

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Monday, December 22, 2025

6:00 PM

City Hall

110 Academy Street

Work Session

Board of Appeals

1. Call to Order

Board Members Present:
David Johnson, Chairman
Jim Ledford
Matthew Malhiot
Jeff Adams
Karen Randall
Allison Christou

Staff Present:
Tyler Peoples, City Planner
Kevin Turner, Community Development Director
Jeff Rusbridge, City Attorney

Other City Officials Present:
Bryan Roach, Councilmember

Absent:
Dustin Davey

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

2. Consideration to Approve Agenda

City Planner Tyler Peoples requested an Executive Session be added to the agenda to discuss potential litigation. Jeff Adams made a motion to amend the agenda to add an executive session to discuss potential litigation. Matthew Malhiot seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

Matthew Malhiot made a motion to approve the agenda as amended. Jeff Adams seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

3. Discussion of Minutes

Board of Appeals Public Hearing Draft Minutes - October 13, 2025

Attachments: [Minutes - Board of Appeals - October 13, 2025](#)

No comments or concerns were made regarding the draft minutes.

4. VAR2511-003

455 Longview Street - Josiah Battaglia

Attachments: [VAR2511-003 Documentation](#)

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

- (1) Reduction of required landscape buffer where LI abuts R-40 from 100' to 40'*
- (2) Allow use of gravel in lieu of a paved outdoor storage area*
- (3) Eliminate opaque fencing requirement for outdoor storage area*
- (4) Allow use of gravel in lieu of pavement for driveway*
- (5) Allow outdoor storage area in front and/or side yard*

Mr. Peoples stated that a letter from the neighbor at 551 Longview Street submitted a letter of support for the variance case, and the City Engineer made comments recommending approval of the gravel variances.

The Board discussed the request of a landscape buffer reduction. Allison Christou asked whether the Applicant is seeking a landscape buffer reduction on the whole property or just in the portion leading to Longview Street. Mr. Peoples stated he would ask the Applicant to clarify.

The Board discussed the request of a gravel storage area. Matthew Malhiot asked whether the City Engineer's recommendation was solely for the driveway. Mr. Peoples read the City Engineer's recommendation and further stated he would clarify with the City Engineer. Ms. Christou asked for clarification if an apron at Longview Street will be constructed and/or required. Mr. Malhiot asked for clarification on the spirit and intent of the requirement for a paved surfaces.

The Board discussed the request of eliminating the opaque fencing requirement.

The Board discussed the request of allowing outdoor storage in the front and/or side yard. Community Development Director Kevin Turner stated that the yard definitions were open to interpretation, explaining that front could either be the front facing the driveway or the front facing the road.

The Board asked about the letter from the neighbor. Mr. Peoples explained it was not included in their packets, but read aloud the letter from Mr. Ian Richardson, property owner of 551 Longview, dated 12/4/2025.

Karen Randall asked about the Applicant's statement on the application that codes were changed or created after the property was platted. Mr. Peoples stated that the current UDC was adopted in 2014. He further explained all records indicate that the property has never been developed. Chairman Johnson stated to the Board that there was no deed activity between 1975 and 2024.

Jeff Adams asked what is the current status of the project. Mr. Peoples stated that the land disturbance permit is in the plan review stage and is being held pending action of the Board of Appeals. He further explained that a minor land disturbance permit is active on the property for the sole purpose of clearing and grubbing.

5. Information Only - APP2512-001 (Appeal of Director's Decision)

282 Inman Circle (Riverstone Retreat) - Quinn Residences

Attachments: [Notice of Appeal](#)

City Planner Tyler Peoples introduced the item and stated it is for the Board's information only and no discussion to take place.

Community Development Director Kevin Turner explained that the Appellant disagreed with the City's application of a definition and explained the decorum and procedure of how the Public Hearing will be conducted.

Matthew Malhiot asked if the Board's determination is whether or not the Director erred in his decision. Mr. Turner stated yes. Mr. Malhiot asked if the Board's determination could then be appealed to the City Council. Mr. Turner stated yes.

6. Discussion of 2026 Board of Appeals Meeting Dates

Attachments: [Memo To BOA - Meeting Dates](#)

City Planner Tyler Peoples stated that the Board has been provided a proposed 2026 meeting calendar. All proposed dates follow the typical schedule with the exception of the Tuesday, May 26, 2026 Work Session which is moved due to City Hall being closed for Memorial Day.

Allison Christou asked if there are cases for the first cycle. Mr. Peoples stated yes, and the next two meetings would be a Work Session on January 26 and Public Hearing on February 9.

7. Board and Staff Introduced Topics

Matthew Malhiot requested information regarding the expiration of Board Member terms. City Planner Tyler Peoples stated that the only Board Member's term that is set to expire in 2025 is Mr. Jeff Adams.

8. Adjourn

Jeff Adams made a motion to adjourn to Executive Session to discuss potential litigation. Matthew Malhiot seconded the motion.

Hand Vote: 6 Yeas 0 Nays Motion Approved

Meeting adjourned at 6:25 p.m.