

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Tuesday, May 26, 2026

6:00 PM

**City Hall
110 Academy Street
Canton, GA 30114**

Board of Appeals

1. Call to Order***Board******Members Present: David Johnson, Chairman******Jim Ledford******Matthew Malhiot******Karen Randall******Staff Present:******Tyler Peoples, City Planner******Thomas Trawick, Planning and Zoning Manager******Seth Stroud, Assistant City Attorney******Madison Shaw, Assistant City Attorney******Other City******Officials Present: Darrell Rice, Council member******Shawn Tolan, Council member******Absent:******Dustin Davey******Jeff Adams******Allison Christou***

Chairman Johnson opened the meeting at 6:00pm. He thanked everyone for their attendance and explained the procedure.

2. Consideration to Approve Agenda

Karen Randall made a motion to approve the agenda. Jim Ledford seconded the motion.

Hand Vote:***4 Yeas******0 Nays******Motion Approved*****3. Discussion of Minutes**

- A.** Minutes - Board of Appeals Work Session - December 22, 2025

Attachments: [Board of Appeals Draft Minutes - December 22, 2025](#)

- B.** Minutes - Board of Appeals Public Hearing - January 12, 2026

Attachments: [Board of Appeals Draft Minutes - January 12, 2026](#)

Board Members commented on the detail of the minutes.

4. VAR2604-002 - 3632 Fate Conn Road

- A.** VAR2604-002 - 3632 Fate Conn Road - Request to Reduce Minimum Front Setback from 35' to 20', Reduce Minimum Lot Frontage from 50' to 40', and Reduce Minimum Lot Width from 75' to 45' - Edward Vargas

Attachments: [VAR2604-002_WS](#)

City Planner Tyler Peoples explained to the Board that the variance case is three requests:

- (1) Reduction of minimum front setback from 35' to 20'*
- (2) Reduction of minimum lot frontage from 50' to 40'*
- (3) Reduction of minimum lot width from 75' to 45'*

Mr. Peoples explained the recent zoning history of the property. Mr. Peoples explained the Applicant's letter of intent states that the variances are being sought in order to maximize the number of lots within the subdivision.

Board Members discussed the conditions of zoning on the property and the surrounding areas. Chairman Johnson explained that a 10,000 square foot lot is being maintained however the Applicant is seeking a reduction in the other bulk standards.

Karen Randall discussed the criteria requiring exceptional conditions in terms of shape of the lot and requested the Applicant further elaborate how the lot is exceptional or irregular. Matthew Malhiot questioned if the variance request is being requested in order to maximize profitability.

There was no further discussion.

5. Discussion of Unified Development Code Review and Assessment

City Planner Tyler Peoples informed the Board that the Community Development Department is undergoing a comprehensive review of its Unified Development Code. Mr. Peoples explained more information will be presented in the coming months and invited Board Members to express any suggestions for changes or comments in regards to the current code.

Chairman Johnson mentioned a previous discussion of post-construction variances for homeowners versus developers.

6. Board and Staff Introduced Topics

City Planner Tyler Peoples informed the Board that the Public Hearing for the variance discussed will be on June 8, 2026.

Chairman Johnson thanked Councilman Rice and Councilman Tolan for their attendance.

7. Adjourn

Matthew Malhiot made a motion to adjourn. Jim Ledford seconded the motion.

Hand Vote: 4 Yeas 0 Nays Motion Approved

Meeting adjourned at 6:14 p.m.