



# Cherokee County Planning Commission Public Hearing AGENDA

July 5, 2016  
Cherokee Hall 7:00 PM

## **CALL TO ORDER**

## **ZONING CASES**

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

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

**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**

**1. June 7, 2016 Minutes**

## **ADJOURN**



Cherokee County, Georgia  
Agenda Request

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Item#: 1.

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

**MEETING DATE:**  
7/5/2016

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

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

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**FACTS AND ISSUES:**

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

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**BUDGET:**

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

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

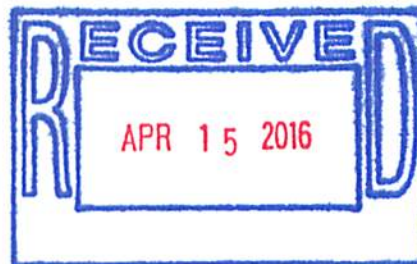
Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Site Resource Map	Exhibit
<input type="checkbox"/> Exterior Color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

- ▣ Revised Site Plan
- ▣ Revised Site Plan 6-13-16
- ▣ Department Comments

- Exhibit
- Exhibit
- Exhibit



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



**Important Notes:**

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

**SECTION I**

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

**Applicant's Information:**

Name: Rosewood Active Adult Communities LLC

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

City, State, Zip: Norcross, Ga. 30092

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

Name: Linn Howell

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

City, State, Zip: Canton, Ga. 30115

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

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

**STAFF USE ONLY:**

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

**PUBLIC HEARING SCHEDULE:**

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

SECTION II

Property Information:

Location: East Cherokee Drive at Cotton Road

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

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

Future Development Map Designation: Suburban Growth

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

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

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

Proposed Use(s) of Property:

Active Adult single family development

Applicant Affidavit:

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

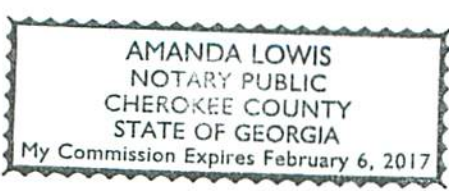
This form is to be executed under oath. I, Norman White, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 7 day of APRIL, 20 16.

Print Name NORMAN WHITE.

Applicant Signature Norman White.

*Amanda Lewis*  
April 7, 2016



**SECTION III**

**Infrastructure Information:**

Is water available to this site?  Yes  No

Jurisdiction: Cherokee County

How is sewage from this site to be managed?

Public Sanitary Sewer

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

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

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

**Traffic Generation:**

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

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

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

Notes:

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

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

**CAMPAIGN DISCLOSURE STATEMENT**

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

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

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

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

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

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

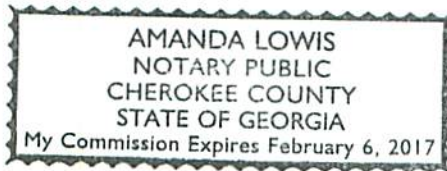
Signature of Applicant: *Norm White* Date: 4-7-16

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

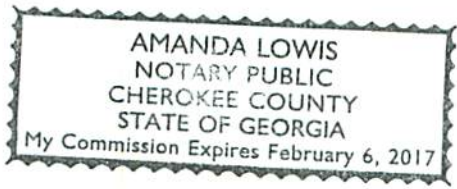
CONFLICT OF INTEREST CERTIFICATION

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

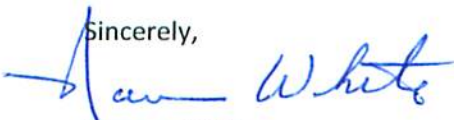
Cherokee County Board of Commissioners  
Cherokee County Planning Commission

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 16<sup>th</sup> day of December in the year of our Lord Two Thousand and Thirteen between

**HOWELL FAMILY PARTNERSHIP, LLC**

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

**LINN H. HOWELL**

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

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

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

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

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

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


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

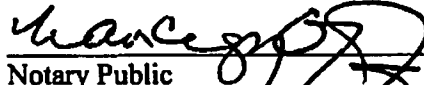
**IN WITNESS WHEREOF**, Grantor has signed and sealed this Deed the day and year first above written.

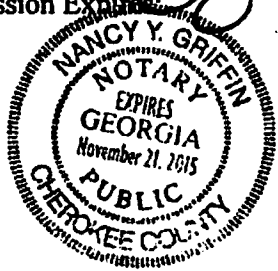
Signed, sealed and delivered in the presence of:

**HOWELL FAMILY PARTNERSHIP, LLC**

  
Unofficial Witness

By:  (Seal)  
Title: *manager*

  
Notary Public  
My Commission Expires



COPY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

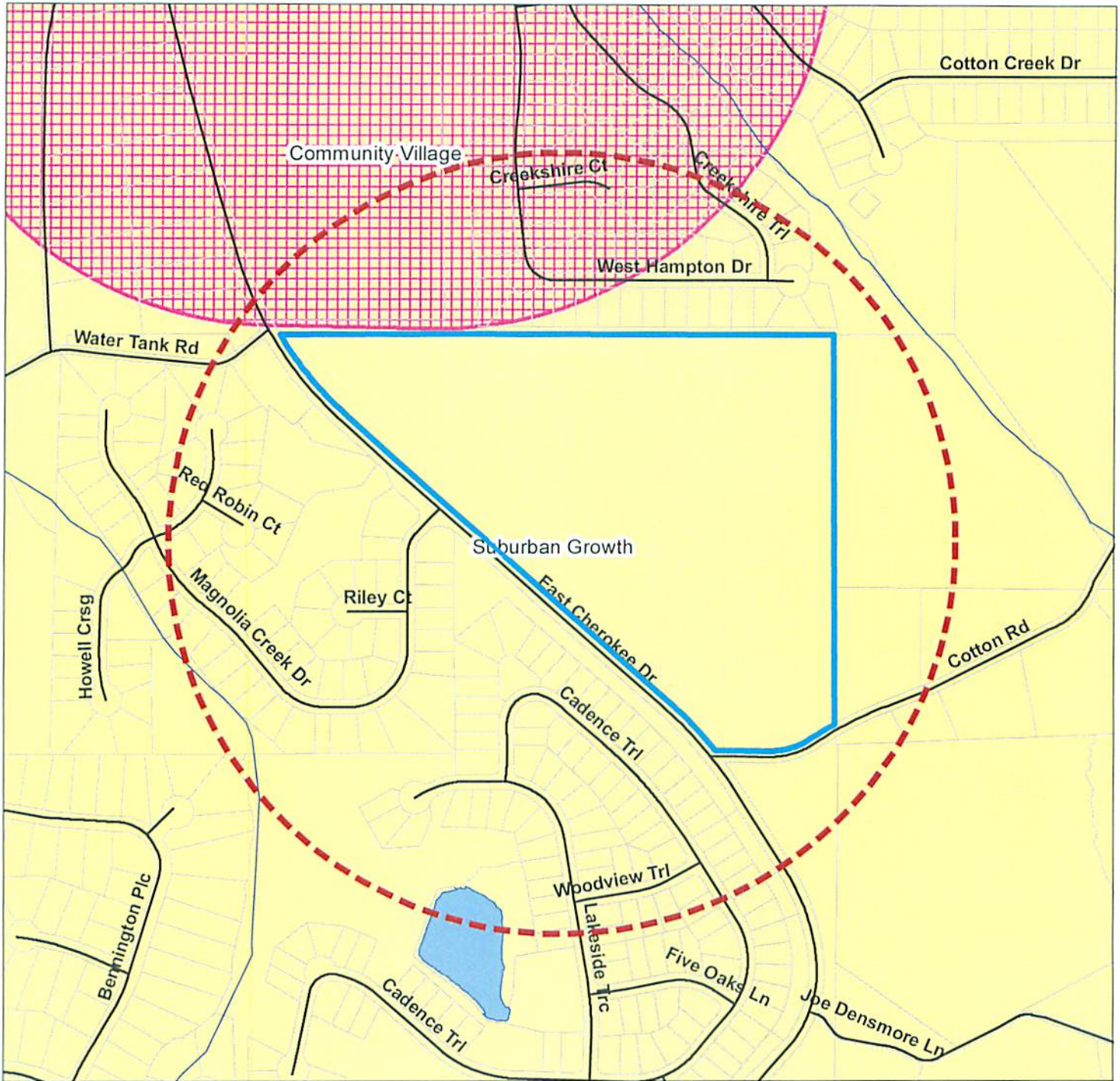
THENCE N 48°37'41" W for a distance of 103.99' to a point;

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

Said parcel contains 37.74 acres.

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

Future Development Map from the Comprehensive Plan



## Legend

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



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



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









# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 1

Dimensional Roofing  
Tamko  
*Weathered Wood*

Horizontal Siding  
*Diverse Beige*  
SW 6079

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

Trim  
*Westhighland*  
*White*  
SW 7566

Brick Veneer  
*General Shale*  
*Rome*  
*La Costa*

Gutter & Downspout  
*Musket Brown*

Shingle and Board & Batten Siding  
*Down Home*  
SW 6081

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

Stone Veneer  
*Environmental*  
*Autumn*  
*Ledgestone*



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


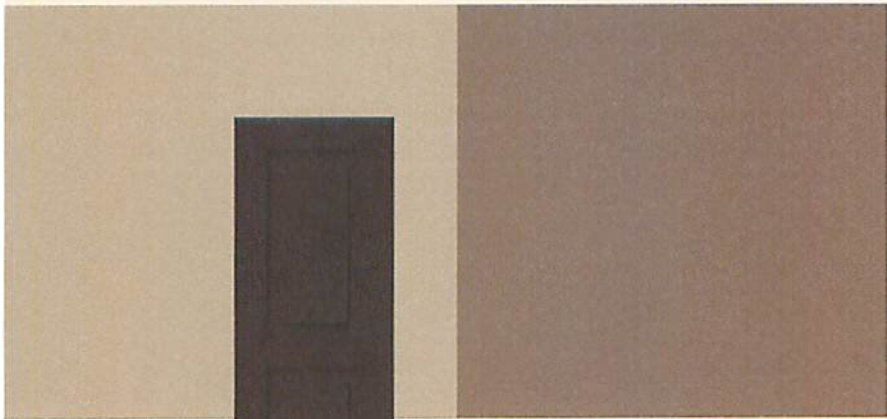



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 2

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



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


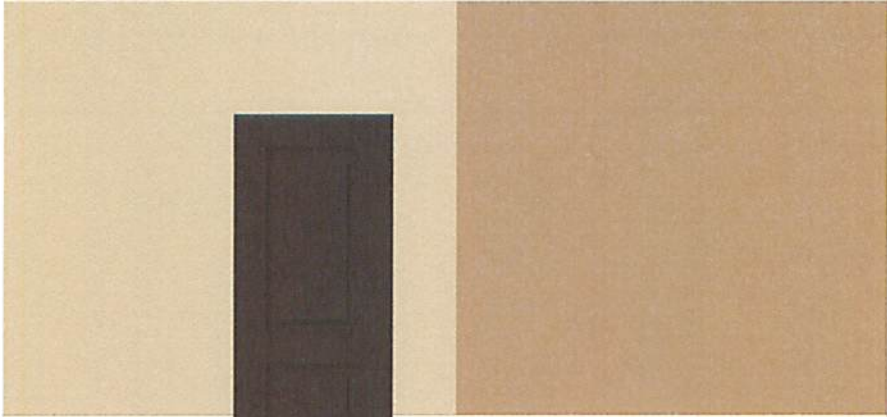



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# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 3

Dimensional Roofing Tamko <i>Weathered Wood</i>		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](http://www.MainStreetDesignsLLC.com)

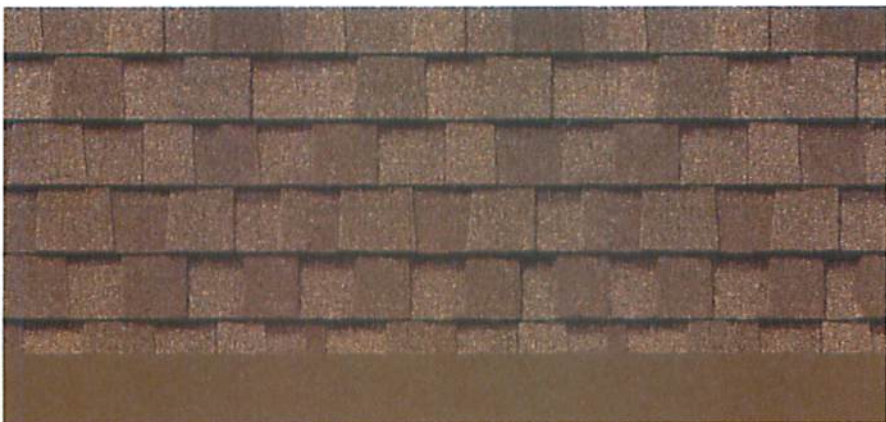
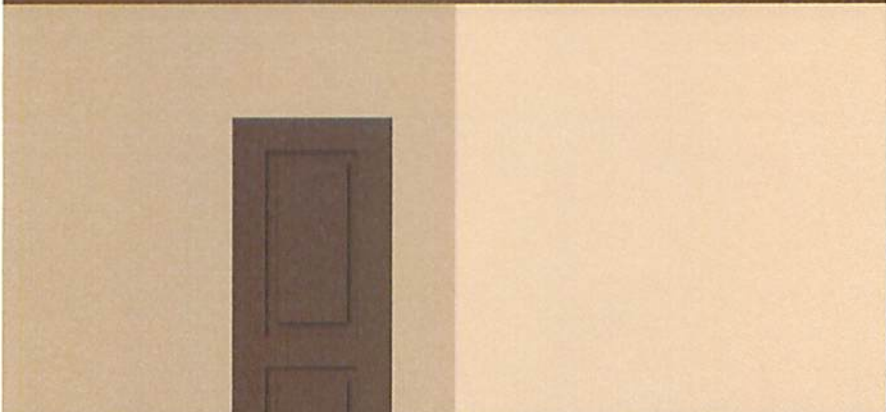



Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 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>		



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


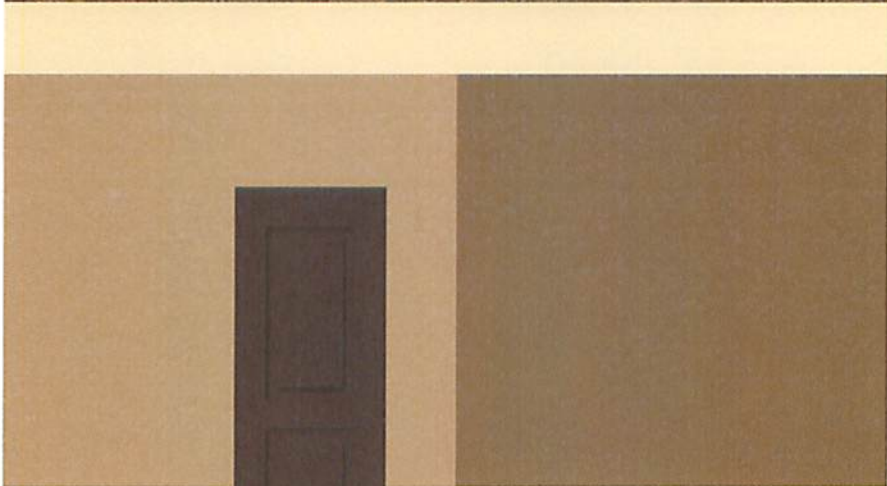

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# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 5

Dimensional Roofing Tamko <i>Weathered Wood</i>		
Horizontal Siding <i>Tavern Taupe</i> SW 7508		Gutter & Downspout Spectra <i>Almond</i>
Metal Roof, Shutter & Entry Door <i>Black Bean</i> SW 6006		Shingle and Board & Batten Siding <i>Griffin SW 7026</i>
Trim <i>Maison Blanche</i> SW 7526		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>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](http://www.MainStreetDesignsLLC.com)

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

# Rosewood Active Adult

Exterior Color Collections

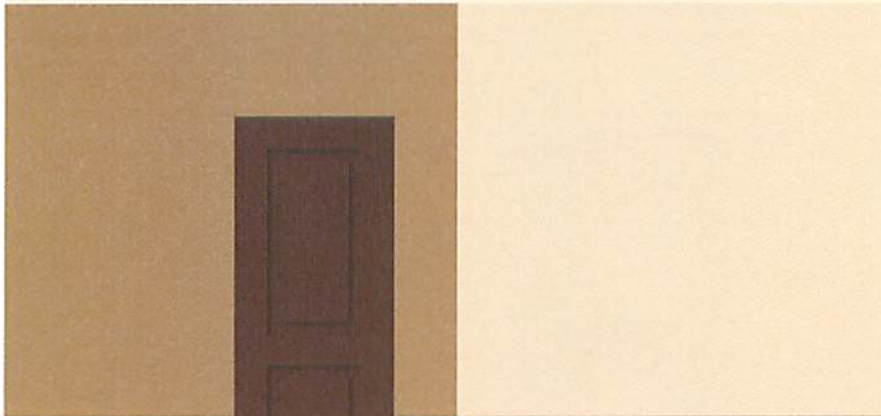
Date: April 13, 2016

## Scheme# 6

Dimensional  
Roofing  
Tamko  
*Weathered Wood*



Horizontal Siding  
*Meadow Trail*  
SW 7737



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

Trim  
*Westhighland*  
*White*  
SW 7566



Brick Veneer  
*Castle Rock Tudor*



Gutter &  
Downspout  
*Linen*

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

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

Stone Veneer  
Environmental  
*Nantucket*  
*Cobble Ledge*



Color selections created by:  
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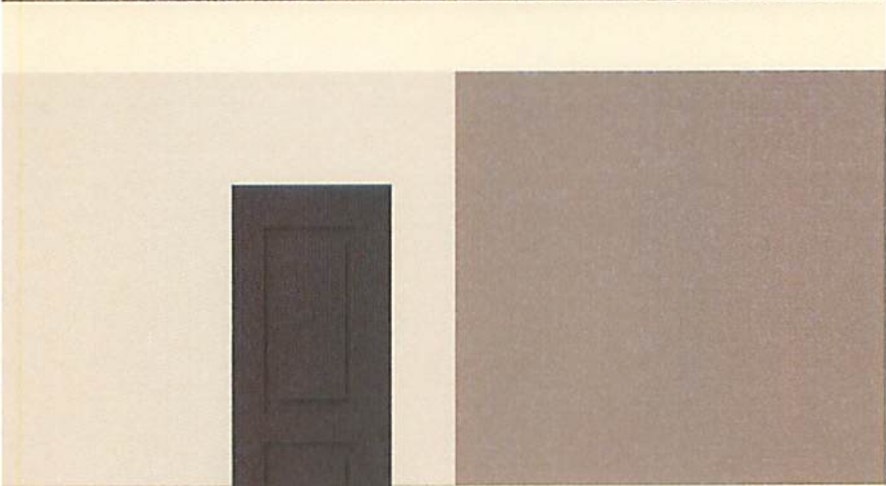



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# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 7

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



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

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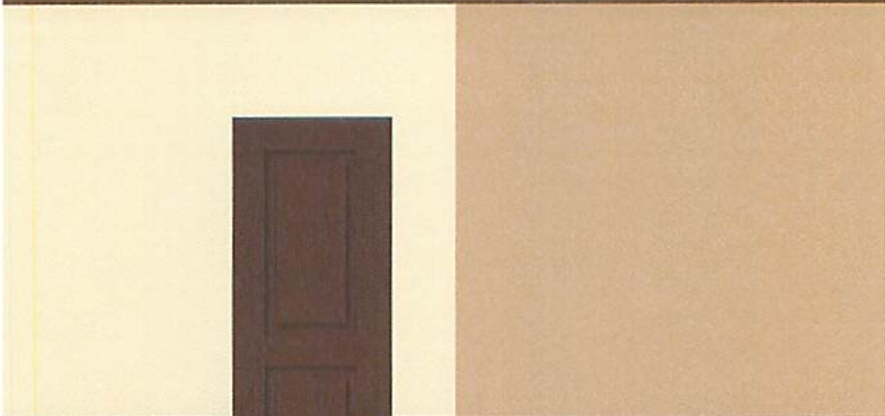




# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 8

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



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


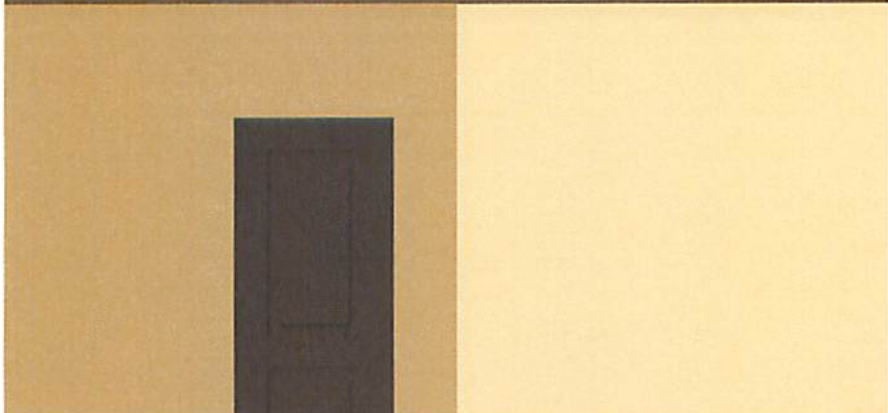



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# Rosewood Active Adult

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</i> <i>Bayou Blend</i>



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


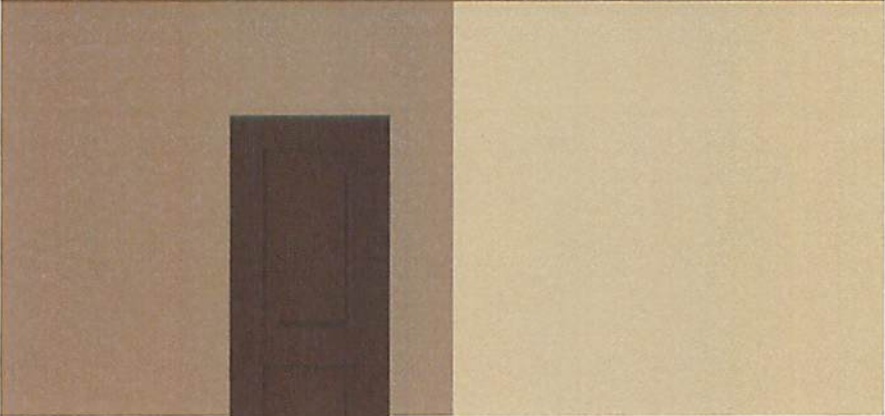
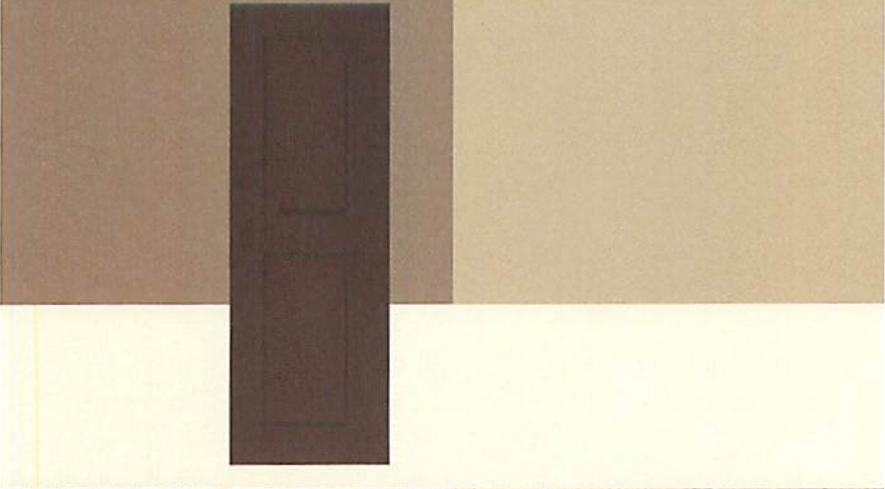


Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

# Rosewood Active Adult

Exterior Color Collections

Date: April 13, 2016

## Scheme# 10

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



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

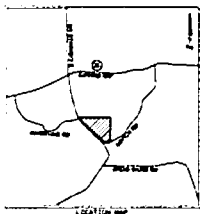
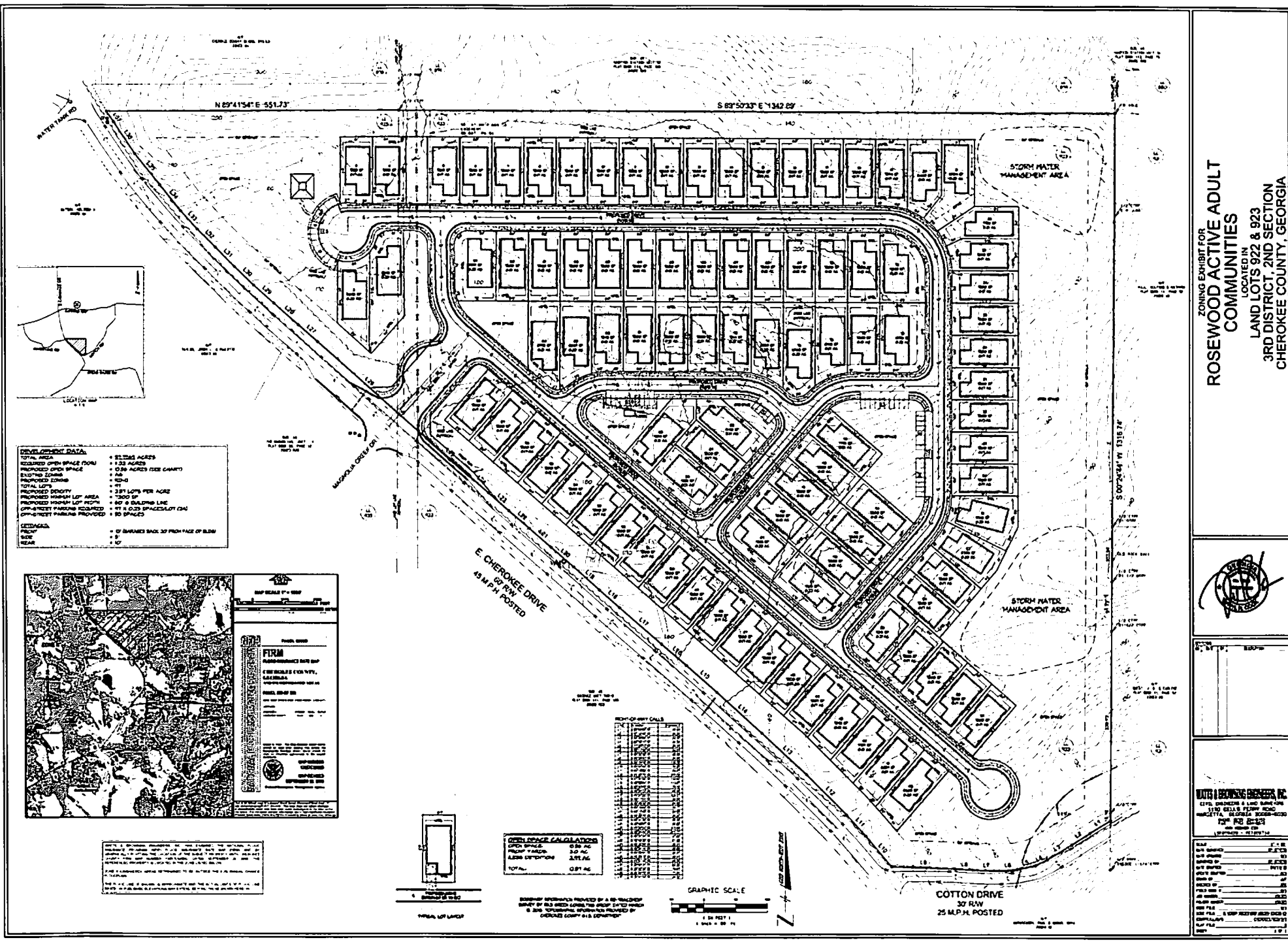
Please Note: The colors shown will only approximate the dry paint color. Actual color will vary depending on application, lighting, technique and material. Please refer to original manufacturers' samples for critical color analysis.

## 37.7 Acres - East Cherokee Drive Public Participation Report

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

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

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



**DEVELOPMENT DATA:**

TOTAL AREA	4.8126 ACRES
SCOURED OPEN SPACE (CON)	1.33 ACRES
PROPOSED OPEN SPACE	0.26 ACRES (SEE CHART)
EXISTING ZONING	R-6
PROPOSED ZONING	R-20
TOTAL LOTS	91
PROPOSED DENSITY	2.81 LOTS PER ACRE
PROPOSED WALKWAY LOT AREA	7300 SF
PROPOSED WALKWAY LOT PERIM	140' 0" BUILDING LINE
OFF-STREET PARKING (SCOURED)	41 1/2 SPACES/LOT (CON)
OFF-STREET PARKING PROVIDED	30 SPACES

**SETBACKS:**

FRONT	0' (SHOWN AS 30' FROM FACE OF BLVD)
REAR	0'
SIDE	0'
SEWER	0'



**FORM**

PLANNING BOARD

CHEROKEE COUNTY, GEORGIA

PROJECT NO. 20

DATE: 10/15/2010

APPLICANT: [Name]

ADDRESS: [Address]

PROJECT: [Project Name]

STATUS: [Status]

1. THIS PLAN IS THE PROPERTY OF [Name] AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF [Name].

2. THE APPLICANT WARRANTS THAT THE INFORMATION PROVIDED IN THIS PLAN IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE.

3. THE APPLICANT WARRANTS THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.

**OVERLAP CALCULATION**

OPEN SPACE	0.39 AC
PLANTING	0.26 AC
LESS DISTURBANCE	2.91 AC
TOTAL	0.81 AC

**LOT DATA TABLE**

LOT NO.	AREA (SQ FT)	AREA (AC)
1	1000	0.023
2	1000	0.023
3	1000	0.023
4	1000	0.023
5	1000	0.023
6	1000	0.023
7	1000	0.023
8	1000	0.023
9	1000	0.023
10	1000	0.023
11	1000	0.023
12	1000	0.023
13	1000	0.023
14	1000	0.023
15	1000	0.023
16	1000	0.023
17	1000	0.023
18	1000	0.023
19	1000	0.023
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47	1000	0.023
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87	1000	0.023
88	1000	0.023
89	1000	0.023
90	1000	0.023
91	1000	0.023



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



**DATE & ENGINEER'S NO.**

DATE: 10/15/2010

ENGINEER'S NO.: [Number]

**DATE & ENGINEER'S NO.**

DATE: 10/15/2010

ENGINEER'S NO.: [Number]

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/15/2010	PRELIMINARY
2	10/15/2010	FINAL



# Rosewood Active Adult Community



## Exterior Elevation Design Porposal



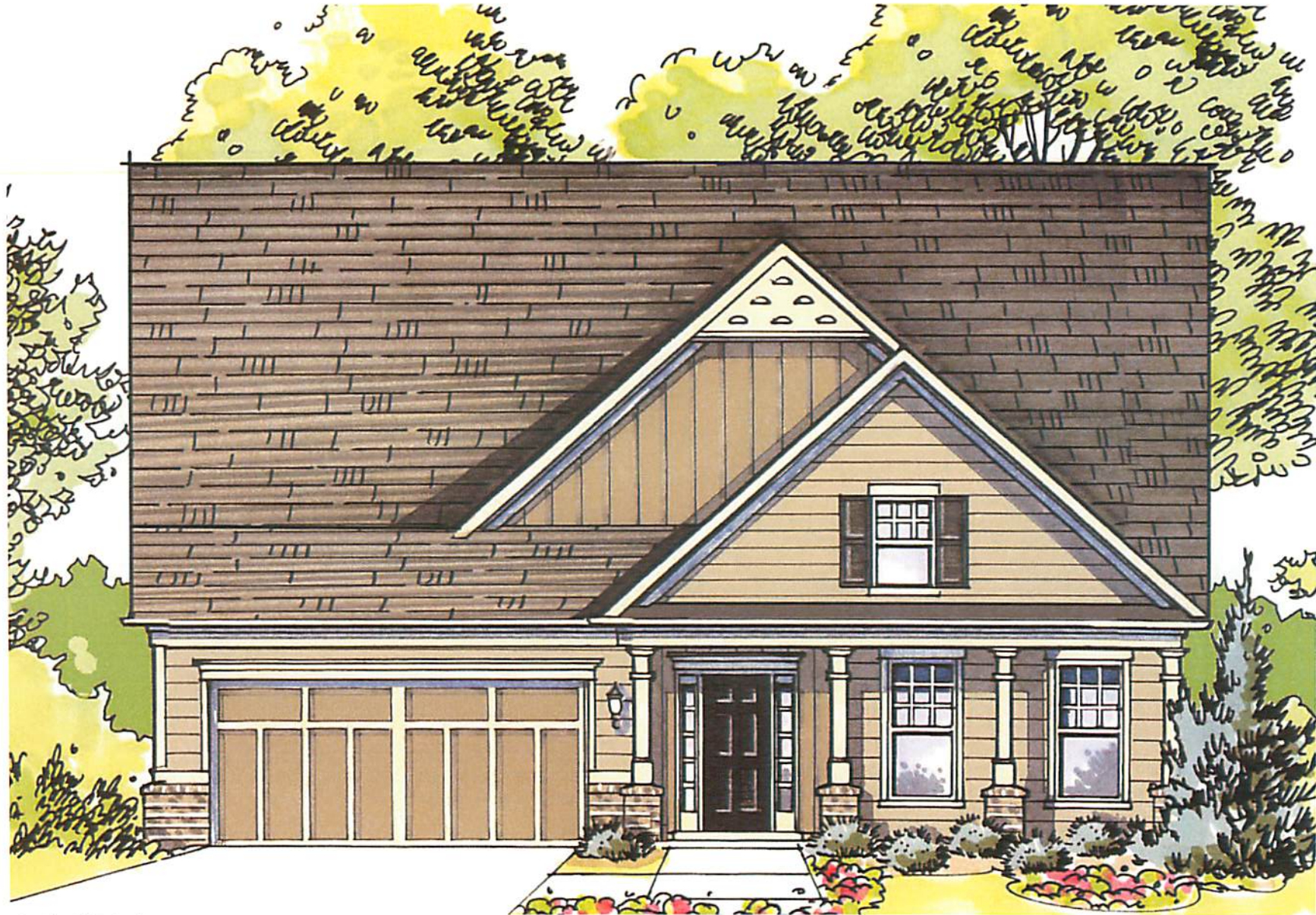
Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022



