



Cherokee County Planning Commission Public Hearing AGENDA

February 2, 2016
Cherokee Hall 7:00 PM

CALL TO ORDER

ZONING CASES

1. Case #16-02-006 King Consulting & Development Advisors (BOC Dist. 1)

Applicant is requesting to rezone 10.33 acres at 9369 Cumming Highway from R-80 to OI for an assisted living facility.

OTHER BUSINESS

1. Proposed revisions to sign ordinance for temporary signs.

Hold a public hearing on revisions to Article 11 - Signs and Outdoor Advertising, and Table 11.1 - District Requirements for Signs from the Cherokee County Zoning Ordinance. Provide a recommendation to the Board of Commissioners concerning the adoption of these revisions.

APPROVAL OF MINUTES

ADJOURN



Cherokee County, Georgia Agenda Request

SUBJECT:
**Case #16-02-006 King Consulting &
Development Advisors (BOC Dist. 1)**

MEETING DATE:
2/2/2016

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 10.33 acres at 9369 Cumming Highway from R-80 to OI for an assisted living facility.

FACTS AND ISSUES:

Commission District: 1
Zoning Change: R-80 to OI
Location: 9369 Cumming Highway
Tax Map and Parcel No: 03N16, 061
Acres: 10.33
Proposed Development: Assisted Living Facility
Future Development Map: Suburban Growth along Transitional Corridor

BUDGET:

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

ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Notice Sign	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Existing Site Resources	Exhibit
<input type="checkbox"/> Survey	Exhibit
<input type="checkbox"/> Zoning Map	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: JIM KING Phone: (706) 265-9812
 Email: jim@kingconsulting.info

Applicant's Information:

Name: KING CONSULTING & DEVELOPMENT ADVISORS,
 Address: 131 PROMINENCE COURT, SUITE 230 Phone: 706-265-9812
 City, State, Zip: DAWSONVILLE, GA 30534 [770-401-3342 Ms. Holtzclaw]

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

Name: MARY KATHRYN HOLTZCLAW
 Address: 311 OLD BALL GROUND RD Phone: _____
 City, State, Zip: CANTON, GA 30115

Requested Public Hearing (check all that apply):

- Rezoning Amendment / Modification of Zoning
 Variance / Appeal Other: _____

STAFF USE ONLY:	PUBLIC HEARING SCHEDULE:
Commission District: <u>1</u>	Public Participation Meeting: <u>12-14-15</u>
Case: <u>16-02-006</u>	PC Work Session Date: <u>1-25-16</u>
CityView # <u>PL2015-0587</u>	Planning Commission Hearing: <u>2-2-2016</u>
Received by: _____	Board of Commissioners: <u>2-16-2016</u>
Fee Paid: \$ _____	Zoning Board of Appeals: <u>No</u>
Date: _____	Other: <u>Yes</u>

SECTION II

Property Information:

Location: 9369 Cumming Hwy.
Current Zoning: R-80 Proposed Zoning: O-1 Total Acreage: 10.33
Tax Map #: D3N 16 Parcel #: 061 Land Lot(s): 811 District: 3rd
Future Development Map Designation: Suburban Growth along Transitional Corridor
Adjacent Zonings: North AGSR-80 South R-80, East AG West R-80

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

Applicant Request to Rezone this Parcel from R-80 to O-I to develop an Assisted Living Facility.

Proposed Use(s) of Property:

ASSISTED LIVING FACILITY

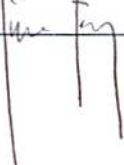
Applicant Affidavit:

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, JIM KING, 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 16th day of DECEMBER, 20 15.

Print Name KING CONSULTING & DEVELOPMENT ADVISORS

Applicant Signature 

SECTION III

Infrastructure Information:

Is water available to this site? Yes No Jurisdiction: _____

How is sewage from this site to be managed?
Septic

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: *[Handwritten Signature]* Date: 12/16/2016

Print Name: JIM KING FOR KING CONSULTING & DEVELOPMENT ADVISORS

Sworn to and Subscribed before me this: 16 day of December, 2015.

Notary Signature: *[Handwritten Signature]*

(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.

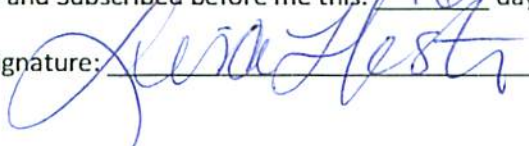
Signature of Applicant:  Date: 12/10/2015

Print Name: JIM KING FOR KING CONSULTING & DEVELOPMENT ADVISORS

Signature of Applicant's Attorney: _____ Date: _____

Print Name: _____ Title: _____

Sworn to and Subscribed before me this: 16 day of December, 2015.

