



# Cherokee County Planning Commission Public Hearing AGENDA

June 7, 2016  
Cherokee Hall 7:00 PM

## **CALL TO ORDER**

## **ZONING CASES**

### **1. Case #16-06-019 Rosewood Active Adult Communities, LLC (BOC Dist. 1)**

Applicant is requesting to rezone 37.7 acres at East Cherokee Drive and Cotton Road from AG to RD-3 for a single family active adult community. The applicant is also requesting a variance to exempt all homes from having alley access.

\*\*Applicant has requested to postpone this case until July Public Hearing\*\*

## **OTHER BUSINESS**

## **APPROVAL OF MINUTES**

- 1. May 3, 2016 Minutes**
- 2. May 16, 2016 Work Session Minutes**

## **ADJOURN**



**Cherokee County, Georgia  
Agenda Request**

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**Item#: 1.**

**SUBJECT:**  
**Case #16-06-019 Rosewood Active Adult  
Communities, LLC (BOC Dist. 1)**

**MEETING DATE:**  
6/7/2016

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 37.7 acres at East Cherokee Drive and Cotton Road from AG to RD-3 for a single family active adult community. The applicant is also requesting a variance to exempt all homes from having alley access.

**\*\*Applicant has requested to postpone this case until July Public Hearing\*\***

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**FACTS AND ISSUES:**

Commission District: 1  
Zoning Change: AG to RD-3  
Location: East Cherokee Drive and Cotton Road  
Tax Map and Parcel No: 03N11, 156B  
Acres: 37.7  
Proposed Development: Active Adult Single Family Community  
Future Development Map: Suburban Growth

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**BUDGET:**

Budgeted Amount:	Account Name:
Amount Encumbered:	Account #:
Amount Spent to Date:	Remaining Budget:
Amount Requested:	

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

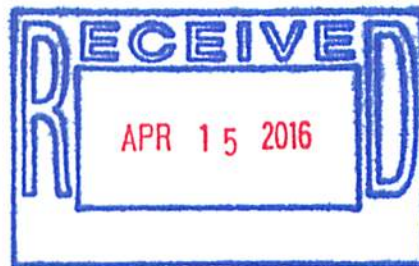
Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Site Resource Map	Exhibit
<input type="checkbox"/> Exterior Color Schemes	Exhibit
<input type="checkbox"/> Public Participation Report	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Survey	Exhibit
<input type="checkbox"/> Exterior Elevation	Exhibit

- ▣ Revised Exterior Elevation Proposals
- ▣ Revised Site Plan

Exhibit  
Exhibit



**CHEROKEE COUNTY**  
**Application for Public Hearing**



**Important Notes:**

1. Please check all information supplied on the following pages to ensure your response is complete and accurate before signing this form. This page should be the first page of your completed application package.
2. All required documents for this application shall be submitted at the same time as the application. An application for a Public Hearing will not be scheduled unless and until it is complete.
3. Please contact the Planning and Land Use Department at 678-493-6101 if you have questions regarding your application package or the public hearing process for your application.

**SECTION I**

Contact Person: Thomas Barnes Phone: 404-683-4551  
 Email: twbjr45@aol.com

**Applicant's Information:**

Name: Rosewood Active Adult Communities LLC

Address: 3280 Pointe Pkwy, Suite 2300 Phone: 404-683-4551

City, State, Zip: Norcross, Ga. 30092

Property Owner's Information:  same as above  see attached authorization forms (multiple properties)

Name: Linn Howell

Address: 10184 East Cherokee Drive Phone: 404-210-4727

City, State, Zip: Canton, Ga. 30115

**Requested Public Hearing (check all that apply):**

- Rezoning  Amendment / Modification of Zoning  
 Variance / Appeal  Other: \_\_\_\_\_

**STAFF USE ONLY:**

Commission District: 1  
 Case: 16-06-019  
 CityView # PL2016-0506  
 Received by: vtayllee  
 Fee Paid: \$ \_\_\_\_\_  
 Date: 4.15.16

**PUBLIC HEARING SCHEDULE:**

Public Participation Meeting: 4.22.16  
 PC Work Session Date: 5.16.16  
 Planning Commission Hearing: 6.7.16  
 Board of Commissioners: 6.21.16  
 Zoning Board of Appeals: N/A  
 Other: N/A

SECTION II

Property Information:

Location: East Cherokee Drive at Cotton Road

Current Zoning: AG Proposed Zoning: RD-3 Total Acreage: 37.7

Tax Map #: 03n11 156b Parcel #: 03-0922-0001 Land Lot(s): 922, 923 District: 3rd, 2nd

Future Development Map Designation: Suburban Growth

Adjacent Zonings: North R-20 South NC, AG East AG West AG,R-20, RD-3

Applicant's Request (Itemize the Proposal, including code sections for Variance requests):

Applicant is requesting rezoning from the current AG District to the RD-3 District to allow the development of a single family active adult community. Applicant is also requesting a variance to allow that none of the homes will be required to have alley access as provided in Article 7.4-1.1d5.

Proposed Use(s) of Property:

Active Adult single family development

Applicant Affidavit:

Upon receipt of the completed application package, the Planning and Land Use Department shall notify the applicant of scheduled date, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Norman White, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

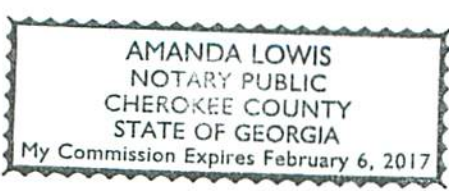
This 7 day of APRIL, 20 16.

Print Name NORMAN WHITE.

Applicant Signature Norman White.

*Amanda Lewis*

*April 7, 2016*



**SECTION III**

**Infrastructure Information:**

Is water available to this site?  Yes  No

Jurisdiction: Cherokee County

How is sewage from this site to be managed?

Public Sanitary Sewer

Will this proposal result in an increase in school enrollment?  Yes  No

If yes, what is the projected increase? \_\_\_\_\_ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

**Traffic Generation:**

A traffic impact study prepared by a registered engineer will be required if the proposed subdivision exceeds 250 dwelling units; the non-residential development contains more than 25,000 square feet of floor area; or at the discretion of the County Engineer. If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? \_\_\_\_\_ trips

Code	Land Use(s)	# of units or sqft*	Daily Trip Ends*	Number of Trips
210	Single Family Home/ Townhome		9.57	
220	Apartment		6.63	

Notes:

\* Residential land uses are calculated based on the number of residential units. Commercial and industrial land uses are typically calculated based on square feet (sqft) of floor area for the use.

+ Residential daily trip ends per unit are shown. Contact Planning and Land Use staff about rates for other land uses.

**CAMPAIGN DISCLOSURE STATEMENT**

Nothing in Chapter 36 of OCGA shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

No, I have not made any campaign contribution to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To Whom: \_\_\_\_\_

Value of Contribution: \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

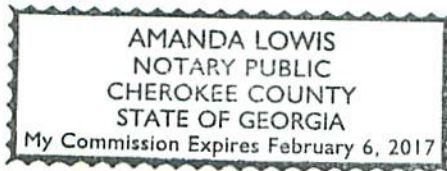
Signature of Applicant: *Norman White* Date: 4-7-16

Print Name: Norman White

Sworn to and Subscribed before me this: 7 day of April, 20 16.

Notary Signature: *Amanda Lewis*

(Notary Seal)



SECTION IV

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: *Norman White* Date: 4-7-16

Print Name: Norman White

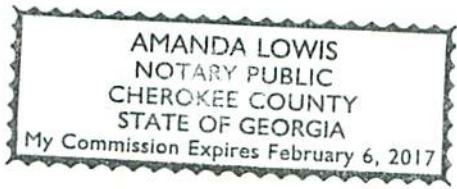
Signature of Applicant's Attorney: n/a Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

Sworn to and Subscribed before me this: 7 day of April, 20 16.

Notary Signature: *Amanda Lewis*

(Notary Seal)





**AUTHORIZATION OF PROPERTY OWNER**

I, Linn Howell, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Cherokee County/Cherokee County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for:

Rezoning

Amendment / Modification of Zoning Conditions

Variance / Appeal

Other: \_\_\_\_\_

I hereby authorize the staff of the Cherokee County, Department of Planning and Land Use to inspect the premises which are subject of the application.

Applicant's Information:

Name: Rosewood Active Adult Communities LLC  
Address: 3280 Pointe Pkwy, Suite 2300 Phone: 404-683-4551  
City, State, Zip: Norcross, Ga. #0092

Property Owner's Information:

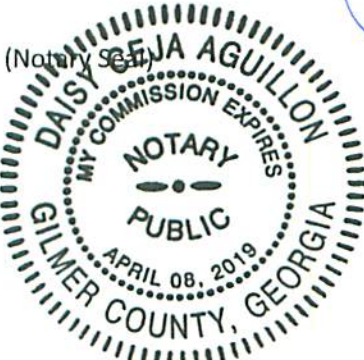
Name: Linn Howell  
Address: 10184 East Cherokee Drive Phone: 404-210-4727  
City, State, Zip: Canton, Ga 30115

Signature of Owner: *Linn Howell* Date: 4-7-16

Print Name: Linn Howell

Sworn to and Subscribed before me this: 7 day of April, 2016.

Notary Signature: *Daisy Caza Aguilon*



Rosewood Active Adult Communities LLC  
3280 Pointe Parkway  
Suite 2300  
Norcross, Ga. 30092

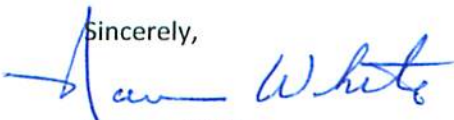
Cherokee County Board of Commissioners  
Cherokee County Planning Commission

Re: Rezoning Application 37 acres East Cherokee Drive, Concurrent Variance Request

Please accept this letter as the Applicant's Response Statement regarding a concurrent variance in regard to the rezoning application I have filed on 37.7 acres of land fronting on the east side of East Cherokee Drive at Cotton Road.

1. Applicant is requesting a concurrent variance to allow that none of the residences shall be required to have alley access as provided in Article 7.4-1.1d5 of the Cherokee County Ordinance. In the event Applicant does not provide at 30% alley access lots Applicant agrees to have front porches on 100% of the homes.
2. The topography and shape of this property make it difficult to provide alley access to any of the residences.
3. The active adult homeowners we are targeting prefer front entry garages and alley access would be an undue hardship on these buyers.
4. While there are no conditions particular to this property other than the shape and topo applicant feels that the active adult use necessitates the request to allow no alley access.
5. Most of the active adult developments in the county have had front entry garages and having alley access would impose a hardship on applicant in competing with other developments.
6. The granting of this variance will not impose any detriment to the public good or the intent of the ordinance.
7. There are no special circumstances relating to this property which do not apply to other land in the area, however, as mentioned above the senior citizens we will be selling to prefer front entry garages.
8. The granting of this variance will preserve the right of Applicant to construct all front entry garages as are allowed in many similar developments in various cities in the County.
9. The variance requested did not result from any willful action by Applicant.
10. Authorizing this variance will in no way impair the adequate supply of light and air to any adjacent property or unreasonably increase the congestion of public streets, increase the danger of fire, imperil public safety, unreasonably diminish or impair established property values within the surrounding property areas or in other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the County.

Sincerely,



Norman White

AFTER RECORDING RETURN TO:  
Linn H. Howell  
10184 E. Cherokee Dr.  
Canton, GA 30115

Deed Book **12698** Pg **32**  
Filed and Recorded 12/16/2013 11:23:50 AM  
**28-2013-046509**  
Transfer Tax 0.00  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

FILE NO. 13100405

## WARRANTY DEED

Deed Service Only / No Certification as to Title

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 16<sup>th</sup> day of December in the year of our Lord Two Thousand and Thirteen between

**HOWELL FAMILY PARTNERSHIP, LLC**

("Grantor") of the State of Georgia, and

**LINN H. HOWELL**

("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

**WITNESSETH**, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantees, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 922 of the 3<sup>rd</sup> District, 2nd Section of Cherokee County Georgia, and being more particularly described as follows:

Being all of Land Lot 922 lying North and East of East Cherokee Drive (60 foot right of way); less and except that certain property containing 3.14 acres as previously conveyed to Linn H. Howell on October 14, 2004 and recorded in Deed Book 7469, page 176, Cherokee County, Georgia Records.

The above described property includes that certain 10.770 acre tract that is identified as Tax Parcel 03N11 156B and that certain 24.000 acre tract identified as Tax Parcel 03N11 156A, Cherokee County Georgia Tax Records.

**TO HAVE AND TO HOLD** the above-described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantees, forever, in **FEE SIMPLE**.


**AND, SUBJECT TO** the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all person whomsoever.

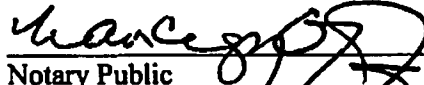
**IN WITNESS WHEREOF**, Grantor has signed and sealed this Deed the day and year first above written.

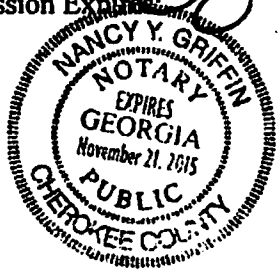
Signed, sealed and delivered in the presence of:

**HOWELL FAMILY PARTNERSHIP, LLC**

  
Unofficial Witness

By:  (Seal)  
Title: *manager*

  
Notary Public  
My Commission Expires



COPY

All that tract or parcel of land lying and being Land Lots 922 and 923, 3rd District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Beginning at a found axle at the northeast corner of Land Lot 922,  
THENCE along line common to Land Lot 922 and 921 S 00°24'44" W for a distance of 1316.74' to a point at the intersection of said land lot line and the north right of way line of Cotton Drive (30' R/W);

THENCE along said right of way line for the following courses and distances:

S 59°00'20" W for a distance of 45.09' to a point;

THENCE S 57°12'48" W for a distance of 40.36' to a point;

THENCE S 58°38'04" W for a distance of 53.50' to a point;

THENCE S 63°18'11" W for a distance of 24.54' to a point;

THENCE S 77°28'53" W for a distance of 35.16' to a point;

THENCE S 86°17'00" W for a distance of 33.83' to a point;

THENCE N 88°32'35" W for a distance of 48.69' to a point;

THENCE N 86°39'13" W for a distance of 34.55' to a point;

THENCE N 88°16'08" W for a distance of 118.70' to a point at the intersection of said north right of way line of Cotton Road and the northeast right of way line of E. Cherokee Drive (60' R/W);

THENCE along said northeast right of way line for the following courses and distances:

N 40°07'43" W for a distance of 74.25' to a point;

THENCE N 42°18'09" W for a distance of 53.27' to a point;

THENCE N 44°58'00" W for a distance of 106.09' to a point;

THENCE N 47°31'55" W for a distance of 113.43' to a point;

THENCE N 48°29'44" W for a distance of 113.87' to a point;

THENCE N 48°53'48" W for a distance of 75.45' to a point;

THENCE N 49°39'53" W for a distance of 60.58' to a point;

THENCE N 49°27'20" W for a distance of 103.57' to a point;

THENCE N 49°11'11" W for a distance of 50.06' to a point;

THENCE N 48°48'19" W for a distance of 64.88' to a point;

THENCE N 49°10'40" W for a distance of 56.77' to a point;

THENCE N 49°13'29" W for a distance of 53.55' to a point;

THENCE N 48°59'56" W for a distance of 50.37' to a point;

