



Case Number: VAR2511-003

Date of Staff Report Preparation: 12/04/2025

Board of Appeals Work Session Date: 12/22/2025

Board of Appeals Public Hearing Date: 01/12/2025

Applicant: Josiah Battaglia

Property Owner: Applewood Services, Inc.

Property Location: 455 Longview Street

Parcel ID: 14N18 101

Zoning: LI (Light Industrial)

Current Land Use: Vacant

Proposed Land Use: Storage yard

Lot Area: 21.47 acres

Street Frontage: appx. 400ft. total OR appx. 130ft. measured at neck of the property frontage

Existing Lot Coverage: N/A

Request(s): Applicant seeks the following variances:

- (1) Reduction of required landscape buffer where LI abuts R-40 from 100' to 40' — UDC 103.08.08
- (2) Allow use of gravel in lieu of a paved outdoor storage area — UDC 104.02.05(C)
- (3) Eliminate opaque fencing requirement for outdoor storage area — UDC 104.02.05(A)(2)(b))
- (4) Allow use of gravel in lieu of pavement for driveway —UDC 109.03.13(7)(a)
- (5) Allow outdoor storage area in front and/or side yard — UDC 104.02.05(A)(2)(a)

District Standards:

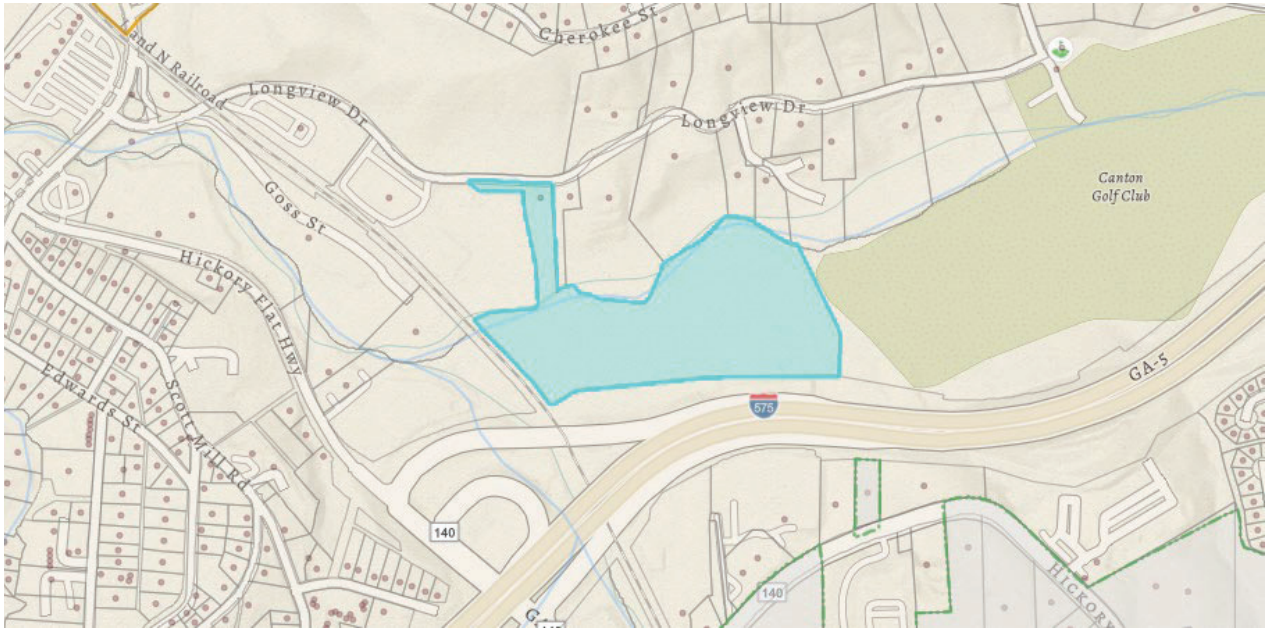
Light Industrial (LI) Zoning District Standards (Primary Street)			
Impervious Surface (max.)	75%	Front Yard Setback (min.)	50'
Open Space (min.)	N/A	Side Yard Setback (min.)	15'
Building Height (max.)	80'	Rear Yard Setback (min.)	15'
Building Height (min.)	N/A	Buffer Planting (min.)	N/A
Zoning Buffer	50-100'	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

