

Canton, Georgia

*110 Academy Street
Canton, Georgia 30114*



Minutes - Final - Draft

Monday, June 10, 2024

6:00 PM

City Hall

110 Academy Street

Public Hearing

Board of Appeals

1. Call to Order

Members Present: Jeff Adams

David Johnson

Karen Randall

Jim Ledford

Matthew Malhiot

Allison Christou

Dustin Davey

Staff Present: Steve Green, Zoning Administrator

Chase Peterson, City Attorney

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

The Chairman suggested a change to the agenda to allow case VAR2405-006 to go first due to the number of cases before it all being related to the same property.

Motion to amend the agenda – D. Davey

Second – K. Randall

Vote – 6-0

2. VAR2405-001

- A. 201 Hospital Road - Request to Reduce the Required Landscape Buffer from 50 Feet to a 10 Foot Landscape Buffer/Setback Line Along the Northern Borders - Eastwood Homes of GA, LLC - Attachment 2A

Attachments: [VAR2405-001 Documentation](#)

3. VAR2405-002

- A. 201 Hospital Road - Request to Reduce Building Setback Along External Property Lines from 50 Feet to 20 Feet - Eastwood Homes of GA, LLC - Attachment 3A

Attachments: [VAR2405-002 Documentation](#)

4. VAR2405-003

- A. 201 Hospital Road - Request to Place Sidewalks Along One of the Streets Depicted on the Proposed Site Plan - Eastwood Homes of GA, LLC - Attachment 4A

Attachments: [VAR2405-003 Documentation](#)

5. VAR2405-004

- A. 201 Hospital Road - Request to Reduce Required Width of Beauty Strip Along Sidewalk from 2 Feet to 1 Foot - Eastwood Homes of GA, LLC - Attachment 5A

Attachments: [VAR2405-004 Documentation](#)

6. VAR2405-005

- A. 201 Hospital Road - Request to Eliminate Required Gates at the Entrance Point of Private Streets - Eastwood Homes of GA, LLC - Attachment 6A

Attachments: [VAR2405-005 Documentation](#)

7. VAR2405-006

- A. 116 Juniper Street - Request to Use Pervious Surface Material in a Parking/Drive Area - Trinidad Juarez Mendoza - Attachment 7A

Attachments: [VAR2405-006 Documentation](#)

VAR2405-006 – Request to use pervious surface material in a parking/drive area:

S. Green presented the application. Carlos Mendoza explained the request. Chairman Johnson opened the public hearing. No one came forward in support or opposition to the application. Chairman Johnson closed the public hearing.

General discussion was held amongst the members in support of the application. There was concern about gravel getting into the roadway.

*Motion for approval subject to the applicant maintaining the gravel – M. Malhiot
Second – J. Ledford
Vote – 6-0*

The next five applications were all related to the same property. All five were discussed at the same time however separate motions were made for each application.

Scott Dozier presented the application and Nick Whitson provided additional information.

Chairman Johnson opened the public hearing. No one came forward in opposition. Matt Ross came forward in support of the applications. Chairman Johnson closed the public hearing.

Chairman Johnson expressed his views on the applications and read the criteria for granting variances.

Questions were asked about the applicants attending Development Review Team (DRT) meetings. S. Green confirmed that the applicants had attended several DRT meetings and received input staff members.

Chairman Johnson stated that he was okay with the beauty strip reduction. K.

Randall expressed her opinion.

VAR2405-001 - Request to reduce 50' buffer to 10' - 201 Hospital Road

Motion to deny – M. Malhiot

Second - K. Randall

Vote – 6-0

VAR2405-002 – Request to reduce 50' setback line to 20' – 201 Hospital Road

Motion to deny – A. Christou

Second – D. Davey

Vote – 6-0

VAR2405-003 – Request to place sidewalks along one side of the street.

Motion to deny – K. Randall

Second – M. Malhiot

Vote – 6-0

VAR2405-004 – Request to reduce beauty strip from 2' to 1' – 201 Hospital Road.

Motion to deny – A. Christou

Second – J. Ledford

Vote – 6-0

VAR2405-005 – Request to eliminate gates on private streets – 201 Hospital Road

Motion to deny – K. Randall

Second – J. Ledford

Vote – 6-0

S. Green explained the appeal process to the applicant.

8. Public Input

None

9. Board of Appeals Introduced Items

None

10. Adjourn

Motion to adjourn – A. Christou

Second – J. Adams

Vote – 6-0