Exterior Elevation Design Porposal



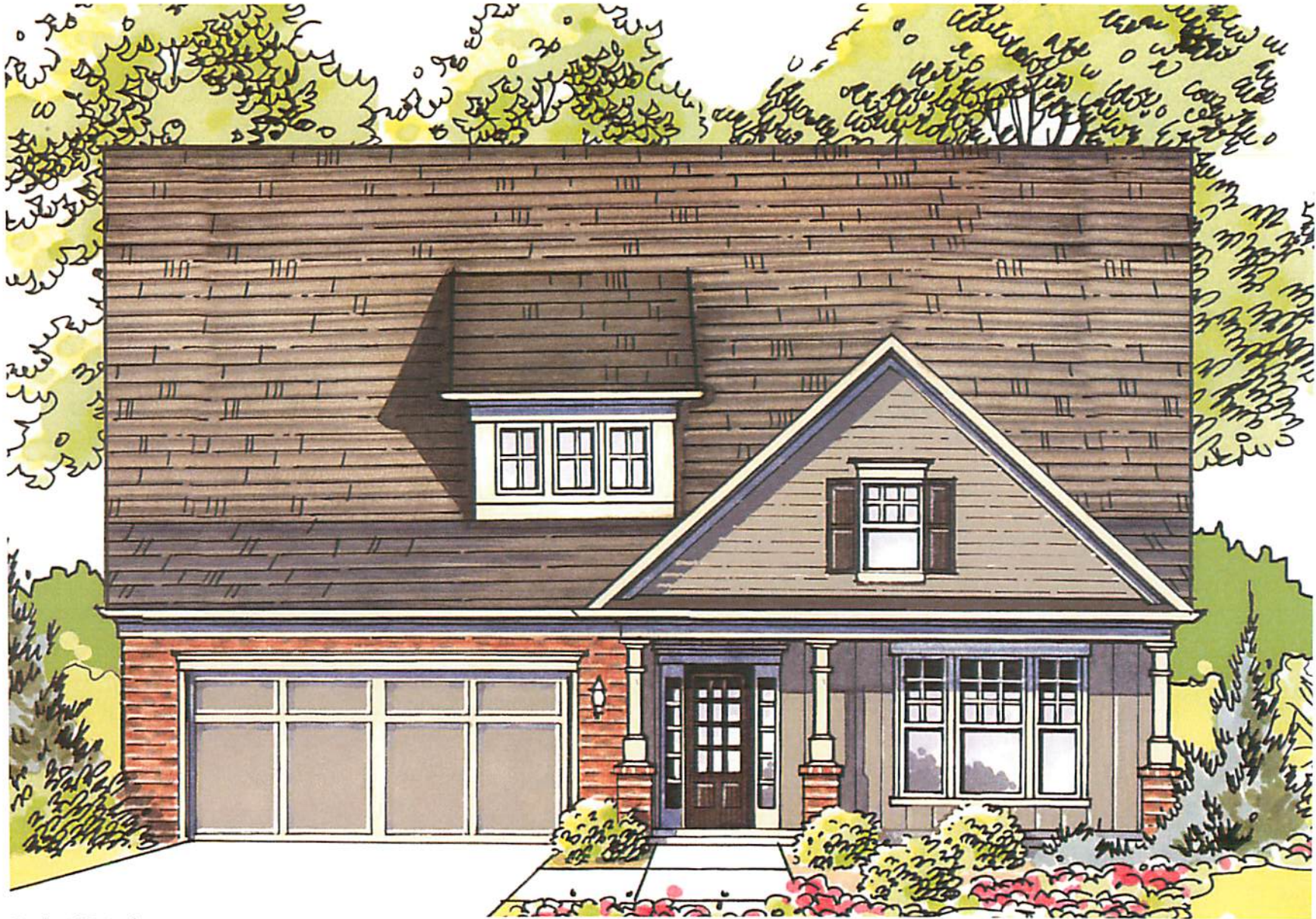
# Rosewood Active Adult Community



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

Plan 1 - Elevation A

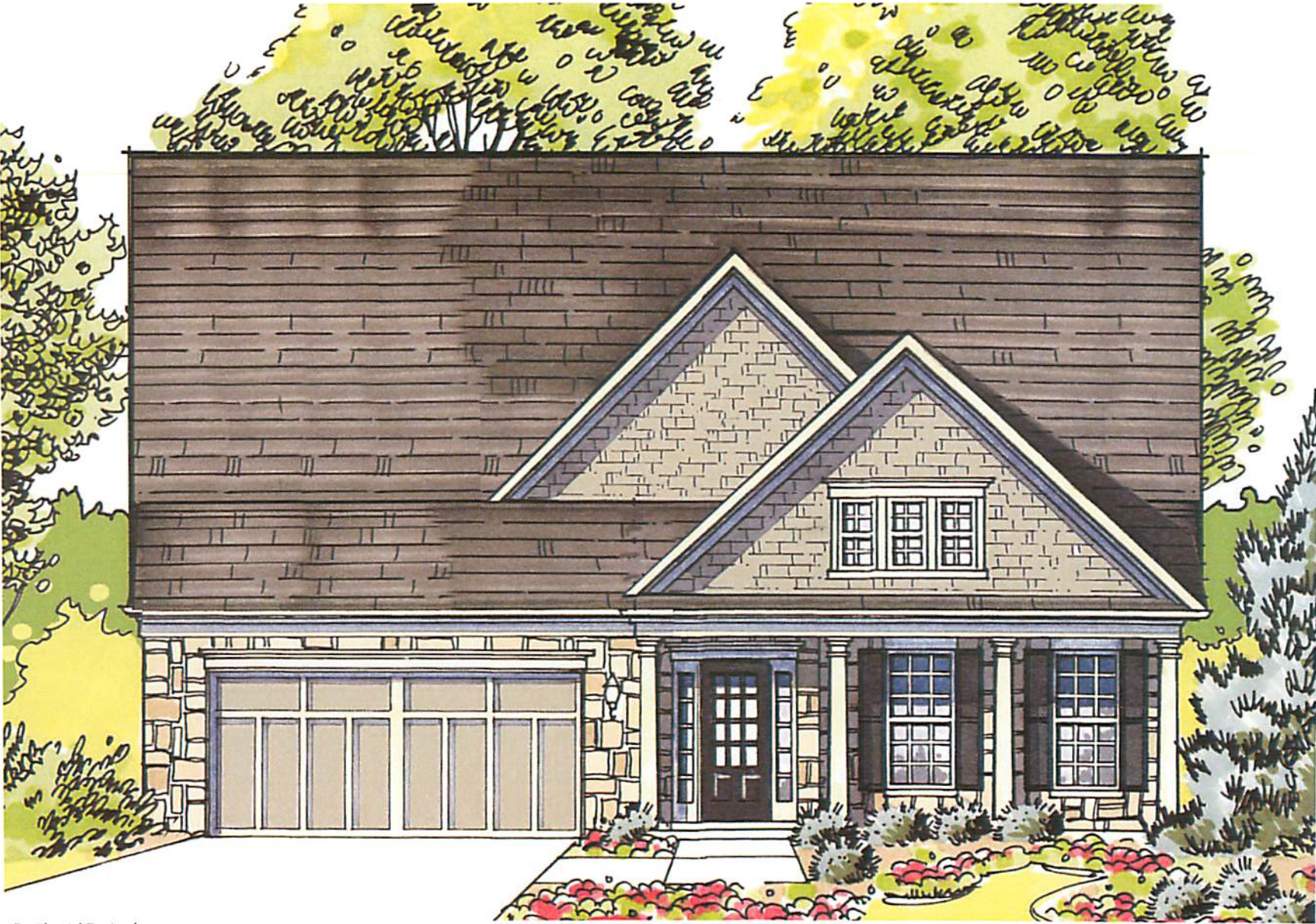
# Rosewood Active Adult Community



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

## Plan 1 - Elevation B

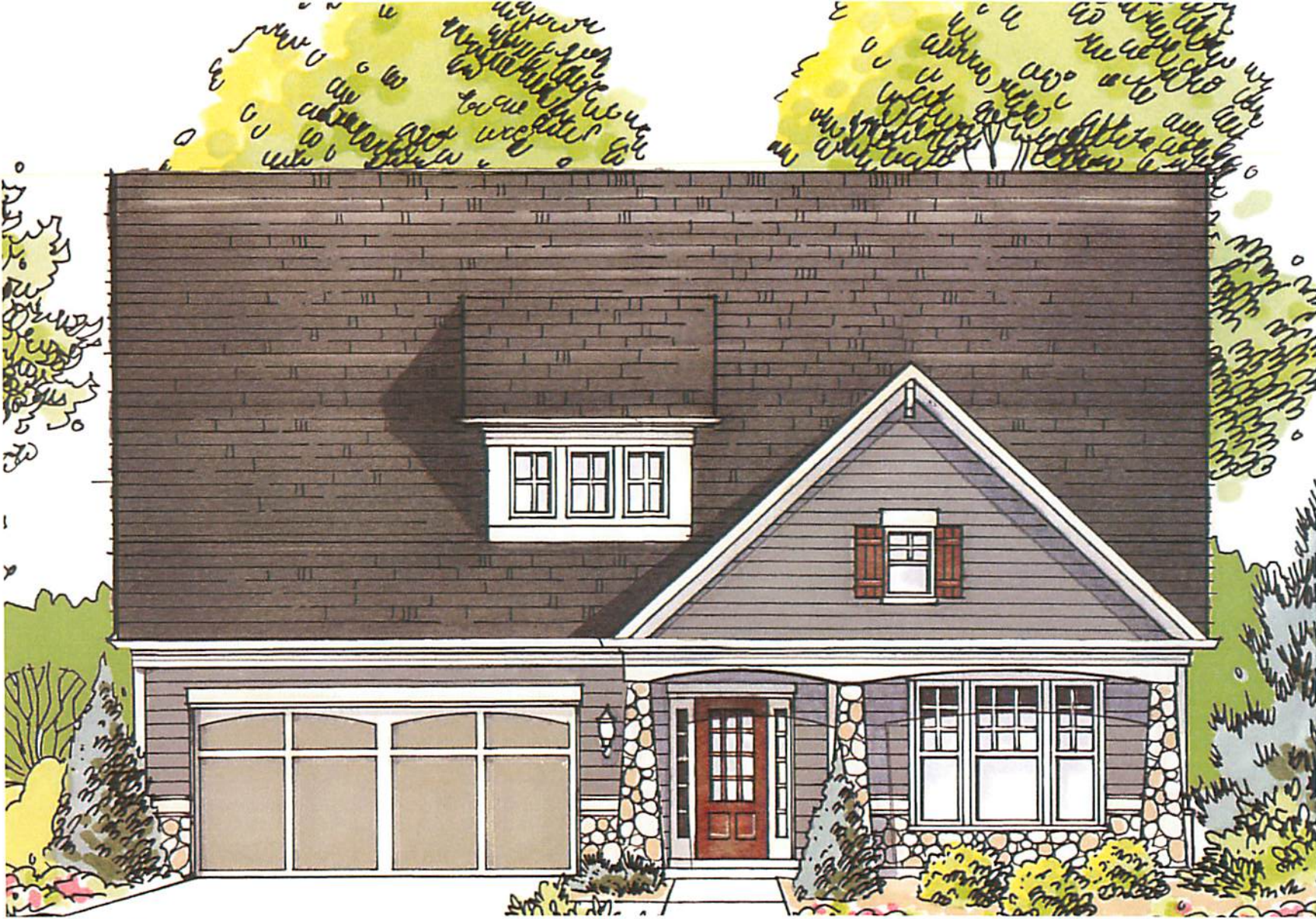
# Rosewood Active Adult Community



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

Plan 2 - Elevation B

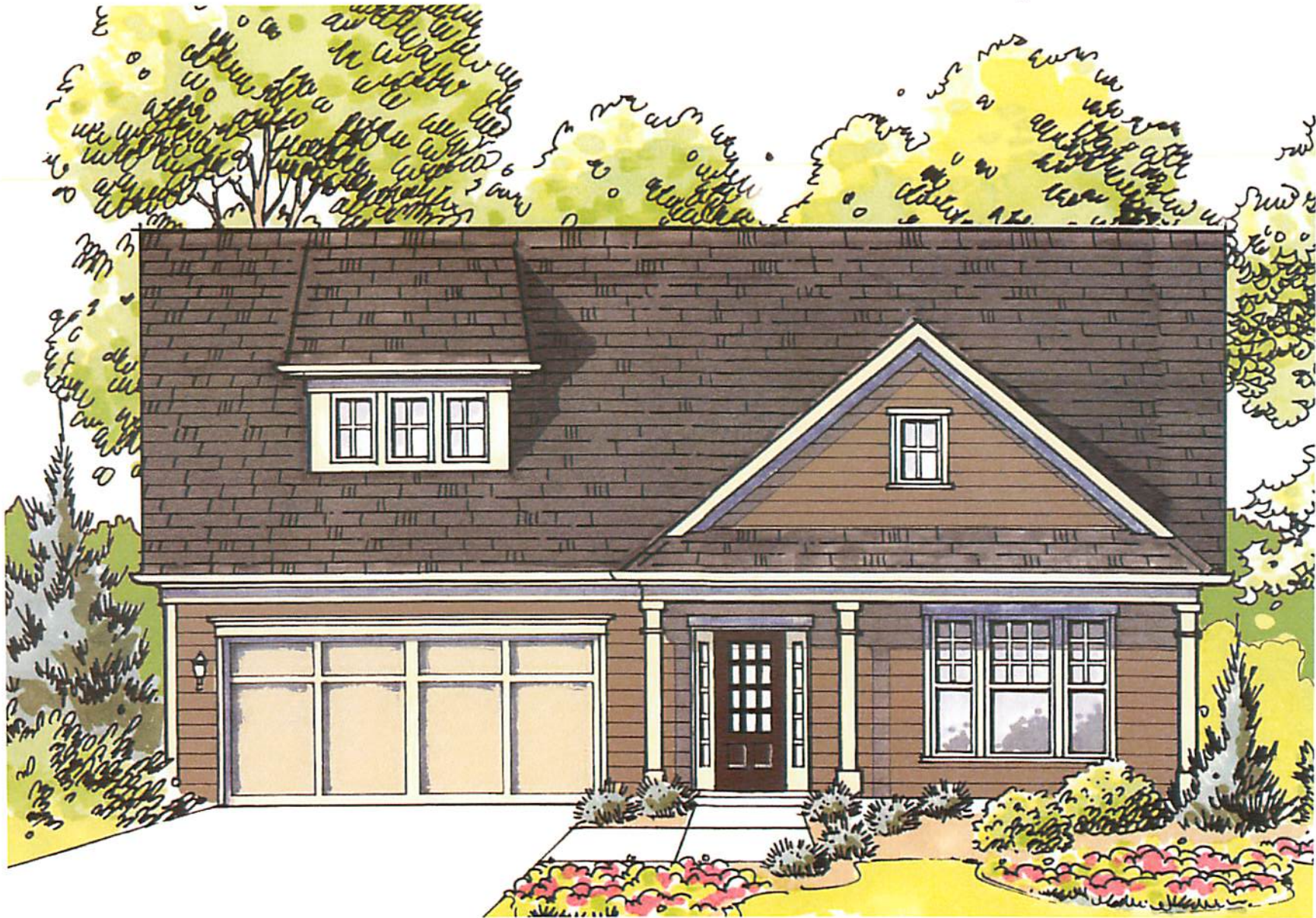
# Rosewood Active Adult Community



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**Main Street Designs of Georgia, LLC**  
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Alpharetta, GA 30022

## Plan 2 - Elevation C

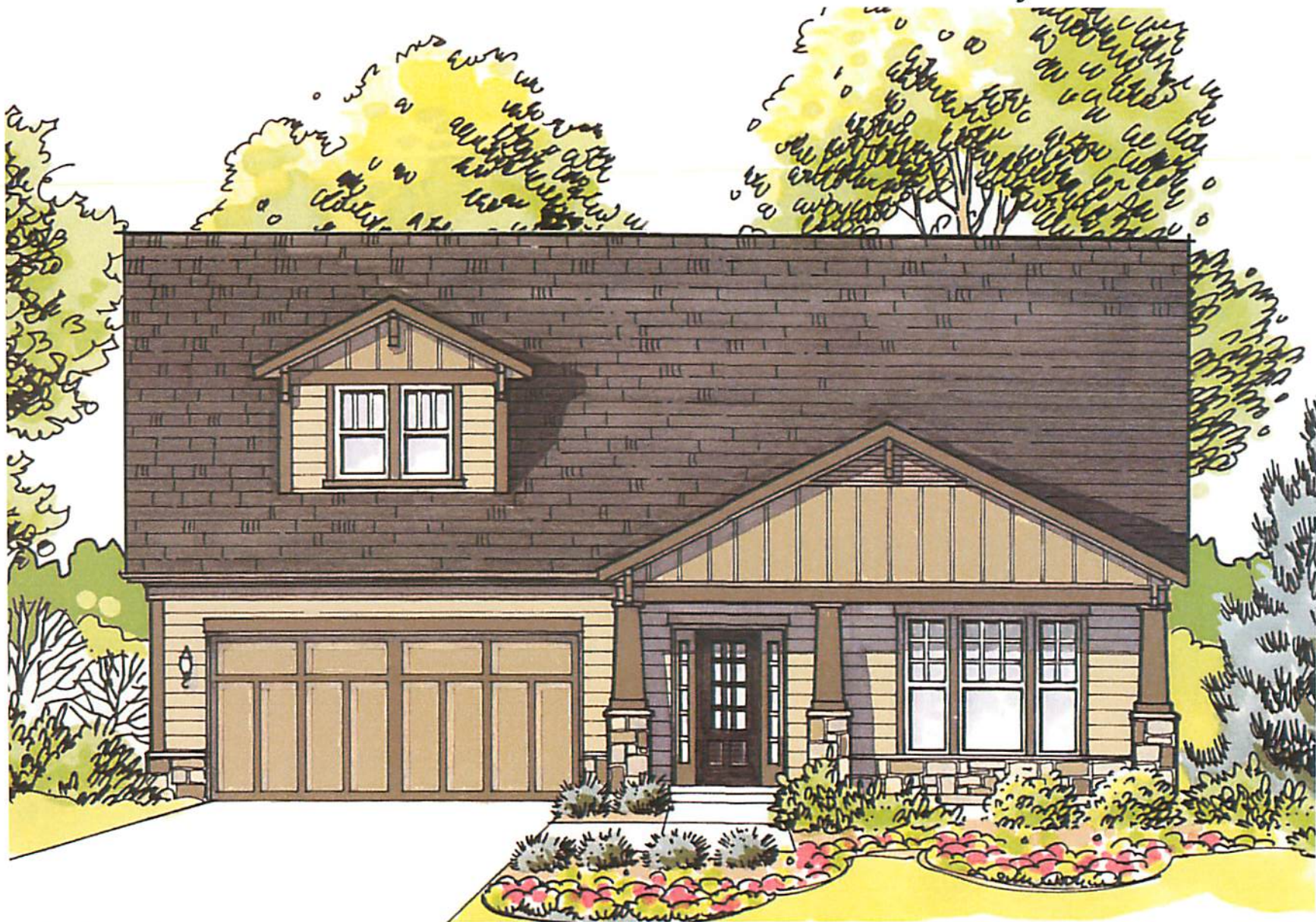
# Rosewood Active Adult Community



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Alpharetta, GA 30022

Plan 3 - Elevation A

# Rosewood Active Adult Community

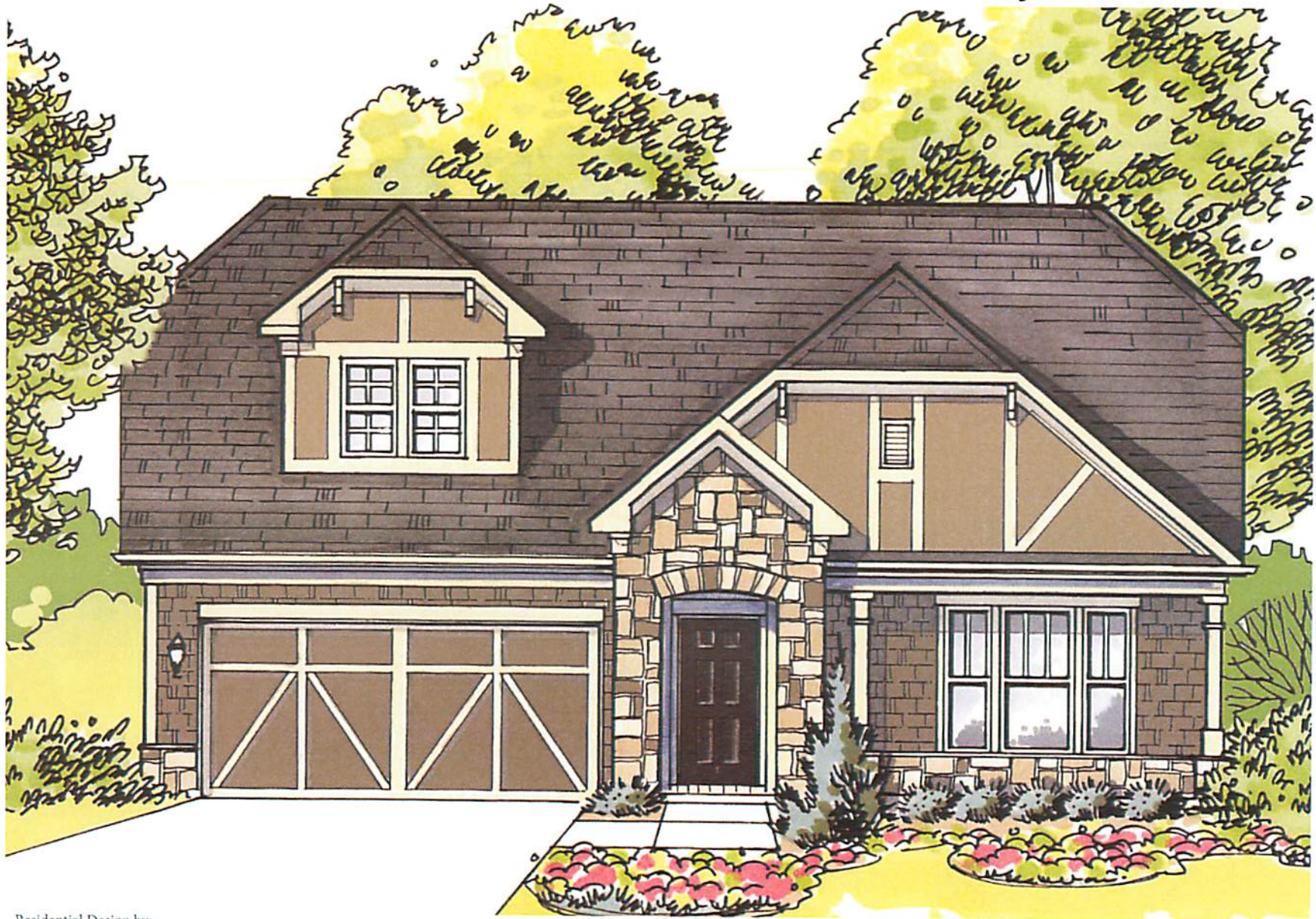


Residential Design by:  
**Main Street Designs of Georgia, LLC**  
3050 Royal Blvd. South, Suite 135  
Alpharetta, GA 30022