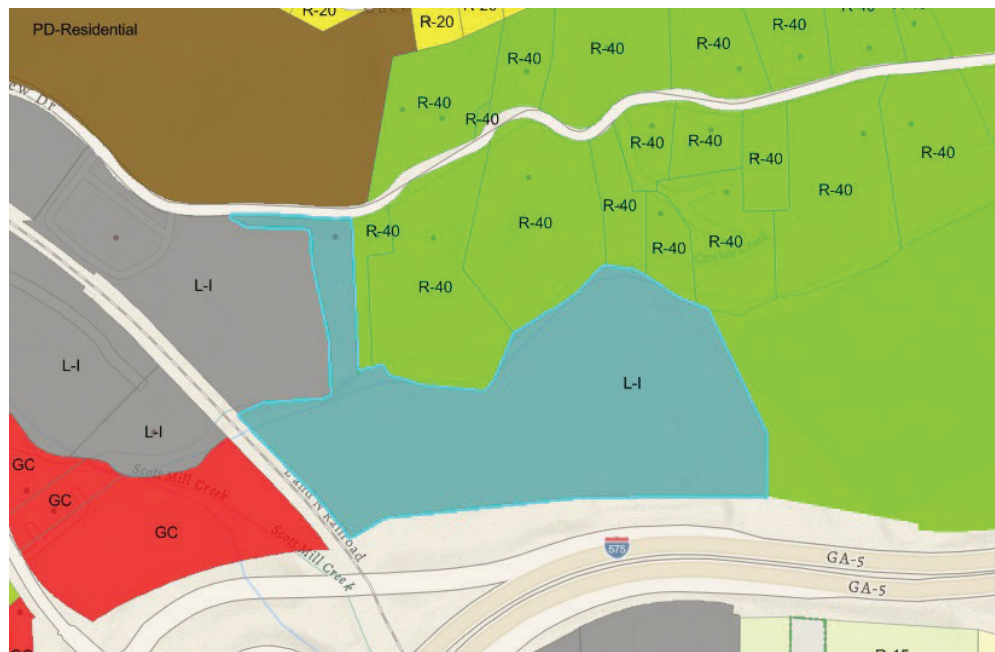
	Uses	Zoning District(s)
North	Residential	R-40 / PD-MU
South	I-575 R/O/W	N/A
West	Light Industrial / Vacant	LI, GC
East	Golf course	R-40



Location Map



Zoning Map





Site Description:

This 21.47ac. property is located along Longview Street. It is bordered by the west by Isotec, a light industrial chemical manufacturer, east by the Canton Golf Club and single-family residences, south by Interstate 575, and north by vacant land (approved for residential) and other single-family residences. A minor land disturbance permit has been issued for clearing and grubbing.

Site History:

All available records would indicate the property has never been inhabited or built upon.

Site Images





CRITERIA TO BE APPLIED

1. The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;
2. The variance request is based on conditions that are:
 - a. Unique to the subject property;
 - b. Not generally applicable to other properties in the same zoning district;
3. Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;
4. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties;
5. The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and
6. The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.

CONDITIONS FOR CONSIDERATION

Any conditions proposed for the Board's consideration will be provided at the Public Hearing.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

VARIANCE APPLICATION

Project # VAR2511-003

1. **Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Board of Appeals (BOA) for review. Applications shall be submitted through the City's online permitting portal system found here: <https://canton.onlama.com/>. Two (2) paper copies should also be furnished to the Community Development Department.
2. **Pre-Submittal Meeting:** A Pre-Submittal Meeting with Community Development Staff must be scheduled by the Applicant prior to submittal of the application.
3. **Application Deadline:** Applications and support materials must be submitted by the last Monday of the month, subject to change based on City Holidays. Please refer to the schedule listed on the reverse side of this application form for deadlines and meetings.
4. **Application Representation:** The Applicant or authorized representative of the Applicant must be present at the Public Hearing to support the application.
5. **Building Permit Requirements:** If a previously submitted building permit is being held pending variance action, the building permit will only be issued upon submittal of an action letter confirming variance approval.
6. **Perpetuity:** Unless otherwise conditioned by the Canton Board of Appeals or Mayor and City Council, an approved variance is held in perpetuity with the subject property so long as the property remains in its current configuration. Any future modification to the subject property as a result of assemblage or subdivision would deem the approved variance null and void.
7. **Adjacent Property Notification:** Applicants are required to notify adjacent property owners of the proposed variance as required by the City of Canton Unified Development Code Section 105.10.03. Such notification shall be forwarded to all contiguous property owners and their respective homeowner's association utilizing the City of Canton formatted notification letter located in this Application. Applicants should furnish a copy of each forwarded notification letter and one copy of a certified Certificate of Mailing from the United States Postal Service to the Community Development Department no later than fifteen (15) days prior to the Public Hearing meeting.
8. **Extension and Withdrawal:** The Applicant is allowed two (2) requests for extensions beyond the scheduled Public Hearing. If the request for extension is received after the Notice of Public Hearing is published, a \$500.00 readvertising fee will be assessed for each extension. An application may be withdrawn without prejudice (no waiting time to re-file) at any time prior to the Public Hearing. A request for withdrawal without prejudice must be made in writing.
9. **Appeal:** Any party aggrieved by any decision of the Board of Appeals may appeal the decision by submitting a Letter of Appeal to the Community Development Department no later than ten (10) days after the Board of Appeals decision has been rendered. The City Council will determine whether or not to hear the appeal, and if heard, will act accordingly on the appeal. Please refer to Section 105.14.02 of the Unified Development Code for more details regarding the appeals process. Any aggrieved party of the decision of the City Council may appeal the final decision to the Cherokee County Superior Court via writ of certiorari, submitted within thirty (30) days of the final decision.

