



**Minutes of The Town of Canton Zoning Board of Adjustment
Town Hall – 85 Summer Street, Canton, NC 28716
July 21, 2026 – 5:30 PM**

Members Present – Gene Monson, Carl Cortright, Phil Smathers, Roy Taylor

Town Staff Present – Byron Hickox

The meeting was called to order at 5:30 PM by Chairman Gene Monson.

Chairman Monson welcomed all those present and asked for a motion to approve the minutes of the October 22, 2025 ZBA meeting. A motion to approve the minutes was made by Mr. Cortright and seconded by Mr. Smathers. The motion passed unanimously.

Chairman Monson called on Planning Director Byron Hickox to present the staff report for the only item of business. Mr. Hickox presented the following: Eric Dills, owner of the property off Beaverdam Street identified as PIN 8656-67-3734, has applied for a variance from Section 9-4055 of the Zoning Ordinance, which requires that a buildable lot have at least 25 feet of frontage on a publicly dedicated or maintained street. The lot in question does not meet this standard, since it is accessed by a private right-of-way rather than a public street. Therefore, in order to construct a building on any part of this lot, a variance is required.

ZBA members discussed the application, confirmed that an unnecessary hardship exists, and that the standards for a variance were met. A motion was made by Mr. Monson and seconded by Mr. Cortright to approve the variance request. The motion passed unanimously.

With no other business to consider, a motion to adjourn was made by Mr. Cortright and seconded by Mr. Monson. The meeting was adjourned by unanimous vote at 6:00 PM.

Gene Monson, Chair

Byron Hickox, Planning Director