visitors a plan that outlines safe access and enhanced connectivity to neighborhoods, recreation facilities, local businesses, and natural resources today, while envisioning future solutions that ensure sustainability and implementable action steps. The plan is intended to

- Develop a comprehensive city-wide transportation master plan to guide future transportation decision-making,
- Include analysis of demographic trends, travel patterns, and project alternatives to meet projected future demand,
- Identify policies, programs, strategies, projects, costs, and funding sources needed to **assure that the city's transportation system adequately serves the short, intermediate, and long-term travel needs**, and
- Undertake an extensive public and stakeholder process to gather valuable input.

Comprehensive Transportation Plan

The 2022 Cherokee County Comprehensive Transportation Plan (CTP) addresses multi-modal transportation issues through 2050. The final prioritized list of projects was developed from the ground up with input from citizens, business owners, elected officials then evaluated for effectiveness. The seven groups of projects include Roadways, Safety, Bridges, Bicycle-Pedestrian-Trails, Transit, Freight, and Aviation.

Housing Needs Assessment & Market Study

The original Housing Needs Assessment & Market Study was completed in December 2020 and an update was completed in 2022. Using the most current data, the report identified the

trends, gaps, and opportunities for the City. The findings informed the recommendations **made to support the continued development of the City's housing. The information was** summarized in three categories: demographic and socioeconomic, housing availability, and housing affordability.

Public Art Master Plan

The Public Art Plan lays the foundation for the future of public art in Canton and prepares the City to begin injecting artwork into all facets of the community. The coming public art investments will be a tool to communicate that Canton cares seriously about creativity while providing one-of-a-kind experiences to its residents and visitors alike, further cementing their connection to the place they love the most.

1.3. Public Participation

The leadership for the City of Canton emphasized the importance of public involvement and participation in the comprehensive planning process to support the development of usable procedures for future decision making.

Effective outreach provides the appropriate opportunity for citizens to be involved in the planning process. Citizens are educated on the purpose of the planning effort and the significant role they play in developing the plan.

As part of Canton 2045: Comprehensive Plan, stakeholders were engaged in numerous ways throughout the planning process and were encouraged **to provide their views on Canton's** future.

Participation Techniques

Public Hearings

As required by DCA's Local Planning Requirements, a Public Hearing was conducted on August 3, 2023 to begin the planning process. During the public hearing, staff informed the community on the process per the Department of Community Affairs (DCA) standards to develop the plan, broadcast opportunities for public participation in the development of the plan, and to obtain input on the proposed planning process.

A second hearing was held on November 2, 2023 to present the draft to the public before official review by DCA. During the public hearing, staff provided an executive summary of the Comprehensive Plan to the City Council. Comments were solicited from the City Council as well as the public. At the City Council meeting held on November 16, 2023, the City Council approved the plan to be submitted to DCA for review before the adoption of the plan.

Survey of the City's Boards and Commissions

Preparation of this plan involved an informed and active group of citizens, the participants of **the City's various boards and commissions. To obtain feedback from this group, they were** surveyed and asked to provide responses to questions relating to their subject matter based on the board or commission served. The questions and responses surround land use, housing,

economic development, tourism, arts and culture, sustainability, historic preservation, and public safety. The responses were incorporated into this comprehensive plan update and are also in the Appendix. The boards and commissions surveyed are:

- Board of Appeals
- Housing Team
- Canton Main Street Board
- Canton Tourism Board
- Cultural Arts Commission
- Downtown Development Authority
- Environmental and Sustainability Advisory Board
- Historic Preservation Commission
- Public Safety Citizen Advisory Committee

Staff

Billy Peppers, City Manager

Nathan Ingram, Assistant City Manager

Brittany Anderson, Planner (Project Manager)

Public Engagement with the Community

Public participation in the planning process afforded staff an opportunity to consult with the real experts of the community while tapping into their daily experiences of living and working in the City. The public brought a variety of issues to the attention of staff, stakeholders, and City Council throughout the public workshops. Gaining input from the residents was a vital component throughout the planning process. Meetings were held for primary topics of the plan. All meetings and events were open to the community members and stakeholders. The following meetings were held with the community:

- Public Hearing #1: Kick off with City Council – August 3, 2023
- First Friday: Brief Quality of Life survey of the public – August 4, 2023
- Schmoozapalooza: Economic Development, Tourism, & Recreation survey of the business community – August 10, 2023
- Terrific Tuesday: Transportation and Infrastructure survey of the public – August 22, 2023
- Multicultural Festival: Arts and Culture survey of the public – September 9, 2023
- Open House – October 19, 2023
- Comp Plan update with City Council – October 19, 2023
- Public Hearing #2: Comp Plan update with City Council – November 2, 2023
- Comp Plan update with City Council (Regular Meeting) – November 16, 2023



Kristin Norton Green, Theatre Events and Facilities Director, engaging with a family at the Multicultural Festival.

Community Survey

A community survey was designed to obtain input regarding the vision for the City of Canton. The survey asked for comments and opinions regarding general satisfaction with local services and which issues are most important to the community. The survey was available through **the City's website, publicized through the City's newsletter** and social media including Facebook, Instagram, and Twitter. The survey was available online from August 28, 2023 to October 9, 2023. The results of the community survey are in the Appendix.

Website Portal

The City of Canton **developed a webpage on the City's website to keep the public informed** about upcoming meetings and events. All information relative to the comprehensive plan can be found at cantonga.gov/canton2045.

2. Plan Elements

2.1. Demographics

Canton, Georgia began as a part of an Indian trade route for the Cherokee Nation. The Canton area was once known as “Etowah,” and was incorporated by the State Legislature in 1833. The founding fathers wanted the town to become a Silk center like the world-famous City of Canton, China, and (in 1834) the name was changed from Etowah to Canton. Canton quickly became the “capital” city of Cherokee County, with its varied economic opportunities, its role as a social center, and educational facilities. The denim industry was massive in Canton, with the textile mills employing over 1,200 persons at their peak. The last mill closed in 1981.

Historic and Existing Population

Canton is one of the fastest growing areas in the metropolitan Atlanta area. The City grew to an estimated population of 22,958 in 2010. Between 1980 and 1990, the population increased slowly from 3,601 persons to 4,817, a change of 34 percent. Between 1990 and 2000, the population increased by 3,655 persons to 8,472, an increase of 76 percent. Between 2000 and 2010, the population increased by 14,486, an increase of 171 percent. Between 2010 and 2020, the population increased by 10,424, an increase of 45 percent.

Table 2.1: Historic and Existing Population: Canton and Other Cherokee County Cities 1980-2010

Jurisdiction	1980	1990	2000	2010	2020
Cherokee County	51,669	90,204	143,811	214,346	265,274
Canton	3,601	4,817	8,472	22,958	33,382
Ball Ground	640	899	730	1,433	2,510
Holly Springs	687	2,684	3,195	9,189	16,493
Mt. Park (pt)	n/a	15	13	547	587
Nelson (pt)	n/a	65	288	1,314	1,153
Waleska	450	635	616	644	728
Woodstock	2,699	4,749	10,342	23,896	35,105
State of Georgia	5,463,105	6,475,216	8,186,453	9,687,653	10,710,000
Source: Cherokee County Comprehensive Plan, DCA DataViews - 2000 Census STF-3, Canton's Horizon 2030 Comprehensive Plan, Dataset - 2010 Census Demographic Profile SF, Census Bureau, World Bank					

Population Growth in Adjacent Jurisdictions

Canton's population growth within Cherokee County between 1980 and 2020 has been significant. Its population growth is only exceeded proportionally by the City of Woodstock. Canton's growth rate exceeds the overall growth rate for the incorporated cities in the county, inclusive of Canton, Woodstock, Holly Springs, Waleska, and Ball Ground until 2020 when Woodstock's growth exceeds Canton's growth by approximately 1,723. In Cherokee County, Canton, and Woodstock experienced significant growth between 1980 to 2010, as well as moderate growth in Holly Springs, while the other jurisdictions experienced rapid growth over the same 30-year period.

Projected Population

To demonstrate population projections, Table 2-2 lists projections utilizing the straight-line method conducted by staff using the 2021 American Community Survey 5-Year Estimates. Additionally, linear trend projections conducted by Ross and Associates projects population to be 51,745 by 2040 while Black and Veatch projected the population to be 41,349 by 2040 in a previously completed water master plan for the City.

Table 2-2: Population Projections

Straight Line Method	
2021	34,576
2023	35,809
2023	37,094
2024	37,906
2025	38,736
2030	42,974
2035	47,675
2040	52,891
2045	58,677

**Straight line method, 2.19% (1-year), 10.94% (5-year)*

Household Size

Canton's average household size is 2.8, compared to the metro Atlanta average household size of 2.06 and state average of 2.67.

Age Distribution

Canton's largest age group is between the age of 0-14, 20.8 percent compared to the Atlanta metropolitan area at 22.3 percent and the state at 19.7 percent. Residents between the age of 45-64 comprise the second largest age group in the City at 20.5 percent, but it is less than the metro area at 29.4 percent and the state at 25.7 percent. The smallest age group in Canton is people 65 and older whereas the metro Atlanta area has 10.1 percent, and the state has 13.9 percent.

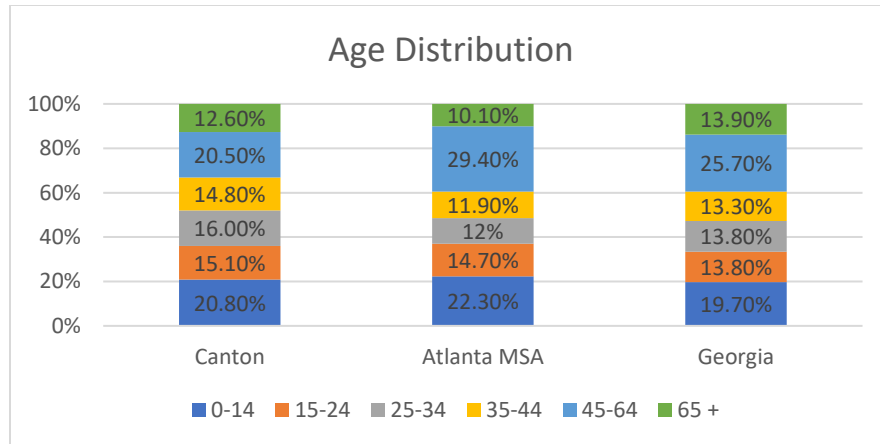


Figure 2-1: Age Distribution, 2021

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

Racial/Ethnic Composition

According to the U.S. Census, 2021 American Community Survey 5-Year Estimates, the population for non-Hispanic, White in Canton is 58.3 percent compared to 53.8 percent of the metro-wide population and 51.4 percent of the statewide population. The Hispanic or Latino population in Canton is 26.3 percent compared to 16.1 percent for the metro area and 9.9 percent statewide. Approximately **12.4 percent of Canton's population is Black while 31.1 percent of the state and 23.6 percent of the metro area is Black**. The American Indian and Alaska Native population in Canton is 0 percent which is less than the state and metro area at 0.1 percent and 0.2 percent, respectively. The Asian population in the City is 1.3 percent while 1.6 percent represents two or more races.

Educational Attainment

Canton is just as competitive with the State and metro area for population age 25 and over with associate degrees – **6.5 percent of Canton's residents have an associate degree, 8.2 percent of the state's population, and 7.1 of the metro area**. The greatest difference in education is no high school diploma whereas Canton has more residents without a high school diploma. **15 percent of Canton's population does not have a high school diploma while 11.8 percent of the state's population and 9.4 percent of the metro area population do not have a high school diploma**.

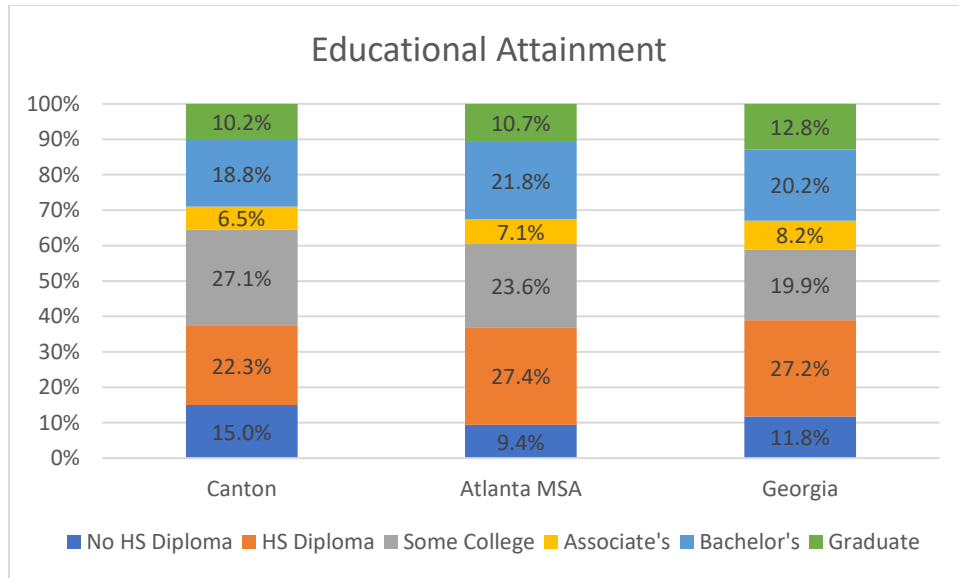


Figure 2-2: Educational Attainment, 2021

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

Household Income

Communities with high levels of educational attainment normally have high-income levels also. Over the five-year period, 35 percent of households in Canton had incomes of \$50,000 to \$99,999, compared to 36.8 percent of the metro Atlanta and 30 percent for the state of Georgia. Additionally, 30 percent of households in Canton had incomes \$100,000 and greater, compared to 26.8 percent of the metro area and 30.7 percent of the state.

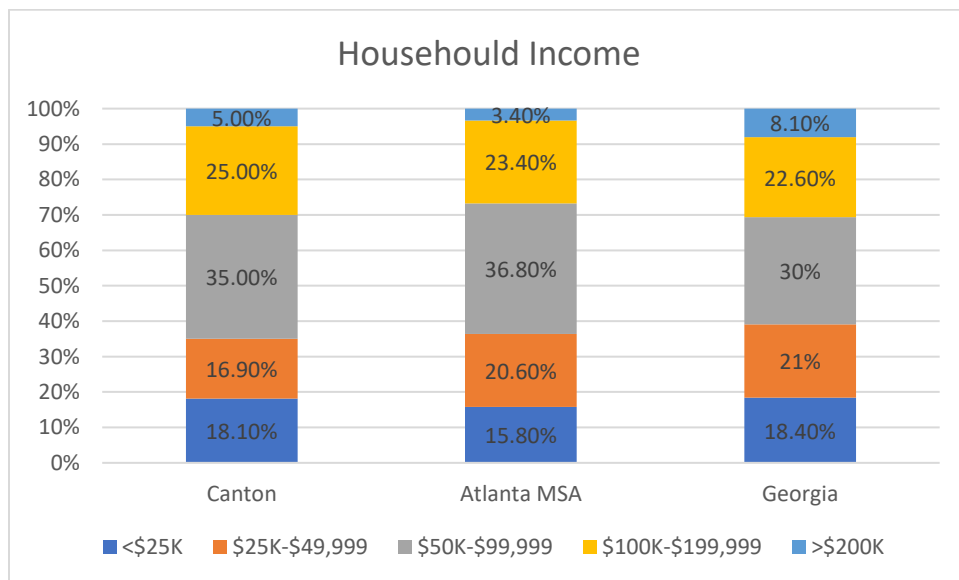


Figure 2-3: Household Income, 2021

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

2.2. Housing

A balanced inventory of housing in terms of unit type, cost, tenure, and style promotes a range of housing options that are necessary to support an economically and socially diverse community. While the current Comprehensive Plan promotes managed growth within Canton, it is not to occur at the expense of the unique quality of life and community character that the City of Canton embodies. It is not the intent to promote exclusivity in housing character, but to support a growing cultural, point in life, and economic diversity, as well as to maintain existing affordable housing stock and foster new lower and moderately priced housing opportunities in selected growth areas.

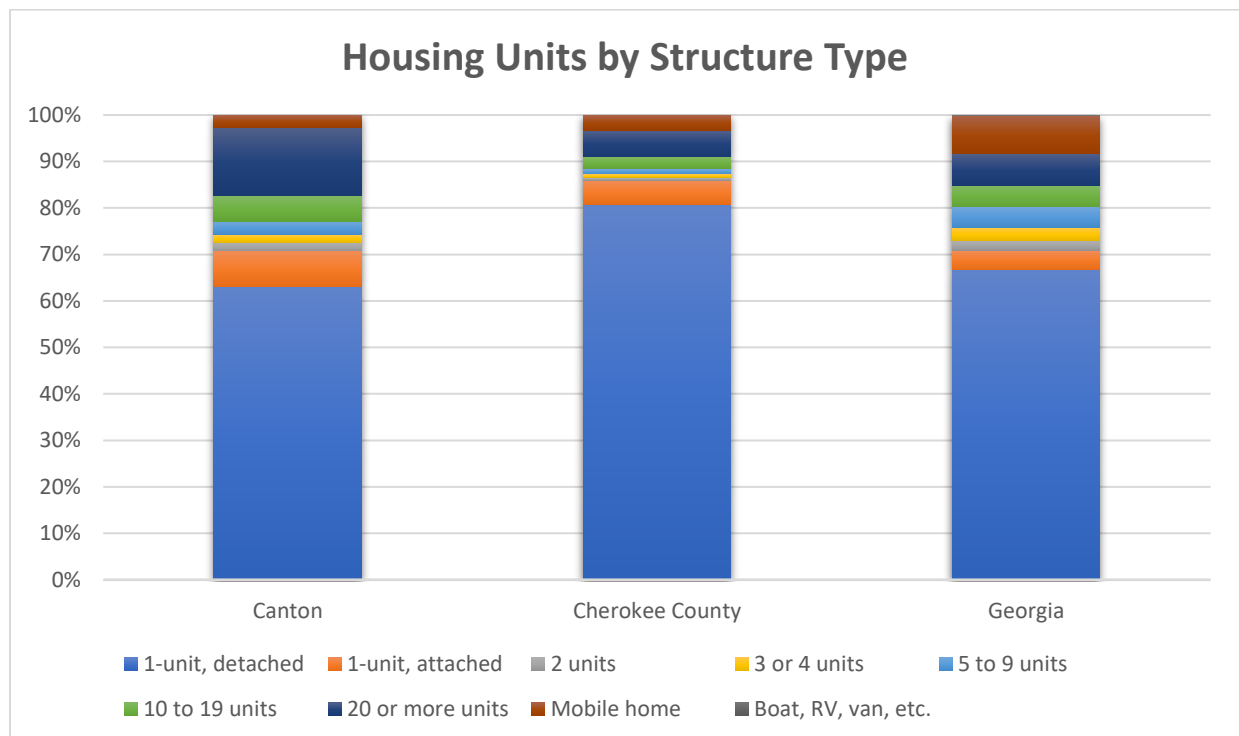


Figure 2-4: Housing Units by Structure Type, 2021

Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates

Occupancy

The City has a higher homeowner vacancy rate (4.3 percent) compared to the County (1.5 percent) and the state of Georgia (1.6 percent), per the 2021 American Community Survey. An estimated **52.4 percent of Canton's occupied housing units are owner-occupied**, compared to a 76.6 percent owner-occupancy rate in Cherokee County and 64.5 percent occupancy rate in the state of Georgia. **An estimated 47.6 percent of Canton's occupied housing units are renter-occupied**, compared to a 23.4 percent owner-occupancy rate in Cherokee County and 35.5 percent occupancy rate in the state of Georgia.

Age

Most of the single-family housing stock in Canton was built in the 1990s or later with the most housing units being built between 2000 and 2009 alone, a total of 5,572. A smaller portion of **the City's housing stock was** constructed between the 1930s and the 1980s, a total of 2,324 housing units.

Cost of Housing

According to the U.S. Census Bureau, 2021 American Community Survey, the median cost of single-family housing in Canton is \$261,100: approximately 38.4 percent of owner-occupied housing units in the City are valued at \$300,000 or more; this is noticeably lower than average cost in Cherokee County but more than the average costs of housing units in the state of Georgia.

Canton Housing Authority

Canton Housing Authority is a public agency that provides affordable housing for families, the elderly and those with disabilities. It is governed by a local board, which hires and oversees the operation of three public housing apartment complexes totaling 143 units in Canton. The agency is funded and overseen by the federal U.S. Department of Housing and Urban Development and is not part of city government.

Maintenance, Enhancement and Rehabilitation Programs

As a member of the Georgia Urban County Consortium (GUCC,) the County receives an annual allocation of HUD Community Development Block Grant (CDBG) funds, which are administered through the Cobb County Community Block Grant Program Division.

The GUCC was formed in 1992 to administer funds received from the Home Investment Partnerships Act (HOME), a formula grant from the U.S. Department of Housing and Urban Development. Cobb County serves as the lead agency for the consortium which includes Cobb County, Clayton County, Cherokee County (and its cities) and the City of Marietta. Residents of the county, its cities, developers, and non-profit organizations rely on the assistance programs of the GUCC and the State Department of Community Affairs. Most of the programs offered by the GUCC and State are funded by HUD resources.

Habitat for Humanity North Central Georgia

In January 2006, the affiliates in North Fulton, Cherokee, Forsyth, and Dawson Counties merged to form Habitat for Humanity-North Central Georgia in order to greater address the housing need in the growing community of Metro Atlanta. Today, Habitat for Humanity-North Central Georgia has built, rehabbed, and repaired more than 440 homes serving over 1600 individuals throughout the entire area.

Canton Housing Needs Assessment and Market Study

In 2022, the City updated the Housing Needs Assessment and Market Study. The update aims to help the City understand the current and future housing needs of its residents. Using the most current data, this report identifies the trends, gaps, and opportunities for

the City of Canton. These findings informed the recommendations made to support the **continued development of the City's housing. This information has been summarized in** three categories: demographic and socioeconomic, housing availability, and housing affordability. Following these are the key recommendations made in the report.

Demographic and Socioeconomic Key Findings

Demographic and socioeconomic information can provide insight into potential housing challenges and opportunities in Canton. Between 2000 and 2020, the city saw sizable population growth. Between 2022 and 2027, population growth is predicted to continue at about 1.3% per year. Population growth can indicate increased investment and economic growth in a city. Further, an analysis of commuting rate shows economic opportunity. The net number of individuals who travel to Canton for work is 231, meaning that more individuals are commuting to Canton for work than are leaving.

Key Findings Related to Housing Availability

Since the 2020 Housing Needs Assessment and Market Study, the percentage of single-family homes, as a percentage of total housing stock, has increased, while the share of multi-family homes has decreased. Further, between 2022 and 2027, the percentage of owner-occupied housing units is predicted to increase. In the early 2000s, Canton had a housing stock boom. New housing construction has since slowed, despite continued **population growth. TPMA's housing demand model estimates that Canton will need to** develop an additional 3,900 housing units before 2032 to accommodate for rising population and to maintain housing costs. Current approved housing developments are primarily medium and high-**density units, which will become increasingly important as the city's** population continues to grow and land availability declines.

Key Findings Related to Housing Affordability

Housing affordability supports economic growth for the city and housing stability for individuals and families. Housing cost burden is one measure of housing affordability. Households are considered cost-burdened if they pay more than 30% of their monthly income to housing costs, including utilities. In Canton, almost 40% of households are cost burdened. Renters have a high incidence of cost burden, with over 50% of renter households being cost burdened. This may be related to the increasingly competitive housing market seen throughout the nation. In Canton, the median home sales price increased by almost 100% between August 2017 and August 2022. Not only are homes **selling for more; they're selling more** quickly than in the past. Housing affordability is multi-**faceted and must be considered in the city's housing plan.**

Georgia Initiative for Community Housing (GICH)

The City of Canton was named as one of five local governments in the state selected to participate in the Georgia Initiative for Community Housing starting this past Spring 2023. This three-year program provides collaboration and technical assistance to help

communities create and implement a locally based plan to meet their housing needs. GICH helps communities improve their quality of life and economic vitality through the development of community-driven housing and revitalization strategies. This is achieved through technical assistance, collaboration, expert presenters, training, facilitation, consensus building, networking, and mentoring.

2.3. Economic Development

Located in the northern portion of the Atlanta metropolitan area, Canton provides a quality place to live, work and do business. The City of Canton has established itself as a viable part of the Atlanta metro area while maintaining its heritage and a strong sense of community. As Canton moves forward in the beginning of a new century, the heritage of the City is clearly reflected in the progress now taking place.

With a broad selection of shopping, dining and entertainment opportunities, Canton attracts consumers from all over north Georgia in addition to residents. New commercial development at the Interstate 575 interchanges has positioned Canton as a regional trade and employment center. The historic core of the City has welcomed new specialty retail shops and businesses that complement the existing downtown government activity.

The existing business community is embracing the activity generated by new developments, which continues to grow throughout the City bringing new businesses and jobs into Canton. These people are working side by side with long-established businesses that are reinvesting in the City through renovation and restoration of existing properties, particularly in the downtown area. Pride in the City is clearly reflected as newcomers and long-time residents alike invest in the growth and development of the City.

Local Labor Force Characteristics

Residents of Canton are employed in a variety of sectors, with many of the residents employed in one of the following business sectors:

1. Educational services, and health care and social assistance - 18.8 percent
2. Professional, scientific, and management, administrative and waste management services - 13.4 percent
3. Construction - 13 percent
4. Retail trade - 11.5 percent
5. Arts, entertainment, and recreation, and accommodation and food services - 10.8 percent
6. Manufacturing – 9.5 percent
7. Public administration – 5 percent
8. Wholesale trade – 4.3 percent
9. Finance and insurance, and real estate and rental and leasing – 4.2 percent
10. Other services, except public administration – 3.3 percent
11. Transportation and warehousing, and utilities – 2.9 percent
12. Information – 2.3 percent
13. Agriculture, forestry, fishing and hunting, and mining – 1 percent

According to Georgia Department of Labor and U.S. Bureau of Labor Statistics, approximately 3.6 percent of Cherokee County area labor force are unemployed compared to approximately 3.8 percent of the state's **labor force** and **3.9 percent of the country's labor force**.

Organizations and Tools Available to the City

The City's economic development strategy is to build on existing environmental, human and technology resources. Emphasis is on corporate, professional, and technical job creation, in conjunction with the redevelopment of the CBD to a central activity core.

Canton Economic Development

The City of Canton's Economic Development function seeks to improve and expand the economic base of the City through the retention and expansion of existing businesses and attraction of new businesses and investment. The City aims to utilize all available services, resources, and tools to ensure that Canton remains a favorable and vibrant city for businesses and residents.

To accomplish this mission, the City of Canton assists with site selection, due diligence, tax incentives, permit assistance, financing, and other programs that assists small, mid-sized, and large businesses.

Canton Tourism Strategy

The City officially launched its tourism strategy in 2023. The mission is to enhance Canton's economy by utilizing Explore Canton assets to promote and market Canton events, businesses, and destinations to be enjoyed by visitors and residents.

Explore Canton website provides a unique, user-friendly, responsive experience to inspire visitors and residents alike to choose the City of Canton for their next vacation, meeting, activity, shopping, or dining experience. Visit Explore Canton: explorecantonga.com.



Velinda Hardy, Downtown Development Manager, announcing the headliner for the First Friday event



Nathan Ingram, Assistant City Manager; members of the City Council; members of the Cultural Arts Commission; City Staff; and artist Rob Walker-Bunda unveiling the UNITE mural on Boling Park's basketball court.

Economic Development Partners & Resources

Economic development does not happen in a vacuum and therefore requires partnerships and collaboration to ensure success.

In addition to working with the Canton Downtown Development Authority (DDA), the Canton Development Authority, and the Canton Housing Authority. The office also works with partners such as:

- The Cherokee Office of Economic Development
- The Cherokee County Chamber of Commerce
- The Canton Main Street Program
- Canton Tourism, Inc.
- The Cherokee County School District
- Reinhardt University
- Chattahoochee Technical College
- Georgia Power
- The Metro Atlanta Chamber of Commerce
- The Georgia Department of Economic Development
- Atlanta Regional Commission
- The Georgia Department of Community Affairs
- Georgia Economic Developers Association

Canton's economic base is rooted in the healthcare and public sectors. As of recent, the economic impact of commercial businesses has supported larger numbers of jobs, due to the City's growing population. Industrial firms and blue-collar jobs also abound within the City.