If there are any questions about the Variance application process, procedures, or policies, please contact the Community Development Department at (770) 704-1500.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE FULLY READ AND UNDERSTAND THE ABOVE POLICIES AND PROCEDURES OF SUBMITTING A VARIANCE APPLICATION WITH THE CITY OF CANTON.

X 
APPLICANT SIGNATURE

X JOSIAH BATTAGLIA
PRINT NAME



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

VARIANCE PUBLIC HEARING APPLICATION

Project #(s):

VAR2511-003

This Application is for a:

☒ Pre-Construction Variance

☐ Post-Construction Variance

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: JOSIAH BATTAGLIA

Address: 1885 CEDAR LANE

City: ACWORTH

State: GA ZIP Code: 30102

Telephone: 770-560-9235

Email Address: JOSIAH@APPLEWOOD SERVICES.COM

Owner Information:

Name: APPLEWOOD SERVICES

Address: SAME

City: SAME

State: SAME ZIP Code: SAME

Telephone: SAME

Email Address: SAME

I, JOSIAH BATTAGLIA, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Variance Application is true and correct and contains no misleading information. I, JOSIAH BATTAGLIA, have received and thoroughly read the Public Hearing Procedures.

This 26 day of NOVEMBER, 20 25.

Applicant Signature: [Signature]

Print Name: JOSIAH BATTAGLIA

CANTON
Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR2511-003

This form is to be executed under oath. I, JOSIAH BATTAGLIA, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia.

I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 25 day of NOVEMBER, 2025.

Owner Signature:

[Signature]

Print Name:

JOSIAH BATTAGLIA

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

☒ *Pre-Construction Variance*

☐ *Post-Construction Variance*

Authorized Applicant Name:

JOSIAH BATTAGLIA

Signature:

[Signature]

Mailing Address:

1885 CEDAR LN

City: ACWORTH

State + ZIP: GA 30102

Email: JOSIAH@APPLEWOODSERVICES.COM

Telephone: 770 560 9235

Applicant Status:

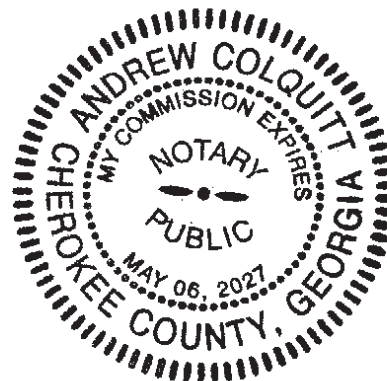
- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain: _____)

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 25
 Day Of NOVEMBER, 2025.

Notary Signature:

[Signature]





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #:

VAR2511-003

Address(es):

455 LONGVIEW STREET

Land Lot(s): 196 District: 14 Section: 2 Parcel ID(s) 14 N 18 101

Existing Zoning Of Property: L1 ☒ City ☐ County Total Acreage Of Property: 21.94

Existing Use(s) Of Property RAW LAND

ADJACENT PROPERTY/OWNER INFORMATION:

Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	PLEASE SEE ATTACHED LIST		
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

Ordinance section(s) for which a variance is requested: UDE 103.04.14 / 104.02.05 / 103.03.08

Please explain the reasoning for the requested variance:

SEE ATTACHED LETTER OF INTENT

(This should additionally be addressed in the required Letter of Intent)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

VARIANCE REVIEW CRITERIA

Project #:

VAR2511-003

Are there any extraordinary or exceptional conditions pertaining to the subject property because of its size, shape, or topography? YES. SEE LETTER OF INTENT AND ATTACHED SKETCH.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? YES. THEY WOULD MAKE USE OF THE PROPERTY IMPOSSIBLE.

Does a literal interpretation of the Zoning code deprive the Applicant of any rights that others in the same district are allowed? YES. IT WOULD DEPRIVE THE APPLICANT OF ACCESS TO THE PROPERTY.

