

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes Draft - Draft

Monday, June 8, 2026

6:00 PM

City Hall

110 Academy Street

Public Hearing

Board of Appeals

1. Call to Order***Board Members Present:******David Johnson, Chairman******Jim Ledford******Matthew Malhiot******Jeff Adams******Karen Randall******Allison Christou******Dustin Davey******Staff Present:******Tyler Peoples, City Planner******Kevin Turner, Community Development Director******Thomas Trawick, Planning and Zoning Manager******Seth Stroud, Assistant City Attorney******Madison Shaw, Assistant City Attorney***

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 the Board add the Election of Officers at the conclusion of Item 5. Matthew Malhiot made a motion to approve the agenda as amended. Dustin Davey seconded the motion, and it was approved unanimously.

Hand Vote: 7 Yeas 0 Nays Motion Approved

3. Consideration to Approve Minutes

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

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

No comments or concerns were made regarding the draft minutes. Allison Christou made a motion to approve the minutes as written. Karen Randall seconded the motion, and it was approved unanimously.

Hand Vote: 7 Yeas 0 Nays Motion Approved

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

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

No comments or concerns were made regarding the draft minutes. Matthew Malhiot made a motion to approve the minutes as written. Jimmy Ledford seconded the motion, and it was approved unanimously.

Hand Vote: 7 Yeas 0 Nays Motion Approved

4. Public Input

There was no one present to make public comment.

5. 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_PH](#)

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

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

Mr. Peoples provided the recent history of the annexation and zoning of the property. Chairman Johnson asked Mr. Peoples to clarify the difference between the R-10 and R-4 zoning districts. Mr. Peoples noted that the various zoning conditions imposed by the Mayor and City Council would remain in effect.

Chairman Johnson recognized Mr. Edward Vargas to speak as the Applicant. Mr. Vargas explained the reasoning for the requested variances.

Mr. Ron Johnson of 413 Trail Finders Way spoke in concern regarding storm water drainage from the subject property into Park Village.

Mr. Bob Nama of 112 Park Village Drive spoke in concern regarding the variance potentially applying to all proposed lots.

Ms. Tabitha Whitlark of 675 Park Place spoke in concern regarding overdevelopment around the Hickory Log Reservoir.

Ms. Christa Thompson of 654 Sunflower Drive spoke in concern regarding traffic on Fate Conn Road.

Mr. Edward Vargas spoke in rebuttal.

Following discussion amongst Board members and with Staff, Matthew Malhiot made a motion to table the item to a meeting to be held no later than the Public Hearing on October 12, 2026. Jeff Adams seconded the motion, and it was approved unanimously.

Hand Vote: 7 Yeas 0 Nays Motion Approved

Election of Officers:

Jeff Adams made a motion to appoint David Johnson as Chairman and Dustin Davey as Vice Chair. Allison Christou seconded the motion, and it was approved unanimously.

Hand Vote: 7 Yeas 0 Nays Motion Approved

6. Board and Staff Introduced Topics

City Planner Tyler Peoples stated that the next two meetings would be a Work Session on June 22 and Public Hearing on July 13.

7. Adjourn

Karen Randall made a motion to adjourn. Allison Christou seconded the motion, and it was approved unanimously.

Hand Vote: 7 Yeas 0 Nays Motion Approved

Meeting adjourned at 6:38 p.m.