Notary Signature: 



AUTHORIZATION OF PROPERTY OWNER

✓ I, _____, 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:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Amendment / Modification of Zoning Conditions |
| <input type="checkbox"/> Variance / Appeal | <input type="checkbox"/> 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: Marshall Lee Bagwell
Address: _____ Phone: _____
City, State, Zip: _____

Property Owner's Information:

Name: Marshall Lee Bagwell
Address: Box 8305 County Rd 29 Phone: 256 447 6305
City, State, Zip: Centre Ala 35960

Signature of Owner: ✓ Marshall Lee Bagwell Date: ✓ 12-19-15
Print Name: ✓ Marshall Lee Bagwell

Sworn to and Subscribed before me this: 19 day of Dec., 2015.

Notary Signature: ✓ Joan Priest
exp. 6/17/2019

(Notary Seal)



AUTHORIZATION OF PROPERTY OWNER

I, MARY KATHRYN HOLTZCLAW, 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: KING CONSULTING & DEVELOPMENT ADVISERS, JIM KING

Address: 131 PROMINENCE COURT, SUITE 230 Phone: 706-265-9812

City, State, Zip: DAWSONVILLE, GA 30534

Property Owner's Information:

Name: MARY KATHRYN HOLTZCLAW

Address: 311 OLD BALLGROUND RD CANTON, GA Phone: _____
30115

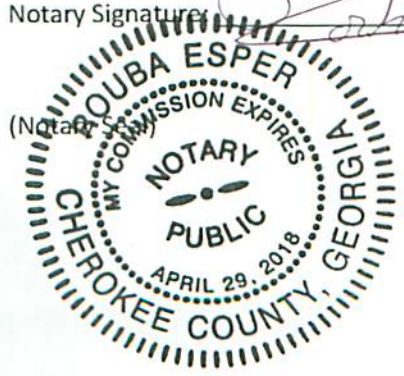
City, State, Zip: CANTON, GA 30115

Signature of Owner: Mary Kathryn Holtzclaw Date: 12/16/2015

Print Name: MARY KATHRYN HOLTZCLAW

Sworn to and Subscribed before me this: 17 day of December, 2015.

Notary Signature: Joeba Esper Exp. 04/29/2018



KING CONSULTING & DEVELOPMENT ADVISORS

131 Prominence Court • Suite 230 • Dawsonville, Georgia, 30534 •

LETTER OF INTENT

The Applicant, King Consulting & Development Advisers is requesting the rezoning of a +-10acre Parcel (TIN:03N16 061) at 9369 Cumming Hwy. from R-80 to O-I in order to develop a 70-room Assisted Living Facility.

The proposed use will be suitable in view of the use and development of adjacent and nearby property.

The proposed zoning will not adversely affect the exiting use or usability of adjacent or nearby property.

The property does not currently have a reasonable economic use as currently zoned.