Has the condition from which relief or variance is sought been a result from action by the Applicant?
NO

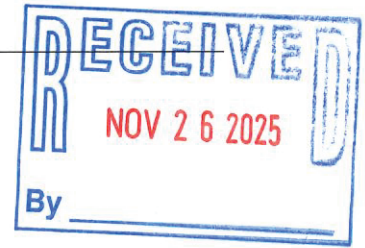
Are there conditions peculiar to the subject property? YES. LIKELY CODES WERE CREATED OR CHANGED AFTER THIS PROPERTY WAS PLATTED.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? NO IT WOULD NOT

(These criteria should additionally be addressed in the required Letter of Intent.)



Applewood Services, Inc.
1885 Cedar Lane, Acworth, GA 30102
770.560.9235 office@applewoodservices.com



Applewood Services, Inc.

1885 Cedar Lane
Acworth, Georgia 30102

11/13/2025

City of Canton Community Development Department

Attn: Planning and Zoning Division
110 Academy Street
Canton, GA 30114

RE: Letter of Intent – Variance Request for 455 Longview Street, Canton, GA

Dear Planning and Zoning Staff,

Applewood Services, Inc. respectfully submits this Letter of Intent in support of a Variance Application for our new construction project located at 455 Longview Street, Canton, Georgia. The purpose of this request is to obtain relief from specific Unified Development Code (UDC) requirements that create hardship due to the unique geometry and topography of the site.

Project Overview

The subject property is zoned Light Industrial (LI) and accessed via a narrow entrance strip from Longview Street. The configuration of the parcel and existing topographic conditions limit the ability to fully comply with some of the dimensional and site improvement requirements of the Canton UDC. The variances requested are necessary to allow reasonable development of the property while maintaining environmental stewardship and visual buffering consistent with the intent of the ordinance.

Variance Requests

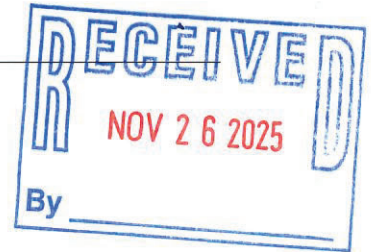
1. Reduction of Required Landscape Buffer

Request: Reduce the required 100-foot landscape buffer UDC Section 103.03.08 along the boundary where LI-zoned property adjoins R-40-zoned property, to a 40-foot buffer.

“Fear God and keep His commandments, for this is the whole duty of man.” Ecc. 12:13



Applewood Services, Inc.
1885 Cedar Lane, Acworth, GA 30102
770.560.9235 office@applewoodservices.com



Justification / Hardship:

- The entrance strip of the property is less than 100 feet wide, making a full 100-foot buffer physically impossible.
- Full compliance would eliminate any feasible access route to the site.

2. Use of Gravel Storage Yard in Lieu of Pavement

Request: Allow use of gravel surfacing for the storage yard, in lieu of paving required by UDC Section 104.02.05 (C).

Justification / Hardship:

- Gravel surfaces reduce stormwater runoff and promote natural percolation, thereby minimizing environmental impact to the adjacent creek.
- The proposed design represents the minimum feasible land coverage while maintaining functionality and safety.
- UDC Section 107.08.13 encourages design that minimizes land coverage and soil disturbance, allowing flexibility to prevent unnecessarily large areas of impervious surface.

3. Waiver of Fencing Requirement for Material Storage Area

Request: Waive the requirement in UDC Section 104.02.05 (A)(2)(b) for an opaque six-foot fence screening the outdoor storage area.

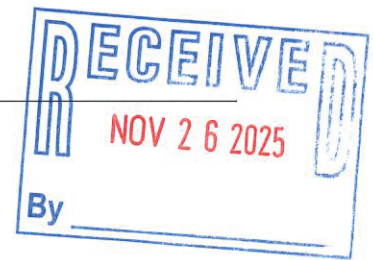
Justification / Hardship:

- The proposed storage area is naturally screened by dense existing vegetation and wooded buffer areas not less than 100 feet on all sides.
- Because of the stream buffer on the far side of the creek where existing residences adjoin this property, the actual required wooded buffer is not less than 150 feet and in most cases quite a bit more than that distance from the proposed yard. The

“Fear God and keep His commandments, for this is the whole duty of man.” Ecc. 12:13



Applewood Services, Inc.
1885 Cedar Lane, Acworth, GA 30102
770.560.9235 office@applewoodservices.com



closest residence is approximately 300 feet away through wooded area. Therefore visibility to the site is not a concern

- The site is located in a low-lying area with a natural berm along the highway frontage, rendering the storage area invisible from public view.
- The intent of the fencing requirement—to screen materials from public and residential view—is already fully achieved through existing natural conditions.

4. Use of Gravel Driveway in Lieu of Pavement

Request: Allow use of gravel surfacing for the driveway and storage yard, in lieu of paving required by UDC Section 109.03.13 (7)(a).