THENCE N 48°41'38" W for a distance of 50.38' to a point;

THENCE N 48°40'47" W for a distance of 50.93' to a point;

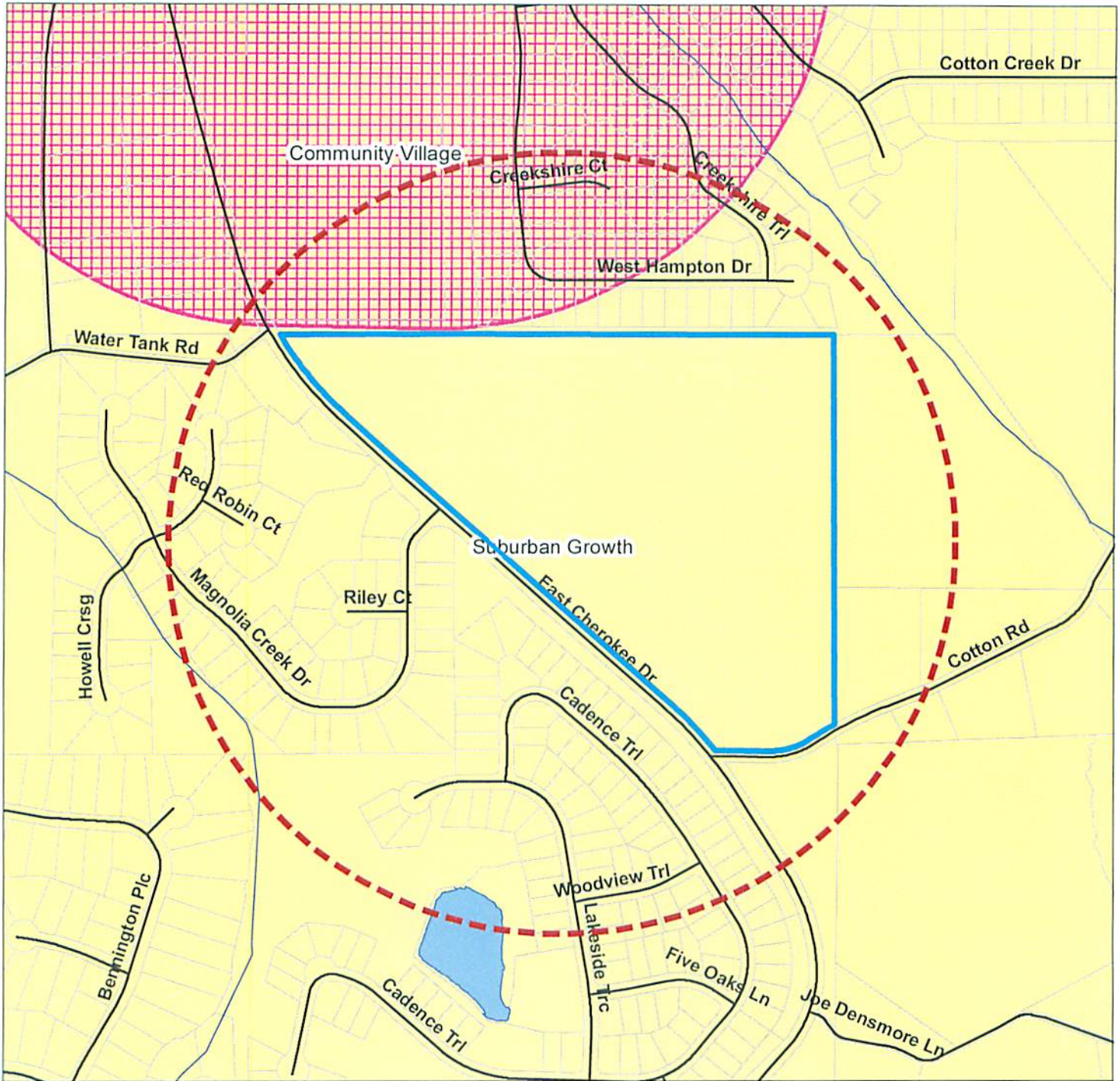
THENCE N 48°37'41" W for a distance of 103.99' to a point;

THENCE N 48°29'44" W for a distance of 271.77' to a point;  
THENCE N 48°37'34" W for a distance of 47.62' to a point;  
THENCE N 48°40'08" W for a distance of 61.19' to a point;  
THENCE N 48°52'59" W for a distance of 50.11' to a point;  
THENCE N 46°35'24" W for a distance of 50.00' to a point;  
THENCE N 46°29'51" W for a distance of 52.37' to a point;  
THENCE N 45°56'39" W for a distance of 48.13' to a point;  
THENCE N 43°01'43" W for a distance of 46.92' to a point;  
THENCE N 39°06'31" W for a distance of 62.35' to a point;  
THENCE N 38°52'32" W for a distance of 74.44' to a point;  
THENCE N 34°00'06" W for a distance of 71.31' to a point;  
THENCE N 33°41'16" W for a distance of 24.32' to a point to a point at the intersection  
of said northeast right of way line of E. Cherokee Drive and the north line of Land Lot  
923;  
THENCE along the line common to Land Lot 923 and 878 N 89°41'54" E for a distance  
of 551.73' to a found 1/2" crimped top pipe at the northeast corner of Land Lot 923 and  
the northwest corner of Land Lot 922;  
THENCE along the line common to Land Lots 922 and 879 S 89°50'33" E for a distance  
of 1342.89' to the point of beginning.

Said parcel contains 37.74 acres.

# Case # 16-06-019 Rosewood Active Adult Communities

Future Development Map from the Comprehensive Plan



### Legend

Rezoning Parcels	<b>Character Areas</b>	<b>Development Nodes</b>
Streets	Natural Preserve	County Crossroads
1/4 mile radius	Rural Places	Hamlet
	Country Estates	Neighborhood Village
	Suburban Growth	Community Village
	Suburban Living	<b>Corridors</b>
	Neighborhood Living	Scenic Corridor
	Bells Ferry LCI	Transitional Corridor
	Urban Core	Development Corridor
	Workplace Center	
	Regional Center	
	Waste Management	



This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.



Prepared by:  
Cherokee County  
Planning & Land Use  
Canton, Georgia  
April 28, 2016









# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 1

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Musket Brown</i>
Horizontal Siding <i>Diverse Beige</i> <i>SW 6079</i>		Shingle and Board & Batten Siding <i>Down Home</i> <i>SW 6081</i>
Metal Roof, Shutter & Entry Door <i>French Roast</i> <i>SW 6069</i>		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Westhighland</i> <i>White</i> <i>SW 7566</i>		
Brick Veneer <i>General Shale</i> <i>Rome</i> <i>La Costa</i>		Stone Veneer <i>Environmental</i> <i>Autumn</i> <i>Ledgestone</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)


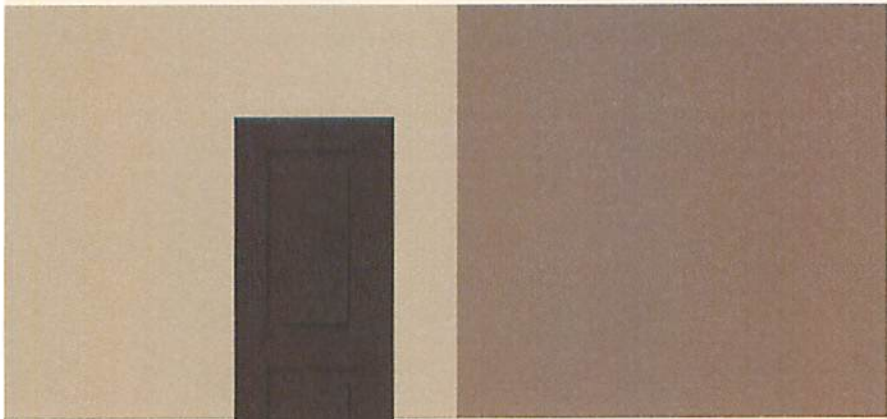



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 2

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Linen</i>
Horizontal Siding <i>Pavestone</i> SW 7642		Shingle and Board & Batten Siding <i>Folkstone</i> SW 6005
Metal Roof, Shutter & Entry Door <i>Tricorn Black</i> SW 6258		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Westhighland White</i> SW 7566		
Brick Veneer <i>General Shale</i> <i>Berrywood</i>		Stone Veneer <i>Environmental</i> <i>Chardonmay</i> <i>Bayou Blend</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)


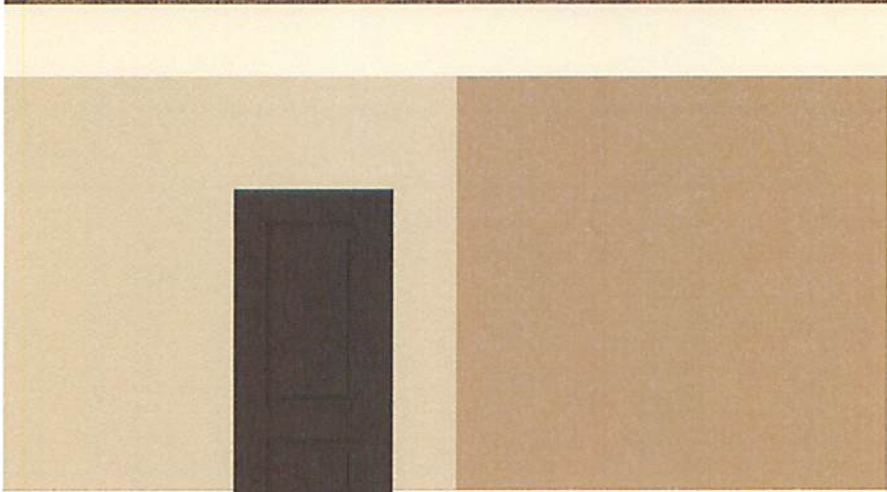

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# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 3

Dimensional Roofing Tamko <i>Weathered Wood</i>		
Horizontal Siding <i>Anew Gray</i> <i>SW 7030</i>		Gutter & Downspout <i>Linen</i>
Metal Roof, Shutter & Entry Door <i>Tricorn Black</i> <i>SW 6258</i>		Shingle and Board & Batten Siding <i>Tavern Taupe</i> <i>SW 7508</i>
Trim <i>Westhighland White</i> <i>SW 7566</i>		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Brick Veneer <i>General Shale</i> <i>Mountain Creek</i>		Stone Veneer Environmental <i>Chardonmay</i> <i>Bayou Blend</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)

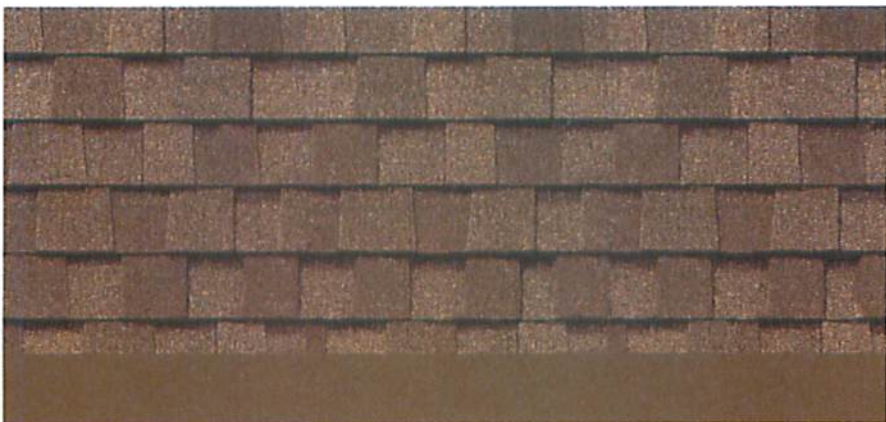
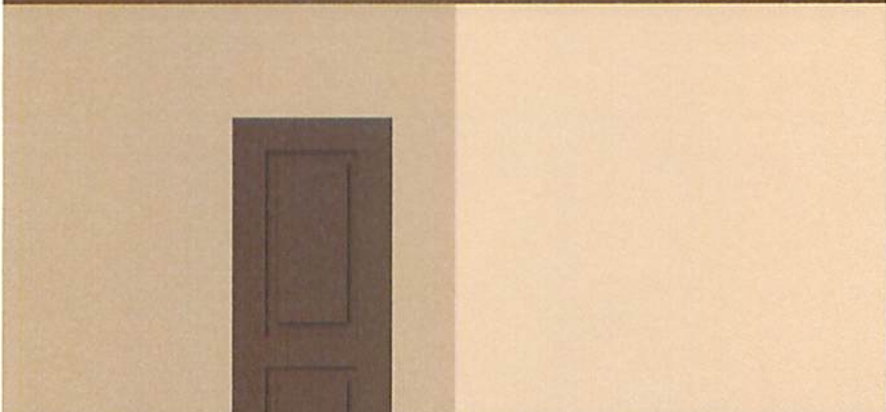


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# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 4

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Musket Brown</i>
Horizontal Siding <i>Faun Brindle</i> SW 7640		Shingle and Board & Batten Siding <i>Collonade Gray</i> SW 7641
Metal Roof, Shutter & Entry Door <i>Black Fox</i> SW 7020		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Brainstorm Bronze</i> SW 7033		Stone Veneer Environmental <i>Chardonmay</i> <i>Bayou Blend</i>
Brick Veneer <i>Rome Cortez</i>		



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)


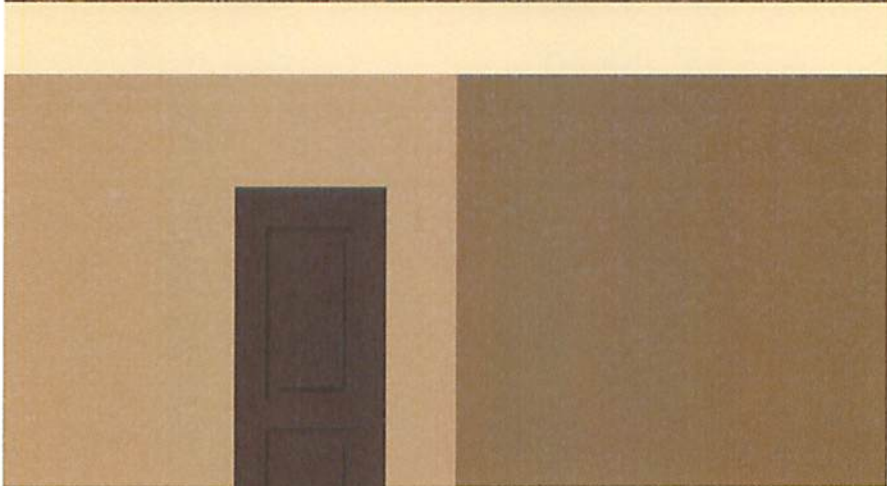


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# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 5

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout Spectra <i>Almond</i>
Horizontal Siding <i>Tavern Taupe</i> SW 7508		Shingle and Board & Batten Siding <i>Griffin SW 7026</i>
Metal Roof, Shutter & Entry Door <i>Black Bean</i> SW 6006		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Maison Blanche</i> SW 7526		Stone Veneer Environmental <i>Amber</i> <i>Cobble Ledge</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)

Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

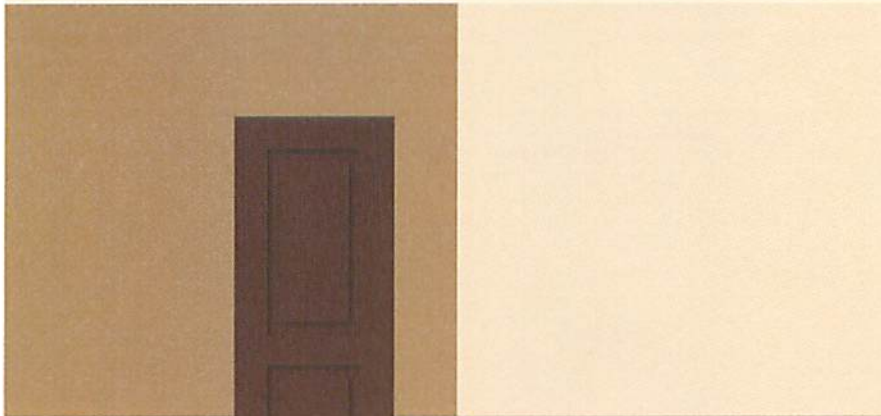
Date: April 13, 2016

## Scheme# 6

Dimensional  
Roofing  
Tamko  
*Weathered Wood*



Horizontal Siding  
*Meadow Trail*  
SW 7737



Metal Roof,  
Shutter &  
Entry Door  
*French Roast*  
SW 6069

Trim  
*Westhighland*  
*White*  
SW 7566



Brick Veneer  
*Castle Rock Tudor*



Gutter &  
Downspout  
*Linen*

Shingle and  
Board & Batten  
Siding  
*Canvas Tan*  
SW 7531

Garage Door:  
Shall be two-tone  
with raised trim area  
being the "Trim"  
color and recessed  
panels being the  
"Shingle" color

Stone Veneer  
Environmental  
*Nantucket*  
*Cobble Ledge*



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)


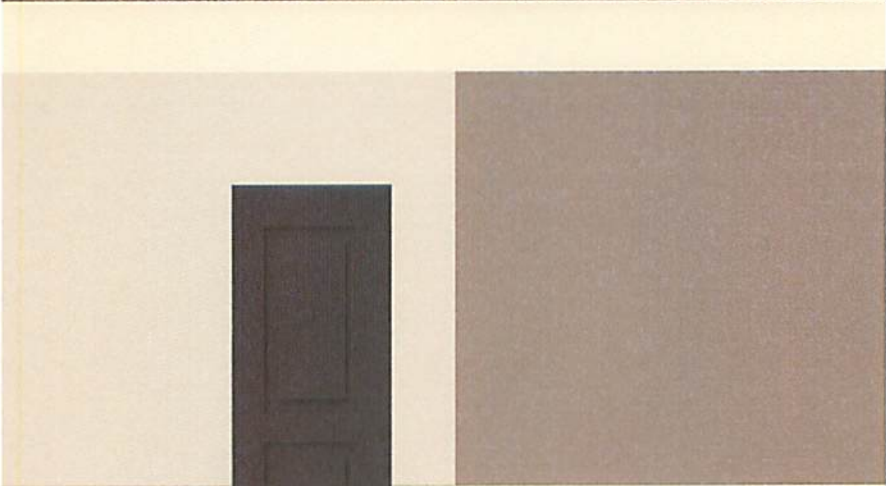



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 7

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Linen</i>
Horizontal Siding <i>Tinsmith</i> SW 7657		Shingle and Board & Batten Siding <i>Cityscape</i> SW 7067
Metal Roof, Shutter & Entry Door <i>Inkwell</i> SW 6992		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Westhighland</i> <i>White</i> SW 7566		
Brick Veneer General Shale <i>Millstone</i>		Stone Veneer Environmental <i>Nantucket</i> <i>Cobble Ledge</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)

Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.


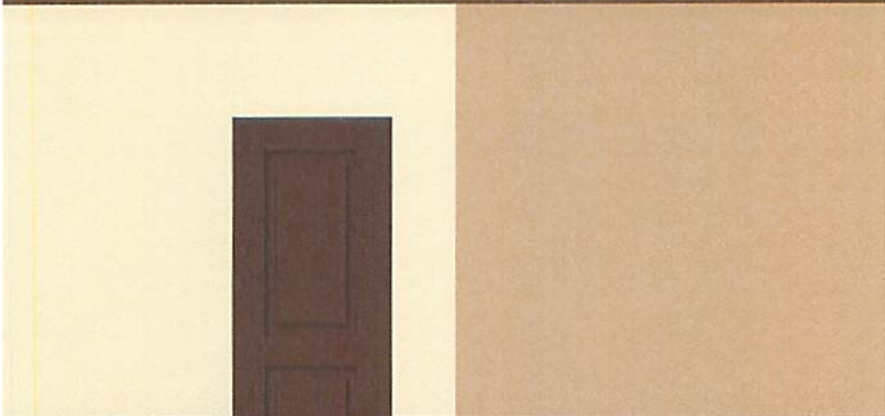




# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 8

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Musket Brown</i>
Horizontal Siding <i>Polar Bear</i> <i>SW 7564</i>		Shingle and Board & Batten Siding <i>Threshold Taupe</i> <i>SW 7501</i>
Metal Roof, Shutter & Entry Door <i>Turkish Coffee</i> <i>SW 6076</i>		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Tiki Hut</i> <i>SW 7509</i>		Stone Veneer Environmental <i>Amber</i> <i>Cobble Ledge</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)


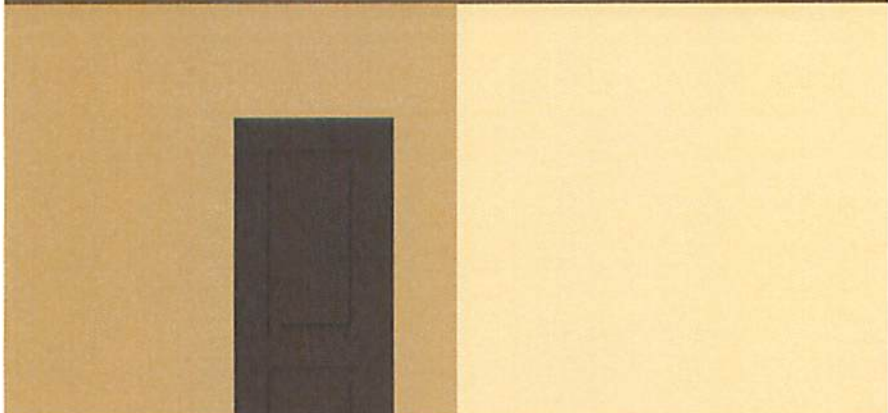



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 9

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Musket Brown</i>
Horizontal Siding <i>San Antonio Sage</i> SW 7731		Shingle and Board & Batten Siding <i>Softer Tan</i> SW 6141
Metal Roof, Shutter & Entry Door <i>Tricorn Black</i> SW 6258		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Westhighland White</i> SW 7566		
Brick Veneer <i>General Shale</i> <i>Mountain Creek</i>		Stone Veneer <i>Environmental Chardonmay Bayou Blend</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)


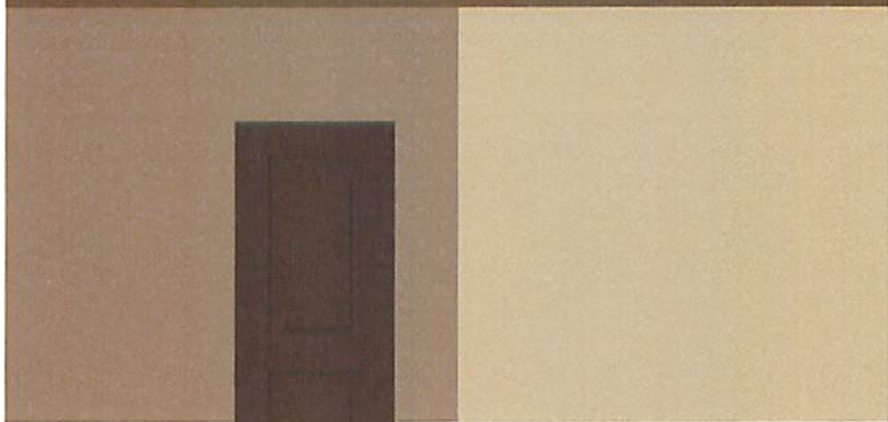
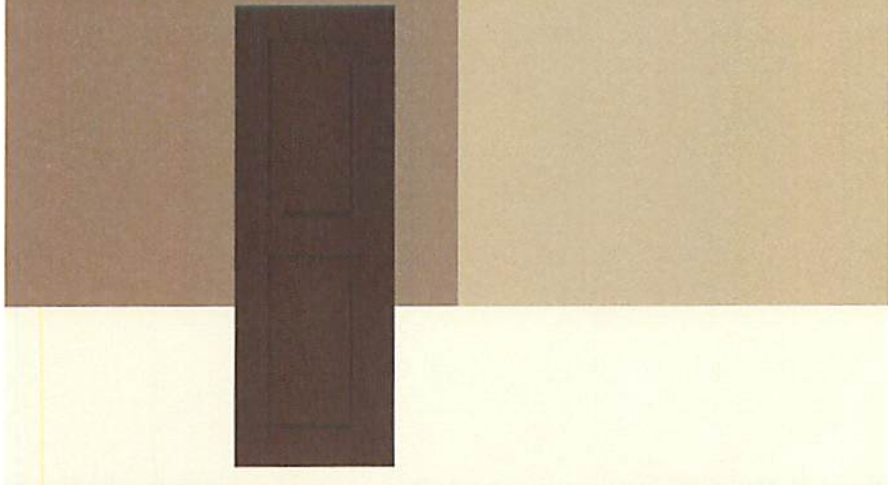


Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 10

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout Spectra <i>Musket Brown</i>
Horizontal Siding <i>Gauntlet Gray</i> SW 7019		Shingle and Board & Batten Siding <i>Dorian Gray</i> SW 7017
Metal Roof, Shutter & Entry Door <i>Polished Mahogany</i> SW 2838		Garage Door: Shall be two-tone with raised trim area being the "Trim" color and recessed panels being the "Shingle" color
Trim <i>Casa Blanca</i> SW 7571		
Brick Veneer <i>General Shale</i> <i>Berrywood</i>		Stone Veneer Environmental <i>Nantucket</i> <i>Cobble Ledge</i>



Color selections created by:  
Main Street Designs of Georgia, LLC  
[www.MainStreetDesignsLLC.com](http://www.MainStreetDesignsLLC.com)

Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

## 37.7 Acres - East Cherokee Drive Public Participation Report

On April 14, 2016, Rosewood Active Adult Communities LLC (the Applicant) mailed notification of the Public Participation Meeting to be held on April 22, 2016 at the Freehome Community Center to 154 individuals and other interested parties (see attached certification of mailing).

Applicant and its representatives held the Public Participation Meeting at the Freehome Community Center at 6:30pm on April 22, 2016. 15 people attended the meeting, including 3 representatives for Applicant. Applicant presented an aerial location map of the area to identify the property and then discussed the Cherokee County Land Use Plan, where the property was identified as being in the Suburban Growth category. After discussing the uses within Suburban Growth, Applicant went over the site plan for the project and the specific requirements of the RD3 zoning, particularly the open space requirements and the design of the homes with garages set back 20 feet from the front façade. Applicant also went over the variance that is being requested to allow that none of the homes will be required to have alley access, but if that option is used, then 100% of the homes will have front porches. Applicant explained that its main reason for requesting this variance is that guest parking becomes a problem with alley access homes and our anticipated buyers prefer front entry garages. Applicant also made copies of the application and site plan available for participants to view and several participants took copies with them. We also went over the elevations of the homes proposed.

The general perception of those attending was very positive. Most of those attending were either from the Cadence Subdivision or The Magnolias Subdivision. They seemed to like the idea of the 50 foot open space along East Cherokee Dr. to preserve the tree cover in that area. The representatives from Cadence asked about the price of the proposed homes and indicated they would prefer something in the \$400,000 price range, but they seemed generally satisfied that there is a need for an active adult community nearby in a slightly lower price range than Cadence. One individual asked about the impact on schools and traffic, but they seemed very satisfied that an active adult community generally would have few if any school aged children and that traffic would be much less during peak traffic times, as most of the residents are retired and not on the roads during the peak traffic times.





# Rosewood Active Adult Community



## Exterior Elevation Design Proposal



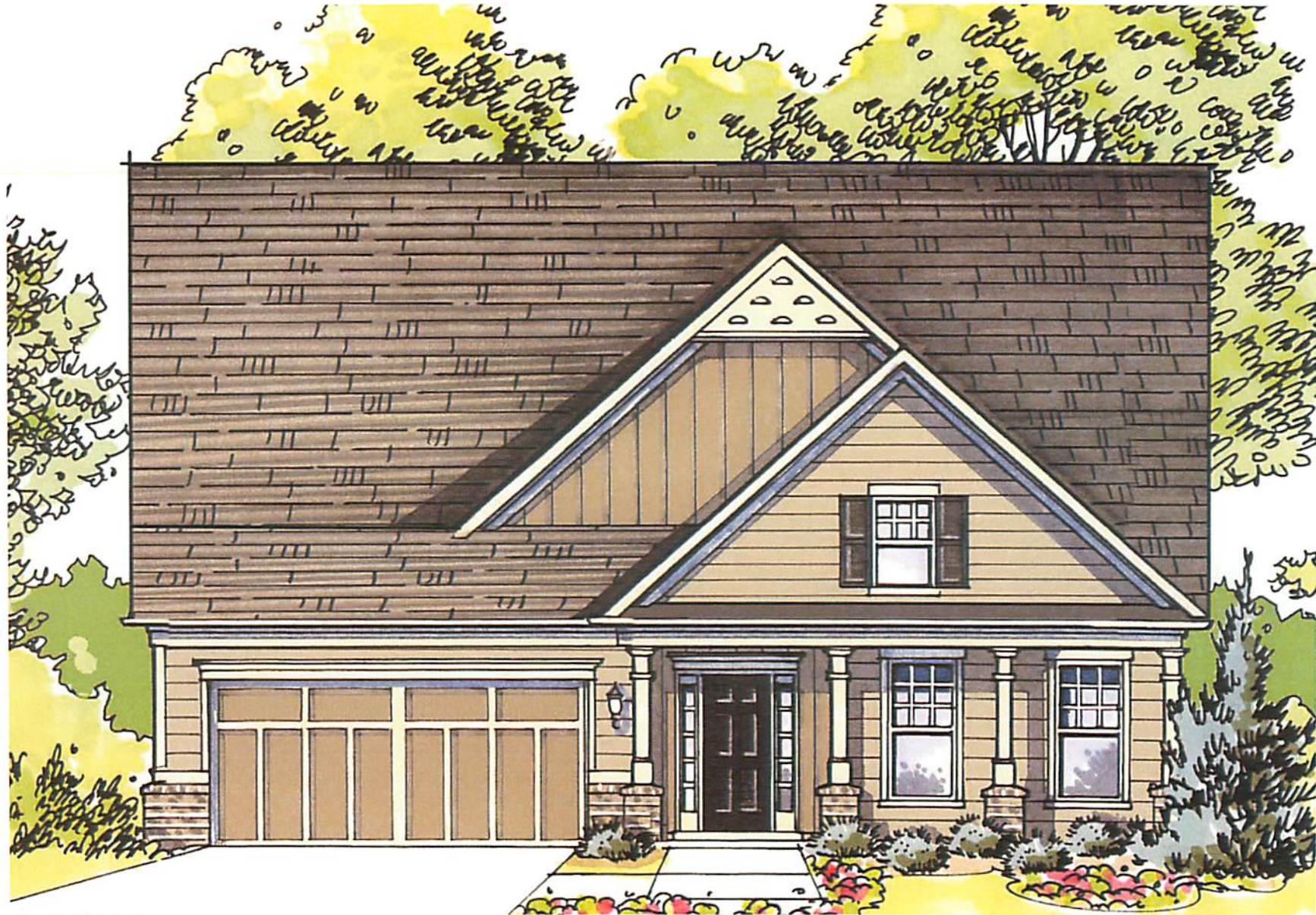
Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022