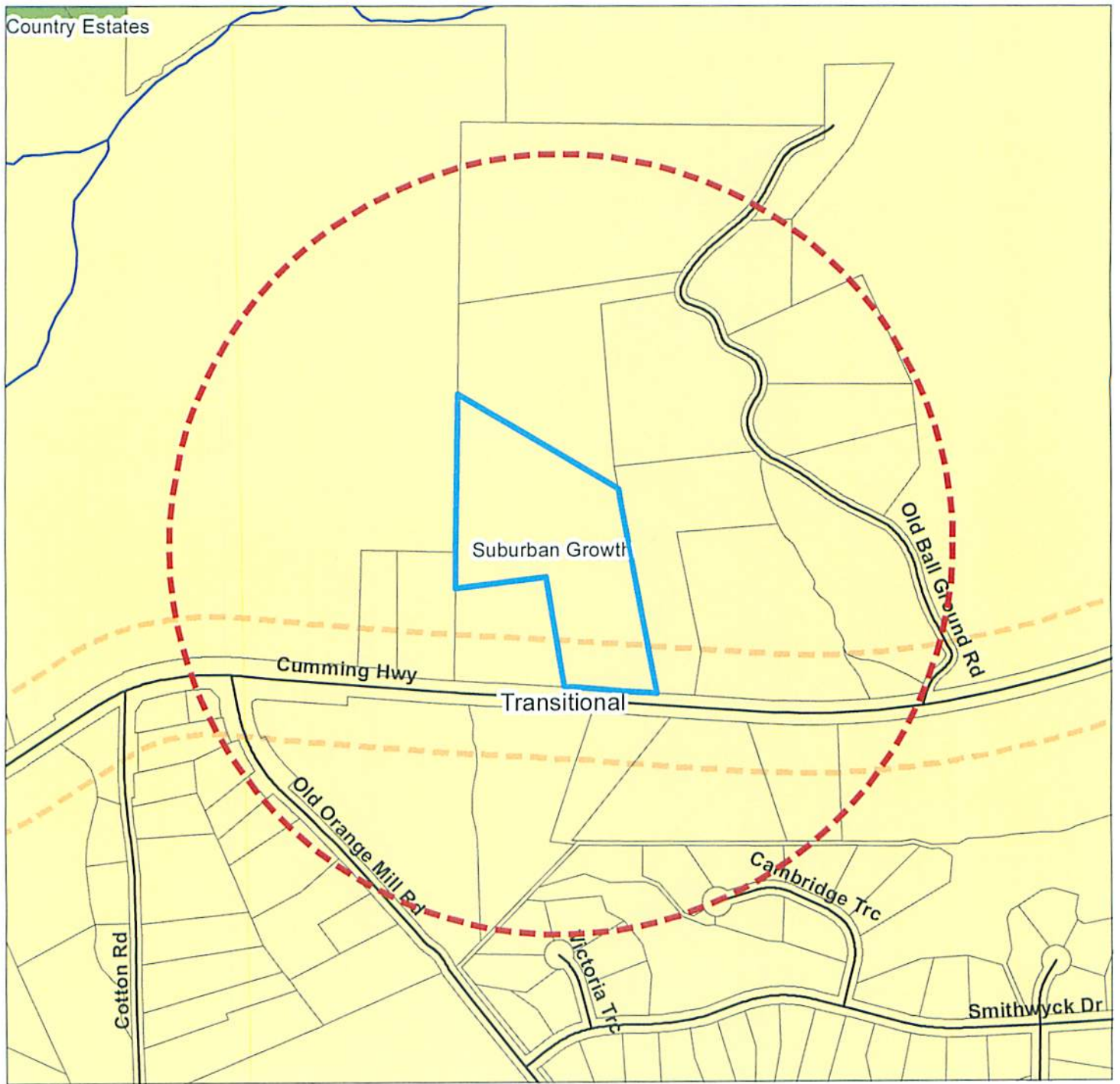
The proposed zoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed zoning is in conformity with the policy and intent of the land use plan.

The corridor along State Route 20 is gradually transitioning to Commercial use and the traffic activity is no longer suitable for residences. This condition gives supporting grounds for approval of the proposed zoning.

Case # 16-02-006 - King Consulting & Development Advisors

Future Development Map from the Comprehensive Plan



Legend

Rezoning Parcels	Character Areas	Development Nodes
Streets	Natural Preserve	County Crossroads
1/4 mile radius	Rural Places	Hamlet
	Country Estates	Neighborhood Village
	Suburban Growth	Community Village
	Suburban Living	Corridors
	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
January 4, 2016



10.24 Ac.
LAND DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 811 of the 3rd Land District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

Beginning at a pipe found at the southwesterly corner of the intersection of the northerly right-of-way of State Route 20 and the land lot line common to land lots 810 & 811, being the TRUE POINT OF BEGINNING; thence North 03 degrees 029 minutes 02 seconds East, a distance of 253.31 feet to an old rock pile found on the Land Lot Line; thence along said Land Lot Line North 03 degrees 029 minutes 02 seconds East, a distance of 166.46 feet to a point; thence North 02 degrees 22 minutes 13 seconds East 518.44 feet to a point; thence South 73 degrees 53 minutes 45 seconds East, a distance of 573.13 feet to a point; thence South 04 degrees 32 minutes 16 seconds East 97.46 feet to a point; thence South 05 degrees 57 minutes 10 seconds East 770.29 feet to a point along the northerly right-of-way of State Route 20; thence North 82 degrees 53 minutes 45 seconds East a distance of 305.47 feet along said right-of-way to a point; thence North 06 degrees 06 minutes 29 seconds to a point thence South 84 degrees 22 minutes 32 seconds West to the TRUE POINT OF BEGINNING. Containing 10.24 acres, more or less.