According to Georgia Department of Labor, the top ten largest employers in Cherokee County as of 2022:

- Chart, Inc.
- Inalfa Roof Systems, Inc.
- **Lowe's Home**; Centers, Inc.
- Northside Hospital, Inc.
- **Pilgrim's Pride Corporation**
- Publix Super Markets, Inc.
- Target
- The Home Depot
- The Kroger Company
- Walmart

2.4. Natural Resources

The City of Canton's natural environment is one of its greatest assets. Situated on the banks of the Etowah River and at the base of the mountains of North Georgia, Canton is home to beautiful landscapes which provide its citizens and others with an enjoyable and healthy community. Because its natural resources are such an important asset to the community, it is important that the community strive to protect them.

Water Supply Watersheds

The Rules of the Georgia Department of Natural Resources Environmental Protection Division Chapter, 391-3-16-.01, Rules for Environmental Planning Criteria for Water Supply Watersheds are aimed at the protection of public water resources. Because of the importance of water supply watersheds for the health and well-being of the community, it is imperative that the City ensures the health of this resource according to the rules.

There is a public water supply intake point on the Etowah River within the City of Canton. Because this watershed is larger than 100 square miles, minimum criteria for large water supply watersheds must be met. The criteria for large water supply watersheds require that all tributaries within a seven-mile radius of the intake point maintain each of the following: a one-hundred-foot buffer along streambeds, no impervious surfaces constructed within 150 feet from streambeds, and prohibition of septic tanks or septic fields within 150 feet of streambeds. Any facilities which handle hazardous materials within the seven-mile radius must have in place safeguards for the prevention of spills as detailed within the Rules for Environmental Planning.

Hickory Log Creek Reservoir

The City of Canton and the Cobb County-Marietta Water Authority (CCMWA) formed their partnership in the year 2000 to meet the long-term water supply needs of the region. The

Hickory Log Creek Reservoir supplements the City of Canton's existing raw water supply, the Etowah River, and the CCMWA's numerous wholesale customers via Lake Allatoona. All costs of the project are split between the City and CCMWA 25 percent and 75 percent, respectively.

Construction of the Reservoir and Dam began in 2005 and was completed in 2008. Full pool was attained in April 2011. Completion of the reservoir and dam assures the citizens of Canton and CCMWA customers reliable high quality and affordable wholesale drinking water for many years into the future.

Hickory Log Creek Reservoir is a pumped storage, steam augmentation reservoir. Water is released from the Reservoir during low flow conditions in the Etowah River to make up for **the withdrawals by the City's water treatment plant on the Etowah River near Heritage Park.** The Reservoir got its first use during the fall of 2016 when the water supply releases had to be made to supplement the low flows in the Etowah River. During the periods of higher flows in the Etowah River, the Reservoir can be filled by pumping water from the river back into the reservoir to maintain as much storage as possible.

Raw Water Supply

The Rules of the Georgia Department of Natural Resources Environmental Protection Division Chapter, 391-3-16-.01, Rules for Environmental Planning Criteria for Water Supply Watersheds are aimed at the protection of public water resources. Because of the importance of water supply watersheds for the health and well-being of the community, it is imperative that the City ensures the health of this resource according to the rules.

Currently, all raw water is withdrawn from the Etowah River in a run-of-the-river type intake without storage. The City is permitted to withdraw 18.7-mgd (monthly average) and 23.0-mgd (maximum day) from the Etowah River. However, the plant is only permitted to discharge 5.45-mgd to the distribution system. The higher withdrawal rate is based **on the City's ability** to release water from the Hickory Log Creek Reservoir to supplement flow in the Etowah River. Water production at the plant is based on limitations of the treatment process and equipment. Most recently (2020 through 2023), the average water production discharged to the system ranged between 3.1-mgd and 3.3-mgd with a maximum month of 3.7-mgd and a maximum single-day of 4.3-mgd.

In 2000, the City partnered with the Cobb County-Marietta Water Authority (CCMWA) and initiated the Hickory Log Creek Reservoir and Dam Project to provide an additional source of water for the area. The dam spans nearly 1,000-ft across Hickory Log Creek and is 180 feet high, making it one of the largest dams in the state not built by the Corps of Engineers or Georgia Power. At full pool elevation (1,060-ft MSL) the reservoir covers 411 acres and has a capacity of nearly 6 billion gallons of water. This reservoir will supplement the City's existing raw water supply from the Etowah River and will allow the City to meet projected water demands beyond 2040.

As part of the project, an intake and pump station were constructed on the Etowah River, near the I-575 Overpass, along with 1.5 miles of pipeline to transport raw water between the

river and the reservoir. The City is permitted to withdraw up to 39-mgd from the Etowah River for filling the Hickory Log Creek Reservoir.

Wetlands

Wetlands are another critical aspect of the City's ecosystems. These areas include open water (ponds, lakes, reservoirs, etc.), non-forested emergent wetlands (freshwater marshes), scrub/shrub wetlands (non-forested areas dominated by vegetation averaging less than twenty feet in height), forested wetlands (natural or planted), and altered wetlands.

According to the Rules of the Georgia Department of Natural Resources Environmental Protection Division Chapter, 391-3-16-.03, Rules for Environmental Planning Criteria for Wetlands Protection, the City should identify a minimum size for the designation of wetlands, though this minimum cannot exceed five (5) acres. All wetlands meeting or exceeding this minimum threshold should be identified and mapped to protect these critical ecosystems.

There are eighteen areas of wetlands in Canton totaling approximately 28 acres, most of them adjacent to the Etowah River or its tributaries. The City should take measures to protect these areas.

Groundwater Recharge Areas

According to the Rules of the Georgia Department of Natural Resources Environmental Protection Division Chapter, 391-3-16-.02, Rules for Environmental Planning Criteria for Groundwater Recharge Areas, the City of Canton must protect its groundwater recharge areas. Groundwater recharge areas in Canton are located primarily south of Bells Ferry Road and Univeter Road in the southern extremes of the City. These are areas in which groundwater is captured in underground aquifers which can be tapped into for public consumption. Because most of the groundwater aquifers in Cherokee County have a low storage capacity, the bulk of the public water supply must be captured from areas with surface water, such as surface streams, rivers, reservoirs, or lakes. Because they are a source of drinking water for the public and are limited within the City, precautions should be taken to protect groundwater recharge areas.

Protected Rivers

According to the Rules of the Georgia Department of Natural Resources Environmental Protection Division Chapter, 391-3-16-.04, Rules for Environmental Planning Criteria for **River Corridor Protection**, a "protected river" means any perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by U.S.

Geological Survey documents."

Under this legislation, local governments are required to develop River Corridor Protection Plans to delimit permissible uses along protected rivers or river corridors and provide safeguards for the protection of the river, including a natural vegetative buffer of at least one hundred feet on each side of the river. The Etowah River, which flows through Canton, qualifies as a protected river according to the Rules for Environmental Planning Criteria.

Etowah River Corridor

The Etowah River is a major resource to the City of Canton and the region as a whole because of its importance as a source of public water as well as the recreational and aesthetic benefits to the community. Because Canton has limited groundwater recharge areas, the city must rely on surface water to fulfill its demands. The Etowah River flows into the Lake Allatoona Reservoir, which is a major water source for both Cherokee County and the Atlanta Region. Cherokee County has adopted a Stream Buffer Protection which provides for a 150-foot buffer along the Etowah River to ensure it is maintained as a clean water source for residents and habitat for wildlife.

The City of Canton values the Etowah River as one of its chief resources and has set aside land along the corridor for conservation and passive recreation purposes. The City hopes to expand these lands as it develops the Emerald Trail, a network of trails following the natural land adjacent to the Etowah River and its tributaries.

Protected Mountains

According to the Rules of the Georgia Department of Natural Resources Environmental Protection Division Chapter, 391-3-16-.05, Rules for Environmental Planning Criteria for Mountain Protection, there are no protected mountains within the City of Canton.

Consideration of Regional Water Plan

The City of Canton lies within the area of Metropolitan North Georgia Water Planning District. The District updated their Water Resource Management Plan in 2017.

The District includes 15 counties (Bartow, Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Hall, Henry, Paulding, and Rockdale) as well as 93 municipalities partially or fully within these counties. The District also has seven authorities that currently provide water, wastewater and/or stormwater services. The **District's plans and policies work to protect water resources in the Chattahoochee, Coosa/Etowah, Flint, Ocmulgee, Oconee, and Tallapoosa River Basins.**

The plan update process was driven **by the District's policy goals which were initially** developed and adopted in 2002 and refined for the plan update process based on input from the stakeholders. The following policy goals guides decision making for the District and help ensure consistency of purpose for the plan:

- *Protect water quality and public water supplies*
- *Support conservation and/or demand management*
- *Support economic growth and development*
- *Equitably distribute benefits and costs*
- *Promote public education and awareness*
- *Facilitate implementation*
- *Improve resiliency*

In addition to the policy goals, a key area of focus in the Plan Update process was the integration of the water, wastewater, and watershed management plans in this update. An

integrated planning approach was adopted to support consideration of the inter-relationships among management strategies and their impacts.

While the policy goals and the focus on integration drove decision making overall, more specific principles helped to guide the design and selection of Action Items. Some of these planning principles apply broadly, while others are specific to sections of the Plan, as noted below:

- Maximize the use of existing sources and facilities: Water supply sources and water and wastewater treatment facilities are major investments for local jurisdictions. Using existing sources and facilities is cost-effective and generally has the least adverse environmental impact.
- Increase water conservation and efficiency: The need for additional future water supply and treatment capacity can be reduced by increasing efficiency and reducing waste and loss. Demand management and supply efficiency are often more cost-effective than developing new water supplies.
- Best Practices for non-potable reuse: The District discourages non-potable reuse when its application increases net water use. However, the District recognizes a number of best practices for non-potable reuse that can help extend the life of water supplies.
- Consider return flows: Local wastewater providers should consider the need for returns of highly treated wastewater to local water bodies within the basin of origin as well as opportunities to enhance available water supplies through indirect potable reuse and the generation of **“made inflows” to federal reservoirs (see box at right)**. **GAEPD’s planning guidance for this Plan further states that returning highly treated wastewater to Lake Lanier and Allatoona Lake (and their watersheds) and to the Upper Flint River Basin shall be encouraged, where feasible, to support long-term sustainable water use from these basins.**
- Make appropriate use of reclaimed water: The use of highly treated wastewater for indirect potable reuse and non-potable reuse plays an important role in sustaining **the District’s potable water supplies. Maximizing return flows to local water supply** sources is encouraged when feasible. This Plan has a strong focus on indirect potable reuse returns to the river basins and lakes that provide the District's water supplies.
- Continue to protect water quality: Water quality protection is essential to ensuring the quality and availability of existing and future drinking water supplies, in-stream aquatic health, recreational opportunities, and availability of wastewater assimilative capacity.
- Support adoption of advanced treatment technologies: New technologies will advance our abilities to augment water supplies, ensure safe drinking water and reduce pollutant loadings to our waterbodies.
- Promote maintenance of decentralized wastewater systems: Recognizing the need to promote return flows and reuse, land application systems (LASs) can offer a

viable wastewater treatment method in certain local jurisdictions in the District. Septic systems are also viable wastewater treatment methods across the District. In both instances, however, long-term maintenance of these facilities must be adequate to ensure the protection of water quality.

- Reduce wastewater treatment facility influent variability: Dramatic changes in wastewater influent can cause difficulties for treatment facilities, especially smaller facilities. Practices that reduce variabilities, such as pre-treatment, septage disposal planning and fats, rags, oils, and grease control programs help to protect wastewater treatment facility operations and water quality.
- Enhance reliability of wastewater pumping stations: Consistent and uninterrupted performance of wastewater pumping stations is critical to protecting water quality. Appropriate measures should be taken to ensure reliability and redundancy, to avoid and minimize overflows and discharges of untreated and partially treated wastewater.
- Promote green infrastructure approaches: Green infrastructure approaches use networks of vegetated, open lands and engineered structures to promote infiltration of rainfall and runoff. The benefits of a green infrastructure approach can include water quality, air quality, flood risk reduction, property value improvement, economic growth, public health, recreation, community revitalization, quality of life, urban heat island reduction and urban agriculture opportunities.
- Ensure consistency with existing regulatory programs: To facilitate implementation, the Action Items should be designed to promote consistency of this Plan with the requirements of existing regulatory programs.

Other Environmentally Sensitive Areas

Steep Slopes

Areas with a grade of 25 percent or greater are classified as significant steep slopes because of the threat of erosion and difficulty of development. Runoff from hazardous materials or waste is more likely in areas of steep slopes, leading to contamination concerns in addition to any erosion issues which may already be at hand. Because of these issues and others, it is important to give special consideration to areas with significantly steep topography and protect them to keep erosion and runoff problems to a minimum and protect these unique habitats.

Coastal Resources

There are no coastlines within the City of Canton.

Floodplains

The Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program and classifies floodplains based on 100- and 500-year flood classifications. The designation of floodplains is intended to minimize public and private loss due to flooding within these designated areas by developing regulations as to the types of

uses which are permitted within them. While 100-year floodplains are unsuitable for most types of development, uses such as recreational uses are often appropriate. Because the Etowah River flows directly through Canton, there is a great deal of floodplain land within the City, primarily adjacent to the river and its tributaries.

Soils

According to the U.S. Natural Resources Service, Cherokee County has ten major soil associations. Soil associations are a landscape of distinctive proportional patterns of soils and normally contains one or more major soils and at least one minor soil. The ten soil associations are described below:

- *Chewacla-Cartecay-Toccoa association* – Somewhat poorly drained to well-drained, nearly level soils that formed in alluvium
- *Wickham-Masada-Hiawassee association* – Well-drained soils that have a yellowish-brown to dusky red, loamy, and clayey subsoil, on terraces
- *Hayesville-Madison association* – Well-drained soils that have a yellowish-red and red, clayey, and loamy subsoil, on narrow ridgetops of uplands
- *Gwinnett-Hayesville-Madison association* – Well-drained soils that have mainly a dark red to red clay and clay loam subsoil; on fairly broad interstream divides
- *Hayesville-Gwinnett-Musella association* – Chiefly moderately steep soils that have a dark red to red clayey and loamy subsoil, on uplands
- *Tallapoosa-Madison-Hayesville association* – Chiefly steep to very steep, soils that have a yellowish red to red, loamy, and clayey subsoil, on upland hillsides
- *Talladega-Tallapoosa association* – Chiefly steep and very steep, shallow, channery and cobbly soils that have a yellowish-red, loamy subsoil, on hills and low mountains
- *Dekalb association* – Chiefly steep, stony, and flaggy soils that have a yellowish-brown and reddish-yellow, loamy subsoil, on Pine Log and Henderson Mountains
- *Asheville-Edneyville-Tusquitee association* – Mainly steep, stony soils that have a yellowish-brown to dark yellowish-brown, loamy subsoil, on mountain ridgetops, in cove, and at the base of slopes
- *Hayesville-Madison association* – Mostly steep soils that have a yellowish-red and red clay and clay loam subsoil, on narrow ridgetops and irregular hillsides.

Each association has its own **characteristics which in turn affect an area's potential for development**. Soil limitation determinations are defined by the Conservation Service as follows:

- Slight Limitations – Soil properties are generally favorable for the rated use: i.e., limitations are minor and easily overcome or modified by specialized planning and/or design.
- Moderate Limitations – Soil properties are such that they should be recognized, but limitations are such that they can be overcome or corrected by practical means.
- Severe Limitations – Soil properties are so unfavorable and so difficult to correct or overcome major soil reclamations, special design, and/or intensive maintenance are required.

Plant and Animal Habitats

Plant and animal habitats include areas that support rare and/or endangered plants and animals. Protected species are species of plants and animal life that the Georgia Department of Natural Resources designated and made subject to the “Wildlife Preservation Act” and the “Endangered Species Act.”

Significant Natural Resources

Scenic Areas

Canton’s dynamic topography lends itself to many scenic views which are important assets to the community because of their aesthetic qualities. Scenic views are spread throughout the City but are especially abundant in the more mountainous northern and eastern areas of Canton. These areas can be seen on the Areas Requiring Special Attention map in Volume 1, Section 3.

Agricultural Land

There is no remaining agricultural land in the City of Canton.

Forest Land

Trees and forests are important to the City of Canton within its urban and natural areas. In urban areas, trees provide shade for sidewalks, parking lots, parks, and other areas as well as improving air quality and appearance. A healthy stock of trees will improve the environment within a City greatly, so it is imperative that Canton maintains the stock of trees it has within its borders. These benefits, plus improved soil quality, erosion mitigation, and other effects are tangible benefits to the City.

In natural areas, the conservation of forests will provide habitats for other plants and wildlife and serve to diminish the negative impacts of adjacent urban areas on the overall health of the City. Forested areas can serve as areas for recreation for residents, a source of income if carefully managed tree harvesting is appropriate and environmental assets. Canton must ensure that, as vacant land area decreases, there are safeguards in place to preserve forested lands.

Conservation Areas

- *Etowah River*

The City launched the Etowah River Greenway, a \$25 million project headed by Jordan, Jones, & Goulding and aimed at creating an environmentally-friendly area for recreation incorporating the Etowah River as a more integral part of city life in 2001. This project was **in line with Cherokee County’s efforts to develop an interconnected network of trails and green spaces based on the former Governor’s Greenspace Program.** The proposed trails along Etowah River today are estimated to cost \$26.5 million.

- *Etowah Basin Habitat Conservation Plan*

The Etowah Basin Habitat Conservation Plan was put in place to ensure the continuing health of species within the Etowah River Basin which warranted protection under the Endangered Species Act of 1973. The Act serves as a means for listing and protecting species which are threatened or critically endangered through the development of a Habitat Conservation Plan, which is a study of the critical habitat of the species. Many environmental groups, local governments, and other agencies and entities coordinated efforts to develop this plan, which seeks to protect the endangered darter fish within the Etowah River Basin.

2.5. Historic and Cultural Resources

Canton lies in territory that was occupied by the Cherokee nation until the 19th century. When the land was handed over to the federal government in 1802, little was done to remove the Cherokee from the area, but when gold was discovered near Dahlonega in 1829, prospectors with gold fever could not deny the urge to seek a fortune in the area despite its reputation as “**Indian Country**”. With the influx of settlers, the Cherokee were pushed to the west, where most tribes had been forced to move in recent decades.

Historic and Cultural Landmarks

Table 2-3: Properties on National Register of Historic Places in Canton

Name	Location	Date Listed	Other Listings
Canton Cotton Mills No. 2	200 Ball Ground Highway (Old) 550 Riverstone Parkway (Current)	4/1/2002	
Canton Historic District	Roughly centered on Main Street between Etowah River and Jeanette Street		
Cherokee County Courthouse	100 North Street	5/28/1981	Georgia County Courthouses TR
Canton Commercial Historic District	Roughly bounded by Main, Church, and Marietta Streets	1/12/1984	
Crescent Farm	658 & 687 Marietta Highway	11/27/1989	
Canton Wholesale Company Building	109 Railroad Street	11/13/1997	

Source: National Register of Historic Places, National Park Service

Table 2-4: Properties on History Cherokee Database in Canton

Name	Location	Date of Construction
Canton High School	110 Academy Street	1914
Grammar School Building	115 Academy Street	1914
Coker Hospital (Bryan Center)	150 Hospital Circle	1934
First Baptist Church (Police Department)	151 Elizabeth Street	1925
Edgar M. McCanless House	1030 & 1070 East Main Street	1929
Grisham-Galt House	390 East Marietta Street	Ca. 1838
Don & Sharon Stafford House	1210 East Main Street	1938
Odian W. Putnam House	260 East Marietta Street	Ca. 1880s

Source: History Cherokee

History Cherokee

The non-profit History Cherokee was formed in 1975 with the goal of protecting and creating **awareness of Cherokee County's** historical and cultural landmarks. According to History Cherokee, its membership is approximately 500. History Cherokee maintains a list of historical sites within Cherokee County, including the City of Canton. Table 2-3 and Table 2-4 provide a list of historical sites within the City of Canton.

Archaeological Landmarks and Sites Identified by the Georgia DNR

The Georgia Department of Natural Resources maintains data regarding known archaeological sites throughout the state. The University of Georgia keeps information on these sites in the Georgia Archaeological Site File. According to Cherokee County, there are over one thousand archaeological sites within Cherokee County, many of which are within the City of Canton. Specific information on a site-by-site basis can be requested from the University of Georgia with permission from the Georgia Department of Natural Resources.

2.6. Community Facilities and Services

The efficient and rational provision of certain public services is the responsibility of the elected government of the City. While some services, such as wastewater treatment, may be privatized in some cases, others cannot, such as police or fire protection. In this section the services provided by the City to its residents will be examined, with a focus on the facilities and personnel required to provide these services. Three areas where public services are provided by an entity other than the City—libraries, education, and fire protection—are also included in this section to provide a full picture of the services available to Canton residents.

General Government

The City of Canton administers government-provided services through an elected body made up of the Mayor and seven City Council members. All seven elected positions have a four-year term. The City is divided into three wards, with two City Council members elected from each ward.

The administration of the City is directed by the Council and conducted by the City Manager, City Clerk, and Administrative Assistants. The City Manager, appointed by the City Council, manages the day-to-day operations of the various city departments, including public safety, **finance, public works, parks, and water & sewer. The City Manager's office** is located at City Hall; several city departments have their administrative offices at other locations.

Water

The City of Canton utilizes surface water from the Etowah River as its sole source of supply. Water is treated at the Canton Water Treatment Plant located at 150 Bobby E. Bishop Drive and water is distributed to the system with high service pumps located at the plant. The City has interconnections with the Cherokee County Water and Sewerage Authority (CCWSA) and the City of Waleska, from which it can either purchase or sell drinking water.

The City of Canton completed the Water and Wastewater Master Plans in December 2018. The plans include population and flow projects, hydraulic modeling, and development of capital improvement projects.

Raw Water Supply

Currently, all raw water is withdrawn from the Etowah River in a run-of-the-river type intake without storage. The City is permitted to withdraw 18.7-mgd (monthly average) and 23.0-mgd (maximum day) from the Etowah River. However, the plant is only permitted to produce 5.45-mgd. The higher withdrawal rate is based **on the City's ability to release water from the Hickory Log Creek Reservoir** to supplement flow in the Etowah River. Water production at the plant is based on limitations of the treatment process and equipment. Most recently (2020 through 2023), the average water production discharged to the system ranged between 3.1-mgd and 3.3-mgd with a maximum month of 3.7-mgd and a maximum single-day of 4.3-mgd.

In 2000, the City partnered with the Cobb County-Marietta Water Authority (CCMWA) and initiated the Hickory Log Creek Reservoir and Dam Project to provide an additional source of water for the area. The dam spans nearly 1,000-ft across Hickory Log Creek and is 180 feet high, making it one of the largest dams in the state not built by the Corps of Engineers or Georgia Power. At full pool elevation (1,060-ft MSL) the reservoir covers 411 acres and has a capacity of nearly 6 billion gallons of water. This reservoir will supplement the City's existing raw water supply from the Etowah River and will allow the City to meet projected water demands beyond 2040.

As part of the project, an intake and pump station were constructed on the Etowah River, near the I-575 Overpass, along with 1.5 miles of pipeline to transport raw water between the river and the reservoir. The City is permitted to withdraw up to 39-mgd from the Etowah River for filling the Hickory Log Creek Reservoir.

Water Treatment

The Canton Water Treatment Plant was originally constructed in the 1920s with most of the water treatment plant built in the mid-1950s. The most recent upgrades were completed in the mid-1990s. Raw water withdrawn from the Etowah River and is treated and filtered to

remove several contaminants, chlorinated to disinfect against viruses and pathogens, fluoride is added to enhance dental protection, and polyphosphate is added to reduce internal pipe scaling and corrosion. Finished water is distributed to the system with a high service pumping facility located at the plant.

Since the existing water treatment plant site does not have any available land for expansion and most of the plant is over 70 years old, the City has purchased property for a new water treatment plant near the Hickory Log Creek Reservoir. A new plant is expected to be completed in 2028-2029.



Canton Water Treatment Plant

Storage and Distribution

The City provides water service to approximately 11,400 residential, commercial, and industrial customers in the City of Canton and Cherokee County. The water distribution system utilizes three pressure zones and covers approximately 28 square miles. It consists of a 0.5-MG clearwell and high service pumps at the plant, two (2) elevated storage tanks, three (3) ground storage tanks totaling 3.5 MG of system storage, seven (7) booster pump stations, and approximately 150 miles of service lines that range in size from 4" to 20" in diameter.

Wastewater

The City of Canton's wastewater system currently serves approximately 7,300 retail customers and two wholesale customers. Canton owns and operates one wastewater treatment facility, which is currently permitted to discharge 4.0 million gallons per day (MGD) to the Etowah River and 0.5-mgd of Urban Re-Use water to the Fairways of Canton Golf Course for irrigation. Figure 2-5 shows the monthly average flow and maximum daily flow from July 2021 through June 2023.

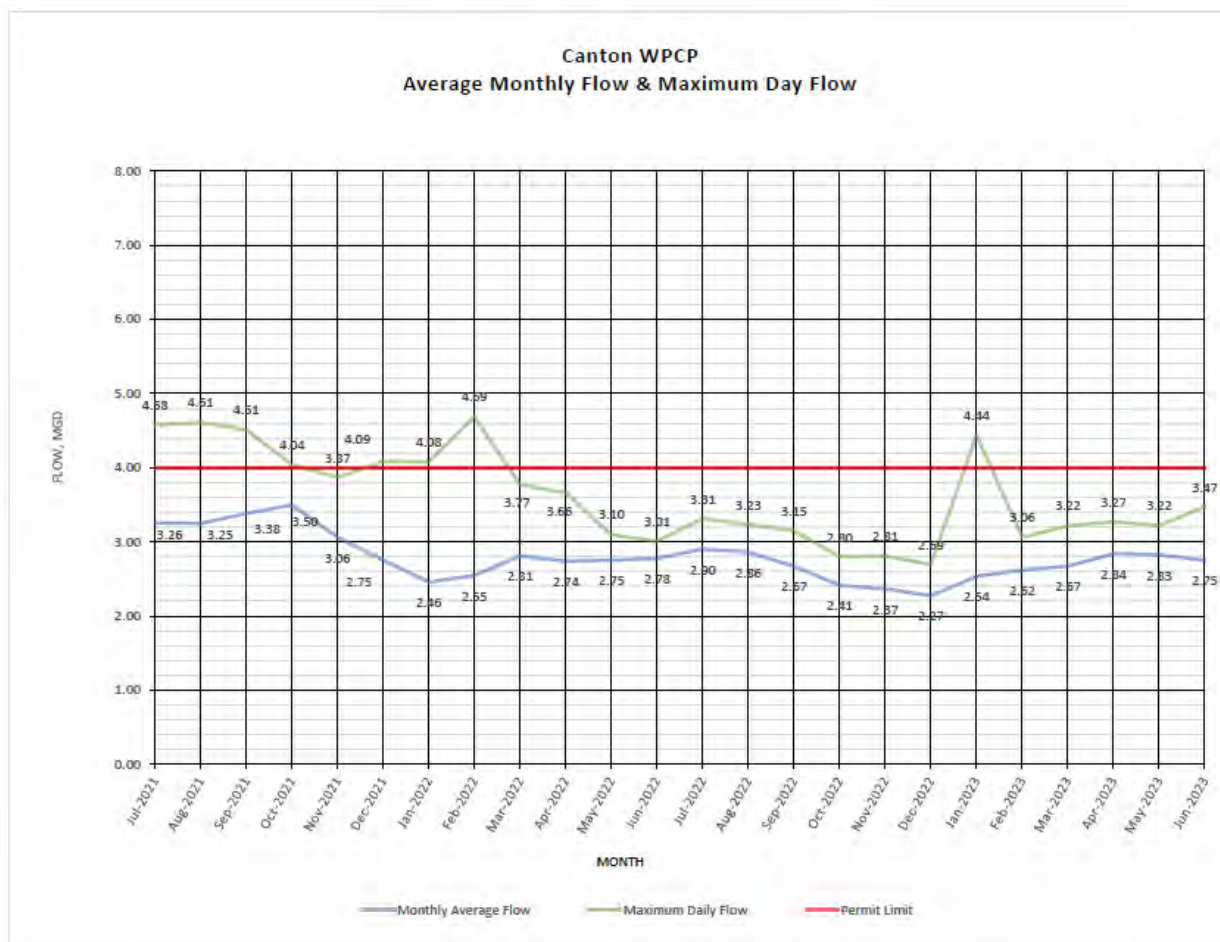


Figure 2-5: Canton WPCP Average Monthly Flow & Maximum Day Flow

The City of Canton completed the Water and Wastewater Master Plans in December 2018. The plans include population and flow projects, hydraulic modeling, and development of capital improvement projects.