Exterior Elevation Design Porposal



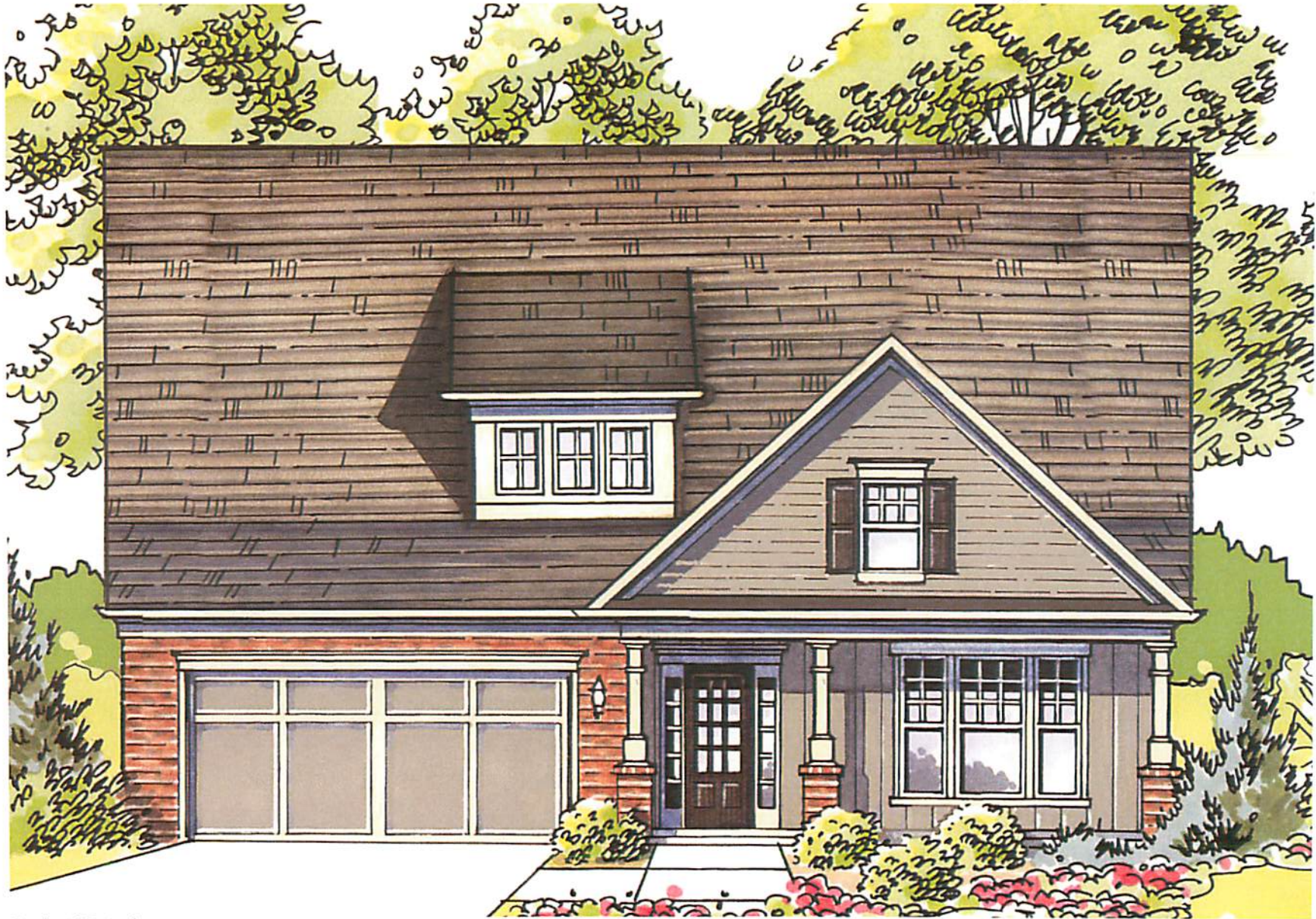
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 1 - Elevation A

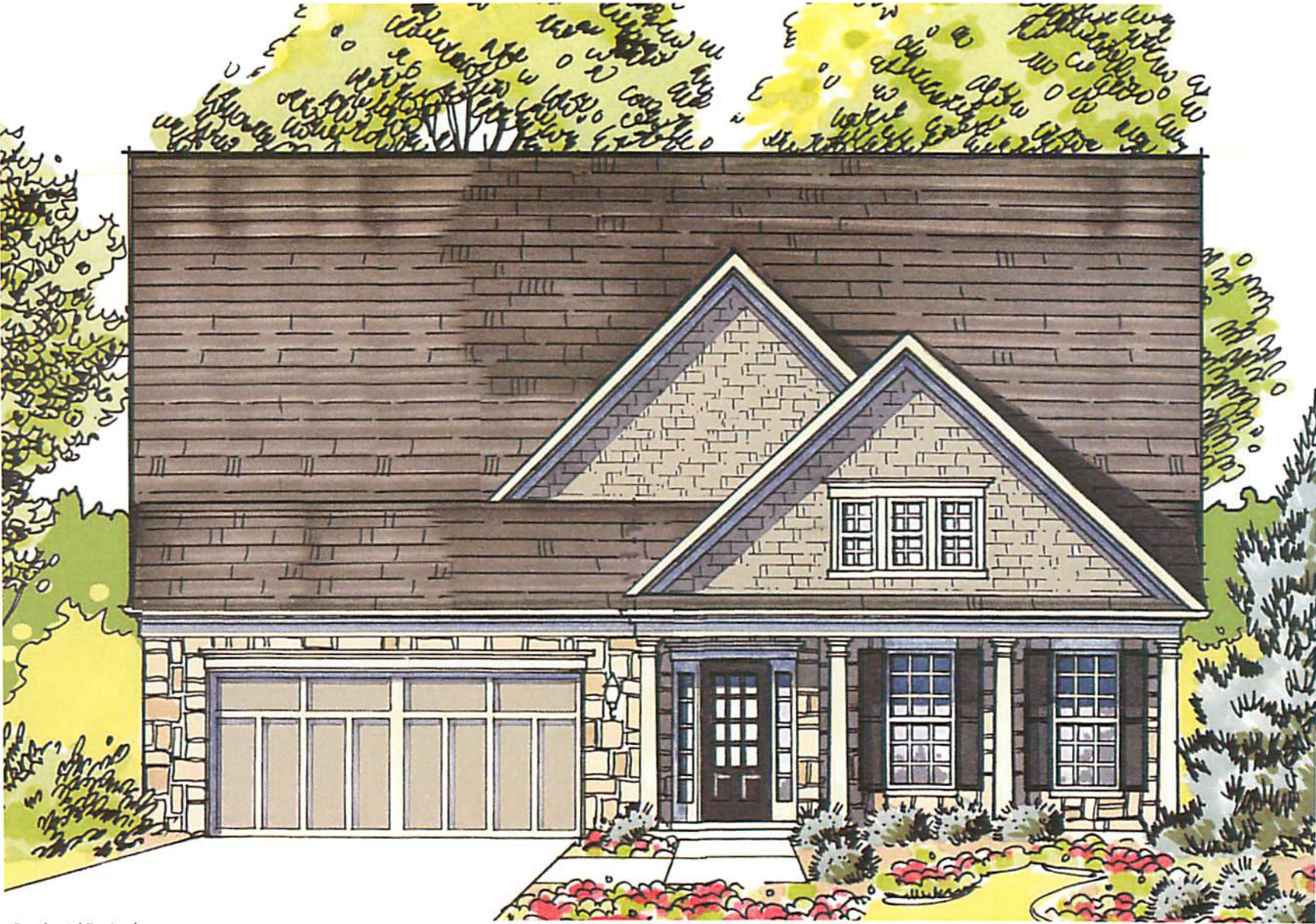
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 1 - Elevation B

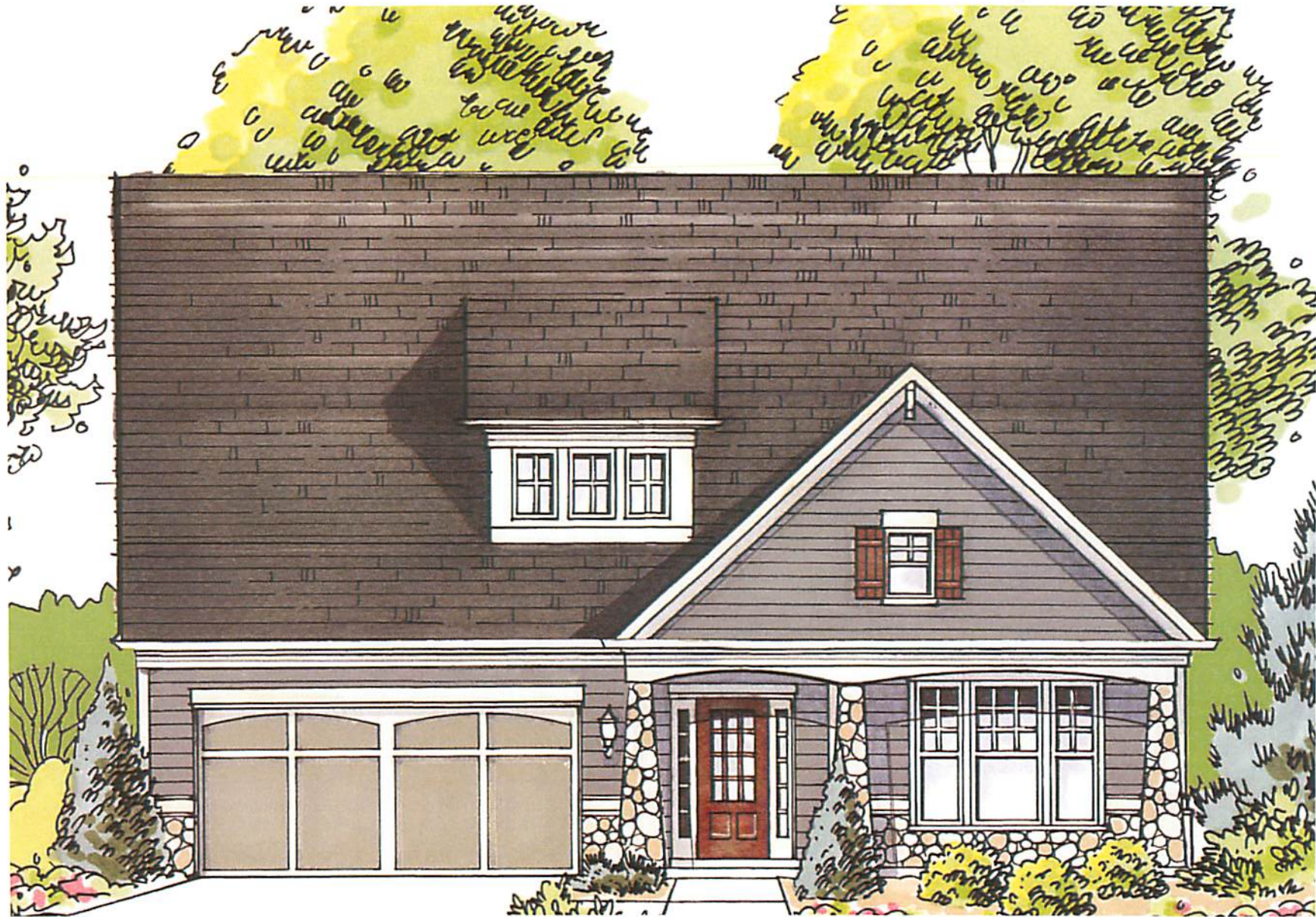
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 1 - Elevation C

# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 2 - Elevation A

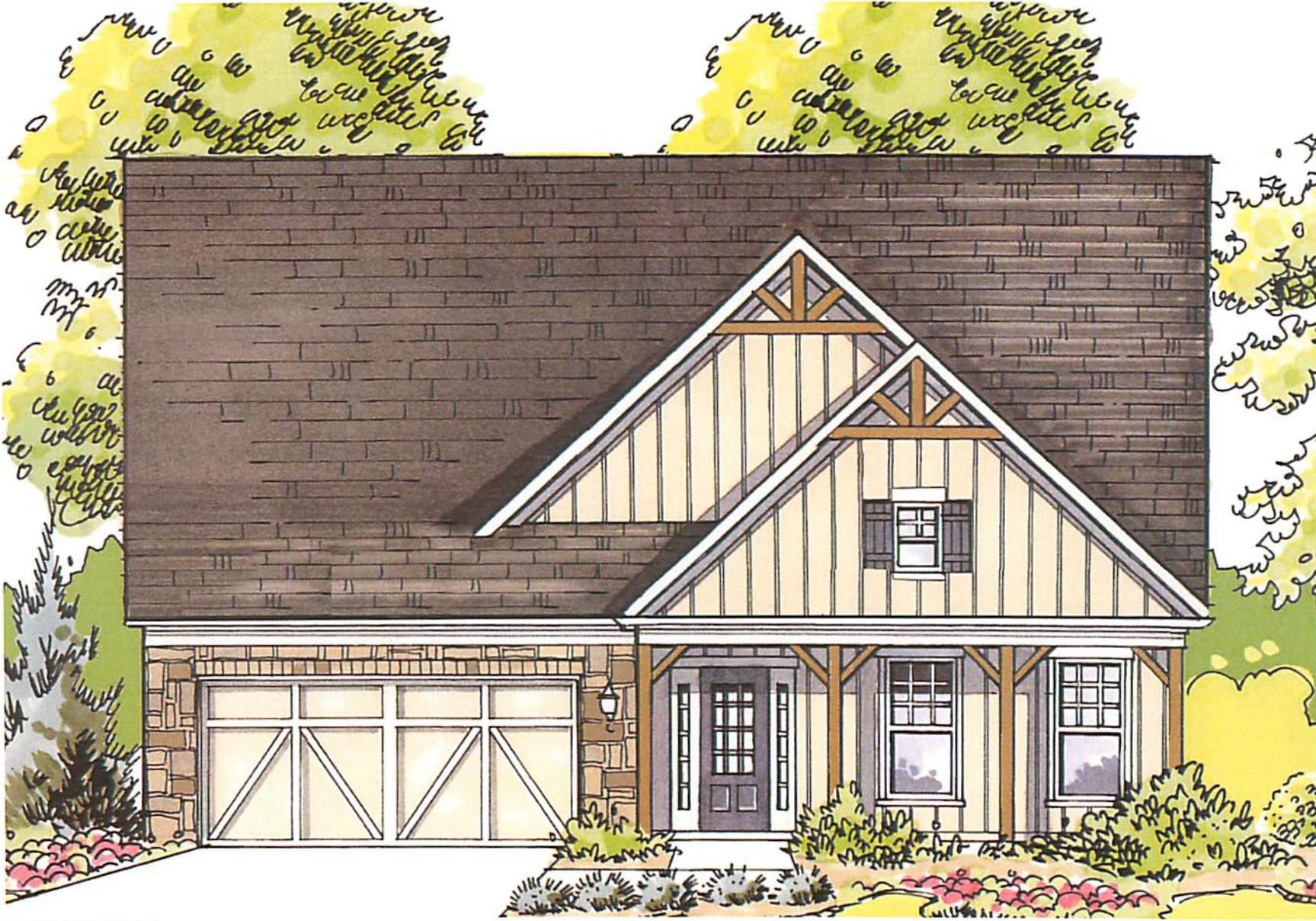
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 2 - Elevation B