## 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

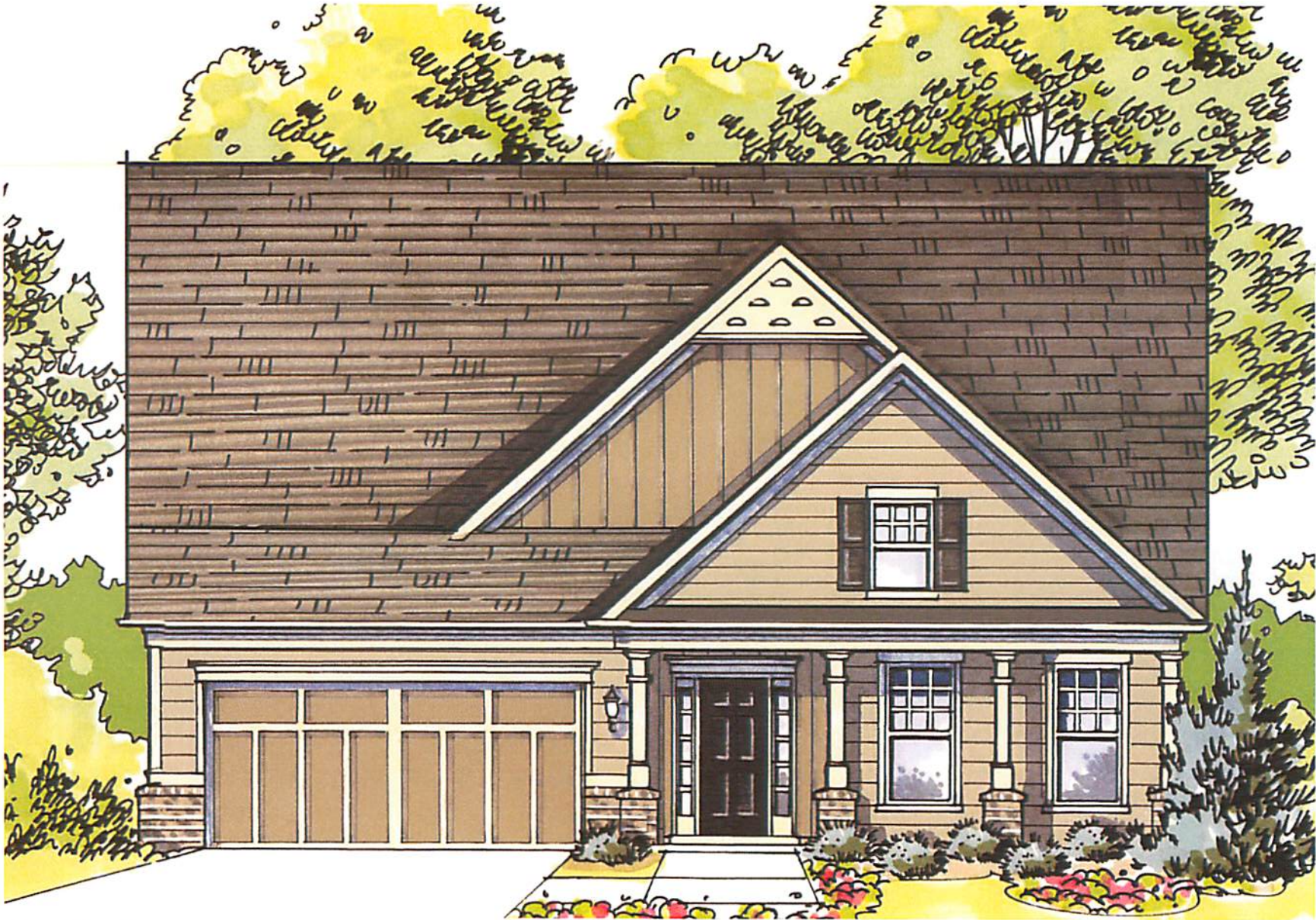


Residential Design by:  
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Alpharetta, GA 30022



Exterior Elevation Design Proposal

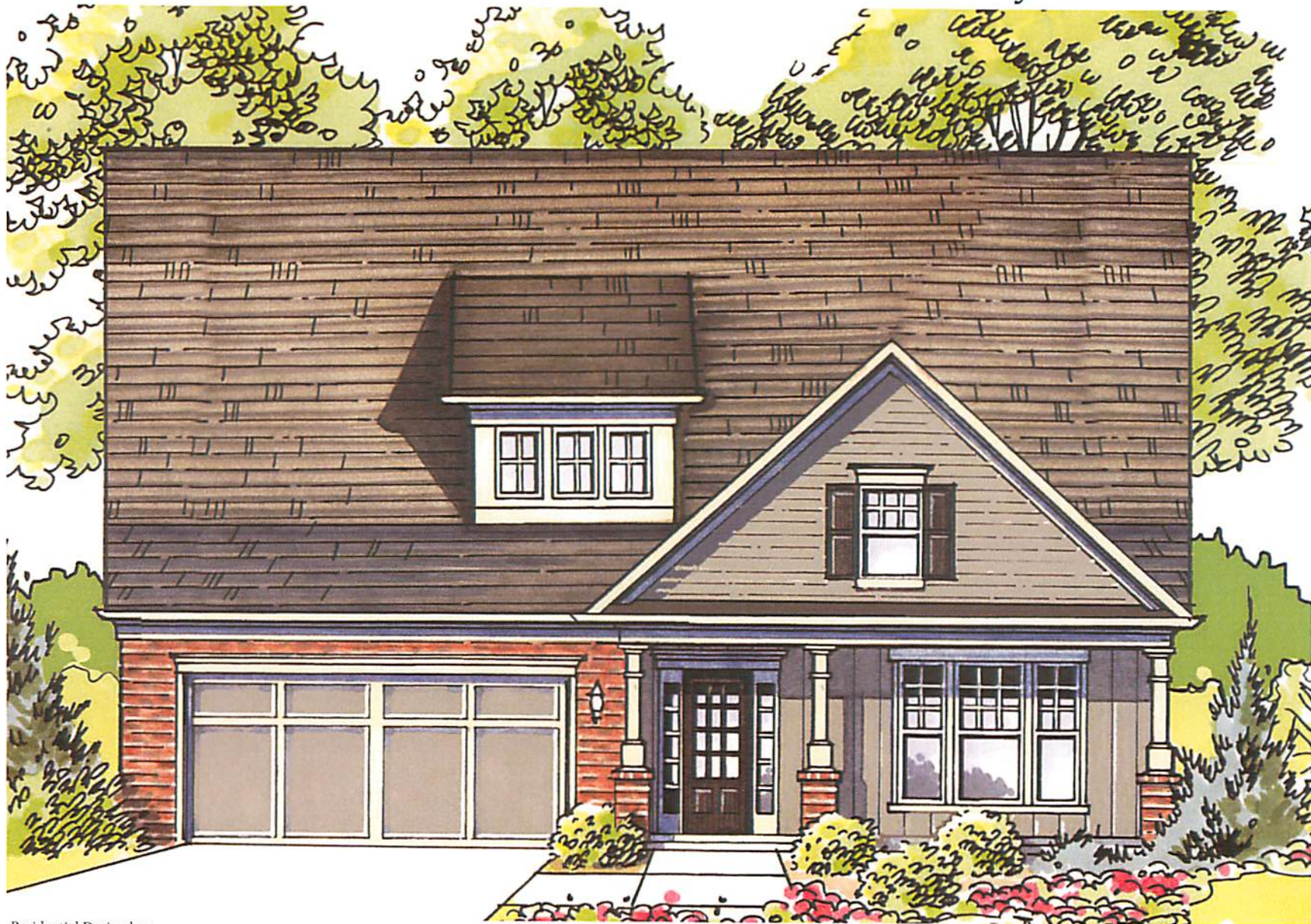
# Rosewood Active Adult Community



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Alpharetta, GA 30022

Plan 1 - Elevation A

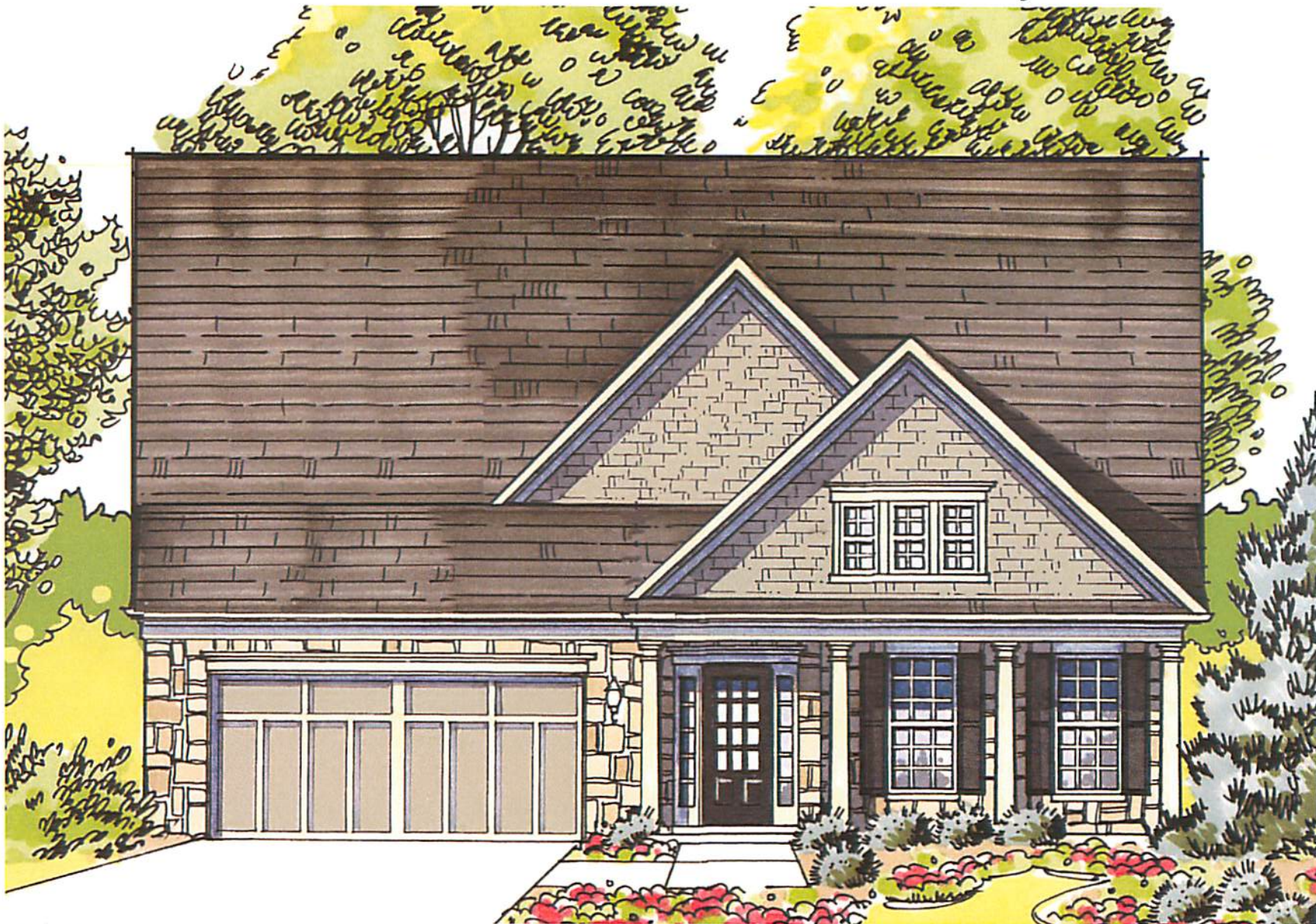
# Rosewood Active Adult Community



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Alpharetta, GA 30022

## Plan 1 - Elevation B

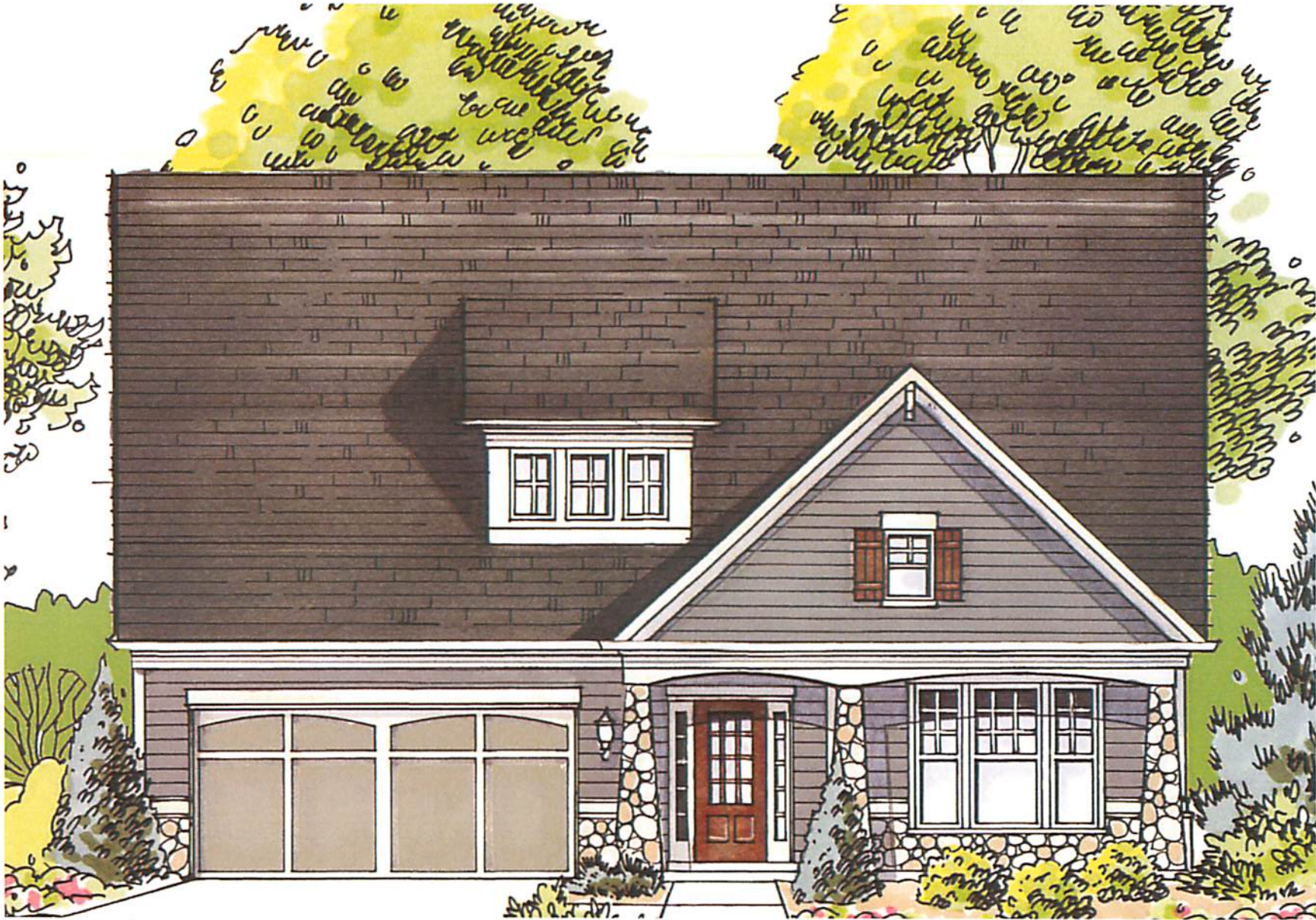
# Rosewood Active Adult Community



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**Main Street Designs of Georgia, LLC**  
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Alpharetta, GA 30022

