



Cherokee County Planning Commission Work Session AGENDA

March 20, 2017
Business Center 6:30 PM

CALL TO ORDER

ZONING CASES

1. **Case #17-04-011 Phoebe Maze (City of Waleska)**
Applicant is requesting to rezone 3.15 acres at 423 Bartow Street from R-30 to NC for neighborhood commercial uses.
2. **Case #17-04-012 Judith E. Becker (BOC Dist. 2)**
Applicant is requesting to rezone 0.688 acres at 1800 Liberty Grove Road from AG to R-30 to maintain the small existing cemetery.
3. **Case #17-04-013 R. Venture, LLC (BOC Dist. 1)**
Applicant is requesting to rezone 54.61 +/- acres at Jessie Land, Owens Store Road and Old Orange Mill Road from AG to R-20 for a single family residential subdivision.
4. **Case #16-12-045 Collett Family, LLC (BOC Dist. 1)**
Applicant is requesting to rezone 102.519 acres on East Cherokee Drive from AG to R-30 and R-20 for a single family residential subdivision.

OTHER BUSINESS

APPROVAL OF MINUTES

ADJOURN



Cherokee County, Georgia
Agenda Request

Item#: 1.

SUBJECT:
Case #17-04-011 Phoebe Maze (City of
Waleska)

MEETING DATE:
3/20/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 3.15 acres at 423 Bartow Street from R-30 to NC for neighborhood commercial uses.

FACTS AND ISSUES:

Commission District: City of Waleska
Zoning Change: R-30 to NC
Location: 423 Bartow Street
Tax Map and Parcel No: 95N03, 005
Acres: 3.15
Proposed Development: Neighborhood Commercial Uses
Future Development Map: Urban Core

BUDGET:

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

ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit



CHEROKEE COUNTY
Application for Public Hearing



Important Notes:

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

SECTION I

Contact Person: PHOEBE MAZE Phone: 770-479-9617
 Email: phoebem@windstream.net

Applicant's Information:

Name: Phoebe Maze
 Address: P.O. Box 305 (mailing) Phone: 770-479-9617
 City, State, Zip: Waleska GA 30183

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:	PUBLIC HEARING SCHEDULE:
Commission District: <u>1</u>	Public Participation Meeting: <u>N/A</u>
Case: <u>17-04-011</u>	PC Work Session Date: <u>March 20, 2017</u>
CityView #: <u>PL2017 0209</u>	Planning Commission Hearing: <u>April 4, 2017</u>
Received by: <u>JW</u>	Board of Commissioners: <u>City of Waleska</u>
Fee Paid: \$ <u>750⁰⁰</u>	Zoning Board of Appeals: _____
Date: _____	Other: <u>pre file</u> <u>2.3.17</u>

SECTION II

Property Information:

Location: 423 Bartow Street

Current Zoning: R-30 Proposed Zoning: NC Total Acreage: 3.15ac

Tax Map #: 95 N 03 Parcel #: 005 Land Lot(s): 40 District: 14

Future Development Map Designation: Urban Core

Adjacent Zonings: North _____ South _____ East _____ West _____

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

Rezoning of property for commercial uses-

Proposed Use(s) of Property:

Neighborhood commercial uses

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, PHOEBE MAZE, 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 17 day of FEBRUARY, 20 17.

Print Name PHOEBEA MAZE

Applicant Signature Phoebe A. Maze

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: City of Waleska

How is sewage from this site to be managed?

Septic

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

If yes, what is the projected increase? _____ students

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

Traffic Generation:

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

What is the estimated number of trips generated? _____ trips

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

Notes:

- * Residential land uses are calculated based on the number of residential units. Commercial and industrial land uses are typically calculated based on square feet (sqft) of floor area for the use.
- + Residential daily trip ends per unit are shown. Contact Planning and Land Use staff about rates for other land uses.

SECTION V

- 1. THE INTENT OF THIS REZONING REQUEST IS TO EXPAND THE POSSIBILITIES FOR USE OF THE LAND.**
- 2. MY REQUEST FOR REZONING TO NEIGHBORHOOD COMMERCIAL ZONING WILL ONLY PERMIT A USE THAT IS SUITABLE FOR THE NEIGHBORHOOD.**
- 3. I WOULD NOT WANT TO ADVERSELY AFFECT THE ADJACENT OR NEARBY PROPERTY. I DO NOT BELIEVE THAT NEIGHBORHOOD COMMERCIAL ZONING WOULD ALLOW ANY PROPERTY USE THAT WOULD NEGATIVELY IMPACT THE NEIGHBORHOOD. ANY PROPOSAL WOULD, NECESSARILY, BE SUBJECT TO APPROVAL BY THE NEIGHBORHOOD AND THE PLANNING COMMISION.**
- 4. IN THE YEAR AND A HALF THAT I HAVE HAD THE PROPERTY FOR SALE, THE ONLY INTEREST HAS BEEN FOR COMMERCIAL USE. THE COMPLAINTS EXPRESSED HAVE BEEN CONCERNING THE NOISE FROM HWY 140. THE NOISE AND TRAFFIC HAVE HAD A NEGATIVE IMPACT ON ANY ONE LOOKING AT THE HOUSE FOR A RESIDENCE.**
- 5. I DO NOT BELIEVE THAT A NEGATIVE IMPACT WOULD RESULT FROM REZONING. THE PROPERTY HAS FRONTAGE ON 3 STREETS WHICH WILL ALLOW FOR EASY FLOW OF**

TRAFFIC, HWY 140 TO BARTOW STREET. LEE STREET INTERSECTS HWY 108 AND GIVES THE PROPERTY ANOTHER ENTRANCE POINT. THERE IS NO PUBLIC TRANSPORTATION TO BE AFFECTED ONE WAY OR THE OTHER. THE PROPERTY ALREADY HAS GA POWER AND WALESKA CITY WATER.

6. I BELIEVE THAT THE PROPERTY IS IN CONFORMITY WITH THE POLICY AND LAND USE PLAN. I HAVE HAD NOTHING BUT POSITIVE FEED BACK FROM THE CITY OF WALESKA AND PLANNING COMMISION MEMBERS.

7. I BELIEVE THAT EXISTING CONDITIONS SUPPORT NEIGHBORHOOD COMMERCIAL ZONING. REINHARDT UNIVERSITY IS DIRECTLY ACROSS THE STREET ON HWY 140, THE FIRE AND POLICE STATION ARE ACROSS THE STREET ON THE LEE STREET SIDE. THE PROPERTY IS ONLY 2 LOTS FROM THE INTERSECTION OF HWY 140 AND HWY 108. AT THAT INTERSECTION THERE IS A CHURCH, THE UNIVERSITY, A RENTAL HOUSE AND A GAS STATION; ALL FALL UNDER NEIGHBORHOOD COMMERCIAL.

Deed Book **12745** Pg **430**
Filed and Recorded 2/3/2014 3:10:11 PM
28-2014-002814
Transfer Tax 70.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

RETURN TO:
Dyer & Rusbridge, P.C.
291 E. Main Street
Canton, GA 30114

----- [Space Above This Line for Recording Date] -----

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

This Indenture made this 29 day of Jan, 2014, between **FORREST L. SAWYER, SR.**, party or parties of the first part (hereinafter referred to as "Grantor"), and **PHOEBE A. MAZE**, party or parties of the second part (hereinafter referred to as "Grantee");

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, their heirs, successors, and assigns, interest in and to the following described property:

A 1/2 interest in:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 14th District and 2nd Section of Cherokee County, Georgia, and being part of Land Lot No. 40, and being more particularly described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee, their heirs, successors, and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for their heirs, successors, and assigns, will warrant and forever defend the right and title to the above described property, unto the said Grantee, their heirs, successors, and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal, the day and year above written.

Signed, sealed and delivered
in the presence of:

Mandy Moyer
Witness

Forrest L. Sawyer, Jr. (SEAL)
FORREST L. SAWYER, SR.
By Forrest L. Sawyer, Jr., under Power of Attorney

Alicia M. Arco
Notary Public

My Commission Expires:



EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 40 of the 14th District, 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

Beginning at the intersection of Canton-Cartersville Street, running south along the east side of Cartersville Street to Lee Street, thence a southeast direction along Lee Street 450 feet to corner of S.M. Moore garden, thence northeast parallel with Cartersville Street 200 feet to northeast corner of S.M. Moore garden; thence 50 feet parallel with Lee Street, thence easterly at right angles 100 feet parallel with Cartersville Street, thence northerly 100 feet parallel with Lee Street to the northwest corner of D.B. Smith's property; thence easterly along D.B. Smith's line to Canton Street, thence northwestwardly on southwest side of Canton Street to starting point. Also privilege of 15 foot street between lots of J.L. Mackey and Levi Cline, also including all buildings on said property.

Also the following tract described as follows: Being part of Land Lot No. 40 in the 14th District and 2nd Section of Cherokee County, in Waleska, Georgia, and described as beginning on the northeastern side of Lee Street at the corner of the property of Mrs. W.A. Bearden, thence running southeasterly along Lee Street a distance of 50 feet; thence extending back at right angles to Lee Street, same width as front, and between parallel lines, a distance of 200 feet. Said parcel of land being under fence, and known as the Moore garden lot.

This being the same property as that conveyed by Mrs. Willard Bearden Flanagin to Amos Cline and Beulah Cable Cline by warranty deed dated August 26, 1946 and recorded in Deed Book 15, Page 73, Cherokee County records.

BARTOW STREET 30' R/W

STATE ROUTE 140 50' R/W

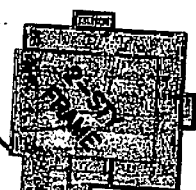
S 48°39'00"E 201.61'

N 46°08'45"E 408.94'

BLOG. SETBACK

BDDG. SETBACK

POTENTIAL BUILDING SITE



ASPHALT DRIVE

PAVED PARKING

35' BUFFER

(1" O.T.) I.P.F.

S 41°40'25"W 102.35'

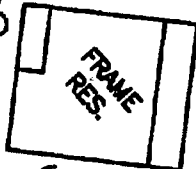
S 46°41'40"E 100.00' (PER DEED)



PAVED PARKING

(1" O.T.) ALLEY I.P.F. (PER REF. # 8)

S 45°37'10"W 100.00' (PER DEED)



N/F VIJAYA GNANA (DEED BOOK 11044, PAGE 389)

S 49°12'05"E 100.00' (PER DEED)

N/F BAGWELL & SPEARS INC. (DEED BOOK 620, PAGE 35)

I.P.S.

35' BUFFER

S 45°34'55"W 203.31'

N/F CHARLES JACKSON & KIDD MCCOLLOUGH (DEED BOOK 4257, PAGE 27B)

S 49°12'05"E 99.56'

I.P.F. (1/4" R.)

I.P.F. (1/4" R.)