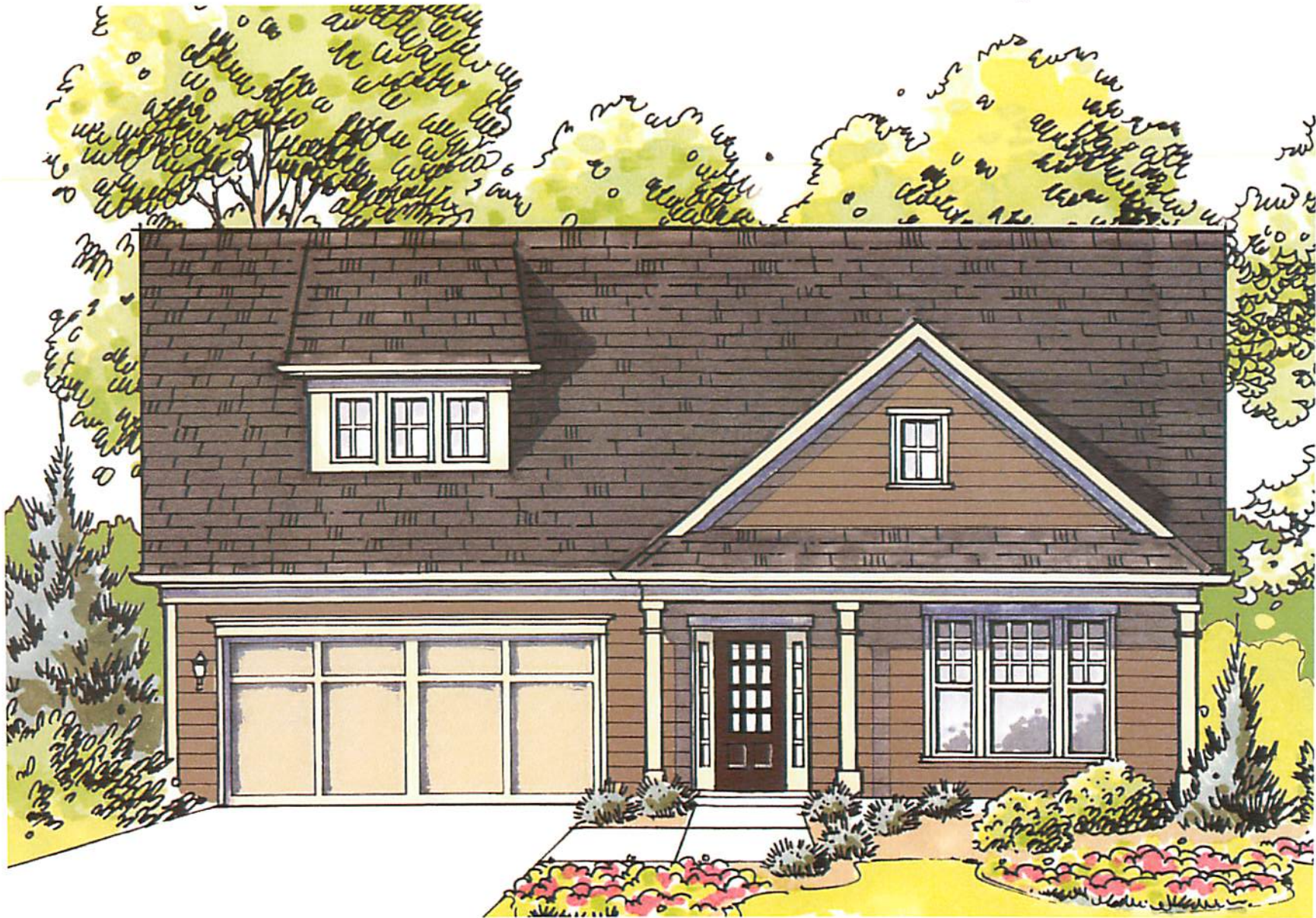
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 2 - Elevation C

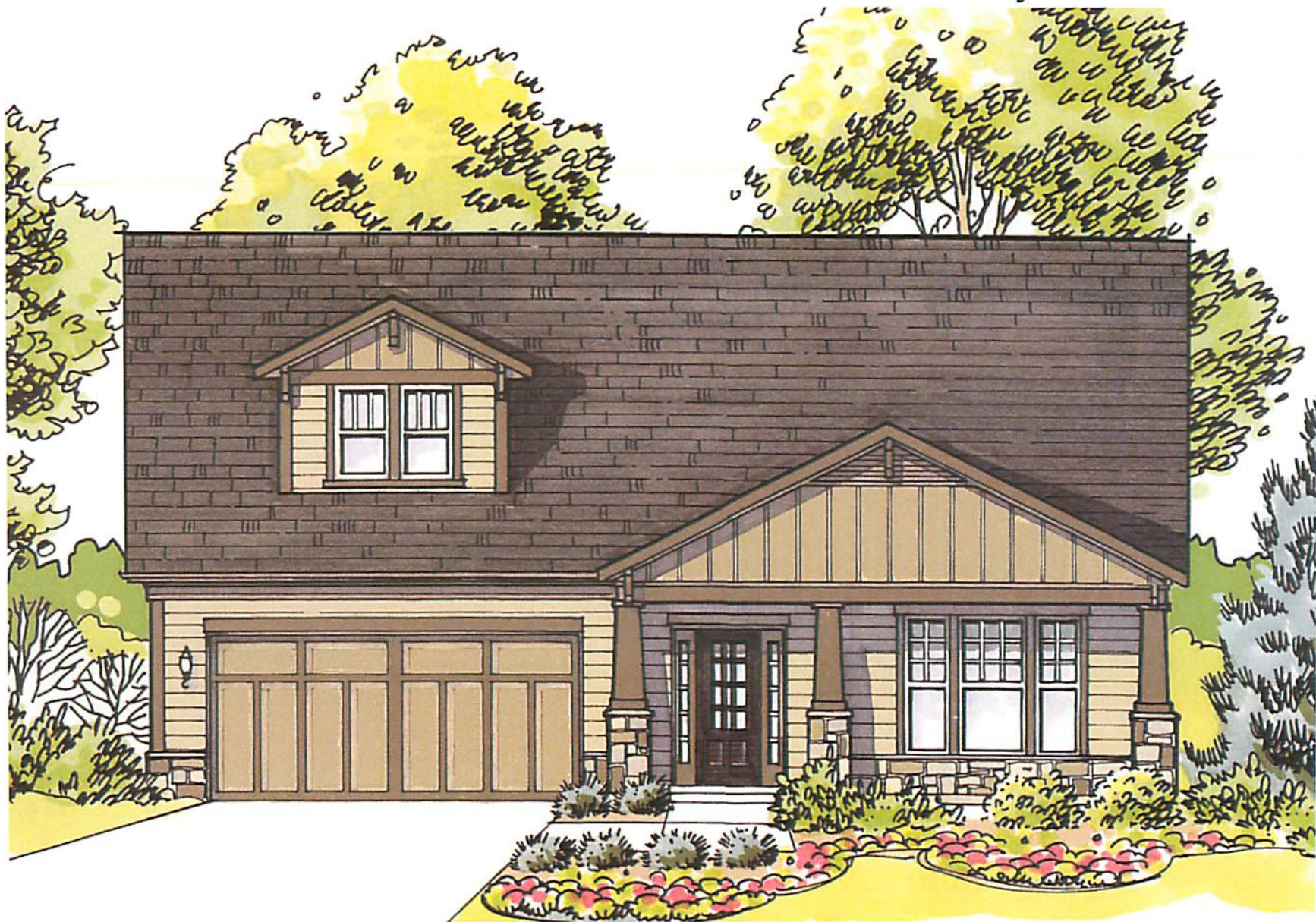
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 3 - Elevation A

# Rosewood Active Adult Community

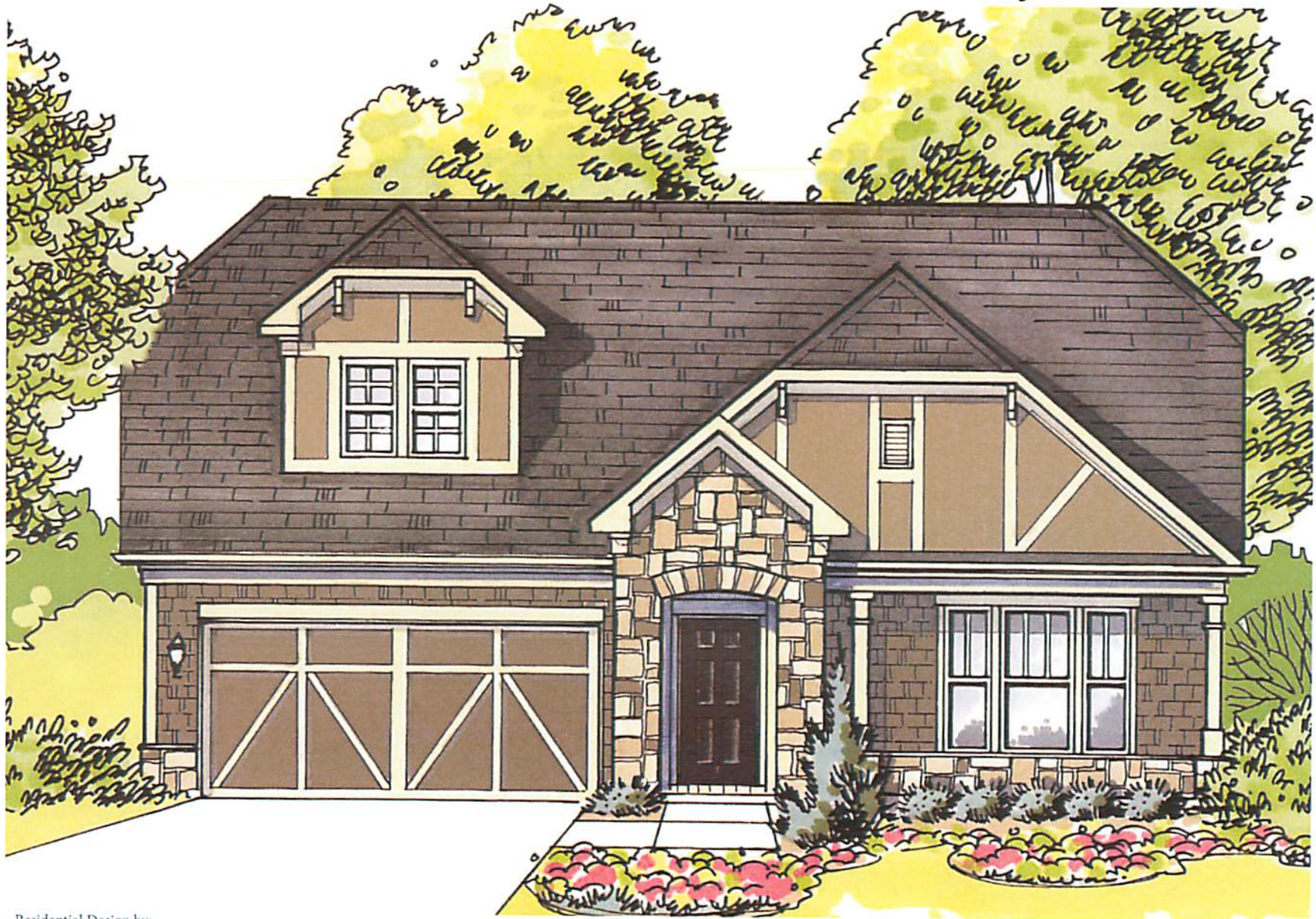


Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 3 - Elevation B



# Rosewood Active Adult Community



Residential Design by:  
Main Street Designs of Georgia, LLC  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 3 - Elevation C

received  
5-5-2016  
Revised

# Rosewood Active Adult Community



## Exterior Elevation Design Proposal

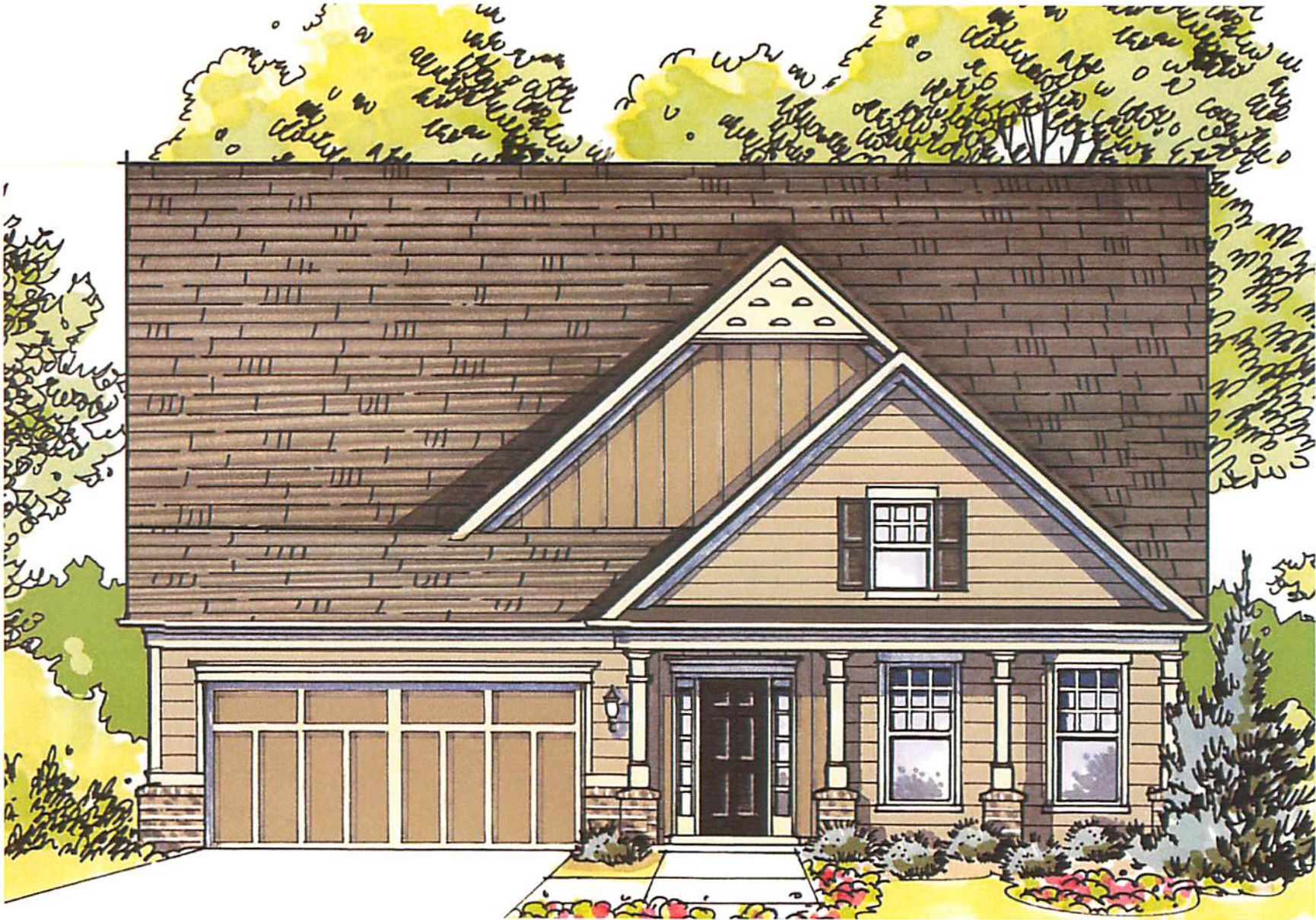


Residential Design by:  
Main Street Designs of Georgia, LLC  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022