*Yostyn Hutzlow
311 Old Blue Arrow Ln
Canton, AL 36115*

Deed Book 13495 Pg 85
Filed 09/15/2015 03:52 AM
28-2016-031503
Transfer Tax 0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

QUITCLAIM DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made this 26 day of August, 2015 between Chadwick Lee Bagwell of the State of Georgia of the first part, and Marshall Lee Bagwell of the State of Georgia of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of One Dollar and other valuable consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, convey and forever QUIT-CLAIM to the said party of the second part, his heirs and assigns:

A one half undivided interest in all that tract or parcel of land lying and being in Land Lots 774, 811, 812 and 813 of the 3rd District, 2nd Section of Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for a more complete description of the property.

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said party of the first part nor his heirs or assigns, nor any other person or persons claiming under him shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid property.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, sealed and delivered in the presence of

Leif Lambert
Witness

Chadwick Lee Bagwell
Chadwick Lee Bagwell

Tina Chapman
Notary

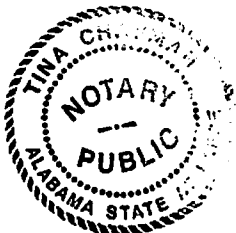


EXHIBIT "A"

All that tract or parcel of land lying and being in Cherokee County, Georgia, and being all that tract or parcel of land containing sixty three and nine tenths (63.9) acres known as the "Boy Hester home place" in the 3rd District and 2nd Section of Cherokee County, Georgia, and being parts of lots of land Nos. 774, 811, 812, and 813 located on and lying north of the Canton-Cumming public road, eight miles east of Canton, Georgia, on the waters of a certain small nameless branch and Cane Creek bounded on the north by lands of Harrison Hendrix, on the east by lands of Pearson and Gattis, on the south by lands of Boy Hester, on the west by lands of Hamrick, said tract of land is particularly described according to a plat prepared by C.E. Jordan, surveyor, on the 5th day of November, A.D. 1933, which is recorded in Book ZZ, Page 616, Cherokee County Deed Records, and being the land shown on said plat which lies north of the said Canton-Cumming public road, and being the same land as conveyed by E.G. Prince to Fermon Pendley on September 9, 1944.

Less and except: Deed recorded Sept 4, 1951 at Deed Book 25, page 12 to Hoyt Watkins, deed recorded January 30, 1976 at Deed Book 192, page 86 to Eugene Cochran, deed recorded July, 25, 1979 at Deed Book 267, page 121 to Olin Holtzclaw and Kathryn B Holtzclaw and a deed recorded February 20, 1992 at Deed Book 1133, page 304 to Olin Holtzclaw and Kathryn B Holtzclaw.

ZONING NOTICE

Case # 16-02-006

Public Hearing Date Feb. 2nd

Present Zone R-80

Change To OI

7:00 P.M.

CHEROKEE HALL
CHEROKEE COUNTY
ADMINISTRATION BUILDING
1130 BLUFFS PARKWAY, CANTON

678-493-6101

www.cherokeega.com

KING CONSULTING & DEVELOPMENT ADVISORS

131 Prominence Court • Suite 230 • Dawsonville, Georgia, 30534

CITIZEN PARTICIPATION REPORT

King Consulting & Development Advisers organized and conducted a Citizen Participation Meeting on December 14, 2015 to discuss the rezoning of a +- 10acre Parcel (TIN:03N16 061) at 9369 Cumming Hwy. from R-80 to O-I in order to develop a 70-room Assisted Living Facility. The meeting was held at the Freehome Community Center. Invitations were certified USPS mailed on December 7 to all property owners within 750 feet of the subject property.

The meeting began at 6:30 pm and concluded at 7:30 pm. Three local residents were in attendance. All were in support of the rezoning. Attached with this report are the names and addresses of all neighbors included on the mailing, as well as, a list of those in attendance.

Please feel free to contact me if you have any additional questions or concerns.

NAME	TELEPHONE	ADDRESS
① Jason Brock	678 727-3855	137 PRESERVE PKWY BALL GROUND 30107
② Lauren Sheldon	404 357-0256	137 preserve Pkwy Ball Ground, Ga 30107
③ Lynn Sheldon	404-357-5712	137 Preserve Pkwy Ball Ground 30107
④		
⑤		
⑥		
⑦		
⑧		
⑨		
⑩		

Name and Address of Sender

JIM KING
131 PROMINENCE COURT
SUITE 230
DAWSONVILLE GA 30052A

Check type of mail or service:

Certified
COD
Delivery Confirmation
Express Mail
Insured
Recorded Delivery (International)
Registered
Return Receipt for Merchandise
Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing,
or for additional
copies of this bill)
Postmark and
Date of Receipt

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage

Fee

Handling
Charge

Actual Value
if Registered

Insured
Value

Due Sender
if COD

DC
Fee

SC
Fee

SH
Fee

RD
Fee

RR
Fee

1.