## Plan 1 - Elevation C

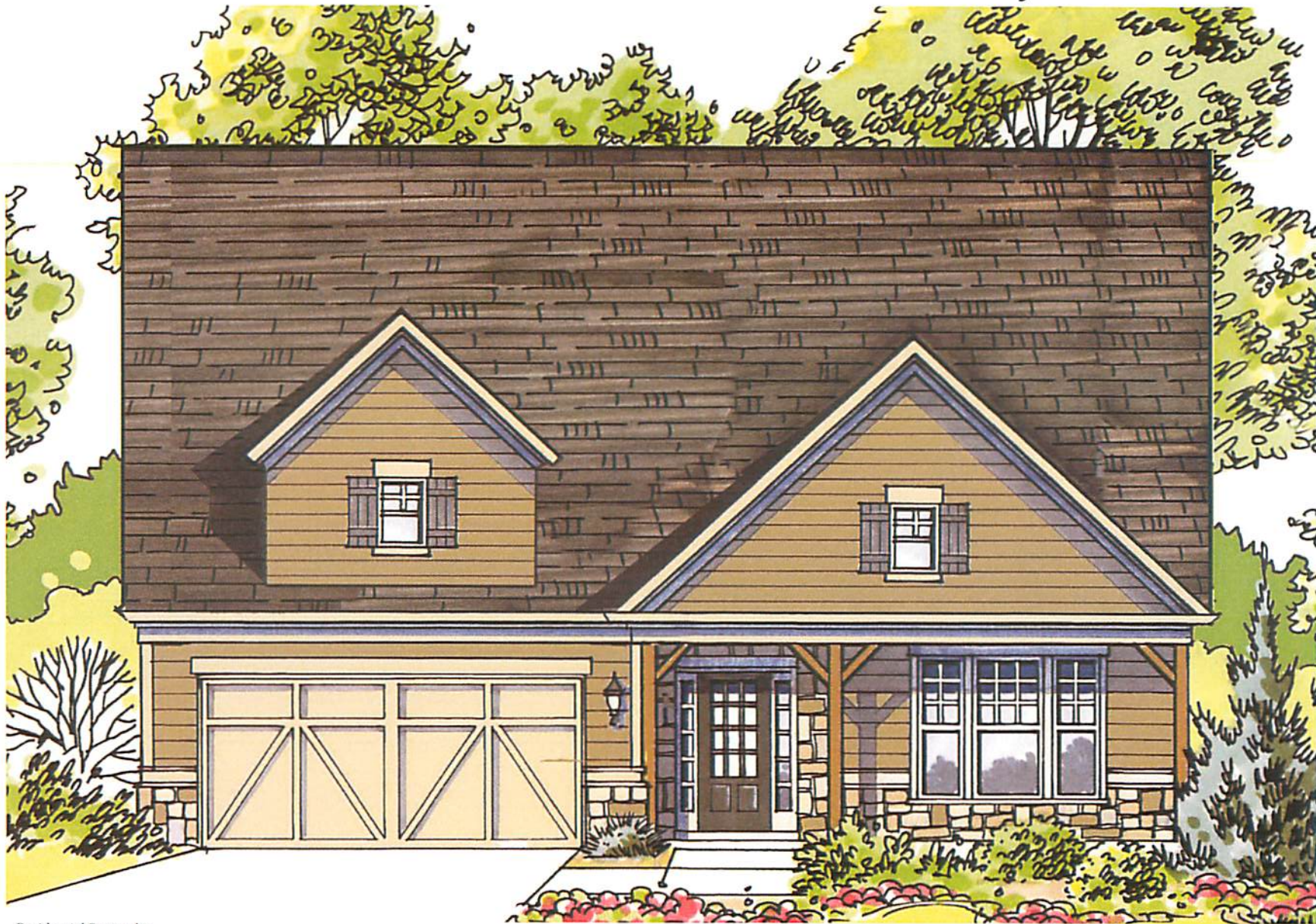
# Rosewood Active Adult Community



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



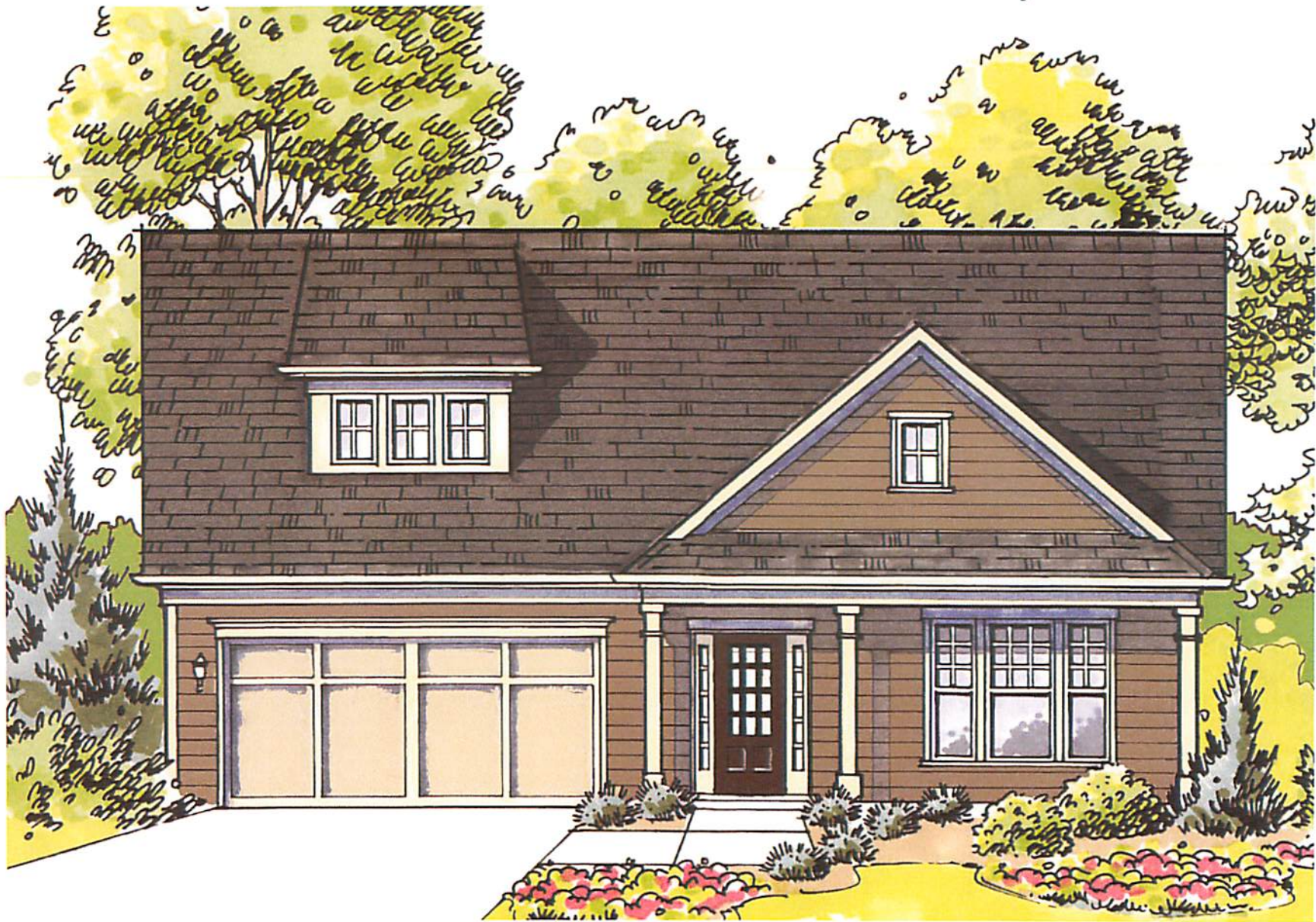
# Rosewood Active Adult Community



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

Plan 2 - Elevation C

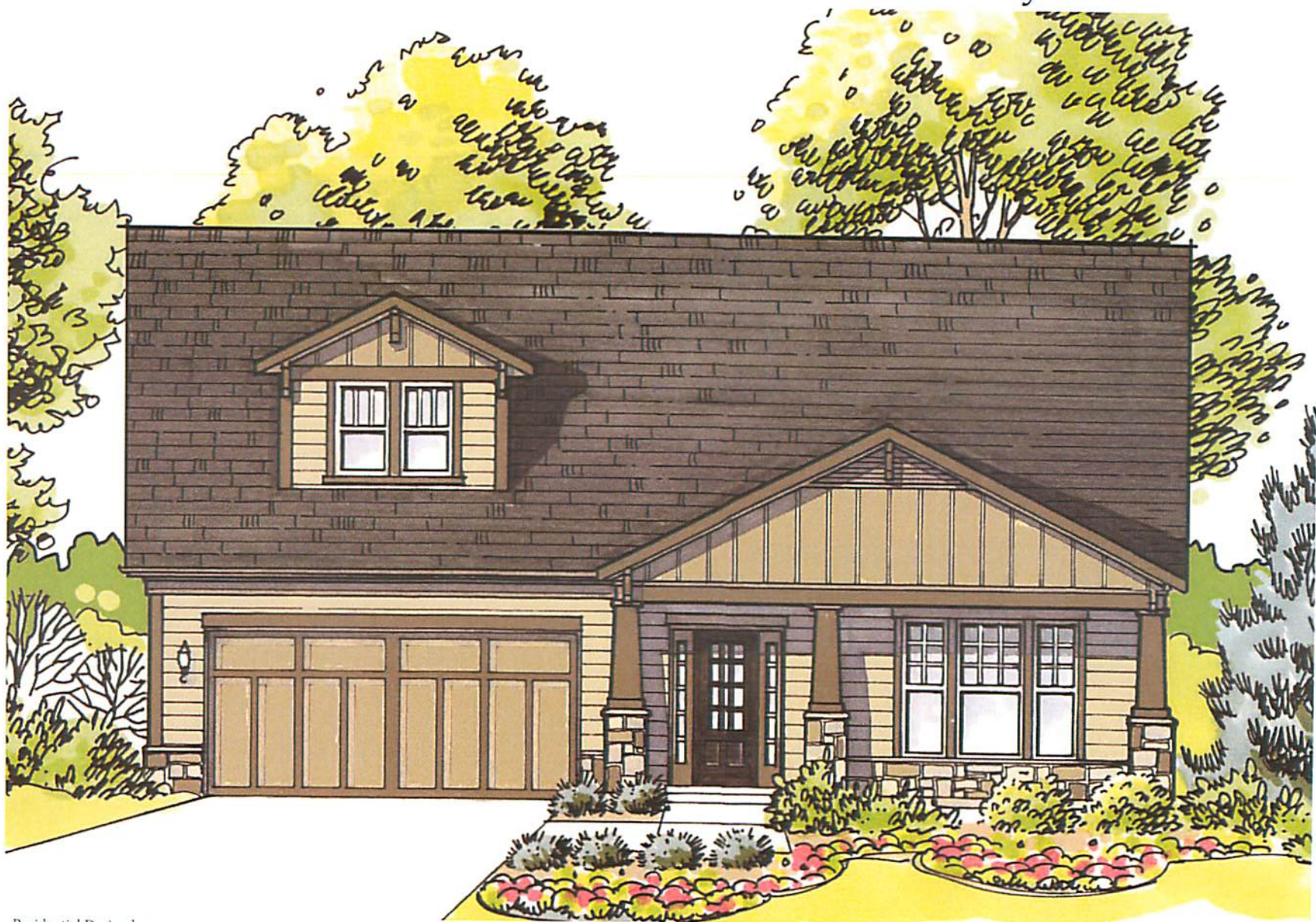
# Rosewood Active Adult Community



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

## Plan 3 - Elevation A

# Rosewood Active Adult Community



Residential Design by:  
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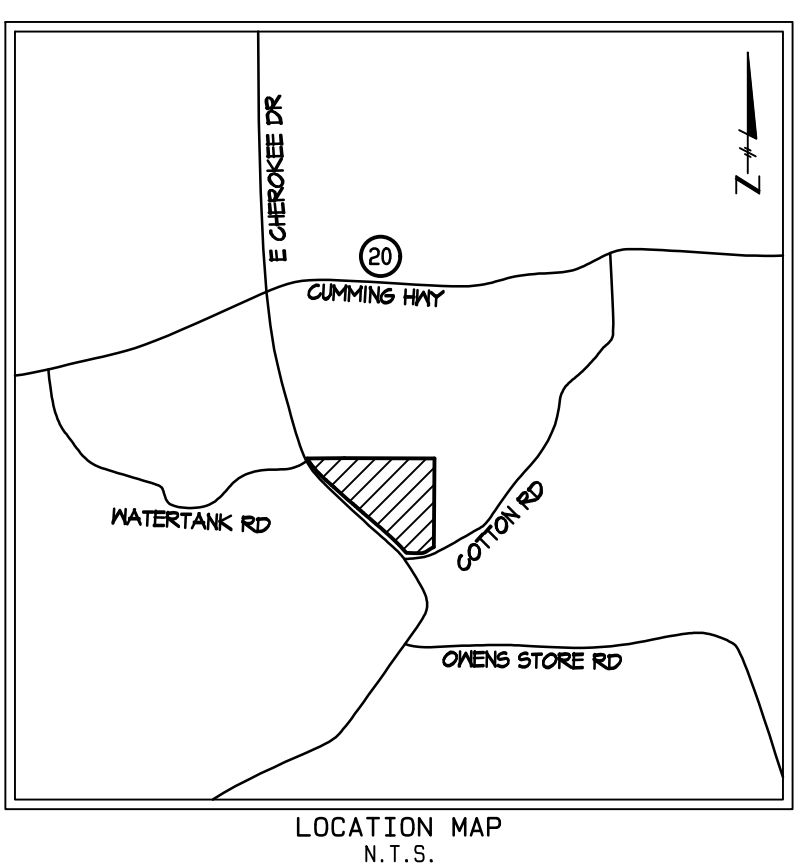
## Plan 3 - Elevation B

# Rosewood Active Adult Community



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Alpharetta, GA 30022

Plan 3 - Elevation C

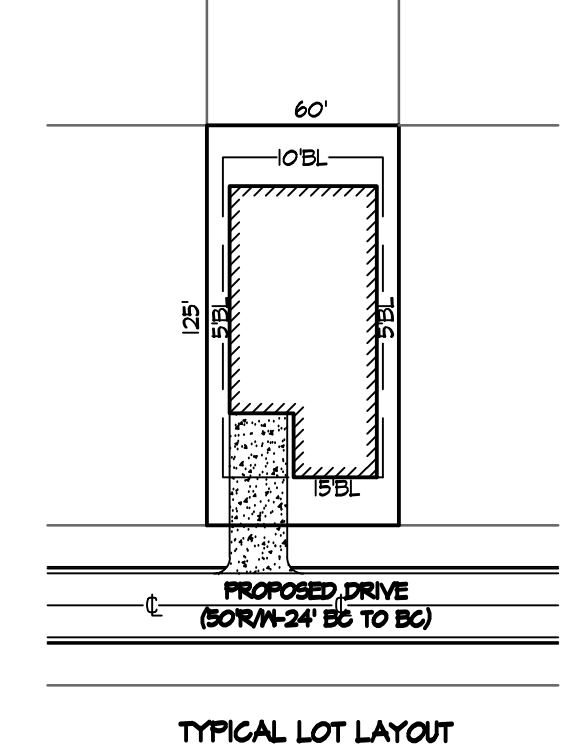
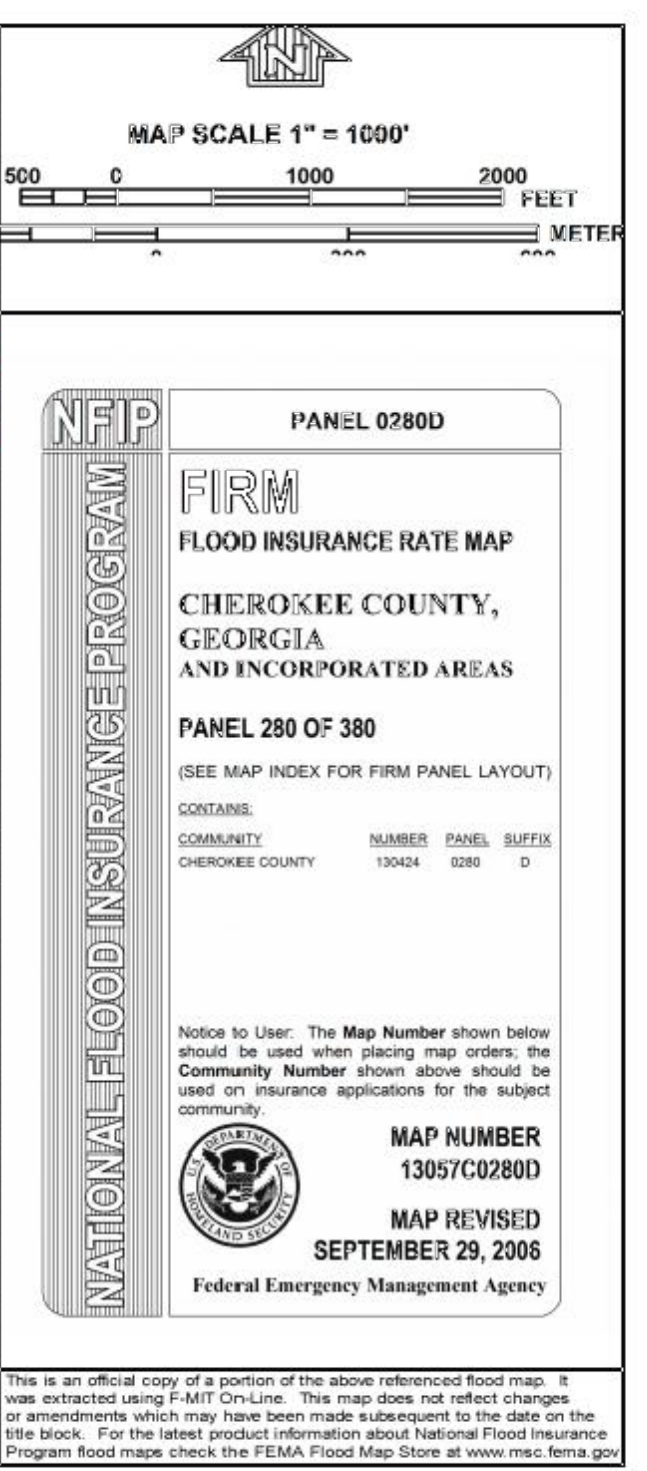
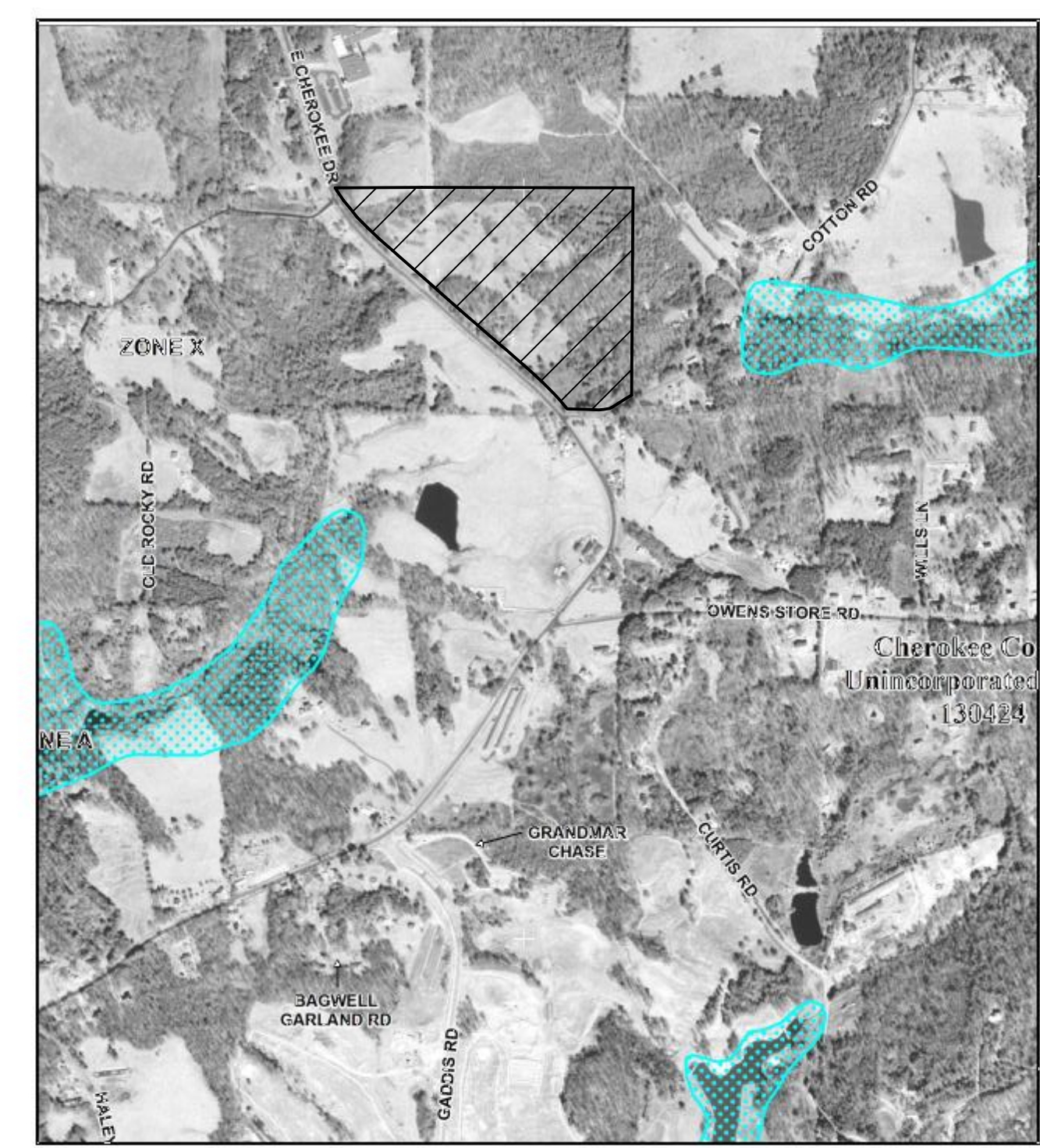


**DEVELOPMENT DATA:**

- 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 = 1,500 SF
- PROPOSED MINIMUM LOT WIDTH = 60' @ BUILDING LINE
- OFF-STREET PARKING REQUIRED = 44 X 0.25 SPACES/LOT (25)
- OFF-STREET PARKING PROVIDED = 45 SPACES

**SETBACKS:**

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

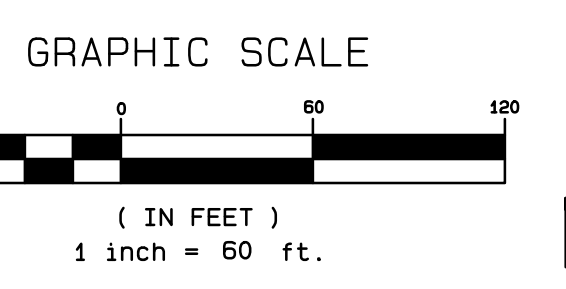


**OPEN SPACE CALCULATIONS**

OPEN SPACE	15.10 AC
FRONT YARDS (LESS DETENTION)	2.93 AC
<b>TOTAL (NET OPEN)</b>	<b>12.11 AC</b>

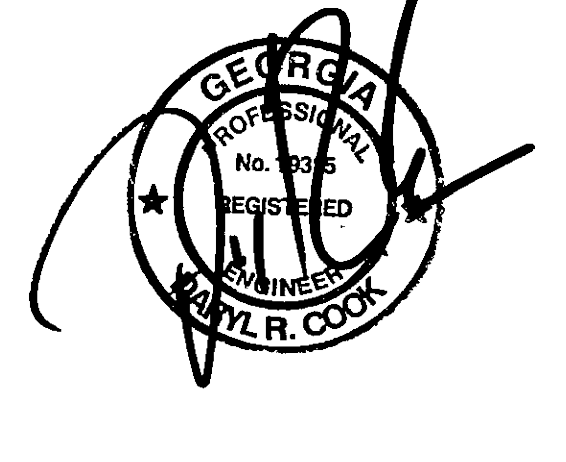
**RIGHT-OF-WAY CALLS:**

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	50.00'
L5	S 77°28'30" 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 40°00'00" W	74.25'
L11	N 42°00'00" W	33.75'
L12	N 44°00'00" W	108.00'
L13	N 46°00'00" W	113.25'
L14	N 48°00'00" W	118.50'
L15	N 50°00'00" W	123.75'
L16	N 52°00'00" W	129.00'
L17	N 54°00'00" W	134.25'
L18	N 56°00'00" W	139.50'
L19	N 58°00'00" W	144.75'
L20	N 60°00'00" W	150.00'
L21	N 62°00'00" W	155.25'
L22	N 64°00'00" W	160.50'
L23	N 66°00'00" W	165.75'
L24	N 68°00'00" W	171.00'
L25	N 70°00'00" W	176.25'
L26	N 72°00'00" W	181.50'
L27	N 74°00'00" W	186.75'
L28	N 76°00'00" W	192.00'
L29	N 78°00'00" W	197.25'
L30	N 80°00'00" W	202.50'
L31	N 82°00'00" W	207.75'
L32	N 84°00'00" W	213.00'
L33	N 86°00'00" W	218.25'
L34	N 88°00'00" W	223.50'
L35	N 90°00'00" W	228.75'
L36	N 92°00'00" W	234.00'
L37	N 94°00'00" W	239.25'



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: (770) 324-6192  
 FAX: (770) 834-8870  
 WWW.WENGR.COM  
 LSP000429 - PEF000714

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: JUT

CHECKED BY: DRC

FIELD BOOK #: N/A

JOB NUMBER: 160326

FOLDER NUMBER: 160325

CODD FILE: N/A

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

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

PLAT FILE: D

SHEET: 1 OF 1





## Staff Report

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**Case No:** 16-06-019  
**Applicant Name:** Thomas Barnes  
**Location:** 10160, 10164, and 10184 East Cherokee Drive  
 (03N11, 156B)  
**From/To:** AG to RD-3  
**Proposed Use:** Single Family Active Adult Community  
**Commission Post:** 1

---

	Existing Zoning	Existing Land Use
North	AG and R-20	School and Residential Subdivision
South	RD-3 and NC	Cadence Subdivision and Small Commercial
East	AG	Rural Residential
West	R-20 and AG	The Magnolias Subdivision

### Future Development Map

Character Area/Node/Corridor	Description
Suburban Growth adjacent to a Community Village Node	Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses. (R-80, R-60, R-40)

## **Analysis and Comment**

The subject parcel is 37.7 acres and lies on the northeast side of East Cherokee Drive at Cotton Road. A public participation meeting was held on April 22, 2016 with a total of fifteen attendees. The Existing Site Resource Map was submitted and is on file. We have received no letters in support of or in opposition to this petition. The application has been evaluated and is not consistent with the Future Development Map designation of Suburban Growth. Nevertheless, the current zoning surrounding the subject property would support RD-3 zoning.