Exterior Elevation Design Proposal

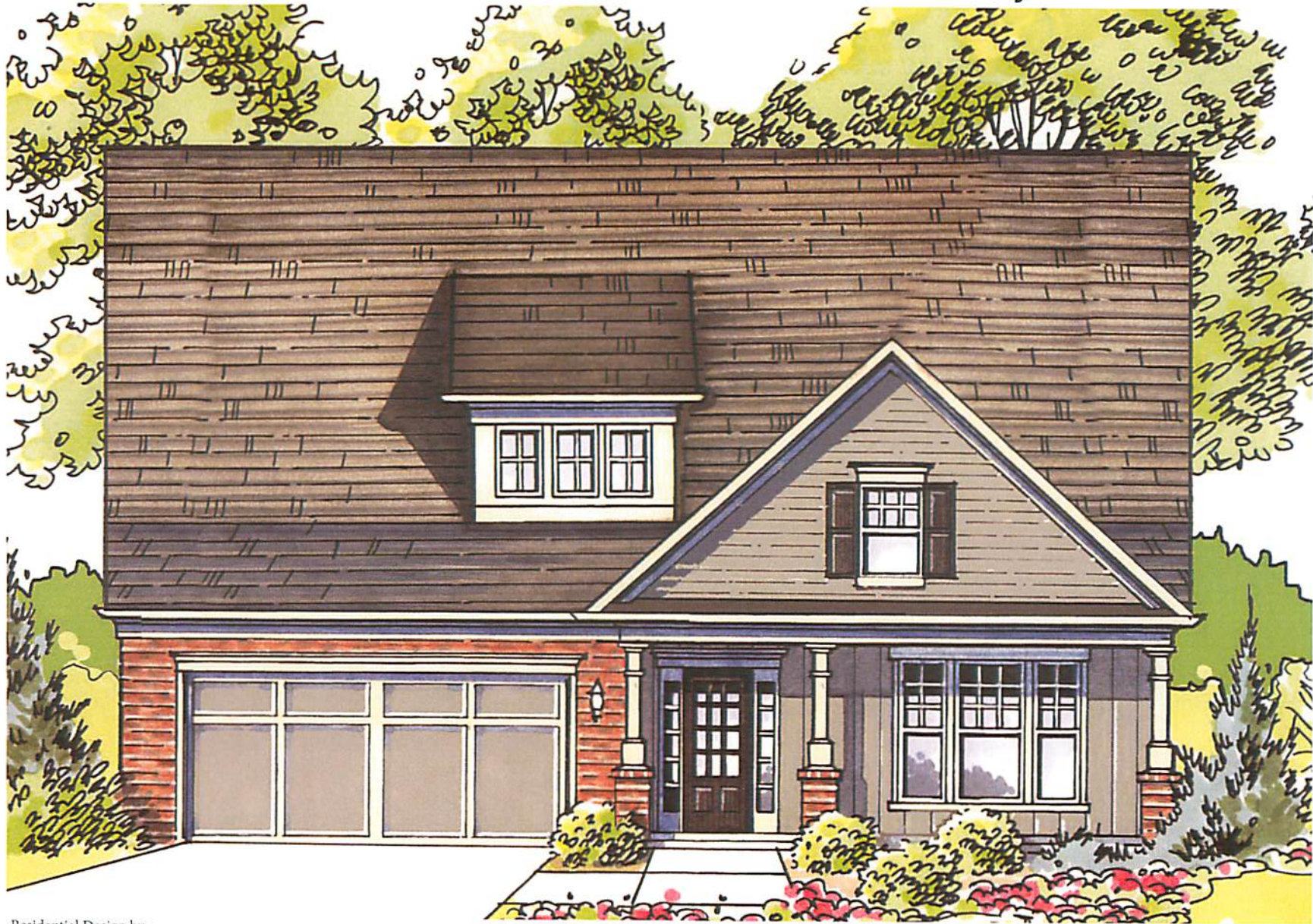
# Rosewood Active Adult Community



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3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 1 - Elevation A

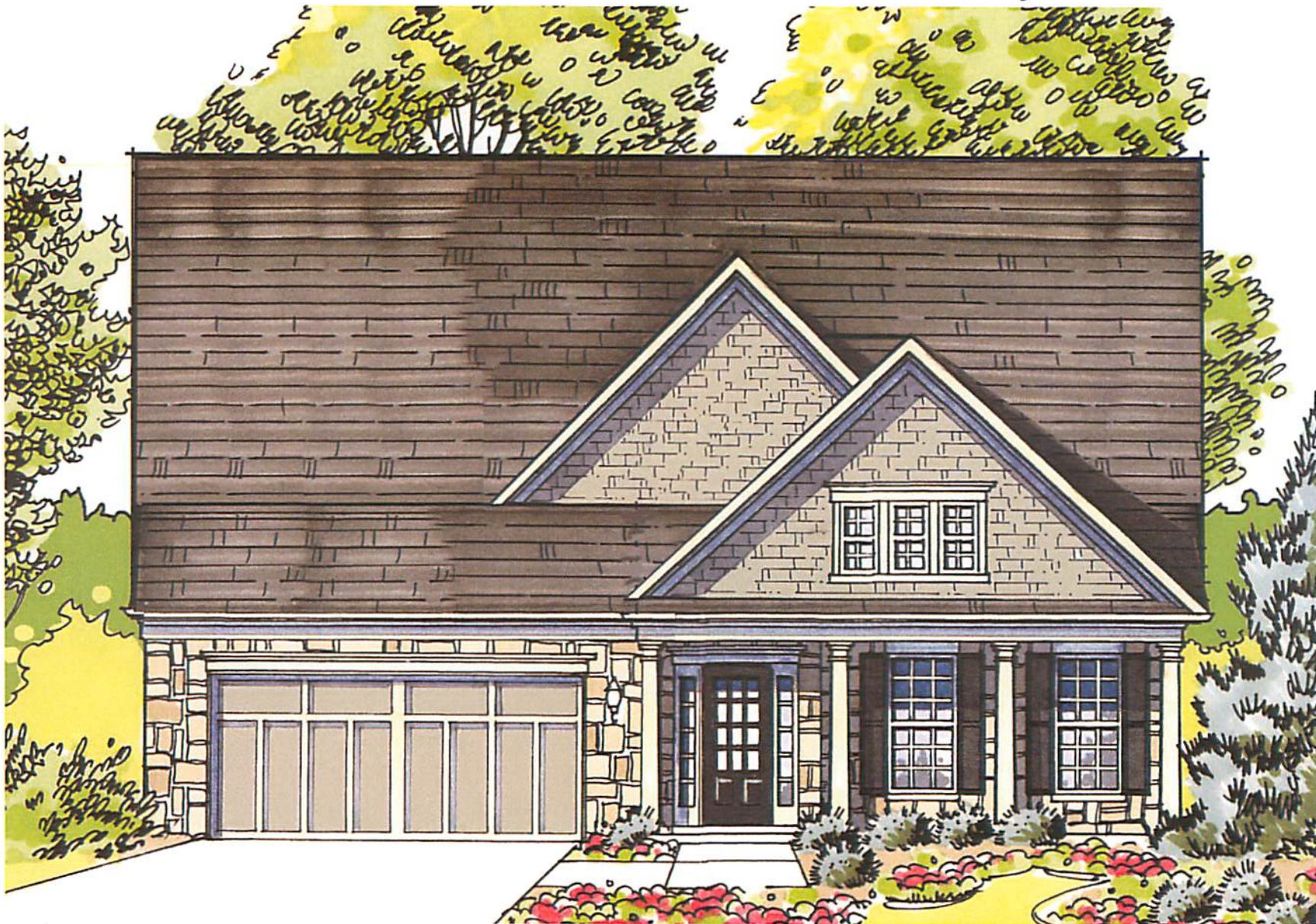
# Rosewood Active Adult Community



Residential Design by:  
Main Street Designs of Georgia, LLC  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 1 - Elevation B

# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 1 - Elevation C

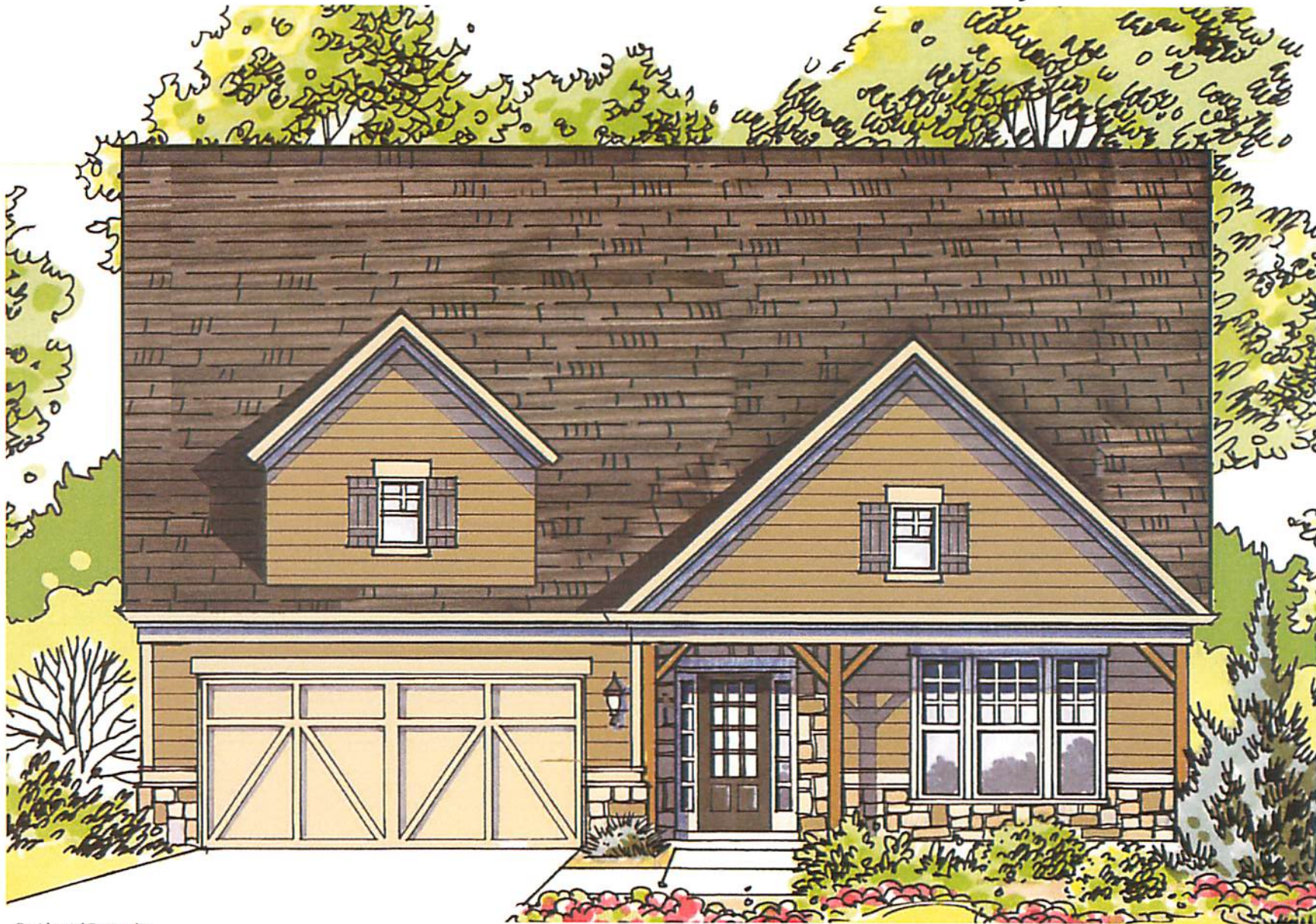
# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 2 - Elevation A

