

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Monday, July 13, 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******Karen Randall******Allison Christou******Dustin Davey******Staff Present:******Tyler Peoples City Planner******Seth Stroud Assistant City Attorney******Madison Shaw, Assistant City Attorney******Absent:******Jeff Adams***

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

2. Consideration to Approve Agenda

Matthew Malhiot made a motion to approve the agenda. Allison Christou seconded the motion, and it was approved unanimously.

Hand Vote: 6 Yeas 0 Nays Motion Approved

3. Consideration to Approve Minutes**A. Minutes - Board of Appeals Work Session - May 26, 2026**

Attachments: [Minutes - Board of Appeals Work Session - May 26, 2026](#)

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

Hand Vote: 6 Yeas 0 Nays Motion Approved

B. Minutes - Board of Appeals Public Hearing - June 8, 2026

Attachments: [Minutes - Board of Appeals Public Hearing - June 8, 2026](#)

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

Hand Vote: 6 Yeas 0 Nays Motion Approved

4. Public Input

There was no one present to make public comment.

5. VAR2605-001

VAR2605-001 - 310 Prominence Point Parkway - Request to Allow Accessory Structures within the Front Yard and Reduce Required Setback from 10' to 5' for Accessory Structures in the Rear Yard - PHP Canton, LLC.

Attachments: [VAR2605-001 Documentation](#)

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

*(1) Allow an accessory structure (playground equipment) within the front yard
(2) Reduce required setback for accessory structures (playground equipment) from 10' to 5' off rear property line.*

Mr. Peoples provided the Board with the recent context of the requested variances. The Applicant seeks to construct an addition to the existing daycare facility and is requesting the variances to relocate their playground equipment.

Chairman Johnson recognized Mr. Noah Chapman to speak representing the Applicant. Mr. Chapman explained the reasoning for the requested variances.

There were no members of the public present to speak in favor or against the requested variances.

Chairman Johnson requested Mr. Chapman address the Board in regard to the volunteer pines present along the southern property line. Mr. Chapman explained that the intent is to remove all of the trees as there is a proposed retaining wall and the trees would compromise the integrity of the wall as well as pose a fall risk. Mr. Chapman stated that there would be a fence at the top of the wall.

Following additional discussion amongst Board members and with Staff, Allison Christou made a motion to approve the variance requests with the following condition: The fence facing Prominence Point Parkway shall be opaquely screened and may not display any advertising or signage. Matthew Malhiot seconded the motion. The motion carried 5-1, Dustin Davey dissenting.

Hand Vote: 5 Yeas 1 Nay Motion Approved

6. Board and Staff Introduced Topics

City Planner Tyler Peoples stated that the next two meetings would be a Work Session on July 27 and Public Hearing on August 10.

Allison Christou asked if there were any updates regarding the variance request for 3632 Fate Conn Road. Mr. Peoples advised that no revised materials have been submitted.

7. Adjourn

Jim Ledford made a motion to adjourn. Matthew Malhiot seconded the motion, and it was approved unanimously.

Hand Vote: 6 Yeas 0 Nays Motion Approved

Meeting adjourned at 6:20 p.m.