---

### **1 Findings**

#### **1.1 Engineering Department**

- SEE SEPARATE REPORT

#### **1.2 Cherokee County Water and Sewerage Authority**

- CCWSA reported there is a 6" and a 30" water line available and adequate for the proposed development. It is also reported there is public sewer less than 750 feet away and adequate.

#### **1.3 Cherokee County Board of Education**

- CCBOE assumed a regular subdivision (not Active Adult) and reported an anticipated 70 new students. Schools affected would be Macedonia Elementary (89.79%), Creekland Middle (113.13%) and Creekview High (98.58%).

#### **1.4 Fire Marshal's Office**

- No report received.

#### **1.5 Sheriff's Office**

- The Sheriff's Office reported that generally the area has adequate police protection provided by the Freehome Precinct. Response times vary with the nature of the request, workload, proximity and driving conditions at the time of dispatch. Based upon historical data, response times for calls with normally range from two to sixteen minutes. The SO stated this proposed subdivision will not have a noticeable impact on patrol operations.



<b>Case #16-06-019 - Community Agenda Analysis</b>	
<b>Section 1 – Community Vision</b>	
Community	Bells Ferry Road south of Highway 92
Vision: <ul style="list-style-type: none"> <li>- Natural beauty and diversity make Cherokee a desirable and sustainable community.</li> <li>- Commitment to grow responsibly from rich agricultural foundation through careful community design.</li> <li>- Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.</li> <li>- Balance needed between housing, employment, education, recreation, infrastructure and community services.</li> </ul>	
<i>This rezoning would allow the development of a new active adult neighborhood.</i>	
<b>Section 2 - Core Issues</b>	
<b>Project Supports</b>	
Aging in Place	Adds more age-targeted housing in this area of the county.
Planning for Sustainable Growth	This property is located where there is water, sewer and located on a major 2-lane collector road.
<b>Project is Neutral</b>	
Housing Choice	No evidence of impact.
Diverse Economic Opportunities	No evidence of impact.
<b>Project Neglects</b>	
Designing with the Environment	This property may retain a little bit of the existing vegetation along the east property line. The rest will be cleared and mass graded.
Land Use Patterns that Promote Connectivity and Mobility	This project will not contribute to connectivity since it will be gated private streets.
Preserve and Enhance Sense of Place	None of the existing structures will be retained
<b>Section 3 – Character Area Description</b>	
Character Area	Suburban Growth
<p><i>This character area is an area that is transitioning from agriculture use and estate lots to traditional residential neighborhoods. The requested zoning district is not consistent with the character area description but the site plan shows 2.5 dwelling units per acre (dua). There are adjacent developments of similar densities.</i></p> <p><b>Things to consider:</b></p> <ul style="list-style-type: none"> <li>- Existing availability of sewer on adjacent property..</li> <li>- Surrounding developments at 1.8 to 2.1 dwelling units per acre.</li> <li>- Requesting significant variance to eliminate 30% alley access requirement.</li> <li>- Site plan does not meet other RD-3 requirements.</li> </ul>	
Node or Corridor	N/A

## COUNTY ENGINEER

**CASE NUMBER:** 16-06-019

**APPLICANT:** Rosewood Active Adult Communities LLC

**CURRENT ZONING:** Agricultural (AG)

**PROPOSED ZONING:** Residential (RD-3)

**What is the primary public access to this application and is it adequate?**

The primary public access for the property in this application is East Cherokee Drive.

**What is the current condition of the primary access road to this application? (ie: traffic volumes, geometry, accident history, etc.)**

East Cherokee Drive is a rural major collector roadway and is approximately 24 feet wide. The geometry of East Cherokee Drive at the location of this application is generally good. There was a traffic count performed by GDOT in 2014 that showed approximately 6,000 vehicles per day, directly to the south of this property on East Cherokee Drive.

**List any specific improvements planned for the primary access road and the estimated date scheduled.**

There are currently no County funded improvements proposed at this location on East Cherokee Drive.

However, to the north, at the SR 20 and East Cherokee Drive intersection, the County is currently improving that intersection with the construction of right-turn lanes and expanded left turn lane storage on all approaches to the intersection. Construction will be completed in July 2016.

To the south, the County is currently completing the design of a roundabout for the intersection of East Cherokee Drive and Gaddis Road/Chadwyck Lane. The County expects to begin the right-of-way acquisition process in summer 2016 with bids for construction received as early as the fall of 2016. The project construction should be substantially completed by the end of 2017.

**Should the application be approved to proceed, what specific transportation improvements, if any, will be required to be in place by the time the project is in operation in order to maintain an acceptable level of service?**

The Engineering Department will determine any necessary improvements to East Cherokee Drive when the applicant applies for access along that route. It should be expected that at the entrance the applicant will be required to install both a deceleration lane and a left-turn lane into the property. The entrance to the project should be lined up across from Magnolia Creek Drive, as is currently shown on the conceptual site plan.

**Is the property in the 100-year floodplain or a probable wetland?**

No.

**What tributary or stream will the surface runoff eventually enter?**

Little River.

**In what basin is the project located?**

Alatoona Basin

**General remarks/comments:**

None.

**Conclusion:**

It is the opinion of the Cherokee County Engineering Department that East Cherokee Drive should be able to handle the traffic generated by this application.

The entrance to the project should be lined up across from Magnolia Creek Drive, as is shown on the conceptual site plan.

It should be noted that the applicant will be required to install both a left-turn lane and a deceleration lane at the entrance into the project from East Cherokee Drive.

# Cherokee County Water & Sewerage Authority

<b>Applicant:</b>	ROSEWOOD ACTIVE ADULT COMMUNITIES LLC
<b>Re-Zoning Case No.:</b>	16-06-019
<b>Present Zoning:</b>	AG
<b>Proposed Zoning:</b>	RD-3
<b>Tax Map:</b>	03N11
<b>Parcel No.:</b>	156B

**Water**

<b>1) Is Water Available at Development:</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>2) Size of Existing Water Line (If Available):</b>	6" & 30"
<b>3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project:</b>	YES <input type="checkbox"/> NO <input type="checkbox"/>
<b>Additional Comments:</b>	DETERMINED BY FLOW TEST
<b>4) Is Existing Water Line Adequate for Project, If not what size will be Required:</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table:</b>	NONE

**DEVELOPERS MAY BE REQUIRED TO INSTALL/ UPGRADE WATER MAINS, BASED ON FIRE FLOW TEST RESULTS OR FIRE DEPARTMENT CODE. THIS WILL BE RESOLVED IN THE REVIEW PROCESS.**

**Sewer**

<b>1) Is Sewer Available to the Project:</b>	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
<b>2) How far from the Proposed Development are the Nearest Sewer Lines:</b>	Less than 750'
<b>3) Approximate Length of Time Before Sewer Line will be Reasonably Accessible to Development:</b>	N/A
<b>4) Estimated Waste Generation:</b>	36,000 ADF 129,600 PEAK
<b>5) Treatment Plant:</b>	Rose Creek/ Fitzgerald Creek
<b>6) Plant Capacity:</b>	Available <input checked="" type="checkbox"/> Not Available <input type="checkbox"/>
<b>7) Line Capacity:</b>	Available <input checked="" type="checkbox"/> Not Available <input type="checkbox"/>
<b>8) Projected Plant Availability:</b>	0-5 Years <input checked="" type="checkbox"/> 5-10 Years <input type="checkbox"/> 10+ Years <input type="checkbox"/>
<b>9) Additional Comments:</b>	<div style="border: 1px solid black; height: 20px; width: 100%;"></div>

**Sewer Availability:  
(Treatment Plant That Will Treat Sewerage)**

**CCWSA  
City of Canton  
City of Woodstock  
Other**

X

**Plant Capacity Comments:**

**Developer Will Be Responsible For Connecting To The Existing Cherokee County Water & Sewerage Authority's Water And Sewer System, Installing And / Or Up- Grading All Outfalls And Water Mains, Obtaining On And / Or Off Site Easements, Dedication Of On And / Or Off Site Water And Sewer Easements To Cherokee County Water and Sewerage Authority As May Be Required.  
Rezoning Does Not Insure Water/Sewer Capacity**

**The CCWSA Has Directed That A Water Flow And Pressure Test Be Performed Prior To Submitting To The Commission And Cherokee Planning And Zoning Board. Please Contact Ricky Dobbs(CCWSA) At 770 479-1813 Ext. 249**



Cherokee  
County  
School  
District

DR. BRIAN V. HIGHTOWER  
*Superintendent of Schools*

KYLA CROMER  
*School Board Chair*

PATSY JORDAN  
*School Board Vice-Chair*

MIKE CHAPMAN

JOHN HARMON

CLARK MENARD

KELLY POOLE

ROBERT RECHSTEINER

12 May 2016

Rosewood Active Adult Communities, LLC  
3280 Pointe Pkwy, Suite 2300  
Norcross, GA 30092

Dear Rosewood Active Adult Communities, LLC:

The Cherokee County School District's Office of School Support, Construction and Facility Management is in receipt of your zoning application 16-06-019 requesting the rezoning of 37.7 acres from AG to RD-3 for construction of 97 residential units. Please reference the attached zoning impact report for details on the projected effect of your proposed development on CCSD enrollment.

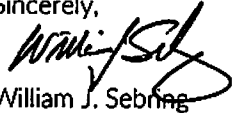
It is the position of the School District that all developers should attempt to voluntarily mitigate the impact of their proposed development. In every such case, the District designates a minimum contribution to help provide adequate facilities for the school age children who will occupy the residences in the development. A meeting between the School District and the property developer is requested prior to the zoning hearing in order to discuss the impact of your proposed development on area schools as well as a consistent donation to mitigate the impact on the School District.

Over a decade of rapid growth and development has increased the overall population of Cherokee County, placing a strain on infrastructure and public safety. These same developments have an impact on School District facilities as well. The School District strives to be proactive in establishing new schools to open when and where they are most needed. Given the explosive growth of the past decade, rising budget constraints, and un-funded or under-funded State mandates, achieving this objective continues to be a formidable task. The School District relies on donations provided by developers to help obtain additional property to construct schools, or to purchase/relocate portable classrooms to provide temporary relief for overcrowding and offset the costs while a more permanent solution is developed. It is the School District's belief that your willingness to voluntarily address and mitigate the logical consequences of your proposed development will promote the value and marketability of your development by providing adequate school facilities for the new residents of your development.

In cases where no agreement can be reached, the School District can make no guarantee that the proposed development will remain in the same school boundary area. All school boundaries are evaluated annually for overcrowding concerns during the annual Boundary Focus Group (BFG) Process.

Please contact my office at your earliest convenience to arrange an appointment and discuss the impact of your proposed development, as well as any possible mitigation.

Sincerely,



William J. Sebring  
Assistant Superintendent  
Support Services and Construction/Facilities Management

WJS:dm  
Attachment

cc: Dr. Brian V. Hightower, Superintendent of Schools  
Trey Olson, Deputy Superintendent, School Operations, Programs  
and Support  
Mitch Hamilton, Coordinator, Planning and Forecasting  
Cherokee County Board of Commissioners  
Cherokee County Planning Commission

# Cherokee County School District Rezoning Impact Report

Jurisdiction	Planning Commission Meeting Date	County Commission/City Council Meeting Date
Cherokee County	6/7/2016	6/21/2016

Rezoning Case Number	Applicant Name	Acreage
16-06-019	Rosewood Active Adult Communities, LLC	37.7

Map and Parcel	Property Description
03N11-156b/03-0922-0001	Single Family Development

Current Zoning	Proposed Zoning	Number of Lots	Housing Type	Estimated Student Impact <sup>(1)</sup>
AG	RD-3	97	Single Family Residential	70 Students

Elementary School	ES Enrollment	ES Capacity	% Capacity
Macedonia ES	774	862	89.79%
Middle School	MS Enrollment	MS Capacity	% Capacity
Creekland MS	1456	1287	113.13%
High School	HS Enrollment	HS Capacity	% Capacity
Creekview HS	1873	1900	98.58%

All Enrollment and Capacities are based on the last published Cherokee County Inventory of School Housing (CCISH) Numbers

Additional Capacity Needed	Cost for Additional Capacity <sup>(2)</sup>	Annual Cost for Students <sup>(3)</sup>
3 Classroom(s)	\$95,454.55	\$500,570.00

(1) - All increases to student enrollment should be considered cumulative in nature. All recent cases will impact the affected Schools. The School District may have to transport the students of any given development to an alternate district due to over-enrollment.

(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

(3) - Annual Cost is calculated using the 2013 General Fund Operating Expenditure cost per pupil of \$7,151.00, and does not count for inflation.

It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible. In every such case, the district designates a minimum contribution expected to help provide adequate facilities for the school age children who will occupy the residences in the development.

Please recommend to all Residential Zoning applicants to contact Mitch Hamilton at 770-721-8429 to discuss mitigation of their subdivision prior to appearing before the Zoning Board. If the applicant cannot meet during that time period, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton prior to the City Council/County Commission Meeting.

The 2014 estimated cost for building an elementary school is 22 to 27 million dollars, middle school is 35 to 40 million, and the cost of building a high school is 55 to 60 million dollars.



**CHEROKEE SHERIFF'S OFFICE  
MEMORANDUM**

**CASE NUMBER: 16-06-019**

**APPLICANT: Rosewood Active Adult Communities, LLC**

**PRESENT ZONING: AG PROPOSED ZONING: RD-3**

**1. IS ADEQUATE POLICE PROTECTION IN AREA PRESENTLY?**

Generally, yes. This area is served by the Freehome Precinct.

**2. ESTIMATED RESPONSE TIME TO REQUEST:**

Response times will vary with the nature of the request, workload, proximity and driving conditions at the time of dispatch. Based upon historical data, response times for calls will normally range from two to sixteen minutes.

**3. WILL ADDITIONAL PERSONNEL AND EQUIPMENT BE NECESSARY TO CONTINUE EFFICIENT SERVICE IN THE AREA?**

The proposed change will not have a noticeable impact on patrol operations.

IF SO, LIST APPROXIMATE NEEDS:

**4. ADDITIONAL REMARKS:**



Cherokee County, Georgia  
Agenda Request

Item#: 2.

**SUBJECT:** **Case #16-07-020 Milton O. Blankenship (BOC Dist. 1)** **MEETING DATE:** 7/5/2016

**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
<input type="checkbox"/> Department Comment	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>500<sup>00</sup></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.

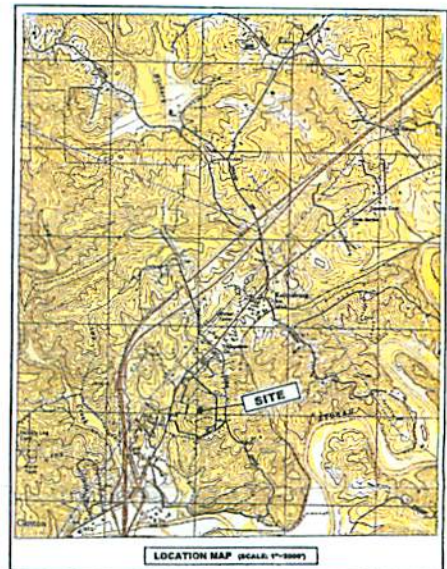
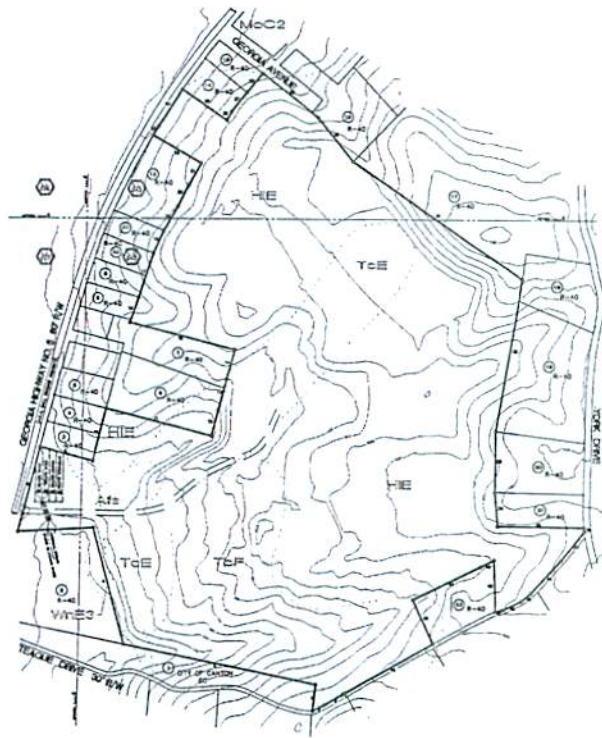
**Answer:** Applicant submits there are changing conditions:

(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.

- LEGEND:
- 1) I.F.S. - IRON PIN SET
  - 2) I.F.F. - IRON PIN FOUND
  - 3) B. - BENCHMARK BAR
  - 4) A. - ARC
  - 5) R.C.D. - 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) P.L. - PROPERTY LINE
  - 23) P.L. - CENTERLINE
  - 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. - 8" DITCH (APPROX. LOC.)
  - 30) 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
- HfE - HAYVILLE FINE SANDY LOAM, 10 TO 25% SLOPES
- M2C2 - MASADA FINE SANDY LOAM, 6 TO 10% SLOPES, ERODED
- TfF - TALLAPOOSA COBBLY SANDY LOAM, 25 TO 60% SLOPES
- TfE - TALLAPOOSA FINE SANDY LOAM, 15 TO 25% SLOPES
- WfE3 - WICHAM SANDY CLAY LOAM, 10 TO 25% SLOPES, SEVERELY ERODED

**GEORGIA811**  
 Statewide Emergency Dispatch System  
 24/7  
 1-800-241-2244

ALABAMA REGISTERED PROFESSIONAL LAND SURVEYOR  
 GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
 MISSISSIPPI REGISTERED PROFESSIONAL LAND SURVEYOR  
 TENNESSEE REGISTERED PROFESSIONAL LAND SURVEYOR

**MCM** LAND SURVEYING & ENGINEERING  
 104 HAYWOOD DRIVE  
 WOODSTOCK, GEORGIA 30188  
 PHONE: (770) 828-0200

NOT FOR RECORDING

GRAPHIC SCALE = FEET  
 0 100 200 400 800

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MCM LAND SURVEYING, P.C.  
 MICHAEL C. MARTIN, P.L.S.  
 LICENSE NO. 1707000  
 104 HAYWOOD DRIVE  
 WOODSTOCK, GEORGIA 30188  
 PHONE: (770) 828-0200

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 500 FEET AND AN ANGLE ERROR OF 3.0 SECONDS 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 500 FEET.

EQUIPMENT USED FOR MEASUREMENTS: N/A

REVISIONS:  
 1. ALL WATERS OF SITE ARE EXCEPTED

EXISTING SITE RESOURCES 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:  
 1. ALL WATERS OF SITE ARE EXCEPTED

JOB NO. 15-1478A

## LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Land Lots 227, 242 and 243 of the 14<sup>th</sup> District, 2<sup>nd</sup> 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.