# Rosewood Active Adult Community

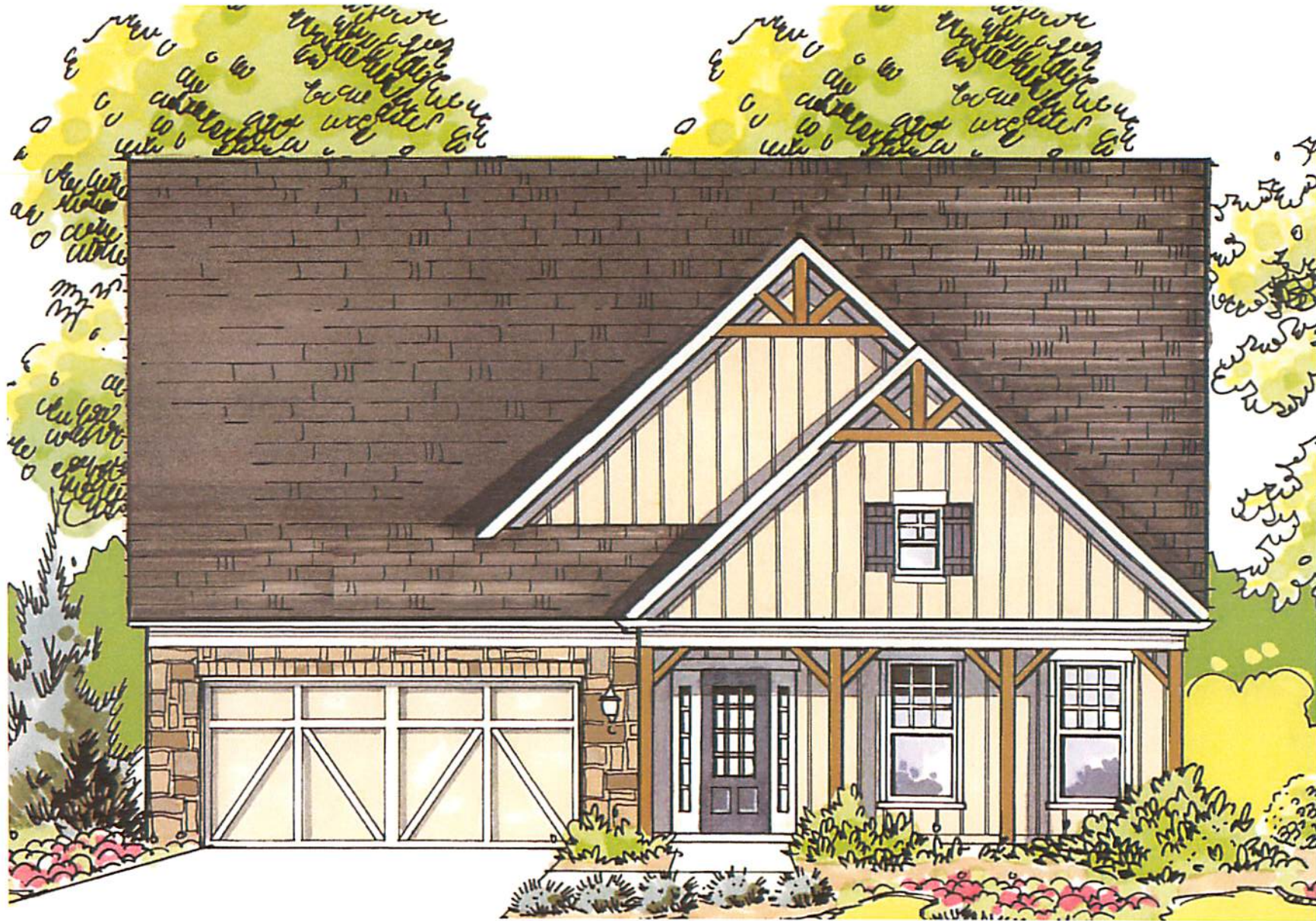


Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## Plan 2 - Elevation B



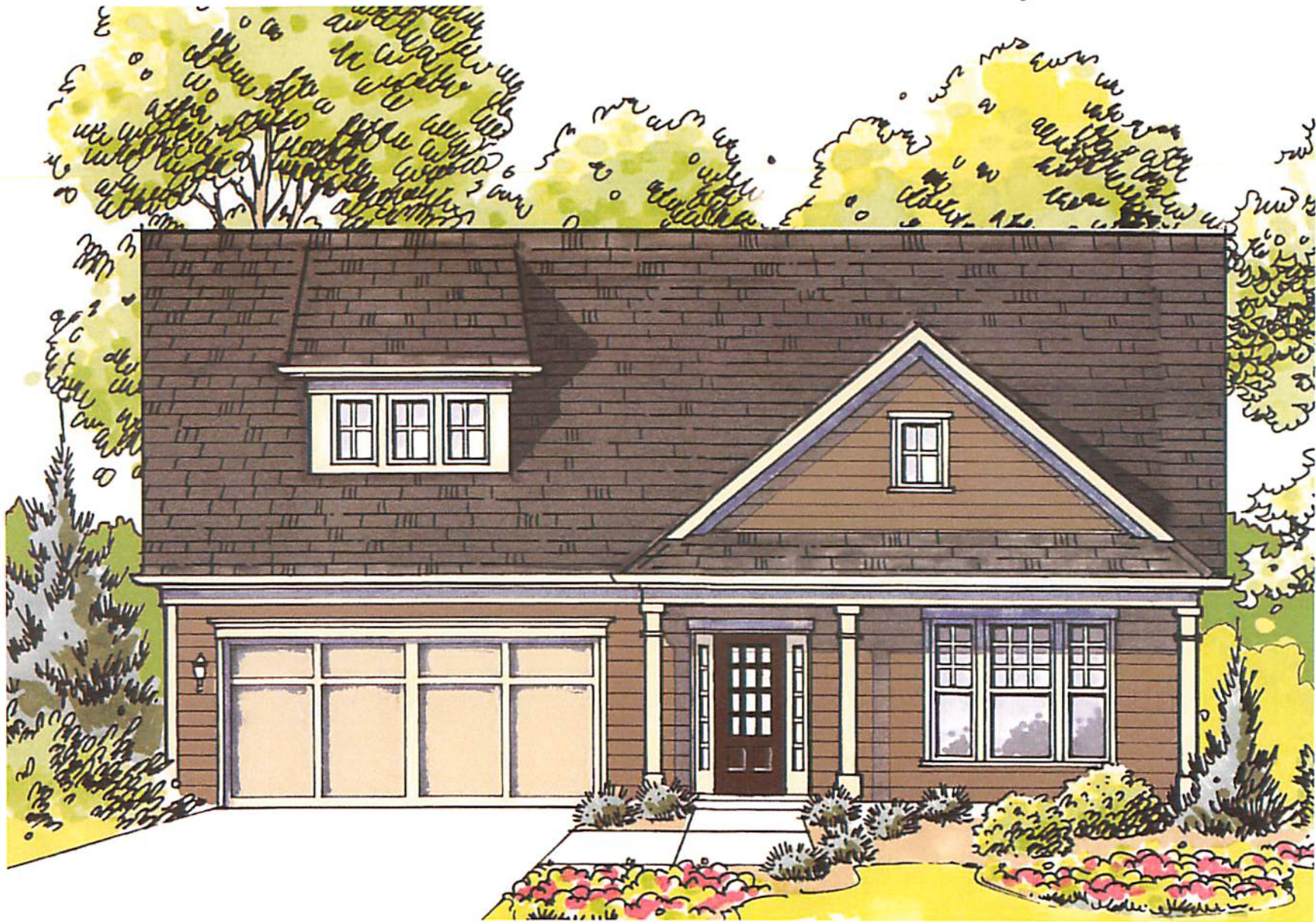
# Rosewood Active Adult Community



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3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 2 - Elevation C

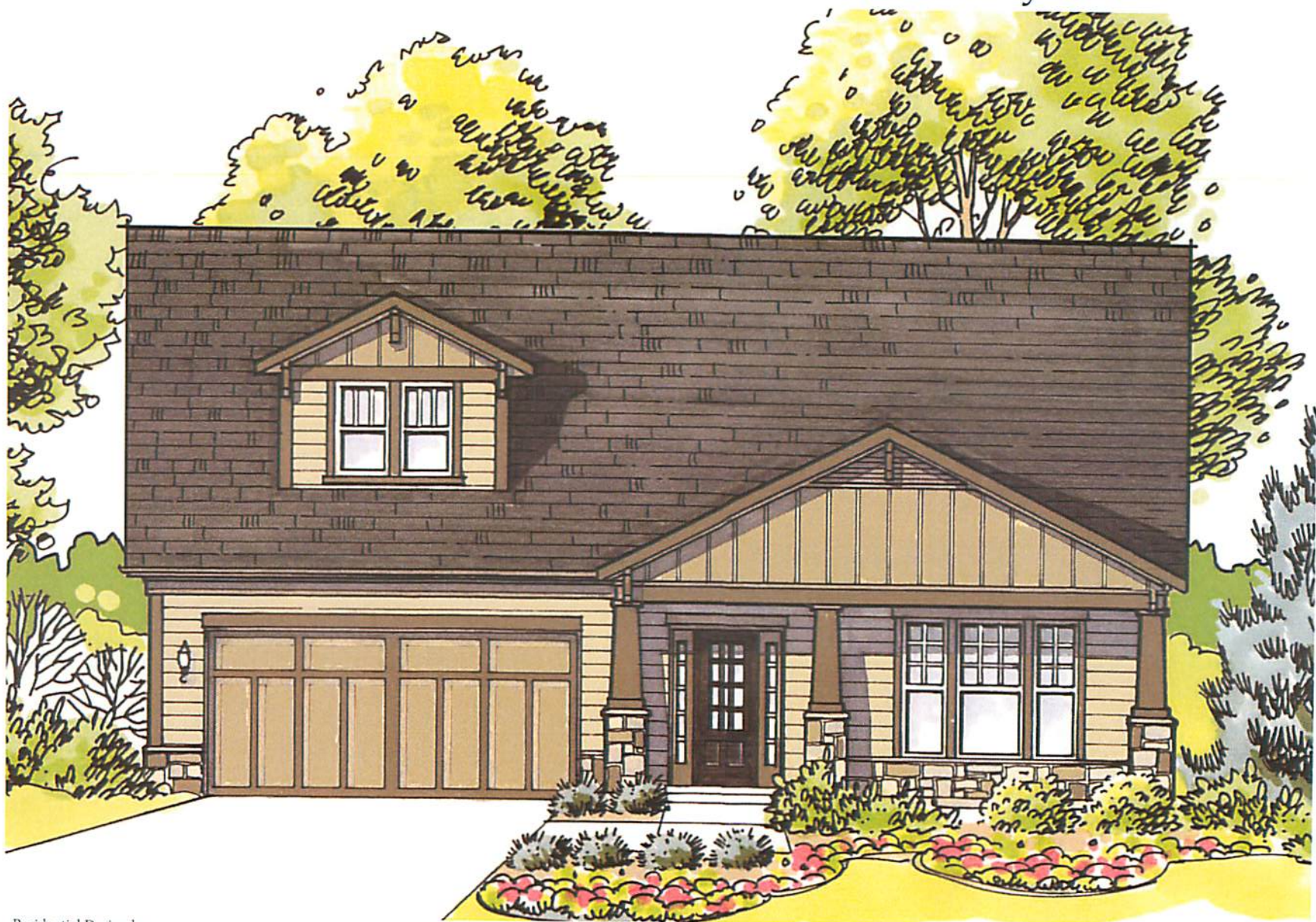
# Rosewood Active Adult Community



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Alpharetta, GA 30022

## Plan 3 - Elevation A

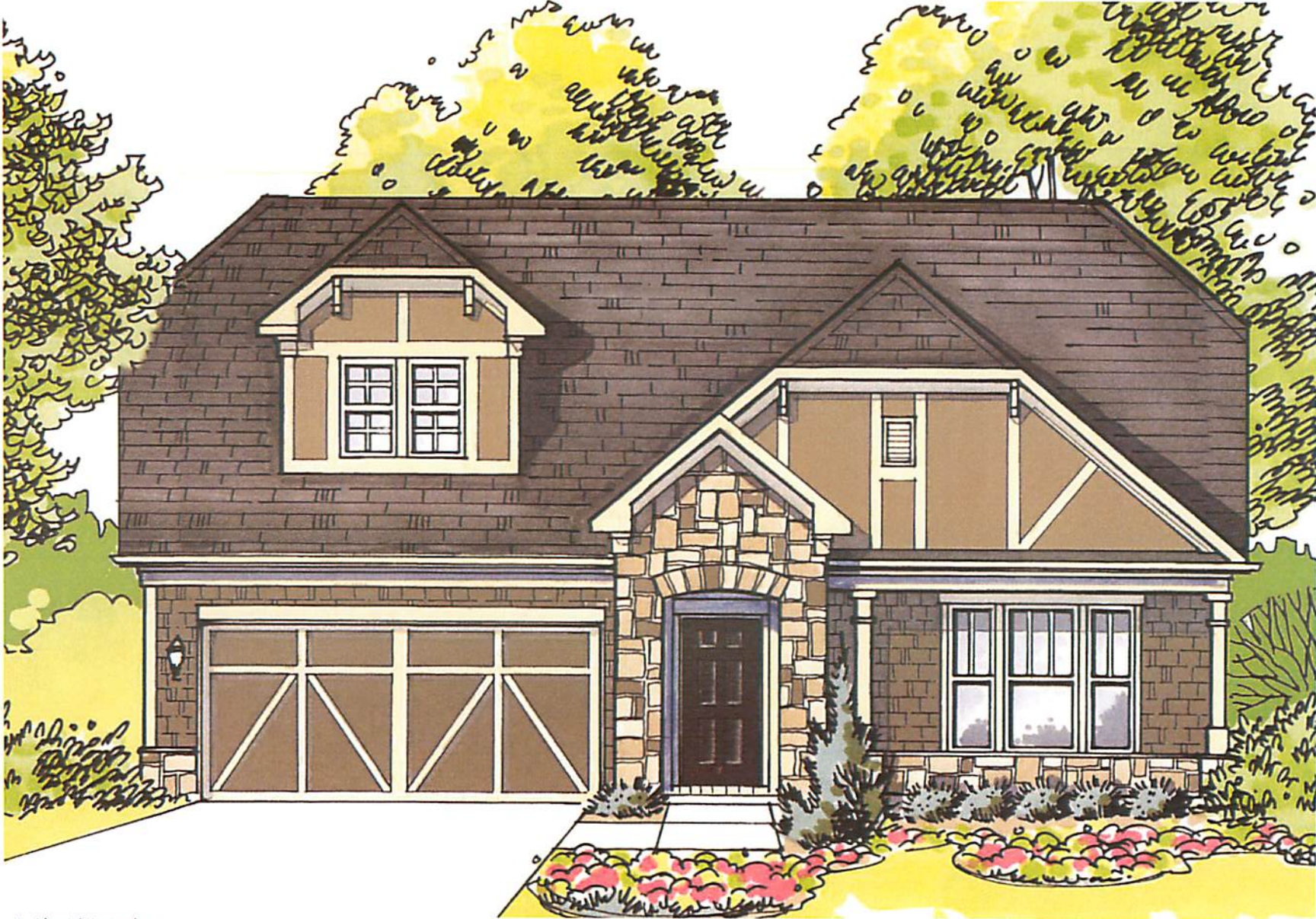
# Rosewood Active Adult Community



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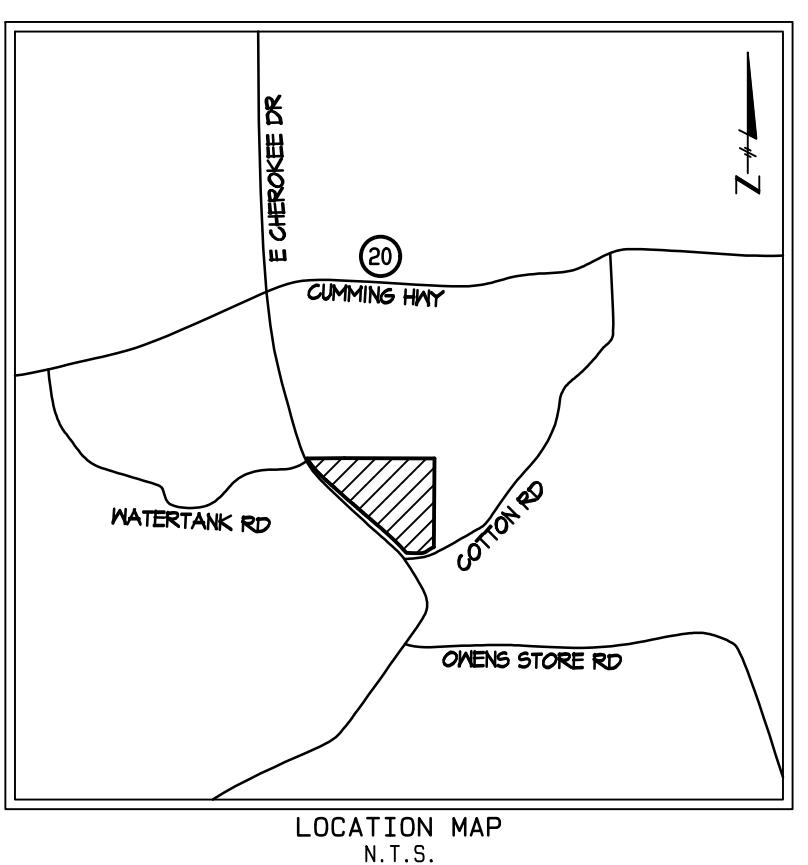
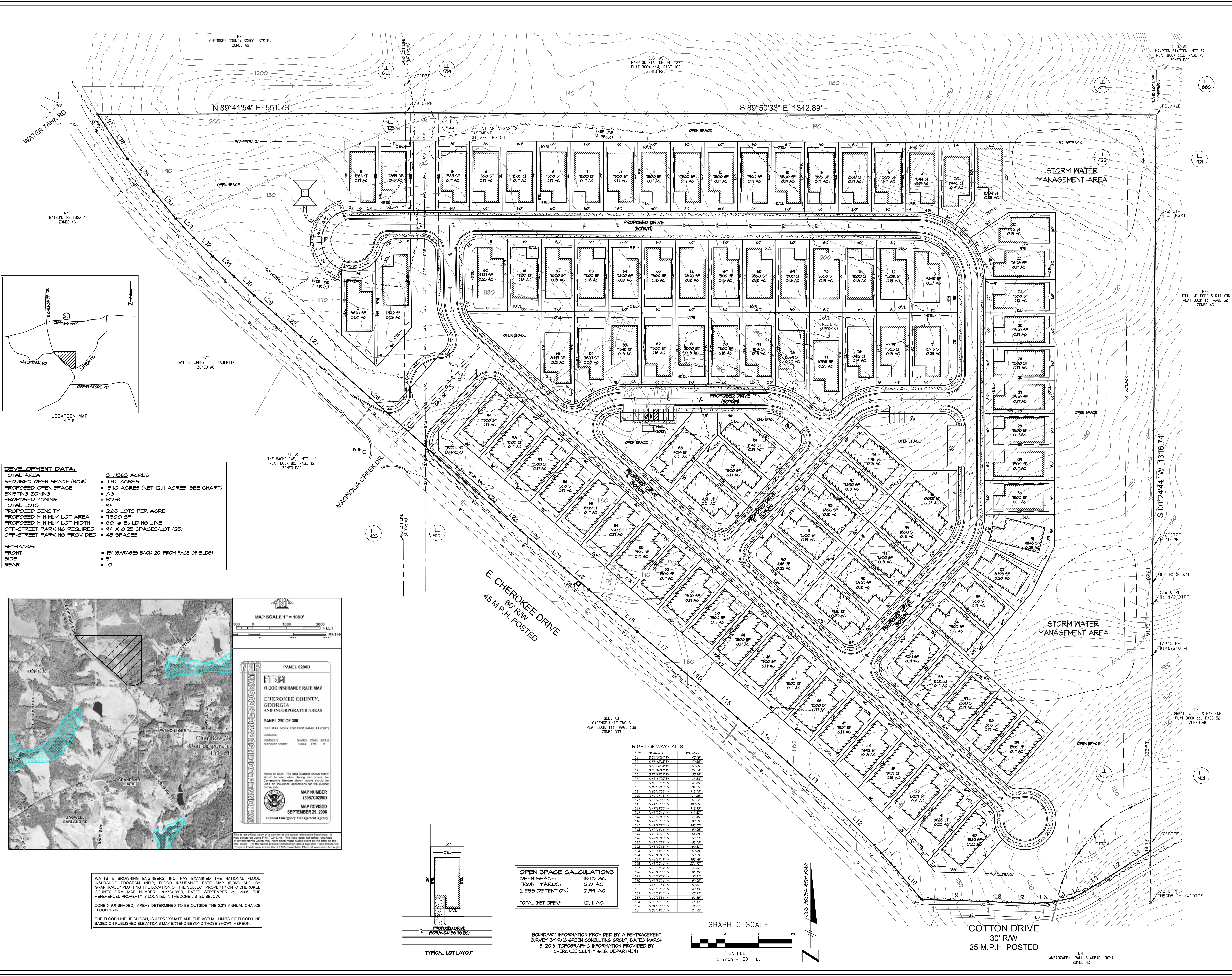
## Plan 3 - Elevation B