LEE STREET 30' R/W

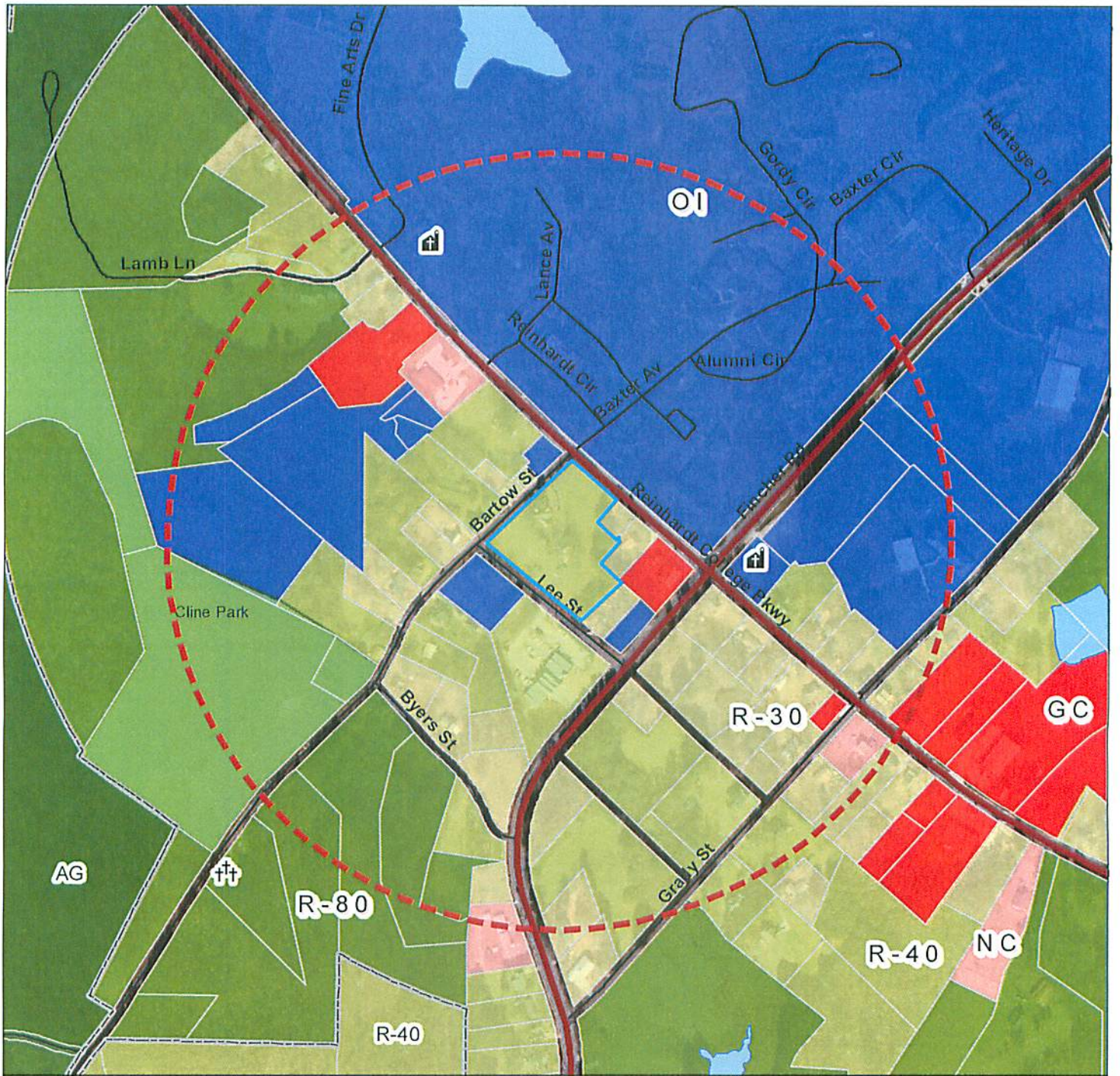
PAVED ENTRANCE



RT3 Architects
360 E. Marietta St.
Canton, GA 30114
770-720-4669

Case # 17-04-011 Phoebe Maze

Zoning Map



- Legend**
- Rezoning Parcel
 - 1/4 Mile Radius
 - School
 - Cemetery
 - Church
 - Street
 - Parcel
 - 100 Year Flood Zone
- Cherokee County Zoning**
- AG
 - R80
 - R60
 - R40
 - R30
 - R20
 - R15
 - R03
 - R10
 - R2L
 - RA
 - RTH
 - RM 10
 - RM 16
 - THD
 - PUD
 - OI
 - NC
 - GC
 - LI
 - IH
 - Side Ferry Overlay
 - Play 92 Overlay
- Waleska Zoning**
- R-40 Single Family Residential
 - R-40 Single Family Residential
 - R-40 Single Family Residential
 - R-30 Single Family Residential
 - Office Institutional
 - Neighborhood Commercial
 - General Commercial



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.

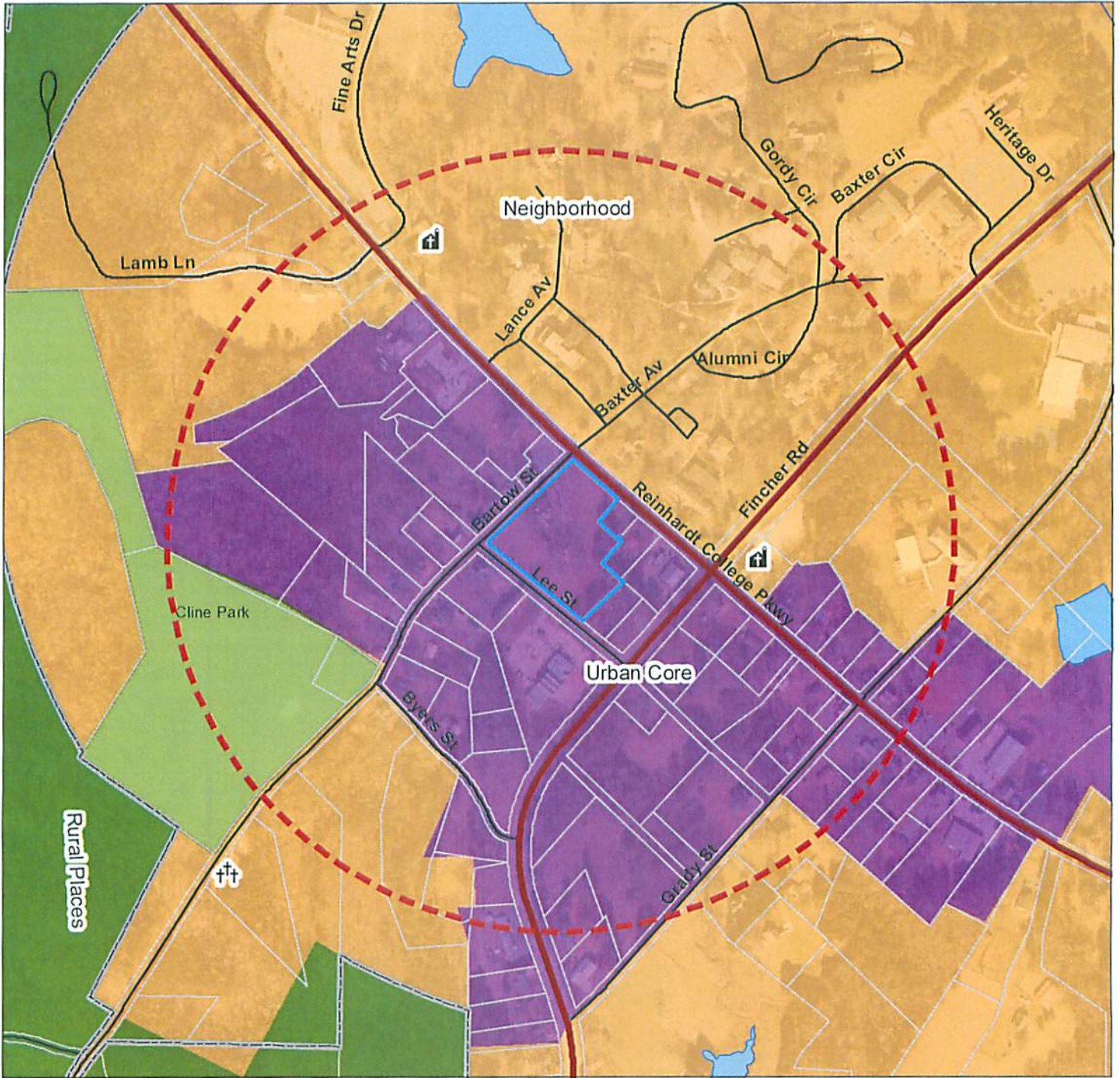


Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
22 February 2017



Case # 17-04-011 Phoebe Maze

Future Development Map



Legend

- Rezoning Parcel
- 1/4 Mile Radius
- School
- Cemetery
- Church
- Street
- Parcel
- 100 Year Flood Zone

Development Nodes

- County Crossroads
- Hamlet
- Neighborhood Village
- Community Village

Corridors

- Scenic Corridor
- Transitional Corridor
- Development Corridor

Character Areas

- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Bells Ferry LCI
- Urban Core
- 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 and Land Use
Canton, Georgia
22 February 2017





Cherokee County, Georgia
Agenda Request

Item#: 2.

SUBJECT: **MEETING DATE:**
Case #17-04-012 Judith E. Becker (BOC Dist. 2) 3/20/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 0.688 acres at 1800 Liberty Grove Road from AG to R-30 to maintain the small existing cemetery.

FACTS AND ISSUES:

Commission District: 2
Zoning Change: AG to R-30
Location: 1800 Liberty Grove Road
Tax Map and Parcel No: 02N10, 066
Acres: 0.688
Proposed Development: Continue existing use of family cemetery
Future Development Map: Country Estates

BUDGET:

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

ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit



CHEROKEE COUNTY
Application for Public Hearing



Important Notes:

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

SECTION I

Contact Person: Judith E. Becker Phone: 404-281-0471
770-475-4977
 Email: jebeckert1@gmail.com
Karanwelch@bellsouth.net

Applicant's Information:

Name: Judith E. Becker
 Address: 1800 Liberty Grove Rd Phone: 770-475-4977
 City, State, Zip: Alpharetta, GA 30004

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:	PUBLIC HEARING SCHEDULE:
Commission District: _____	Public Participation Meeting: _____
Case: <u>17-04-012</u>	PC Work Session Date: <u>3/20/17</u>
CityView # <u>PL 2017-0232</u>	Planning Commission Hearing: <u>4/4/17</u>
Received by: _____	Board of Commissioners: <u>4/18/17</u>
Fee Paid: \$ <u>250.00</u>	Zoning Board of Appeals: _____
Date: _____	Other: _____

SECTION II

Property Information:

Location: 1800 Liberty Grove Rd. Alpharetta, GA 30004

Current Zoning: AG Proposed Zoning: R-30 Total Acreage: 0.688ac

Tax Map #: 02 N 10 Parcel #: 066 Land Lot(s): 164 District: 2

Future Development Map Designation: Country Estates

Adjacent Zonings: North AG South AG East AG West AG

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

Separation of the family cemetery from the remaining acreage, maximizing the acreage for re-sale purposes. Existing zoning requires a separation at a minimum of 2 acres which exceeds required amount of land needed for said cemetery. Attached survey shows needed acreage to maintain the small existing cemetery.
Proposed Use(s) of Property:

To continue the existing use of the family cemetery as it was established in 1977.

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, Judith E. Becker, 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 17th day of February, 2017.

Print Name Judith E. Becker

Applicant Signature Judith E. Becker

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: _____

How is sewage from this site to be managed?

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

Section V

Applicant Response Statement – Rezoning's and Amendments/Modifications to Zoning Conditions

1) Explain the intent of the requested zoning.

The intent is to separate the estate of Judith E. Becker from 16.6211 acres zoned AG to approx. 15.9 zoned AG and remaining acreage as R-30. The R-30 zone would be the portion of land that contains an existing small family cemetery which was established in 1977. The intent is to separate and retain ownership of the existing cemetery and sell the remaining portion of land (approx. 15.9 acres). As the estate stands now, AG zoning of the entire estate would demand the owner to retain a minimum of 2 acres, which exceeds the burial needs of the owner/family, resulting in less acreage for sale.

2) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The use of the land would continue as a cemetery, as established in 1977. The affect of adjacent property would remain the same. The Becker Family cemetery is located across Liberty Grove Rd from Buice's Cemetery dating back into the 1800's or earlier.

3) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

As it is already being used as a cemetery, the affect would remain the same. Current land sales have taken place and houses have been built adjacent to the cemetery with no adverse affect.

4) Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

The property is currently being used as a family cemetery (we do not sell burial sites to anyone) and surrounding pasture. Horses graze in said pasture.

5) Whether the proposed zoning will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No additional traffic would result from the zoning change.

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

It is currently being used as a cemetery and the land use would not change, as was established in 1977.

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

The land use would never change from its current state. The adjacent estate acreage would be up for sale. Future development would take place at that time, whether a single buyer or developer.

B2919
B297

BK PG
2919 297

A198-10
R198-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this Fifth day of December 19 97

by first party, Grantor, Harvey L. Becker *Decentral*
whose post office address is 1800 Liberty Grove Road
Alpharetta, GA 30004
to second party, Grantee, Judith E. Becker *Electric*
33011 *14.00*
whose post office address is 1800 Liberty Grove Road
Alpharetta, GA 30004

WITNESSETH, That the said first party, for good consideration and for the sum of Dollars (\$ 00.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances there-to in the County of Cherokee, State of Georgia to wit:

All that tract or parcel of land lying and being in land lots 164 and 165 of the 2nd District, of Cherokee County, Georgia, and being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference.

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$ - 0 -
DATE 12-5-97
Anne M. Beaman
CLERK OF SUPERIOR COURT

Georgia, Cherokee County
Filed in office this 5 day of Dec 1997
at 4:00 P.M. Recorded in Sep 2919 Page 297
this 7 day of Dec 1997
Anne M. Beaman
Clerk Superior Court

NOTE (1) (Revised 1/87)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.



© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.

02919
0298

PG
2919 298

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

[Signature]
Signature of Witness
Jacob Nels
Print name of Witness
[Signature]
Signature of Witness
PHIL G. HUGHES
Print name of Witness

[Signature]
Signature of First Party
Judith E. Becker
Print name of First Party
[Signature]
Signature of First Party
[Signature]
Print name of First Party

State of Georgia)
County of Cherokee)
On December 5, 1997 before me,

appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

[Signature]
Signature of Notary



Affiant Known Produced ID
Type of ID _____ (Seal)

State of Georgia)
County of Cherokee)
On December 5, 1997 before me,

appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

[Signature]
Signature of Notary



Affiant Known Produced ID
Type of ID _____ (Seal)

[Signature]
Signature of Preparer
Judith E. Becker
Print Name of Preparer

1800 Liberty Grove Road, Alpharetta,
Address of Preparer GA 30004

(2)

If your state requires 8 1/2" x 11" forms, cut off the bottom of this page at the dotted line.

© E-Z Legal Forms. Before you use this form, read it, fill in all blanks, and make whatever changes are necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. E-Z Legal Forms and the retailer make no representation or warranty, express or implied, with respect to the merchantability of this form for an intended use or purpose.

02919
0299BK PU
2919 299

Book 593 Page 572

Exhibit "A"

Beginning at an iron stake located at the point of intersection of the north Land Lot line of Land Lot 165 and the west side of Liberty Hill Road (since named Liberty Grove Road with 40-foot right-of-way); thence on a southerly direction along the west side of Liberty Grove Road a distance of 459.40 feet to an iron pin stake placed at the point of intersection of the west side of Liberty Grove Road and the center of an abandoned road named Posey Road; thence north 82 degrees 42 minutes 41 seconds west along the center of said abandoned Posey Road a distance of 122.66 feet to a point; thence continuing along the center of said abandoned Posey Road the following courses and distances and going to Land Lot 164; south 85 degrees 57 minutes and 05 seconds west 118.3 feet; south 69 degrees 12 minutes and .05 seconds west 123.6 feet; south 67 degrees 7 minutes and 4 seconds west 301.15 feet; south 69 degrees 29 minutes and 57 seconds west 212.72 feet; south 69 degrees 29 minutes and 12 seconds west 174.54 feet; south 73 degrees 50 minutes and 22 seconds west 147.39 feet to an iron pin thus leaving the center of said abandoned Posey Road and running north 00 degrees 24 minutes and 06 seconds west 437.44 feet to an iron pin; north 43 degrees 54 minutes and 42 seconds west 490.79 feet to an iron pin located on the north Land Lot line of Land Lot 164, said District and Section; thence running north 89 degrees 11 minutes and 32 seconds east along said north line of Land Lot 164 and the north line of Land Lot 165 a distance of 1,456.59 feet to an iron pin on the west side of Liberty Grove Road and being the point of the Beginning.

The above tract of land being in Land Lots 164 and 165 of the second District, 2nd section of Cherokee County, Georgia, and being shown as Tract A on a plat for Harvey L. Becker by David A. Burre & Assoc., Inc on March 31, 1987, consisting of 16.6211 acres.

Rec. 12-8-97

ANNE. M. RENEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

WRITTEN DESCRIPTION BECKER CEMETERY

BECKER CEMETERY BOUNDARY

ALL THAT TRACT OR PARCEL of Land lying and being located in Land Lot 165 of the 2nd District, 2nd Section, Cherokee County , Georgia and being more particularly described as follows;

Commence at the intersection of the south line of Land Lot 165 and the westerly edge of the right of way of Liberty Grove Road, having a 40 foot right of way; Thence from said point and along the westerly edge of the Liberty Grove Road right of way South 09 Degrees 08 Minutes 28 Seconds West a distance of 37.28 feet to a point; thence continuing along said right of way with a curve turning to the left with an arc length of 14.51 feet, with a radius of 758.65 feet, with a chord bearing of South 09 Degrees 19 Minutes 22 Seconds West, with a chord length of 14.51 feet to a 1/2" rebar and the POINT of BEGINNING: Thence continuing along said right of way thence with a curve turning to the left with an arc length of 107.30 feet, with a radius of 758.65 feet, with a chord bearing of South 04 Degrees 43 Minutes 23 Seconds West, with a chord length of 107.21 feet to a 1/2" rebar;

thence leaving said right of way South 44 Degrees 01 Minutes 23 Seconds West a distance of 40.53 feet to a point;

thence South 52 Degrees 48 Minutes 03 Seconds West a distance of 34.63 feet to a point;

thence South 65 Degrees 54 Minutes 19 Seconds West a distance of 42.22 feet to a point;

thence South 81 Degrees 30 Minutes 41 Seconds West a distance of 106.21 feet to a point;

thence North 19 Degrees 07 Minutes 52 Seconds West a distance of 128.22 feet to a point;

thence North 74 Degrees 38 Minutes 41 Seconds East a distance of 259.45 feet to a 1/2" rebar at the westerly edge of the Liberty Grove Road right of way and the POINT of BEGINNING; having an area of 30133 square feet, 0.69 acres more or less

INTENT OF MAP IS TO SUBDIVIDE A CEMETERY TRACT FROM TAX PARCEL 02N10 086

As required by subsection (2) of O.C.G. § Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plan, or plan has been approved for filing in writing by any and all applicable municipal, county, or multi-jurisdictional planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

Such approvals or affirmations should be confirmed with the appropriate governmental authority. The Registered Land Surveyor further certifies that this map, plan, or plan complies with the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Office in the Atlanta Metropolitan Area.

REGISTERED LAND SURVEYOR (LICENSE NO. 42570)

02/17/2017

PROPERTY OWNERS CERTIFICATION

I hereby certify that I am the owner(s) of the property described herein, which property is General and/or Special Use Zoned as follows:

OWNER: DNR
 OWNER: DNR

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./F.I.R.M. MAP # 13057022800 DATED 09/29/2006

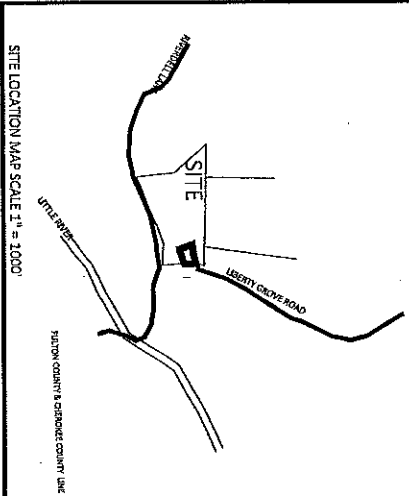
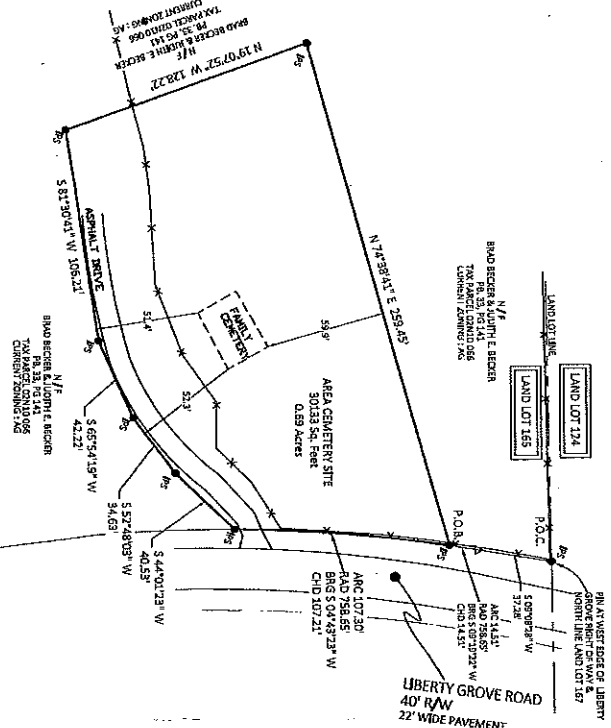
PROPERTY NOTES:
 1. THERE ARE NO DEEDS WITHIN 100' OF SITE OR ADJACENT TO THIS SITE.
 2. THERE ARE NO DEEDS OR HEREDITARY TRUSTS ON FILE FOR THE CEMETERY.
 3. THE SURROUNDING AREA IS RURAL RESIDENTIAL WITH A 20' R/W.
 4. COMPRISE IF SHOWN ARE AT 2' INTERVAL, ARE BASED ON CHEROKEE COUNTY GIS AND APPROXIMATE.

SUBSTRATE:
 E.O.C. FIELD: 1 IN = 47181
 ANNUAL RECORD: PER ANGLE POINT
 EQUIPMENT USER: GEMAX ZOOM 80

PREPARED BY:
 D & S LAND SURVEYING, INC.
 DAVID W. SHIRLEY, P.L.S.
 160 NORTH ST., STE 105
 CANTON, GA 30114
 770-474-0743
 JOB NUMBER: 17-056



- LEGEND**
- 1. PROPERTY CORNER WITHOUT MONUMENT
 - 2. MONUMENTED PROPERTY CORNER
 - R/W RIGHT OF WAY
 - PLAT BOOK
 - N/S PRESENT OR FORMER OWNER
 - 1/2" REBAR
 - P.O.B. POINT OF BEGINNING
 - FENCE



CEMETERY BOUNDARY SURVEY FOR:
BRAD BECKER & JUDITH E. BECKER
 LAND LOT 165, 2nd DISTRICT, 2nd SECTION
 CHEROKEE COUNTY, GEORGIA
 REFERENCE: PG. 33, PG. 141
 DATE OF FIELDWORK: 02/10/2017 MAP DATE: 02/17/2017

INTENT OF MAP IS TO SUBDIVIDE A CEMETERY TRACT FROM TAX PARCEL 02N10 065

As required by subsection (d) of O.C.G.A. Section 15-6-57, the Registered Land Surveyor has prepared this plat for the purpose of recording the same in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities or that such governmental bodies have affirmed in writing that approval is not required.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies or any pertinent as to intended use of any parcel, including, but not limited to, the minimum standards and specifications of the State Board of Registration for Professional Engineers and Land Surveyors and the Georgia Superior Court Clerk's Cooperative Agreement.

PROPERTY OWNERS CERTIFICATION
I hereby certify that I am the owner(s) of the property described hereon, which property is located within the jurisdiction of Cherokee County, Georgia.

DATE: 02/17/2017

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA/FIRM. MAY # 1305702800 DATED 09/29/2005

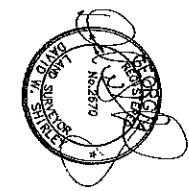
- PROPERTY NOTES:
1. THERE ARE NO SECTION CORNER MARKERS ON OR ADJACENT TO THIS SITE.
 2. THERE IS NO ADJACENT HERETO, WARNING EXCEPT AS SHOWN ON THIS PLAT.
 3. THE SURROUNDING AREA IS RURAL RESIDENTIAL WITH A ZONING OF R10.
 4. THE SURROUNDING AREA IS RURAL RESIDENTIAL WITH A ZONING OF R10.
 5. CROSS BEARS ON ADJACENT TOWNS.
 6. THE SURROUNDING AREA IS RURAL RESIDENTIAL WITH A ZONING OF R10.

PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
180 NORTH ST. STE 105
CANTON, GA 30114
770-720-4443

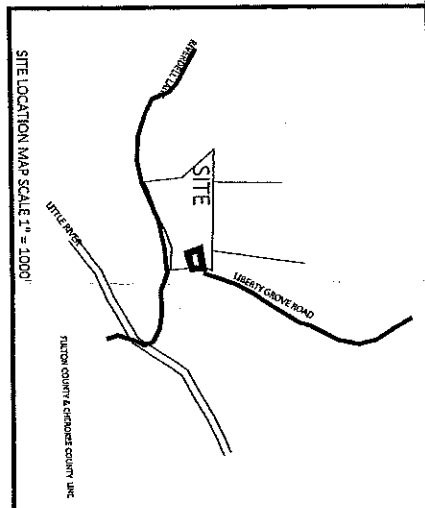
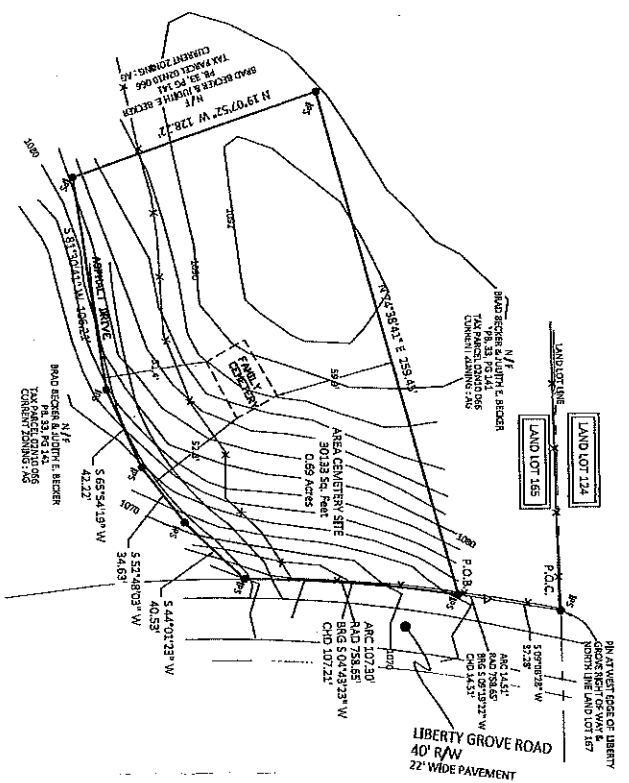
INSTRUMENT NO. 470981
E.O.C. PLAT: 1 IN 2004
E.O.C. FIELD: 1 IN 2004
ANGULAR ERROR: 47 PER ANGLE POINT
EQUIPMENT USED: GEOMAX Z504 80



DRAWING SCALE: 1" = 40'
GRAPHIC SCALE: 40'
BY: BV



- LEGEND
- ▲ PROPERTY CORNER
 - MONUMENTED CORNER
 - PROPERTY CORNER
 - R/W RIGHT OF WAY
 - PG PLAY BOOK
 - PG PAGE
 - N/W CORNER
 - N/S CORNER
 - P.S. 1/2" REAR
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - FENCE



CEMETERY BOUNDARY SURVEY FOR:
BRAD BECKER & JUDITH E. BECKER

LAND LOT 165, 2ND DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA
REFERENCE: PB. 35, PG. 141
DATE OF FIELDWORK: 02/16/2017
MAP DATE: 02/17/2017



Legend

- Rezoning Parcel
- 1/4 Mile Radius
- School
- Cemetery
- Church
- Street
- Parcel
- 100 Year Flood Zone

Development Nodes

- County Crossroads
- Hamlet
- Neighborhood Village
- Community Village
- Corridors**
- Scenic Corridor
- Transitional Corridor
- Development Corridor

Character Areas

- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Bells Ferry LCI
- Urban Core
- 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 and Land Use
Canton, Georgia
28 February 2017



Case # 17-04-012 Judith E. Becker
Zoning Map



Legend

Rezoning Parcel	Cherokee County Zoning	RTH
1/4 Mile Radius	AG	RM 10
School	R80	RM 16
Cemetery	R60	TND
Church	R40	PUD
Street	R30	OI
Parcel	R20	NC
100 Year Flood Zone	R15	GC
	RD3	LI
	R10	HI
	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 and Land Use
Canton, Georgia
28 February 2017





Cherokee County, Georgia
Agenda Request

Item#: 3.

SUBJECT: **MEETING DATE:**
Case #17-04-013 R. Venture, LLC (BOC Dist. 1) 3/20/2017
SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 54.61 +/- acres at Jessie Land, Owens Store Road and Old Orange Mill Road from AG to R-20 for a single family residential subdivision.

FACTS AND ISSUES:

Commission District: 1
Zoning Change: AG to R-20
Location: Jessie Lane, Owens Store Road, Old Orange Mill Road
Tax Map and Parcel No: 03N17, 37, 37A and 54
Acres: 54.6 +/-
Proposed Development: Residential Subdivision
Future Development Map: Suburban Growth

BUDGET:

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

ADMINISTRATIVE RECOMMENDATION:

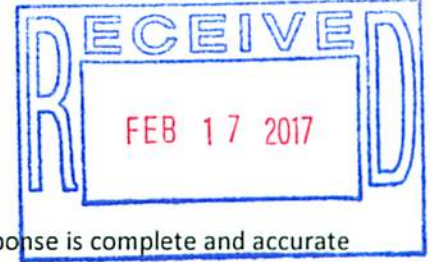
ATTACHMENTS:

Description	Type
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Existing Site Resource Map	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Letter of Opposition	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit

Rec. 2/17/17
Joke



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: Hardy Smith Phone: 678-776-2001
 Email: hardy@smithandkennedy.com

Applicant's Information:

Name: R. Venture, LLC

Address: 790 Hickory Flat Road Phone: 678-776-2001

City, State, Zip: Milton, GA 30004

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: 1
 Case: 17-04-13
 CityView # PL2017-0257
 Received by: _____
 Fee Paid: \$ 500⁰⁰
 Date: _____

PUBLIC HEARING SCHEDULE:

Public Participation Meeting: 2/15/17
 PC Work Session Date: 3/20/17
 Planning Commission Hearing: 4/4/17
 Board of Commissioners: 4/18/17
 Zoning Board of Appeals: _____
 Other: _____

Prelim. Rev - 2/9/17

(8 signs)

SECTION II

Property Information:

Location: Jessie Lane, Owens Store Road, Old Orange Mill Road

Current Zoning: AG Proposed Zoning: R-20 Total Acreage: 54.61 +/-

Tax Map #: 03 N 17 Parcel #: 37, 37A, 54 Land Lot(s): 955, 956, 957 District: 3rd

Future Development Map Designation: ~~R-40~~

Adjacent Zonings: North R-40, AG South R-30 East AG West AG

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

Applicant Request an R-20 zoning for a residential
subdivision

Proposed Use(s) of Property:

Residential Subdivision

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, R. Hardy Smith, 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 15 day of FEBRUARY, 20 17.

Print Name R. Hardy Smith

Applicant Signature [Signature]

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: Cherokee County

How is sewage from this site to be managed?

Sewer

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

If yes, what is the projected increase? 63,075 students 64

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	<u>87</u>	0.725	<u>63,075</u>
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? 832.59 ⁸³³ trips

Code	Land Use(s)	# of units or sqft*	Daily Trip Ends ⁺	Number of Trips
210	Single Family Home/ Townhome	<u>87</u>	9.57	<u>832.59</u>
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 RESPONSE STATEMENT - REZONINGS AND AMENDMENTS / MODIFICATIONS TO ZONING CONDITIONS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.

The Intent is to provide 87 high quality custom homes.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The R-20 zoning is definitely compatible to the area. On East Cherokee Drive there is Rd-3 zoning, 7,500 sq. ft. lots. Adjoining the property is an R-30 zoning.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

I do not believe this zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. The lot size and high quality homes will help the area.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

With the current zoning we cannot get the number of lots you would anticipate because of the challenging topography and the cost of the land in the area.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

With the changing of zoning, we do not feel that it would make an extreme impact on the schools, utilities, and streets in the area.

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

The Cherokee County Future Development Map indicates that this property and surrounding area is designated as Suburban Growth which recommends a classification of R-40 or larger. Section 18.6-1 (e) of the ordinance requires evaluation of a zoning change based upon the compatibility of the requested change with the policy and intent of the Cherokee County Future Land Use Plan. This policy and intent is represented by the classifications of surrounding and adjoining properties which include PUD, RD3, R-15, R-30, and R-20.

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

We believe high quality residential homes are needed in Cherokee County and this project will provide these homes.

ADJACENT LAND USE

THE ADJACENT LANDS ARE A MIX OF OPEN AGRICULTURAL LAND, WITH SOME MATURE FOREST. WITH ONE EXCEPTION TO THE SOUTHEAST LIES CREEKVIEW HIGH SCHOOL.

GENERAL SOIL TYPES

THE SITE CONSISTS PRIMARILY OF HAYESVILLE FINE SANDY LOAM AND MADISON FINE SANDY LOAM.

FLOOD PLAIN

NOT A FLOOD PLAIN, OR CHANCE, COUNTY FUTURE FLOOD PLAIN IS WITHIN 200 HORIZONTAL FEET OF THIS PROPERTY.

GROUNDWATER RECHARGE

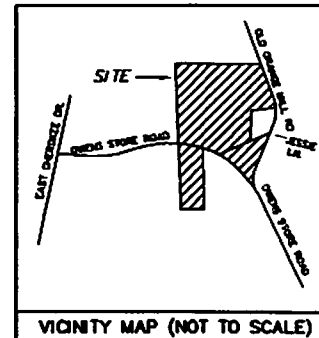
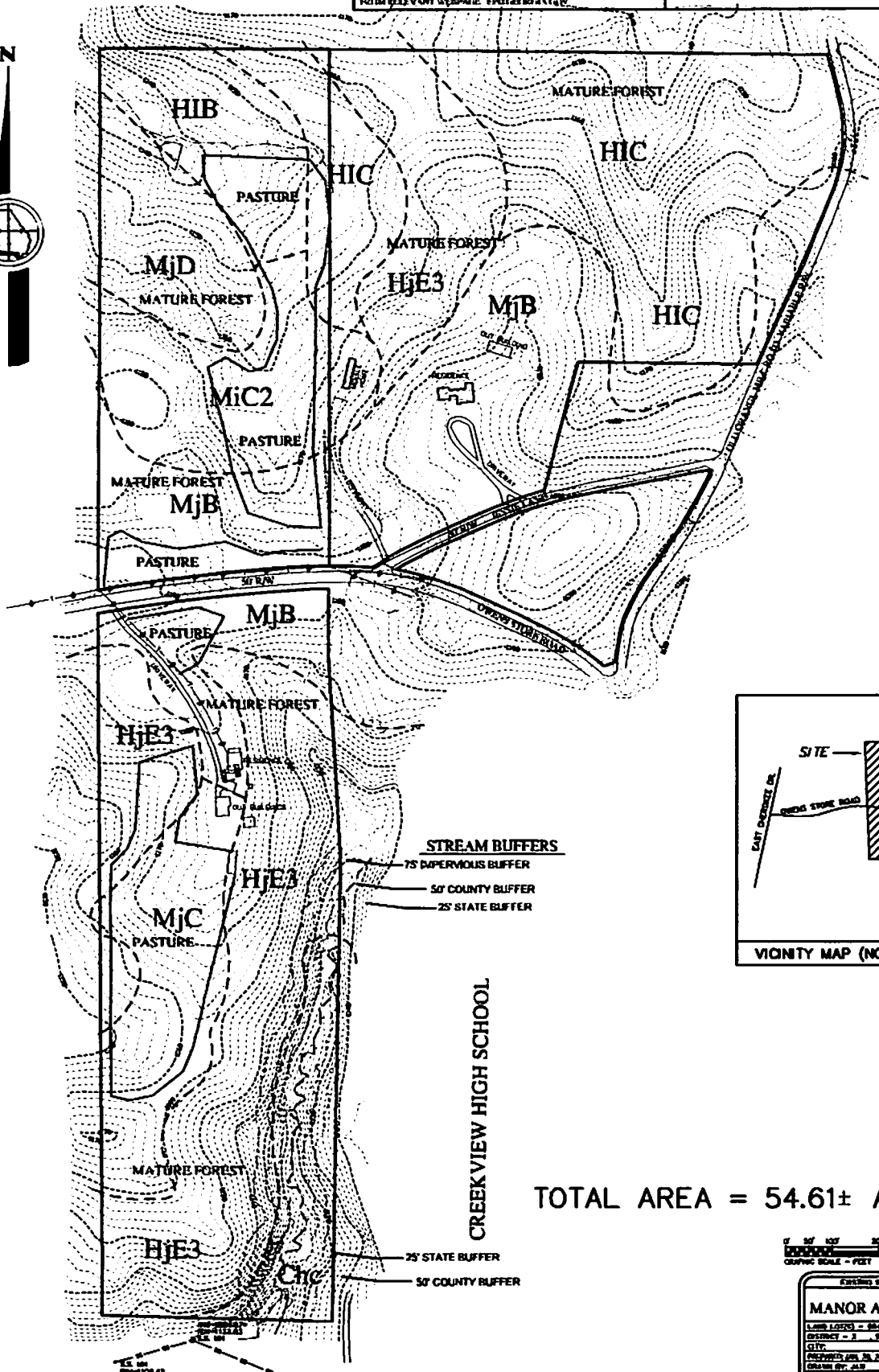
THIS PROJECT DOES NOT LIE WITHIN AN AREA OF SPECIFIC GROUNDWATER RECHARGE OR RESTRICTED GROUNDWATER COLLECTION. PER DEPARTMENT OF NATURAL RESOURCES HYDROLOGIC ATLAS (A MOST RECENT EDITION, IF AVAILABLE FROM RELEVANT DEPARTMENT) FOR THE AREA.