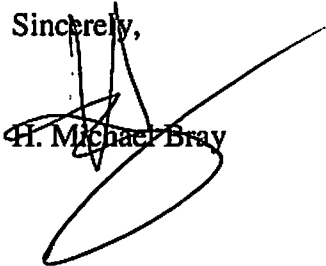
The meeting ultimately adjourned and there was not a consensus developed concerning the opinions of the attendees. Obviously, there was some who were not in favor of the project and there was some in favor of the project.

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

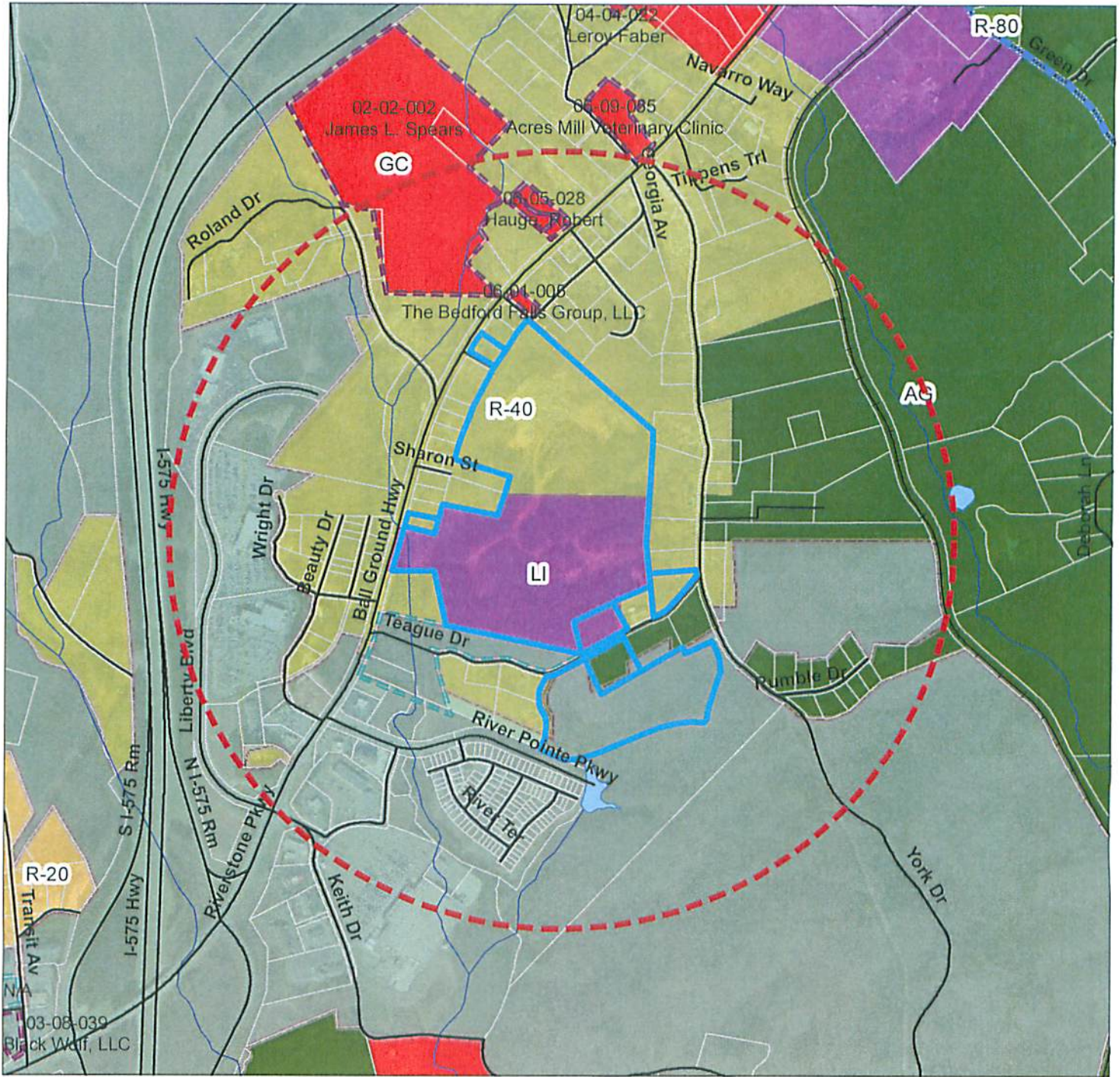
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# Case # 16-07-020 Milton Blankenship

## 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.

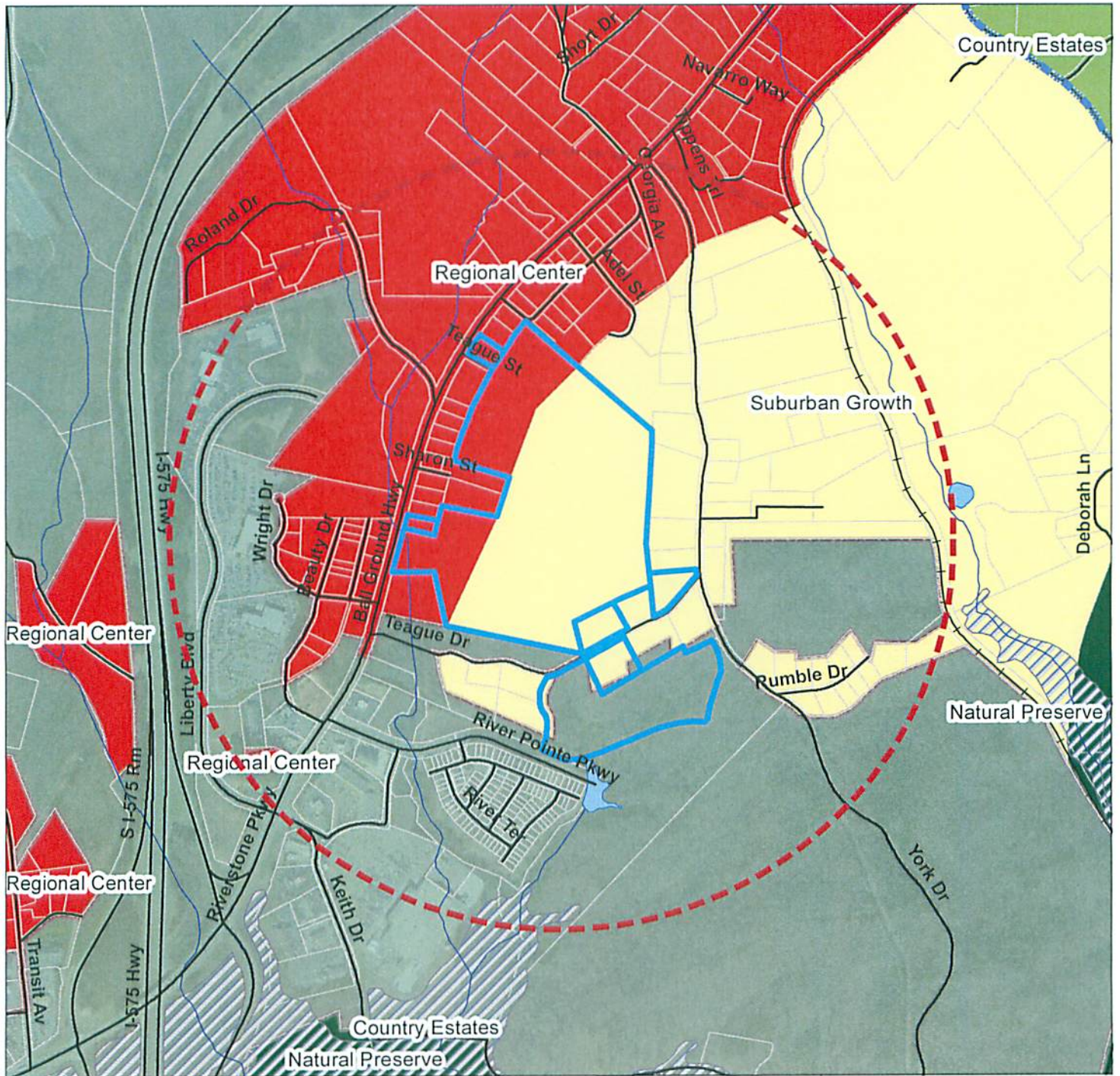


Prepared by:  
Cherokee County  
Planning & Land Use  
Canton, Georgia  
May 26, 2016



# 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	<b>Corridors</b>
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





## Staff Report

**Case No:** 16-07-020  
**Applicant Name:** H. Michael Bray for Milton O. Blankenship  
**Location:** 1820 & 2164 Ball Ground Hwy, York Dr., and 255 Teague Dr. (14N22, 052E, part of 057 and 062, 14N22C, 014)  
**From/To:** R-40 and LI to RZL  
**Proposed Use:** Single Family Residential  
**Commission Post:** 1

	Existing Zoning	Existing Land Use
North	R-40	Residential
South	LI, R-40 and City	Vacant, Residential, Planned Shopping Center (PSC)
East	R-40	Residential
West	R-40	Residential

### Future Development Map

Character Area/Node/Corridor	Description
Regional Center and Suburban Growth	Regionally oriented large scale commercial, office, retail, entertainment and recreational, usually along with a residential component development. RM-10, RM-16, OI, NC, GC, HC. Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses. (R-80, R-60, R-40)

## **Analysis and Comment**

The subject parcels total 59.3 acres and lie on the southeast side of Ball Ground Highway at Teague Street. A public participation meeting was held on April 18, 2016 with a total of thirty-eight attendees. The Existing Site Resource Map was submitted and is on file. We have received no letters in support of or in opposition to this petition. The application has been evaluated and is not consistent with the Future Development Map designation of Suburban Growth. However, it would be somewhat consistent with the Regional Center designation. Behind the hotel and to the north of the River Pointe shops is The Villages at River Pointe which has a density of 6.44 dwelling units per acre.

---

## **1 Findings**

### **1.1 Engineering Department**

- Ball Ground Highway is an urban minor arterial roadway and is approximately 24 feet wide. The geometry of the roadway at the location of this application is generally good. There was a traffic count performed on Ball Ground Highway by GDOT in 2015 that recorded approximately 10,000 vehicles per day to the north of this property. At this time there are no scheduled improvements for this section of Ball Ground Highway. The Engineering Department will determine any necessary improvements to Ball Ground Highway when the applicant applies for access along that route. Two entrances will be required and it should be expected that the entrances for the property would include a deceleration lane and possibly a left-turn lane into the property. It is the opinion of the Cherokee County Engineering Department that Ball Ground Highway should be able to handle the additional traffic generated by this application.

### **1.2 Cherokee County Water and Sewerage Authority**

- CCWSA did not submit a report.

### **1.3 Cherokee County Board of Education**

- CCBOE reported an anticipated 181 new students. Schools affected would be Hasty Elementary (74.69%), Teasley Middle (90.25%) and Cherokee High (113.96%).

### **1.4 Fire Marshal's Office**

- No report received.

### **1.5 Sheriff's Office**

- No report received.

## Case #16-07-020 - Community Agenda Analysis

### Section 1 – Community Vision

Community	Ball Ground Hwy (near Canton)
-----------	-------------------------------

**Vision:**

- Natural beauty and diversity make Cherokee a desirable and sustainable community.
- Commitment to grow responsibly from rich agricultural foundation through careful community design.
- Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.
- Balance needed between housing, employment, education, recreation, infrastructure and community services.

***This rezoning would allow the development of a new residential neighborhood.***

### Section 2 - Core Issues

#### **Project Supports**

Planning for Sustainable Growth	This property is located where there is water, sewer and located on a 2-lane minor arterial road.
---------------------------------	---

#### **Project is Neutral**

Housing Choice	No evidence of impact.
----------------	------------------------

Diverse Economic Opportunities	No evidence of impact.
--------------------------------	------------------------

Aging in Place	No evidence of impact.
----------------	------------------------

Preserve and Enhance Sense of Place	No evidence of impact.
-------------------------------------	------------------------

#### **Project Neglects**

Designing with the Environment	This property may retain a little bit of the existing vegetation in the buffer areas. The rest will be cleared and mass-graded.
--------------------------------	---

Land Use Patterns that Promote Connectivity and Mobility	This project will not contribute to connectivity since it will only have two entrances on Ball Ground Hwy because there are more than 150 lots proposed.
--	--

### Section 3 – Character Area Description

Character Area	Suburban Growth and Regional Center
----------------	-------------------------------------

***The portion of the property adjacent to Ball Ground Hwy is within the Regional Center character area. This character area is intended for a mix of high intensity retail, office, recreation and accommodation land uses. A high density residential could be mixed in to support the other uses but they should be integrated with vehicular and pedestrian connections. While the density of the project is consistent, the plan does not provide the integrated, mixed-use environment described for the character area.***

***The remainder of the property is within the Suburban Growth character area. This character area is an area that is transitioning from agriculture use and estate lots to traditional residential neighborhoods. The requested zoning district is not consistent with the character area description because it is denser than the character area.***

Node or Corridor	N/A
------------------	-----

## COUNTY ENGINEER

**CASE NUMBER:** 16-07-020  
**APPLICANT:** Milton O. Blankenship  
**CURRENT ZONING:** Residential (R-40) & Light Industrial (LI)  
**PROPOSED ZONING:** Residential (RZL)

**What is the primary public access to this application and is it adequate?**

The primary public access for the property in this application is Ball Ground Highway.

**What is the current condition of the primary access road to this application? (ie: traffic volumes, geometry, accident history, etc.)**

Ball Ground Highway is an urban minor arterial roadway and is approximately 24 feet wide. The geometry of the roadway at the location of this application is generally good. There was a traffic count performed on Ball Ground Highway by GDOT in 2015 that recorded approximately 10,000 vehicles per day to the north of this property.

**List any specific improvements planned for the primary access road and the estimated date scheduled.**

At this time there are no scheduled improvements for this section of Ball Ground Highway.

**Should the application be approved to proceed, what specific transportation improvements, if any, will be required to be in place by the time the project is in operation in order to maintain an acceptable level of service?**

The Engineering Department will determine any necessary improvements to Ball Ground Highway when the applicant applies for access along that route. Two entrances will be required and it should be expected that the entrances for the property would include a deceleration lane and possibly a left-turn lane into the property.

**Is the property in the 100-year floodplain or a probable wetland?**

No.

**What tributary or stream will the surface runoff eventually enter?**

Unnamed tributary of the Etowah River.

**In what basin is the project located?**

Alatoona Basin

**General remarks/comments:**

None.

**Conclusion:**

It is the opinion of the Cherokee County Engineering Department that Ball Ground Highway should be able to handle the additional traffic generated by this application.



# Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
Cherokee County		16-07-020		Milton O. Blankenship	
Acreage	Number of Lots	Current Zoning		Proposed Zoning	Housing Type
59.3	249	R-40 & LI		RZL	Single Family Residential
Estimated Student Impact	(1) Additional Capacity Needed	Additional Capacity Cost		(2) Annual Student Cost	(3)
181	Students	8	Classroom(s)	\$246,818.18	\$1,294,331.00
Planning Commission Meeting Date	County Commission/City Council Meeting Date			Map and Parcel	
7/5/2016	7/19/2016			14N22/062&057; 14N22/052E; 14N/014	
Property Description					
Ball Ground Highway between Teague Dr & Georgia Ave					

## Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Hasty ES	891	1193	74.69%
Middle School	MS Enrollment	MS Capacity	% Capacity
Teasley MS	1388	1538	90.25%
High School	HS Enrollment	HS Capacity	% Capacity
Cherokee HS	2465	2163	113.96%

All Enrollment and Capacities are based on the last published Cherokee County Inventory of School Housing (CCISH) Numbers

It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible. In every such case, the district designates a minimum contribution expected to help provide adequate facilities for the school age children who will occupy the residences in the development.

Please recommend to all Residential Zoning applicants to contact Mitch Hamilton at 770-721-8429 to discuss mitigation of their subdivision prior to appearing before the Zoning Board. If the applicant cannot meet during that time period, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton prior to the City Council/County Commission Meeting.

The 2014 estimated cost for building an elementary school is 22 to 27 million dollars, middle school is 35 to 40 million, and the cost of building a high school is 55 to 60 million dollars.

(1) - All increases to student enrollment should be considered cumulative in nature. All recent cases will impact the affected Schools. The School District may have to transport the students of any given development to an alternate district due to over-enrollment.

(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

(3) - Annual Cost is calculated using the 2013 General Fund Operating Expenditure cost per pupil of \$7,151.00, and does not count for inflation.





Cherokee County, Georgia  
Agenda Request

---

Item#: 3.

**SUBJECT:** **MEETING DATE:**  
Case #16-07-021 Jerry, Donna and Stacey Neese 7/5/2016  
(BOC Dist. 2)

**SUBMITTED BY:**  
Tamala Davis

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**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
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Department Comments	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: \$ 750<sup>00</sup>  
 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

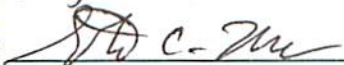
**Applicant Affidavit:**

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. Neese, 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. Neese

Applicant 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 <sup>+</sup>	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.



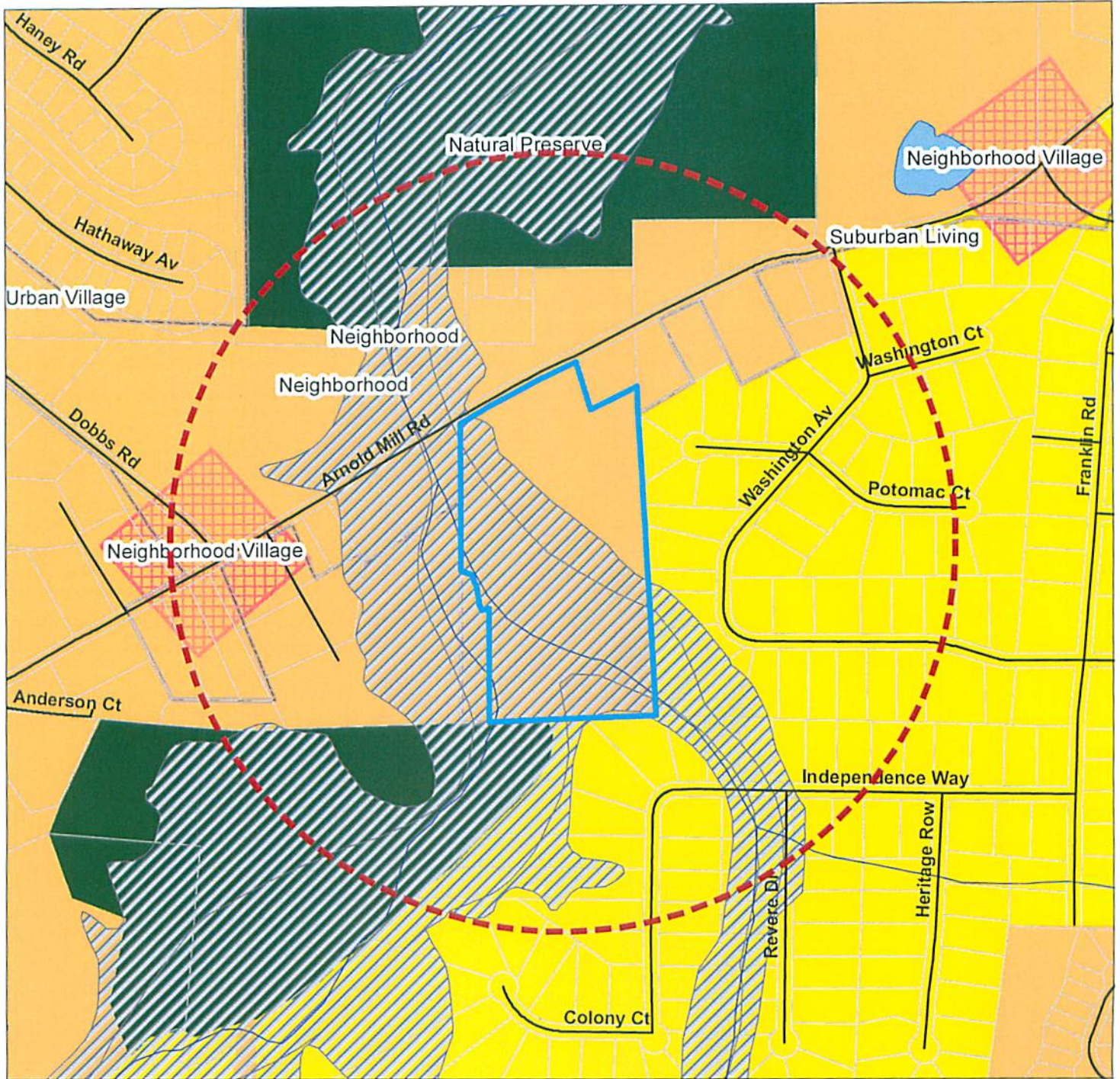
Donna Neese

/dm



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

Future Development Map from the Comprehensive Plan



### Legend

Rezoning Parcels	<b>Character Areas</b>	<b>Development Nodes</b>	<b>Woodstock Character Areas</b>
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	<b>Corridors</b>	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.