Justification / Hardship:

- Gravel surfaces reduce stormwater runoff and promote natural percolation, thereby minimizing environmental impact to the adjacent creek.
- The proposed design represents the minimum feasible land coverage while maintaining functionality and safety.
- UDC Section 107.08.13 encourages design that minimizes land coverage and soil disturbance, allowing flexibility to prevent unnecessarily large areas of impervious surface.

5. Storage in Front/Side of Building

Request: Allow storage of materials in front and or side of building instead of only behind as require by UDC Section 104.02.05 (A)(2)(a).

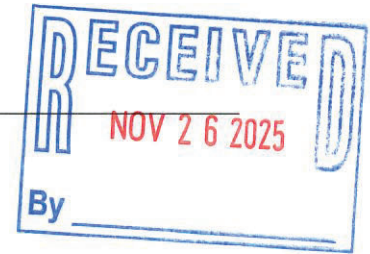
Justification / Hardship:

- The proposed storage area is naturally screened by dense existing vegetation and wooded buffer areas not less than 100 feet on all sides.

“Fear God and keep His commandments, for this is the whole duty of man.” Ecc. 12:13



Applewood Services, Inc.
1885 Cedar Lane, Acworth, GA 30102
770.560.9235 office@applewoodservices.com



- Because of the stream buffer on the far side of the creek where existing residences adjoin this property, the actual required wooded buffer is not less than 150 feet and in most cases quite a bit more than that distance from the proposed yard. The closest residence is approximately 300 feet away through wooded area. Therefore visibility to the site is not a concern
- The site is located in a low-lying area with a natural berm along the highway frontage, rendering the storage area invisible from public view.
- The intent of the rear storage requirement—to prevent unsightly material from being unsightly to public view—is already fully achieved through existing natural conditions.

Conclusion

The requested variances are minor in nature and are necessary to allow reasonable use of the property while maintaining the overall intent of the City's development standards. These requested variances will not have any significant negative impact on any neighboring property owners or the general community. Applewood Services, Inc. believes these requests balance practical site constraints with environmental and aesthetic considerations.

We respectfully request favorable consideration of this variance application.

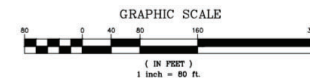
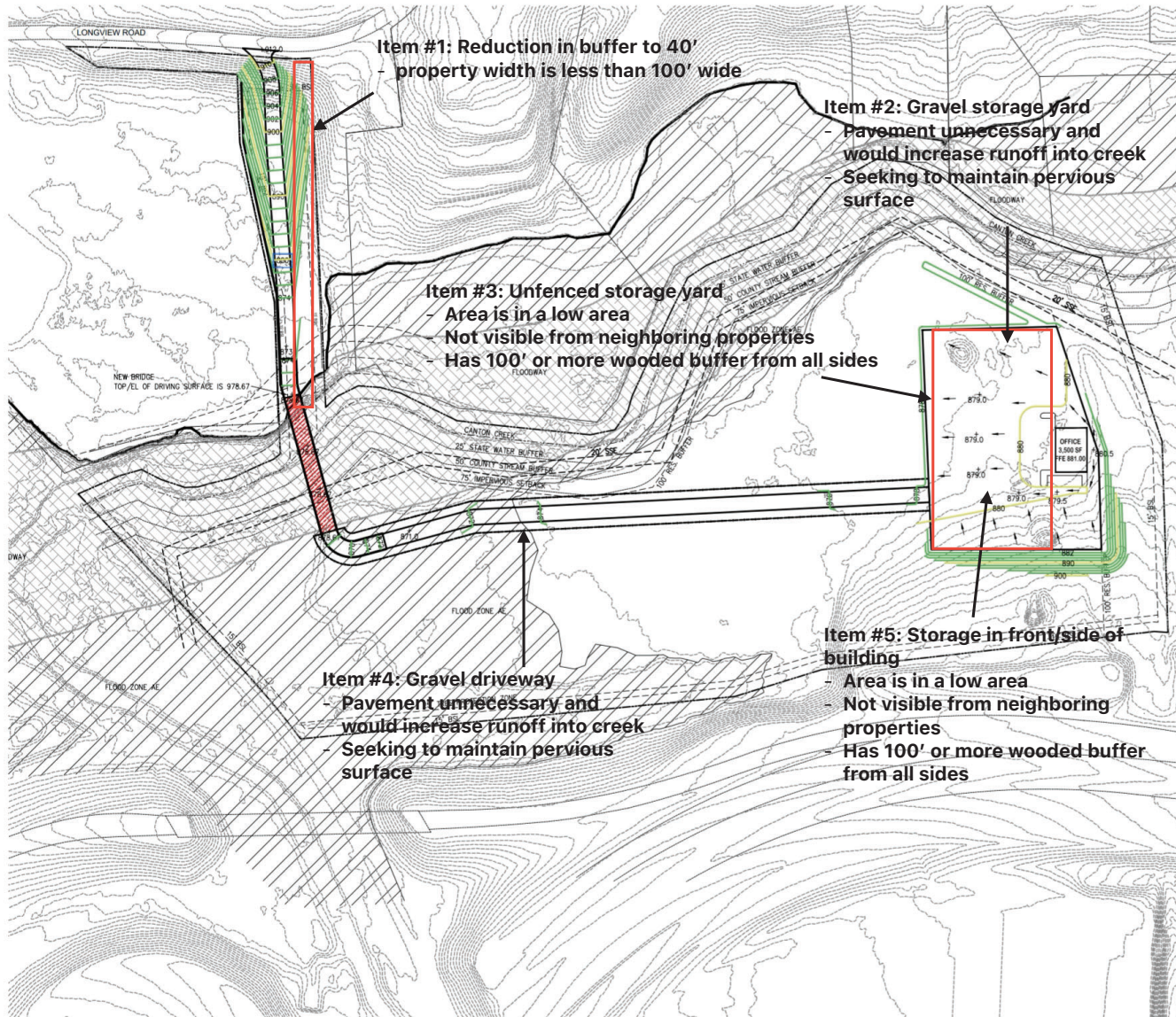
Sincerely,