PENDLEY, MILDRED W
9296 CUMMING HW
CANTON, GA 30115

49¢

2.

HESTER, JAMES BILLY & HESTER,
OF JAMES B HESTER LIVING TRUST 1377 C
CANTON, GA 30115

3.

HOBGOOD, MELISSA G. & TURNER,
3200 UNIVETER RD
CANTON, GA 30115

4.

BOBO, BRANDON
268 BOBO LANE
CANTON, GA 30115

5.

SHOKOOHI, DORNA
4324 EDGEMERE DRIVE
MARIETTA, GA 30062

6.

TAYLOR, LYMAN MOODY IV & COLEMAN,
309 OLD BALL GROUND RD
CANTON, GA 30115

7.

HOLTZCLAW, OLIN & KATHRYN
311 OLD BALL GROUND ROAD
CANTON, GA 30115

8.

SMITHWYCK HOMEOWNERS ASSOC INC
1011 SMITHWYCK DRIVE
CANTON, GA 30115

Total Number of Pieces
Listed by Sender 24

Total Number of Pieces
Received at Post Office 24

Postmaster, Per (Name of receiving employee)

WARREN CARLSON

See Privacy Act Statement on Reverse

Name and Address of Sender

JIM KING
131 PROMINENCE CT SFC 230
DAWSONVILLE, GA 30534

Check type of mail or service:

Certified
COD
Delivery Confirmation
Express Mail
Insured
Recorded Delivery (International)
Registered
Return Receipt for Merchandise
Signature Confirmation

Affix Stamp Here
(If issued as a
certificate of mailing
or for additional
copies of this bill)
Postmark and
Date of Receipt



U.S. POSTAGE
PAID
DAWSONVILLE, GA
30534
DEC 07, 15
AMOUNT
\$9.12
R2305K141481-09

Article Number

Addressee (Name, Street, City, State, & ZIP Code)

Postage Fee Har Ch

1.

HASTY PROPERTIES, LLC
123 LAKE FIELD DRIVE
CANTON, GA 30115

49¢

2.

HOBGOOD, MELISSA G. & TURNER,
3200 UNIVETER RD
CANTON, GA 30115

49¢

3.

COMMUNITY BANK OF PICKENS COUNTY
P O BOX 40
JASPER, GA 30143



U.S. POSTAGE
PAID
DAWSONVILLE, GA
30534
DEC 08, 15
AMOUNT
\$9.12
R2305K141481-09

4.

JOYCE PROPERTY MANAGEMENT LLP
4949 LOU IVY ROAD
DULUTH, GA 30096

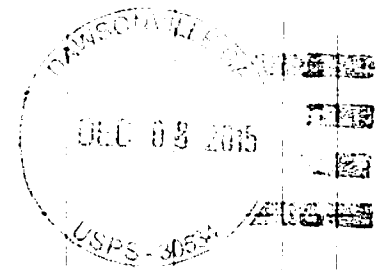
SAME # SAME ADDRESSES
REMAILED 12/8/15

5.

CRUZ, ORLEANS
293 OLD BALL GROUND ROAD
CANTON, GA 30115

6.

RICHARDS, RICKY & RICHARDS,
255 OLD BALL GROUND ROAD
CANTON, GA 30115



7.

DEGITZ, WILLIAM G & DEGITZ, ANN P
210 CAMBRIDGE TRACE
CANTON, GA 30115

8.

BUSBY, KELLY L. & BUSBY, MICHELLE L.
211 CAMBRIDGE TRACE
CANTON, GA 30115

Total Number of Pieces
Listed by Sender

Total Number of Pieces
Received at Post Office

2A

2X

J WARREN CARLSON 12/7/15

See Privacy Act Statement on Reverse

Name and Address of Sender
 JIM KING
 131 PROMINENCE COURT
 SUITE 230
 DAWSONVILLE, GA 30534

Check type of mail or service:

Certified Recorded Delivery (International)
 COD Registered
 Delivery Confirmation Return Receipt for Merchandise
 Express Mail Signature Confirmation
 Insured