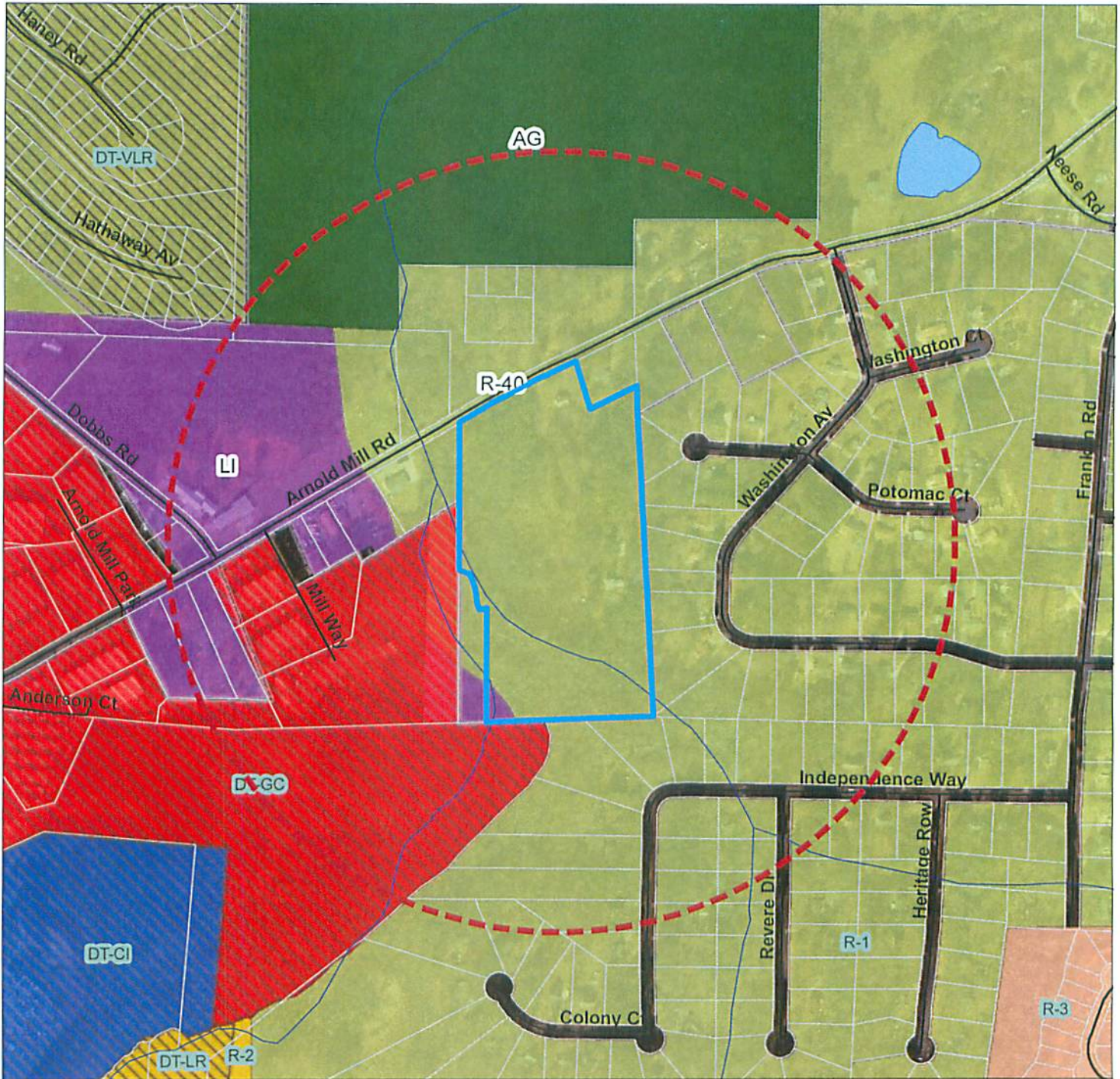


Prepared by:  
Cherokee County  
Planning & Land Use  
Canton, Georgia  
June 2, 2016



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

## Current Cherokee County Zoning Map



### Legend

Rezoning Parcels	<b>Woodstock Zoning</b>	<b>Cherokee Zoning</b>	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
	OSI	R15	GC
	PUD	RD3	LI
	R-1	R10	HI
	R-2	RZL	Bells Ferry Overlay
	R-3	RA	Hwy 92 Overlay
	R-4		



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





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

June 10, 2016

TO WHOM IT MAY CONCERN:

We, Stacey C. Neese, Jerry Neese, Sr. and Donna Neese, held our public participation meeting concerning the rezoning of 268 Arnold Mill Road, Woodstock, GA 30188, on Thursday, June 9, 2016, at 6:30 p.m. at Magnolia Hall, 108 Arnold Mill Road, Building C, Woodstock, GA 30188.

The meeting was attended by six interested neighbors (see attached list), with two additional persons speaking with Stacey Neese via telephone.

The first discussion was regarding the height and brightness of the lighting of the storage lot in the front portion of the property and the impact on the surrounding properties. When the distance from the homes was shown on the map and the height of the lighting poles discussed, the neighbors were satisfied that there would be minimum impact for their neighborhood.

The only other concern was the noise level of the animals, namely a rooster. When the participants were told there would be no rooster to interrupt their sleep, they were satisfied with this portion as well.

The six participants that attended the meeting and the two participants via telephone were all satisfied that the rezoning of the property as requested would not have a negative impact on the neighborhood.

Sincerely,

Stacey C. Neese

Jerry Neese, Sr.

Donna Neese

/dm

Kellogg + Jerry Donovan  
Judy Spears  
~~W. H. ...~~

De Diego  
Samuel Johnson Allen Temple Church



## Staff Report

**Case No:** 16-07-021  
**Applicant Name:** Stacey Neese, Jerry and Donna Neese  
**Location:** 262 Arnold Mill Road  
 (15N17A, 184)  
**From/To:** R-40 to LI and AG  
**Proposed Use:** LI for future business, AG for family residence and farm  
**Commission Post:** 2

	Existing Zoning	Existing Land Use
North	R-40	Residential (possibly grandfathered commercial)
South	LI and City	Vacant and General Commercial
East	City	Arnold Mill Estate (1.48 dua equivalent to R-30)
West	City	General Commercial

### Future Development Map

Character Area/Node/Corridor	Description
Neighborhood Living	Urbanized and growth oriented areas, adjacent to identified activity centers with higher densities. Various types of residential dwellings, and mixed-use developments. RD-3, RZL, RA, RTH, TND, Ball Ground & Waleska

## **Analysis and Comment**

The subject parcel is 15.76 acres and lies on the south side of Arnold Mill Road slightly more than a quarter mile west of Neese Road. A public participation meeting was held on June 9, 2016 with a total of six attendees and two telephone calls. No Existing Site Resource Map was required (Article 18, Section 18.3-2 a) 6. Paragraph 6.3 Exemptions. No site plan was required as there are no planned changes to the existing property. We have received no letters in support of or in opposition to this petition. The application has been evaluated and is not consistent with the Future Development Map designation of Neighborhood Living. However, it would not be conflicting to the current land uses in the area.

---

### **1 Findings**

#### **1.1 Engineering Department**

- Arnold Mill Road is an urban minor arterial roadway and is approximately 24 feet wide. The geometry of the roads at the location of this application is generally good. A 2015 GDOT traffic count on Arnold Mill Road recorded approximately 11,900 vehicles per day just to the west of this property. At this time there are no scheduled improvements for this section of Arnold Mill Road. The City of Woodstock and Cherokee County have a Memorandum of Agreement in place whereby the County has agreed to allow the City of Woodstock to permit and approve all access requests to this portion of Arnold Mill Road. All construction of access to this proposed development would be done in conformance with current City of Woodstock development regulations; which are similar to the County's. City and County staff will collaborate regarding the access to this site during the site plan review process. The Engineering Department does, however, recommend that the entrance for the Light Industrial portion include a deceleration lane and possibly a left-turn lane off of Arnold Mill Road. Approximately 50 to 55% of the property is located in the flood plain. It is the opinion of the Cherokee County Engineering Department that Arnold Mill Road should be able to handle the additional traffic generated by this application.

#### **1.2 Cherokee County Water and Sewerage Authority**

- CCWSA did not submit a report.

#### **1.3 Cherokee County Board of Education**

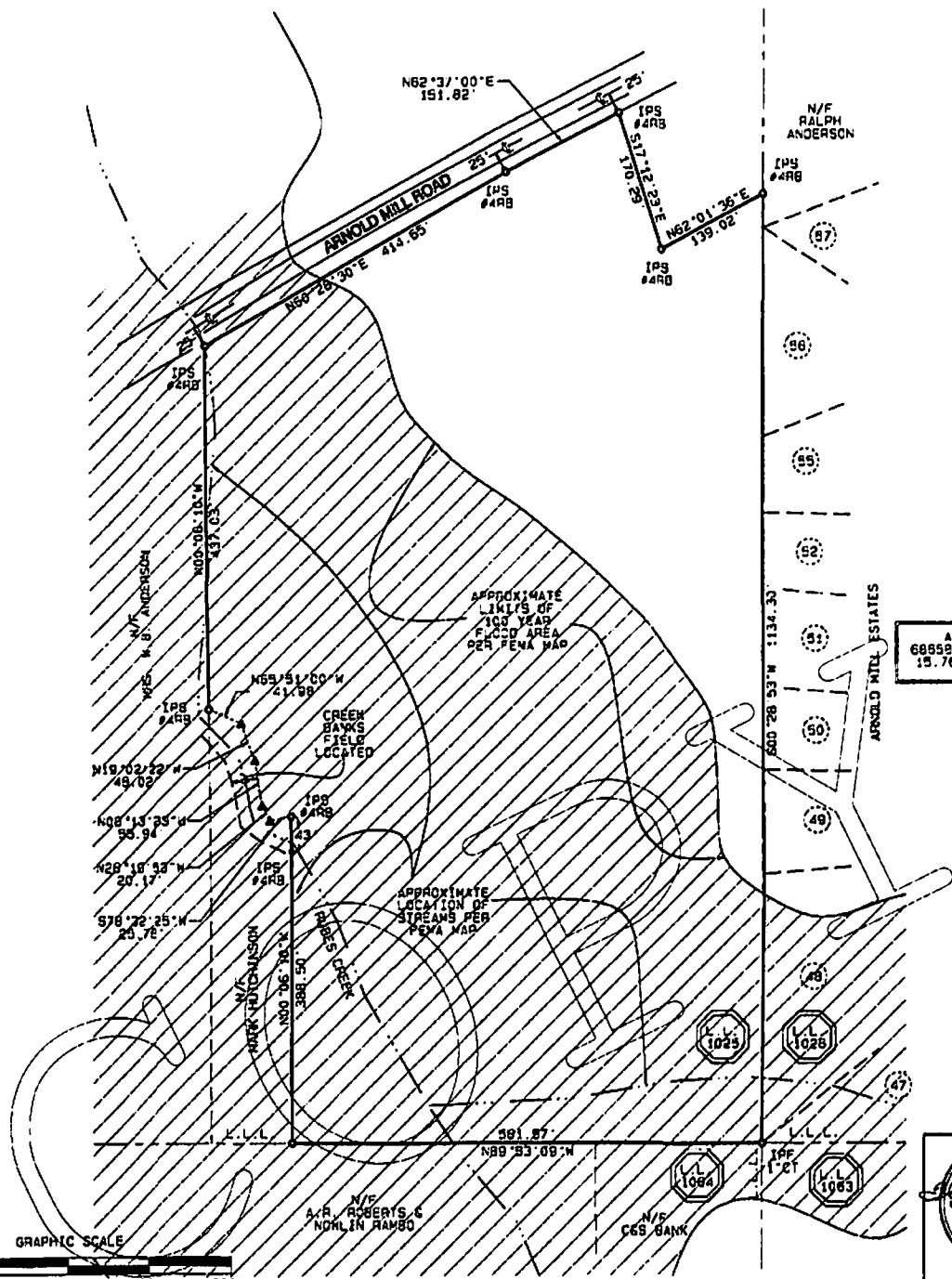
- CCBOE did not submit a report.

#### **1.4 Fire Marshal's Office**

- No report received.

#### **1.5 Sheriff's Office**

- No report received.



AREA  
688581.50 FT  
15.76 ACRES

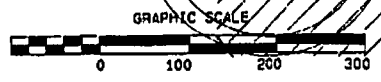
THIS PLAN WAS CALCULATED FOR ERRORS AND IS  
ACCURATE TO BETTER THAN 1:100,000  
EQUIPMENT USED ON THIS PROJECT  
WAS A JENSEN 3122.

"F. I. A. OFFICIAL FLOOD HAZARD  
MAP" COMMUNITY NUMBER 132724  
PAGE 310C, DATED 8-12-1990  
SHOWS THIS PROPERTY TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.

Filed in 427/2001 11:18:00 AM Office Clerk of Superior  
Court Cherokee County, GA Plat BK 90 Page 106 -  
128,  
Party Baker #1

BOUNDARY SURVEY FOR:  
**PRESTON KENDRICK**

LOCATED IN:  
L.L. 1025  
18th DISTRICT, 2nd SECTION  
CHEROKEE COUNTY, GA



**SOUTHERN SURVEYING &  
MAPPING COMPANY, INC.**

4076 EBENEZER ROAD, N.E., MARIETTA, GA. 30066  
PHONE: (770) 926-7759

DATE: 1-24-05      SCALE: 1"=100'      C 132-09 2

## Case #16-07-021 - Community Agenda Analysis

### Section 1 – Community Vision

Community	Arnold Mill Road (Woodstock)
-----------	------------------------------

**Vision:**

- Natural beauty and diversity make Cherokee a desirable and sustainable community.
- Commitment to grow responsibly from rich agricultural foundation through careful community design.
- Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.
- Balance needed between housing, employment, education, recreation, infrastructure and community services.

***This rezoning would allow the property to continue to be used for agriculture with the addition of some industrial uses along the Arnold Mill Road frontage.***

### Section 2 - Core Issues

#### **Project Supports**

Planning for Sustainable Growth	This property is located where there is water, sewer and located on a 2-lane minor arterial road.
Preserve and Enhance Sense of Place	The existing 3 homes would remain on the property.

#### **Project is Neutral**

Housing Choice	No evidence of impact.
Diverse Economic Opportunities	No evidence of impact.
Aging in Place	No evidence of impact.
Designing with the Environment	Most of the property, especially the flood plain, will be used for agricultural purposes. The LI uses may include a weaker yard, which could increase the environmental impact.
Land Use Patterns that Promote Connectivity and Mobility	This project will not contribute to connectivity since it does not include the construction of any roads.

#### **Project Neglects**

### Section 3 – Character Area Description

Character Area	Neighborhood Living
----------------	---------------------

***The Neighborhood Living character area is predominately residential in nature but may include neighborhood-scaled shopping, live/work spaces or small retail/professional uses built as part of a residential development. The proposed land uses are not consistent with the character area description. The proposed AG is consistent with the other Natural Preserve areas along Rubes Creek and the flood plain. The proposed LI also reflects the nearby office/warehouse uses at the intersection of Arnold Mill Rd and Dobbs Rd. Unfortunately, there are residences along close to 50% of the property boundary.***

***Things to Consider:***

- Some nearby land uses are consistent with proposal.
- LI uses may need extra screening from Arnold Mill Rd.

Node or Corridor	N/A
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## COUNTY ENGINEER

**CASE NUMBER:** 16-07-021

**APPLICANT:** Jerry & Donna Neese, and Stacey C. Neese

**CURRENT ZONING:** Residential (R-40)

**PROPOSED ZONING:** Light Industrial (LI) & Agricultural (AG)

**What is the primary public access to this application and is it adequate?**

The primary public access for the property in this application is Arnold Mill Road.

**What is the current condition of the primary access road to this application? (ie: traffic volumes, geometry, accident history, etc.)**

Arnold Mill Road is an urban minor arterial roadway and is approximately 24 feet wide. The geometry of the roads at the location of this application is generally good. A 2015 GDOT traffic count on Arnold Mill Road recorded approximately 11,900 vehicles per day just to the west of this property.

**List any specific improvements planned for the primary access road and the estimated date scheduled.**

At this time there are no scheduled improvements for this section of Arnold Mill Road.

**Should the application be approved to proceed, what specific transportation improvements, if any, will be required to be in place by the time the project is in operation in order to maintain an acceptable level of service?**

The City of Woodstock and Cherokee County have a Memorandum of Agreement in place whereby the County has agreed to allow the City of Woodstock to permit and approve all access requests to this portion of Arnold Mill Road. All construction of access to this proposed development would be done in conformance with current City of Woodstock development regulations; which are similar to the County's. City and County staff will collaborate regarding the access to this site during the site plan review process. The Engineering Department does, however, recommend that the entrance for the Light Industrial portion include a deceleration lane and possibly a left-turn lane off of Arnold Mill Road.

**Is the property in the 100-year floodplain or a probable wetland?**

Yes, approximately 50 to 55% of the property is located in the flood plain.

**What tributary or stream will the surface runoff eventually enter?**

Rubes Creek.

**In what basin is the project located?**

Alatoona Basin

**General remarks/comments:**

None.

**Conclusion:**

It is the opinion of the Cherokee County Engineering Department that Arnold Mill Road should be able to handle the additional traffic generated by this application.





**Cherokee County, Georgia  
Agenda Request**

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**Item#: 1.**

**SUBJECT:**  
**June 7, 2016 Minutes**

**MEETING DATE:**  
7/5/2016

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

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**FACTS AND ISSUES:**

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**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

---

**ADMINISTRATIVE RECOMMENDATION:**

---

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Minutes	Exhibit



## CHEROKEE COUNTY MUNICIPAL PLANNING COMMISSION

### PUBLIC HEARING MINUTES

**June 7, 2016**

**Cherokee Hall 7:00 pm**

The Cherokee County Planning Commission held its regularly scheduled meeting on Tuesday, June 7, 2016 in Cherokee Hall at the Cherokee County Administration Building. In attendance for the Planning Commission were Bill Dewrell, Bob Whitaker, Rick Whiteside, Scott Barnes, Thais Escondo, Ken Smith, Richard Weatherby and Tom Ware. Jerald Hill was not in attendance. In attendance for Cherokee County Staff were Vicki Taylor Lee, Zoning Administrator and Tamala Davis, Planning Technician.

The meeting was called to order at 7:20 p.m.

#### **Case No. 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.

Vicki Lee stated the applicant has requested this case be postponed until the July Public Hearing.

Ms. Escondo stated this rezone application is also requesting a variance and would like Staff to clarify by the next work session if the Planning Commission has the authority to approve certain variance requests.

Mr. Weatherby made a motion to accept the postponement. Seconded by Dr. Whiteside. Unanimous approval.

Mr. Smith made a motion to approve the May 3, 2016 Minutes. Seconded by Mr. Ware. Unanimous approval.

Mr. Barnes made a motion to approve the May 16, 2016 Work Session Summary. Seconded by Mr. Weatherby. Unanimous approval.

Mr. Dewrell made a motion to adjourn. Seconded by Mr. Weatherby. Unanimous

approval.

The meeting adjourned at 7:26 p.m.