



Cherokee County Planning Commission Work Session AGENDA

June 20, 2016

Business Center Conference Room 6:30 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.

2. Case #16-07-020 Milton O. Blankenship (BOC Dist. 1)

Applicant is requesting to rezone 59.3 acres on Highway 5 near the city limits of Canton from R-40 and LI to RZL (Residential Zero Lot Line) for a single family residential subdivision with an amenity package.

3. Case #16-07-021 Jerry, Donna and Stacey Neese (BOC Dist. 2)

Applicant is requesting to rezone 15.76 acres at 262 Arnold Mill road from R-40 to LI (Light Industrial) and AG (Agricultural) for a family farm and future business.

OTHER BUSINESS

APPROVAL OF MINUTES

ADJOURN



Cherokee County, Georgia
Agenda Request

Item#: 1.

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

MEETING DATE:
6/20/2016

SUBMITTED BY:
Tamala Davis

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.

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

BUDGET:

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

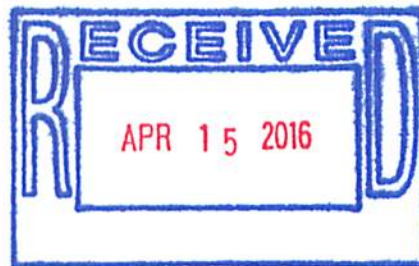
ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> 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
<input type="checkbox"/> Revised Exterior Elevation Proposals	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.

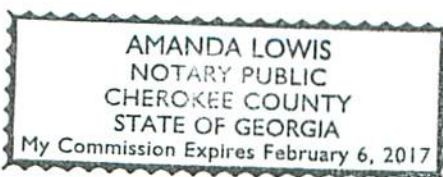
This 7 day of APRIL, 20 16.

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: _____

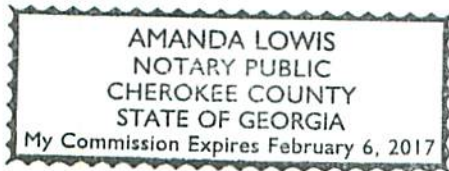
Signature of Applicant: *Norm White* Date: 4-7-16

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

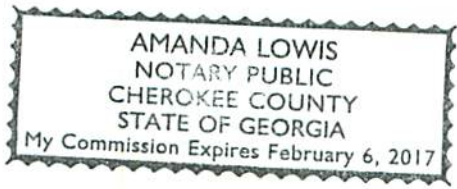
CONFLICT OF INTEREST CERTIFICATION

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, 2016.
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

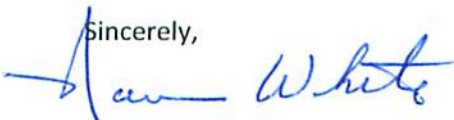
Cherokee County Board of Commissioners
Cherokee County Planning Commission

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 16th 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 3rd 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.

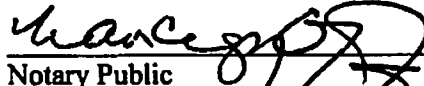
IN WITNESS WHEREOF, Grantor has signed and sealed this Deed the day and year first above written.

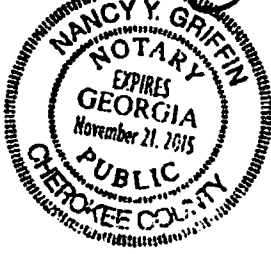
Signed, sealed and delivered in the presence of:

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;

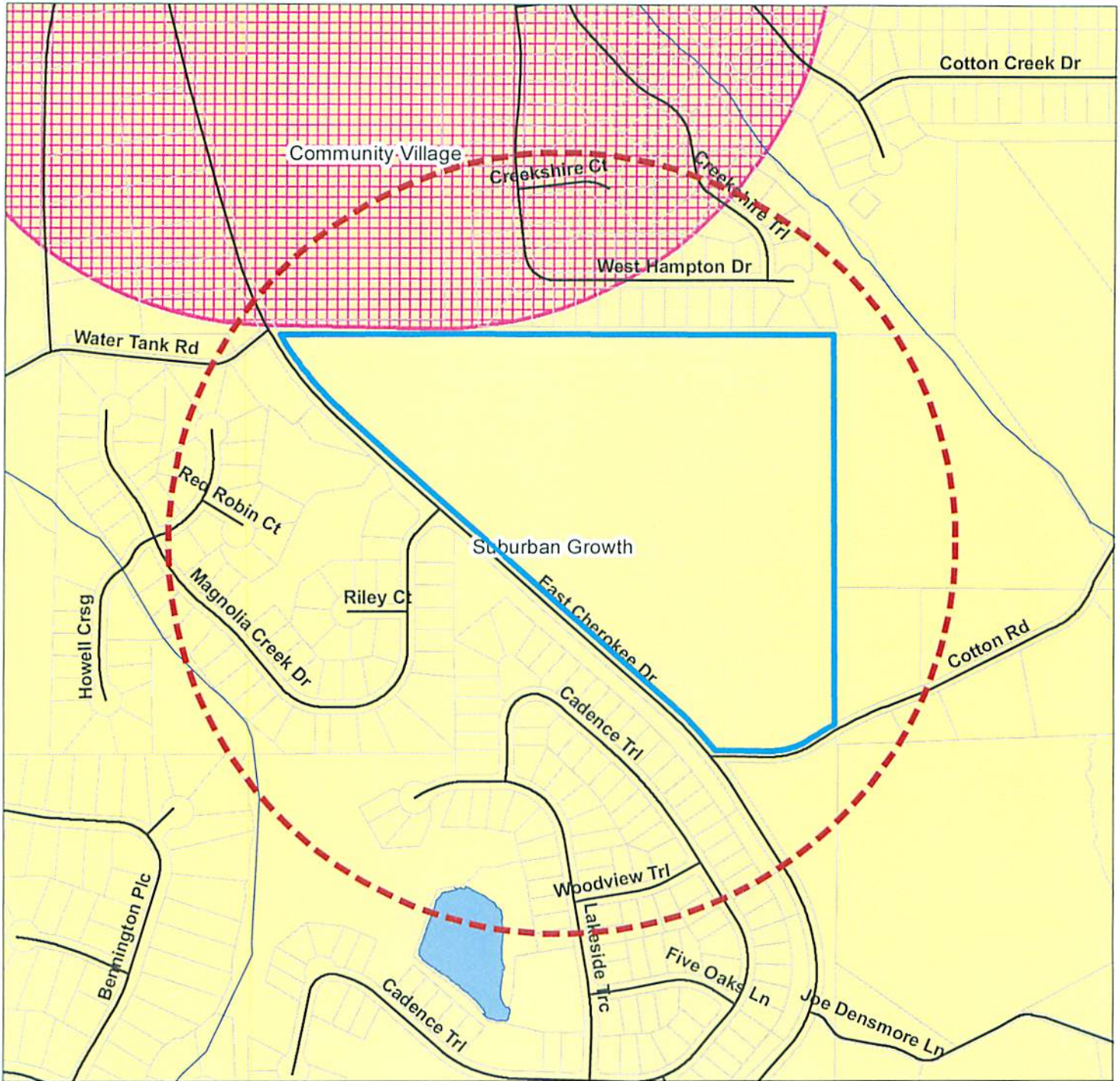
THENCE N 48°37'41" W for a distance of 103.99' to a point;

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	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
April 28, 2016



Case # 16-06-019 Rosewood Active Adult Communities

Current Cherokee County Zoning Map



Legend	
	Rezoning Parcels
	Streets
	1/4 mile radius
	Recent Zoning Cases
	AG
	R80
	R60
	R40
	R30
	R20
	R15
	RD3
	R10
	RZL
	RA
	RTH
	RM10
	RM16
	TND
	PUD
	OI
	NC
	GC
	LI
	HI
	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
 April 28, 2016

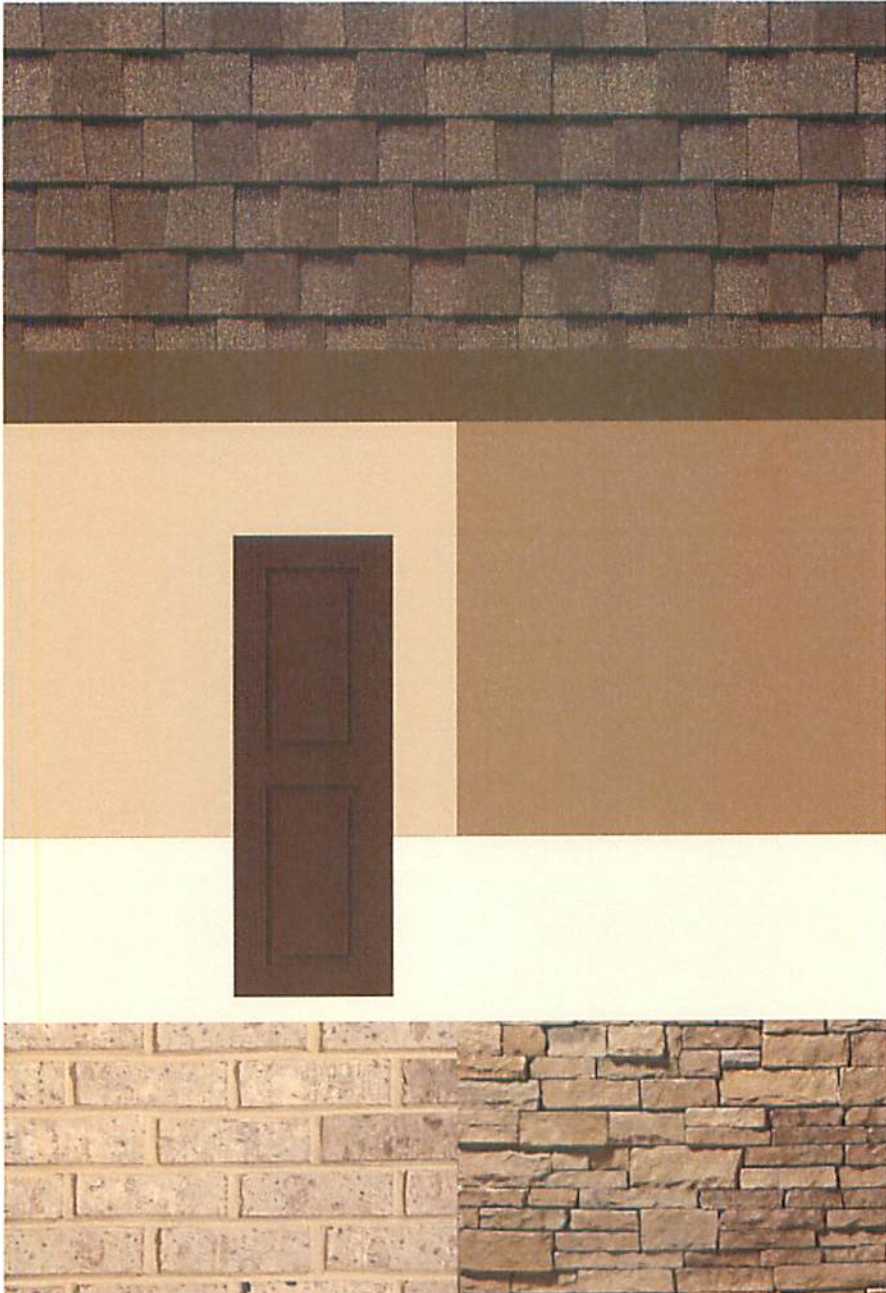


Rosewood Active Adult

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> SW 6079		Shingle and Board & Batten Siding <i>Down Home</i> SW 6081
Metal Roof, Shutter & Entry Door <i>French Roast</i> SW 6069		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 <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


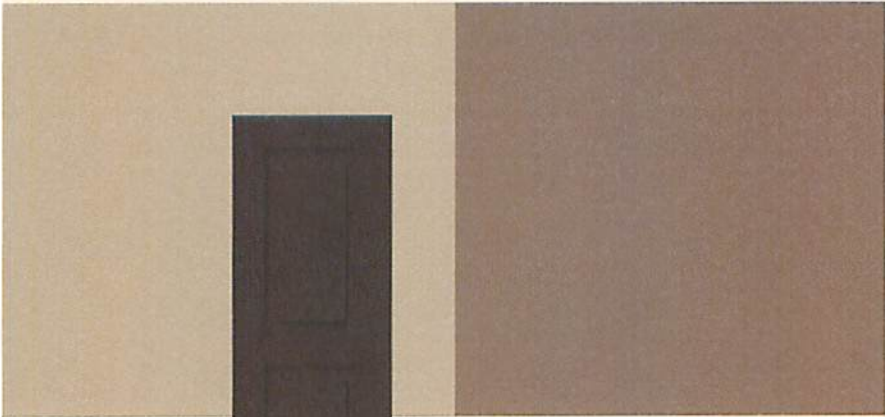



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

Scheme# 2

Dimensional Roofing Tamko <i>Weathered Wood</i>		
Horizontal Siding <i>Pavestone</i> SW 7642		Gutter & Downspout <i>Linen</i>
Metal Roof, Shutter & Entry Door <i>Tricorn Black</i> SW 6258		Shingle and Board & Batten Siding <i>Folkstone</i> SW 6005
Trim <i>Westhighland White</i> SW 7566		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>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


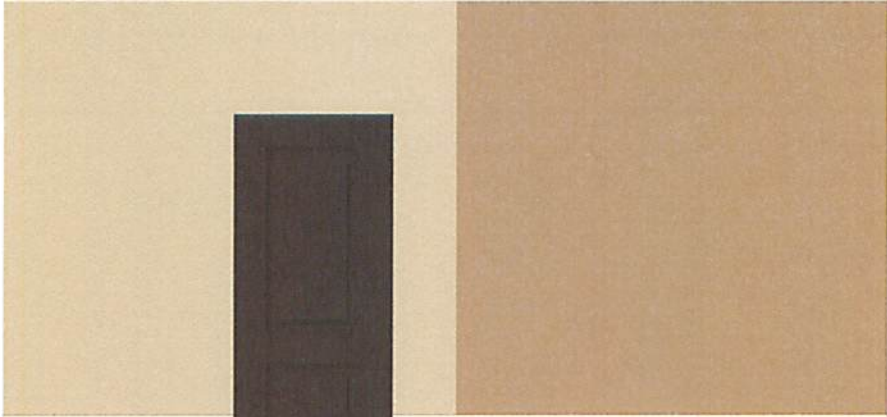



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

Scheme# 3

Dimensional Roofing Tamko <i>Weathered Wood</i>		Gutter & Downspout <i>Linen</i>
Horizontal Siding <i>Anew Gray</i> <i>SW 7030</i>		Shingle and Board & Batten Siding <i>Tavern Taupe</i> <i>SW 7508</i>
Metal Roof, Shutter & Entry Door <i>Tricorn Black</i> <i>SW 6258</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 White</i> <i>SW 7566</i>		
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

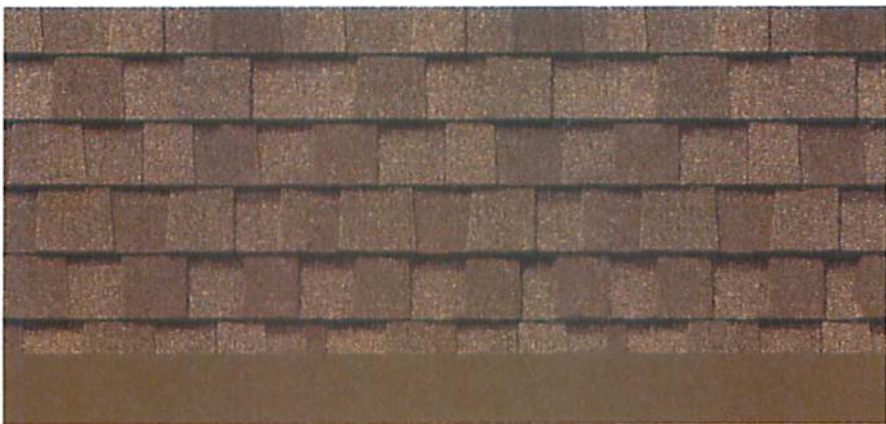
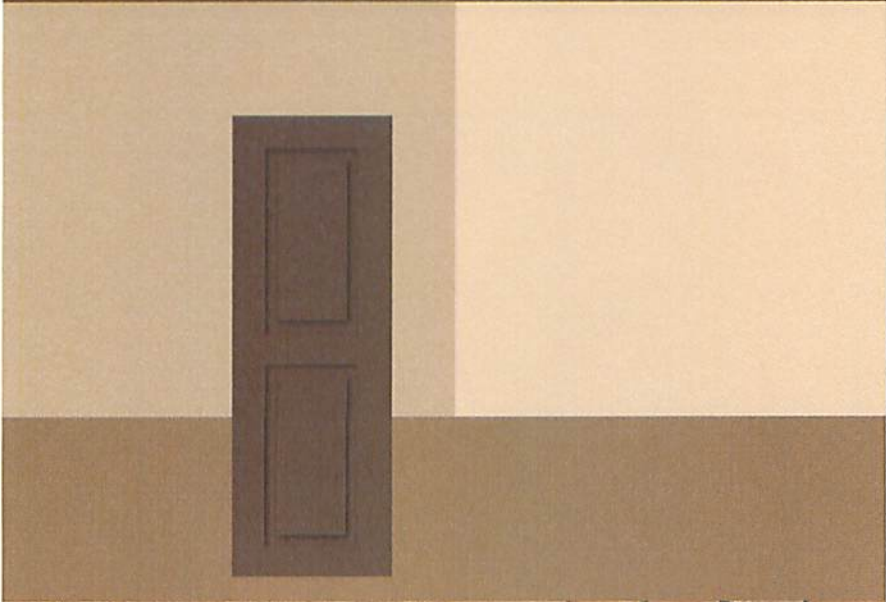



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

Scheme# 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>Chardonnay Bayou Blend</i>
Brick Veneer <i>Rome Cortez</i>		Stone Veneer Environmental <i>Chardonnay Bayou Blend</i>



