

# **Canton, Georgia**

*110 Academy Street  
Canton, Georgia 30114*



## **Minutes - Final - 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.*