Wastewater Treatment

The City of Canton's Water Pollution Control Plant is located at 1078 Marietta Highway, behind Cherokee High School, was constructed in the **1960's** with expansions and modifications occurring in the **1990's** and **mid 2000's**. Recent improvements to the plant were completed in 2017 which included a new headworks facility, a new SBR basin, filter

improvements, and new chemical feed systems. The City is currently constructing a new state-of-the-art facility that will utilize membrane filtration to provide the highest level of treatment available. This project also includes a sludge dryer that will produce a sludge that is acceptable for beneficial reuse. This expansion project will allow the City to increase its ability to treat wastewater, and better position Canton to meet the demands of future residential and commercial growth. The first phase of construction is expected to be complete in December 2023 with final completion expected in early 2025. Treated effluent is discharged under the current NPDES permit number GA0025674 and the following table summarizes the allowable discharge limits within the permit.



Canton Water Pollution Control Plant

Table 2-5: Canton WRF Current NPDES Permit Parameters

Discharge to Etowah River			
Parameter	4.0-mgd	6.0-mgd	7.0-mgd
Biochemical Oxygen Demand, mg/L	14.0	9.3	8.0
Suspended Solids, mg/L	20.0	13.3	11.4
Ammonia (as N), mg/L	8.2	3.5	3.0
Total Phosphorus, mg/L	0.23	0.15	0.13
pH shall not be less than 6.0, nor greater than 9.0. Effluent Dissolved Oxygen shall not be than 5.0 mg/L.			
MGD – Million Gallons per Day Mg/L – milligrams per liter			

Collection and Conveyance

The City's collection and conveyance system is comprised of approximately 110 miles of sewer lines ranging in size from 8-inches to 30-inches in diameter, 26 miles of force main including 10 miles of low-pressure sewers, and 39 lift stations. All flow to the plant is pumped through three main stations (Harmon Field LS, Culwell LS, and River Green No. 8) pump the flow to the treatment plant.

Stormwater Management

Stormwater management in the City of Canton is provided by the Public Works Department, headquartered at 2525 Ridge Road. At present, stormwater is handled through a combination of required on-site detention and/or retention facilities that serve individual developments, as well as drainage swales and pipes maintained by the Department.

Solid Waste Management

Solid waste management in the City of Canton is provided by the Waste Management Company, through a contract with the City. Curbside trash pickup is available for a fee throughout the City, and backdoor pickup is available at a higher fee. Through the agreement with Waste Management, customers may recycle newspapers, magazines, tin cans, aluminum cans, plastic soda bottles, and milk jugs. Telephone books, cardboard, glass, batteries, paper, metals, and motor oil can be recycled at the Cherokee County Recycling Center (CCRC), located at 470 Blalock Road in Canton. Cans, paper, plastic, and glass products can be recycled without the need to separate the recyclables. The CCRC also has several drop-off locations in the City, including the North Canton fire station on State Route 140.

The City participates in the Cherokee County Waste Management Plan, which will be updated in concert with this Comprehensive Plan Update.

Police and Public Safety



Canton Police Department

Primary law enforcement is provided in the City of Canton by the City Police Department. The **Department also participates in a mutual aid agreement with the Cherokee County Sheriff's Office** to provide back-up and investigatory services to the City. The County provides incarceration at the county jail. Located in a 25,500 square-foot headquarters facility at 151 Elizabeth Street, the Department employs 60 total personnel, 59 full-time and 1 part-time. A breakdown of these employees is shown in Table 2-6.

Table 2-6: Police Department Personnel

Position	Number
Chief	1
Deputy Chief	1
Lieutenant (Operations Bureau)	2
Police Officers (Operations Bureau)	24
Sergeant (Operations Bureau)	4
Training Officer	1
Recruitment Officer	1
State Certification Manager	1
Sergeant (Office of Professional Standards/PIO)	1
Lieutenant (Support Bureau)	1
Captain (Support Bureau)	1
Captain (Operations Bureau)	1
Captain (Administrative Bureau)	1
Sergeant (Support Bureau)	1
Detectives (Support Bureau)	5
CMANS (Detached Drug Agent)	1
Administrative Services Manager	1
Records Supervisor	1
Administrative Assistants	2.5
Crime Analysis & Evidence (Support Bureau)	1
Corporal (Special Operations Division)	1
Corporal (Operations Bureau)	4
Records Technician	2

Fire Protection

The City of Canton Fire Department consolidated with Cherokee County Fire & Emergency Services and is under contract to provide fire suppression, emergency medical services (EMS), hazardous material response, fire prevention, and technical rescue to the City. Cherokee County operates out of 28 stations, three of which are volunteer stations. Of those stations, four are first due stations that are responsible for providing coverage and an additional four stations within the County are second due stations providing coverage in the City. The ISO rating of the County is a 2/2Y, with a response time average of six minutes, forty-four

seconds. For Canton, the average fire response time is six minutes, nineteen seconds and the average EMS response time is six minutes, eighteen seconds.

Cherokee County Fire & Emergency Services is headquartered at the Cherokee County Public Safety Building located at 150 Chattin Drive. The agency has a total of 449 employees which consist of but not limited to a Fire Chief, Deputy Chief of Support Services, Deputy Chief of Operations, Deputy Chief of Personnel Services, Deputy Chief of Community Risk Reduction, Division Chief of EMS, Division Chief of Training, Division Chief of Logistics, Division Chief – Fire Marshall, Division Chief – A-Shift Commander, Division Chief – B-Shift Commander, Division Chief – C-Shift Commander. Of the total employees, 400 are assigned to field operations. The agency also has special teams: Hazardous Materials Team, Dive Team, Search & Rescue Team, Rope Rescue Team, Honor Guard, Explorers Post #469, and the Chaplain Response Unit.

Library

Library services are provided most directly to the City of Canton through the R. T. Jones Memorial Library, located at 116 Brown Industrial Parkway. This library is not owned or operated by the City but is, in fact, one of six public libraries operated by the Cherokee County Library System, itself a part of the Sequoyah Regional Library System. The City makes a financial contribution towards the operation of the library.

Sequoyah Regional Library System connects community members of all ages with free access to a world of information, instills a love of reading, supports lifelong learning, fuels curiosity and discovery, and inspires innovation through convenient, purposeful, and engaging educational experiences. The library provides public spaces and opportunities to explore, learn, create, and collaborate. Their vision is to serve as the hub of education and collaboration in our community.

Canton residents have access to all the libraries in the county system, which are:

Table 2-7: County Libraries

Facility	Location
R.T. Jones Library	116 Brown Industrial Parkway
Ball Ground Library	435 Old Canton Road
Woodstock Library	7735 Main Street
Hickory Flat Library	2740 East Cherokee Drive
Rose Creek Library	4476 Towne Lake Parkway
Cherokee County Law Library	90 North Street

Parks and Recreation

Parks and Recreation Master Plan

The City expects the Parks and Recreation Master Plan to be completed during the second quarter of 2024. The master plan will provide a five-to-ten-year roadmap for recreation, facilities, and maintenance.

City Parks

Local parks and recreation services are provided in the City of Canton through six city parks, with a combined total of 182 acres. The City has recently purchased 6.15 acres at 2939 Marietta Highway for the creation of a new park, South Canton Park. Other recreation opportunities are available at county parks and facilities, discussed below. The following table presents an inventory of city park locations and size. The City is also served by the Etowah River Greenway.



Cannon Park

A variety of recreation facilities are available to City residents through the ten city parks listed in Table 2-8. The following table presents an inventory of those facilities.

Table 2-8: City Parks and Recreational Facilities

Park or Facility	Address	Acres	Classification	Amphitheater	Baseball / Softball Diamond(s)	Basketball Court (Outdoor)	Canoe Launch	Concession Stand (s)	Field Space	Gazebo	Indoor Facility	Pedestrian Trail (paved; miles)	Pedestrian Trail (soft; miles)	Picnic Area / Pavilion(s)	Playground	Racquetball Court(s)	Restrooms (set); M = multiple	Tennis Court(s)	Workout Station	Utility Field Space / Soccer / Lacrosse
Boling Park	1200 Marietta Highway	20	Community Park	-	3	1	-	-	-	-	1	-	1	1	1	4	2	4	-	3
Brown Park	251 East Marietta Street	1	Community Park	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-
Burge Park	Burge Street	0.9	Neighborhood Park	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-
Cannon Park	130 East Main Street	0.8	Community Park	-	-	-	-	-	-	1	-	-	-	-	-	-	-	0	-	-
Etowah River Park	600 Brown Industrial Parkway	58	Community Park	1	-	-	1	-	4	-	1	0.5	-	2	2	-	1	-	-	4
Etowah River Park Extension	Future Park Expansion	44.9	Community Park	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-
Harmon Park	161 Harmon Circle	3	Complex	-	2	1	-	1	-	-	1	-	-	1	1	-	2	-	-	1
Heritage Park	508 Riverstone Parkway	48.3	Community Park	-	-	-	-	-	-	-	-	1	-	-	1	-	1	-	1	4
Juniper Dog Park	309 Birch Street	2.7	Community Park	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
McCanless Park	Muriel Street	2	Neighborhood Park	-	-	-	-	-	-	1	1	-	-	1	1	-	-	-	-	-
South Canton Park	2939 Marietta Highway	6.15	Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				1	5	3	1	1	6	3	4	1.5	1	5	8	4	6	4	1	1

County Parks

In addition to the City's parks, other recreation opportunities are available throughout the county to City residents through the auspices of the Cherokee Recreation and Parks Agency (CRPA). Figure 2-6 shows the location of all Cherokee County Parks.



Figure 2-6: Cherokee County Parks and Recreational Facilities

Public Recreation at Cherokee County School Facilities

Generally, the use of school recreation facilities is negotiated individually with each school principal through a verbal agreement. Almost all gymnasiums are the primary facilities used for basketball leagues throughout the county. Playgrounds are generally available on elementary school properties, other facilities like ball fields and tennis courts are limited to middle and high schools.

Public Health and Services

The primary source of medical care is provided by the Northside Hospital-Cherokee at 450 Northside Cherokee Boulevard in Canton. **Northside Cherokee is one of Cherokee County's** largest private sector employers. Northside physicians and other health care professionals provide a full range of care. Specialties and services include:

- 24-Hour Adult & Pediatric Emergency Services
- Advanced Center for GI Therapeutics
- Bariatric Surgery
- Behavioral Health
- Breast Care Program
- Cancer Institute / Radiation Oncology
- Cardiac Catheterization and PCI
- Cardiology
- Clinical Trials
- Comprehensive Rehabilitation Services
- Critical Care
- Diabetes and Nutrition
- Diagnostic & Interventional Radiology (Imaging)
- Dermatology
- Ear, Nose & Throat (ENT) Specialties
- Gynecology
- Heart & Vascular Institute
- Infusion Services
- Inpatient & Outpatient Surgical Services
- Interventional Pain Treatment
- Laboratory Services
- Maternity & Newborn Services
- Neurology / Teleneurology for Stroke
- Neurosurgery
- Ophthalmology
- Orthopedics
- Plastic Surgery
- Pulmonology/Respiratory Services
- Rehabilitation Services
- Robotic Surgery
- Sleep Disorders Center

- Spine Center
- Sports Medicine Program
- Urodiagnostics
- Urology
- Wound Care

All medical services are provided and managed by the private sector and/or the State of Georgia. Neither Canton nor Cherokee County is involved in private services; thus, any addition or expansion is determined by the evaluation of the parties within the private sector.

The main office of the County's Public Health Department is currently located 1219 Univeter Road across from Kenny Askew Park. The facility was built in 1992 with grant funds. The services offered are community-oriented, rather than field-oriented as they were in the past. The services are provided where it is most convenient and beneficial for the client. There are services offered in the schools, homes, and community, in addition to the clinic itself. Public Health and Human Services Facilities for Cherokee County are listed in Table 2-9.

Table 2-9: Cherokee County Public Health and Human Services Facilities

Facility	Location
Cherokee County Health Department (Woodstock)	7545 North Main Street, Suite 100
Cherokee County Health Department	1219 Univeter Road
Highland Rivers Center (Behavioral Health)	191 Lamar Haley Parkway
Cherokee County Senior Services	1001 Univeter Road
Cherokee County Department for Family & Children Services	1300 Univeter Road
Northside Hospital Cherokee	450 Northside Cherokee Boulevard

Canton Theatre

The Historic Canton Theatre brings living arts to the City, providing a unique cultural resource to the area. The Theatre is located at 171 East Main Street. Opening in 1911, the theatre operated until the 1970s. Over the years a variety of live productions and films appeared at the Theatre. In 1994, the Theatre was purchased by an individual for restoration; the City subsequently acquired the property in 1997 and later deeded it to the DDA for the completion of restoration and continued operation. The DDA cleared all remaining debt and deeded it to the City in 2015. Today, the Theatre shows classic movies and offers a summer family movie series, is home to two local theatre troupes, and offers a wide variety of concerts ranging from southern rock to tribute bands to jazz orchestras.

Schools

Public Schools

The City of Canton does not operate a separate school system but is instead served by the Cherokee County School District (CCSD). CCSD has consistently ranked among the top school districts in the State of Georgia. The district opened their new headquarters in Canton in 2017 located at 1205 Bluffs Parkway. The following table presents a list of the Cherokee County public schools that serve the City of Canton.

Table 2-10: Public Schools and Centers Serving Canton

School	Location
R.M. Moore Elementary School STEM Academy	1375 Puckett Road, Waleska
Hasty Elementary Fine Art Academy	205 Brown Industrial Parkway
Knox Elementary School	151 River Bend Way
Teasley Middle School	151 Hickory Log Drive
Cherokee High School	930 Marietta Highway
ACE Academy	8871 Knox Bridge Hwy
Ralph Bunche Center	400 Belletta Drive

Private Schools

In addition to the public schools listed above, several private schools also serve City residents. As it relates to advanced education, there are numerous colleges and universities in the Atlanta metropolitan area as well as Chattahoochee Technical College Canton and Reinhardt University in nearby Waleska, Georgia.

2.7. Transportation

Transportation infrastructure and investments should be consistent with local land uses and development patterns and should be appropriate to the urban, suburban, or rural design parameters through which they pass. Although transportation systems are both created by and create their regional and local environments, local contexts may not be consistent with regional purposes, creating challenges affecting the type, size, capacity, accessibility, and other attributes of the system.

The City of Canton has adopted the Canton Transportation Master Plan in January 2023. The Transportation Master Plan provides the residents and visitors a plan that outlines safe access and enhanced connectivity to neighborhoods, recreation facilities, local businesses, and natural resources today, while envisioning future solutions that ensure sustainability and implementable action steps. The plan is intended to

- Develop a comprehensive city-wide transportation master plan to guide future transportation decision-making,

- Include analysis of demographic trends, travel patterns, and project alternatives to meet projected future demand,
- Identify policies, programs, strategies, projects, costs, and funding sources needed **to assure that the city's transportation system adequately serves the short, intermediate, and long-term travel needs,** and
- Undertake an extensive public and stakeholder process to gather valuable input.

Roadways

The roadway network includes all paved and unpaved public roads, alleys, and rights of way that provide circulation, access, and mobility for residents, businesses, and visitors to the City of Canton and central Cherokee County. These include roadways that may meet a diverse array of urban and rural roadway design criteria and some older roads that may have been inherited from the 19th Century before the advent of private automobiles created more stringent criteria for road and highway design.

Interstate 575 (I-575) runs north to south through Cherokee County and serves as the **County's principal traffic channel, facilitating access to other major arterials such as State Route 92, State Route 20, State Route 140, and Towne Lake Parkway.** I-575 is also the main **route to Interstate 75 and the region's core employment areas to the south.**

State Route 5 / Riverstone Parkway, State Route 20, Waleska Road, and State Route 140 are classified as minor arterials. Collector streets include Fate Conn Road, Bluffs Parkway, Riverstone Boulevard, Hickory Flat Highway, Marietta Road, Dr. John T. Pettit Street, Prominence Point Parkway, River Bend Way, Univeter Road, Bells Ferry Road, River Green Avenue / Cumming Highway, Marietta Street, and Main Street.

Functional Classification

The City uses the Cherokee County roadway classification system which is based on the Federal functional classification system. The Federal system defines a roadway based on its accessibility and mobility. Expressways or interstates provide the greatest mobility but the least accessibility and are at one extreme of the classification system. Local roads that provide the greatest accessibility, but the least mobility is at the other extreme. This system allows analysis and evaluation of roadway effectiveness within the County-wide system.

The City of Canton roadway system by major functional classification category is described below. Figure 2-7 illustrates the functional classifications and roadway jurisdiction.

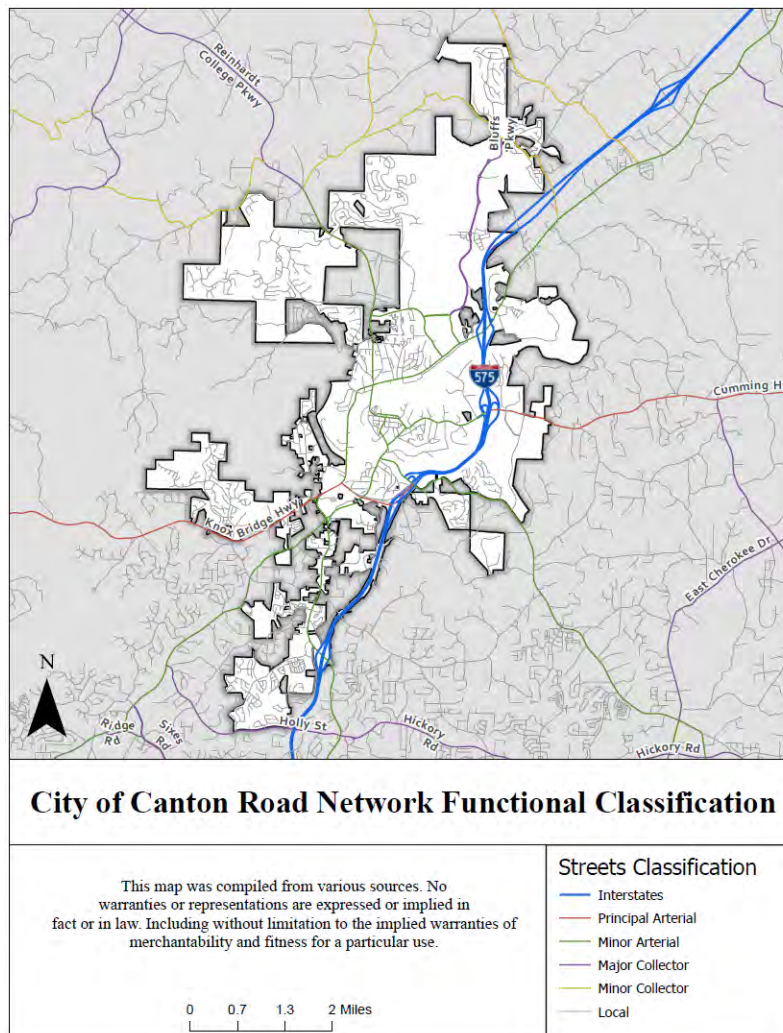


Figure 2-7: Road Network Classification Map

Transit

The Cherokee Area Transit System (CATS) is operated by Cherokee County within the City of Canton. CATS currently offer limited transits service in the form of countywide service to specific locations, two (2) fixed routes in and around downtown Canton, paratransit service to eligible patrons, and vanpool service for those interested commuters.

An Express Bus Service is also provided in the City of Canton by Georgia Regional Transportation Authority (GRTA). GRTA also serves Cherokee County with two routes into downtown Atlanta (Route 490) and Midtown Atlanta (Route 491) with morning and evening service. Cherokee County Senior Services also provides pre-scheduled transportation services for seniors to the Senior Services Center in Canton via a 32-passenger bus equipped with a lift and wheelchair assistance.

GDOT Park and Ride Lots

GDOT provides a park-and-ride lot at 1358 Marietta Highway (State Route 140) in Canton with 173 spaces. The park and ride lot is located at Boling Park.

Bicycle, Pedestrian, and Trails

Successful community transportation network includes interconnecting bicycle and pedestrian pathways which allow free movement between greenway corridors, neighborhoods, institutions, and commercial areas. The City of Canton requires sidewalks on both sides of the street within city limits. The City also requires that all sidewalks in all subdivisions are repaired or added to increase connectivity and pedestrian safety. The City of Canton has received approval from the Community Development Block Grant program for the 2018 capital project application period. The funding received is to construct a concrete sidewalk along the east side of Brown Industrial Parkway, an **addition to one of the City's latest** parks. There are pedestrian trails throughout Canton via **the City and County's park** and recreational facilities. Parks and trails along the River within the city limit as identified in the Etowah Master Plan are still a work in progress.

The City has not provided any dedicated facilities such as bike lanes and grade-separated cycle tracks for bicyclists. While bicyclists are legally entitled to ride within any given roadway, **the lack of visual reminders for drivers such as sharrows and "Share the Road" signs are not** favorable for a safe, multi-modal environment.

Railroads

Cherokee County has one Class III rail provider, the Georgia Northeastern Railroad (GNRR), which traverses the county from south to north, passing through Woodstock, Holly Springs, Canton, and Ball Ground. The GNRR operates 59 rail crossings, of which 37 are public at-grade crossings. Canton has eight (8) public, at-grade rail crossings.

There is currently no access to commuter rail within the City (or in Cherokee County).

Airports

The Cherokee County Regional Airport is owned and operated by the Cherokee County Airport Authority. There is a single public airport, two private airports, and three heliports in Cherokee County. The Cherokee County Regional Airport is located six (6) miles northeast of downtown Canton and just southwest of Ball Ground and sits on a 160-acre site. Runway 5/23 expands approximately 5,000 feet in length and 75 feet in width and its surface has been rated in good condition by the Federal Aviation Administration.

Planned Transportation Projects

Table 2-11: Road Improvement Projects

Project Description	Start Date	Completion Date	Estimated Project Cost
SR Business 5 Intersection Improvements	2024	2028	\$1,647,000
Heard Road Extension	2024	2028	\$1,525,736
Business Highway 5 – Marietta Highway	2026	2028	\$10,000,000
Marietta Road – Bridge Replacement	2025	2028	\$3,000,000
Eastside Connector	2025	2028	\$8,928,930
Marietta Road / Hickory Flat Highway Intersection Conversion to a Roundabout	2025	2027	\$1,600,000
Prominence Point Parkway Improvement	2024	2028	\$2,000,000
Reservoir Dr. Intersection Improvement	2024	2026	\$1,000,000

As part of its transportation element **of Canton’s Comprehensive Plan**, the City of Canton proposes to work in cooperation with Cherokee County to develop the proposed East Side connection of the Northside Cherokee Boulevard which includes adjacent trails. A Canton East Side Parkway will help fulfill several transportation goals: relieve community traffic on state highways by providing a local alternative; connect new and established parts of the community; encourage development and redevelopment; and provide a course for walkways, trails, and bicycle paths that connect City and County parks. The map of the proposed extension of Northside Cherokee Boulevard project can be found in Appendix A.

Potential New Interchange on I-575

The long distance between the Highway 5 / Riverstone Parkway interchange to the north presents an opportunity to create a new interchange at Fate Conn Road (preferred by the City of Canton) or at Lower Bethany Road to enhance access and reduce future congestion. Although the project would be a long-term possibility, both the City and County should work together to review the project with the Georgia Department of Transportation as it would benefit residents and industries with greater accessibility.

Land Use/Transportation Connection

The City of Canton understands the connections between land use and transportation facilities and is prepared to work with USDOT, GDOT, ARC, GRTA, Cherokee County, and other cities to integrate transportation planning into the update of the Comprehensive Plan. Canton has also worked to develop Overlay Zone Community Standards that coordinate land development regulations with transportation and stormwater management recommendations. These Overlay Standards strive to balance land use acceptability with transportation accessibility, mobility, utility, and cost within the context of useful design and engineering practices.

2.8. Land Use

The land use element is an account of existing land use patterns and trends. It serves as a guide to direct future patterns of growth based on community needs and desires and goals, policies, and strategies for future land use development that supports all elements of the comprehensive plan.

The existing land use map identifies types of land uses including woodlands and open fields that were not developed (herein classified as vacant land). For more details, see the Existing Land Use Map as shown below.

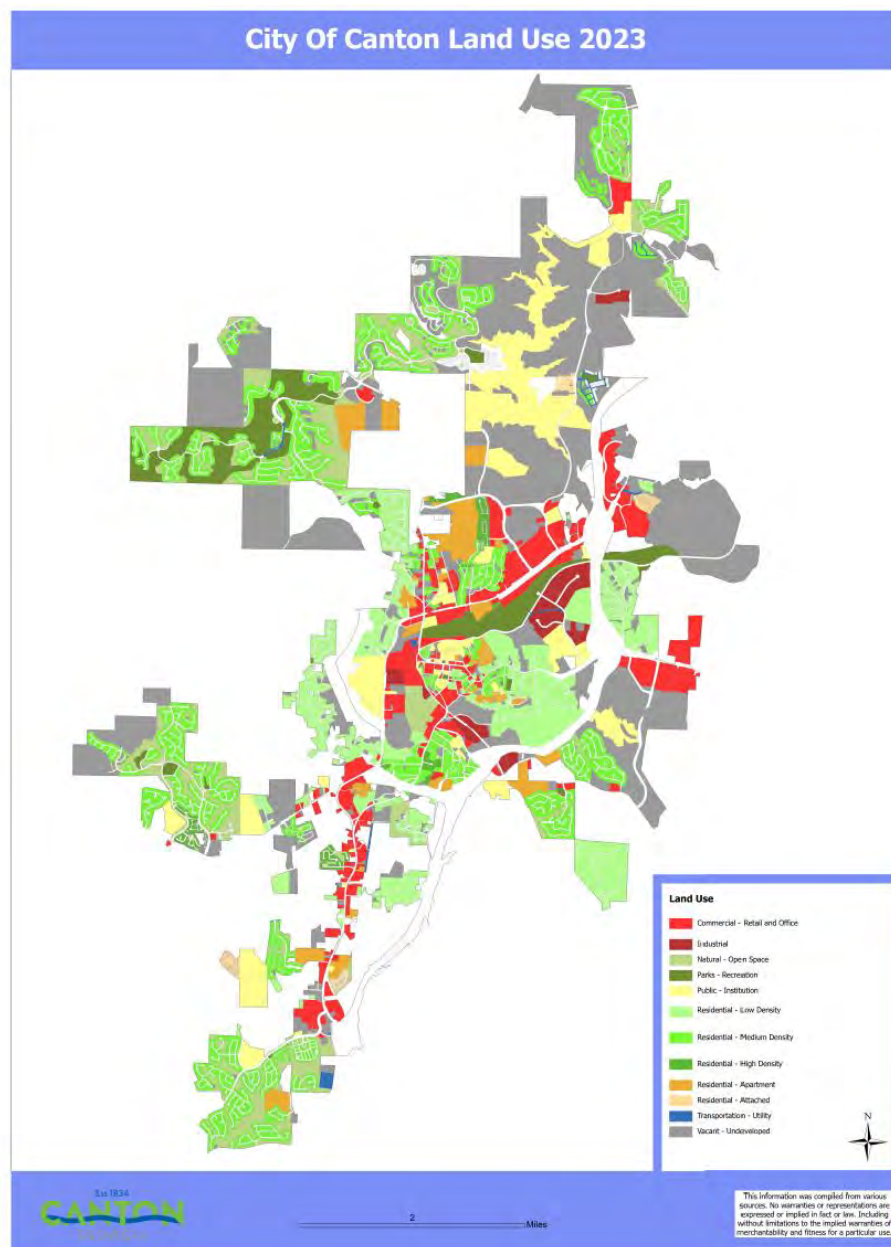


Figure 2-8: Canton Existing Land Use Map

Character Areas

Character areas identify distinct areas which make up the larger community. By examining the aesthetic and functional characteristics of these areas, planners and officials can gain an understanding of how each area of the community serves to promote a cohesive, healthy community. The Future Development Map divides the City of Canton among ten (10) unique character areas as shown in Figure 2-9.

Natural Area

The Emerald Trail Natural Area is located primarily along the Etowah River and its tributaries and is largely made up of floodplains and buffers along the river. This linear green space along the river should remain as protected open space to provide conservation and recreation, and to limit the impacts of flooding along the corridor and sedimentation and erosion into the river. The Emerald Trail provides a setting for leisure activities along the river corridor and is expected to provide bicycle and pedestrian trails or other types of linear recreation suited to a natural area.

Development Strategies:

- Allow no new development.
- Promote conservation easements and covenants.
- Develop opportunities for recreation within these areas in order to provide an amenity to residents and visitors.