Applewood Services, Inc.

Josiah Battaglia

Owner

770-560-9235



LEGEND	
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED STORM SEWER	---
OUTLET CONTROL STRUCTURE	□
JUNCTION BOX	⊙
FLARED END SECTION	▽
DOUBLE WING CATCH BASIN	△
DROP INLET	●
CURB INLET	●
SINGLE WING CATCH BASIN	△
HEADWALL)



Principled Engineering
1107 E. Main St. Suite 100
Canton, GA 30114
770-415-0822
Email: david@principleeng.com



Client
APPLEWOOD SERVICES, INC.
1885 CEDAR AVE
ADAMSVILLE, GA 30102
770-940-8235
joe@applewoodservices.com

CIVIL CONSTRUCTION PLANS FOR
NEW STORAGE YARD
SHEET
CANTON, GA 20114

NO.	DATE	BY	DESCRIPTION

DATE
10-15-25

SHEET TITLE
GRADING PLAN

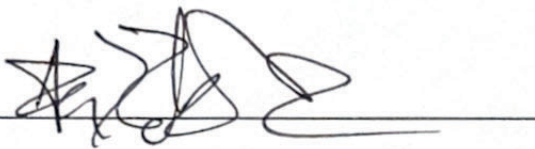
SHEET NO.
C-4.0

To whom it may concern,

As the property owner at 551 Longview Dr Canton, GA I have been made aware of the variance request details contained in the application made by Applewood Services, Inc. (case #VAR2511-003).

As I understand the request, I do not have any objections to the City granting this variance request to the applicant

Signed: _____

A handwritten signature in black ink, appearing to be 'Ian Richardson', written over a horizontal line.

Ian Richardson

Date: 12/4/25



Tyler Peoples <tyler.peoples@cantonga.gov>

VAR2511-003

Bethany Watson <bethany.watson@cantonga.gov>

Mon, Dec 15, 2025 at 2:36 PM

To: Tyler Peoples <tyler.peoples@cantonga.gov>

Cc: Steve Green <steve.green@cantonga.gov>, Kevin Turner <kevin.turner@cantonga.gov>

The engineering department would recommend approval of the use of gravel in this case due to the proximity of the project to Canton Creek and flood plain areas. Gravel allows for natural infiltration which is imperative in flood prone areas. I do not have any further comments on other items.



Bethany Watson, PE, AICP, City Engineer

Direct: [770.704.1521](tel:770.704.1521)

Fax: [770.479.1872](tel:770.479.1872)

