

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Final

Monday, October 13, 2025

6:00 PM

City Hall

110 Academy Street

Public Hearing

Board of Appeals

1. Call to Order

Members Present: David Johnson, Chairman

Matthew Malhiot

Jeff Adams

Karen Randall

Allison Christou

Dustin Davey

Staff Present: Tyler Peoples, Planning Tech

Zachary Braz, City Attorney

Absent: Jim Ledford

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

2. Consideration to Approve Agenda

M. Malhiot motioned to approve the agenda. A. Christou seconded the motion.

Vote: 6-0

3. Consideration to Approve Minutes**A. Board of Appeals Draft Minutes - July 28, 2025**

Attachments: [Minutes - Board of Appeals - July 28, 2025](#)

K. Randall motioned to approve the minutes from the July 28th, 2025 meeting. A. Christou seconded the motion.

Vote: 6-0

B. Board of Appeals Draft Minutes - August 11, 2025

Attachments: [Minutes - Board of Appeals - August 11, 2025](#)

M. Malhiot motioned to approve the minutes from the August 11th, 2025 meeting. K. Randall seconded the motion.

Vote: 6-0

4. VAR2506-002**A. 591 Jackie Moore Lane - Request to Exceed 8' Maximum Height for Residential Monument Signs and Erect a Monument Sign Less than 10' From the Back of the Curb - Kristal Riggins**

Attachments: [VAR2506-002 Documentation](#)

T. Peoples briefed the Board of the details of the case. T. Peoples stated that this case was originally advertised for a Public Hearing on August 11, 2025, but was postponed and readvertised to this meeting. T. Peoples explained that, since the previous meeting, the Applicant had tendered a compromise to the Board, requesting that the variance from the distance requirement be granted if enough CMU block was removed from the sign footing to bring it in compliance with the height maximum. T. Peoples explained that since the request was advertised and published including both requests for distance and height that both items must be acted upon but may be acted upon separately if the Board was inclined. T. Peoples stated that there were two conditions for consideration provided by Staff: (1) Relief from the height maximum is not granted, and (2) Relief from the distance requirement shall only apply to the monument sign located along Marietta Road, also known as "Monument Sign B" in the application.

Ms. Rachel Sexton represented the Applicant. Ms. Sexton thanked the Board for their time in hearing the matter. Ms. Sexton explained that the sign footing was erected before a sign permit was obtained and was determined to be in excess of the height maximum and too close to the bottom of the ADA ramp. She stated that their client was willing to decrease the height of the sign in hopes that the footing would not have to be entirely demolished and reconstructed, potentially wasting material and labor.

No one spoke in favor or against the request.

Chairman Johnson asked why a building permit was not obtained. Ms. Sexton explained she was not sure why. Ms. Sexton clarified that, after brick is added to the base, the footing would be around one foot too close to the curb.

A. Christou asked who Ms. Sexton worked for in relation to the construction. Ms. Sexton explained she works for Planning and Engineers Collaborative which is providing land planning services to Madison Capital Group, who is doing the actual development. A. Christou asked who the general contractor was. Ms. Sexton stated she was unsure.

D. Davey reviewed the criteria that the Board considers and asked Ms. Sexton to confirm that the Applicant's reasoning for the variance is so that the footing would not have to be demolished and rebuilt. Ms. Sexton stated yes.

K. Randall asked for clarification regarding the distance from the bottom of the ADA ramp. T. Peoples explained the measurements that were provided on the site plan.

A. Christou questioned whether the cost of demolishing the sign outweighed the price of the variance application.

Chairman Johnson explained that he believed that an experienced contractor should understand that building permits are required.

M. Malhiot noted in the staff report that there is a telephone pole between the monument sign and the curb, and stated he believed that the spirit of the sign setback is moot considering the placement of the telephone pole. He inquired whether City Staff or the Applicant determined there was a compliance issue. T. Peoples stated he believed City Staff found the issue. M. Malhiot stated he was in favor of supporting the request given the conditions on the site and the fact that

the Applicant was willing to compromise.

D. Davey asked whether or not this monument sign would pose a sight distance issue. T. Peoples stated that based on the sight distance triangles provided by the Applicant that the sign was out of the line of sight, and that the City Engineer indicated that she had no issues where it was located.

T. Peoples clarified the suggested conditions of approval to the Board.

M. Malhiot made the motion to approve VAR2506-002 with the following conditions: (1) Relief from the 10' distance requirement is granted, (2) Relief from the 8' height maximum is not granted, and (3) This variance shall only apply to the monument sign located along Marietta Road, also known as "Monument Sign B" in the application.

D. Davey seconded the motion.

Vote: 4-2, Chairman Johnson and J. Adams dissenting.

5. Public Input

There was no public input received.

6. Board and Staff Introduced Topics

There were no items for discussion.

7. Adjourn

A. Christou motioned to adjourn the meeting, seconded by M. Malhiot.

Vote: 6-0.

Meeting adjourned at 6:19 p.m.