

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Monday, May 12, 2025

6:00 PM

**City Hall
110 Academy Street**

Board of Appeals

1. Call to Order

Members Present: David Johnson, Chairman

Karen Randall

Jeff Adams

Matthew Malhiot

Allison Christou

Jim Ledford

Staff Present: Steve Green, Zoning Administrator

Tyler Peoples, Planning Tech

Seth Stroud, City Attorney

Absent: Dustin Davey

Chairman Johnson opened the meeting. He thanked everyone for their attendance and explained the procedure.

2. Approval of Minutes

- A. Board of Appeals Draft Minutes - January 27, 2025

Attachments: [Minutes - Board of Appeals - January 27, 2025](#)

K. Randall motioned to approve, seconded by M. Malhiot.

Vote: 6-0

- B. Board of Appeals Draft Minutes - February 10, 2025

Attachments: [Minutes - Board of Appeals - February 10, 2025](#)

M. Malhiot motioned to approve, seconded by J. Ledford.

Vote: 6-0

- C. Board of Appeals Draft Minutes - March 24, 2025

Attachments: [Minutes - Board of Appeals - March 24, 2025](#)

K. Randall motioned to approve, seconded by J. Ledford.

Vote: 6-0

3. VAR2503-001

- A. Request to Encroach into Stream Buffer - Bridgeview Subdivision - Bells Ferry Road

Attachments: [VAR2503-001 Documentation](#)

S. Green presented the application and explained the history of the property and previous cases.

Mr. Parks Huff introduced the Applicant, Mr. Jordon Tench. Mr. Tench spoke in

favor of the case.

Chairman Johnson opened the public hearing.

Ms. Heather Mitchell of 279 North Pinecrest Drive spoke in opposition to the case. Ms. Mitchell spoke of floodplain concerns and proximity of development to her property. She explained there are erosion problems occurring on her property that the development may be causing.

Mr. Tench stated that he would work with Ms. Mitchell to mitigate any impact on her lots, adding that he would pipe and clean up the area.

M. Malhiot motioned to approve with the following conditions:

- (1) Individual site plans for each lot shall be submitted with enhanced vegetation in the disturbed buffer areas and approved by the City Engineer.*
- (2) No structure shall be allowed within the floodplain.*

J. Adams seconded the motion.

Vote: 6-0

4. VAR2504-001

A. Request to Eliminate Sidewalk - 230 Archer Street - Chelsea Webb

Attachments: [VAR2504-001 Documentation](#)

S. Green presented the application.

Chelsea Webb of 271 Archer Street explained the reasoning for the variance application.

Chairman Johnson opened the public hearing. Nobody spoke in favor or opposition to the case. Chairman Johnson closed the public hearing.

Discussion was held amongst the board. Members discussed whether a sidewalk was practical for this property. Members also discussed a potential "sidewalk fund" option for the City.

J. Adams motioned to approve, seconded by M. Malhiot.

Vote: 5-1, A. Christou dissenting.

5. Public Input

None

6. Board of Appeals Introduced Items

Members of the board continued discussion of a sidewalk fund.

7. Adjourn

J. Adams motioned to adjourn the meeting, seconded by M. Malhiot.
Vote: 6-0.