bethany.watson@cantonga.gov

110 Academy Street | Canton, GA 30114 | cantonga.gov

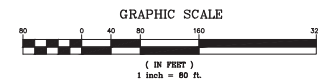
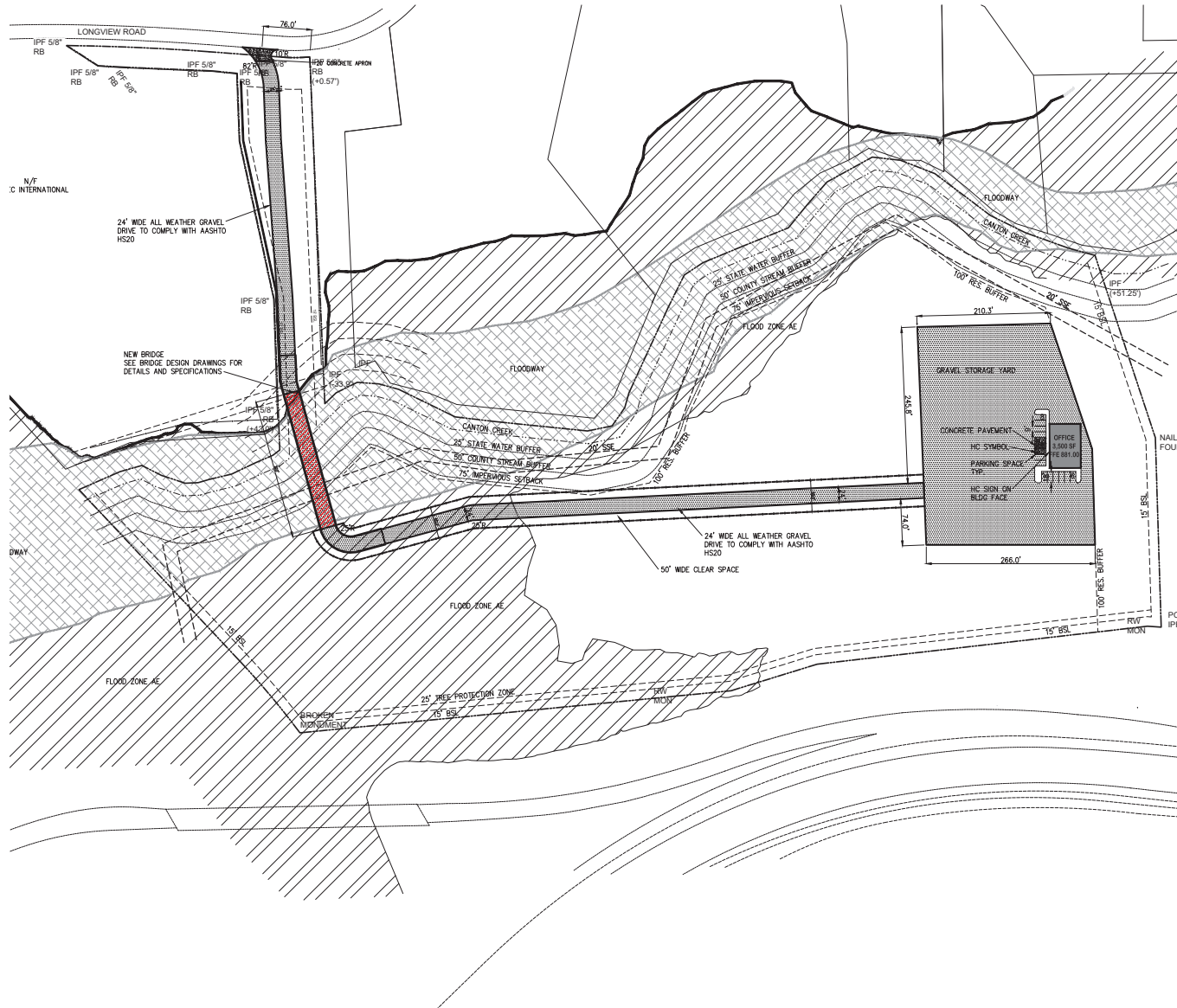
Want to stay on top of what's going on in the City?

Sign up for our [e-Newsletter!](#)

Have a problem, question, comment, complaint or compliment?

We want to hear about it! For prompt assistance, call [770.704.1500](tel:770.704.1500) or e-mail us at info@cantonga.gov.

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LEGEND		
EXISTING EDGE OF PAVEMENT		---
PROPOSED CONCRETE CURB & GUTTER		==
EDGE OF PAVEMENT		---
PROPOSED BUILDING		■
PROPERTY LINES		---
NEW GRAVEL DRIVEWAY		▨
NEW BUILDING		■
FLOODWAY		▩
FLOOD ZONE AE		▨



Principal Engineering

1107 Lewis Creek Rd
Canton, GA 30115
Phone: 770.515.3021
Email: david@applewoodservices.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
No. 25800
Exp. 12/31/2016
DAVID A. FOSTER
GSWCC LEVEL II
CERTIFICATION # 865