IMPAIRED STREAMS

THIS PROPERTY LIES MORE THAN 1 MILE FROM ANY IMPAIRED STREAM, PER THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION.

ENDANGERED SPECIES

PER THE U.S. FISH AND WILDLIFE SERVICE, THERE ARE NO CRITICAL HABITATS FOR ENDANGERED OR THREATENED SPECIES OR NATURAL HABITATS FOR ENDANGERED OR THREATENED VEGETATIVE SPECIES PRESENT IN ALL LOCAL FORESTS.



TOTAL AREA = 54.61± ACRES



Existing site measurements map	
MANOR AT CREEKVIEW	
LAND LOTS - 200, 200, 200 & 200	
SECTION - 2	TOWNSHIP - 2
CITY -	COUNTY -
CREATED BY -	DATE -
SCALE -	
PROJECT NO. -	
DATE -	

1000 W. BROAD ST. SUITE 100
 ATLANTA, GA 30309
 (770) 735-1100

EXISTING SITE VEGETATION
 THE SITE IS PRIMARILY MATURE FOREST, MIXED WITH OPEN FIELDS.

HISTORIC, ARCHEOLOGICAL, CULTURAL FEATURES
 THIS PROJECT HAS NO KNOWLEDGE OF THE PRESENCE OF HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES LOCATED WITHIN THIS SITE. THE NATIONAL REGISTER OF HISTORICAL PLACES DOES NOT LIST ANY SIGNIFICANT LOCATIONS ON THIS PROJECT.

WETLANDS
 THIS SITE DOES NOT HAVE WATERS WHICH ARE SHOWN. NO WETLANDS WERE IDENTIFIED IN ANY PLACE, BUT THERE ARE SMALL AREAS AWAY FROM THE PROPERTY WHICH MAY POSSIBLY CONTAIN WETLANDS.

LEGAL DESCRIPTION NORTHERN TRACT

All of that tract or parcel of land lying and being in Land Lots 954 & 955, 3rd District, 2nd Section, Cherokee County, containing 33.50 acres, and being more particularly described as follows:

BEGINNING at an iron pin at the common corner of Land Lots 918, 919, 954 and 955; thence along the Northern line of Land Lot 955 South 89 Degrees 13 Minutes 07 Seconds East for a distance of 1078.31 feet to an iron pin on the Western variable right of way (15 feet from centerline) of Old Orange Mill Road; thence Southerly along said right of way the following bearings and distances:

South 14 Degrees 18 Minutes 12 Seconds East for a distance of 69.02 feet;
South 13 Degrees 28 Minutes 50 Seconds East for a distance of 34.32 feet;
South 09 Degrees 41 Minutes 45 Seconds East for a distance of 30.64 feet;
South 05 Degrees 14 Minutes 35 Seconds East for a distance of 26.05 feet;
South 00 Degrees 23 Minutes 52 Seconds East for a distance of 29.97 feet;
South 05 Degrees 22 Minutes 56 Seconds West for a distance of 31.15 feet;
South 12 Degrees 37 Minutes 27 Seconds West for a distance of 43.69 feet;
South 18 Degrees 15 Minutes 22 Seconds West for a distance of 33.11 feet;
South 22 Degrees 14 Minutes 52 Seconds West for a distance of 53.69 feet;
South 23 Degrees 27 Minutes 27 Seconds West for a distance of 120.81 feet;
South 23 Degrees 52 Minutes 47 Seconds West for a distance of 171.89 feet;

South 23 Degrees 52 Minutes 47 Seconds West for a distance of 66.80 feet to an iron pin; thence leaving said right of way North 89 Degrees 13 Minutes 54 Seconds West for a distance of 385.65 feet to an iron pin; thence South 14 Degrees 42 Minutes 51 Seconds West for a distance of 289.30 feet to an iron pin on the Northern right of way (30 foot) of Jessie Lane; thence Westerly along said right of way the following bearings and distances:

South 72 Degrees 32 Minutes 26 Seconds West for a distance of 61.27 feet;
South 69 Degrees 12 Minutes 36 Seconds West for a distance of 53.58 feet;
South 66 Degrees 36 Minutes 01 Seconds West for a distance of 77.46 feet;
South 65 Degrees 14 Minutes 34 Seconds West for a distance of 75.41 feet;
South 63 Degrees 25 Minutes 10 Seconds West for a distance of 75.29 feet;
South 59 Degrees 42 Minutes 14 Seconds West for a distance of 67.49 feet to a point on the

intersection of said right of way with the Northern right of way (50 foot) of Owens Store Road; thence Westerly along the right of way of Owens Store Road the following bearings and distances:

North 87 Degrees 04 Minutes 51 Seconds West for a distance of 59.05 feet;
South 88 Degrees 59 Minutes 59 Seconds West for a distance of 34.35 feet;
North 89 Degrees 46 Minutes 11 Seconds West for a distance of 43.00 feet;
South 85 Degrees 28 Minutes 30 Seconds West for a distance of 170.98 feet;
South 83 Degrees 57 Minutes 08 Seconds West for a distance of 87.51 feet;
South 82 Degrees 19 Minutes 31 Seconds West for a distance of 134.02 feet;
South 79 Degrees 43 Minutes 17 Seconds West for a distance of 65.24 feet to an iron pin;

Thence leaving said right of way North 00 Degrees 18 Minutes 02 Seconds East for a distance of 1180.29 feet to an iron pin on the Northern line of Land Lot 954; thence along said Land Lot Line South 89

Degrees 35 Minutes 18 Seconds East for a distance of 494.29 feet to an iron pin and the TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION SOUTHERN TRACT

All of that tract or parcel of land lying and being in Land Lots 954 & 991, 3rd District, 2nd Section, Cherokee County, containing 18.23 acres, and being more particularly described as follows:

BEGINNING at an iron pin at the common corner of Land Lots 990, 991, 1026 and 1027; thence along the southern line of Land Lot 991 North 88 Degrees 27 Minutes 02 Seconds West for a distance of 494.88 feet to an iron pin; thence North 00 Degrees 25 Minutes 13 Seconds West for a distance of 1529.38 feet to an iron pin on the Southern right of way (50 foot) of Owens Store Road; thence Easterly along said right of way the following bearings and distances:

North 79 Degrees 42 Minutes 36 Seconds East for a distance of 73.13 feet;

North 82 Degrees 19 Minutes 31 Seconds East for a distance of 132.49 feet;

North 83 Degrees 57 Minutes 08 Seconds East for a distance of 86.53 feet;

North 84 Degrees 34 Minutes 03 Seconds East for a distance of 73.83 feet;

North 86 Degrees 10 Minutes 51 Seconds East for a distance of 94.44 feet;

North 87 Degrees 49 Minutes 58 Seconds East for a distance of 40.39 feet to an iron pin;

thence leaving said right of way South 00 Degrees 01 Minutes 39 Seconds West for a distance of 155.53 feet to an iron pin; thence South 03 Degrees 22 Minutes 01 Seconds East for a distance of 432.58 feet to an iron pin; thence South 00 Degrees 57 Minutes 13 Seconds West a distance of 1010.19 feet to an iron pin and the TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION EASTERN TRACT

All of that tract or parcel of land lying and being in Land Lot 955, 3rd District, 2nd Section, Cherokee County, containing 2.89 acres, and being more particularly described as follows:

BEGINNING at the intersection of the Northern right of way (50 foot) of Owens Store Road and the Southern right of way (30 foot) of Jessie Lane; thence Easterly along said right of way of Jessie Lane the following bearings and distances:

North 59 Degrees 42 Minutes 14 Seconds East for a distance of 23.36 feet;
North 63 Degrees 25 Minutes 10 Seconds East for a distance of 74.82 feet;
North 65 Degrees 14 Minutes 34 Seconds East for a distance of 74.58 feet;
North 66 Degrees 36 Minutes 01 Seconds East for a distance of 76.43 feet;
North 69 Degrees 12 Minutes 36 Seconds East for a distance of 52.40 feet;
North 72 Degrees 32 Minutes 26 Seconds East for a distance of 60.03 feet;
North 74 Degrees 08 Minutes 56 Seconds East for a distance of 45.70 feet;
North 77 Degrees 41 Minutes 44 Seconds East for a distance of 90.46 feet;
North 78 Degrees 54 Minutes 14 Seconds East for a distance of 195.62 feet;

North 81 Degrees 54 Minutes 04 Seconds East for a distance of 28.28 feet to the intersection of said right of way with the Westerly variable (15 feet from centerline) right of way of Old Orange Mill Road; thence Southerly along said right of way of Old Orange Mill Road the following bearings and distances:

South 27 Degrees 25 Minutes 46 Seconds West for a distance of 66.15 feet;
South 28 Degrees 47 Minutes 23 Seconds West for a distance of 41.67 feet;
South 30 Degrees 57 Minutes 40 Seconds West for a distance of 39.40 feet;
South 33 Degrees 38 Minutes 13 Seconds West for a distance of 48.56 feet;
South 34 Degrees 38 Minutes 20 Seconds West for a distance of 60.78 feet;
South 33 Degrees 37 Minutes 52 Seconds West for a distance of 37.80 feet;
South 29 Degrees 51 Minutes 20 Seconds West for a distance of 43.38 feet;
South 23 Degrees 40 Minutes 01 Seconds West for a distance of 36.15 feet;
South 15 Degrees 54 Minutes 49 Seconds West for a distance of 35.58 feet;
South 08 Degrees 41 Minutes 48 Seconds West for a distance of 35.64 feet;
South 07 Degrees 06 Minutes 17 Seconds West for a distance of 26.69 feet;

South 69 Degrees 28 Minutes 19 Seconds West for a distance of 25.60 feet to a point on the intersection of said right of way with the Northern right of way (50 foot) of Owens Store Road; thence Northwesterly along the right of way of Owens Store Road the following bearings and distances:

North 48 Degrees 09 Minutes 39 Seconds West for a distance of 19.95 feet;
North 53 Degrees 14 Minutes 43 Seconds West for a distance of 51.04 feet;
North 59 Degrees 21 Minutes 22 Seconds West for a distance of 56.60 feet;
North 63 Degrees 57 Minutes 12 Seconds West for a distance of 91.22 feet;
North 64 Degrees 55 Minutes 29 Seconds West for a distance of 75.70 feet;

North 67 Degrees 00 Minutes 55 Seconds West for a distance of 56.29 feet;

North 70 Degrees 11 Minutes 00 Seconds West for a distance of 59.58 feet;
North 73 Degrees 24 Minutes 38 Seconds West for a distance of 52.64 feet;
North 78 Degrees 43 Minutes 33 Seconds West for a distance of 39.25 feet to a point and the
TRUE POINT OF BEGINNING.

From: Vicki Taylor Lee
Sent: Monday, February 27, 2017 10:27 AM
To: Rhonda L Hilliard
Subject: FW: Public Information Plan, Rezoning Request/155 Jessie Lane Foster/Howell/Developer Hardy Smith (Website)

Vicki Taylor Lee, AICP

-----Original Message-----

From: johnmorrowdestin@aol.com [mailto:johnmorrowdestin@aol.com]
Sent: Sunday, February 26, 2017 10:23 PM
To: Vicki Taylor Lee <vtaylor@cherokeega.com>
Subject: Public Information Plan, Rezoning Request/155 Jessie Lane Foster/Howell/Developer Hardy Smith (Website)

Attention: Vicki Taylor Lee, Zoning Administrator

The following is a response to the Public Information Plan presented by Developer Hardy Smith doing business as R Ventura, LLC ,and his efforts to rezone properties of the Estate of Hazel Foster and the Howell family located in the Macedonia community of Cherokee County, GA. I oppose the plan for the following reasons.

Article 18- Amendments and Zoning Procedures of the Cherokee County Zoning Ordinance are referenced as well as thoughts from the Public Participation Plan meeting sponsored by the Developer originally scheduled to be held on February 9, 2017 at 4:00 PM, but subsequently rescheduled by Developer for February 15, 2017 at 6:30 PM.