Compatible Land Uses:

- Passive Recreation
- Greenspace
- Conservation Areas

Preferred Implementation Measures:

Natural and Cultural Resources

- **Consider the protection and conservation of Canton's natural and cultural resources in making decisions about future growth and development.**
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological, or cultural resources from encroachment by the impacts of new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.

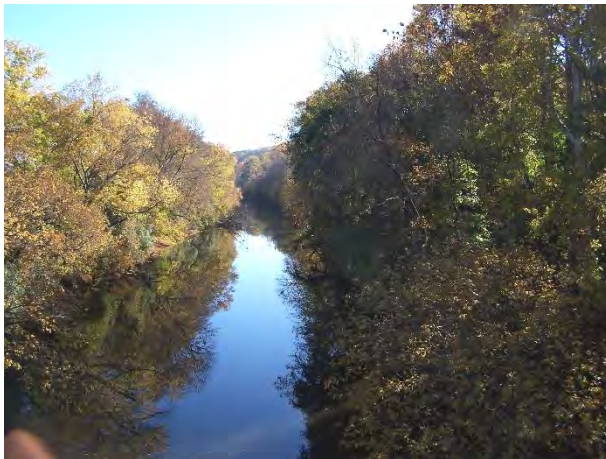
Facilities and Services

- Invest in parks and open space to enhance the quality of life for our citizens.

Land Use

- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive “green space” as important responsibilities for the City of Canton.**
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.

Natural Areas examples



Employment Center

Employment Centers include light industrial and mixed office and smaller commercial uses, or campus environments that accommodate employment. The three Employment Centers in the City are Technology Bluffs on the north side of the Etowah River, Technology Center on the south side of the river, and Canton Place on SR 20. These three areas are located with access to I-575 and the major highways that provide access for people and goods.

Employment Centers primarily provide light industrial uses in low-intensity manufacturing, wholesale trade, and distribution activities that do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

Development Strategies:

- Develop strict guidelines for signage, lighting, site development, and landscaping standards in order to ensure quality development within employment areas.
- Separate more intense uses from incompatible adjacent uses with buffers, landscaping, traffic mitigation, and other means in order to minimize negative impacts.
- Encourage some mixing of uses to reduce the need for workers to use their cars while within Employment Center areas.

Compatible Land Uses:

- Mixed-use commercial
- Office
- Institutional
- Light industrial
- Industrial office
- Distribution/warehousing
- Other clean light industrial uses

Implementation Measures:

Economic Development

- Support programs for retention, expansion and creation of businesses that are a good **fit for our community's economy in terms of job skill requirements and linkages to existing businesses.**
- Carefully consider costs and benefits in making decisions on proposed economic development projects.
- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) **"greenfield" areas of our community.**
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.
- Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton's natural and cultural resources in making decisions about future growth and development.**

- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- Encourage new development be in urban areas and corridors in the City of Canton to help redirect development pressure away from agricultural farms and equestrian estates in Cherokee County.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a **decline in existing levels of for the City's residents and employers**
- Encourage the use of planned infrastructure expansion and sequential, phased extension of utilities and services to encourage rational expansion in areas immediately contiguous to already developed areas of the community and with areas identified in the comprehensive plan as suitable for such development.
- Seek ways for new growth to pay for itself through impact fees, community improvement districts, and other methods to achieve investment in infrastructure and services to support the development to the maximum extent possible.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.**
- Use land efficiently to avoid the costs and problems associated with urban sprawl.

- **Encourage the improvement of our gateways and corridors to create a “positive” sense of place** for our community and improve the direct and indirect effects of these areas on adjacent areas or the City as a whole.
- Commit to redeveloping and enhancing existing (and planned) commercial and industrial areas within our community in preference to new development in previously **undeveloped “Greenfield” areas of the community.**
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.
- Encourage development of a rational network of commercial nodes, including crossroads, neighborhood, community, and regional activity centers, and employment centers that meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).
- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Intergovernmental Coordination

- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions (and specifically with Cherokee County).

Employment Center examples



Downtown / Urban Center

Canton's Central City Character Area includes the historic commercial and institutional downtown, close-in residential, and industrial-related land uses along the railroad corridor, all nestled in a bend of the Etowah River. The Central City Character Area includes the greatest mixture of diverse land uses within any one-character area type in the Horizon 2030 Plan. The historic downtown core area of Canton is configured in a loose grid system with Main Street and North Street as a one-way pair providing east/west circulation along a ridge line through the urban core. Steep slopes provide a transition between the center of the City on top of a hill and the industrial and recreation uses along the river. Access is limited by the river to the north and west, Canton Creek to the south, and the narrow, but very scenic and East Main residential corridor to the east. This character of the area is dominated by the downtown commercial and local government (City and County functions) in the core, and industrial-related land to the west along the river corridor.

Development Strategies:

- Ensure a diversity of uses in order to attract activity in the urban core not only during business hours but also in the evening and on the weekends.
- Improve accessibility in order to allow a broader range of visitors to downtown and to allow them to easily move around (especially on foot) once they are there.
- Encourage on-street parking, landscaping, and other buffers to create a more pedestrian-friendly downtown and provide connections to adjacent areas and uses which could benefit from the amenities provided downtown.
- Place parking lots behind buildings in order to allow human scale, pedestrian-oriented building façades along the sidewalk.
- Promote infill development in order to provide a compact urban core.
- Promote the small-town feel of downtown and use its character to attract businesses, residents, and visitors.

Compatible Land Uses:

- Downtown commercial
- Townhomes
- Lofts/condos
- Institutional
- Parks, recreation, and other gathering areas
- Mixed use development

Implementation Measures:

Economic Development

- Carefully consider costs and benefits in making decisions on proposed economic development projects.
- Support programs for retention, expansion and creation of businesses that are a good fit **for our community's economy in terms of job skill requirements and linkages to existing businesses.**

- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) **“greenfield” areas of our community.**
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton’s natural and cultural resources** in making decisions about future growth and development.
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City’s residents and employers.**
- Coordinate the timing in providing public facilities and services with the ability to program and pay for concurrent land use development and capital facilities.
- Encourage the use of planned infrastructure expansion and sequential, phased extension of utilities and services to encourage rational expansion in areas immediately contiguous to already developed areas of the community and with areas identified in the comprehensive plan as suitable for such development.
- Seek ways for new growth to pay for itself through impact fees, community impact districts, and other methods to achieve investment in infrastructure and services to support the development to the maximum extent possible.

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.

Land Use

- Encourage development of a rational network of commercial nodes, including crossroads, neighborhood, community, and regional activity centers, and employment centers that

meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Encourage mixed-use developments that are human-scale and less auto-oriented.
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Commit to redeveloping and enhancing existing (and planned) commercial and industrial areas within our community in preference to new development in previously undeveloped **"Greenfield" areas of the community.**
- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive "green space" as important responsibilities for the City of Canton.**
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car
- **Encourage the development of the "Downtown Canton central business district" as a vibrant center of the community in order to improve overall attractiveness and local quality of life with improved access to parking.**
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.**

Transportation

- Coordinate with the City to encourage rail access to and from Canton via the railroad corridor.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate.
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.

Intergovernmental Coordination

- Consult with Cherokee County, the City of Holly Springs and other neighboring jurisdictions when making decisions that are likely to impact both parties and work together to seek opportunities to share services and facilities to address shared regional issues such as growth management, watershed protection, major parks, etc.
- Pursue joint processes for collaborative planning and decision-making with neighboring jurisdictions (and specifically with Cherokee County).
- Engage in cooperative planning between the City of Canton and other public entities such as the Cherokee County Public Schools System to address issues that are likely to have an impact on our community or our plans for future development.

Downtown/Urban Center examples



Community Level Mixed Use / Retail Center

The Riverstone Character Area includes the State Route Business 5 Corridor (Riverstone Parkway and Ball Ground Highway) east of Reinhardt College Parkway and including the I-575 interchange. The Character Area provides the site for major auto-oriented retail centers **and similar commercial facilities serving the business needs of Canton's north side. Most of** the area was developed within the last few years and appears to be heavily vested in automobile access. The Riverstone Character Area also includes the primary access point for the Bluffs Technology Center. Some higher density residential facilities are located nearby and may present opportunities for providing more diverse uses in the future.

Development Strategies:

- Consider including a greater diversity of uses and public facilities including relatively high residential density, mixed uses, offices, employment, and institutional uses to attract more local activities outside normal business hours and to serve a wider market area.
- Improve vehicular accessibility and provide non-vehicle pedestrian, bicycle, and transit facilities throughout the character area to allow residents and visitors to easily move around without using an automobile for every trip once they are there.
- Encourage sidewalks, landscaping, shade trees, buffers, and other amenities to create a more pedestrian-friendly area and provide connections to adjacent areas and uses which could benefit from the amenities provided.
- Anchor facilities should not exceed 50,000 SF and the entire center should not exceed 200,000 SF unless the design provides exceptional amenities.
- Clearly define parking and separations between the street and the adjacent activity center activities. This extends to way-finding signage and amenities.

Compatible Land Uses:

- Mixed use development
- Townhomes
- Lofts/condos
- Institutional
- Retail commercial
- Office/professional commercial

Implementation Measures:

Economic Development

- Support programs for retention, expansion and creation of businesses that are a good fit for our **community's economy in terms of job skill requirements and linkages to existing businesses.**
- Carefully consider costs and benefits in making decisions on proposed economic development projects.
- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously **undeveloped**) **"greenfield" areas of our community.**
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

- Consider the employment needs and skill levels of our existing population in making decisions on proposed economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton's natural and cultural resources in making decisions about future growth and development.**
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City's residents and employers.**
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- Encourage the use of planned infrastructure expansion and sequential, phased extension of utilities and services to encourage rational expansion in areas immediately contiguous to already developed areas of the community and with areas identified in the comprehensive plan as suitable for such development.
- Invest in parks and open space to enhance the quality of life for our citizens.
 - Work with the Cherokee County School System to encourage school location decisions **that support the community's overall growth and development plans.**

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.
- Accommodate our diverse population by encouraging a compatible mixture of housing types and costs.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic** context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- **Encourage the improvement of our gateways and corridors to create a "positive" sense** of place for our community and improve the direct and indirect effects of these areas on adjacent areas or the City as a whole.
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- Commit to redeveloping and enhancing existing (and planned) commercial and industrial areas within our community in preference to new development in previously undeveloped **"Greenfield" areas of the community.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Encourage mixed-use developments that are human-scale and less auto-oriented.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.
- Encourage development of a rational network of commercial nodes, including crossroads, neighborhood, community, and regional activity centers, and employment centers that meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
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- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).

- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Community Level Mixed Use / Retail Center examples



Major Highway Corridor / In-Town Corridor

The Major Highway Corridor in the City of Canton is located primarily along Business Highway 5 and is bisected at the Etowah River crossing. The Crescent Ridge Corridor includes the land on both sides of Business Highway 5 (Marietta Highway and Riverstone Parkway) north of the Etowah River to Reinhardt College Parkway. The South Crescent Ridge Corridor extends south from the Etowah River toward the I-575 corridor and includes the I-575 interchange. These areas are primarily auto-oriented and experience high traffic volumes, making them well-suited for relatively larger-scale commercial uses (such as strip development) compared to the downtown core. These auto-oriented uses rely on capturing the high volumes of traffic passing by, and they typically include large parking lots and setbacks to accommodate this traffic.

Development Strategies:

- Develop strict guidelines for signage, building design, lighting, site development, and landscaping standards in order to ensure quality development along these corridors.
- Promote connections to adjacent neighborhoods in order to allow access and egress at multiple points.
- Provide accessibility for means of transportation other than automobile by incorporating transit, bicycle, and pedestrian infrastructure wherever possible.
- In areas that are automobile-focused, provide clear signage, slow traffic speeds, and landscaping to establish areas that are both safe and attractive for visitors.

Compatible Land Uses:

- Retail commercial
- Office/professional
- Other commercial
- Institutional
- Limited mixed-use development that can accommodate the proximity of vehicle movements

Preferred Implementation Measures:

Economic Development

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
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- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton's natural and cultural resources in making decisions about future growth and development.**
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic,

archaeological or cultural resources from encroachment by the impacts of the new development.

- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City's residents and employers.**
- Encourage the use of planned infrastructure expansion and sequential, phased extension of utilities and services to encourage rational expansion in areas immediately contiguous to already developed areas of the community and with areas identified in the comprehensive plan as suitable for such development.
- Seek ways for new growth to pay for itself through impact fees, community impact districts, and other methods to achieve investment in infrastructure and services to support the development to the maximum extent possible.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic** context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- **Encourage the improvement of our gateways and corridors to create a "positive" sense** of place for our community and improve the direct and indirect effects of these areas on adjacent areas or the City as a whole.
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Commit to redeveloping and enhancing existing (and planned) commercial and industrial areas within our community in preference to new development in previously undeveloped **"Greenfield" areas of the community.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.

- Encourage mixed-use developments that are human-scale and less auto-oriented.
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.
- Encourage development of a rational network of commercial nodes, including crossroads, neighborhood, community, and regional activity centers, and employment centers that meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
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- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Major Highway Corridor/In-Town Corridor examples



Historic Area / Traditional Neighborhood Stable

Traditional and Stable Neighborhood Areas describes areas which have a well-established and maintained stock of housing, a sense of neighborhood identity which may be drawn from architectural style or lot and street design. The Historic Canton Character Area is a relatively stable area of neighborhoods and should be able to thrive based on its location near employment centers and the proximity of the area to the Central City Character Area.

Development Strategies:

- Protect historic structures and promote renovation of any properties which begin to show signs of decline. Encourage the placement of properties on the National Register of Historic Places in order to make them eligible for tax incentives in order to maintain them.
- Promote infill development which blends into the neighborhood in terms of scale and design in order to maintain the historic character of the area.
- Provide parks and pedestrian infrastructure in order to allow mobility throughout the area in order to allow residents to enjoy and gain an appreciation for the area.
- Ensure future stability through the encouragement of home ownership and maintenance of historic properties.

- Establish a neighborhood center in order to provide residents with a place to shop, enjoy entertainment, and gather.

Compatible Land Uses:

- Medium density residential (4-6 u/a)
- Traditional Neighborhood Development
- Senior housing
- Parks, recreation, and greenspace
- Institutional

Implementation Measures:

Economic Development

- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) **“greenfield” areas of our community.**
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

Natural and Cultural Resources

- Consider the protection and **conservation of Canton’s natural and cultural resources** in making decisions about future growth and development.
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- We will promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City’s residents and employers.**

- Invest in parks and open space to enhance the quality of life for our citizens.
- Work with the Cherokee County School System to encourage school location decisions **that support the community's overall growth and development plans.**

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.
- Stimulate infill housing development in existing neighborhoods.
- Accommodate our diverse population by encouraging a compatible mixture of housing types and costs.
- Support dispersion of assisted housing throughout the community in order to diversify neighborhoods, eliminate pockets of poverty, and to prevent the growth of larger areas of disinvestment.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.**
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive "green space" as important responsibilities for the City of Canton.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.

- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).
- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Historic Area/Traditional Neighborhood Stable examples



Neighborhood Living Area

The two Neighborhood Living areas within the City of Canton are Oakdale and Ridge Pine. Both are in South Canton. These areas are comprised of neighborhoods which are somewhat denser than rural housing but less dense than the areas directly surrounding the urban core. Residences in the Neighborhood Living character areas are likely to be in relatively good repair and have a somewhat continuous architectural style throughout each neighborhood.

Development Strategies:

- Permit redevelopment in appropriate areas in order to allow for denser housing types and smaller lot sizes.
- Encourage the development of homes near public transportation and shopping areas in order to reduce automobile trips.
- Allow new types of development which have been successfully implemented in other communities in order to promote an attractive and livable community.

Compatible Land Uses:

- Medium density residential (4-6 u/a)
- Traditional Neighborhood Development
- Senior housing
- Parks, recreation, and greenspace
- Institutional

Preferred Implementation Measures:

Economic Development

- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) “greenfield” areas of our community.
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton’s natural and cultural resources** in making decisions about future growth and development.
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and

protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.

- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City's residents and employers.**
- Invest in parks and open space to enhance the quality of life for our citizens.
- Work with the Cherokee County School System to encourage school location decisions **that support the community's overall growth and development plans.**

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.
- Stimulate infill housing development in existing neighborhoods.
- Accommodate our diverse population by encouraging a compatible mixture of housing types and costs.
- Support dispersion of assisted housing throughout the community in order to diversify neighborhoods, eliminate pockets of poverty, and to prevent the growth of larger areas of disinvestment.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic** context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive "green space" as important responsibilities for the City of Canton.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.

- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).
- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Neighborhood Living examples



Suburban Developing Areas

These areas were also referred to as New Canton during the planning process, and they are located at the edges of Canton. These areas experienced rapid growth, especially those to the north, are classified as Suburban Development Areas, and include Hickory Log, Great Sky, Laurel Canyon, Canton West, Knox Bridge, Prominence, Prominence Point Ridge, Mountain Vista Overlook, Governor's Walk, Etowah Shoals, and the Pea Ridge County Pocket. A distinction between Prominence and Prominence Point Ridge was made to emphasize the small variations between the two areas. South of Ridge Road, the Prominence Character Area was developed with smaller lots as part of a much larger development. Most of the Prominence Point Ridge Character Area to the north of Ridge Road was developed on larger lots representing some differences between the two areas.

These areas are developing as relatively low-density residential developments with no connections to transit. Pedestrian accessibility and other street amenities are dependent on project requirements specified in the planning, zoning, and permitting process. In Canton, many of these areas have steep topography, making building a challenge and threatening some of the scenic vistas which are a great asset to the City.

Although the Pea Ridge County Pocket is an unincorporated area surrounded by the City on all sides, the City wanted to record that this area had the opportunity to grow in a positive **manner consistent with the City's comprehensive plan and should** be developed with similar suburban area character as the surrounding character areas of the City.

Development Strategies:

- Encourage Traditional Neighborhood Development (TND) with smaller lot sizes, interconnected streets, and pedestrian infrastructure.
- Incorporate traffic calming measures into design in order to slow automobile traffic and encourage bike and pedestrian activity.
- Provide ample greenspace and recreational opportunities to serve residents and connect these areas to each other through a network of paths, trails, and sidewalks.
- Require master plans for communities which provide for connectivity and good design in terms of architectural style, street- and landscapes, and other elements such as signage where appropriate.
- Encourage neighborhood-level commercial to serve the population in neighborhoods directly adjacent to these areas to reduce the need to make automobile trips in order to purchase goods and services.

Compatible Land Uses:

- Low-density single family detached residential (1-3 u/a)
- Institutional
- Parks, recreation, and greenspace
- Neighborhood level commercial or mixed use

Preferred Implementation Measures:

Economic Development

- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) **“greenfield” areas of our community.**
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton’s natural and cultural resources** in making decisions about future growth and development.
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City’s residents and employers.**
- Coordinate the timing in providing public facilities and services with the ability to program and pay for concurrent land use development and capital facilities.
- Encourage the use of planned infrastructure expansion and sequential, phased extension of utilities and services to encourage rational expansion in areas immediately contiguous to already developed areas of the community and with areas identified in the comprehensive plan as suitable for such development.

- Seek ways for new growth to pay for itself through impact fees, community impact districts, and other methods to achieve investment in infrastructure and services to support the development to the maximum extent possible.
- Invest in parks and open space to enhance the quality of life for our citizens.
- Work with the Cherokee County School System to encourage school location decisions **that support the community's overall growth and development plans.**

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.
- Stimulate infill housing development in existing neighborhoods.
- Accommodate our diverse population by encouraging a compatible mixture of housing types and costs.
- Support dispersion of assisted housing throughout the community in order to diversify neighborhoods, eliminate pockets of poverty, and to prevent the growth of larger areas of disinvestment.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic** context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive "green space" as important responsibilities for the City of Canton.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.

- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).
- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Intergovernmental Coordination

- Engage in cooperative planning between the City of Canton and other public entities such as the Cherokee County Public Schools System to address issues that are likely to have an impact on our community or our plans for future development.

Suburban Development Area examples



Suburban Estates Area

The Rolling Hills Character Area is in South Canton and is located between Interstate 575 and the South Crescent Ridge Corridor along State Route 5. The area is comprised of a mixture of small homes on small lots, small homes on large lots, and large homes on large lots, residential flag lots, small estates with horse corrals and amenities, and wooded lots. Multiple small creeks and ridges create a varied topography and power transmission lines slice through the area as well. The neighborhoods are somewhat denser than rural housing but less dense than other areas directly surrounding the urban core. Access is limited to local streets intersecting with State Route 5. A field survey of the character area found that many of the homes are in relatively good repair. The area has a variety of architectural styles including **50's ranch style, traditional and modern one and two-story** examples. Suburban Estates Character Areas containing residential neighborhoods with potential infill and redevelopment opportunities mixed with areas of low-intensity land uses with single-family housing on larger lots. This area contains local public facilities such as local-service roads, public water and public sewer are available or accessible for expansion within the area.

Development Strategies:

- Permit redevelopment and infill in areas appropriate for such uses in order to allow for denser housing types and smaller lot sizes where feasible, but not in portions of the Character Area where environmental constraints or limitations to access and egress would significantly reduce the quality of life of current and/or future residents.
- Encourage the development of new homes adjacent to the South Crescent Ridge Corridor closer to public transportation and shopping areas in order to reduce automobile trips.
- Allow new types of development which have been successfully implemented in other communities in order to promote an attractive and livable community.

Compatible Land Uses:

- Medium density residential (up to 1 unit/acre) Note that environmental constraints such as stream buffers, set back limits, steep slopes, etc. may limit density even more.
- Traditional Neighborhood Development
- Senior housing
- Parks, recreation, and greenspace
- Institutional

Preferred Implementation Measures:

Economic Development

- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) **"greenfield" areas of our community.**
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton's natural and cultural resources** in making decisions about future growth and development.
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Factor potential impacts on water quality into decisions regarding new development and we will ensure safe and adequate supplies of water through protecting ground and surface water sources.
- Factor potential impacts on noise and air quality into decisions regarding new development and we will support spatial and design efforts that reduce negative impacts on air quality and/or noise levels beyond acceptable standards.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City's residents and employers.**
- Invest in parks and open space to enhance the quality of life for our citizens.
- Work with the Cherokee County School System to encourage school location decisions **that support the community's overall growth and development plans.**

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.
- Stimulate infill housing development in existing neighborhoods.
- Accommodate our diverse population by encouraging a compatible mixture of housing types and costs.
- Support dispersion of assisted housing throughout the community in order to diversify neighborhoods, eliminate pockets of poverty, and to prevent the growth of larger areas of disinvestment.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic** context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive "green space" as important responsibilities for the City of Canton.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.
- Support new land uses that contribute to protecting the environment and preserving meaningful open space and that enhance housing options in our community.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).
- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Suburban Estates examples



Traditional Neighborhood Redevelopment Area

The New Town area north of the Crescent Ridge Corridor and including the area around the existing hospital is comprised of older neighborhoods which have a moderate density and include older houses and community facilities that may need revitalization. The Sunnyside Character Area located south of the Etowah River has similar characteristics including older shopping centers and retail shops with underutilized parking. These areas are designated as Traditional Neighborhood Redevelopment Areas and represent older neighborhoods with a significant stock of older, somewhat dilapidated homes and other structures that have declined due to lack of investment. Some of the building stock is in poor condition, and there may be large areas of vacant land or deteriorating, unoccupied structures.

Development Strategies:

- Encourage Traditional Neighborhood Development (TND) with smaller lot sizes, interconnected streets, and pedestrian infrastructure.
- Encourage neighborhood-level commercial to serve the population in neighborhoods directly adjacent to these areas to reduce the need to make automobile trips in order to purchase goods and services.
- Incorporate traffic calming measures into design in order to slow automobile traffic and encourage bike and pedestrian activity.
- Provide ample greenspace and recreational opportunities to serve residents and connect these areas to each other through a network of paths, trails, and sidewalks.
- Provide incentives for preserving and rehabilitating recoverable structures in order to create an attractive neighborhood with a blend of historic and new housing.

Compatible Land Uses:

- Medium density residential (4-6 u/a)
- Traditional Neighborhood Development
- Senior housing
- Parks, recreation, and greenspace
- Institutional
- Neighborhood-level commercial

Preferred Implementation Measures:

Economic Development

- Carefully consider costs and benefits in making decisions on proposed economic development projects.
- Target reinvestment to declining, existing neighborhoods, vacant or underutilized sites or buildings in preference to new economic development projects in (previously undeveloped) **“greenfield” areas of our community.**
- Seek to balance the supply of housing and employment in our community and consider their location in relation to each other.
- Consider access to housing and impacts on transportation, other infrastructure facilities and natural resources when considering economic development projects.

Natural and Cultural Resources

- **Consider the protection and conservation of Canton’s natural and cultural resources** in making decisions about future growth and development.
- Encourage new development to locate in suitable locations that avoid and/or protect natural resources, environmentally sensitive areas, and/or areas of valuable historic, archaeological or cultural resources from encroachment by the impacts of the new development.
- Promote low impact development that preserves the natural topography and existing trees and green open space and encourage more compact urban development in appropriate locations to reduce the inefficient consumption of land and water resources and encourage preservation of green open space and natural resource areas.
- Promote enhanced solid waste reduction and recycling initiatives.

Facilities and Services

- Encourage infill redevelopment and compact development patterns in the more urban areas of the city where they provide more efficient use of existing infrastructure and protect infrastructure investments already paid for by reducing the need for costlier new/expanded facilities and services.
- Support development within existing areas of service and areas that can be reasonably served by public infrastructure to ensure that new development does not cause a decline **in existing levels of for the City’s residents and employers.**
- Seek ways for new growth to pay for itself through impact fees, community impact districts, and other methods to achieve investment in infrastructure and services to support the development to the maximum extent possible.
- Invest in parks and open space to enhance the quality of life for our citizens.
- Work with the Cherokee County School System to encourage school location decisions **that support the community’s overall growth and development plans.**

Housing

- Encourage development of housing that enable residents to live closer to their places of employment and replace or rehabilitate substandard or dilapidated housing in Canton without eliminating housing opportunities for the poorest segments of the community.
- Stimulate infill housing development in existing neighborhoods.
- Accommodate our diverse population by encouraging a compatible mixture of housing types and costs.
- Support dispersion of assisted housing throughout the community in order to diversify neighborhoods, eliminate pockets of poverty, and to prevent the growth of larger areas of disinvestment.

Land Use

- Support methods to help ensure that our decisions on new development contribute to **Canton's character and sense of place, are sensitive to the sense of place and the historic** context of the community, and whose design, landscaping, lighting, signage, and scale add value to the community.
- Use land efficiently to avoid the costs and problems associated with urban sprawl.
- Commit to creating safe, attractive, and walkable neighborhoods throughout the City, where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- Provide creation and maintenance of recreational facilities, public gathering places, cultural event sites, appropriate park and recreation facilities and the set-aside of **attractive "green space" as important responsibilities for the City of Canton.**
- Support appropriate residential and non-residential in-fill development and redevelopment in ways that complement surrounding areas.
- Support increases in residential density in areas where community design standards, environmental constraints and available infrastructure capacities can satisfactorily accommodate the increased density.

Transportation

- Encourage creation of a community-wide network of roads, railroads, walking paths, bicycle trails, car-pooling, and other alternative transportation choices and facilities to meet multiple functions for roads and transport facilities, including pedestrian facilities, parking, bicycle routes, public transit (bus and/or rail), and local vehicular circulation for access as well as for recreation.
- Target transportation improvements to support desired development patterns for the community (recognizing that ready availability of transportation creates demand for land development in adjacent areas).
- New and reconstructed roadways will be appropriately designed and use context sensitive design considerations to enhance community aesthetics and to minimize environmental impacts.
- Promote connectivity of our road network (including fostering a grid network of streets and multiple connections between subdivisions where appropriate).

- Encourage new development that supports and ties in well with existing and planned public transit options in the community.
- Encourage traffic calming and other design considerations for addressing excessive vehicular traffic that will not harm the peaceful nature of our residential neighborhoods.
- Encourage businesses, schools, and other institutions to include bicycle parking and traffic management in their development projects.