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com


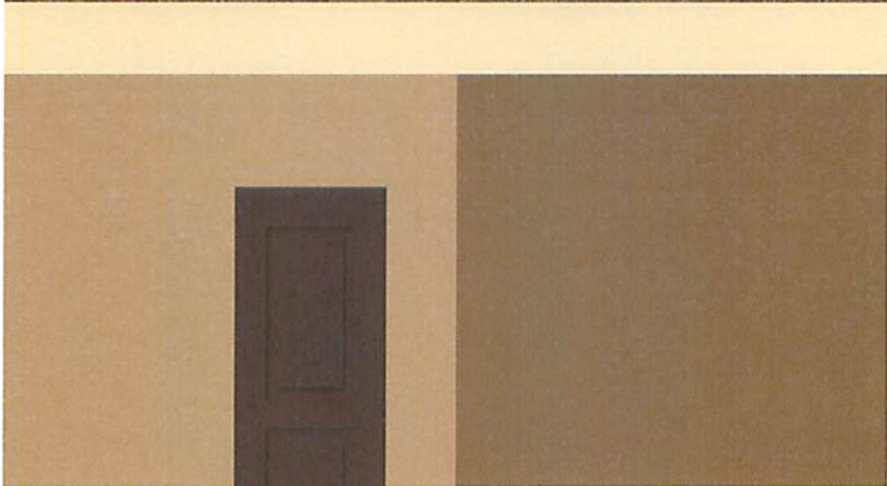



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

Scheme# 5

Dimensional Roofing Tamko <i>Weathered Wood</i>		
Horizontal Siding <i>Tavern Taupe</i> SW 7508		Gutter & Downspout Spectra <i>Almond</i> 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		
Brick Veneer <i>General Shale</i> <i>Stonewood Tudor</i>		Stone Veneer Environmental <i>Amber</i> <i>Cobble Ledge</i>



Color selections created by:
Main Street Designs of Georgia, LLC
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

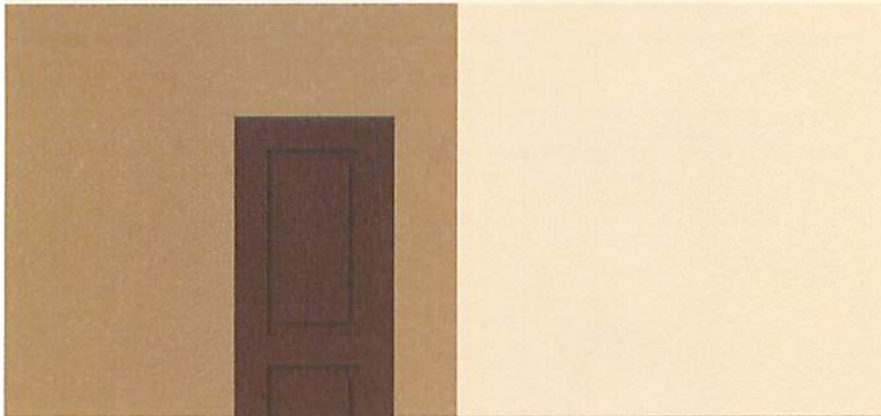
Date: April 13, 2016

Scheme# 6

Dimensional
Roofing
Tamko
Weathered Wood



Horizontal Siding
Meadow Trail
SW 7737



Gutter &
Downspout
Linen

Metal Roof,
Shutter &
Entry Door
French Roast
SW 6069

Trim
Westhighland
White
SW 7566

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

Brick Veneer
Castle Rock Tudor



Stone Veneer
Environmental
Nantucket
Cobble Ledge



Color selections created by:
Main Street Designs of Georgia, LLC
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

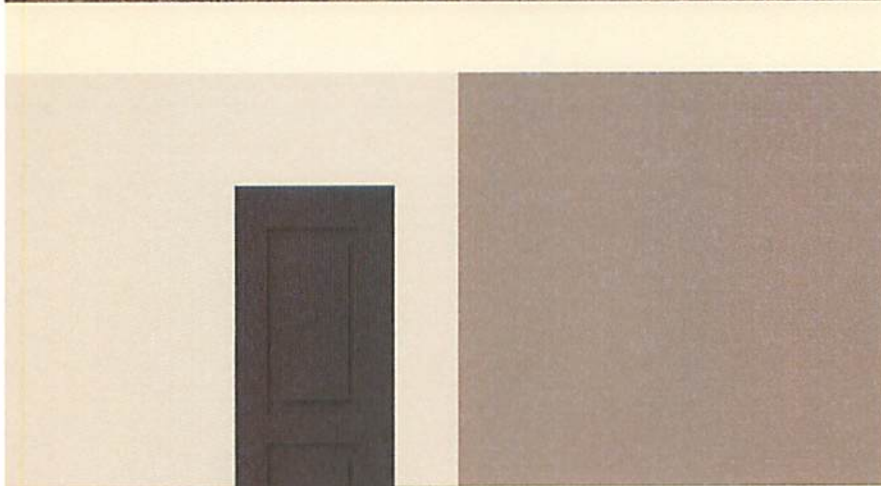
Date: April 13, 2016

Scheme# 7

Dimensional
Roofing
Tamko
Weathered Wood



Horizontal Siding
Tinsmith
SW 7657



Metal Roof,
Shutter &
Entry Door
Inkwell
SW 6992

Trim
Westhighland
White
SW 7566



Gutter &
Downspout
Linen

Shingle and
Board & Batten
Siding
Cityscape
SW 7067

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

Brick Veneer
General Shale
Millstone



Stone Veneer
Environmental
Nantucket
Cobble Ledge



Color selections created by:
Main Street Designs of Georgia, LLC
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

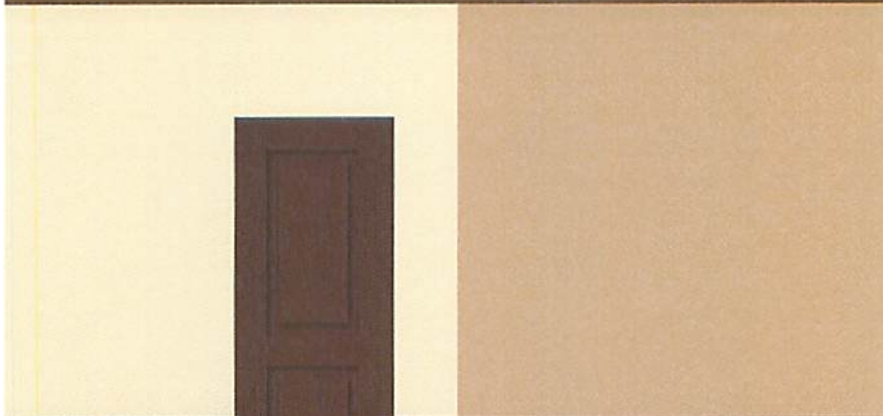
Scheme# 8

Dimensional
Roofing
Tamko
Weathered Wood



Gutter &
Downspout
Musket Brown

Horizontal Siding
Polar Bear
SW 7564



Shingle and
Board & Batten
Siding
Threshold Taupe
SW 7501

Metal Roof,
Shutter &
Entry Door
Turkish Coffee
SW 6076

Trim
Tiki Hut
SW 7509



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

Brick Veneer
General Shale
Castle Rock Tudor



Stone Veneer
Environmental
Amber
Cobble Ledge



Color selections created by:
Main Street Designs of Georgia, LLC
www.MainStreetDesignsLLC.com


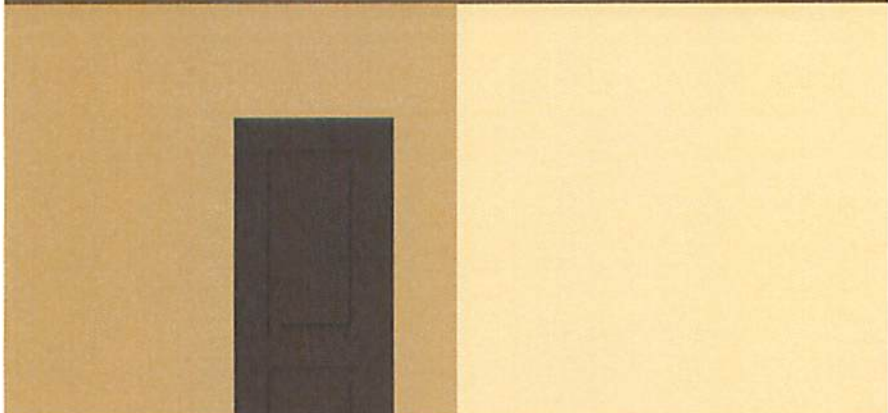



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

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


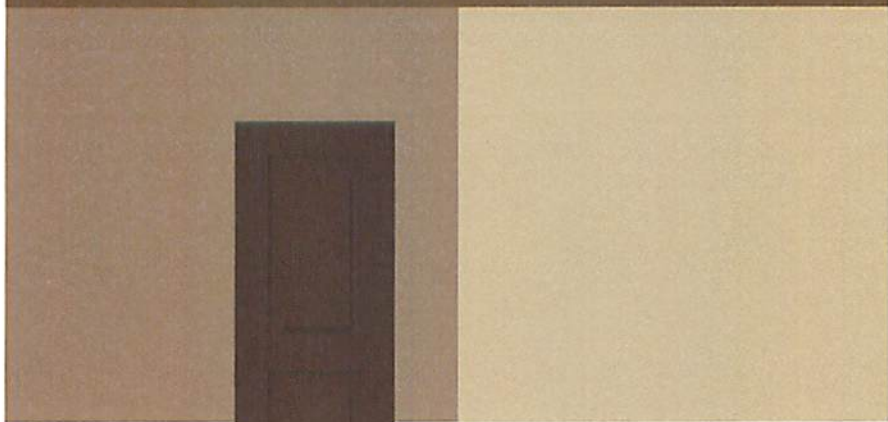
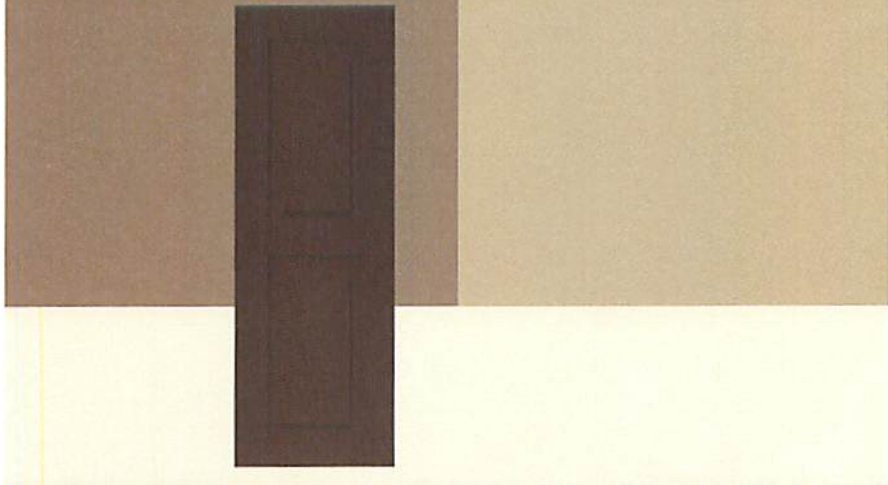


Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

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

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 Porposal

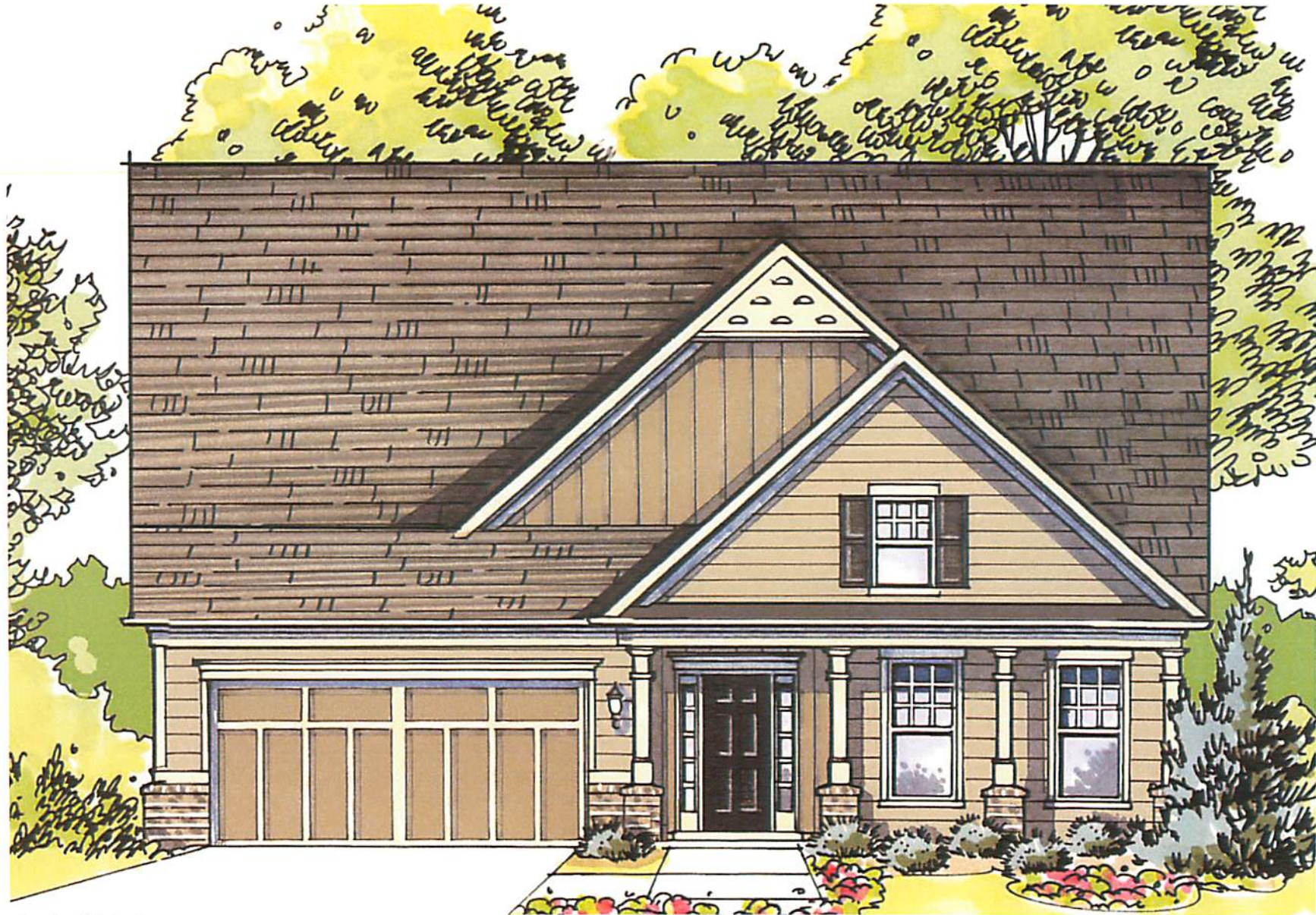


Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022



Exterior Elevation Design Porposal

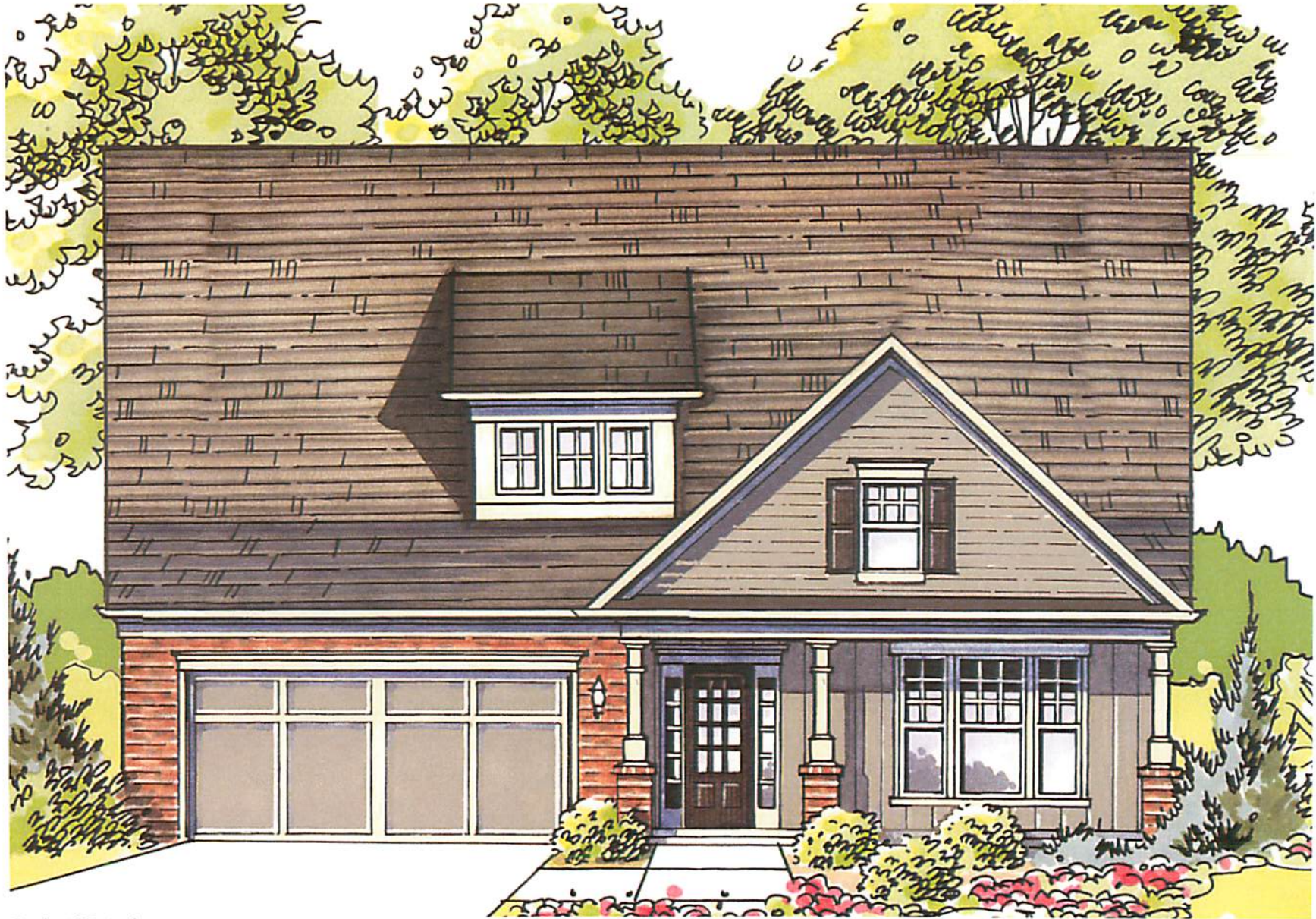
Rosewood Active Adult Community



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

Plan 1 - Elevation A

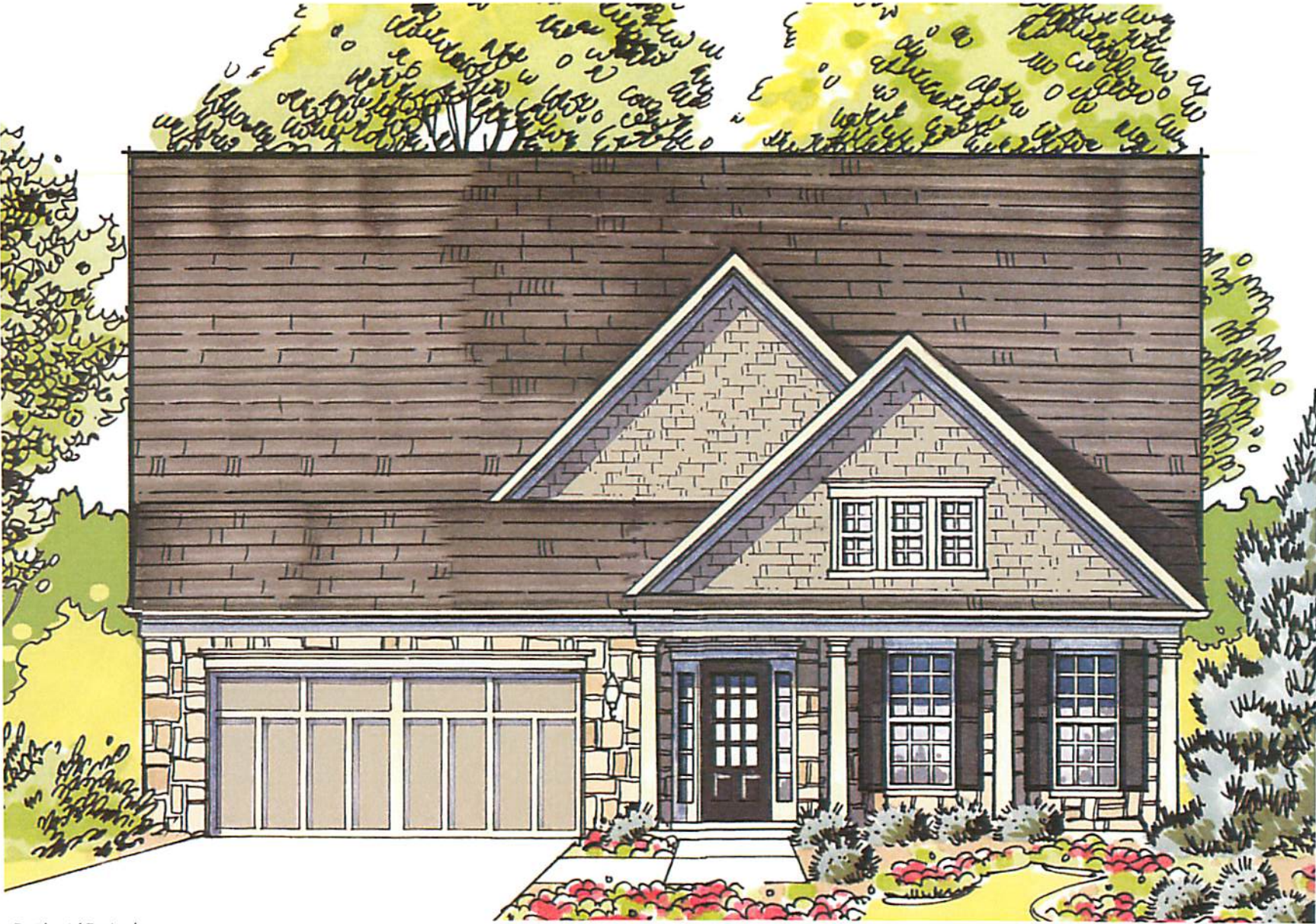
Rosewood Active Adult Community



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

Plan 1 - Elevation B

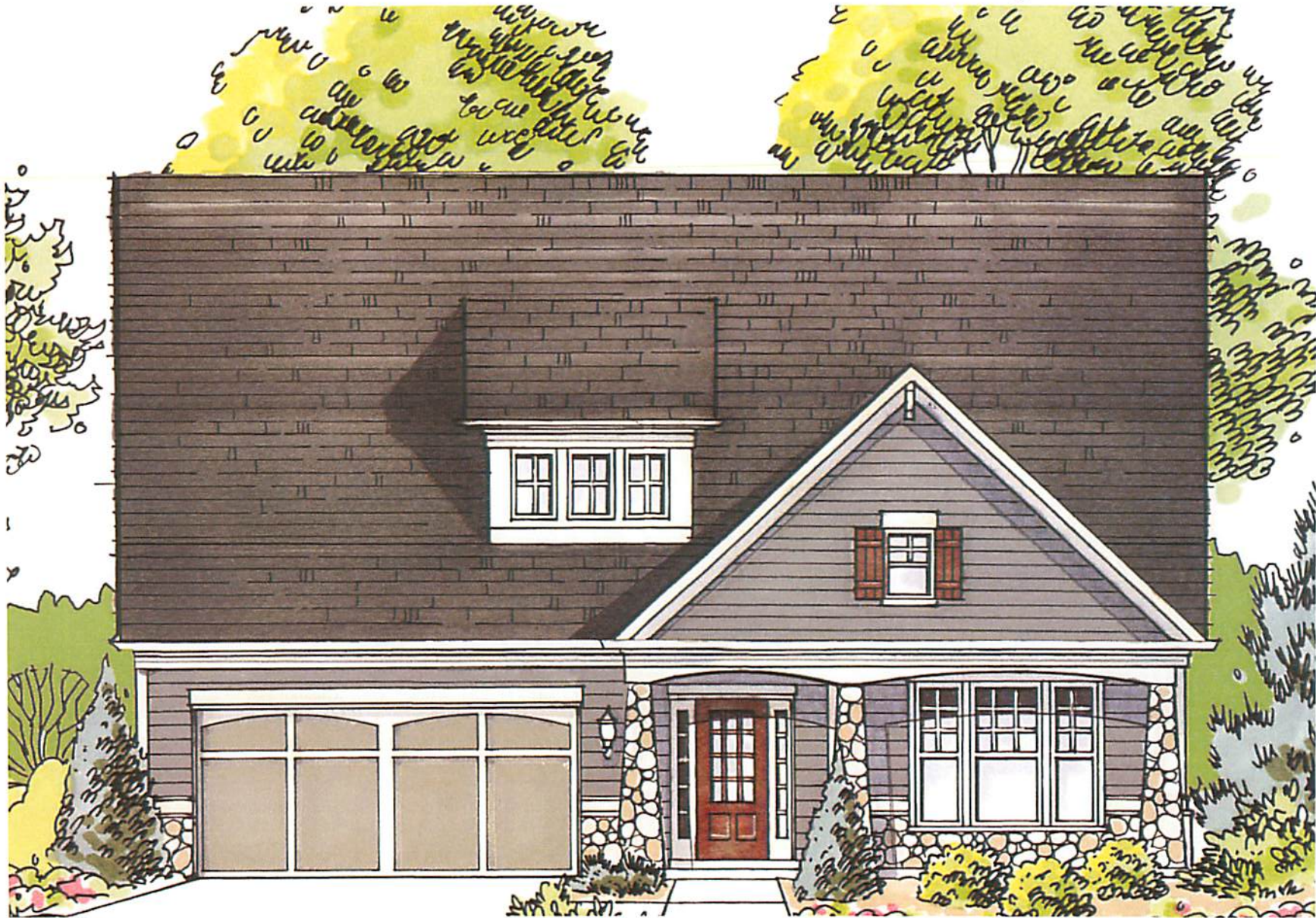
Rosewood Active Adult Community



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

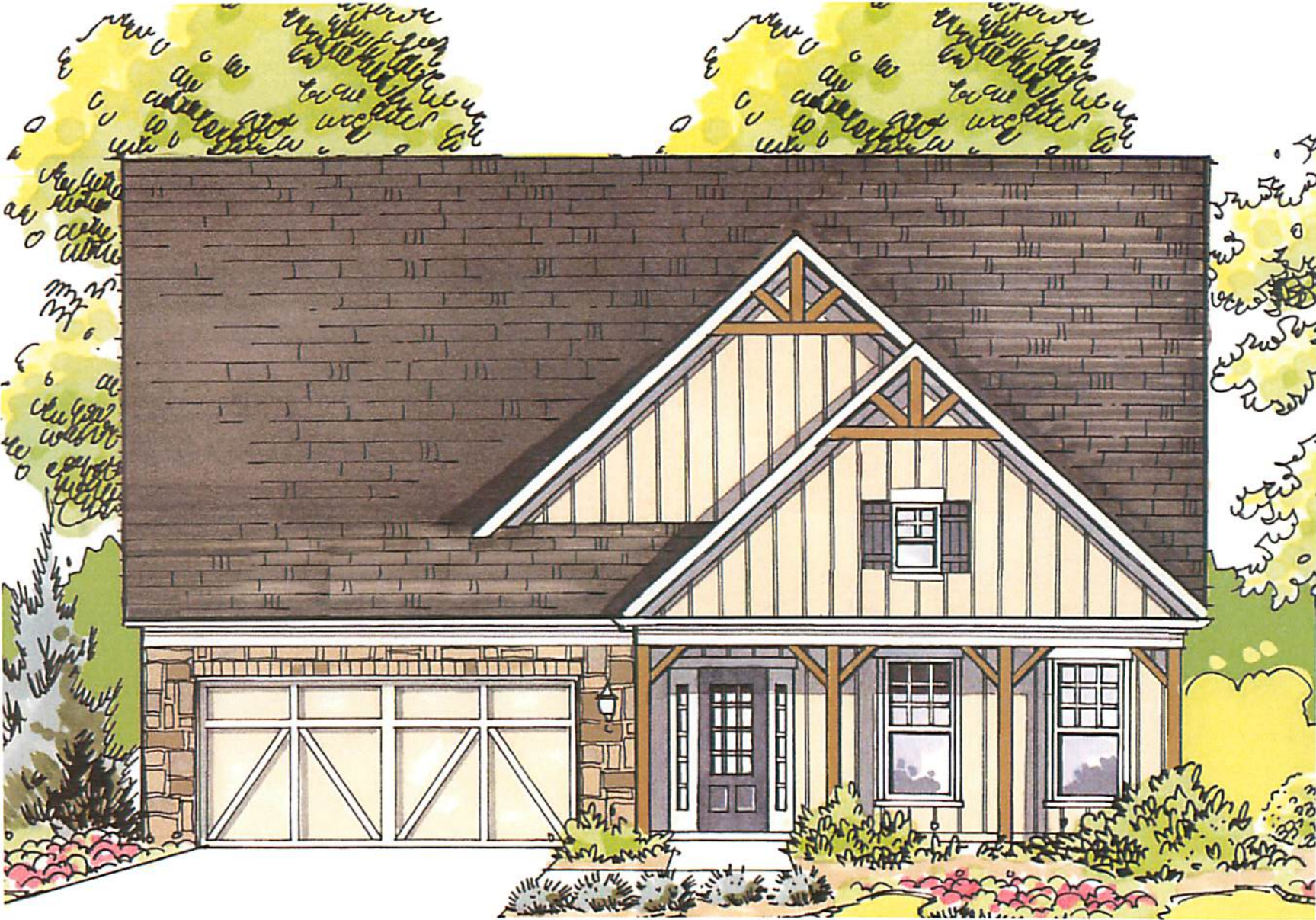
Rosewood Active Adult Community