Affix Stamp Here
 (If issued as a
 certificate of mailing,
 or for additional
 copies of this bill)
 Postmark and
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	RICHARDS, HERMAN RANDELL 244 OLD BALL GROUND ROAD CANTON, GA 30115	194										
2.	RICHARDS, HERMAN E 10708 CUMMING HWY CANTON, GA 30114											
3.	CADY, KIM MARIA 15 VALLEY ROAD ATLANTA, GA 30305											
4.	HOLTZCLAW, MARY KATHRYN & 311 OLD BALL GROUND RD CANTON, GA 30115											
5.	BRISTOL TIMBER CO. P. O. BOX 56 WALESKA, GA 30183											
6.	WATKINS, JOHNNY IVAN & WATKINS ERA 119 LEONARD MOODY LANE CANTON, GA 30114											
7.	WOFFORD, KENNETH & ETTERS, 212 CAMBRIDGE TRACE CANTON, GA 30115											
8.	HARDMAN, BARBARA ANN 9267 CUMMING HWY CANTON, GA 30115											

Total Number of Pieces Listed by Sender *24*

Total Number of Pieces Received at Post Office *24*

Postmaster, Per (Name of receiving employee)
 WARREN CARLSON

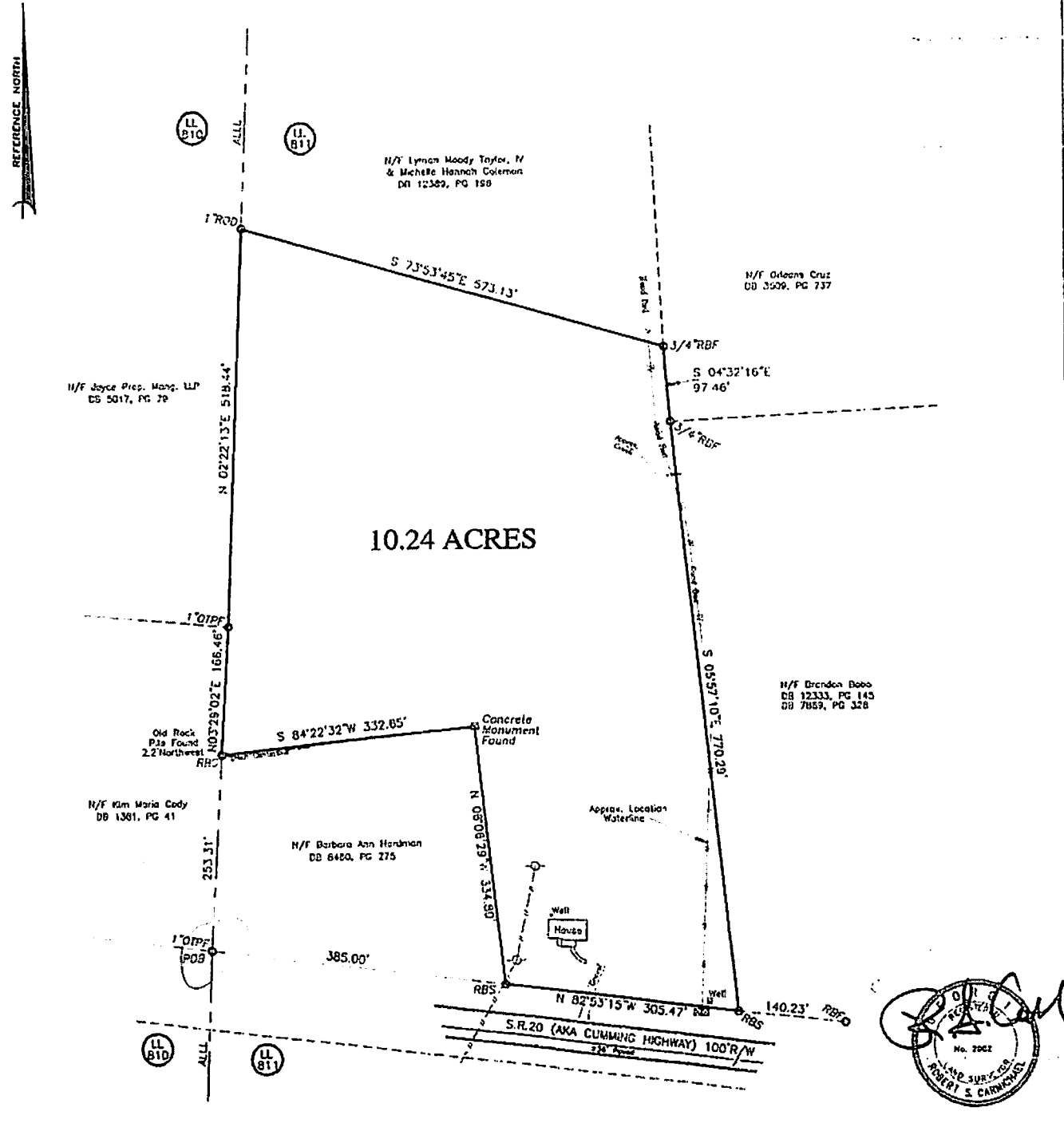
See Privacy Act Statement on Reverse

NOTES

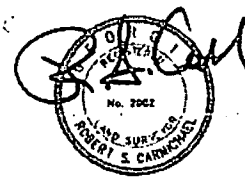
- 1) Field Data Summary:
 Traverse Closure Precision = 1/29,249'
 Traverse Angular Error = 2"/ANG
 Field Equipment: Topcon GTS802AR & Topcon GPT3007W
 Date of Field Work: 7/19/14
 Adjustment Method: None.
 Bearings are based on reference #1.
 - 2) Plat Precision: 1:2,672,040