Traditional Neighborhood Redevelopment Area examples



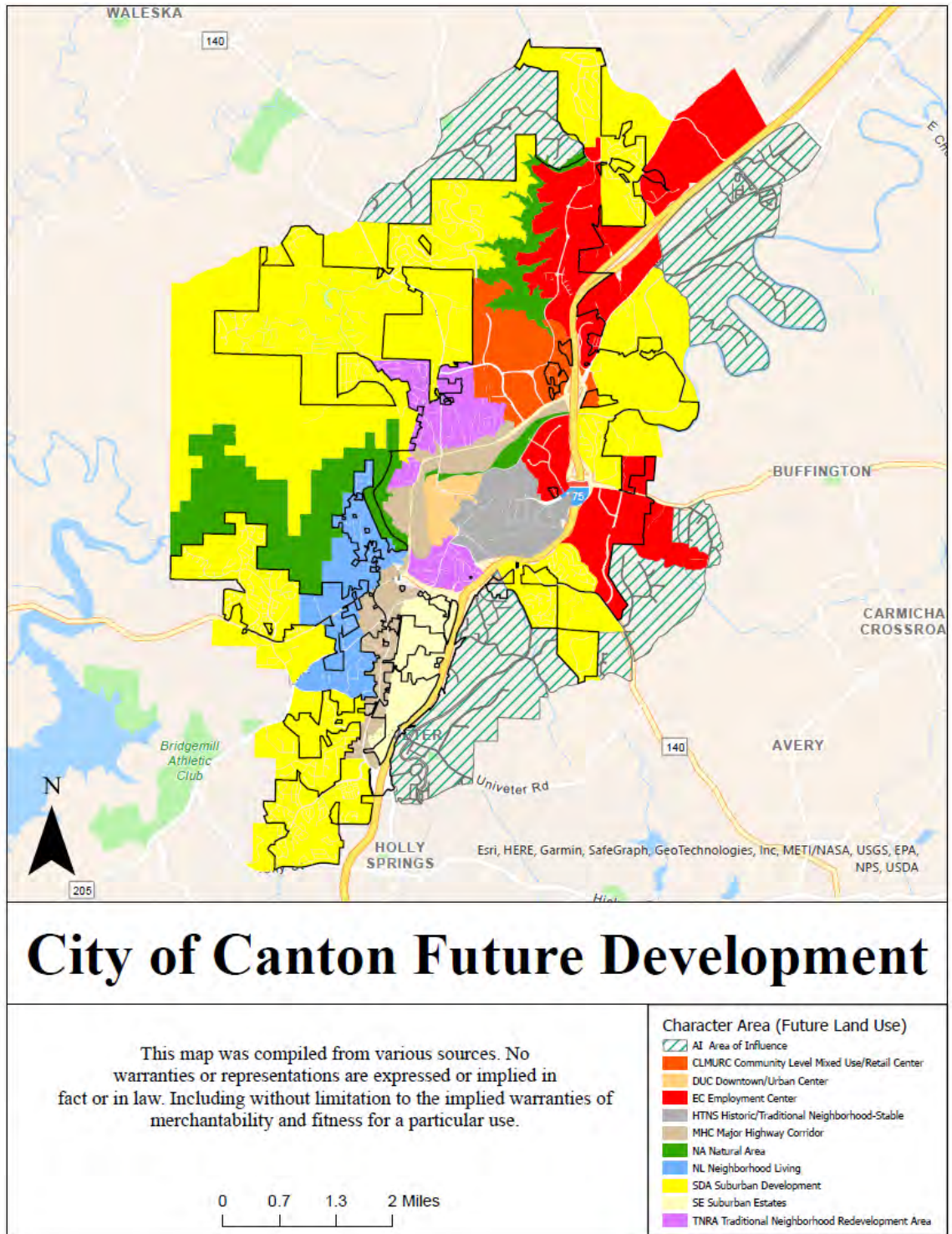


Figure 2-9: Canton Future Development Map

Twenty-five sub-character areas are reflected on the Future Development Map for the City of Canton shown above and are contained within the character areas mentioned above, and each are implemented by individual zoning districts as indicated in Table 2-12 below.

Table 2-12 Potential Zoning Districts

CHARACTER AREA		R-40	R-20	R-15	R-12	R-10	R-4	RA-6	RA-8	MHP	RM-15	PD	NC	GC	CBD	O-RT	O-I	L-I	SU
Type	Name																		
Natural Area	Emerald Trail																		
Suburban Estates	Rolling Hills	✓	✓	✓															✓
Suburban Development Area	Canton West	✓	✓	✓	✓	✓						✓	✓	✓			✓		✓
	Etowah Shoals	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓			✓	✓	✓
	Governors Walk	✓	✓	✓													✓		✓
	Great Sky											✓					✓		✓
	Hickory Log	✓	✓	✓	✓	✓						✓					✓	✓	✓
	Knox Bridge	✓	✓	✓	✓	✓						✓	✓	✓			✓	✓	✓
	Laurel Canyon											✓					✓		✓
	Mountain Vista Overlook	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓			✓	✓	✓
	Pea Ridge County Pocket	✓	✓	✓	✓	✓						✓	✓	✓		✓	✓		✓
	Prominence											✓	✓	✓			✓		✓
Neighborhood Living	Prominence Point Ridge	✓	✓	✓	✓	✓		✓					✓	✓			✓		✓
	Oakdale	✓	✓	✓						✓	✓		✓	✓			✓		✓
	Ridge Pine	✓	✓	✓	✓	✓	✓						✓	✓			✓		✓
Traditional Neighborhood Redevelopment Area	New Town	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓		✓
	Sunnyside	✓	✓	✓	✓	✓	✓	✓					✓	✓		✓	✓		✓
Historic/ Traditional Neighborhood Stable	Historic Canton	✓	✓	✓	✓	✓	✓									✓			✓
Downtown/ Urban Center	Central City			✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓
Community Level Mixed Use/Retail Center	Riverstone									✓	✓	✓	✓	✓	✓		✓	✓	✓
Major Highway Corridor	Crescent Ridge Corridor									✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	South Crescent Ridge Corridor									✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Employment Center	Canton Place									✓	✓	✓	✓	✓			✓		✓
	Technology Bluffs											✓	✓	✓			✓	✓	✓
	Technology Center													✓			✓	✓	✓

2.9. Broadband Services

Senate Bill 402, known as the ACE Act (Achieving Connectivity Everywhere), directs local communities to address broadband availability in local comprehensive plans. The local government must make an objective determination of whether it is served by broadband service. Appropriate follow-up steps must be identified based on the community's determination of whether it is served by broadband.

The following map identifies broadband services in the City of Canton:



Area Summary Map and Fixed Residential Broadband Providers

As used in this section: **“Broadband services”** means a wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides:

- Access to the Internet; or
- Computer processing, information storage, or protocol conversion.

And **“Broadband services provider”** means any provider of broadband services or a public utility or any other person or entity that builds or owns a broadband network project.

Metro Atlanta, Cherokee County, and the City of Canton, generally enjoy widespread access to broadband technology from at least one or two service providers. As the market for broadband technology continues to expand and improve throughout the region and the State, Canton seems positioned to ensure that access to the technology will be available in their market.

The City has a number of private entities that provide broadband and internet services. Additionally, the City offers free Wi-Fi in the downtown area and in City parks. Currently, the City is further expanding parks Wi-Fi.

2.10. Capital Improvements Element

See the City of Canton's Capital Improvement Element dated October 19, 2018.

3. Community Goals

3.1. Vision Statement

The City's vision statement provides a general statement and image of what Canton desires to become in the future, with a complete description of development patterns to be encouraged in the community. The vision was developed and refined through citizens and the Stakeholders Committee's input.



Downtown Canton

"THE CITY OF CANTON IS A DESTINATION THAT IS A DYNAMIC, DIVERSE, AND DEVELOPING PLACE TO LIVE, WORK, AND PLAY. ENSURING A SAFE, CLEAN, HEALTHY, AND PRODUCTIVE CITY WHERE COMMUNITY IS VALUED, NEIGHBORHOODS ARE REVITALIZED, HISTORY IS PRESERVED, THE NATURAL ENVIRONMENT IS RESPECTED, AND WHERE ALL PEOPLE CAN REACH THEIR FULL POTENTIAL THROUGH EDUCATION, COMMERCE, CULTURE, RECREATION, AND WELLNESS. THE CITY OF CANTON IS PROUD TO BE THE HEART OF NORTH GEORGIA, WITH BIG CITY AMENITIES AND SMALL-TOWN CHARM."

3.2. Community Goals and Policies

During the development of the vision statement, participants discussed various key goals and policies that are necessary to achieve the vision of the community. The purpose of community goals and policies element is to provide a roadmap **for the community's future as they identify** the direction the community desires and are intended to generate local pride and enthusiasm about the future. The goals and policies below are a consensus list that resulted from discussions and should serve as a reference to community leaders as the community works toward achieving the desired future of Canton.

Housing

Goal #1 – Development planning should be based on density, infrastructure, services, and rehabilitation of existing housing.

- Collaborative planning with county and city governments on new development pertaining to density, infrastructure, services and schools.
- Encourage nodular communities to reduce traffic and enhance walkability.
- Encourage diversity, density, housing type and cost in communities.
- Review of zoning classification to assure that diversity of residential housing types and sizes are available for development as part of overall masterplans and development projects.
- Establish a housing vision that seeks to ensure diverse housing options are available to the community, including options for low-income housing, workforce housing, senior housing, and transitional housing.
 - Encourage the Canton Housing Authority to aggressively pursue the efficient delivery of low-income housing programs that utilize the entire spectrum of state and federal programs to meet local needs. The City will meet annually with the Canton Housing Authority to assure that it is actively pursuing housing programs that benefit the citizens of Canton, and the City Manager will assign a staff member to attend all meetings of the Canton Housing Authority and report back to the City all activities.
- Enforce code compliance and partner with landlord to revamp blighted residential land commercial properties
 - Encourage the renovation of affordable housing
- Encourage a compatible mixture of housing in our downtown area.
- Stimulate infill housing development in existing neighborhoods.
- Support the dispersion of diversity of housing in neighborhoods to eliminate pockets of poverty and prevent the growth of disinvestment.
- Connect and establish a relationship with local churches and non-profit organizations to help the indigent population.
 - City provides budgetary financing to help nonprofit / churches provide shelter.
 - Non-profit / churches integrate population back into society by providing education and other resources (help citizens become independent).

Goal #2 – Work to provide more attainable / workforce housing opportunities.

- Encourage accessory dwelling unit program.
- Promote Down Payment Assistance Program for first-time home buyers.
- Encourage and increase Cottage Housing Development.
- Review and submit for affordable housing grants.

Economic Development

Goal #1 – Encourage a diverse mix of light industry, small business, medical, entertainment, and technical expansions.

- Provide resources for small business start-ups that fit with future planning (tax fees, leasing, grants).
- Ensure a mix of residential, commercial, class A office and industrial development.
- Promote sustainable agricultural businesses such as community gardens and rooftop gardens.
- Consider impact on traffic congestion with development.
- Ensure accessibility to businesses and communities through connectivity.
- Utilize single point contact to advertise for development.

Goal #2 – Target redevelopment, educational paths and maximizing current assets.

- Target infill redevelopment to utilize current infrastructure.
- Balance residential development with job locations.
- Consider the impact on increased student populations with development.
- Encourage educational paths of students to align with needed job skill levels.
- Ensure current infrastructure improvements are completed.
- Maximize and build on current assets (Etowah River, Bluffs, Reservoir, Land Value, Diverse Population, Country Seat, etc.)

Goal #3 – Discover new and exciting ways to support the three pillars of the Tourism Marketing Strategy: Arts & Culture, Historic Downtown, and Parks & Recreation.

Historic and Cultural Resources

Goal #1 – Preserve and reclaim historical and natural sites.

- Protect and expand greenspaces, agricultural lands, and equestrian estates by utilizing indigenous flora and water conservation techniques in future development.
- Establish a narrative of Native American history in conjunction with Reinhardt University.
- Encourage recycling, pollution reduction and green development to sustain our environment.

Goal #2 – Develop Community Centers to encourage a "Sense of Community" and "Identity."

- Promote the concept of an Artistic Center in the downtown area (shops, galleries, marketplace etc.)
- Utilize Artistic Center to create diverse cultural events.
- Establish community gateways such as signage indicating you are part of your City.
- Establish an Ambassador Program overseen by a designated City employee to enhance communication with the City and citizens.

Community Facilities

Goal #1: - Work with the Sequoyah Regional Library System to serve as the hub of education and collaboration within the community.

- **Communicate and promote the library's story, impact, and what** the library does.
- Incorporate user-centered design in our planning and practice to achieve convenient, intuitive, purposeful, and engaging library experiences for our community.
- Develop strategies and resources to meet and engage with the community outside of library walls.
- Sustain a high performing organization that strives for excellence in operational and fiscal management.

Transportation

Goal #1 – Establish multimodal commute options.

- Provide more transportation / commute options to limit traffic congestion.
- Identify alternative transportation options in residential areas.
- Identify key locations for bike program facilities.
- Identify opportunities for transit options and/or transit partnerships.

Goal #2 – Create pathways and roadways for connectivity throughout the City.

- Create multi-use pathways, sidewalks, and bike lanes to connect the City to communities and points of interest
- Connect roadways from the Bluffs to the regional airport.
- Ensure future development has adequate tie-ins with existing roadways and transit especially major state and interstate highways.
- Improve connectivity of highways 140 and 20 to reduce traffic congestion.
- Continue improvements to Marietta highway.
- Create a Sidewalk Infill Program to fill in sidewalk gaps where development will not.

Goal #3 – Reduce traffic congestion.

- **Review downtown and destination centers' traffic patterns for efficiencies.**
- Evaluate traffic solutions for downtown and destination centers.

- Explore and identify technology solutions to alleviate congestion issues in these areas.

Goal #4 - As part of its transportation element of Canton's Comprehensive Plan, the City of Canton proposes to work in cooperation with Cherokee County to develop the proposed East Side connection of the Northside Cherokee Boulevard which includes adjacent trails. A Canton East Side Parkway will help fulfill several transportation goals: relieve community traffic on state highways by providing a local alternative; connect new and established parts of the community; encourage development and redevelopment; and provide a course for walkways, trails, and bicycle paths that connect City and County parks.

Goal #5 – Establish roadway improvements and Safety.

- Identify opportunities for road network improvements within the City of Canton and adjacent unincorporated pockets.
- Identify paving priorities within the existing road network.
- Incorporate crime prevention design strategies.
- Explore and identify technology solutions and potential locations to enhance pedestrian safety and improve commute experience.

Goal #6 – Incorporate parking and wayfinding throughout Canton.

- Improve parking options in destination centers and historic neighborhoods.
- Identify potential locations for Electric Vehicle charging stations.
- Identify potential locations where wayfinding may improve traffic circulation.

Land Use

Goal #1 Create a master plan for all parks and the Etowah River Corridor.

- Establish a relationship with Cherokee County Trail Advisory Board and the City of Canton to work together on future projects.
- Construct boat ramps east and west of the City to encourage kayaks and canoes.
- Establish design, landscape, signage, connectivity, and scale guidelines in development.
- Increase available parking in Downtown
- Connect all major parks and complete current paths.
- Survey the Etowah River for development to ensure its full potential
 - Develop environmentally sensitive ways to make the Etowah river more accessible and attractive.
 - Investigate and develop engineering standards that encourage restaurants, retail shops, and recreation facilities along the Etowah River.
 - Develop a bike/walk path along the river with historical information along the path.

- o Create an architecturally engineered boardwalk, so when the river overflows it will go underneath that way we can put a restaurant on the river, i.e. **Ray's on the River**.

Goal #2 - Ensure walkability and reduce traffic by establishing multi-use pathways through the City.

- Establish gateways to the City
- Connect Reservoir Nature Trail to Great Sky
- Northside Hospital to Etowah Park
- Great Sky to Laurel Canyon
- Reinhardt College Parkway to Great Sky / Laurel Canyon
- Bluffs to Reservoir Nature Trail
- Connect Heritage Park to Boling, to Blankets, to Rope Mill

Goal #3 - To preserve historical heritage and expand our natural resources.

- Maintain and expand manufacturing capabilities.
- Continue to preserve and expand parks and green space.

Goal #4 - Utilize zoning measures.

- Utilize zoning measures to control density levels and sprawl.
- Utilize zoning measures to control buffer areas around the river and historical sites.
- Utilize commercial/residential nodes versus strip mall development.
- Encourage infill development.
- Ensure diverse neighborhoods with a range of affordable housing through Housing Initiatives Director.

Goal #5 - Canton move into sustainability which includes cleaner air, waste reduction, water use reduction, renewable energy technologies, high-performance building LEED Cert. or Earth Craft Cert., better agriculture management, transportation alternatives, community walkability, and abundant green space.

- The key component of the sustainability vision is to educate both businesses and citizens. Constantly improving on core ideals of sustainability and innovative ideas that could escalate and propel the City forward.
- Implement incentives for building green through Tax incentives, expedited permitting (permit/zone reductions), grant/loans, technical and design rebates and discounts, leasing assistance
- Recommend the City Manager utilize existing staff or private consultants to review sustainability measures and create goals for energy conservation.

Capital Improvement

Goal #1 – Support development in areas efficiently serviced by existing infrastructure.

- Work with county government to ensure growth and development plans can be supported by infrastructure, especially schools, police, and fire services.
- Support hospital expansion and upgrades.
- Ensure future planning is compatible and sustainable with predictable technological advances.
- Ensure road and bridge infrastructure is maintained and future planning will include sidewalks, multi-use paths, bicycle lanes, and stormwater catchment systems.

Goal #2 – Encourage infill development by utilizing impact fees and community improvement districts.

- Encourage infill redevelopment for the efficient use of current infrastructure.
- Use tap fees and community improvement districts to fund expansions for water, sewer, roads, etc.

Goal #3 – Continue investment in green space to improve quality of life.

- Ensure planned improvements to parks and recreation facilities are completed.
- Support indigent care programs with local nonprofits and churches.
- Create a position to disseminate information about city governmental issues to encourage participation of citizens (ambassador program).



Residents enjoying family time in Downtown Canton.

4. Needs and Opportunities

To achieve Canton's vision and goals for the future, the comprehensive plan must identify and provide feasible strategies for addressing the needs and opportunities facing the community. A need is defined as a condition that is required or wanted, while an opportunity is a chance for progress or improvement.

The needs and opportunities presented are divided into seven categories: Community Facilities, Economic Development, Housing, Land Use, Natural and Cultural Resources, Transportation, and Vocational / Educational. The list represents the final locally agreed upon items of needs and opportunities gathered from the Stakeholders Committee and the community members when asked to identify strengths, weaknesses, opportunities, and threats of Canton.



Attendees' responses on what they love and enjoy about Canton.

Housing

Needs:

- Provide attainable housing for the working population who are unable to live in the community that they serve.
- Seek available housing inventory to match the demand.
- Seek opportunities to include missing middle housing in downtown.
- Educate the public on options to renovate or remodel existing owned inventory to increase value and appearance.

Opportunities:

- Provide a more diverse housing stock for people of various income levels in the area.
- Create an environment whereby current owners, builders, and developers can easily attain and understand the processes, direction, and allowed styles, etc., at the lowest cost possible.
- Encourage / incentivize developers to build more affordable housing.
- Incorporate mixed-use housing in downtown Canton to provide a live, work, play environment.
- Incentivize both residential and commercial structures through grant applications to assist with cost of construction, maintenance, or upkeep.
- Promote residential code education in historic neighborhoods and in downtown areas to ensure homeowners are aware of codes to maintain the upkeep of their homes.

Economic Development

Needs:

- Seek ways to provide a variety of job opportunities (retail, small businesses, and corporate, etc.) to support future growth.
- Provide opportunities for more retail and professional businesses throughout the City to offer more job opportunities.
- Publicize tourism website to market the City, events, and attractions, etc., to support the City tourism efforts to become a regional destination.

Opportunities:

- Repurpose the old high school to a recreation center or other suitable use.
- Provide the opportunity for more retail and professional business throughout the City to offer more job opportunities.
- Develop riverfront with boardwalk (cycling and walking path) to include retail, restaurants, commercial and residential space.
- **Build relations through means of a tourism facility as it is part of Canton's charm.**
- **Focus on "Riverfront" development and marketing to provide a vibrant city and appeal to future businesses and residents.**
- Incentivize existing attorneys to relocate upstairs to free up prime retail space on sidewalk level.
- Seek champions to promote and host historic home tours in the City and host airshows at the airport.
- Determine the feasibility of a Convention and Visitors Bureau for the City.

Historic, Natural and Cultural Resources

Needs:

- Improve sidewalks, crosswalks, landscaping, streetscapes, and overall beautification of the City owned aspects of downtown and historic neighborhoods.

- Find methods that will help residents in the community connect with and feel a part of the City.
- Connect the River to the City by linking the river to the parks, incorporating the historic fish traps and Indian heritage.
- Preserve the River, Reservoir (Hickory Log) and Lake (Allatoona) as natural land features attract business through quality of life.
- **Establish Canton's street and boundary character to prevent encroachment from surrounding communities and cities.**
- Preserve and enhance parks and recreation to meet all needs of the community.
- Continue usage of Etowah River Master Plan to attract future businesses and meet the needs of the community.

Opportunities:

- Incentivize both residential and commercial structures through grant applications to assist with cost of construction, maintenance, or upkeep.
- Promote residential code education in historic neighborhoods and in downtown areas to ensure homeowners are aware of codes to maintain the upkeep of their homes.
- Become a Green City to become and remain a cleaner, healthier, and more economically viable Canton.
- Study methods to showcase Native American heritage as a historical attraction.
- Create youth programs oriented towards youth development through recreation, life skill training, education, and coaching.
- Add modern and contemporary arts and other variety of arts to the existing arts in the City.
- Create a Cultural Arts Master Plan to plan for offering of living arts and performing arts.
- Utilize the Etowah River Trail to connect to various areas of the City by building safe walking / cycling routes.

Community Facilities and Services

Needs:

- Reduce City energy use and operation costs through implementation of a strategic sustainability and historic preservation program.
- Connect and establish relationships with local churches such as MUST Ministries, YMCA, and other organizations to help with the homeless population when needed. Partner with local non-profits and agencies to explore the needs of the local homeless population.

Opportunities:

- Repurpose the old high school to a recreation center or other suitable use.
- Upgrade stormwater infrastructure throughout Etowah River Park to Etowah River.

- **Expand City's Trail System outward from Etowah River Trail to other areas within the City and link to other communities' trail system.**
- Increase pedestrian and bicycle accessibility trails to link current communities together with access to our trail system.
- Provide educational / minority outreach / awareness / overall community involvement through the Cultural Center.

Transportation

Needs:

- Increase connectivity of Canton and subdivisions through pedestrian sidewalks, bicycle lanes, and accessibility trails to link existing communities together, particularly in older neighborhoods.
- Identify areas for bicycle and pedestrian improvements.
- Install wayfinding signage – directional signs, welcome signs, and monument signs throughout the City to allow for easy navigation.
- Provide additional transit options to benefit the community and allow other modes of transportation.
- Seek to incorporate a bike share program in Canton.
- Seek to incorporate a fixed transportation system to downtown, specifically after designated work hours.
- Create a Sidewalk Infill Program to fill in sidewalk gaps where development will not install sidewalks.

Opportunities:

- Enhance trail loop connectivity by building upon existing and proposed / planned trails.
- Conduct a study to include gateways, consistent placemaking, and complete street-feel to bring people into downtown.
- Integrate technology to regulate downtown loading zone and parking consistent with historic character.
- Discuss extended Xpress Bus Route up to Canton. Park and Ride location at Etowah River Park.
- Create a standing coordination meeting or team with CATS to discuss potential upgrades or service changes based on community feedback.
- Coordinate with Cherokee County on buildout of trails to ensure appropriate connectivity and explore funding partnerships.
- Improve and maintain streetscape along Highway 140, Hickory Flat Highway, Railroad Street, Marietta Road, Waleska Highway, Marietta Highway, and throughout north and south Canton.
- Preserve and enhance routes / gateway to North Georgia Mountains as natural land features attract businesses and people through quality of life.
- Utilize the current transportation plan as a method to interest prospective businesses as the City sees future growth.

Land Use

Needs:

- Ensure that infrastructure is in place to support current and future development.
- Focus on expanding land for industrial, manufacturing, and technology by potentially annexing additional land.
- Communicate with the Georgia Department of Transportation (GDOT) and other governing agencies involved with the expansion of HWY 20.
- Add digital kiosks, merchant maps, online applications, and mobile applications to **"Welcome Center, City Map, and Gazebo Directory"** section as comprehensive information distribution is needed for improved civic involvement.
- Seek ways to provide a variety of job opportunities (retail, small businesses, and corporate, etc.) to support future growth.
- **Establish Canton's street and boundary character to prevent encroachment from surrounding communities and cities.**

Opportunities:

- Ensure that zoning and land use regulations protect property values as well as open space and recreational activities.
- Utilize the area along Canton Lake for business development.
- Undeveloped land along the river has the potential to become a riverfront as an entertainment / restaurant venue.
- Utilize infill development in downtown for housing.
- Acquire green space in the City by annexing additional property or develop green space within vacant City property.
- Incorporate the use of historic Fish Traps along with potential river development.

Vocational / Educational

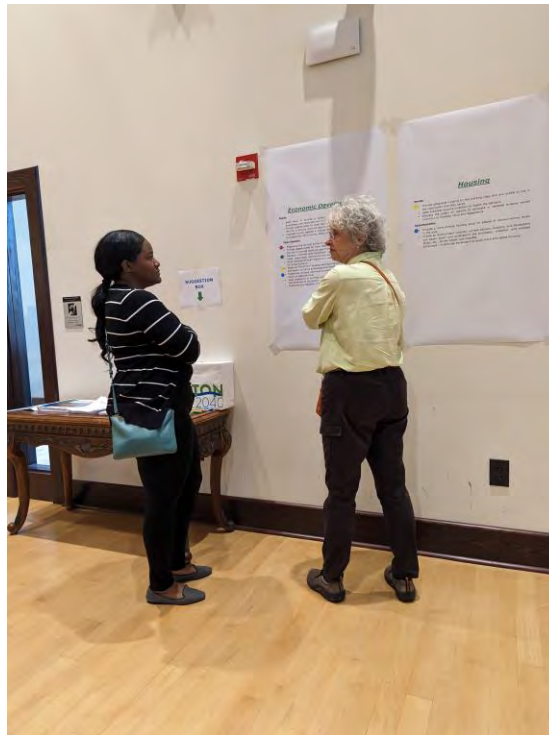
Needs:

- Connect and establish relationships with local churches such as MUST Ministries, YMCA, and other organizations to help with the homeless population when needed.
- Provide aid or support programs for immigrant communities to assist with knowledge of laws and procedures in the City.
- Be proactive in determining methods to prevent an increase in crime.

Opportunities:

- Add digital kiosks, merchant maps, online applications, and mobile applications to **"Welcome Center, City Map, and Gazebo Directory"** section as comprehensive information distribution is needed for improved civic involvement and as Canton becomes a destination place.
- Provide opportunities for more retail and professional business throughout the City to provide more job opportunities.

- Educate citizens on firearm safety, responsibility, and the legal, emotional, and financial ramifications.
- Educate citizens on safety resources available such as smoke detectors, carbon monoxide detectors, proper child seat installation, situational awareness, recognizing the signs of human trafficking, etc. and their proper use.
- Host a Safety Fair or Safety Series, in-person or online, for ease of access to resources for all residents.



Brittany Anderson, City Planner, and a resident discussing current conditions of the City during Open House.

Consideration of DCA Quality Community Objectives

DCA Quality Community Objectives and Best Practices

1. Economic Prosperity

Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term suitability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.

Best Practices recommended for the City of Canton

- Research and create a sourcebook to identify technical and financial assistance available for local businesses from regional, state, and federal sources and make it available to local businesses.
- Track business needs of existing businesses to help with business retention.

- Tailor training programs to provide workforce skills needed by local businesses.
- Develop incentives program for downtown retail to make street-level retail more attractive than office use.
- Create a new industrial park.

2. Resource Management

Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.

Best Practices recommended for the City of Canton

- Update current inventory of environmentally sensitive areas such as groundwater recharge areas, river corridors, and wetlands, as a first step to create a local strategy for minimizing negative impacts on water quality and quantity.
- Prepare a Sustainability Plan for the City of Canton.
- Update Unified Development Code to incorporate sustainability-green code regulations.

3. Efficient Land Use

Maximize the use of existing infrastructure and minimize the costly conversion of undeveloped land at the periphery of the community. This may be achieved by encouraging development or redevelopment of sites closer to the traditional core of the community; designing new development to minimize the amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in agricultural, forestry, or conservation uses.

