

September 11, 2026

VETO OF ORDINANCE RZON2605-010

Targhee Partners, LLC

In accordance with **Section 2.23 of the Charter of the City of Canton**, I hereby veto **Ordinance RZON2605-010**, adopted by the Canton City Council on September 3, 2026.

The title of the ordinance is:

AN ORDINANCE APPROVING THE REZONING WITH CONCURRENT VARIANCES AND MASTERPLAN APPLICATION OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PARCELS OF LAND lying and being in Land Lots 243, 244, 261, and 262 of the 14th District, 2nd Section of Cherokee County, Georgia, being more particularly described on the legal description attached hereto as "Exhibit A" and described as Tracts 1 and 2 on the submitted survey titled "Boundary Survey for: Targhee Partners, LLC" prepared by Albert Gramling, R.L.S. #2983 of Paramount Surveys, dated August 29, 2025, attached hereto as "Exhibit B" and incorporated herein by reference. Said property containing +/- 48.192 acres, further identified as Parcels 094 and 094A found in Tax Map Book 14N22 and Parcel 082 A of Tax Map Book 14N21 of Cherokee County records, being commonly known as 2829 Ball Ground Highway and 3830 Fate Conn Road, Canton, GA 30114 on the present addressing system of Cherokee County, Georgia.

I am exercising the veto authority granted to me under **Section 2.23 of the Charter** for the following reasons:

1. Consistency with the City's adopted Comprehensive Plan

City staff formally recommended denial of the applications based, in part, on its nonconformance with the City's adopted Comprehensive Plan and Future Land Use Plan.

Staff appropriately noted the changing conditions along the Ball Ground Highway corridor, including the increasing prevalence of residential development, and recognized that those changing conditions may warrant future consideration of the City's long-term land-use vision for the corridor.

However, until that broader planning process occurs and the City's adopted plans are formally reconsidered, I believe the City has a responsibility to honor the plans and policies it has already adopted.

Approving a rezoning that is inconsistent with those adopted plans, before the City has undertaken that broader review, would establish a precedent that I do not believe serves the City's long-term planning interests.

2. The need for a coordinated vision for the Ball Ground Highway corridor

Before considering this rezoning, or similar rezonings and annexations in this corridor, I believe the **City of Canton, Cherokee County, and the City of Ball Ground** should have an opportunity to work collaboratively toward a shared vision for the future land use and development of the Ball Ground Highway corridor.

This is not an argument against growth or residential development.

It is an argument for thoughtful, coordinated growth.

The decisions we make today will shape this corridor for decades. I believe those decisions should be guided by a deliberate and coordinated regional vision rather than made one property at a time.

3. Compatibility with surrounding development and the long-term interests of Canton

The proposed rezoning must be considered not only in the context of the individual property, but also in the context of the City's broader land-use pattern and the future development of this corridor.

A rezoning establishes a precedent that can influence subsequent development decisions. For that reason, I believe the City must consider carefully whether the proposed zoning is consistent with the City's long-term objectives for the corridor and whether the resulting development pattern will serve the broader public interest.

4. Public benefit and responsible growth

As discussed during our consideration of this matter, I believe zoning and development decisions should begin with a fundamental question:

How does this decision benefit the existing residents and taxpayers of the City of Canton?

I understand and support the need for additional attainable housing options in our community. However, whenever reasonably possible, I believe we should pursue that objective in a manner that is consistent with our adopted plans, established development standards and existing infrastructure framework.

This is not a rejection of attainable housing.

It is a recognition that where and how we accommodate growth matters just as much as the growth itself.

5. Development access and the concurrent variance request

I also have significant concerns regarding the concurrent variance request associated with this rezoning, particularly the request to permit fewer development entrances than would otherwise be required under UDC §109.03.12.

The City's Unified Development Code establishes development-access standards based upon the number of residential units. These standards are intended to address traffic circulation, emergency access and public safety, and the City has consistently relied upon them in evaluating residential development proposals.

In this instance, the proposed development would require consideration of whether the requested variance is supported by the circumstances of the property and the standards established by the City's UDC.

The property has access to two collector streets, and therefore appears to have a meaningful opportunity to provide the access contemplated by the City's development standards.

I am not persuaded, based upon the information presented to Council, that the circumstances of this property establish sufficient grounds to depart from that established standard.

A variance should be based upon circumstances that justify relief from an otherwise applicable requirement, not merely upon the convenience or cost of achieving compliance.

For me, this is ultimately a matter of consistency, public safety and maintaining development standards that the City has established and applied to development throughout our community.

Conclusion

I do not take the authority granted to the Mayor under Section 2.23 of the Charter of the City of **Canton** lightly. This is the first time I have exercised that authority.

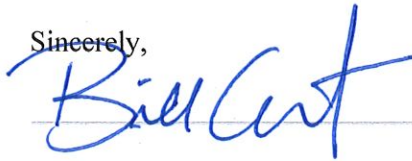
I have the utmost respect for my fellow Council members, and I respect the authority granted to each member of this governing body. If the Council elects to override this veto in accordance with the Charter, I will respect and abide by that decision.

My decision to veto this ordinance is not a statement against growth, development or attainable housing. Rather, it reflects my responsibility to consider the long-term interests of the City of Canton, the consistency of our decisions with our adopted plans, the responsible application of our development standards, and the safety and quality of life of our residents.

I believe our community deserves growth that is thoughtful, coordinated, responsible, and consistent with the standards we have established for everyone.

For these reasons, I respectfully ask the Council to reconsider the merits of this rezoning, its implications for the future of the Ball Ground Highway corridor, and its potential impact on the residents and taxpayers we have been entrusted to serve.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Grant", is written over a horizontal line.

Bill Grant, Mayor
City of Canton, Georgia

Date: September 11, 2026