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

Plan 2 - Elevation B

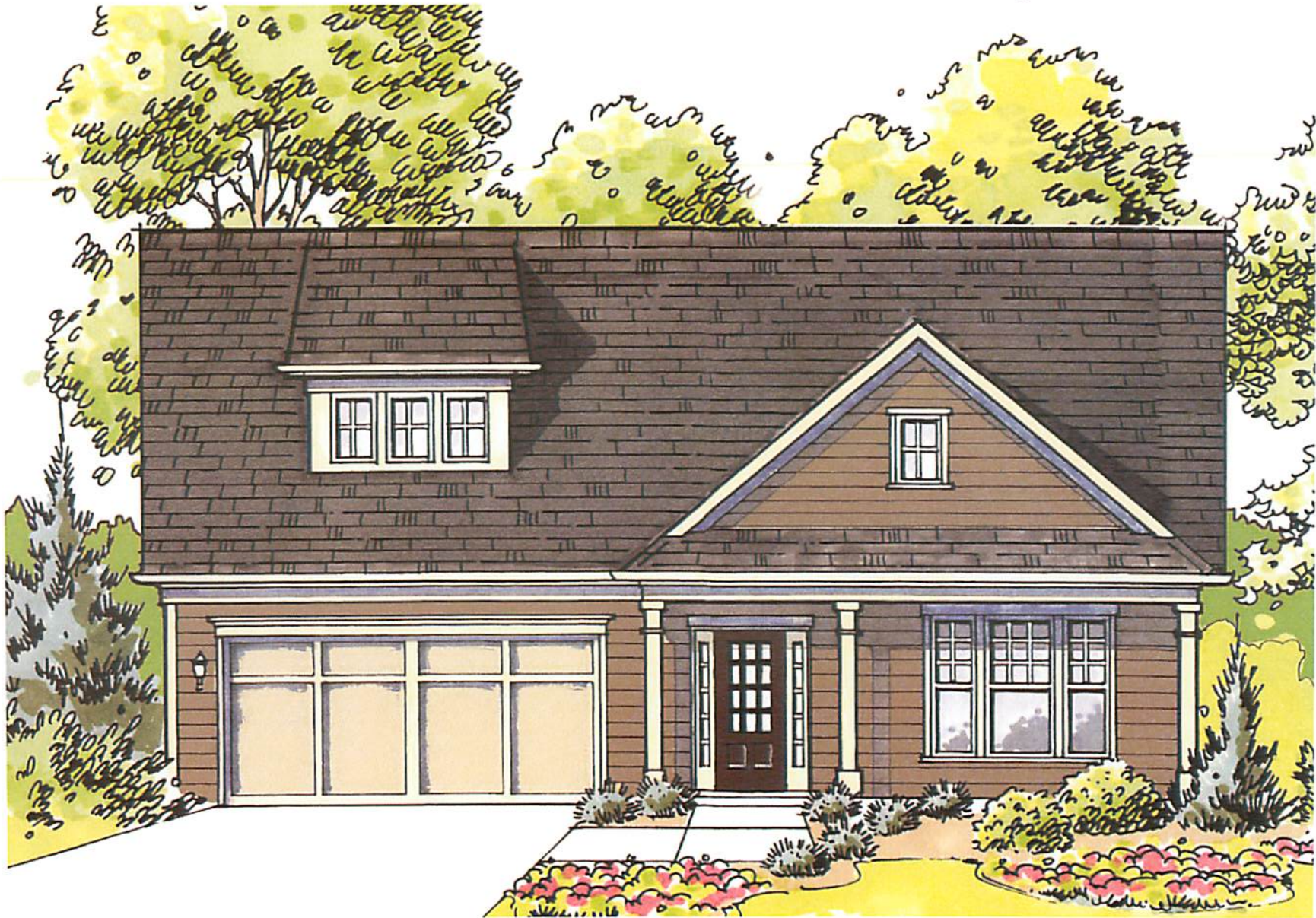
Rosewood Active Adult Community



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

Plan 2 - Elevation C

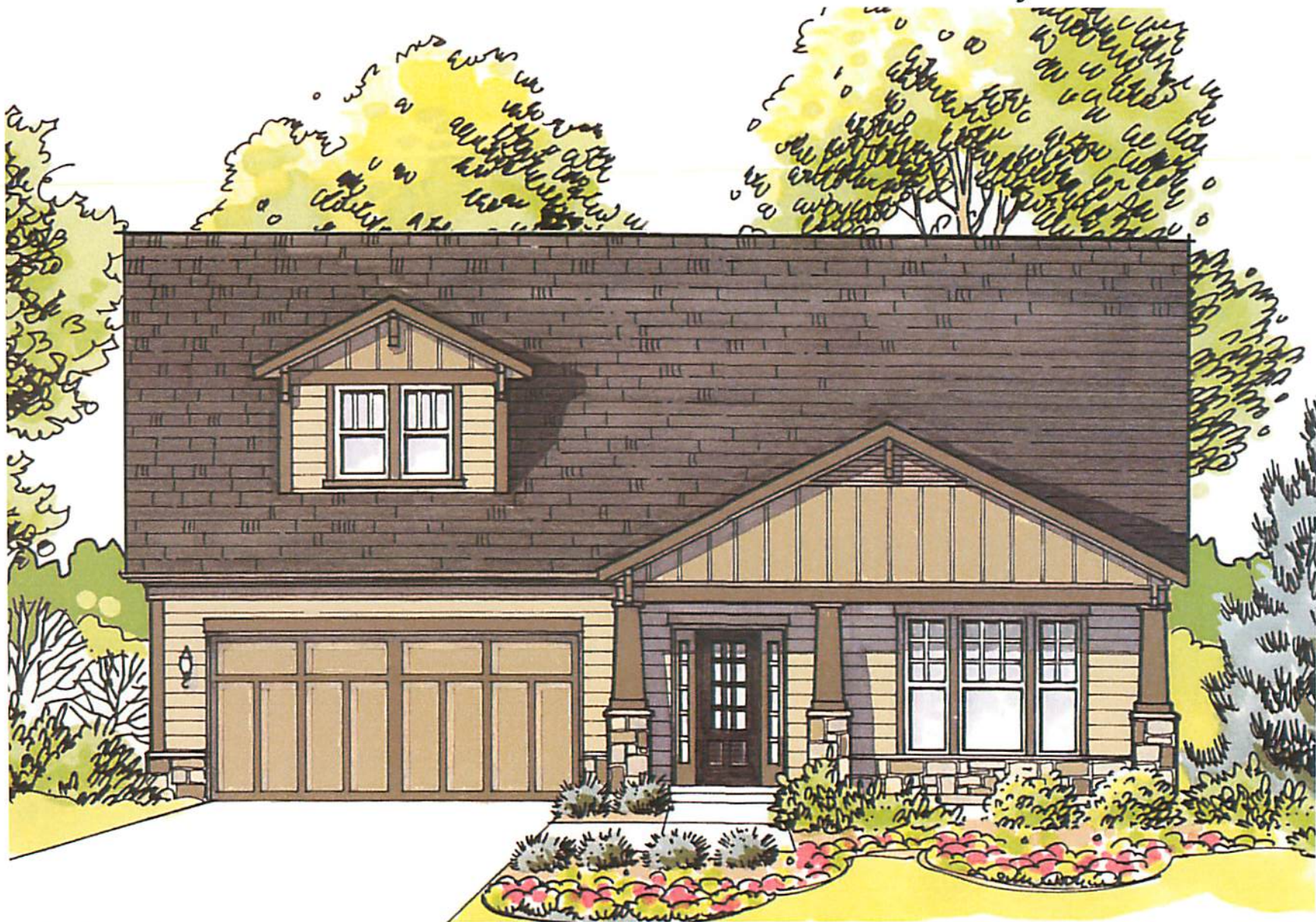
Rosewood Active Adult Community



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

Plan 3 - Elevation A

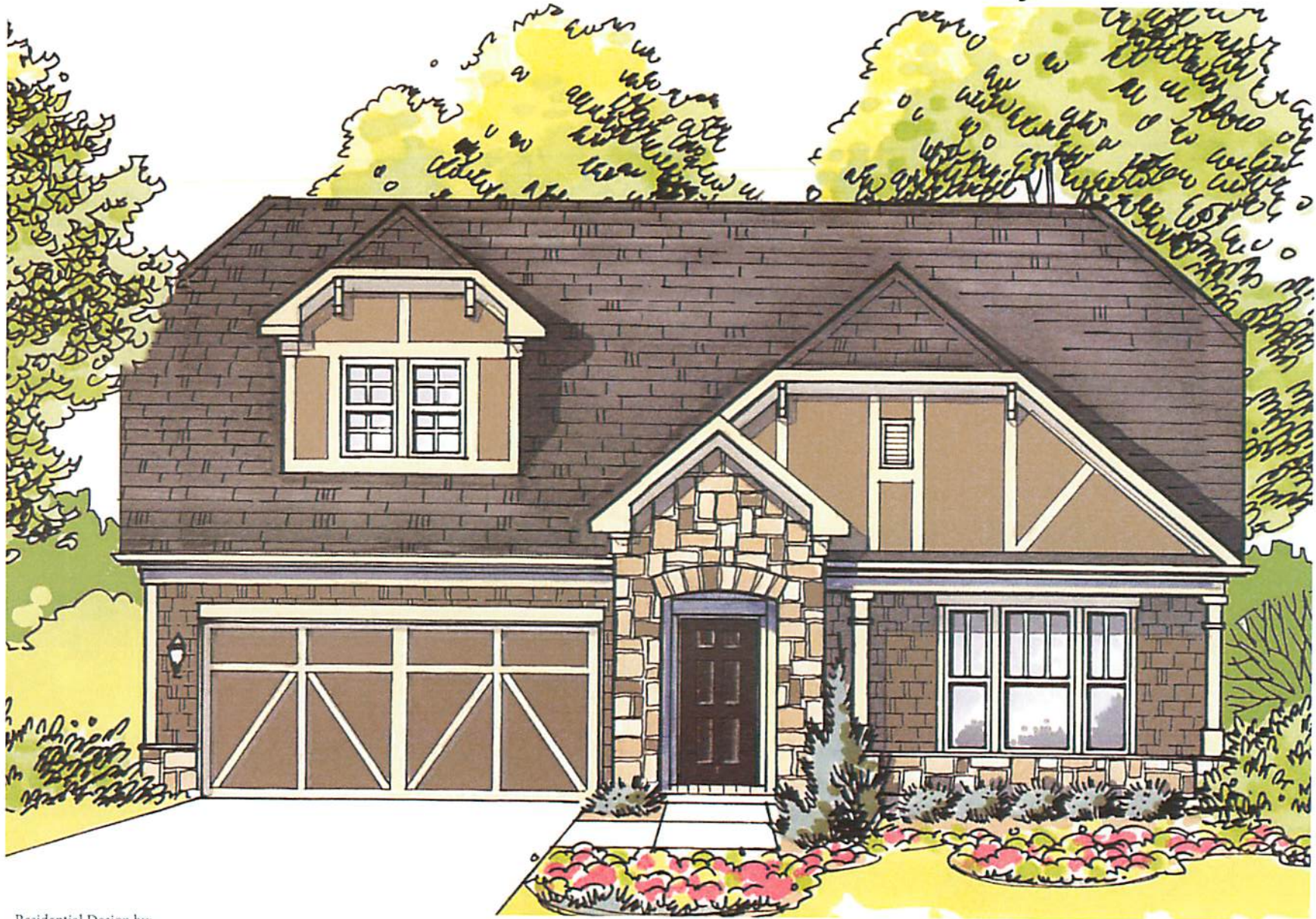
Rosewood Active Adult Community



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

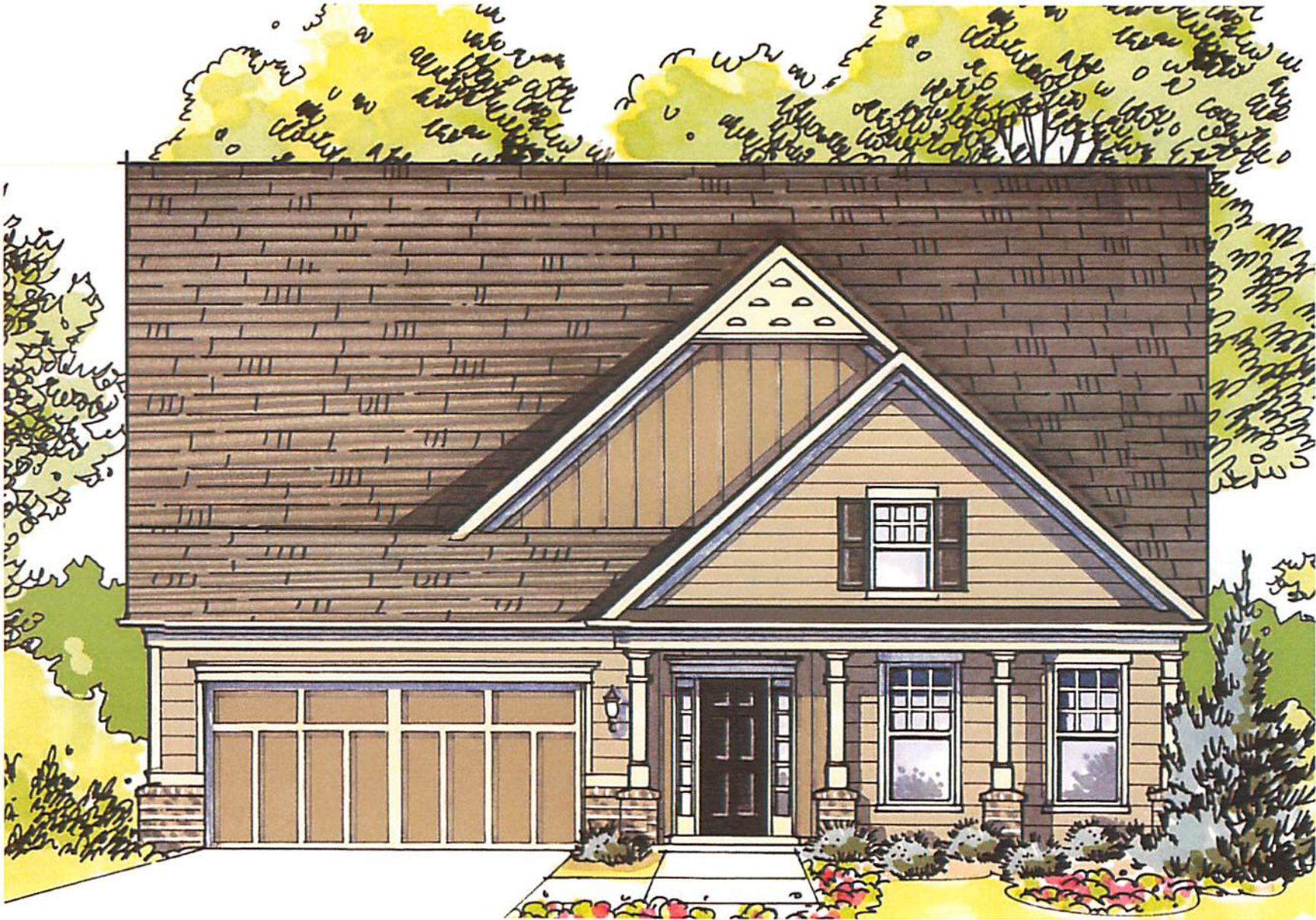


Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022



Exterior Elevation Design Proposal

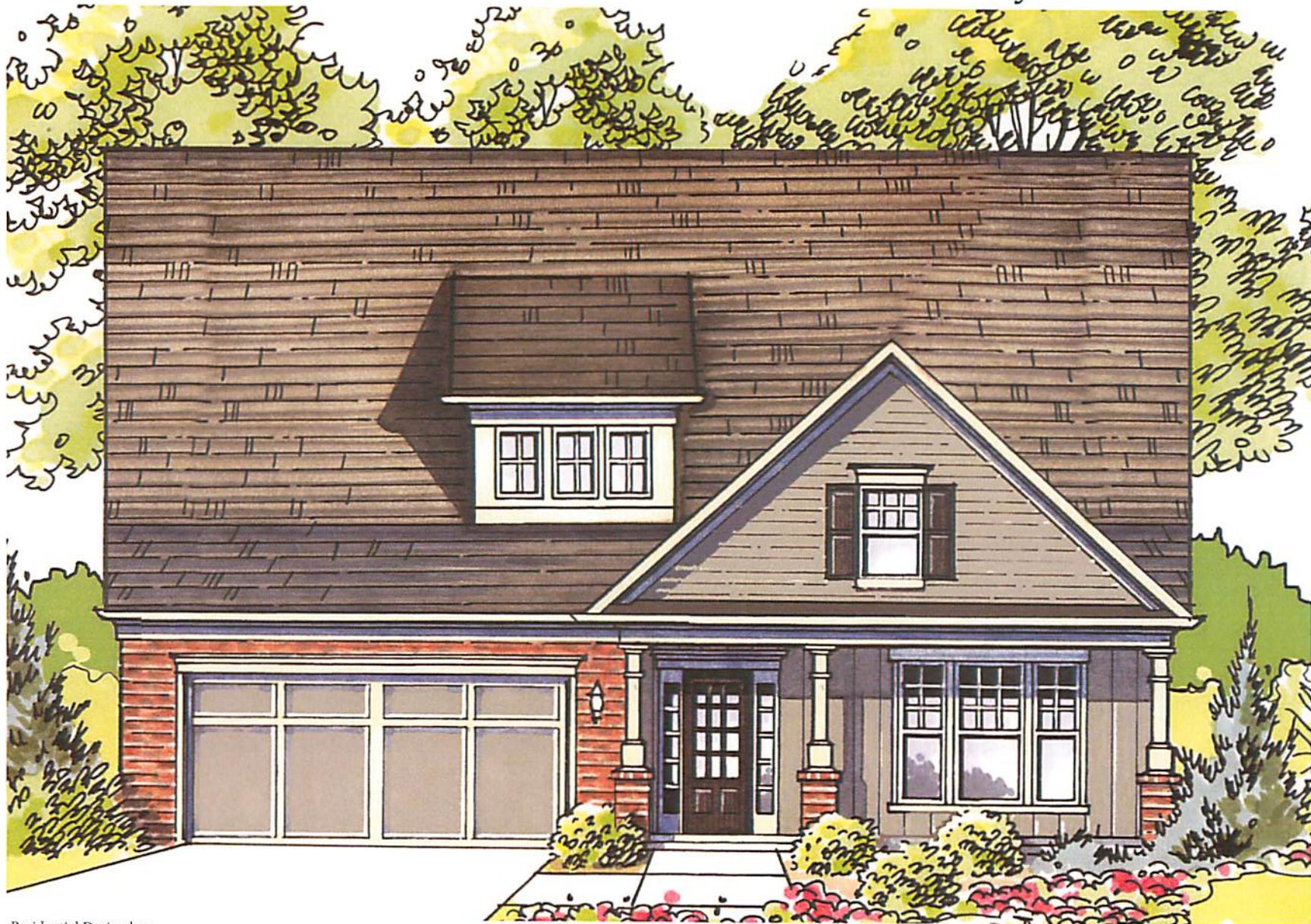
Rosewood Active Adult Community



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

Plan 1 - Elevation A

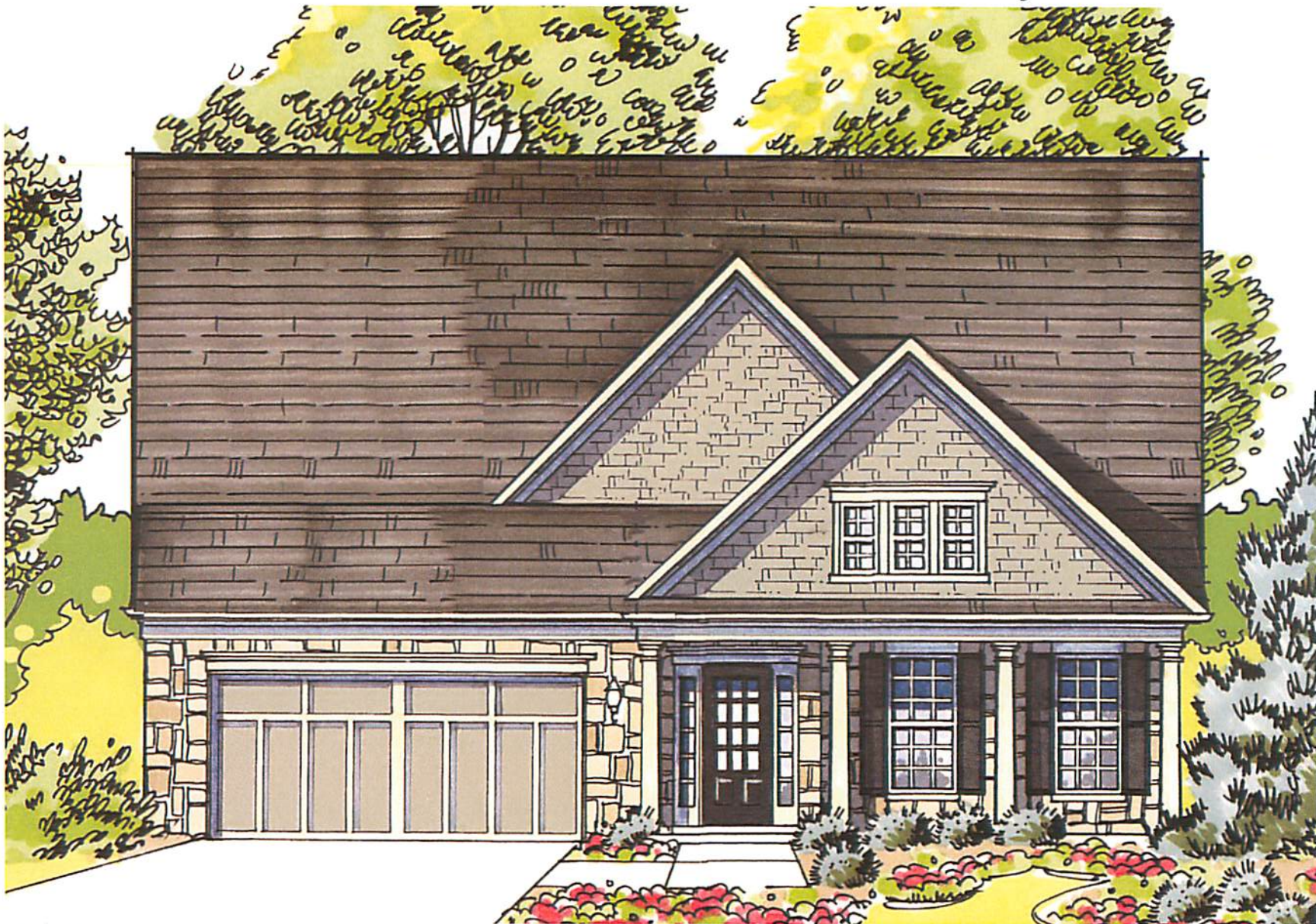