Best Practices recommended for the City of Canton

- Create incentives or regulatory tool to encourage property owners to maintain properties or rehabilitate underutilized or vacant structures.
- Consider adopting a rehabilitation code in addition to a new construction code to help keep costs down thereby encouraging rehabilitation of properties.
- Update codes to encourage nodular development patterns.
- Develop incentives program for infill development and redevelopment opportunities with blighted property.

4. Local Preparedness

Identify and put in place the prerequisites for the type of future the community seeks to achieve. These prerequisites might include infrastructure (roads, water, sewer) to support or direct new growth; ordinances and regulations to manage growth as desired; leadership

and staff capable of responding to opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness and response.

Best Practices recommended for the City of Canton

- **Ensure consistency of Cherokee County and the City of Canton's ordinances with the adopted comprehensive plan.**
- Pursue CDBG grants to implement needed infrastructure projects.
- Continue implementation of a Service Delivery Strategy.
- Update codes to encourage nodular development patterns.
- Develop incentives program for infill development and redevelopment opportunities with blighted property.

5. Sense of Place

Protect and enhance the community's unique qualities. This may be achieved by maintaining the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting and revitalizing historic areas of the community; encouraging new development that is compatible with the traditional features of the community; or protecting scenic and natural features that are important to defining the community's character.

Best Practices recommended for the City of Canton

- Historic Preservation Commission (HPC) was established to oversee downtown commercial development of the Historic District. Create guidelines to include residential development in the Historic District.
- Target smaller infill development.
- Implement the work plan contained in the Canton Forward Plan.
- Develop design guidelines for residential properties within the Historic District, seek public input in matching HPC boundaries with existing National Register District boundaries.

6. Regional Cooperation

Cooperate with neighboring authority to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.

Best Practices recommended for the City of Canton

- Meet regularly with ARC staff to discuss local priorities and projects and explore opportunities for assistance and coordination with regional efforts.
- Meet regularly with local government staff to discuss local priorities and projects and explore opportunities for assistance and coordination with local government efforts.

7. Housing Options

Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socioeconomic backgrounds; including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community.

Best Practices recommended for the City of Canton

- Encourage Canton Housing Authority to be proactive instead of reactive regarding housing programs and projects to improve housing conditions and affordability.
- Consider creating an ordinance to allow cottage zoning to allow very small single-family homes to fill the need for affordable housing and utilize vacant properties.
- Provide education on home loan assistance to foster rehabilitation and revitalization.
- City of Canton amended zoning to allow accessory dwelling units in all single-family zoning districts.

8. Transportation Options

Address the transportation needs, challenges, and opportunities of all community residents. This may be achieved by fostering alternatives to transportation by automobile, including walking, cycling, and transit; employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

Best Practices recommended for the City of Canton

- Create a continuous, well-maintained sidewalk network, especially around schools.
- Ensure safe, adequate, and well-designed facilities for bicyclists.
- Develop a priority list for bicycle and pedestrian improvement projects.
- Encourage and expand alternative transportation methods – express bus service and commuter rail.

9. Educational Opportunities

Make educational and training opportunities readily available to enable all community residents to improve their skills, adapt to technological advances, manage their finances, or pursue life ambitions. This can be achieved by expanding and improving local educational institutions or programs; providing access to other institutions in the regions; instituting programs to improve local graduation rates; expanding vocational education programs; or coordinating with local economic development programs to ensure an adequately trained and skilled workforce.

Best Practices recommended for the City of Canton

- Ensure that all schools and libraries have adequate and efficient access to the internet to provide sufficient opportunities for online education.

10. Community Health

Ensure that all community residents, regardless of age, ability, or income, have access to critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved by providing services to support the basic needs of disadvantaged residents, including the disabled; instituting programs to improve public safety; promoting programs that foster better health and fitness; or otherwise providing all residents the opportunity to improve their circumstances in life and to fully participate in the community.

Best Practices recommended for the City of Canton

- Develop a comprehensive listing of health services and assistance resources for local citizens.
- Coordinate with ARC to participate in the GDOT 5311 program to provide public transportation to the nearest available public health facility.

5. Implementation Strategy

The Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Needs and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order **realize the community's goals**. Identifying these items helps the community organize their actions to follow.

Community Planning Three-Step Process

1. Develop and adopt a Comprehensive Plan
2. Use the Comprehensive Plan to evaluate proposals for rezoning and other approvals
3. Establish regulatory measures necessary to protect and enhance the character of our communities

Report of Accomplishments

This is the review of the Short-Term Work Program (STWP) from the previous five years from the Canton 2040 Comprehensive Plan. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as either complete, in progress, pending, or dropped. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or canceled must also include a reason for their status.

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Economic Development</i>					
Create and Implement a City-wide Tourism Plan	X				Completed by Georgia Department of Economic Development in 2020
Update and maintain a “Downtown Historic Sites Walking Tour”	X				Completed; should be updated annually
Develop an Action Plan to support Industry Recruitment & Business Retention		X			Cherokee Office of Economic Development has an Action Plan used for Canton businesses – City has hired Manager of Economic Development & Tourism
Develop and Update Promotional Materials for a City-wide Recruitment, Retention & Marketing Plan		X			Cherokee Office of Economic Development has promotional materials used for Canton businesses – City has hired Manager of Economic Development & Tourism
Prepare Redevelopment Plan for Marietta Highway		X			Joint project with Cherokee County per Service Delivery Strategy
Develop incentive program, for downtown retail	X				Completed in 2016, Canton Forward
Create new industrial park		X			Cherokee Office of Economic Development building new business park on SR20
Provide resources for small business start ups		X			Reviewed and updated annually
Create entrepreneurial work site	X				The Mill on Etowah – Thrive Coworking
Downtown Welcome Center	X				Visitor Center incorporated into Canton Theatre; Cherokee County History Center
Informational Kiosk		X			Multiple locations
Adopt Wayfinding Signage Plan & install signs		X			Utilizing current Transportation Master Plan and reviewing public feedback

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Economic Development</i>					
Completion of Jones Building & other downtown project providing retail/food markets on street level floors	X				Exterior renovated. Property was sold by the Downtown Development Authority and the building is currently being renovated for future use
Prepare report & study for available jobs & workforce opportunities	X				Cherokee Office of Economic Development completed strategic plan
<i>Housing</i>					
Create comprehensive housing plan consisting of density, infrastructure, & diversity	X				Housing Needs Assessment and Update completed in 2023
Research & implement affordable housing best practices		X			Created Cottage Development District, Accessory Dwelling Unit, and Down Payment Assistance Program
Improve blighted properties & stimulate downtown infill development		X			Created Cottage Development District, Accessory Dwelling Unit, and Down Payment Assistance Program
Encourage nodular communities to reduce traffic, enhance walkability, & connectivity		X			Created Cottage Development District, Accessory Dwelling Unit, and Down Payment Assistance Program
Develop incentives to ensure workforce housing needs are provided		X			Created Cottage Development District, Accessory Dwelling Unit, and Down Payment Assistance Program
<i>Natural & Historic Resources</i>					
Etowah River Park Trail Extension	X				Completed in 2022
Etowah River Trail Phase 1 (Heritage Park to Cherokee High)		X			Combined with Phase 2 and included with the Old Ball Ground Sewer Phase 2
Etowah River Trail Phase 2 (Cherokee High to Boling Park)		X			Combined with Phase 1 and included with the Old Ball Ground Sewer Phase 2
Etowah River Trail Phase 3 – Boling Park Trailhead Facility			X		Concept completed, pending completion of the Water Pollution Control Plant and Parks & Recreation Master Plan

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Natural & Historic Resources</i>					
Etowah River Trail Phase 4A – Etowah Bridge Crossing & Trail Connections to Downtown		X			Currently in design phase
Etowah River Trail Phase 4B – Pedestrian Crossing to Downtown			X		Working on connections to the pedestrian crossing
Etowah River Trail Phase 5 – Trail Connection to Boling Park along the Etowah River		X			Currently in construction
Etowah River Trail Phase 6 - Harmon Field Park Trail Connection			X		Working on connection
Etowah River Trail Phase 7 - Etowah River Educational / Wildlife Trail			X		Concept completed, awaiting Parks & Recreation Master Plan
Tree City USA		X			Completed 30 th year, updated annually
Identify important historical sites to preserve Canton's heritage		X			Reviewed and updated annually
Heritage Park Trail			X		Awaiting future SPLOST funding
Heritage Park Outdoor Gym	X				Completed in 2022
Heritage Park Playground	X				Completed in 2023
Heritage Park Splash Pad			X		Dealing with budget constraints
Heritage Park Restrooms	X				Completed in 2023
Heritage Park Community Pavilion			X		Dealing with budget constraints

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Community Facilities</i>					
Public Safety Department Grant Activities		X			Awarded annually (Bulletproof Vest Partnership Grant)
Expand and relocate hospital services facility		X			Added floors to new hospital bed tower and added additional medical offices
Create additional special tax districts		X			Created a Tax Allocation District
Work with Canton Recreation Advisory Committee on all recreation & leisure service projects			X		Contingent upon Parks & Recreation Master Plan
Upgrade and expand existing Wastewater Treatment Plant		X			Project has been under construction since March 2021. Phase 1 of the project is expected to be completed by the end of 2023. The project is scheduled to be completed in early 2025.
Monitor solid waste and recycling needs		X			Monitor waste and recycling needs through Municipal Measurement Program
Develop City-wide Greenspace Master Plan for Parks and Recreation		X			City has begun Parks and Recreation Master Plan
Continuation of Parks and Recreation Initiative				X	Combined with the item above
Upgrade and expand existing Water Treatment Plant		X			An RFP for Engineering Services is scheduled to be issued by the end of 2023 for a new Water Treatment Plant. The new plant would not be operational until 2028-2029
Develop community and cultural arts amenity		X			Pending further discussion with City Council

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Community Facilities</i>					
Cooperation between City & Georgia Power to conduct wellness checks during power outages		X			Wellness checks occurs as needed
Waleska Street Bridge Stormwater Improvements		X			Improvements are completed annually
Magnolia Drive Stormwater Improvements	X				Completed in 2019
Oakdale Court Stormwater Improvements	X				Completed in 2019
Great Sky Trench Drain Stormwater Improvements	X				Wooded Mountain Trail improvements completed in 2019
Fire Station 9	X				Completed in 2022
Pumper Truck				X	County replaced pumper trucks in 2023 with their funding
Fire Station 16		X			Awaiting upcoming funding
Aerial Truck				X	County to purchase with their funding
Ambulance				X	County to purchase with their funding
Police Facilities		X			Minor improvements still ongoing as needed
Pursuit Management System (two units)		X			Purchase pending for 2024

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Community Facilities</i>					
Pursuit Management System (one unit)		X			Purchase pending for 2025
Mobile Command Vehicle				X	Other resources being utilized
<i>Land Use</i>					
Create & Codify a New Unified Code TOD Zoning Classifications		X			Project is underway
Update Growth Boundary Plan for the City		X			Current growth boundary plan has no expiration date however, City is in communication with the County regarding a new growth boundary agreement.
Revise Etowah River Corridor Master Plan to include additional parks & ensure connectivity to future development, Mill #1, & downtown Canton		X			Ongoing, currently working on Parks and Recreation Master Plan and Downtown Master Plan
Establish multi-use pathways to ensure walkability & traffic reduction		X			Some multi-use pathways have been completed. Currently working on other pathways
Create zoning codes to promote maintenance & expansion of agricultural development & greenspace, encourage infill development & increase in downtown housing		X			Updated as needed
Prepare subarea master plan for Sunnyside (Marietta Road)		X			Project is ongoing. Some strategies have been implemented. Working to identify other areas of improvement
Prepare sustainability plan		X			Currently working with Schneider Electric to create a sustainability plan

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Transportation</i>					
Provide status report of five-year STWP to City Council		X			Provide update annually
Implement Local Road, Bicycle & Pedestrian Improvement Projects		X			Road capital improvements list complete – working on bicycle and pedestrian component
Develop Priority List for Local Road, Bicycle & Pedestrian Improvements		X			Completed local road priority list in 2017
Heard Road Extension		X			County led project, City participation in Right-of-Way- and utilities
Marietta Highway (construction to add two lanes)		X			Identified in Canton Transportation Master Plan
Prepare Transportation Plan	X				Completed in 2022
Intersection Upgrades		X			Some intersection upgrades have been completed. Various intersection upgrades ongoing
Marietta Highway & State Route Business 5 Intersections		X			Current project – expected construction to begin in late 2025
Improve & increase parking in public areas (downtown)		X			Completed Downtown Parking Deck, currently working on Downtown Master Plan
Create regional & local hub for Express Bus Service with local connections & expansion of CATS shuttle service routes			X		Multiple transportation plans
Develop East Side Parkway with a multi-use trail connecting City or County parks			X		Project is listed lower on the Priority List. Dealing with budget constraints.

Report of Accomplishments from STWP, City of Canton Comprehensive Plan – Canton 2045					
Project Description	Completed	Ongoing	Pending	Dropped	Status/Comments
<i>Transportation</i>					
Install electric vehicle charging stations		X			Installed 10 EV stations in Downtown Parking Deck. Working to identify additional areas
Implement Street Resurfacing Program		X			Resurfacing projects completed annually
Create pathways & roadways for connectivity throughout the City		X			Canton Transportation Master Plan identified areas of missing sidewalk – City working to fill those gaps. Some pathways have been completed while working to complete other pathways
Prominence Boulevard - Keeter Road			X		Project is listed lower on the Priority List. Dealing with budget constraints.
Reinhardt College Parkway (SR20) Study	X				Completed in 2019
Coordinate with Cherokee Area Transportation System (CATS) to install shelter stop at Teasley Middle School to downtown				X	New Teasley Middle School constructed, the proposed route does not work due to new school location

Community Work Program (CWP)

The Community Work Program is a key implementation tool that reflects those activities and strategies that the City of Canton has chosen to undertake in the current five-year period (2024-2028). The CWP will be extended one year into the future to maintain a full five years of future activity. Any changes appropriate to the other years will be included.

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Economic Development									
Develop an Action Plan to support Industry Recruitment & Business Retention	X	X	X	X	X	Economic Development	\$10,000	Hotel/Motel Tax	Review and update annually
Develop and Update Promotional Materials for a City-wide Recruitment, Retention & Marketing Plan	X	X	X	X	X	Economic Development	\$50,000	Hotel/Motel Tax	Review and update annually
Prepare Redevelopment Plan for Marietta Highway	X	X	X	X	X	Community Development & Economic Development	\$50,000	City General Fund and Grants	Joint project with Cherokee County per Service Delivery Strategy
Create new industrial park	X	X	X			Community Development & Economic Development	TBD	Private Sector, Cherokee Office of Economic Development, Cherokee Industrial Authority, City General Fund, Grants, & Bonds	
Provide resources for small business start ups	X	X	X	X	X	Economic Development	Staff Time	N/A	Review and update annually
Informational Kiosk	X	X	X	X	X	City of Canton	\$10,000	General Fund	Multiple locations
Adopt Way-finding Signage Plan & Install Signs	X	X	X			City of Canton	\$200,000	City General Fund	Current Transportation Master Plan & reviewing public feedback

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Housing									
Create comprehensive housing plan consisting of density, infrastructure, & diversity		X	X	X		Community Development	\$80,000	City General Fund & Grants	
Research & implement affordable housing best practices	X	X	X			Community Development	Staff Time	N/A	Utilize comprehensive housing plan
Improve blighted properties & stimulate downtown infill development	X	X	X	X	X	City of Canton & Community Development	Staff Time	N/A	Review and update annually
Encourage nodular communities to reduce traffic, enhance walkability, & connectivity	X	X	X	X	X	Community Development	Staff Time	N/A	
Develop incentives to ensure workforce housing needs are provided		X	X			City of Canton	Staff Time	N/A	
Implement Accessory Dwelling Unit Program	X	X	X	X	X	Housing Initiatives	Staff Time	N/A	
Implement Canton Down Payment Assistance Program	X	X	X	X	X	Housing Initiatives	Staff Time	N/A	
Encourage Utilization of Cottage Development District Regulations	X	X	X	X	X	Housing Initiatives	Staff Time	N/A	
Identify Properties for Attainable Housing Projects	X	X	X	X	X	Housing Initiatives	Staff Time	N/A	

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Natural & Historical Resources									
Etowah River Trail Phase 1 (Heritage Park to Cherokee High)	X	X	X			City of Canton	\$2,250,000	LWCF, General Fund, SPLOST, & Impact Fees	
Etowah River Trail Phase 2 (Cherokee High to Boling Park)		X	X			City of Canton	\$750,000	SPLOST & Impact Fees	
Etowah River Trail Phase 3 - Boling Park Trailhead Facility			X	X		City of Canton	\$2,500,000	LWCF, General Fund, SPLOST, & Impact Fees	
Etowah River Trail Phase 4A - Etowah Bridge Crossing & Trail Connections to Downtown				X	X	City of Canton	\$11,225,000	LWCF, General Fund, SPLOST, & Impact Fees	
Etowah River Trail Phase 4B - Pedestrian Crossing to Downtown	X	X	X	X	X	City of Canton	\$850,000	LWCF, General Fund, SPLOST, & Impact Fees	
Etowah River Trail Phase 5 - Trail Connection to Boling Park along the Etowah River	X					City of Canton	\$1,100,000	LWCF, General Fund, SPLOST, & Impact Fees	
Etowah River Trail Phase 6 - Harmon Field Park Trail Connection		X	X			City of Canton	\$850,000	LWCF, General Fund, SPLOST, & Impact Fees	
Etowah River Trail Phase 7 - Etowah River Educational / Wildlife Trail				X	X	City of Canton	\$2,000,000	LWCF, General Fund, SPLOST, & Impact Fees	
Tree City USA	X	X	X	X	X	Community Development	\$5,000	City Funds	Renew Membership Annually
Identify important historical sites to preserve Canton's heritage	X	X	X	X	X	Canton Tourism, Inc. & Historical Society	Staff Time	N/A	Review and update annually
Heritage Park Splash Pad			X	X	X	City of Canton	\$500,000	Impact Fees, General Fund, & SPLOST	
Heritage Park Trail		X	X			City of Canton	\$500,000	Impact Fees, SPLOST	
Heritage Park Community Pavilion				X		City of Canton	\$250,000	Impact Fees, General Fund, & SPLOST	
Etowah River Park Restroom Building	X					City of Canton	\$300,000	Impact Fees, SPLOST	
Boling Park Restroom Building	X					City of Canton	\$125,000	Impact Fees, SPLOST	
South Canton Park	X	X	X			City of Canton	\$7,000,000	Impact Fees, SPLOST, Grant Funding	Conceptual design and surveying completed
Parks and Recreation Master Plan	X					City of Canton	\$150,000	General Fund	Ongoing five-year plan

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Community Facilities									
Public Safety Department Grant Activities	X	X	X	X	X	Police Department	\$5,000	City General Fund	Ongoing Annual Activity (Bulletproof Vest Partnership Grant)
Expand and Relocate Hospital Services Facility	X	X	X	X	X	Northside Hospital	\$180,000,000	Northside Hospital	To be accomplished in six phases
Create additional special tax districts	X	X	X			Community Development	\$25,000	City General Fund	Dependent upon business interest
Work with Canton Recreation Advisory Committee on all recreation & leisure service projects (change wording?)	X					City Manager	Staff Time	SPLOST	Contingent upon Parks and Recreation Master Plan
Upgrade and Expand Existing Wastewater Treatment Plant	X					City of Canton	\$65,500,000	Water & Sewer Fund & Bonds	Project has been under construction since March 2021. Phase 1 of the project is expected to be completed by the end of 2023. The project is scheduled to be completed in early 2025.
Monitor Solid Waste and Recycling Needs	X	X	X	X	X	City of Canton	\$2,500	User Fees	
Develop City-wide Greenspace Master Plan for Parks and Recreation	X					City of Canton	\$150,000	City General Fund	Parks and Recreation Master Plan to be completed by summer 2024
Upgrade and Expand Existing Water Treatment Plant	X	X	X	X	X	City of Canton	\$50,000,000	City Water & Sewer Fund & Bonds	An RFP for Engineering Services is scheduled to be issued by the end of 2023 for a new Water Treatment Plant. The new plant would not be operational until 2028-2029
Water Treatment Plant Screen Replacement	X	X				City of Canton	\$2,175,000	City Water & Sewer Fund	Construction will begin in October 2023 and will be completed in 15 months
Industrial Park Booster Pump Station	X	X				City of Canton	\$2,000,000	City Water & Sewer Fund	Construction is scheduled to begin in December 2023 and will be completed in 13 months
I-575 Water Main Crossing	X	X				City of Canton	\$600,000	City Water & Sewer Fund	Construction is scheduled to begin February 2024 and will be completed in 12 months
South Canton Elevated Tank	X	X				City of Canton	\$8,000,000	City Water & Sewer Fund	Construction is scheduled to begin in August 2024 and will be completed in 18 months
Develop community and cultural arts amenity	X	X	X	X	X	City of Canton	TBD	Private Fund, General Fund, SPLOST, & Grants	Pending further discussion with City Council
Cooperation between City & Georgia Power to conduct wellness checks during power outages	X	X	X	X	X	City of Canton	Staff Time	N/A	
Waleska Street Bridge Stormwater Improvements	X	X	X	X	X	City of Canton Public Works	\$300,000	Stormwater Fund	Annual debris clean up
Etowah River Park Stormwater Improvements	X	X	X	X	X	City of Canton Public Works	\$550,000	Stormwater Fund	Failing stormwater infrastructure, will be completed in phases over the next five years

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Community Facilities									
Energy Conservation Services Program	X	X	X	X	X	City of Canton	\$10,200,000	SPLOST, ARPA, Impact Fees	Partnership with energy company to develop & implement cost effective improvements & energy conservation retrofits to City's facilities
Fire Station 16	X	X	X			Cherokee County Fire & Emergency Services	\$3,500,000	Impact Fees	
Police Facilities	X	X	X	X	X	Canton Police Department	\$1,500,000	Impact Fees & SPLOST	
Pursuit Management System (two units)	X					Canton Police Department	\$12,000	Impact Fees	
Pursuit Management System (one unit)		X				Canton Police Department	\$6,000	Impact Fee & City General Fund	
Alternative Transportation	X	X				Canton Police Department	\$55,000	Impact Fees	

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Land Use									
Create & Codify a New Unified Code TOD Zoning Classifications	X	X	X	X	X	Planning and Zoning	\$75,000	City General Fund	Provides reorganized zoning and development code with overlay districts, TND and TOD capabilities, and support for LCI, CID, IDD and other tools to leverage local funding for desired infrastructure improvements
Update Growth Boundary Plan for the City	X	X	X	X	X	Community Development	Staff Time	City General Fund	To be accomplished through proposed new process
Revise Etowah River Corridor Master Plan to include additional parks & ensure connectivity to future development, Mill #1, & downtown Canton	X	X				City Council, Community Development, Parks & Recreation Advisory Board	Staff Time	N/A	
Establish multi-use pathways to ensure walkability & traffic reduction	X	X	X	X	X	City Council, Community Development, Parks & Recreation Advisory Board	\$1,000,000 per mile		
Create zoning codes to promote maintenance & expansion of agricultural development & greenspace, encourage infill development & increase in downtown housing	X	X	X	X	X	Planning and Zoning	Staff Time	N/A	
Prepare subarea master plan for Sunnyside (Marietta Road)	X	X	X	X	X	Community Development	Staff Time	N/A	
Prepare sustainability plan	X	X				Community Development	TBD	N/A	Amend UDC to incorporate sustainability / green code requirements

City of Canton Comprehensive Plan - 5 Year Short Term Work Plan									
Project Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Responsible Party	Cost Estimate	Funding Source	Notes
Transportation									
Provide status report of five-year STWP to City Council	X	X	X	X	X	Community Development	Staff Time	N/A	Provide update annually
Develop Priority List for Local Road, Bicycle & Pedestrian Improvement Projects	X	X	X	X	X	Public Works & Community Development	\$5,000	City General Fund	Update annually
Implement Local Road, Bicycle & Pedestrian Improvement Projects	X	X	X	X	X	Public Works & Community Development	\$3,000,000	City General Fund, Impact Fees, SPLOST, Grants and Fees	Use local money to match State & Federal grants and coordinate with County
Heard Road Extension	X	X				City of Canton	\$1,525,736	City of Canton Impact Fees	County led project, City participation in Right-of-Way and utilities
Marietta Highway			X	X	X	City of Canton	\$10,000,000	Impact Fees, Grants, & Cherokee County	Identified as a priority project in Canton Master Plan. Construction to add 2 lanes, more pedestrian friendly
Intersection Upgrades	X	X	X	X	X	City of Canton	\$6,500,000	City Impact Fees and Grants	City Impact Fees - improvements to include additional striping, additional turn lanes, signal synchronization
Marietta Highway & State Route Business 5 Intersections	X	X	X	X	X	City of Canton	\$1,647,000	City Impact Fees and Grants	City Impact Fees - improvements to include additional striping, additional turn lanes, signal synchronization, stormwater improvements
Improve & increase parking in public areas (downtown)	X	X				City of Canton	\$4,000,000	General Fund & SPLOST	Currently working on Downtown Master Plan
Create regional & local hub for Express Bus Service with local connections & expansion of CATS shuttle service routes	X	X	X	X	X	GRTA, City of Canton, & Cherokee County	TBD	Federal, State, County, & City	
Develop East Side Parkway with a multi-use trail connecting City or County parks		X	X	X	X	City of Canton & Cherokee County	\$8,928,930	City General Fund, City Impact Fees, & SPLOST	
Install electric vehicle charging stations	X	X				City of Canton	\$7,500 per Level 2 station	City General Fund	
Implement Street Resurfacing Program	X	X	X	X	X	Public Works	\$1,000,000	LMIG, SPLOST	
Rivergreen Infrastructure Improvements	X					City of Canton Public Works	\$60,000	Stormwater Fund, SPLOST	Infrastructure repairs on sidewalks and curbing throughout neighborhood
Create pathways & roadways for connectivity through the City	X	X	X	X	X	City of Canton	\$1,000,000 per mile	City General Fund, Grants, & SPLOST	
Prominence Boulevard - Keeter Road	X	X	X			City of Canton	\$3,661,632	Impact Fees, SPLOST, Developer	
Prominence Point Parkway Improvements	X	X	X	X	X	City of Canton	\$2,000,000	Impact Fees, SPLOST, General Fund	

APPENDIX A:

Proposed Extension of Northside Cherokee Boulevard Map



PROPOSED EXTENSION OF
NORTHSIDE CHEROKEE BOULEVARD

LEGEND:

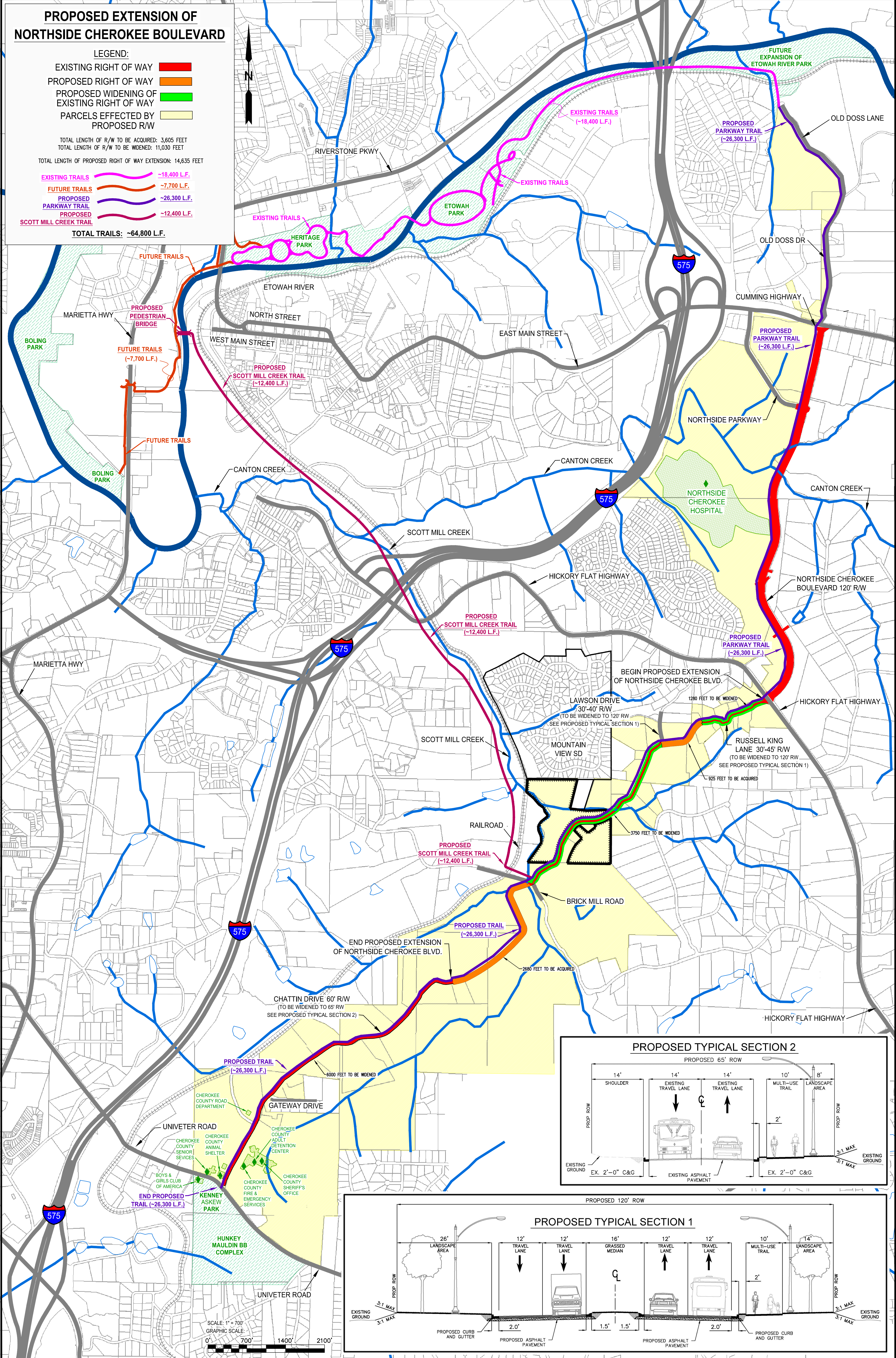
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED WIDENING OF
EXISTING RIGHT OF WAY
- PARCELS EFFECTED BY
PROPOSED R/W