1. Apparently, the Developer rescheduled his 4:00 PM meeting to a 6:30 PM meeting because someone complained about the inconvenient time. He violated Amendment 18 by scheduling before 6:30 PM.
2. The second letter notification still identified his proposal to be homes built on 1/2 acre lots in the \$600,000 and up range as was done in his first letter. At the meeting he proposed building on 1/4 acre lots in the \$300,000 to \$400,000 range.
3. Approximately 30 people were in attendances with all adamantly against his proposal with the exception of the sellers of the property.
4. Amendment 18. 3-7d (Public Participation Plan), para 4(Contents of the Plan) states as a minimum and in part, how those interested and potentially impacted by an application will be formally notified that an application will be made. At this point that has not been done. In addition, how those interested and potentially impacted be informed of the substance of the development by the Developer. At this point that has not been formally done.

Paragraph f2(Minimum Public Notification Target Area) of above states that any homeowners association which represent subdivisions or properties, that fall within the 750 foot boundary shall be notified of the Public Participation Plan Meeting. The Board of Directors of The Shoals at Arbor Hill were not notified and it represents several homes within the boundary that were notified. This is a violation of the County Ordinance.

Paragraph 5 of above, Public Participation Meeting and Report.

It is expected that the requirements of this paragraph are accomplished, in particular sub paragraph b which states a summary of concerns, issues and problems shall be developed; how the applicant has addressed or intends to address concerns, issues and problems during the process; and concerns issues and problems that the applicant is unable or unwilling to address and why.

Paragraph D states, in part, the applicant or an authorized representative shall provide the following material for the general public to view.

1. Cherokee County Land Use Map/A complete area map may not have been presented
4. Procedure and Contact Information provided by Cherokee Planning and Zoning Department
5. The application as submitted

None of the above was provided at the meeting.

5. Interested parties will be particularly interested in paragraph 18.3-10(Planning Commission Action), para(c) which states, in part, it is further the policy of the Cherokee County Planning and Zoning Commission to exercise the zoning power for purposes of assuring the compatibility of use of adjacent and nearby properties and the preservation of economic value of adjacent and nearby properties and the County tax base while enabling a reasonable use of all property.

Further to this point, 18.6-1 (Factors Determining a Zoning Decision) states:

(a) Whether the proposed amendment would allow a use that is generally suitable for the site compared to other possible uses and the uses and zoning of adjacent and nearby properties.

(b) Whether the proposed amendment adversely affect the economic value or the uses of adjacent and nearby properties.

(c) Whether the property to be affected by the proposed amendment can be used as currently zoned. Target property is currently zoned AG(Agricultural)

(d) Whether the proposed amendment, if adopted, would result in a use which should or could cause an excessive or burdensome use of existing streets, schools, water resources, police and fire protection, or other utilities.

(e) Whether the proposed amendment, if adopted, is in conformity with the policy and intent of the Cherokee County Land Use Plan.

Further to this point, 8.6-2(Evaluation of Criteria for Amendment) states in part:

(b) Suitability of subject property for zoned purposes.

7) Other land development in vicinity. The Shoals at Arbor Hill just across Old Orange Mill Rd from subject property and within the 750 foot boundary consist of 37 homes valued at an average range of \$798,000 to \$1,000,000 sitting on 2.5 to 5 acre lots zoned AG.

(c) Existing uses and zoning of nearby property

3) Effect upon residents of adjoining property

(e) Roads and traffic(in part)

1) Character of adjacent and boundary roads

2) Intersections(Dangerous)

- 5) Effect of increased traffic on existing roads(Creekview High School and Creekland Middle School)
- 6) Effect of increased traffic on safety(Dangerous)

(h) Other special considerations in part

- 2) Noise
- 6) Schools
- 8) Visual intrusion
- 9 Esthetics

SUMMARY:

Nearly all of the property surrounding the target property is currently zoned AG(Agricultural)requiring homes to be built on 2 acres or more. Further, adjacent land outside of the immediate targeted area with one exception is also zoned AG providing a more expansive and desirable rural environment.

Approximately one mile away from the target property the Developer is building homes in Trinity Creek Subdivision on Trinity Church Road on 1 acre or more lots advertised several months ago at \$700,000 and up. According to the FMLS one home advertised in the \$750,000 range sold in the \$730,000 range in 2016. Further, two additional completed homes are advertised for sale at \$825,000 and \$799,900. The Developer has a number of additional homes in process for sale.

An examination of existing zoning extending to East Cherokee Drive reveals, R-15, RD-3, R-30 AG, R-20, PUD and R-40, with a further 20 acres of land at the corner of Owens Store Road and East Cherokee Road indicating sold with zoning unknown, but thought to be scheduled for R-20. Just to the north and adjacent of this property between 30 to 40 acres have been approved for a "Cadence like/119 homes" high density development with 81 homes expected to be built and zoned R-20!

Interested parties don't think we need any more high density building in our area.

Interested parties believe approval of the Developer's zoning request will result in a significant impact to the aforementioned and already overcrowded schools.

Interested parties believe approval of the Developer's zoning request will result in additional noise to an area that already experiences significant noise from the schools.

Interested parties believe approval of the Developer's zoning request will result in additional safety issues on Owen Store Road and Old Orange Mill Road adjacent to target property.

Interested parties take the position that the Developer build on currently zoned AG property at a price point that reflects nearby and adjacent built out property values.

Please acknowledge receipt of this correspondence by return email to my email address as noted above and notify me of any County actions once the application is filed in its current proposal or as potentially amended.

Thank you for your attention to this matter.

John and Sally Morrow
311 Edwards Brook Lane
Canton, Ga 30115

This message (including any attachments) is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential, and exempt from disclosure under applicable law or may constitute as attorney work product.

If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, notify us immediately by telephone and

(i) destroy this message if a facsimile or (ii) delete this message immediately if this is an electronic communication.

Thank you.

PUBLIC PARTICIPATION REPORT

R. Venture, LLC, led by Hardy Smith, organized and conducted a Public Participation meeting on February 15, 2017 at 6:30pm at the R.T. Jones Library in Canton, GA to discuss the rezoning of 54.61+/- acres on Jessie Lane, Owens Store Road, and Old Orange Mill Road from AG to R-20 in order to develop a high end residential subdivision. Fifty Six invitations were sent on via USPS to all property owners within 750 feet of the subject property.

The meeting began at 6:30pm and concluded around 7:45pm. There were 32 people who signed in on the attached sign in sheets.

Listed below is a sample of the comments/questions that were discussed at the meeting:

What is the quantity of open space?

What is the price range of the homes?

Where are you going to get sewer?

Did applicant know about the noise from the high school?

Attendees did have concerns about traffic.

One attendee did say the applicant builds a nice product.

Asked applicant to keep community feel

Asked about the tax rolls

One attendee suggested an entrance off of Old Orange Mill Road.

Some attendees have concerns about closing Jessie lane.

One attendee asked for a personal meeting with applicant at the property.

Attendees asked for bigger lots.

Name	Address:	Phone:	Email:
Ricky Foster	4996 HWY. 411, NE, FAIRMOUNT,	770	891-7197
ANITA FOSTER	" " " " " GA 30099	770	891-9752
Pamela Richards	820 OWENS STORE RD. CANTON	770	479-1323
JERRY Richards	820 OWENS STORE RD. CANTON	770	479-1323
Mike Rogers	762 OWENS STORE RD. CANTON	904	993-2250
A.C. ROGERS	700 OWENS STORE RD. CANTON	706	910-2487
CARDLYN ROGERS	700 OWENS STORE RD. CANTON	706	910-2487
JOE STRATTON	114 ARBOR SHOALS DR. CANTON	678	5951194
CAROL STRATTON	114 ARBOR SHOALS DR. CANTON	678	5951194
Robert Chambers	220 Edwards Brook Ct. Canton		rgc57@windstream.net
JOHN B. SALO	536 OWENS STORE RD. CANTON	404 3885354	JACKSALO@GMAIL.COM
Debbie Champion	195 Jessie Lane Canton	404) 625- 4307	dixiteach@comcast.net
STAN BRYAN	317 EDWARDS BROOK LANE CANTON	678	493-1719
George Satterfield	142 OWENS STORE RD.	770	329-5426
Bonnie Satterfield	142 " " "	770	720-058
Angie Edwards	1139 Owens Store Rd.	404-403-2501	angieedwards@windstream.net
Barry Zuber	1275 Owens Store Rd.	770-4-6559	BZUBER@EW2USA.COM
Rickey Curtis	203 Curtis Ln.	770 653-7079	
Ed Cochran	4880 Drew Rd	770 8278269	Coch1031@Gmail.com
Brian Dean	237 Cecil Holloway Ln	7704024167	
Lisa Letchworth	747 Owens Store Rd.	7703019308	lyjffersletchworth@gmail.com
Sean Letchworth	747 Owens Store Rd.	770-363-8359	seanletchworth@gmail.com
Kim McClacken	300 Edwards Brook Lane	678-414-6514	sbqueen1231@gmail.com
Sally Morrow	311 Edwards Brook Lane	770-704-8201	Sohn MORROW austin@aol.com
John Morrow	311 Edwards Brook Lane	770-704-8201	SallyMORROWbc@aol.com
Chris Wilbanks	312 Edwards Brook Lane	678-880-3061	crwilbanks@njwilbanks.com
Jorie Lopez	534 Owens Store Rd.	404 415-0076	

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Courtney Faulkner	200 Edwards Brook Ct	678-493-2987	courtneytucker @hotmail.com
Larry Lewis	100 Arbor Street Dr	770-624-6686	LarryLewis13@ Gmail.com
MARY & Richard Huattik	322 EDWARDS BROOK W.	678.880.0866	
R Kunning	108 ARSON STONKS Rd		PLAYIS@MIND SPRING .COM

PLEASE NOTE THE CHANGE IN DATE & TIME FOR THIS MEETING!!!!

February 6, 2017



To Whom It May Concern:

You are receiving this letter because you are either on the Cherokee County's "Interested Party" list or are a property owner within 750 feet of 155 Jessie Lane, Canton, GA 30115 and/or 876 Owens Store Road, Canton, GA 30115. On February 15, 2017 at 6:30 pm, there will be a public participation meeting concerning the rezoning of the two properties on Jessie Lane and Owens Store Road from AG to R-20. The meeting will take place at R.T Jones Memorial Library at 116 Brown Industrial Parkway, Canton, GA 30114.

The purpose of the meeting is to inform interested parties and allow them to express any concerns or issues in advance of the public hearing with the property owners Estate of Hazel Foster and Ruth Howell.

The general plan for the rezone would be to do a high end subdivision with homes starting in the \$600's. We invite you to come to the meeting for more information. Should you have any questions, please contact me at 678-776-2001.