Rosewood Active Adult Community



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

Plan 1 - Elevation B

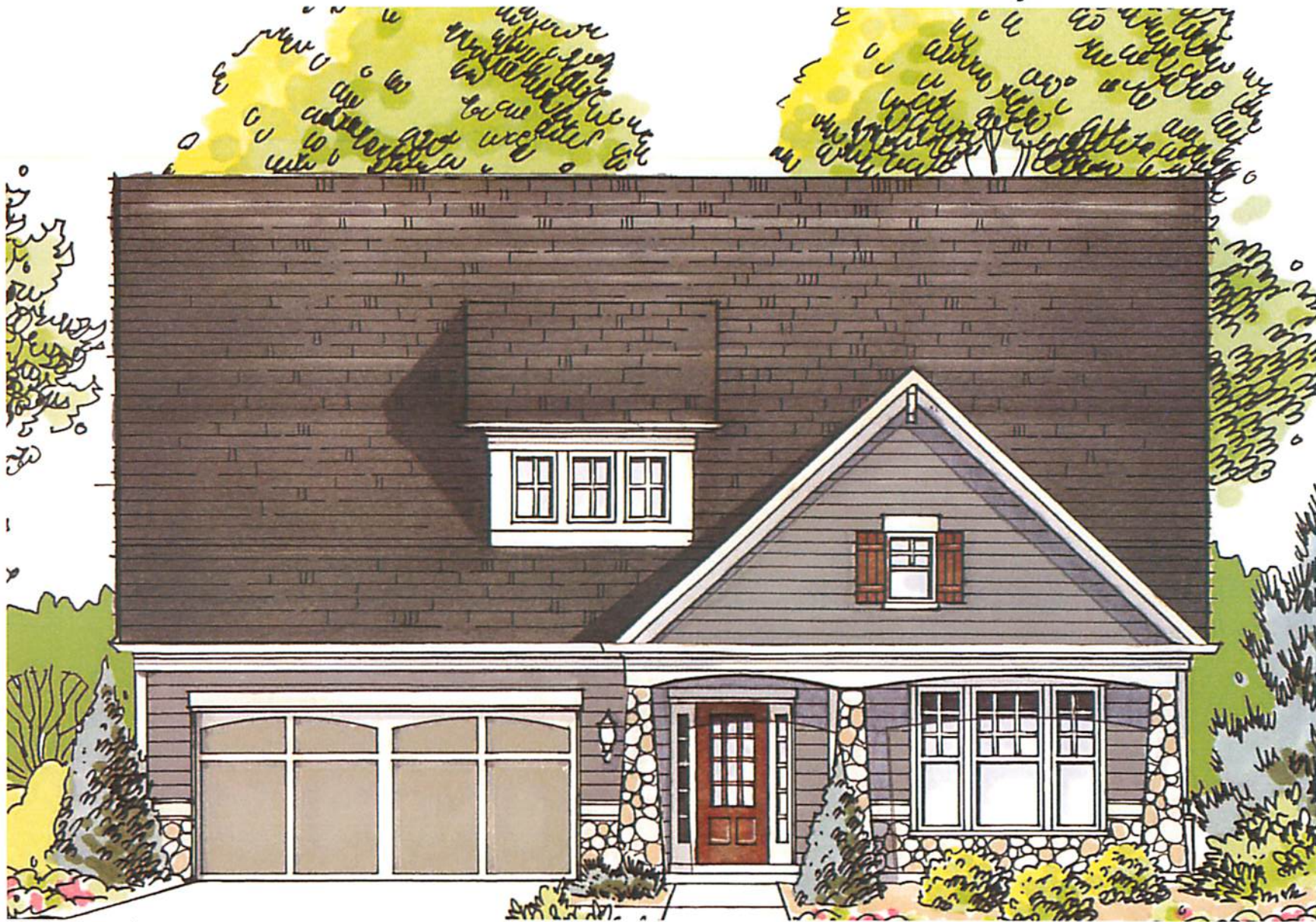
Rosewood Active Adult Community



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

Plan 1 - Elevation C

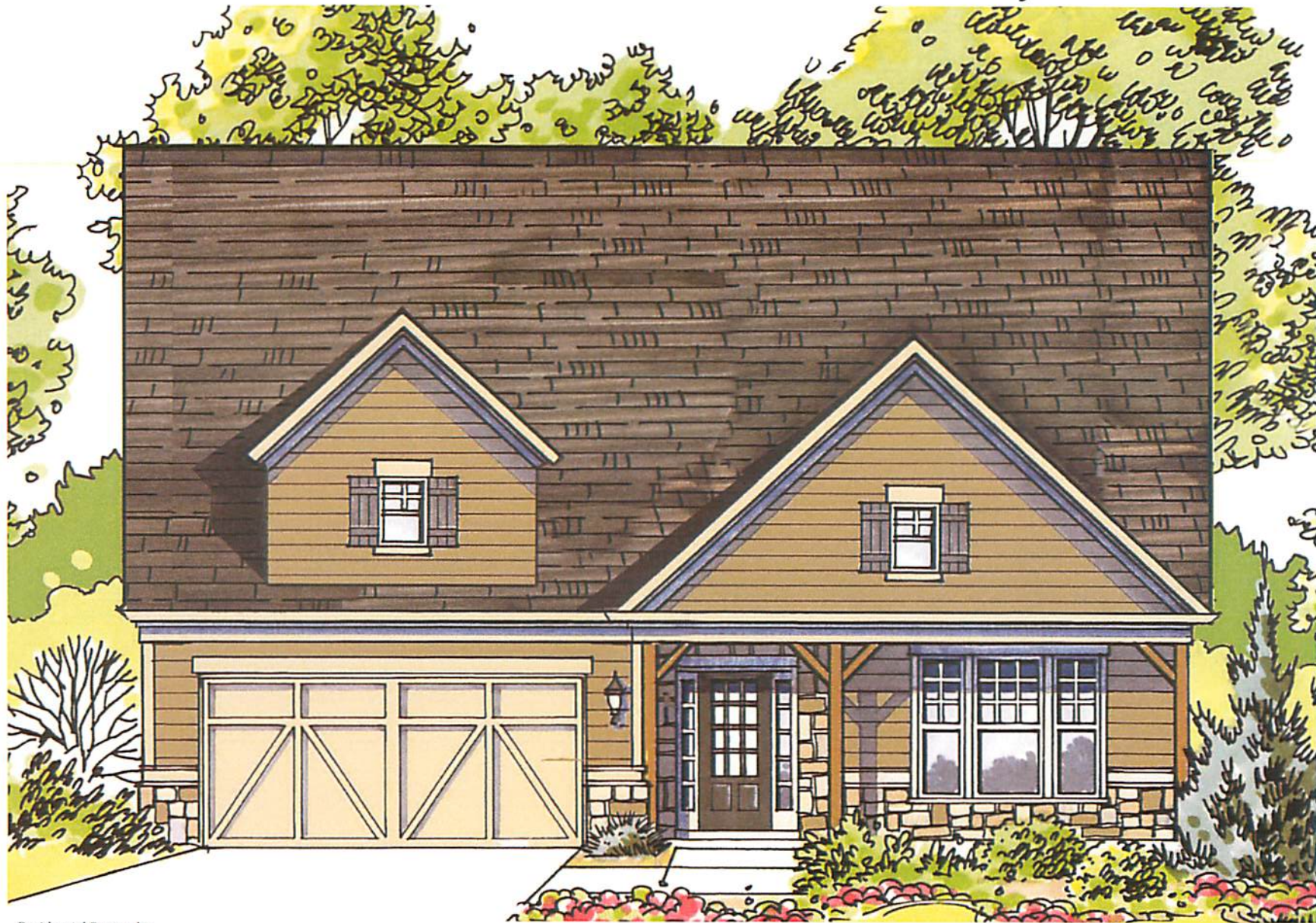
Rosewood Active Adult Community



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

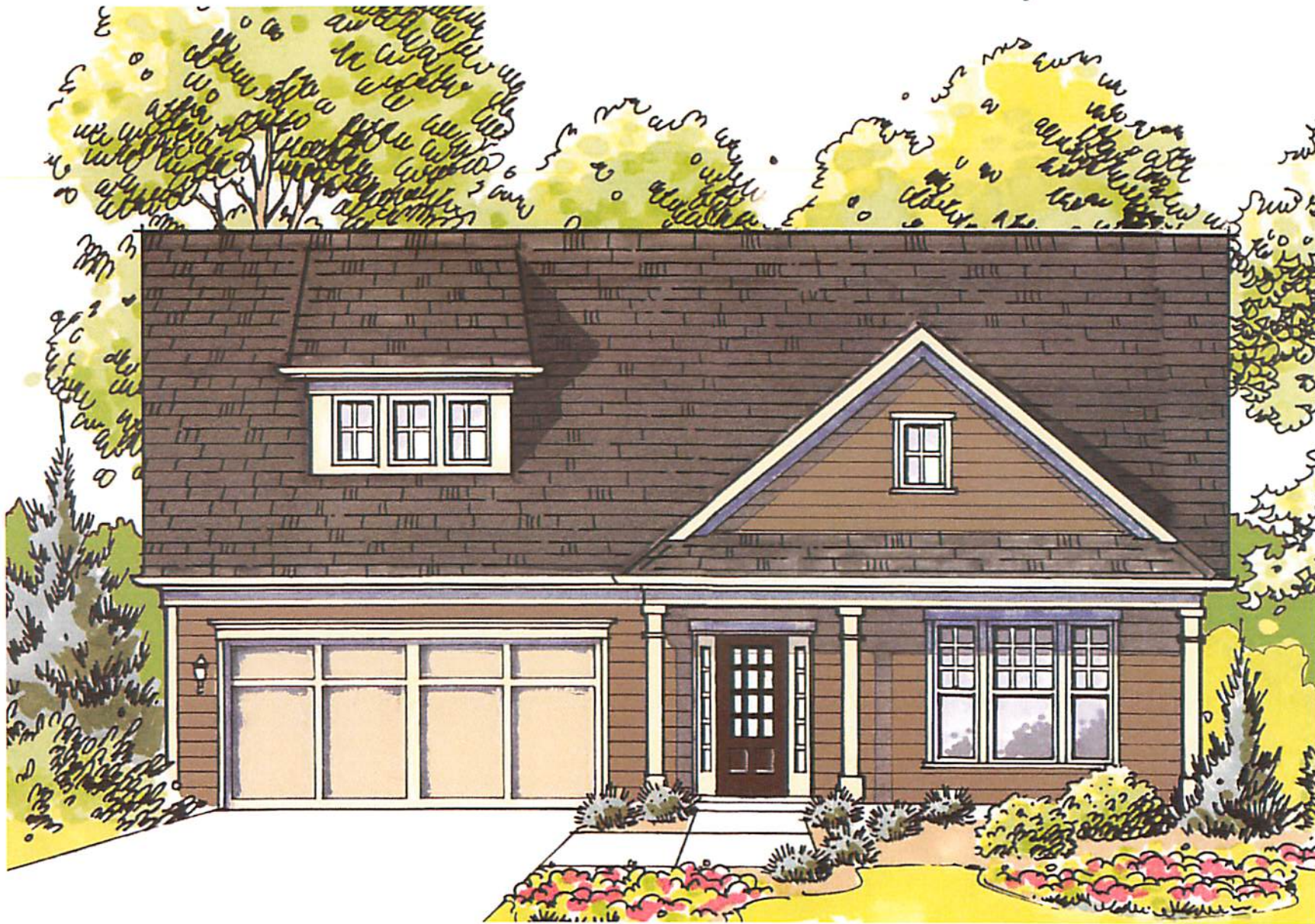
Rosewood Active Adult Community



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

Plan 2 - Elevation C

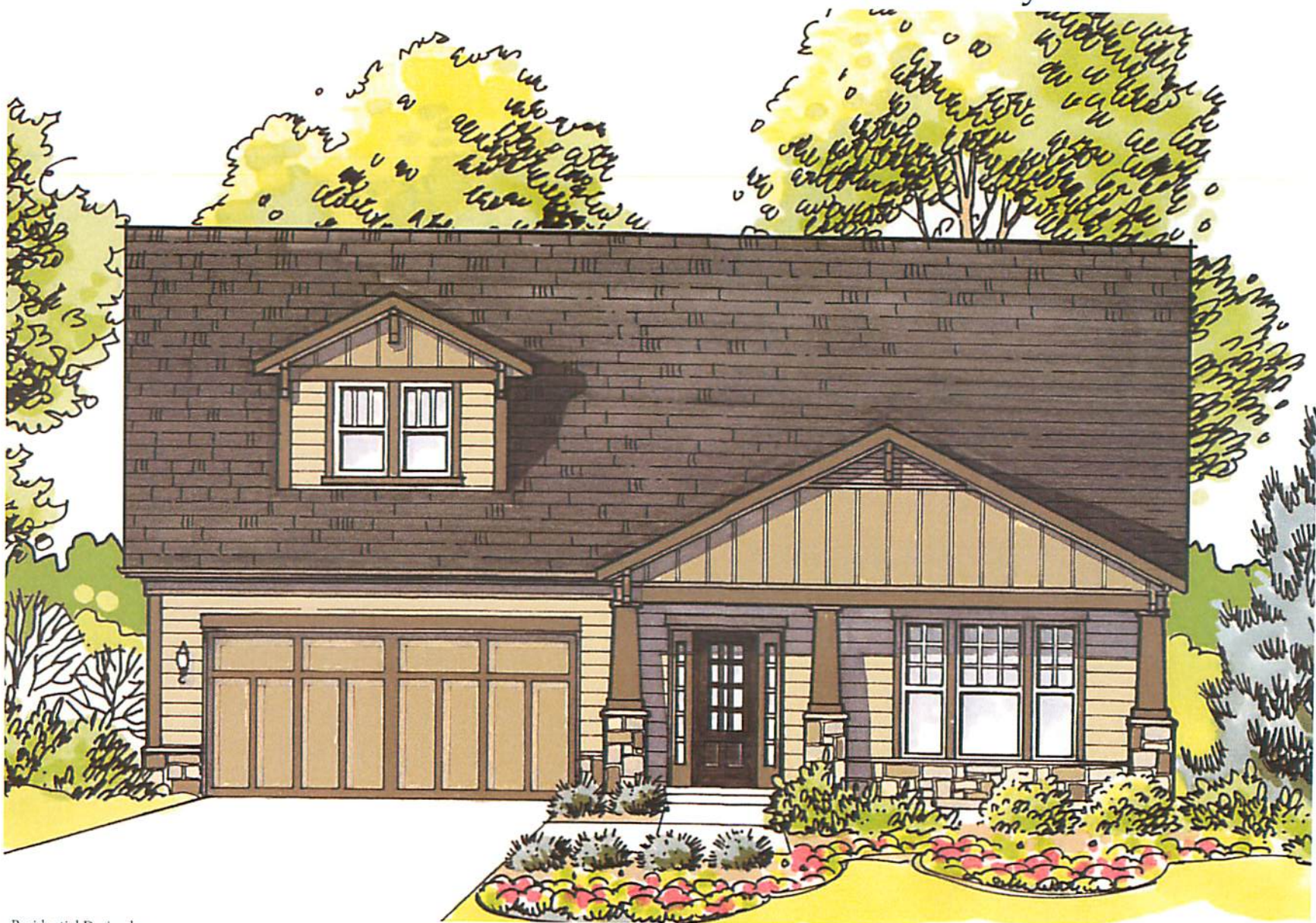
Rosewood Active Adult Community



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

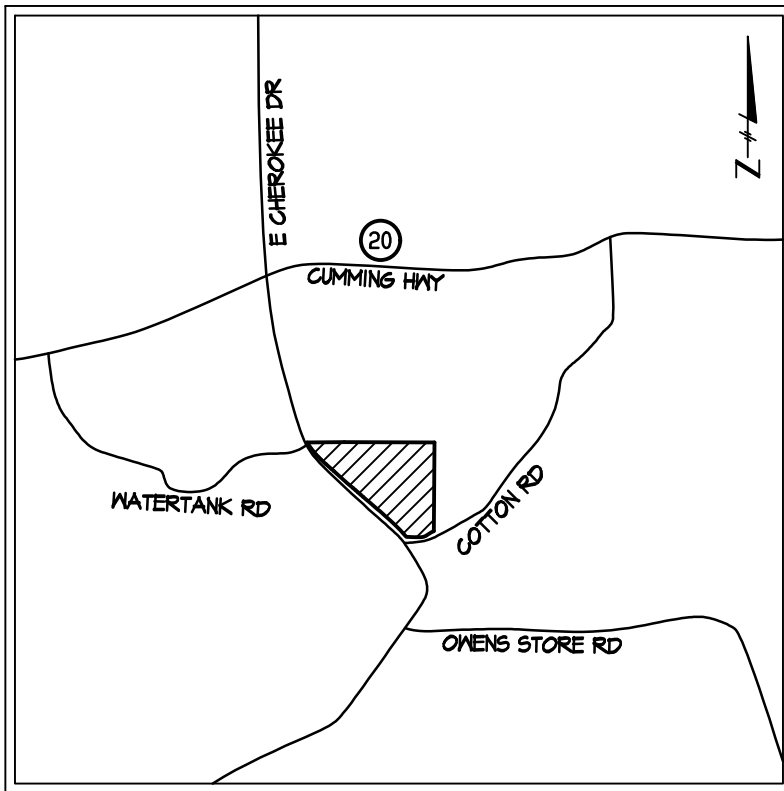
Plan 3 - Elevation B

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

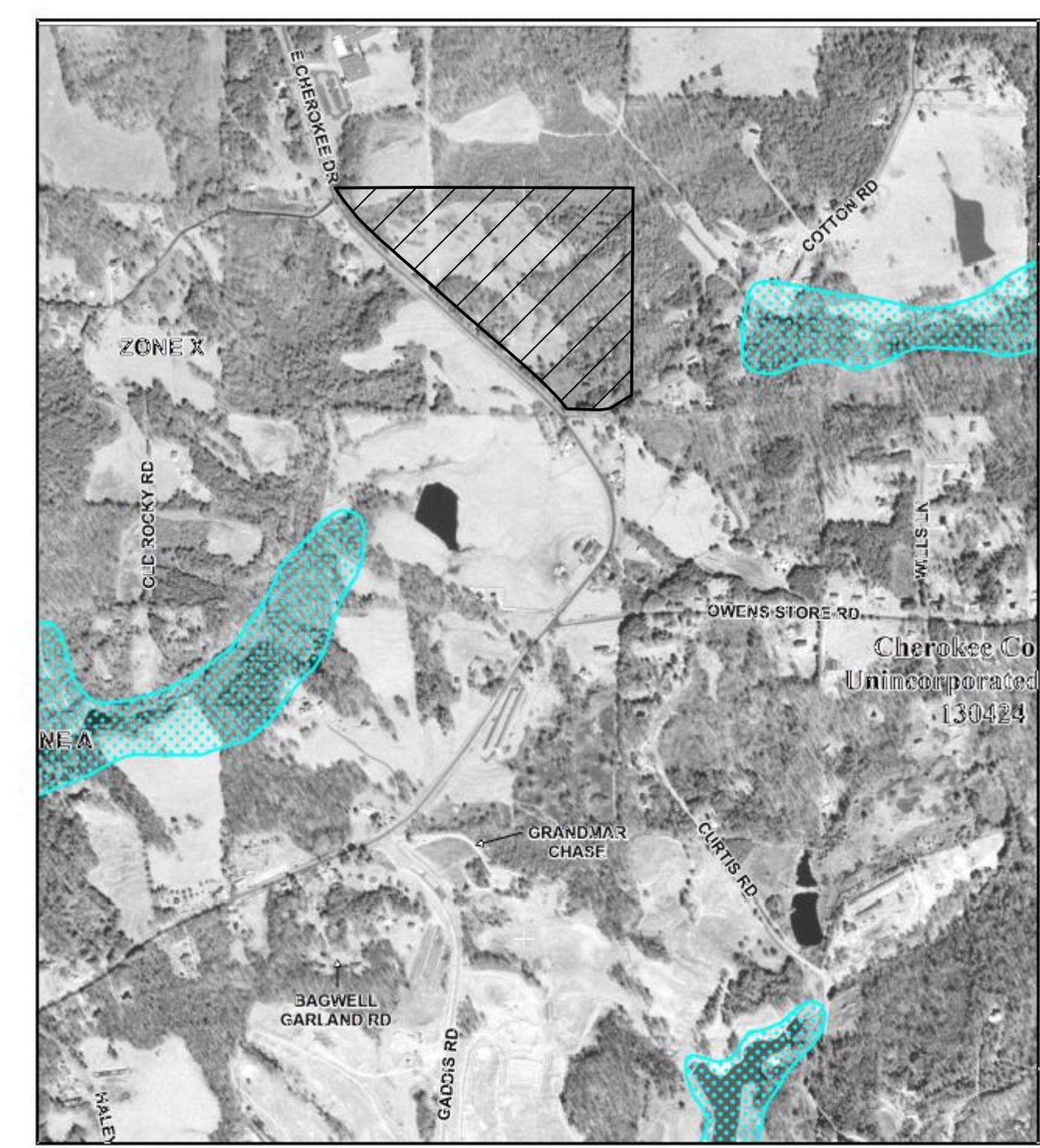


DEVELOPMENT DATA:

- 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 = 44
- PROPOSED DENSITY = 2.68 LOTS PER ACRE
- PROPOSED MINIMUM LOT AREA = 7500 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'



NFP FIRM FLOOD INSURANCE RATE MAP
CHEROKEE COUNTY, GEORGIA
 AND INCORPORATED AREAS

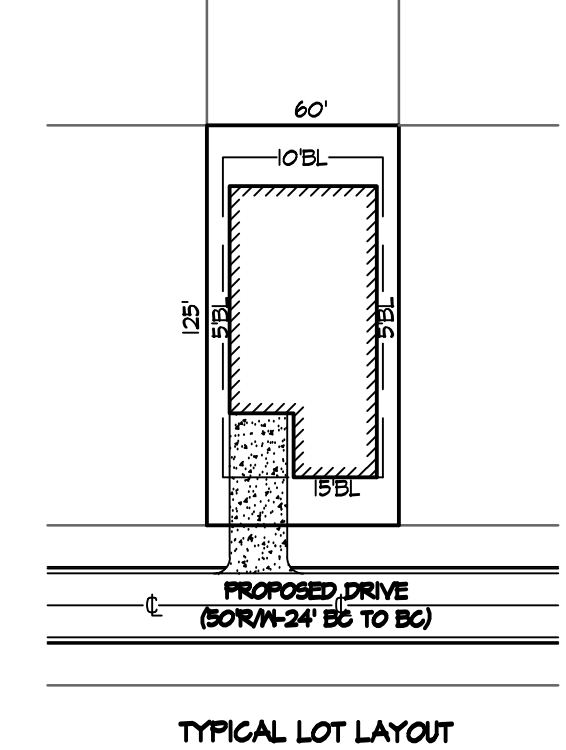
PANEL 0280D
 PANEL 280 OF 380
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

DATE: 09/29/2006
 MAP NUMBER: 1305/C0280D
 MAP REVISED: SEPTEMBER 29, 2006
 FEDERAL EMERGENCY MANAGEMENT AGENCY

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO CHEROKEE COUNTY FIRM MAP NUMBER 1305/C0280D, DATED SEPTEMBER 29, 2006, THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW:

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

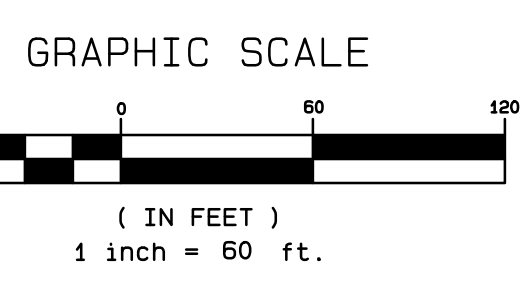


OPEN SPACE CALCULATIONS

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

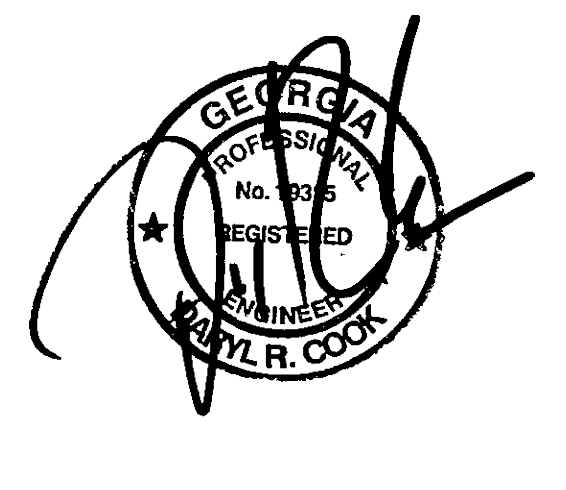
RIGHT-OF-WAY CALLS:

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	53.00'
L4	S 83°01'00" W	55.00'
L5	S 77°28'00" W	55.00'
L6	S 80°17'00" W	33.00'
L7	N 88°00'00" W	40.00'
L8	N 86°00'00" W	34.00'
L9	N 84°00'00" W	11.00'
L10	N 82°00'00" W	24.25'
L11	N 80°00'00" W	33.75'
L12	N 78°00'00" W	108.00'
L13	N 76°00'00" W	113.75'
L14	N 74°00'00" W	113.87'
L15	N 72°00'00" W	25.40'
L16	N 70°00'00" W	60.00'
L17	N 68°00'00" W	103.87'
L18	N 66°00'00" W	50.00'
L19	N 64°00'00" W	64.88'
L20	N 62°00'00" W	50.00'
L21	N 60°00'00" W	53.95'
L22	N 58°00'00" W	50.00'
L23	N 56°00'00" W	50.00'
L24	N 54°00'00" W	103.89'
L25	N 52°00'00" W	221.77'
L26	N 50°00'00" W	47.40'
L27	N 48°00'00" W	61.19'
L28	N 46°00'00" W	60.00'
L29	N 44°00'00" W	50.00'
L30	N 42°00'00" W	50.00'
L31	N 40°00'00" W	22.37'
L32	N 38°00'00" W	48.93'
L33	N 36°00'00" W	48.25'
L34	N 34°00'00" W	24.44'
L35	N 32°00'00" W	24.44'
L36	N 30°00'00" W	21.81'
L37	N 28°00'00" W	24.92'



BOUNDARY INFORMATION PROVIDED BY A RE-TRACEMENT 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 ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1180 BELLS FERRY ROAD
 MARIETTA, GEORGIA 30066-6030
 PHONE: (678) 324-6192
 FAX: (770) 834-8870
 WWW.WBENGR.COM
 LSF000429 - REF 000714

SCALE: 1" = 60'

DATE SURVEYED: BY OTHERS
 DATE UPDATED: N/A
 SURVEYED BY: N/A
 DATE DRAFTED: 04/14/16
 UPDATE DRAFTED: N/A
 DRAWN BY: N/A
 CHECKED BY: DRC
 FIELD BOOK #: N/A
 JOB NUMBER: 160326
 FOLDER NUMBER: 160325
 CADD 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#: 2.

SUBJECT: Case #16-07-020 Milton O. Blankenship (BOC Dist. 1)
MEETING DATE: 6/20/2016

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 59.3 acres on Highway 5 near the city limits of Canton from R-40 and LI to RZL (Residential Zero Lot Line) for a single family residential subdivision with an amenity package.

FACTS AND ISSUES:

Commission District: 1
Zoning Change: R-40 and LI to RZL
Location: Highway 5
Tax Map and Parcel No: 14N22 - 52E, part of 57 and 62
14N22C - 014
Acres: 59.3
Proposed Development: Single Family Residential
Future Development Map: Regional Center and Suburban Growth

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"/> Ex. Site Resource Map	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> FDM	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: H. Michael Bray Phone: 770-479-1426
 Email: mbray@brayandjohnson.com

Applicant's Information:

Name: Milton O. Blankenship
 Address: 441 Thomas Road Phone: 770-345-6401
 City, State, Zip: Canton, GA 30115

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

Name: Milton O. Blankenship
 Address: 441 Thomas Road Phone: 770-345-6401
 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>4-18-16</u>
Case: <u>16-07-020-</u>	PC Work Session Date: <u>6-20-16</u>
CityView # <u>PL2016 0000724</u>	Planning Commission Hearing: <u>7-5-16</u>
Received by: <u>Vicki Taylor Lee</u>	Board of Commissioners: <u>7-19-16</u>
Fee Paid: \$ <u>500⁰⁰</u>	Zoning Board of Appeals: <u>N/A</u>
Date: <u>5-13-16</u> <i>ntt</i>	Other: _____

SECTION II

Property Information:

Location: Located on Highway 5 near the City Limits of Canton

Current Zoning: R-40 & LI Proposed Zoning: RZL Total Acreage: 59.3
14 N 22 Portion of Parcels 062 & 057 that is ~~NW~~ North of Teauge Dr. LL: 242, 243, & 227 14th District
Tax Map #: 14 N 22 Parcel #: 052E ✓ Land Lot(s): 242 District: 14th
14 N 22C Parcel# 014 ✓ Land Lots: 242 & 243 District: 14th
Future Development Map Designation: Regional Center and Suburban Growth

Adjacent Zonings: North R-40, GC South AG, R-40 + East R-40 West R-40
City

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

Applicant is requesting a residential classification of RZL with the understanding that
most of the lots in this development are larger than the minimum allowed under an RZL
zoning classification.

Proposed Use(s) of Property:

Residential with an amenity package.

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, Milton O. Blankenship, 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 1 day of June, 20 16.

Print Name Milton O. Blankenship

Applicant Signature Milton O. Blankenship

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: Cherokee County Water & Sewer Authority

How is sewage from this site to be managed?

By Cherokee County Water & Sewer Authority

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

If yes, what is the projected increase? 181 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	249	0.725	180.5
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	249	9.57	2,383
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.

Section V

Applicant's statement in Support of his rezoning application:

1. The intent of this requested zoning is to achieve a rezoning classification of Milton O. Blankenship's property that is reasonable and practical for the area, and makes sense as a reasonable use of the property, and approaches the highest and best use of the subject property. The intent is to have affordable homes and a development with an amenity package.

There are many factors that affect the decision for the "best zoning classification of a property". As stated in the zoning ordinance there is an "effort to balance the interest of the community in promoting the public health, safety, morality and general welfare against the right of a property owner to an un-restricted use of their property.

Obviously over the course of time, property owners have been compelled or forced to seek aid of the courts to obtain a use of his or her property that while the proposed use is not strictly in compliance with the Land Use Plan or Land Development Plan, a constitutional use of this property prevails in the dispute with the governing authority.

Actually some of the factors set out in Cherokee County Ordinance 18.6-1 "factors determining a zoning decision" result from previous court decisions on rezoning cases.

Nevertheless, considering all of the factors delineated in 18.6-1, and the evaluation criteria for amendments, 18.6-12, results in an affirmative conclusion that Milton' Blankenship's request to rezone the property to RZL is reasonable and supported by all of the facts surrounding this zoning request.

A response is submitted to each factor that is generally considered in rezoning application.

QUESTION

2. Question: Whether the amendment (ie. RZL) allow use that is generally "suitable" for this site compared to other possible uses and zoning of nearby properties.

Answer : Suitability as defined in the dictionary means "right or appropriate for a particular...purpose or situation".

Viewed in light of the language of 18.6-1, and under section IV of the zoning application, controlled by the definition of suitability, and relying on a little bit of common sense, the answer to the question is clearly YES if the Blankenship property is zoned as RZL residential and compared to adjacent and nearby residential uses, which are a mishmash of lot sizes, style, age, including but not limited to, mobile homes, older homes, (very few new construction) high density, vacant land, clearly supports the contention that the residential development contemplated in this instance is "right for the particular situation", and is "suitable" compared to adjacent property and nearby property.

3. Question: Would the Amendment adversely affect the economic value of use of adjacent nearby properties.

Answer: In reality the amendment to the zoning ordinance allowing RZL would have a positive effect on the economic value of adjacent property. Additionally, local businesses would benefit from the localized customer base, local residents available for local employees, (ie..the new hospital under construction, people employed in the technology park, and other small businesses would have affordable housing available for employees within a short distance of their location). Development of the Blankenship property would create opportunities for enhanced development of adjacent properties, would support and could add to the commercial uses in the local community. Furthermore, the Blankenship property is near the City Limits of Canton and the thought has always been to locate the higher density near the cities and commercial center.

4. Question: Whether the Blankenship property can be used as currently zone.

Answer: At first this factor or consideration almost seems nonsensical (ie..”can it be used as currently zoned”) One half of the Blankenship property is zoned R-40 and one half is zoned LI (Light Industrial), so when you face the question, can it be used as zoned, the answer is if you can spend enough money to develop LI lots and develop part of it R-40 lots you would have lots available but would remain generally vacant. For the Blankenship property it is a fact that most reasonable land planners, developers and realtors would expect LI & R-40 to have an unsuccessful outcome, resulting in economic failure. As a consequence a badly classified or zoned property does not promote the community welfare.

Efforts were made to contemplate the development of this property as “LI” 15 years ago. A properly installed stream crossing allowed access to the property, and multiple visits were made with the development authority, and realtors, ultimately lead to the conclusion that there was no market for LI particularly upon the consideration of the cost of development and suitability of this particular property for LI and R-40.

Considerable efforts were made to consult with the Development Authority, Realtors, Engineers, Developers and Contractors to develop a use and concept for the Blankenship property that could be compatible with the uses in the area and the highest and best use of the property. In reaching such a decision consideration was made of the existing sewer available, existing roads, schools, the need for affordable homes, access to major highways, nearby potential employers and many other factors. A lot of thought has been placed in coming up with the proposed use of the Blankenship property.

5. Question: Would an RZL subdivision on the Blankenship property result in a use which should or could cause and excessive or burdensome use of streets, schools, water, police, fire patrol, or other utilities.

Answer: The short for these questions is no.

The long answers to these questions take some thought of what it means to be burdensome or excessive. In giving this some thought, try Highway 20 from I-575 to Scott Road and you get some idea of excessive or burdensome. At this location (Highway 20), due to commercial development, hospital development and the failure to expand Highway 20 to four (4) lanes, results in a question of burdensome. However the Blankenship property is located on Highway 5, close proximity to I-575 with limited development North and South of the subject property. Furthermore, traffic along Highway 5 from Ball Ground has access to I-575 at Airport Road, and consequently traffic is reasonably moderate or light on Highway 5. Further transportation issues will be addressed in the final development plans that will include a right turning lane to enter the property and other transportation considerations. Although not required for this project, there are plans for a transportation study.

The property has sewer on the property, direct access to sufficient water, and the Water & Sewer Authority reports that there are no problems with availability.

A check with the school authorities reveals a moderate effect on the school system and there will be some contribution made upon the development of the lots.

6. **Question:** Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

Answer: It is clear that the land use plan doesn't include an RZL zoning as a proposed use.

However, Applicant states that if you look at the intent and policy of the land use plan it is consistent with the spirit, policy and intent. This statement is based upon the fact of its location and proximity to I-575, commercial areas, availability of sewer and water, a need for entry level, affordable housing, and one cannot argue that there no better location for an RZL project. You certainly would not want to put such a project in the Hickory Flat area, north Cherokee County, or even in Sutallee. So ultimately you are left with a question "where does a good RZL fit?" It fits on the Blankenship property.

Additionally, the current land use plan has not been reviewed in over eight (8) years. Which means it is incumbent upon the County to revisit the plan, and incumbent upon the County to take into consideration whether this is a fit zoning classification for this property.

We submit that when you make a fair consideration, this is the place for RZL.

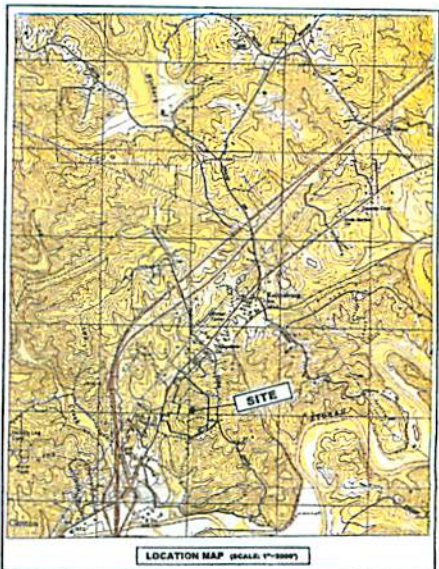
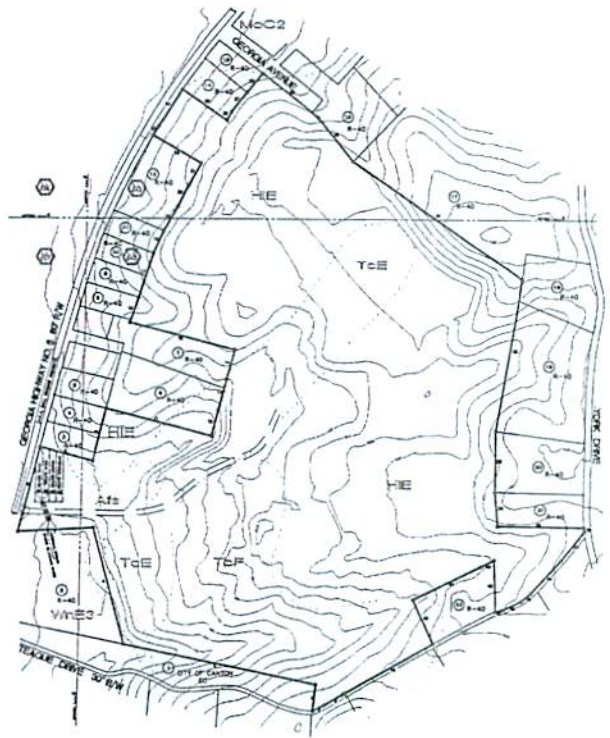
7. **Question:** Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for wither approved or disapproval of the proposed zoning.