TOTAL LENGTH OF R/W TO BE ACQUIRED: 3,605 FEET
TOTAL LENGTH OF R/W TO BE WIDENED: 11,030 FEET

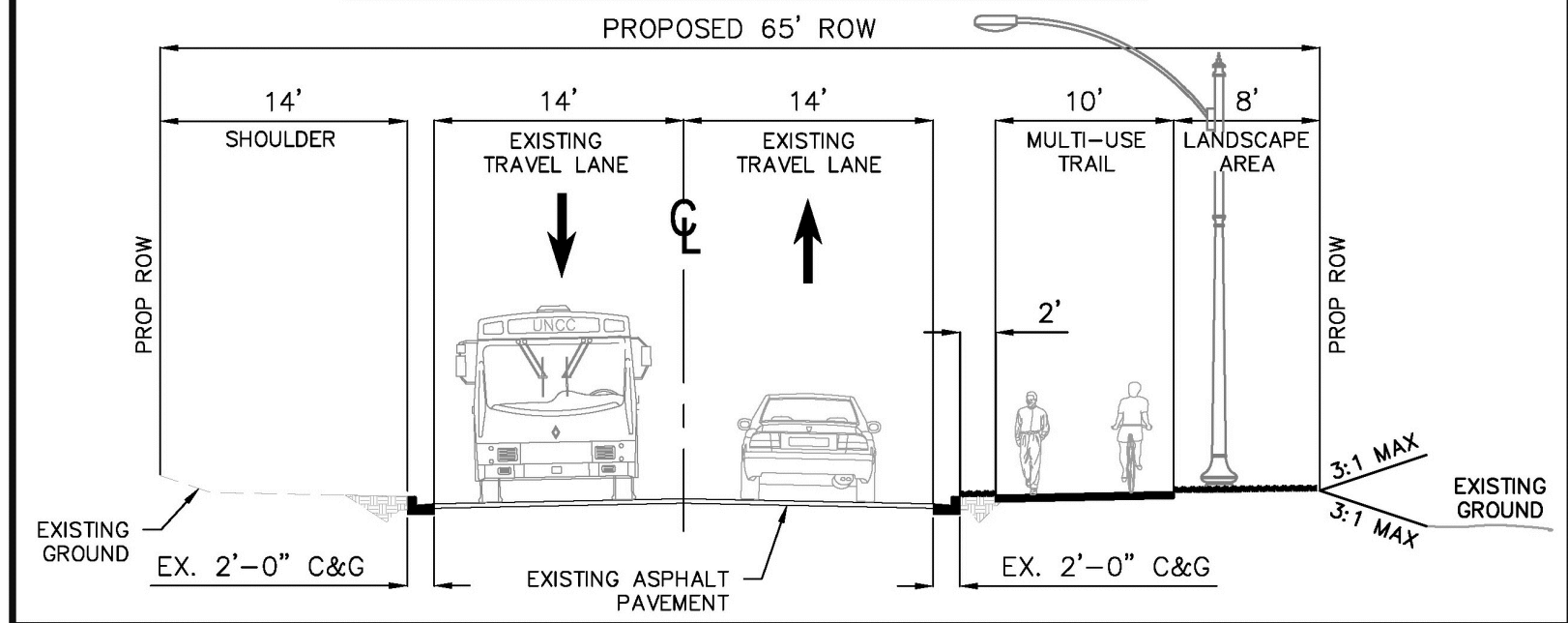
TOTAL LENGTH OF PROPOSED RIGHT OF WAY EXTENSION: 14,635 FEET

- EXISTING TRAILS ~18,400 L.F.
- FUTURE TRAILS ~7,700 L.F.
- PROPOSED PARKWAY TRAIL ~26,300 L.F.
- PROPOSED SCOTT MILL CREEK TRAIL ~12,400 L.F.

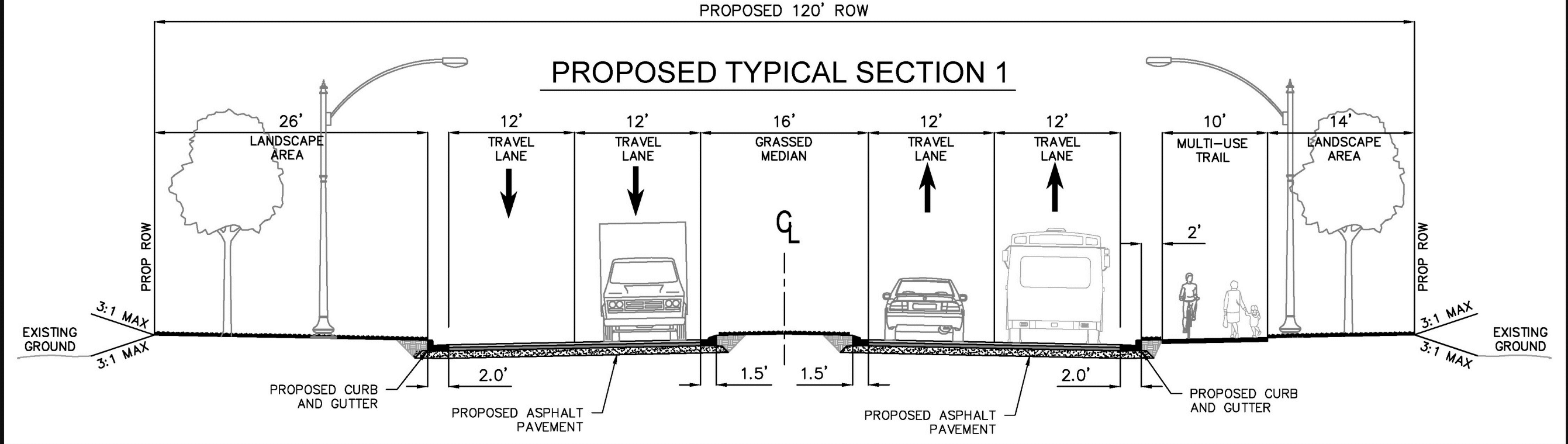
TOTAL TRAILS: ~64,800 L.F.



PROPOSED TYPICAL SECTION 2



PROPOSED TYPICAL SECTION 1



APPENDIX B:

Comprehensive Plan Citizen Survey & Results



Constant Contact Survey Results

Campaign Name: Comprehensive Plan Update Survey Questions

Survey Starts: 480

Survey Submits: 164

Export Date: 10/10/2023 08:48 AM

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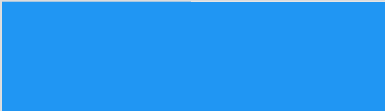
1. Please select FIVE of the following topics that best describes the quality of life in Canton. / Por favor, seleccione cinco de los siguientes temas que mejor describan la calidad de vida en Canton.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Diversity / Diversidad	<div></div>		20	12%
City Services (Public Works, Police, Sanitation) / Servicios de la Ciudad (Servicios Públicos, Policía, Servicios de Saneamiento)	<div></div>		73	45%
Parking Availability / Disponibilidad para estacionarse	<div></div>		15	9%
Affordable Housing / Vivienda accesible	<div></div>		17	10%
Safety and Security / Seguridad y protección	<div></div>		88	55%
Recreational & Athletic Resources / Recursos Atlético y Recreacionales	<div></div>		55	34%
Open Space / Áreas al Aire libre	<div></div>		53	33%
Entertainment / Entretenimiento	<div></div>		56	35%
Healthcare and Medical Services / Cuidado de la Salud y Servicios Médicos	<div></div>		80	50%
Historic Preservation / Conservación Histórica	<div></div>		47	29%
Job and Entrepreneurship Opportunities / Oportunidades de Trabajo y Emprendimiento	<div></div>		14	8%
Transportation Options / Opciones para el Transporte	<div></div>		5	3%
Walkability / Transitabilidad	<div></div>		26	16%
Shopping Convenience / Conveniencia para ir de Compras	<div></div>		55	34%
Cultural Activities / Actividades Culturales	<div></div>		18	11%
Youth Programs / Programas para jóvenes	<div></div>		9	5%
Dining Options / Opciones donde comer	<div></div>		85	53%
Education / Educación	<div></div>		20	12%
Scenic Beauty and Appearance / Vistas Panorámicas/Apariencia	<div></div>		53	33%
Total Responses			160	100%

CHECKBOXES

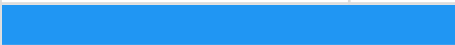

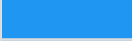

2. Please select FIVE of the following topics you feel would most improve the quality of life in Canton over the next 10-15 years / Por favor, seleccione cinco de los siguientes temas que mejor describan la calidad de vida en Canton.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Improve physical condition of schools / Mejorar la condición física de las escuelas	<div></div>		19	11%
Enhance public transportation in the City and the region / Mejorar el transporte público en la ciudad y la región	<div></div>		38	23%
Attract more businesses / Atraer más negocios	<div></div>		59	35%
Expand housing options for all income and age levels (for purchase or for rent) / Ampliar las opciones de vivienda para todos los niveles de ingresos y edades (para comprar ó alquilar)	<div></div>		34	20%
Acquire and/or protect more open spaces and natural resources / Adquirir/ proteger más espacios abiertos y recursos naturales	<div></div>		98	59%
Expand the use of Etowah River as a recreational amenity / Ampliar el uso del río Etowah como servicio recreativo	<div></div>		94	57%
Provide more parks, trails, and recreational facilities / Proporcionar más parques, senderos e instalaciones recreativas /	<div></div>		78	47%
Improve bicycle infrastructure / Mejorar la infraestructura para bicicletas	<div></div>		24	14%
Improve roads within city limits / Mejorar las carreteras dentro de los límites de la ciudad	<div></div>		86	52%
Expand environmental sustainability efforts / Ampliar los esfuerzos de sostenibilidad ambiental	<div></div>		26	15%
Provide new or expanded arts and cultural offerings / Proporcionar ofertas artísticas y culturales nuevas ó ampliadas	<div></div>		39	23%
Improve city facilities / Mejorar las instalaciones de la ciudad	<div></div>		13	7%
Expand broadband internet access / Ampliar el acceso a internet de banda ancha	<div></div>		38	23%
Expand sewer and water utilities / Ampliar los servicios de alcantarillado y agua	<div></div>		24	14%

Improve pedestrian infrastructure / Mejorar la infraestructura peatonal		45	27%
Protect integrity of existing neighborhoods / Proteger la integridad de los vecindarios existentes		91	55%
Total Responses		164	100%




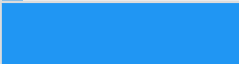


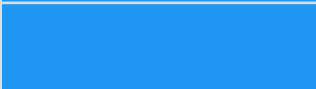

MULTIPLE CHOICE

3. How has Canton changed over the past five years? (Please select one) / Cómo ha cambiado Canton en los últimos cinco años? (Por favor, seleccione uno)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Improved / Mejorado			107	65%
Stayed the same / Se mantuvo igual			13	7%
Gotten worse / Empeorado			31	19%
Don't know - No Opinion / No sé - no opino			12	7%
Total Responses			163	100%

CHECKBOXES

4. How do you view Canton? (Please select all that apply) / Cómo ve a Canton? (Por favor seleccione todas las respuestas válidas)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
As a place to recreate / Como un lugar para recrear			41	25%
As a shopping destination / Como destino de compras			23	14%
As a major economic center for jobs / Como un importante centro económico para puestos de trabajo			5	3%
As a rural community / Como una comunidad rural			56	34%
As a suburban bedroom community to surrounding towns / Como una comunidad dormitorio suburbana para los pueblos de los alrededores			72	44%
As a quiet place to retire / Como un lugar tranquilo para retirarse			93	57%
As a place to raise a family / Como un lugar para formar una familia			74	45%
Other			8	4%
Total Responses			163	100%

CHECKBOXES

5. Please select THREE of the following topics that are most important to you. / Por favor seleccione tres de los siguientes temas que son más importantes para usted.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Recreation / Recreación	<div><div></div></div>		77	46%
Housing / Vivienda	<div><div></div></div>		44	26%
Arts & Culture / Arte & Cultura	<div><div></div></div>		50	30%
Sustainability / Sostenibilidad / Resistencia	<div><div></div></div>		50	30%
Fiscal Capacity / Capacidad Fiscal	<div><div></div></div>		54	32%
Natural Resources / Recursos naturales	<div><div></div></div>		73	44%
Historic Preservation / Preservación histórica	<div><div></div></div>		64	39%
Transportation / Transporte	<div><div></div></div>		29	17%
Education / Educación	<div><div></div></div>		48	29%
Other	<div><div></div></div>		6	3%
Total Responses			164	100%





CHECKBOXES

6. Please select THREE of the following topics you feel are most important to the City's economic development strategy? / Por favor seleccione tres de los siguientes temas que considere más importantes para la estrategia de desarrollo económico de la ciudad?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Increase tourism / Incrementar el turismo	<div><div></div></div>		48	30%
Attract new commercial business / Atraer nuevos negocios comerciales	<div><div></div></div>		83	53%
Attract new industries / Atraer nuevas industrias	<div><div></div></div>		70	45%
Expand existing businesses / Expansión de los nuevos negocios	<div><div></div></div>		77	49%
Improving wage levels / Tratar de mejorar los niveles salariales	<div><div></div></div>		56	36%
More and better educational opportunities / Necesidad de másó /mejores oportunidades educativas	<div><div></div></div>		57	36%
Attract experienced labor force / Atraer mano de obra calificada	<div><div></div></div>		60	38%
Total Responses			155	100%

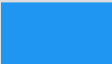
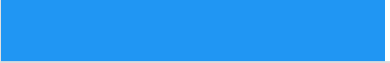

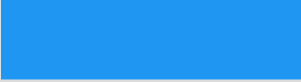
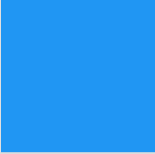



MULTIPLE CHOICE

7. Which of the following should the City of Canton focus on as transportation goals? / En cuál de los siguientes debería centrarse la ciudad de Canton como objetivos de transporte?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Grow Downtown's economic base / Hacer crecer la base económica del centro de la ciudad			14	8%
Promote redevelopment of underutilized, undeveloped, and declining areas / Promover la reurbanización de áreas subutilizadas, subdesarrolladas y en declive			62	38%
Attract a variety of businesses and employers / Atraer a una variedad de empresas y empleadores			26	16%
Balance industrial development with infrastructure and environmental needs / Equilibrar el Desarrollo industrial con las necesidades ambientales y de infraestructura			60	37%
Total Responses			162	100%

CHECKBOXES

8. In terms of outdoor recreational amenities, which of the following is most important to you? Please select THREE. / En términos de servicios recreativos al aire libre, cuál de los siguientes es más importante para usted? Por favor seleccione tres.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Playgrounds / Parques infantiles			27	16%
Open, grassy space / Espacio abierto con césped			91	55%
Walking or hiking trails / Senderos para caminar			135	82%
Benches or places to sit and rest / Bancas ó lugares para sentarse y descansar			71	43%
Ball fields, soccer fields, basketball courts or other sporting areas / Campos abiertos, canchas de fútbol, canchas de baloncesto u otras áreas deportivas			37	22%
Swimming areas / Areas para nadar			22	13%
Off-road bike or multi-use paths / Carriles todo terreno para bicicleta ó multiples usos			48	29%
Other			11	6%
Total Responses			164	100%

MULTIPLE CHOICE

9. How would you rate the quality of Canton's existing recreational amenities? / Cómo calificaría la calidad de los servicios recreativos existentes en Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Good / Buenos			72	43%
Adequate / Adecuados			47	28%
Somewhat Adequate / Algo adecuados			32	19%
Poor / Pobres			7	4%
Not sure / no opinion / No estoy seguro / sin opinion			6	3%
Total Responses			164	100%

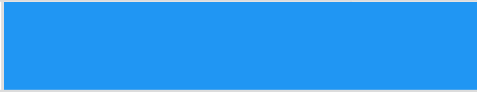

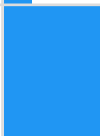

CHECKBOXES

10. Please select THREE of the following public services & utilities that you feel are of the best quality in the City. / Por favor seleccione tres de los siguientes servicios públicos y utilidades que considere que son de la mejor calidad en la ciudad

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Lighting / Alumbrado			32	20%
Sewer / Alcantarillado			9	5%
Storm Sewer / Alcantarillado pluvial			5	3%
Cable			8	5%
Internet			11	6%
Cell Coverage / Cobertura de celular			33	20%
Water / Agua			43	26%
Police / Public Safety / Policía / Seguridad Pública			123	76%
EMS / Servicio de emergencia médico			85	53%
Fire Protection / Protección contra incendios			98	61%
General Government / Gobierno general			29	18%
Total Responses			160	100%

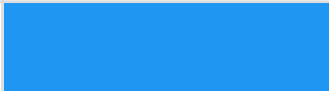



MULTIPLE CHOICE

11. Which of the following should the City of Canton focus on as transportation goals? / En cuál de los siguientes objetivos debería enfocarse la ciudad de Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Address congestion on roadways / Abordar la congestión en las carreteras			112	68%
Improve access to regional transportation infrastructure / Mejorar el acceso a la infraestructura de transporte regional			7	4%
Expand the system of pedestrian and bicycle facilities / Ampliar el sistema de instalaciones peatonales y de ciclistas			24	14%
Support balanced parking strategies / Apoyar estrategias de estacionamiento equilibradas			20	12%
Other			1	0%
Total Responses			164	100%

CHECKBOXES

12. With respect to housing, the most important issues facing Canton are: (Please choose up to THREE) / Con respecto a la Vivienda, los problemas más importantes que enfrenta Canton son: (Por favor seleccione hasta 3)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Need more affordable housing / Necesita viviendas más accesibles			72	47%
Need more single-family housing (high-end/executive housing) / Necesita más viviendas unifamiliares (viviendas de alto nivel/ejecutivas)			103	67%
Need more multifamily housing (duplexes, condos, townhomes, apartments) / Necesita más viviendas multifamiliares (dúplex, condominios, adosada, apartamentos)			21	13%
Need more senior housing / Necesita más vivienda para personas mayores			76	50%
Total Responses			152	100%

MULTIPLE CHOICE

13. Which of the following should the City of Canton focus on as housing goals? / En cuál de los siguientes debería centrarse la ciudad de Canton como objetivos de vivienda?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Promote a variety of housing choices / Promover una variedad de opciones de viviendas			25	15%
Ensure new residential development meets high standards of quality / Garantizar que el nuevo desarrollo residencial cumpla con altos estándares de calidad			79	49%
Facilitate the improvement of existing housing stock / Facilitar la mejora del parque de viviendas existente			22	13%
Offer attainable housing options / Ofrecer opciones de vivienda accesibles			28	17%
Other			7	4%
Total Responses			161	100%

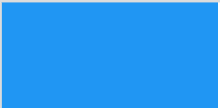






CHECKBOXES

14. Select THREE factors you feel commercial / industrial development should be dependent upon? / Seleccione tres factores de los que cree debería depender el desarrollo comercial/industrial?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Appearance of the commercial / industrial area / Aspecto del área comercial/industrial			70	44%
Mix of businesses in the City / Mezcla de negocios en la ciudad			62	38%
Existing mix of building style (appearance of buildings) / Mezcla existente de estilo de construcción (aparición de los edificios)			32	20%
Employment Opportunities / Oportunidades de empleo			65	40%
Proximity to Work / Proximidad al trabajo			19	11%
Community Services (fire, police, highway maintenance) / Servicios comunitarios (bomberos, policía, mantenimiento de carreteras)			83	52%
Reasonable cost of living / Costo de vida razonable			67	42%
Promotion of economic development & job creation / Promoción del desarrollo económico y creación de empleo			55	34%
Total Responses			159	100%




CHECKBOXES

15. Please select THREE of the following types of industrial uses that you feel there is a need in the city. /
 Seleccione tres de los siguientes tipos de usos industriales que considere necesarios en la ciudad

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Shared space for professionals / Espacio compartido para profesionales			50	31%
Small-scale sites for start-up businesses / Sitios de pequeña escala para empresas emergentes			78	49%
Warehousing and distribution uses / Usos de almacenamiento y distribución			25	15%
Manufacturing and processing / Fabricación y procesamiento			34	21%
High-tech industrial parks / Parques industriales de alta tecnología			80	50%
Industrial / Business parks / Parques Industriales / empresariales			29	18%
No more needed / No se necesita más			50	31%
Total Responses			157	100%





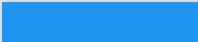
MULTIPLE CHOICE

16. When planning for future residential development, should the City place more emphasis on: / Al planificar el futuro desarrollo residencial, debería la Ciudad poner más énfasis en:

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Low density residential for single family housing (i.e. two to three units per acre) / Residencias de baja densidad para viviendas unifamiliares (es decir, dos ó tres unidades por acre)			104	65%
A mix of low density and medium density housing (townhomes, twin homes with four to five units per acre) / Una combinación de viviendas de densidad baja y media (casas adosadas, casas gemelas con cuatro a cinco unidades por acre)			52	32%
Higher density housing (apartments with six plus units per acre) / Vivienda de mayor densidad (apartamentos con más de seis unidades por acre)			3	1%
Total Responses			159	100%

CHECKBOXES

17. Select THREE of the following that best represents your highest priority for the future growth in Canton? / Seleccione tres de las siguientes opciones que mejor representen su máxima prioridad para el crecimiento futuro en Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
New residential development / Build out of existing residential projects / Nuevo desarrollo residencial / Construcción a partir de proyectos residenciales existentes			56	35%
Commercial / Retail growth which may reduce taxes and add services / Crecimiento comercial / minorista que puede reducir impuestos y agregar servicios			82	51%
Industrial growth to assist in minimizing long term tax burden and providing local jobs / Crecimiento industrial para ayudar a minimizar la carga fiscal a largo plazo y proporcionar empleos locales			81	50%
Providing more public land and services (parks, trails, ball fields, skate parks, pickle ball courts) / Proporcionar más terrenos y servicios públicos (parques, senderos, campos de juego, parques de patinaje, canchas de pickle ball)			97	60%
No growth / Sin crecimiento			45	28%
Total Responses			160	100%

CHECKBOXES

18. Which THREE of the following would you prefer to accommodate future population growth over the next ten years? / Cuales de los siguientes tres preferiría usted para dar cabida al crecimiento poblacional futuro durante los próximos diez años?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Increase allowed maximum density (number of houses or apartments per acre) in the existing Single-Family zone. / Aumento de la densidad máxima permitida (número de casas o apartamentos por acre) en la zona unifamiliar existente.	<div></div>		18	12%
Increase the amount of Multi-Family zoned property (places where apartment building or condos can be built) / Aumentar la cantidad de propiedades zonificadas para familias multiples (lugares donde se pueden construir edificios de apartamentos o condominios)	<div></div>		21	14%
Encourage development of vacant and under-utilized property. / Fomentar el desarrollo de propiedades desocupadas y subutilizadas	<div></div>		123	84%
Allow residential development mixed with commercial development along Highway 20E / Highway 20W. / Permitir el desarrollo residencial combinado con el desarrollo comercial a lo largo de la autopista 20E / Autopista 20W	<div></div>		89	60%
Allow residential development mixed with commercial development along entire stretch of Marietta Highway / Riverstone Parkway. / Permitir el Desarrollo residencial combinado con el Desarrollo comercial a lo largo de todo el tramo del boulevard de Marietta / Boulevard de Riverstone	<div></div>		83	56%
Total Responses			146	100%

CHECKBOXES


19. Select THREE of the following topics you feel are important in terms of future development? /
 Seleccione tres de los siguientes temas que considere importantes en términos de desarrollo futuro?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Job Creation / Creación de empleo	<div><div></div></div>		46	28%
Transportation Network (Roads, Buses) / Red de Transporte (Carreteras, Autobuses)	<div><div></div></div>		48	29%
Parking Availability / Disponibilidad de estacionamiento	<div><div></div></div>		27	16%
Walkability / Caminabilidad	<div><div></div></div>		34	20%
Homes, Neighborhood / Casas, Barrios	<div><div></div></div>		42	25%
Parks (access to green/open spaces) / Parques (acceso a espacios verdes/abiertos)	<div><div></div></div>		47	29%
Height of Buildings – Density of Development / Altura de los edificios – Densidad de desarrollo	<div><div></div></div>		9	5%
Providing / maintaining infrastructure (Roads, Bridge) / Proporcionar / mantener infraestructura (Puentes, Carreteras)	<div><div></div></div>		75	46%
Protection of City's natural features (parks, water, quality) / Protección de las características naturales de la Ciudad (parques, agua, calidad)	<div><div></div></div>		75	46%
Affordability of Housing / Accesibilidad de la vivienda	<div><div></div></div>		29	17%
Access to Services (Shopping, Transit) / Acceso a servicios (Compras, Tránsito)	<div><div></div></div>		17	10%
Historical Preservation / Preservación Histórica	<div><div></div></div>		27	16%
Existing Development / Desarrollo Existente	<div><div></div></div>		11	6%
Total Responses			162	100%

MULTIPLE CHOICE


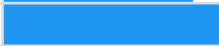



Age / Edad

Answer Choice	0%	100%	Number of Responses	Responses Ratio
0-18			0	0%
18-24			0	0%
25-34	<div><div></div></div>		9	5%
35-44	<div><div></div></div>		10	6%
45-54	<div><div></div></div>		20	12%
55-61	<div><div></div></div>		15	9%

62+ / 62 y más		103	65%
Total Responses		157	100%


MULTIPLE CHOICE

How long have you lived in the City of Canton? / Cuánto tiempo lleva viviendo en la ciudad de Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
0-5 years / años			44	27%
6-10 years / años			51	31%
11-15 years / años			16	10%
16-20 years / años			17	10%
20+ years / años			32	20%
Total Responses			160	100%


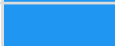




MULTIPLE CHOICE

Do you currently rent or own your home? / Actualmente alquila o es propietario de su casa?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Rent / Alquila			8	5%
Own / Propia			151	94%
Live with someone else / Vive con otra persona			1	0%
Total Responses			160	100%

CHECKBOXES

What is your relation to Canton? (Select all that apply) /Cuál es su relación con Canton? (Seleccione todas las que correspondan)?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Resident / Residente			145	90%
Business owner / Propietario de la empresa			26	16%
Property owner / Propietario			59	36%
Employment / Empleo			17	10%
Resident of neighboring city / Residente de ciudad vecina			2	1%
Friend/family of resident / Amigo/familia del residente			6	3%
Total Responses			160	100%

APPENDIX C:

First Friday - Community Survey & Results



Constant Contact Survey Results

Campaign Name: Comprehensive Plan Survey

Survey Starts: 112

Survey Submits: 66

Export Date: 08/07/2023 04:31 PM

CHECKBOXES

What makes Canton stand out?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Downtown	<div></div>		48	73%
Recreation Opportunities	<div></div>		23	35%
Restaurant Options	<div></div>		26	40%
Shopping	<div></div>		10	15%
Outdoor Activities	<div></div>		14	21%
Entertainment	<div></div>		21	32%
Transportation and Parking Options	<div></div>		1	1%
Other	<div></div>		9	13%
Total Responses			65	100%

CHECKBOXES

What do you think Canton could improve on?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Transportation and Parking	<div></div>		32	50%
Pedestrian Accessibility and Friendliness	<div></div>		10	15%
Recreation Programs	<div></div>		11	17%
Water and Trash Services	<div></div>		7	11%
Cuisine Options	<div></div>		15	23%
Nightlife	<div></div>		30	47%
Other	<div></div>		8	12%
Total Responses			63	100%

Post-event Survey

[Export responses](#)Active August 4th, 2023

9 Responses

[What makes Canton stand out?](#) ▾[Other](#) ▾[All respondents](#) ▾

<input type="checkbox"/>	Email address	First name	Last name	Responses	Response date	
<input type="checkbox"/>	...	Anonymous		Other: Easy to walk throughout downtown.	Aug 4, 2023 at 8:06pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: away from busy city	Aug 4, 2023 at 7:35pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: Adam Dodson	Aug 4, 2023 at 7:28pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: Adam 😊	Aug 4, 2023 at 7:28pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: It's home.	Aug 4, 2023 at 7:19pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: 1st fridays are great	Aug 4, 2023 at 7:00pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: I love canton for the rural country living. The people are nice and my kids love it.	Aug 4, 2023 at 6:44pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: first friday	Aug 4, 2023 at 6:13pm EDT	...
<input type="checkbox"/>	...	Anonymous		Other: River	Aug 4, 2023 at 2:55pm EDT	...