Sincerely,



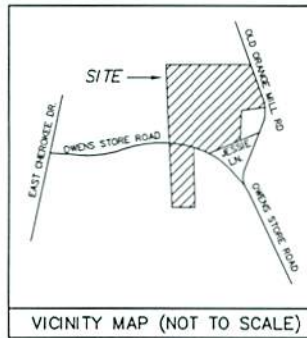
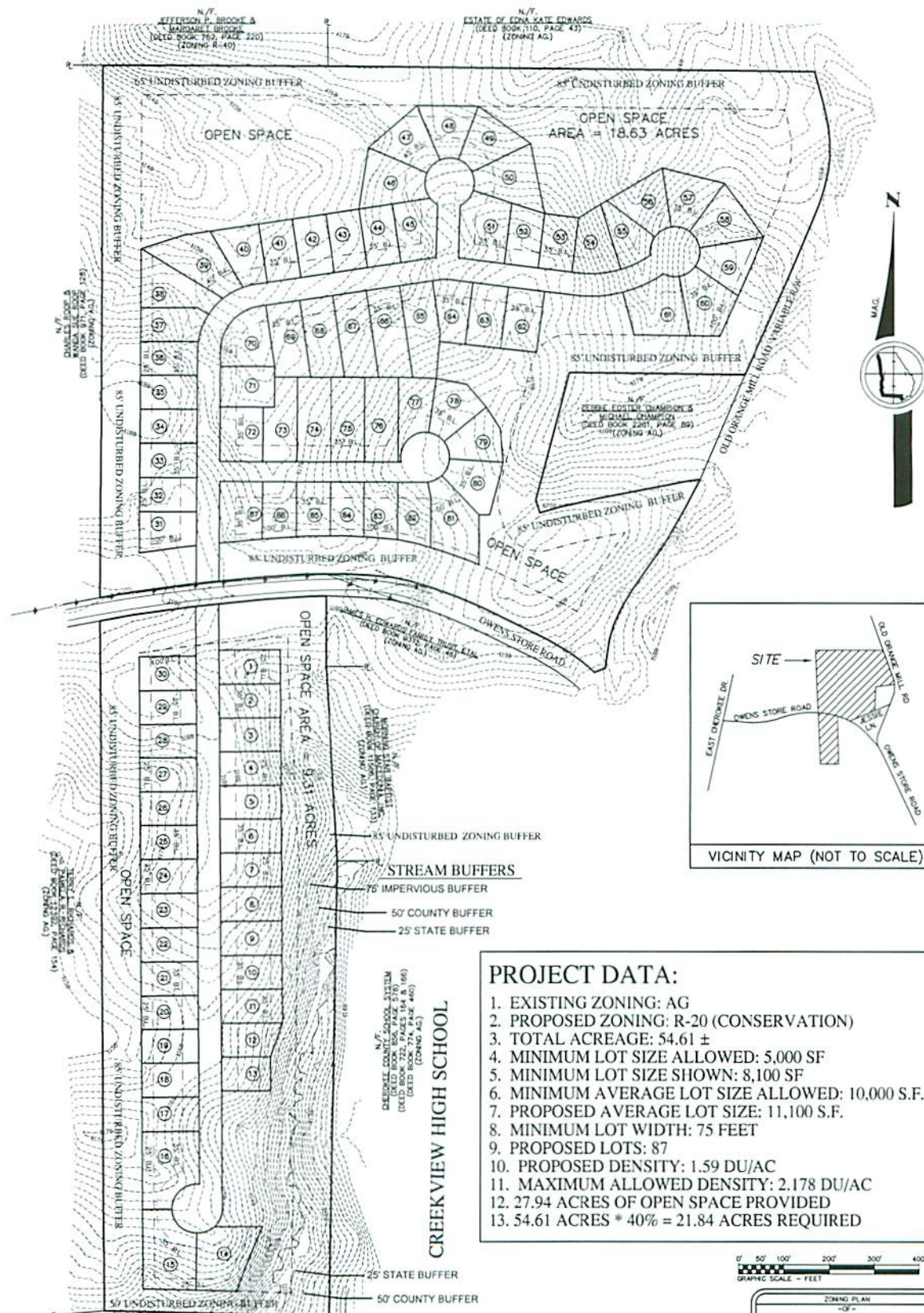
Hardy Smith

R Venture, LLC

EXISTING SITE VEGETATION
THE SITE IS PRIMARILY MATURE FOREST, MIXED WITH OPEN FIELDS

MANOR AT CREEK VIEW

HISTORIC, ARCHEOLOGICAL, CULTURAL FEATURES
THIS FIRM HAS NO KNOWLEDGE OF THE PRESENCE OF HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES LOCATED ON THIS SITE.



- PROJECT DATA:**
1. EXISTING ZONING: AG
 2. PROPOSED ZONING: R-20 (CONSERVATION)
 3. TOTAL ACREAGE: 54.61 ±
 4. MINIMUM LOT SIZE ALLOWED: 5,000 SF
 5. MINIMUM LOT SIZE SHOWN: 8,100 SF
 6. MINIMUM AVERAGE LOT SIZE ALLOWED: 10,000 S.F.
 7. PROPOSED AVERAGE LOT SIZE: 11,100 S.F.
 8. MINIMUM LOT WIDTH: 75 FEET
 9. PROPOSED LOTS: 87
 10. PROPOSED DENSITY: 1.59 DU/AC
 11. MAXIMUM ALLOWED DENSITY: 2.178 DU/AC
 12. 27.94 ACRES OF OPEN SPACE PROVIDED
 13. 54.61 ACRES * 40% = 21.84 ACRES REQUIRED

TOTAL AREA = 54.61± ACRES

MAX. DENSITY CALCULATIONS: R-20 CONSERVATION
 SITE AREA: 54.61 AC ±
 CONSTRAINED AREA: ARTICLE 23.4-2 CHEROKEE CO. ZONING ORDINANCE
 ITEMS A-D: 3.22 AC
 ITEM E: 4.72 AC ± (ASSUMED ROW)
 ITEM F: 0.0 AC
 TOTAL = (3.22 x 50%) + (4.72 x 100%) = 6.33 AC ±
 NET TRACT AREA: NTA = GROSS TRACT ACREAGE - CONSTRAINED AREA
 NTA = 54.61 - 6.33 = 48.28 ACRES
 MAX. LOTS ALLOWED = SITE AREA ÷ CONSTRAINED AREA x D.U. OR THE LOTS OBTAINED FROM A CONVENTIONAL LAYOUT, WHICHEVER IS GREATER
 MAX. LOTS ALLOWABLE = 48.28 x 2.178 = 105 LOTS

SITE HYDROLOGY
DETENTION AND/OR WATER QUALITY REQUIREMENTS WILL BE ADDRESSED BY UTILIZING ON-SITE PONDS, BIO-SWALES, ETC. ADDITIONAL INFORMATION WILL BE PROVIDED AS SOIL TESTING IS COMPLETE.

EXISTING UTILITIES:

1. WATER SERVICE: THE SITE WILL BE SERVED BY A CONNECTION TO THE EXISTING WATER MAIN LOCATED IN THE ADJACENT ROW.
2. SANITARY SEWER SERVICE: MOST LOTS WILL BE SERVED BY THE PUBLIC SANITARY SEWER SYSTEM, AVAILABLE IN THE ADJACENT PROPERTY TO THE SOUTH. SEVERAL LOTS TO THE NORTH WILL HAVE ON-SITE SEWAGE DISPOSAL SYSTEM (SEPTIC TANK).

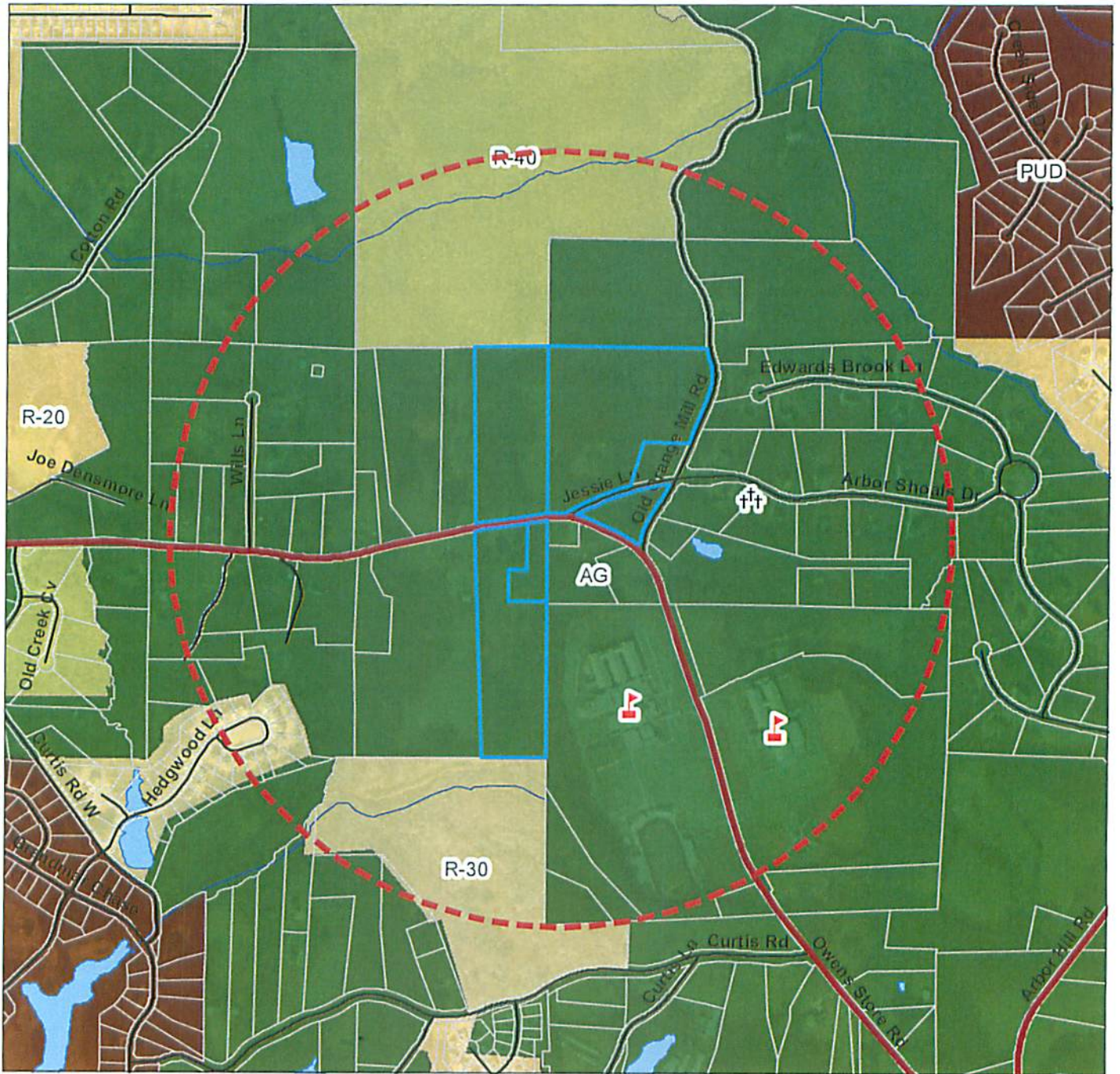
ZONING PLAN
MANOR AT CREEKVIEW

LAND LOT(S)	854, 855, 990 & 991
DISTRICT	3 SECTION - 2
CITY	CHEROKEE COUNTY, GA
PREPARED	JAN 30, 2017 SCALE: 1" = 100 FT
DRAWN BY	JAW
DWG FILE	j4376_R20_CONSER_BUFFERS.dwg
JOB NO.	17-4376

1100 HOWELL BRIDGE ROAD / P.O. BOX 129
BALL GROUND, GEORGIA 30007
(770) 735-1100

Case # 17-04-013 R. Venture, LLC

Zoning Map



Legend

Rezoning Parcel	Cherokee County Zoning	RTH
1/2 Mile Radius	AG	RM10
School	R80	RM16
Cemetery	R60	TND
Church	R40	PUD
Street	R30	OI
Parcel	R20	NC
100 Year Flood Zone	R15	GC
	RD3	LI
	R10	HI
	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.