Client: **APPLEWOOD SERVICES, INC.**

4800 BERRY AVE
ACWORTH, GA 30102
CONTACT: JOSEPH BATTAGLIA
jbattaglia@applewoodservices.com

CIVIL CONSTRUCTION PLANS FOR

NEW STORAGE YARD

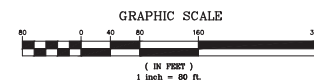
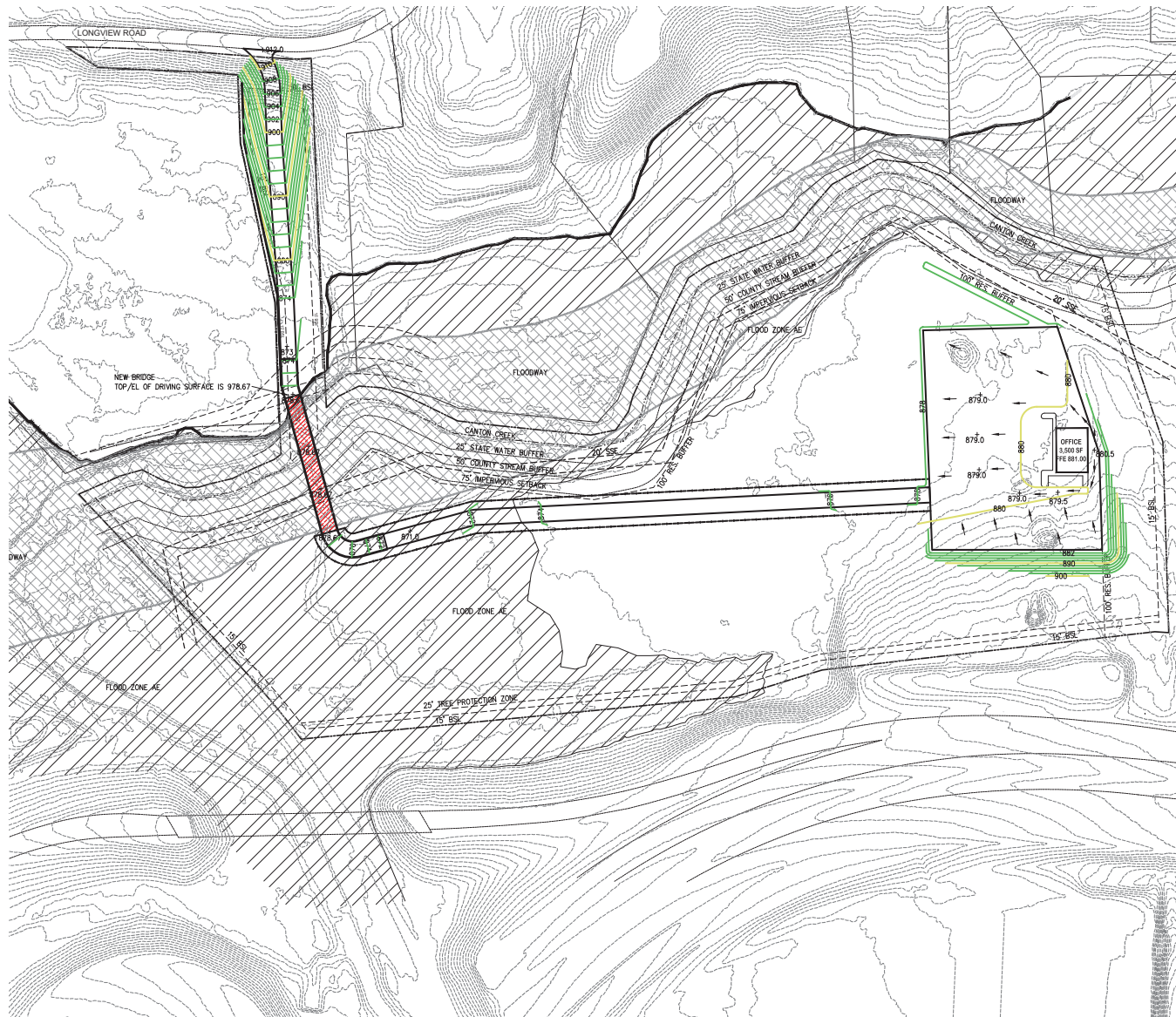
4815 LONGVIEW STREET
CANTON, GA 30114

NO.	DATE	BY	DESCRIPTION

DATE: 10-15-25

SHEET TITLE: SITE PLAN

SHEET NO: C-3.0



LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	---
PROPOSED STORM SEWER	---
OUTLET CONTROL STRUCTURE	□
JUNCTION BOX	⊙
FLARED END SECTION	▽
DOUBLE WING CATCH BASIN	△
DROP INLET	⊙
CURB INLET	⊙
SINGLE WING CATCH BASIN	△
HEADWALL)



Principled Engineering
1197 Lewis Creek Rd
Canton, GA 30115
Email: david@princ198@gmail.com



Client
APPLEWOOD SERVICES, INC.
2800 BERRY AVE
ACWORTH, GA 30102
CONTACT: JOSEPH BATTAGLIA
jbattaglia@applewoodservices.com

CIVIL CONSTRUCTION PLANS FOR
NEW STORAGE YARD
455 LONGVIEW STREET
CANTON, GA 30114

NO.	DATE	BY	DESCRIPTION

DATE
10-15-25
SHEET TITLE
GRADING PLAN
SHEET NO.
C-4.0