# Rosewood Active Adult Community



Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

Plan 3 - Elevation C

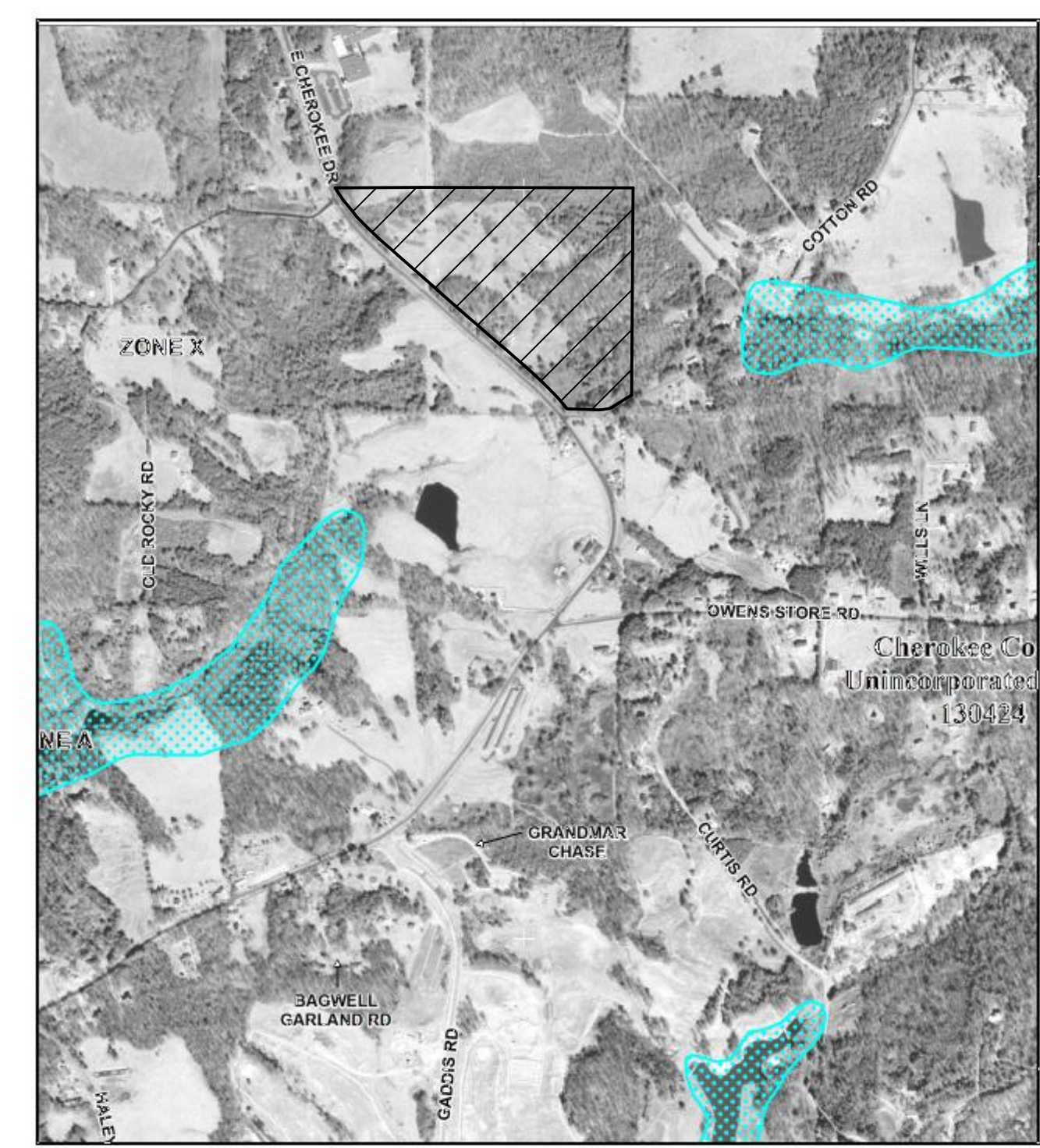


**DEVELOPMENT DATA:**

- TOTAL AREA = 21.1363 ACRES
- REQUIRED OPEN SPACE (30%) = 15.10 ACRES (NET 12.11 ACRES, SEE CHART)
- PROPOSED OPEN SPACE = 15.10 ACRES (NET 12.11 ACRES, SEE CHART)
- EXISTING ZONING = AG
- PROPOSED ZONING = RD-3
- TOTAL LOTS = 62
- PROPOSED DENSITY = 2.68 LOTS PER ACRE
- PROPOSED MINIMUM LOT AREA = 7,500 SF
- PROPOSED MINIMUM LOT WIDTH = 60' @ BUILDING LINE
- OFF-STREET PARKING REQUIRED = 44 X 0.25 SPACES/LOT (25)
- OFF-STREET PARKING PROVIDED = 45 SPACES

**SETBACKS:**

- FRONT = 15' (GARAGES BACK 20' FROM FACE OF BLDGS)
- SIDE = 5'
- REAR = 10'



**NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

**FIRM PANEL 0280D**

**FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO CHEROKEE COUNTY FIRM MAP NUMBER 130570280D, DATED SEPTEMBER 29, 2006, THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:**

**PANEL 280 OF 380**

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

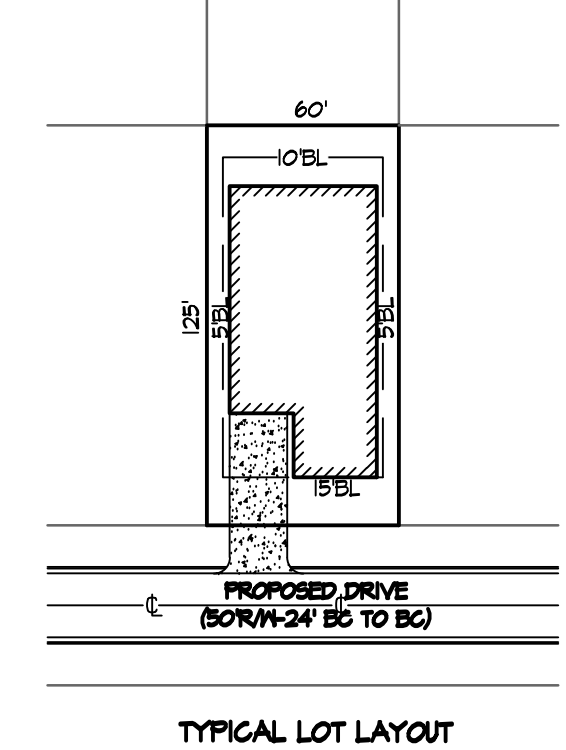
**CHEROKEE COUNTY, GEORGIA**

**AND INCORPORATED AREAS**

**MAP NUMBER 130570280D**

**MAP REVISED SEPTEMBER 29, 2006**

Federal Emergency Management Agency

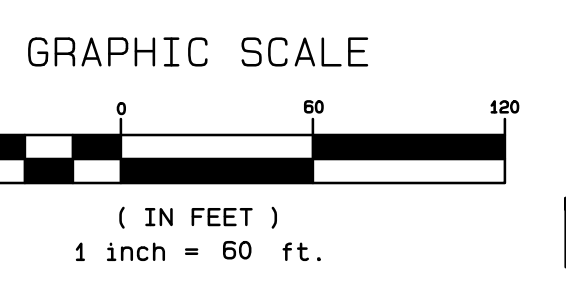


**OPEN SPACE CALCULATIONS**

- OPEN SPACE: 15.10 AC
- FRONT YARDS: 2.0 AC
- (LESS DETENTION): 2.93 AC
- TOTAL (NET OPEN): 12.11 AC**

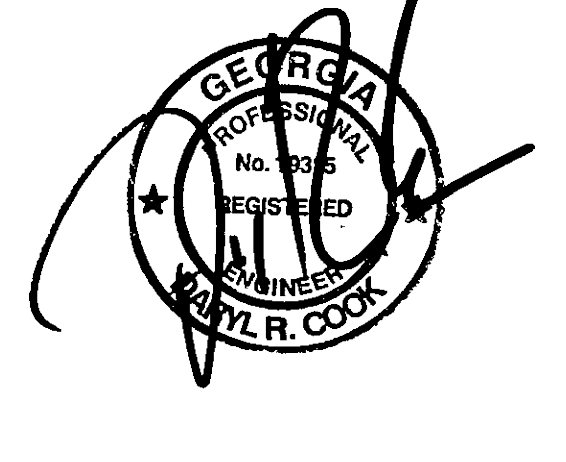
**RIGHT-OF-WAY CALLS:**

LINE	BEARING	DISTANCE
L1	S 89°10'20" W	45.00'
L2	S 87°14'00" W	40.00'
L3	S 85°08'00" W	35.00'
L4	S 83°02'00" W	30.00'
L5	S 80°56'00" W	25.00'
L6	S 78°50'00" W	20.00'
L7	S 76°44'00" W	15.00'
L8	S 74°38'00" W	10.00'
L9	S 72°32'00" W	5.00'
L10	S 70°26'00" W	0.00'
L11	S 68°20'00" W	0.00'
L12	S 66°14'00" W	0.00'
L13	S 64°08'00" W	0.00'
L14	S 62°02'00" W	0.00'
L15	S 59°56'00" W	0.00'
L16	S 57°50'00" W	0.00'
L17	S 55°44'00" W	0.00'
L18	S 53°38'00" W	0.00'
L19	S 51°32'00" W	0.00'
L20	S 49°26'00" W	0.00'
L21	S 47°20'00" W	0.00'
L22	S 45°14'00" W	0.00'
L23	S 43°08'00" W	0.00'
L24	S 41°02'00" W	0.00'
L25	S 38°56'00" W	0.00'
L26	S 36°50'00" W	0.00'
L27	S 34°44'00" W	0.00'
L28	S 32°38'00" W	0.00'
L29	S 30°32'00" W	0.00'
L30	S 28°26'00" W	0.00'
L31	S 26°20'00" W	0.00'
L32	S 24°14'00" W	0.00'
L33	S 22°08'00" W	0.00'
L34	S 19°52'00" W	0.00'
L35	S 17°46'00" W	0.00'
L36	S 15°40'00" W	0.00'
L37	S 13°34'00" W	0.00'



BOUNDARY INFORMATION PROVIDED BY A RE-TRACED SURVEY BY RKS GREEN CONSULTING GROUP, DATED MARCH 15, 2016. TOPOGRAPHIC INFORMATION PROVIDED BY CHEROKEE COUNTY GIS DEPARTMENT.

ZONING EXHIBIT FOR  
**ROSEWOOD ACTIVE ADULT COMMUNITIES**  
 LOCATED IN  
 LAND LOTS 922 & 923  
 3RD DISTRICT, 2ND SECTION  
 CHEROKEE COUNTY, GEORGIA



**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1.	04/27/16	JUT	REVISE LOTS AND OPEN SPACE

**W&B**

**WATTS & BROWNING ENGINEERS, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 1180 BELLS FERRY ROAD  
 MARIETTA, GEORGIA 30066-6030  
 PHONE: (678) 324-6192  
 FAX: (770) 694-8870  
 WWW.WENGR.COM  
 LSP000429 - PEF000714

**SCALE:** 1" = 60'

**DATE SURVEYED:** BY OTHERS

**DATE UPDATED:** N/A

**SURVEYED BY:** BY OTHERS

**DATE DRAFTED:** 04/14/16

**UPDATE DRAFTED:** N/A

**DRAWN BY:** JUT

**CHECKED BY:** DRC

**FIELD BOOK #:** N/A

**JOB NUMBER:** 160326

**FOLDER NUMBER:** 160325

**CODD FILE:** N/A

**DISC FILE:** S:\ENGR\160326\160326-ZONING-EX

**COUNTY/LL/D/S:** CHEROKEE/922/3/2

**PLAT FILE:** D

**SHEET:** 1 OF 1



**Cherokee County, Georgia  
Agenda Request**

---

**Item#: 1.**

**SUBJECT:**  
May 3, 2016 Minutes

**MEETING DATE:**  
6/7/2016

**SUBMITTED BY:**  
Tamala Davis

---

**COMMISSION ACTION REQUESTED:**

---

**FACTS AND ISSUES:**

---

**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

---

**ADMINISTRATIVE RECOMMENDATION:**

---



**Cherokee County, Georgia  
Agenda Request**

---

**Item#: 2.**

**SUBJECT:**  
May 16, 2016 Work Session Minutes

**MEETING DATE:**  
6/7/2016

**SUBMITTED BY:**  
Tamala Davis

---

**COMMISSION ACTION REQUESTED:**

---

**FACTS AND ISSUES:**

---

**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

---

**ADMINISTRATIVE RECOMMENDATION:**

---