Post-event Survey

[Export responses](#)Active August 4th, 2023

8 Responses

[What do you think Canton could improve on?](#) [Other](#) [All respondents](#)

<input type="checkbox"/>	Email address	First name	Last name	Responses	Response date	
<input type="checkbox"/>	... Anonymous			Other: public transportation options needed	Aug 4, 2023 at 8:11pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: MORE reasons (shopping/restaurants) to visit downtown throughout the weekend. Use existing spaces more effectively (FEWER OFFICES in our older homes!).	Aug 4, 2023 at 8:06pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: sidewalks	Aug 4, 2023 at 7:51pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: Shopping and restaurants	Aug 4, 2023 at 7:44pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: morfpr teens things . recreation area	Aug 4, 2023 at 6:59pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: growing to fast property taxes crazy	Aug 4, 2023 at 6:53pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: better restaurants,	Aug 4, 2023 at 6:30pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: better advertising towards young people (maybe a geotagged ad buy on snapchat?)	Aug 4, 2023 at 6:13pm EDT	...

[Show 50](#)

Page 1 of 1

APPENDIX D:

Schmoozapalooza - Community Survey & Results



Constant Contact Survey Results

Campaign Name: Comprehensive Plan Update

Survey Starts: 73

Survey Submits: 42

Export Date: 08/24/2023 09:01 AM

CHECKBOXES

1. What type of business(es) would you like to see in Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
More Restaurants	<div><div></div></div>		26	61%
Boutique Shops	<div><div></div></div>		12	28%
Sporting Goods Stores	<div><div></div></div>		7	16%
Art Galleries	<div><div></div></div>		15	35%
Major Shopping Center / Mall	<div><div></div></div>		5	11%
More Lodging	<div><div></div></div>		18	42%
Fitness and Wellbeing Studios	<div><div></div></div>		16	38%
Wedding Spaces and Event Centers	<div><div></div></div>		6	14%
Other	<div><div></div></div>		2	4%
Total Responses			42	100%

CHECKBOXES

2. What type of attraction(s) would you like to see in Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Museums	<div><div></div></div>		22	53%
Waterpark	<div><div></div></div>		9	21%
Winery / Distillery	<div><div></div></div>		17	41%
Live Music Venue	<div><div></div></div>		25	60%
Art Classes / Workshops	<div><div></div></div>		22	53%
Outdoor Adventure / Zipline	<div><div></div></div>		21	51%
Other	<div><div></div></div>		0	0%
Total Responses			41	100%

CHECKBOXES

3. What kind of recreational activity or facility would you like to see in Canton?

Answer Choice	0%100%	Number of Responses	Responses Ratio
Splash Pad	<div></div>	14	33%
Dog Park	<div></div>	16	38%
Bike Trails	<div></div>	19	45%
Hiking Trails	<div></div>	25	59%
Community / Recreation Center	<div></div>	18	42%
Skate Park	<div></div>	5	11%
Recreational Classes	<div></div>	15	35%
Public Swimming Pool	<div></div>	14	33%
Mountain Biking Trails	<div></div>	7	16%
Campground Sites	<div></div>	14	33%
River Rafting	<div></div>	23	54%
Other	<div></div>	1	2%
Total Responses		42	100%

Update Survey for Comp Plan

Export responses

Active August 10th, 2023

2 Responses

1. What type of business(es) would you like to see in Canton? ▾

Other ▾

Q | Search

All respondents ▾

<input type="checkbox"/>	Email address	First name	Last name	Responses	Response date	
<input type="checkbox"/>	... Anonymous			Other: non-chain restaruants	Aug 10, 2023 at 6:43pm EDT	...
<input type="checkbox"/>	... Anonymous			Other: ice cream or yogurt shop	Aug 10, 2023 at 5:59pm EDT	...

Show 50 ▾

APPENDIX E:

Terrific Tuesday - Community Survey & Results



Constant Contact Survey Results

Campaign Name: Comprehensive Plan Update: Transportation & Infrastructure

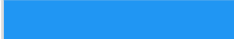
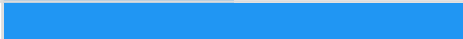
Survey Starts: 57

Survey Submits: 36

Export Date: 08/24/2023 09:06 AM

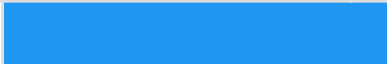

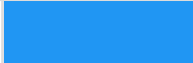





MULTIPLE CHOICE

1. How would you rate your satisfaction with the maintenance of City roads?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Very Satisfied			12	33%
Somewhat Satisfied			24	66%
Not Very Satisfied			0	0%
Not At All Satisfied			0	0%
Don't Know / No Answer			0	0%
Total Responses			36	100%

CHECKBOXES

2. What is your opinion on the sidewalk and trail system in Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Good, but needs more connectivity			20	55%
Trails need to be standard width and construction type			1	2%
Trails should connect w/ other cities and county			10	27%
Needs expansion			8	22%
Needs improvement (poor condition)			1	2%
Sidewalk and trails are undesirable			0	0%
Need more sidewalks in existing residential areas			4	11%
I am satisfied with the current sidewalk and trail system			9	25%
Other			2	5%
Total Responses			36	100%

Comprehensive Plan Update - Transportation & Infrastructure

Export responses

Active August 21st, 2023

2 Responses

2. What is your opinion on the sidewalk and trail system in Canton? ▾

Other ▾

Q Search

All respondents ▾

<input type="checkbox"/>	Email address	First name	Last name	Responses	Response date
<input type="checkbox"/> ...	Anonymous			Other: More lights on some trails'	Aug 22, 2023 at 7:32pm EDT ...
<input type="checkbox"/> ...	Anonymous			Other: Trail system is evolving snd looking forward to completing the system	Aug 22, 2023 at 6:52pm EDT ...

Show 50 ▾

APPENDIX F:

Multicultural Festival - Community Survey & Results



Constant Contact Survey Results

Campaign Name: Comprehensive Plan Update: Arts & Culture

Survey Starts: 38

Survey Submits: 31

Export Date: 09/11/2023 10:13 AM

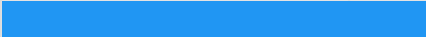







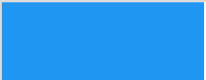
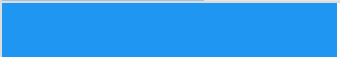
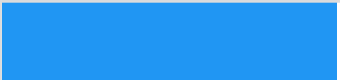
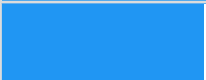

MULTIPLE CHOICE

1. How would you rate the availability of arts and culture in Canton? / ¿Cómo calificaría la disponibilidad de arte y cultura en Cantón?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Above average / Excelente	<div><div></div></div>		15	50%
Average / Bueno	<div><div></div></div>		10	33%
No opinion / Sin opinión	<div><div></div></div>		1	3%
Below average / Mal	<div><div></div></div>		4	13%
Very poor / Muy mal			0	0%
Total Responses			30	100%

CHECKBOXES

2. Which of the following should be priorities for the City of Canton? / ¿Cuál de las siguientes debería ser prioridad para la Municipalidad de Canton?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
Public Art / Arte público			19	61%
Performing arts / Las artes escénicas			11	35%
Festivals and community events / Festivales y eventos comunitarios			16	51%
Youth programs / Programas para los Jóvenes			20	64%
Lectures and seminars / Lecturas y talleres (conferencias)			5	16%
Art courses / Clases de arte			9	29%
Promoting and marketing arts and cultural activities / Promoción y comercialización de actividades artísticas y culturales			9	29%
Providing space for exhibitions or performances / Facilitando espacio para exposiciones o actuaciones			7	22%
Walking tours / Tours de caminata (recorridos guiados)			9	29%
Summer concerts / Conciertos de Verano			15	48%
Outdoor cultural activities / Actividades culturales al aire libre			15	48%
Programs for seniors / Programas para personas mayores			9	29%
Improvement to cultural facilities / Mejora de establecimientos culturales (Ejemplo: museos, lugares históricos)			11	35%
Other			0	0%
Total Responses			31	100%

APPENDIX G:

Boards and Commissions Survey & Responses



Board of Appeals (Variance Board) – Steve Green

The Board of Appeals is empowered to hear variance requests from certain sections of the Code of Ordinances. The Board of Appeals also hears appeals when someone feels aggrieved by a decision made by the Director of Community Development in the enforcement and interpretation of the Development Code of the Canton Code of Ordinances.

1. What type of development would you like to see more of in Canton?

Controlled development. We must have infrastructure in place to support development. We don't want to make the mistakes of Woodstock.

I'd like to see more single family homes.

2. Zoning and land use regulations have many objectives. Please choose three that are most important.

- ☒ a. Protect property value
- b. Protect character of community
- ☒ c. Protect open space and recreational activities
- d. Protect quality of environment
- e. Enhance tax base of city
- f. To control pace of development
- ☒ g. To control types of development
- h. To maintain a rural atmosphere

Canton 2045: Comprehensive Plan Update - Questions for Housing Team

Housing Team – Ken Patton

1. What housing related challenges are Canton facing?

Not enough affordable housing.

2. If you could improve one thing about housing in Canton, what would it be?

Encourage/incentivize builders to build more affordable housing.

Housing Team – Ken Patton

1. What housing related challenges are Canton facing?

Canton is facing increased home prices and a decrease in affordable working-class housing. The population is steadily growing and so is the need for employees in the service sector. Those people providing customer service, medical resources, education, hospitality, first responder services, food services and retail services are unable to live in the community that they serve.

2. If you could improve one thing about housing in Canton, what would it be?

Provide a more diverse housing stock for people of various income levels in the area. Allowing those working in Canton to live in and enjoy the community that they serve.

Housing Team – Ken Patton

1. What housing related challenges are Canton facing?

Available housing inventory to match the demand

“Red Tape” costs amidst new construction/development and remodeling

Limits on housing size/design standards

Educate the public on options to renovate or remodel existing owned inventory to increase value and appearance

2. If you could improve one thing about housing in Canton, what would it be?

Create an environment whereby current owners, builders and developers can more easily attain and understand the processes, direction, permitting, allowed styles, etc. at the lowest cost possible. Maybe take a page from the ADU ordinance recently put in place and provide a streamlined process including designs/plans, minimum standards, etc.

1. What housing related challenges are Canton facing? Increasing rents and home prices continue to impact affordability. Limited land is adding to the problem. Labor and building costs continue to impact would-be renter/buyers. Canton needs additional attainable/affordable housing to allow the city's labor force to live within the city limits.
2. If you could improve one thing about housing in Canton, what would it be? I would find ways to bring more affordable housing (rents/home prices) to the city, allowing more people in the local workforce to live within the city limits.

Housing Team – Ken Patton

1. What housing related challenges are Canton facing?

Price, Short supply, Interest rate

2. If you could improve one thing about housing in Canton, what would it be?

Affordability !!!

Housing Team – Ken Patton

1. What housing related challenges are Canton facing?

Lack of general public awareness about the shortage of affordable housing for households up to 60% of AMI.

Lack of developers that will operate in the affordable housing arena.

Ability to contain building and land costs to be able to build affordable housing.

Ability to/acceptance of developing “missing middle” medium density housing.

2. If you could improve one thing about housing in Canton, what would it be?

Availability of affordable, safe and beautiful housing for all income levels.

Housing Team – Ken Patton

1. What housing related challenges are Canton facing?

House prices and Rental Rates

Available lots or land

Construction material costs

Labor shortages

Interest Rates

2. If you could improve one thing about housing in Canton, what would it be?

Provision of more attainable homes

Canton 2045: Comprehensive Plan Update - Questions for Tourism Board

Canton Tourism Board – Lauren Johnson
Canton Tourism Board

1. What assets/infrastructure need to be developed to support tourism in Canton?

Although almost fully developed, a state-of-the-art website is critical to tourism.

Signage for tourists pointing out tourism destinations.

Wi-fi availability at tourist destinations

2. When it comes to tourism, what should be priorities for the City?

Awareness advertising in periodicals, etc.

Social media.

Continued promotion of events.

Cultural Arts Commission – Kristin Norton Green

Canton Cultural Arts Commission (CCAC)

The vision of the [CCAC](#) is for the streets, parks, events, and sites in Canton to be made more beautiful and meaningful through a collective and sustained effort to incorporate, celebrate, and promote arts of all kinds in Canton.

By advancing arts and culture as an essential element of life in Canton, we build community and connectivity while increasing economic development opportunities and promoting tourism.

1. What role do arts and culture events and activities play in Canton?

THESE EVENTS ARE OFTEN THE "THING TO DO", AND GIVEN THAT THEY ARE TYPICALLY FREE OF CHARGE AND NOT CULTURALLY, ETHNICALLY OR RELIGIOUSLY-SPECIFIC THEY BECOME AN OPPORTUNITY FOR THE "WHOLE" COMMUNITY TO GATHER.

2. When it comes to arts and culture, what should be priorities for the City?

AS MUCH AS BRINGING ART INTO THE CITY AND THEREBY CREATING A CULTURE SHOULD BE A PRIORITY, SO TOO SHOULD PROMOTING THE ADDITION, UNVEILING, SIGNIFICANCE, BACK-STORY, ETC. ETC. THE MARKETING, PROMOTION AND STORYTELLING ASPECT.

Cultural Arts Commission – Kristin Norton Green

Canton Cultural Arts Commission (CCAC)

The vision of the [CCAC](#) is for the streets, parks, events, and sites in Canton to be made more beautiful and meaningful through a collective and sustained effort to incorporate, celebrate, and promote arts of all kinds in Canton.

By advancing arts and culture as an essential element of life in Canton, we build community and connectivity while increasing economic development opportunities and promoting tourism.

1. What role do arts and culture events and activities play in Canton?

Arts + culture events provide opportunities for inclusion in the community and encourage economic development by bringing people into the DT area when they support our businesses. They help establish community identity, promote placemaking and support a vibrant environment.

2. When it comes to arts and culture, what should be priorities for the City?

Public Art
Events that celebrate our diverse community
Educating citizens on the economic benefits
of arts + culture

Cultural Arts Commission – Kristin Norton Green

Canton Cultural Arts Commission (CCAC)

The vision of the [CCAC](#) is for the streets, parks, events, and sites in Canton to be made more beautiful and meaningful through a collective and sustained effort to incorporate, celebrate, and promote arts of all kinds in Canton.

By advancing arts and culture as an essential element of life in Canton, we build community and connectivity while increasing economic development opportunities and promoting tourism.

1. What role do arts and culture events and activities play in Canton?

small business support, tourists, create an identity for the community

2. When it comes to arts and culture, what should be priorities for the City?

public spaces with art

Canton 2045: Comprehensive Plan Update - Questions for Environmental and Sustainability Advisory Board

Environmental and Sustainability Advisory Board – Kelly Pendley

1. What environmental issues impact the City of Canton?

Climate change driven by global emissions is an underlying change to all regions and will have impacts locally

Specific to the City

Upper Etowah River – maintain health and biological diversity (including protected species)

Local connectivity – too much focus on cars and drivers, rather than access for pedestrians and cyclists. In the US transportation is the single biggest contributor to greenhouse gases (per EPA). Only a significant modal shift for short journeys can impact this, especially with a growing population

Suburban Sprawl – lack of mixed use which aggravates the connectivity issues

2. What sustainability efforts would you like to see the City prioritize next?

Focus on net zero carbon emission electricity. I understand that State legislation limits our ability to do this in some ways, but use things like the permitting process to drive adoption of rooftop solar/battery combination in new builds, support residents in using federal and state funds to modify existing buildings. Look to lead rather than follow in terms of insulation and energy efficiency, again the planning process can help for new homes, but the bulk of the work will be helping residents get available funding for refits of existing housing stock.

Work with HOAs and other local resident groups to reduce runoff of chemicals and ensure property developers take appropriate measures versus silt runoff. Enforcement and fines must be part of this. Ideally lawns should be minimized and native plant displays used, especially on road fronts where lawns are less likely to be used for children's play etc.

Use the Etowah river trail as a back-bone to which build safe walking/cycling routes to the various parts of the city. This back-bone, if you don't have the connections

becomes a place people drive to, making traffic worse, rather than use as a daily way to get around.

Bikes and E-bikes have an estimated CO₂ equivalent of 15-20g CO₂/kilometer
A regular car is 230g CO₂/km, big pickups and SUV are significantly worse
A small city like Canton simply cannot be sustainable if we rely on the car as the sole safe means of getting around

All new developments should consider what is with ~15-20 min distance by foot (1 mile) and by bike (3-5 miles) as well as ensuring a safe means of getting there by those methods.

I realize that big developments such as River Green and Great Sky are probably not like to occur in the city limits again, but designing in Golf/cart /bike trails should be part of such major work. A first step could be creating a safe connection from Great Sky to Teasley and the new High school site, which could cut traffic at pick-up and drop-off

*Canton 2045: Comprehensive Plan Update - Questions for Historic Preservation
Commission*

Historic Preservation Commission – Brittany Anderson

The Historic Preservation Commission is responsible for reviewing Certificate of Appropriateness applications to establish a proper and uniform procedure in providing for the designation, protection, preservation, and rehabilitation of historic properties and historic districts.

1. How should historic preservation projects be incentivized?

I believe that both residential and commercial structures should be incentivized by grant applications to assist with costs, a simple step process for approvals regarding improvements and alterations for commercial and residential, and possible tax incentives for all or part of the cost that goes into maintaining/improving a historic home to keep up with modern code, life safety, and energy efficiency standards.

I am also a firm believer that rising tides lift all boats. In this scenario the City can lead through the improvements of sidewalks, crosswalks, landscaping, streetscapes, and overall beautification of the City owned aspects of our downtown and historic neighborhoods.

Recognition and affirmation also go along way. I know that Historic Cherokee has an award that it gives out to those that go above and beyond with maintaining/reviving historic structures. I believe that the City can also take part in this by affirming property owners that take care of their properties and encouraging those that don't through awards, historic preservation designations, social media recognition, etc.

2. What do you believe are critical challenges affecting historical or cultural resources in Canton?

Costs of materials and skilled labor especially that can perform historical preservation.

I also think that the lack of residential code enforcement in some of our neighborhoods negatively effects what makes our city so charming and historic in the first place. Main St is beautiful and imagining what the other historic neighborhoods in and around downtown could look like if residents/landlords were held accountable for taking care of their properties could completely reshape our downtown. I am not advocating for evictions or removing people from their homes. Everyone can take care of their yards and maintain the exterior of the home. I have a feeling that most tenants don't make this a priority because it isn't their property, in that case the landlord can fix it themselves, incentivize the tenants to fix it, or pay a contractor to come do it.

I can only imagine looking at the outside of some of these homes what is being neglected on the inside. I think by the City beginning to let the property owners know that code needs to be followed that the message will be conveyed that the City is paying attention, and they need to put some work into their properties. Just because they don't live there doesn't mean they can just let other people live in a neglected environment.

I am also a firm believer that rising tides lift all boats. In this scenario the City can lead through the improvements of sidewalks, crosswalks, landscaping, streetscapes, and overall beautification of the City owned aspects of our downtown and historic neighborhoods. This investment will come alongside the property owners that are currently being good stewards of their property and hopefully entice others that aren't to start! I have seen this happen at my home in downtown Canton. My wife and I have done several improvements on the exterior that are very simple (ie. fresh mulch, starting a garden, cutting the grass, etc) and I've had neighbors come up several time and say that we inspired them to do some work themselves. There is nothing more satisfying than cutting the grass or spread mulch in a newly made bed.

Canton 2045: Comprehensive Plan Update - Questions for Historic Preservation Commission

Historic Preservation Commission – Brittany Anderson

The Historic Preservation Commission is responsible for reviewing Certificate of Appropriateness applications to establish a proper and uniform procedure in providing for the designation, protection, preservation, and rehabilitation of historic properties and historic districts.

1. How should historic preservation projects be incentivized?

I believe grants and annual awards for "preservation" would help.

2. What do you believe are critical challenges affecting historical or cultural resources in Canton?

The challenges are many. Meeting standards for maintaining a historical look when small businesses have a limited budget is difficult. Expecting buildings to have "custom made" features discourages many from even trying. Tax incentives could help. Accepting new materials with an old look could offer possibilities.

*Canton 2045: Comprehensive Plan Update - Questions for Public Safety Citizen
Advisory Committee*

Public Safety Citizen Advisory Committee – Chief Merrifield

The Public Safety Citizen Advisory Committee's purpose is to analyze and evaluate community expectations of police service delivery; increase citizen awareness by communicating with residents regarding police policy, operations, and procedure; serve as a communication conduit for the community to the City on public safety matters; recommend ideas to the City to achieve alignment with citizen expectations; and identify and advocate for needed resources to achieve public safety objectives. The goal of the Advisory Committee shall be informational only with no policymaking role or involvement.

1. What are the greatest public safety concerns in the City of Canton?

In the Hispanic immigrant community, it is difficult to obtain housing for rent, many people have difficulty in doing so, and they become dependent on other people who tend to take advantage of the situation, and sometimes the overcrowding of people in the same home, this brings inconveniences. In fights, arguments, generating domestic violence,

The lack of knowledge of social aid, or support programs for immigrants or undocumented people, in the City of Canton, the Hispanic immigrant needs a help portal to know the laws and procedures to live honestly and without damaging order in the city of Canton

2. What public safety efforts should the City focus on?

The efforts must be on Drugs Control and Domestic Violence.

*Canton 2045: Comprehensive Plan Update - Questions for Public Safety Citizen
Advisory Committee*

Public Safety Citizen Advisory Committee – Chief Merrifield

The Public Safety Citizen Advisory Committee's purpose is to analyze and evaluate community expectations of police service delivery; increase citizen awareness by communicating with residents regarding police policy, operations, and procedure; serve as a communication conduit for the community to the City on public safety matters; recommend ideas to the City to achieve alignment with citizen expectations; and identify and advocate for needed resources to achieve public safety objectives. The goal of the Advisory Committee shall be informational only with no policymaking role or involvement.

1. What are the greatest public safety concerns in the City of Canton?

I believe that the greatest public safety concerns include firearms left in vehicles, suicide caused by access to unsecured firearms, and unreported domestic violence incidents.

2. What public safety efforts should the City focus on?

I believe that the City should focus on educating citizens, who choose to own a firearm, about firearm safety, responsibility, and the legal, emotional, and financial ramifications of firearms in the hands of unauthorized users.

I also would like to see the Citizens Response to Active Shooter Events (CRASE) presentation offered at least twice a year.

Educating citizens about safety resources available and their proper use (such as smoke detectors, carbon monoxide detectors, proper child seat installation, situational awareness training, recognizing signs of human trafficking, etc.) would be helpful to residents across the city.

Consider hosting a Safety Fair or Safety Series (in person or online) for ease of access to resources for all residents.

*Canton 2045: Comprehensive Plan Update - Questions for Public Safety Citizen
Advisory Committee*

Public Safety Citizen Advisory Committee – Chief Merrifield

The Public Safety Citizen Advisory Committee's purpose is to analyze and evaluate community expectations of police service delivery; increase citizen awareness by communicating with residents regarding police policy, operations, and procedure; serve as a communication conduit for the community to the City on public safety matters; recommend ideas to the City to achieve alignment with citizen expectations; and identify and advocate for needed resources to achieve public safety objectives. The goal of the Advisory Committee shall be informational only with no policymaking role or involvement.

1. What are the greatest public safety concerns in the City of Canton?

Out side crime moving into our city (Auto Break in, Gangs, Key Jewelry break in)
Allowing outside big city crime to move into our area.

2. What public safety efforts should the City focus on?

Proactive police services...

APPENDIX H:

Public Notices



**City of Canton
Notice of Public Hearing
5 Year Update -
Canton Comprehensive Plan**

Notice is hereby given that the Mayor and City Council of the City of Canton, will hold a public hearing on August 3, 2023 at 6:00 pm in the Canton City Hall, 110 Academy Street, Canton, Georgia for the purpose of beginning the process of updating and amending the City of Canton Comprehensive Plan in accordance with the requirements of Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. All meetings are open to the public.

City of Canton

7-20-23

**City of Canton
Notice of Public Hearing
5 Year Update -
Canton Comprehensive Plan**

Notice is hereby given that the Mayor and City Council of the City of Canton, will hold a public hearing on August 3, 2023 at 6:00 pm in the Canton City Hall, 110 Academy Street, Canton, Georgia for the purpose of beginning the process of updating and amending the City of Canton Comprehensive Plan in accordance with the requirements of Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. All meetings are open to the public.

7-27-23

City of Canton

forced Georgians to travel across state lines at great expense or continue the life-altering consequences of pregnancy and childbirth against their wills," she said.

U.S. Rep. Nikema Wil-

that we serve — the need is great and it's getting greater every day," Hughes said. "We are seeing probably a good 20% to 25% increase or better in food requests and in people coming to the remote distributions."

Interested parties who would like to drop off donations can visit the pantry during hours of operation or visit the pantry's 24/7 bin, Hughes said. The pantry doesn't accept frozen or refrigerated donations.

Never Alone Food Pantry is a partner of the Atlanta Community Food Bank, which provides "a bulk of our product here in the pantry," Hughes said. Never Alone Food Pantry also partners with the Humane Society to provide dog and cat food.

For more information on the lantern festival, pantry, refrigerated food truck stops and more, visit neveralone.org.

vices agreement with Prime Contractors LLC for construction document services for the construction of the city's new parks and recreation maintenance building off Neese Road.

♦ Voted 5-0 to approve the first reading of proposed amendments to sections of the city's charter. The proposed amendments would allow for the annexation process to mirror the zoning process. Currently, the zoning would be adopted after one reading, while the annexation can be approved after a second reading. If approved, the annexation process would require only one reading. The second reading for the amendments is scheduled for the council's Nov. 13 meeting.

City of Canton Notice of Public Hearing 5 Year Update Canton Comprehensive Plan

Notice is hereby given that the Mayor and City Council of the City of Canton, will hold a public hearing on November 2, 2023 at 6:00 pm in the Canton City Hall, 110 Academy Street, Canton, Georgia for the purpose of considering and receiving public comment on the five year update of Canton's Comprehensive Plan in accordance with the requirements of Rules of Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning. All meetings are open to the public. Any individual interested in the proposed annual updates may appear in support or opposition either in person, by agent, or attorney.

City of Canton

City of Canton Notice of Public Hearing Capital Improvements Element of Canton Comprehensive Plan And Impact Fee Ordinances 2024 Annual Update

Notice is hereby given that the Mayor and City Council of the City of Canton, will hold a public hearing on November 2, 2023 at 6:00 pm in the Canton City Hall, 110 Academy Street, Canton, Georgia for the purpose of considering and receiving public comment on the annual updates to the Capital Improvements Element and 5 Year Short Term Work Program of Canton's Comprehensive Plan to be prepared under the minimum planning standards and procedures for local Comprehensive Planning established by the Georgia Planning Act of 1989. Any individual interested in the proposed annual updates may appear in support or opposition either in person, by agent, or attorney.

City of Canton

APPENDIX I:

Public Meeting Sign-In Sheets





Comprehensive Plan Update Open House
Thursday, October 19, 2023, at 4pm
City Hall Auditorium

[illegible]