Answer: Applicant submits there are changing conditions:

(i) This area is clearly in transition;

- (ii) This area does not have other zoning uses that would conflict with the proposed project;
- (iii) The commercial development has been along Highway 20 and Riverstone Parkway and not along Highway 5 in this vicinity;
- (iv) It is incumbent for those in charge of the responsibility for decisions of the County, acknowledge there is a struggle providing affordable housing;
- (v) The property has not been used since time immortal, despite the fact it has been owned by Blankenship for 28 years, and the despite the fact that it has been made available for every conceivable use with no success and finally by the guidance of realtors and developers the conclusion is that it needs to be a high density residential development;
- (vi) The property being forced to remain vacant, is a detriment on the general welfare of the community and is certainly no benefit to Cherokee County.

- 1) I.F.S. - IRON PIN SET
- 2) I.F.F. - IRON PIN FOUND
- 3) B. - BENCHMARK BAR
- 4) A. - ARC
- 5) R.O. - RADIOS
- 6) (R) - RADIAL
- 7) (NR) - NOT RADIAL
- 8) W. - WANDLE
- 9) D.L. - DROP INLET
- 10) S.L. - SLOPING LINE
- 11) R/W - RIGHT OF WAY
- 12) J.B. - JUNCTION BOX
- 13) F.V. - FIRE VESICANT
- 14) L.L.L. - LAND LOT LINE
- 15) C.D. - CHORD BEARING
- 16) C.D. - CHORD DISTANCE
- 17) A.P. - ANGLE OF TANGENCY
- 18) S.S. - SANITARY SINK
- 19) S.S.E. - SANITARY SEWER EASEMENT
- 20) P.P. - POWER & GAS PHONE POLE
- 21) E.C. - EASEMENT
- 22) C.L. - CENTERLINE
- 23) P.L. - PROPERTY LINE
- 24) P.L. - OVERHEAD POWER LINE
- 25) P.L. - OVERHEAD PHONE LINE
- 26) P.L. - FENCE (APPROX. LOC.)
- 27) P.L. - STREAM (APPROX. LOC.)
- 28) P.L. - 6" DITCH (APPROX. LOC.)
- 29) P.L. - EXISTING CONTOUR



NOTE:
NO HISTORIC, ARCHEOLOGICAL OR CULTURAL FEATURES ARE KNOWN TO EXIST WITHIN SUBJECT PROPERTY.

NOTE:
NO ENDANGERED OR THREATENED SPECIES OF WILDLIFE IS KNOWN TO EXIST WITHIN SUBJECT PROPERTY.

F.E.M.A. NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.), OFFICIAL FLOOD INSURANCE RATE MAP, MAP NO. 13057C0164D, REVISED: 09-29-06, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

AREA = 59.3± ACRES

SOILS MAP LEGEND
 Afs - AUGUSTA FINE SANDY LOAM
 HIE - HAYVILLE FINE SANDY LOAM, 10 TO 25% SLOPES
 M2C2 - MASADA FINE SANDY LOAM, 6 TO 10% SLOPES, ERODED
 TEF - TALLAPOOSA COBBLY SANDY LOAM, 25 TO 60% SLOPES
 TCE - TALLAPOOSA FINE SANDY LOAM, 15 TO 25% SLOPES
 WHE3 - WICHAM SANDY CLAY LOAM, 10 TO 25% SLOPES, SEVERELY ERODED

Georgia 811
Where you're a Digging, Call before you dig.

NOT FOR RECORDING

MARTIN LAND SURVEYING, P.C.
 MICHAEL C. MARTIN, P.L.C.
 LICENSE NO. 4782
 104 HAYWOOD DRIVE
 WOODSTOCK, GEORGIA 30188
 PHONE: (770) 858-0200

MCM LAND SURVEYING
 ENGINEERING & SURVEYING SOCIETY OF GEORGIA
 MEMBER COMPANY OF SURVEYING & MAPPING

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 3/32" FEET AND AN ANGLE ERROR OF 3" PER ANGLE POINT, AND HAS ADJUSTED USING COMPOUND RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3/32" FEET.

EQUIPMENT USED FOR MEASUREMENTS: N/A

REVISIONS:
 DRAWING BY: MIKE KLOCHES, R.L.S. [SCALE: 1" = 200' FT]
 JOB NO. 15-2478A [DWG FILE: B2478MAP.dwg]

— EXISTING SITE RESEARCHER'S MAP —

THE ENCLAVE AT CANTON

LAND LOTS - 227, 242 & 243 DIST. - 1A, SECT. - 2
 CITY - CHEROKEE COUNTY, GEORGIA
 DATE OF FIELD WORK: N/A
 PLAT PREPARED: APRIL 15, 2016
 REVISIONS:
 DRAWING BY: MIKE KLOCHES, R.L.S. [SCALE: 1" = 200' FT]
 JOB NO. 15-2478A [DWG FILE: B2478MAP.dwg]

LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 227, 242 and 243 of the 14th District, 2nd Section of Cherokee County, Georgia and being 59.3 acres, more or less, as shown on that survey for The Enclave at Canton by Martin Land Surveying, P.C., bearing the seal of Michael C. Martin, GRLS #2149, dated 4/15/2016, said plat being incorporated herein and being more particularly described as follows:

Commence at the point of intersection of the Westerly right of way of York Drive with the Northwesterly right of way of Teague Drive (30' R/W), said point being THE TRUE POINT OF BEGINNING; thence running along the Northwesterly right of way of Teague Drive the following courses and distances: South 38 degrees 30' 46" West 138.01 feet; South 41 degrees 55' 25" West 165.31 feet; South 48 degrees 43' 38" West 44.74 feet; South 66 degrees 02' 44" West 80.77 feet; South 76 degrees 25' 53" West 25.16 feet; thence leaving said right of way and running North 01 degree 20' 06" West 192.40 feet to a point; thence South 63 degrees 40' 53" West 54.27 feet to a point; thence South 63 degrees 40' 53" West 280.97 feet to a point; thence South 24 degrees 23' 34" East 179.75 feet to a point on the Northwesterly right of way of Teague Drive; thence running along the Northwesterly right of way of Teague Drive the following courses and distances: South 60 degrees 46' 19" West 377.54 feet; South 61 degrees 35' 05" West 7.99 feet; South 59 degrees 42' 53" West 79.54 feet; South 64 degrees 06' 59" West 49.51 feet; thence leaving said right of way and running North 06 degrees 57' 41" East 97.54 feet to a point; thence North 78 degrees 13' 00" West 725.02 feet to a point; thence North 14 degrees 24' 22" West 446.77 feet to a point; thence South 87 degrees 02' 56" West 278.87 feet to a point on the Southeasterly right of way of Georgia Highway No. 5 (80' R/W); thence running along the Southeasterly right of way of Georgia Highway No. 5 North 14 degrees 31' 13" East 320.16 feet to a point; thence leaving said right of way and running South 75 degrees 28' 46" East 200.08 feet to a point; thence North 14 degrees 28' 06" East 200.14 feet to a point; thence South 75 degrees 26' 00" East 400.00 feet to a point; thence North 14 degrees 51' 32" East 100.00 feet to a point; thence North 14 degrees 38' 00" East 120.00 feet to a point; thence North 15 degrees 18' 00" East 112.50 feet to a point; thence North 75 degrees 26' 00" West 400.00 feet to a point; thence North 18 degrees 28' 01" East 99.84 feet to a point; thence North 18 degrees 12' 31" East 174.01 feet to a point; thence North 23 degrees 52' 21" East 91.63 feet to a point; thence North 29 degrees 19' 34" East 103.02 feet to a point; thence North 26 degrees 45' 30" East 90.49 feet to a point; thence North 28 degrees 48' 10" East 92.61 feet to a point; thence North 59 degrees 44' 00" West 205.20 feet to a point on the Southeasterly right of way of Georgia Highway No. 5; thence running along the Southeasterly right of way of Georgia Highway No. 5 North 30 degrees 44' 44" East 39.95 feet to a point; thence North 31 degrees 50' 04" East 162.63 feet to a point; thence leaving said right of way and running South 55 degrees 18' 09" East 202.25 feet to a point; thence North 27 degrees 56' 06" East 36.52 feet to a point; thence North 37 degrees 39' 31" East 91.72 feet to a point; thence North 39 degrees 06' 43" East 92.09 feet to a point; thence South 51 degrees 32' 51" East 265.30 feet to a point; thence South 38 degrees 34' 20" East 208.45 feet to a point; thence South 55 degrees 26' 49" East 770.78 feet to a point; thence South 09 degrees 56' 00" West 576.15 feet to a point; thence South 00 degrees 51' 08" West 225.49 feet to a point; thence South 05 degrees 03' 38" East 125.02 feet to a point; thence South 89 degrees 13' 10"

East 318.94 feet to a point on the Westerly right of way of York Drive; thence running along the Westerly right of way of York Drive South 08 degrees 13' 14" East 14.95 feet to the point of intersection of the Westerly right of way of York Drive with the Northwesterly right of way of Teague Drive, said point being THE TRUE POINT OF BEGINNING.

Bray & Johnson

Attorneys at Law

10 North Street, Canton, GA 30114

Roger M. Johnson
H. Michael Bray
Jennifer S. Gill
Derek S. Poarch

P. O. Box 1649
Canton, Georgia 30169

Telephone 770-479-1426
Facsimile 770-479-6488

May 12, 2016

Cherokee County Board of Commissioners
Cherokee County Zoning Board
1130 Bluffs Parkway
Canton, GA 30114

RE: **Public Participation Meeting Report**
Applicant: Milton O. Blankenship

Dear Commission Members:

The public participation meeting on behalf of applicant, Milton O. Blankenship, was held at R.T. Jones Memorial Library on April 18, 2016. In accordance with the requirements of the Cherokee County Ordinance notice of the meeting was provided to all of the parties as identified by the Cherokee County Planning & Zoning Department.

Included in this report are the signature pages of those who attended the meeting (and agreed to sign on the sign-up sheet). Approximately 35 +/- people attended the meeting.

At the meeting the content of the zoning proposal was submitted to the people in attendance. The floor was open for discussion and as a result there was a full and generally informative discussion held concerning this application.

It was noted by several people they had some concerns about the traffic. Accordingly it was reported to the group that the subdivision would have two (2) entrances, and that an entrance plan would have to be approved by the Cherokee County Engineering Department. At the minimum it was advised that there would be a right turn lane to allow entry into the development. Appropriate consideration would be made for a left turn lane, if it appeared that it would be necessary. It is not expected that a left turn would be generally necessary and most likely most traffic would be from I-575 to the development, or the development to I-575.

Another concern was the nature and characteristic of the project. The speaker on behalf of Milton O. Blankenship noted that a recent Facebook posting totally mischaracterized and misrepresented the project. It was explained that although it is considered a high density

subdivision residential development, it will incorporate an amenity package, two entrances, lots larger than generally allowed under the proposed RZL zoning classification, more separation between units, and changes in elevation. All of these characterizations leads a reasonable person to understand that the development will have substantial characteristics that will negate the appearance of it being high density. Further information and discussison concerning having housing available for young people, and for that matter, old people moving into Cherokee County. Thoughtful consideration was made concerning the public's comment about the density of the project.

Discussions were entertained concerning the infrastructure. It was noted that according to discussions with Cherokee County Water & Sewerage Authority, adequate sewer and water is available for this project. Further noted that Cherokee County Water & Sewerage Authority is expanding its capabilities by improvements on its projects in the Ball Ground area.

The issue concerning schools and other related topics were made at this meeting. It is noted that Teasley Elementary is under capacity at their present standing. It is also believed that this project will not put an undue burden on schools but a lively discussion ensued concerning this subject.

The attendees were further advised that additionally notices will be in the paper and signs will be posted on the property providing notice of the meeting of the Planning Board and Board of Commissioners. It was further noted to the attendees that there are two meetings, one before the Planning Board and one before the Board of Commissioners. The Planning Board meeting is the opportunity for there to be a more input from the public.

The meeting ultimately adjourned and there was not a consensus developed concerning the opinions of the attendees. Obviously, there was some who were not in favor of the project and there was some in favor of the project.

As further stated, there was a lively discussion with those who owned property adjoining Blankenship property, and an honest effort to address each and every concern of the adjoining property owners, as well as those who were citizens who lived some distance from the project. There was determined effort made to inform the attendees of the substance of development, and a concerned effort to discuss the proposal and hear from each and every attendee who wanted to make a comment or have a question.

Included in this summary is a copy of the notice sent to property owners and interested parties, the attendees signature list, and our certificates of mailing.

The meeting lasted well over 30 minutes, it began at 6:30 p.m., and we had available the Cherokee County Future Land and Development Map, site plan, contact information, procedure and content information for the Cherokee County planning and Zoning Board and a resources map.

Thank you for your consideration of this information.

Sincerely,

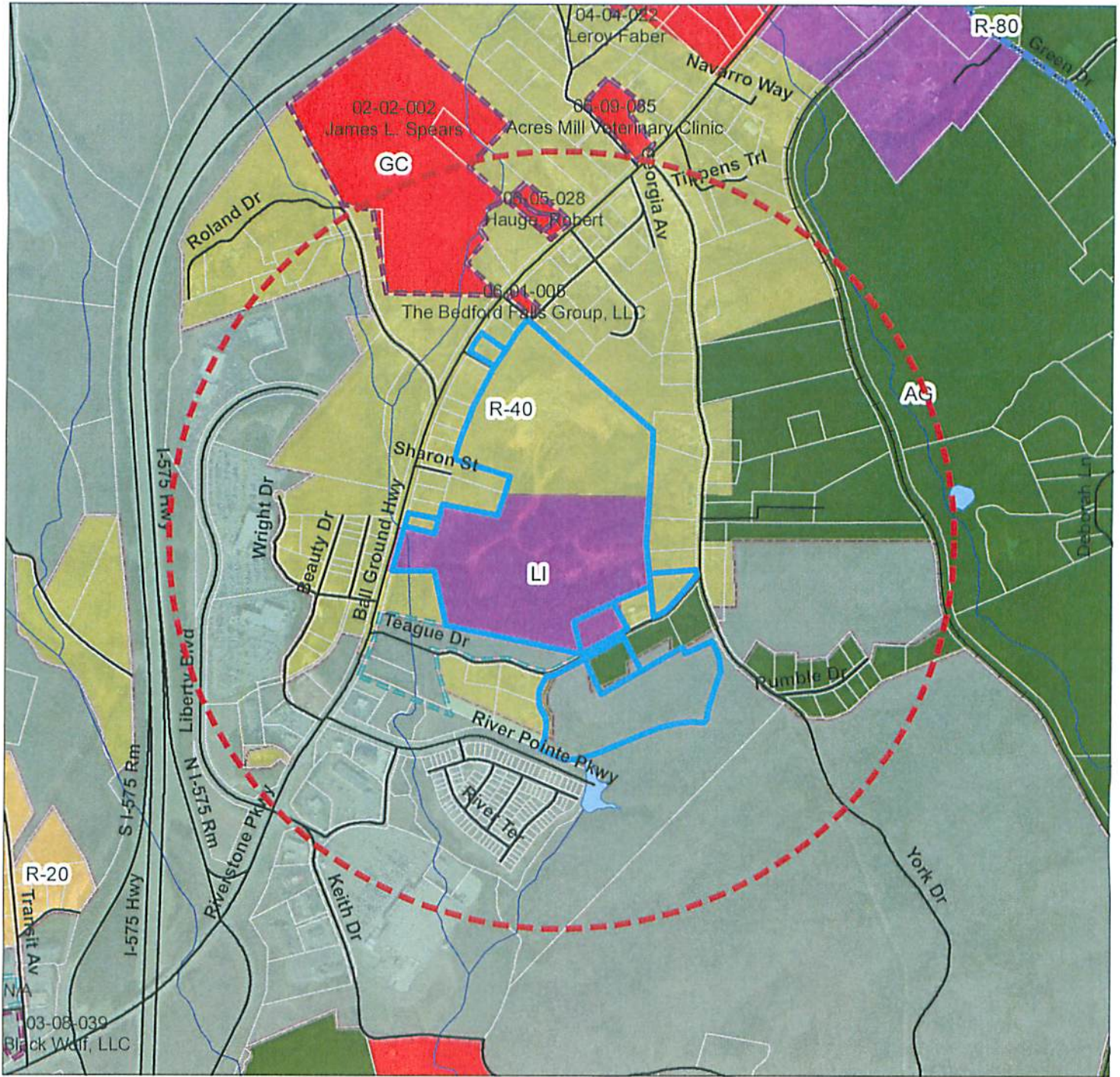
H. Michael Bray

A handwritten signature in black ink, appearing to be 'H. Michael Bray', is written over the printed name. The signature is stylized with a large loop at the bottom and a long horizontal stroke extending to the right.

(133331)

Case # 16-07-020 Milton Blankenship

Current Cherokee County Zoning Map



Legend

Rezoning Parcels	Cherokee Zoning AG	RTH
Canton Growth Boundary	R80	RM10
Streets	R60	RM16
1/2 mile radius	R40	PUD
Recent Zoning Cases	R30	OI
City Annexations	R20	NC
Ball Ground	R15	GC
Canton	RD3	LI
Nelson	R10	HI
Woodstock	RZL	Bells Ferry Overlay
	RA	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.