 - 3) Public records referenced on this survey represent only those records required to establish the boundary lines shown hereon, and these references do not represent a title search or opinion. All matters of title are exempted.
 - 4) This survey is subject to any restrictions, easements, covenants or reservations that may exist either written or unwritten.
 - 5) Underground utilities shown hereon are approximate and some may exist that are not shown. Carmichael Land Surveying, Inc. does not take responsibility for absence or presence of any such utilities.
 - 6) This property is not located within a FEMA Flood Hazard Area per Map No. 1311/C01900, effective date 09-29-2006.
- REFERENCES:**
- 1) Deed Book 12,635, Page 234.

LEGEND

DB/PB	Deed Book/Plat Book
POB	Point of Beginning
RBF	1/2" Rebar Found
RBS	1/2" Rebar Set with Cap
OIPF	1/2" Open Top Pin Found
CIPF	1/2" Crimp Top Pin Found
RWM	Right-of-Way Monument
UP	Utility Pole
H/F	Now or Formerly
RCP	Reinforced Concrete Pipe
CMP	Corrugated Metal Pipe
ALLL	Approximate Land Lot Line
- - - - -	Fence
- - - - -	Overhead Utility Line
- - - - -	Creek/Branch
- - - - -	Guard Rail
- - - - -	Underground Power
- - - - -	Sanitary Sewer
- - - - -	Stormwater Pipe
- - - - -	Not to Scale
○	Utility Pole
⊗	Water Meter
⊙	Iron Pin/Prop Cor.
⊕	Fire Hydrant
+	Light Pole



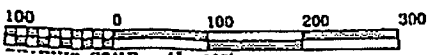
10.24 ACRES



Plat of Survey for
OWNER: Marshall Lee Bagwell & Mary Kathryn Holzclaw
 Land Lot 811.
 3rd District - 2nd Section
 Cherokee County, Georgia
 Plat Date: Aug 20, 2014