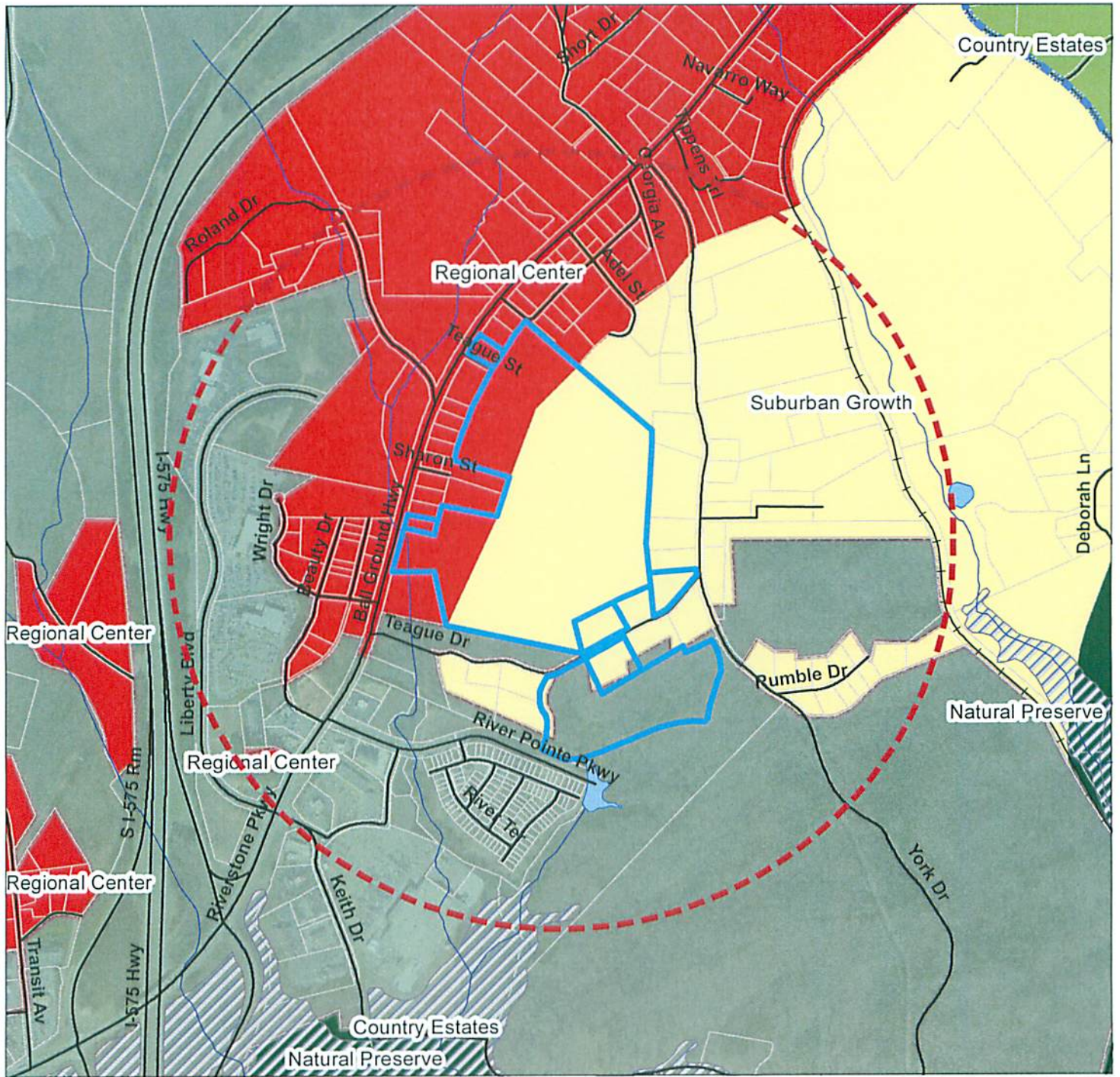


Prepared by:
Cherokee County
Planning & Land Use
Canton, Georgia
May 26, 2016



Case # 16-07-020 Milton Blankenship

Future Development Map from the Comprehensive Plan



Legend

Rezoning Parcels	Natural Preserve	County Crossroads
Canton Growth Boundary	Rural Places	Hamlet
Streets	Country Estates	Neighborhood Village
1/2 mile radius	Suburban Growth	Community Village
100 Year Flood Zone	Suburban Living	Corridors
Ball Ground	Neighborhood Living	Scenic Corridor
Canton	Bells Ferry LCI	Transitional Corridor
Nelson	Urban Core	Development Corridor
Woodstock	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
May 26, 2016





**Cherokee County, Georgia
Agenda Request**

Item#: 3.

SUBJECT: **MEETING DATE:**
Case #16-07-021 Jerry, Donna and Stacey Neese 6/20/2016
(BOC Dist. 2)

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 15.76 acres at 262 Arnold Mill road from R-40 to LI (Light Industrial) and AG (Agricultural) for a family farm and future business.

FACTS AND ISSUES:

Commission District: 2
Zoning Change: R-40 to LI and AG
Location: 262 Arnold Mill Road
Tax Map and Parcel No: 15N17A, Parcel 184
Acres: 15.76
Proposed Development: Family Farm and Future Business
Future Development Map: Neighborhood Living

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"/> Site Plan	Exhibit
<input type="checkbox"/> FDM	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: Stacey Neese Phone: 770-928-4671 - cell # 404-391-9663
 Email: STACEY N53 @ G mail - COM

Applicant's Information:

Name: JERRY & danny neese & STACEY C. neese
 Address: 725 neese rd Phone: 770-928-5617
 City, State, Zip: Douglas GA 30188

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

Name: _____

Address: _____ Phone: _____

City, State, Zip: _____

Requested Public Hearing (check all that apply):

Rezoning

Amendment / Modification of Zoning

Variance / Appeal

Other: _____

STAFF USE ONLY:

Commission District: 2
 Case: 16-07-021
 CityView # PL2016-0722
 Received by: LF
 Fee Paid: \$ 750⁰⁰
 Date: _____

PUBLIC HEARING SCHEDULE:

Public Participation Meeting: _____
 PC Work Session Date: 6/20/16
 Planning Commission Hearing: 7/5/16
 Board of Commissioners: 7/19/16
 Zoning Board of Appeals: N/A
 Other: _____

(1 Sign)

SECTION II

Property Information:

Location: 262 Arnold Mill Rd

Current Zoning: R-40 Proposed Zoning: L1 and AG Total Acreage: 15.76

Tax Map #: 15 N17A Parcel #: 184 Land Lot(s): 1025 District: ~~1515~~

Future Development Map Designation: Neighborhood Living

Adjacent Zonings: North R-40 South R-40, LI+GC (City) East R-1 (City) West R-40, LI+GC (City)

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

3.76 to L1 for future business 12.0 Residential and family farm. Need to rezone to fully utilize agriculture uses.

Proposed Use(s) of Property:

family farm and future business

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, Stacey C. Weese, 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 2 day of May, 2016.

Print Name Stacey C. Weese

Applicant Signature [Signature]

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: City of Woodstock + 4 wells

How is sewage from this site to be managed?

septic - existing

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	
110	Gen. Light Ind.	3.76 acres	51.8	194.768
				* Note: number is probably closer to 50 per Asst. County Engineer

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.

**Stacey C. Neese
Jerry Neese, Sr.
Donna Neese
268 Arnold Mill Road
Woodstock, GA 30188**

May 31, 2016

TO WHOM IT MAY CONCERN:

We, Stacey C. Neese, Jerry Neese, Sr. and Donna Neese, would like to have 268 Arnold Mill Road rezoned, 12 acres back to AG and 3.76 acres to LI.

On the 12 acres AG, we want to farm this land - for gardens and to raise animals. The land, for the most part, is pasture land.

On the 3.76 acres LI, we would like to put in a lot, for the wrecker service storage lot. Two sides are already LI or Commercial. This would be a future site for a storage lot of wrecked cars and impounds. The storage lot would be a secure lot with an 8' privacy fence with three strands of wire on top, plus security cameras and lighting from dusk to dawn.

There would be no impact on traffic or noise levels to the community, on schools or homes for either of the rezoning requests.

Sincerely,



Stacey C. Neese



Jerry Neese, Sr.



Donna Neese

/dm



Cherokee County, GA



0.1 0 0.04 0.1 Miles

© Cherokee County GIS

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map or may not be visible may not be available for download or printing. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



Legend

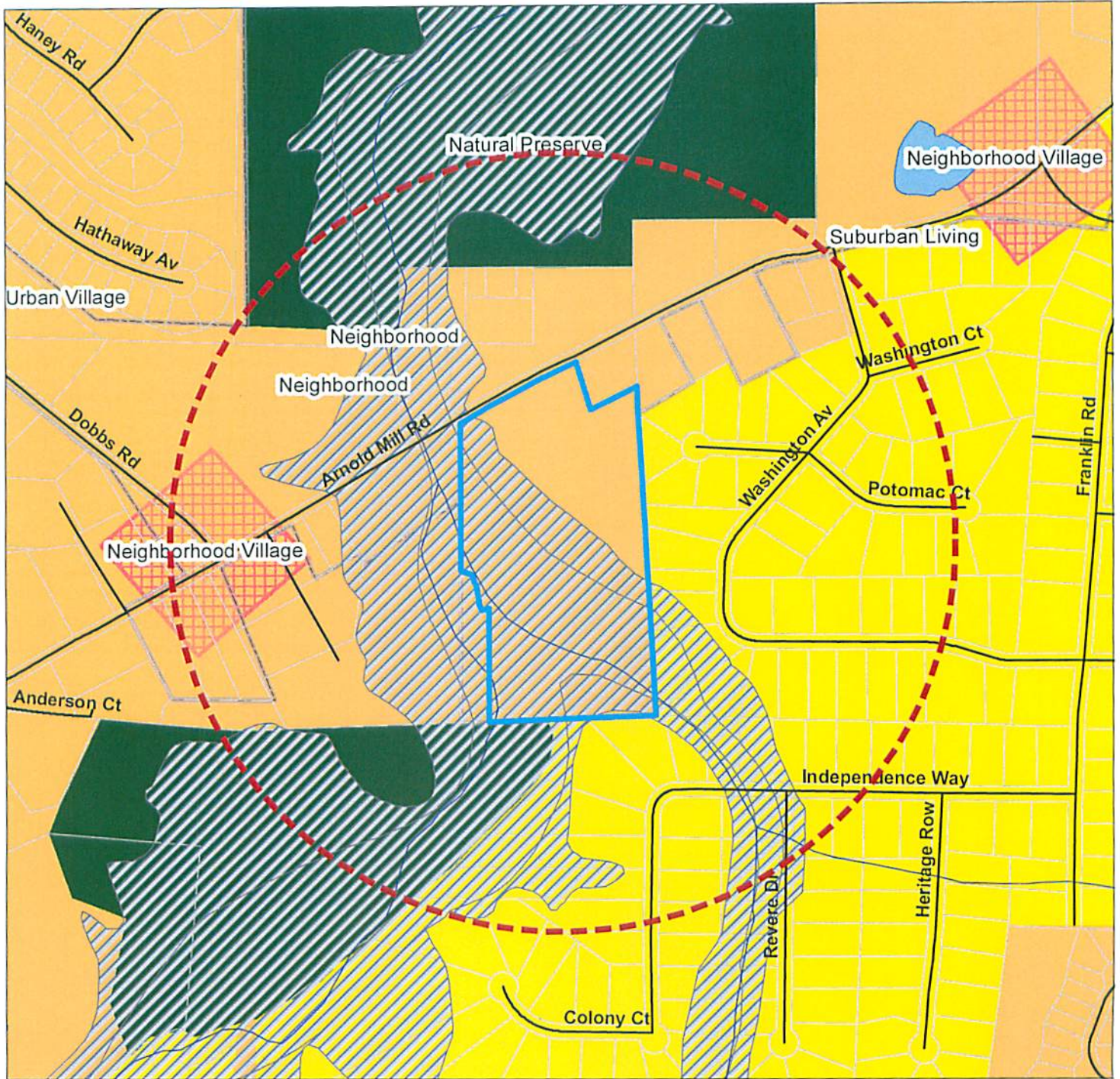
- Schools
- Churches
- Parcels
- Zoning
- Hwy 82 Overlay
- Belt Ferry Overlay
- AG
- R80
- R60
- R40
- R30
- R20
- R15
- R10
- R03
- RA
- RZL
- RTH
- RM10
- RM15
- FLD
- TND
- CI
- NC
- CC
- MC
- LI
- HI

1:2,256

Notes
This map was automatically generated using Geoconnect Extensions.

Case # 16-07-021 Jerry, Donna & Stacey Neese

Future Development Map from the Comprehensive Plan



Legend

Rezoning Parcels	Character Areas	Development Nodes	Woodstock Character Areas
Streets	Natural Preserve	County Crossroads	Natural Preserve
1/4 mile radius	Rural Places	Hamlet	Community Facilities
100 Year Flood Zone	Country Estates	Neighborhood Village	Suburban Living
Ball Ground	Suburban Growth	Community Village	Traditional Neighborhood
Canton	Suburban Living	Corridors	Neighborhood Living
Nelson	Neighborhood Living	Scenic Corridor	Urban Village
Woodstock	Bells Ferry LCI	Transitional Corridor	Neighborhood Village
	Urban Core	Development Corridor	Community Village
	Workplace Center		Urban Core
	Regional Center		Regional Center
	Waste Management		Workplace Center
			Transit Oriented Development



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.

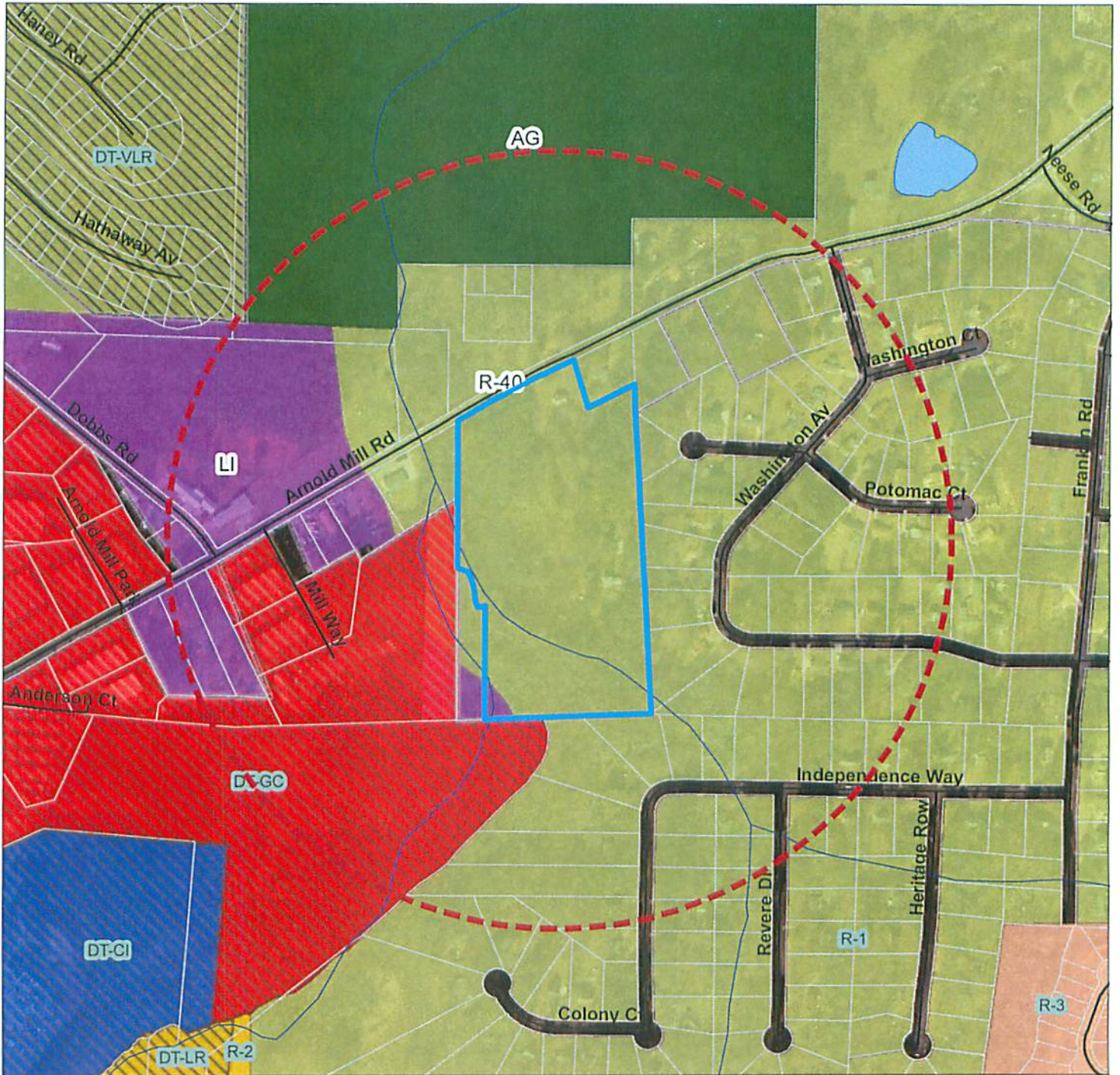


Prepared by:
Cherokee County
Planning & Land Use
Canton, Georgia
June 2, 2016



Case # 16-07-021 Jerry, Donna & Stacey Neese

Current Cherokee County Zoning Map



Legend

Rezoning Parcels	Woodstock Zoning	Cherokee Zoning	RTH
Streets	Downtown - Civic/Institutional	AG	RM10
1/4 mile radius	Downtown - GC	R80	RM16
Ball Ground	Downtown - Low Density Res.	R60	TND
Canton	Downtown - Very Low Density Res.	R40	PUD
Nelson	GC	R30	OI
Woodstock	NC	R20	NC
	PUD	R15	GC
	R-1	RD3	LI
	R-2	R10	HI
	R-3	RZL	Bells Ferry Overlay
	R-4	RA	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
June 2, 2016