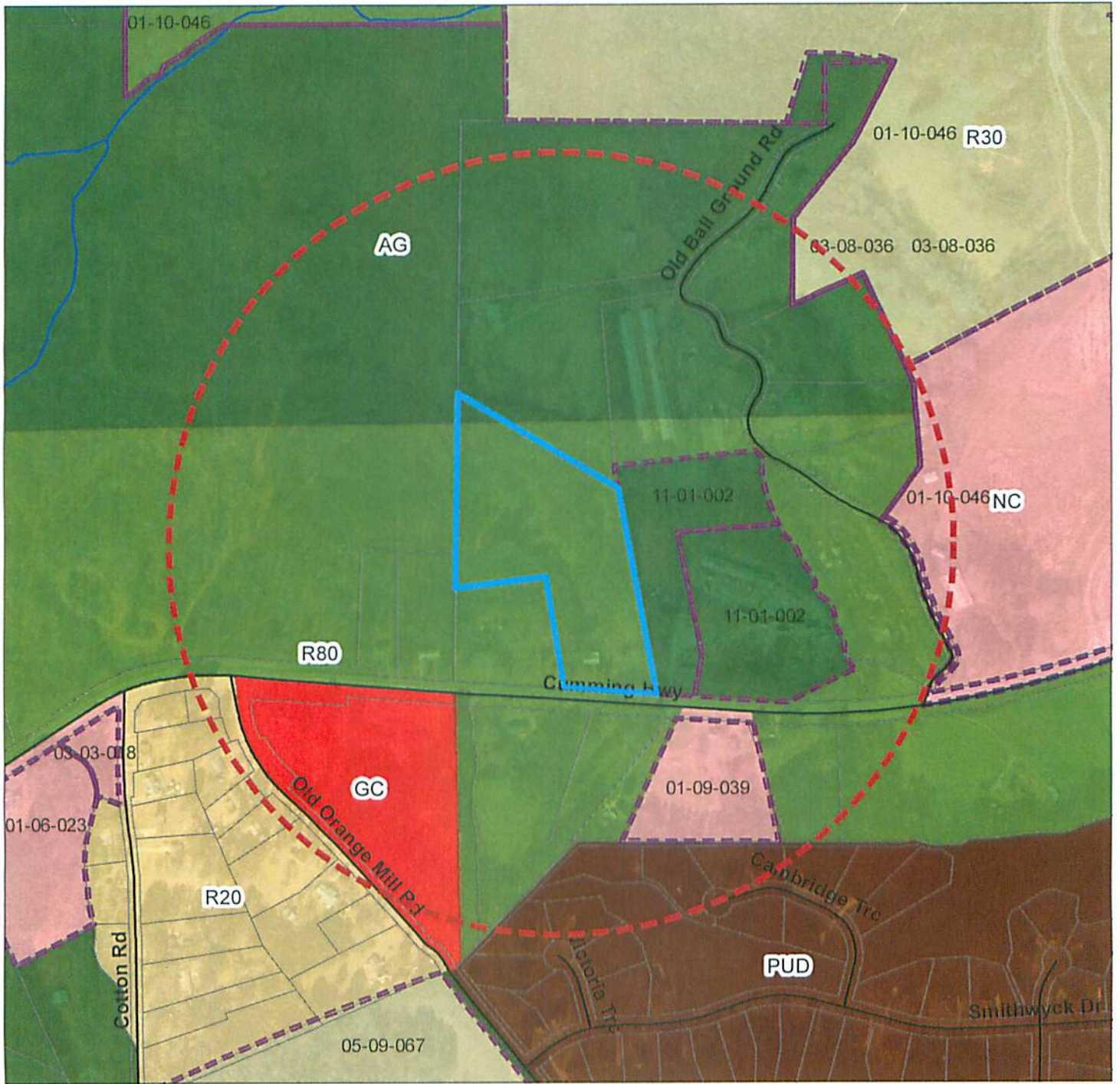
Carmichael
 Land Surveying, Inc.
 14541 Cumming Highway
 Cumming, Georgia 30040
 678 647 8823

THIS PLAT OF SURVEY HAS BEEN PREPARED TO BE IN COMPLIANCE WITH THE CURRENT TECHNICAL STANDARDS AND PLAT ACT FOR THE STATE OF GEORGIA, HEREBY CERTIFIED BY ROBERT S. CARMICHAEL, LICENSED SURVEYOR, LICENSE NO. 2062.



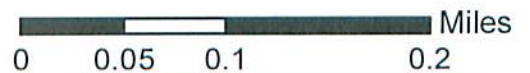
Case # 16-02-006 - King Consulting & Development Advisors

Current Cherokee County Zoning Map



Legend

- Rezoning Parcels
 - Streets
 - 1/4 mile radius
 - Recent Zoning Cases
 - 100 Year Flood Zone
- | Cherokee Zoning | |
|--|---|
| AG | RTH |
| R80 | RM10 |
| R60 | RM16 |
| R40 | TND |
| R30 | PUD |
| R20 | OI |
| R15 | NC |
| RD3 | GC |
| R10 | LI |
| RZL | HI |
| RA | Bells Ferry Overlay |
| | Hwy 92 Overlay |



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
January 4, 2016





Cherokee County, Georgia Agenda Request

SUBJECT:
Proposed revisions to sign ordinance for temporary signs.

MEETING DATE:
2/2/2016

SUBMITTED BY:
Margaret Stallings, Principal Planner

COMMISSION ACTION REQUESTED:

Hold a public hearing on revisions to Article 11 - Signs and Outdoor Advertising, and Table 11.1 - District Requirements for Signs from the Cherokee County Zoning Ordinance. Provide a recommendation to the Board of Commissioners concerning the adoption of these revisions.

FACTS AND ISSUES:

See attached draft ordinance with specific changes in Exhibit A.

BUDGET:

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

ADMINISTRATIVE RECOMMENDATION:

Review and make recommendation to the Board of Commissioners.