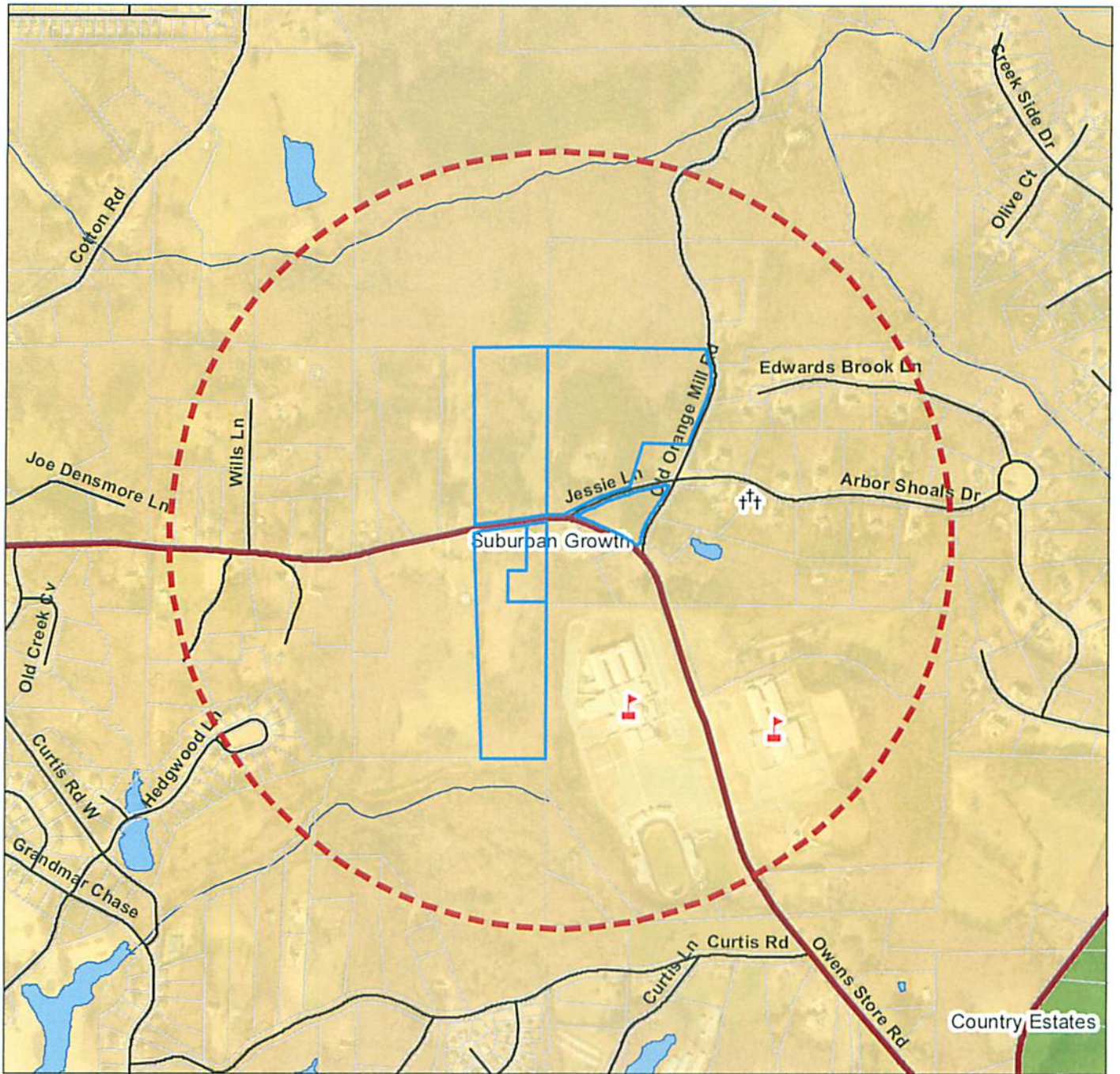


Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
03 March 2017



Case # 17-04-013 R. Venture, LLC

Future Development Map



Legend

Rezoning Parcel	Development Nodes	Character Areas
1/2 Mile Radius	County Crossroads	Natural Preserve
School	Hamlet	Rural Places
Cemetery	Neighborhood Village	Country Estates
Church	Community Village	Suburban Growth
Street	Corridors	Suburban Living
Parcel	Scenic Corridor	Neighborhood Living
100 Year Flood Zone	Transitional Corridor	Bells Ferry LCI
	Development Corridor	Urban Core
		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 and Land Use
Canton, Georgia
03 March 2017





**Cherokee County, Georgia
Agenda Request**

Item#: 4.

SUBJECT:
**Case #16-12-045 Collett Family, LLC (BOC
Dist. 1)**

MEETING DATE:
3/20/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 102.519 acres on East Cherokee Drive from AG to R-30 and R-20 for a single family residential subdivision.

FACTS AND ISSUES:

Commission District: 1
Zoning Change: AG to R-30 and R-20
Location: East Cherokee Drive
Tax Map and Parcel No: 03N12, 038A
Acres: 102.519
Proposed Development: Single Family Residential Subdivision
Future Development Map: Country Estates and Suburban Growth

BUDGET:

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

ADMINISTRATIVE RECOMMENDATION:

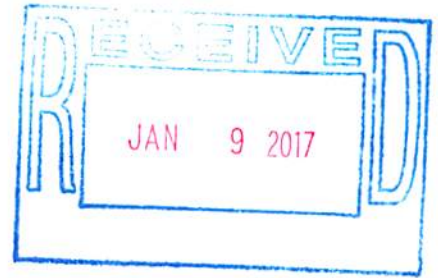
ATTACHMENTS:

Description	Type
<input type="checkbox"/> Revised Application	Exhibit
<input type="checkbox"/> Corrected Legal Description	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Revised Site Plan	Exhibit
<input type="checkbox"/> Existing Site Resource Map	Exhibit
<input type="checkbox"/> PP Report	Exhibit



CHEROKEE COUNTY
Application for Public Hearing

REVISED



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: Collett Family, LLC
 Address: 7631 East Cherokee Drive Phone: 770-479-1426
 City, State, Zip: Canton, GA 30115

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: *Owner is assuming responsibility for this Zoning Application

STAFF USE ONLY:

Commission District: 1
 Case: 16-12-045
 CityView # PL# 20160001408
 Received by: _____
 Fee Paid: \$ 725.19 *Legal Notice expense*
 Date: _____
3 signs

PUBLIC HEARING SCHEDULE:

Public Participation Meeting: ~~8/30/16~~ 3/1/17
 PC Work Session Date: ~~11/21/16~~ 3/20/17
 Planning Commission Hearing: ~~12/6/16~~ 4/4/17
 Board of Commissioners: 4/18/17
 Zoning Board of Appeals: N/A
 Other: _____

SECTION II

Property Information:

Location: East Cherokee Drive on the Northwest and Southeast sides, between Johnson Brady and Beavers Roads

Current Zoning: AG Proposed Zoning: R-30(87.946ac) R-20(14.573ac) Total Acreage: 102.519 ac

Tax Map #: 03 N 12 Parcel #: 38A Land Lot(s): 1070,1071,1089, 1090, 1091,1143,1144 District: 3rd

Future Development Map Designation: Country Estates and Suburban Growth

Adjacent Zonings: North AG South AG/GC East AG West AG

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

Applicant is requesting a rezone of 87.946 acres located on the Northwest side of East Cherokee Dr. from Agriculture to R-30 for 127 single family residential dwellings providing 40-43 acres in permanent green space and a density of 1.45 dwelling units per acre. Applicant is requesting a rezone of 14.573 acres located on the Southeast side of East Cherokee Dr. from Agriculture to R-20 for approximately 27 residential units with a density of 1.96 units per acre.

Proposed Use(s) of Property:

Single Family Residential

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, Virginia Bail Hyde, 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 5 day of January, 2017.

Print Name Virginia Bail Hyde

Applicant Signature Virginia Bail Hyde
managing member

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: Cherokee County Water and Sewer Authority

How is sewage from this site to be managed?

Public Sanitary Sewer System

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

If yes, what is the projected increase? 111 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	154	0.725	111
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? 1474 trips

Code	Land Use(s)	# of units or sqft*	Daily Trip Ends*	Number of Trips
210	Single Family Home/ Townhome	154	9.57	1474
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 RESPONSE STATEMENT - REZONINGS AND AMENDMENTS / MODIFICATIONS TO ZONING CONDITIONS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

SEE ATTACHED ADDENDUM "A"

ADDENDUM “A”

Applicant’s Written Narrative in Response to the Standards of Zoning

1. Explain the intent of the requested zoning.

Applicant seeks an R-30 classification on 87.946 acres on the Northwest side of East Cherokee Drive and R-20 on 14.573 acres on the Southeast side of East Cherokee Drive. This request is certainly consistent with the highest and best uses allowed on adjacent and nearby properties for a residential neighborhood. The R-30 classification will be treated as a conservation subdivision and will generate a density of 1.45 units per acre on the 87.946 tract with the conservation design standards to create 40+ acres of the property in protected green space and density of 1.9 on the 14.573 tract. The proposed development will provide a needed residential product that allows the developer to utilize the sanitary sewer that is available to the property. The use of sanitary sewer will prevent less likelihood of some contamination of property when you use individual sanitary sewer systems.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The uses of nearby property include commercial, residential, and residential with higher density than our proposal. Consequently our proposed use is certainly suitable with nearby and adjacent property.

3. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

In considering whether the rezoning proposal would adversely affect the existing use or usability of adjacent or nearby property it should be kept in mind that we have nearby property classified as PUD, R-30, R-40, R-60, AG, R-20 and commercial. It will not adversely affect any of the use or usability of nearby property.

4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.

The potential use of the subject property is severely diminished as presently zoned because of the more dense classifications uses on nearby property with result of denying owners the highest and best use of their property. Additionally using property as agricultural is certainly unlikely because of residential developments in the nearby vicinity. In Cherokee County it is not feasible to maintain pastures for the purposes of livestock in this area. The penalties in the event livestock escapes their enclosure are severe, and little consideration is given to why livestock escape their enclosure. Current conditions do not support the current zoning classification.

5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

There is no expected excessive or burdensome impact.

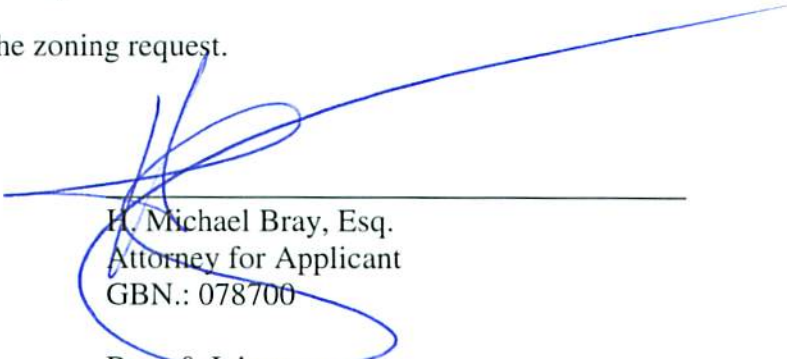
6. Whether the proposed zoning is in conformity with the policy and intent of the land use plan.

The proposed zoning request does take into consideration the policy and intent of the Land Use Plan which is only one of the standards applicable to a zoning application. It must further be noticed and accepted that nearby properties have been developed inconsistent with the Land Use Plan which plan needs to be modified, amended or changed in the first place. If you consider what is happening in the vicinity of the subject property then it is certainly in conformity with the policy and intent of Cherokee County Zoning Ordinances.

7. Whether there are other existing or changing conditions affecting the use and development of the property which gave supporting grounds for either approved or disapproval of the proposed zoning.

The subject property is located in an area that at one time was an agricultural area with the raising of livestock and some farming activities. However that has changed dramatically over the course of the last 15 years. The area now is residential which use is incompatible with the noise, smell and disturbances of livestock operations. Additionally, if you took a moment and viewed the local ordinances concerning the maintenance of your livestock facilities, you will note that they are hostile to the operation of an agricultural livestock use.

These changing conditions support the zoning request.



H. Michael Bray, Esq.
Attorney for Applicant
GBN.: 078700

Bray & Johnson
P.O. Box 1649
Canton, GA 30169
(770) 479-1426

CORRECTED LEGAL DESCRIPTION FOR COLLETT FAMILY, LLC
ZONING APPLICATION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1070, 1071, 1089, 1090, 1091, 1143, AND 1144 OF THE 3RD DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA AND BEING SHOWN ON A PLAT OF SURVEY PREPARED BY DAVID W. SHIRLEY, RLS NO. 2670, DATED APRIL 28TH, 2011 AND RECORDED AT PLAT BOOK 107, PAGES 162-166, CHROKEE COUNTY, GEORGIA, PLAT RECORDS WITH IS INCORPORATED HEREIN BY REFERENCE THERTO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:

BEGINNING AT THE NORTHWEST CORNER OF LAND LOT 1071, THE SAME BEING THE COMMON CORNERS OF LAND LOTS 1071, 1072, 1017, AND 1018 AT A 1" OPEN TOP PIPE, THENCE NORTH 89 DEGREES, 53 MINUTES, 30 SECONDS EAST ALONG THE NORTH LAND LOT LINE OF LAND LOT 1071 A DISTANCE OF 1,296.61 FEET TO THE NORTHEAST CORNER OF LAND LOT 1071, THE SAME BEING THE COMMON CORNERS OF LAND LTS 1071, 1018, 1019 AND 1070 AT AN AXLE, THENCE SOUTH 04 DEGREES, 36 MINUTES, 18 SECONDS WEST A DISTANCE OF 495.94 FEET TO AN IRON PIN FOUND, THENCE SOUTH 47 DEGREES, 58 MINUTES, 32 SECONDS WEST A DISTANCE OF 477.30 FEET TO AN IRON PIN FOUND, THENCE SOUTH 35 DEGREES, 29 MINUTES, 49 SECONDS EAST A DISTANCE OF 210.16 FEET TO AN IRON PIN FOUND, THENCE SOUTH 35 DEGREES, 18 MINUTES, 56 SECONDS EAST A DISTANCE OF 49.92 FEET TO AN IRON PIN FOUND, THENCE SOUTH 47 DEGREES, 45 MINUTES, 09 SECONDS EAST A DISTANCE OF 149.66 FEET TO AN IRON PIN FOUND, THENCE SOUTH 40 DEGREES, 44 MINUTES, 00 SECONDS EAST A DISTANCE OF 92.26 FEET TO AN IRON PIN FOUND, THENCE NORTH 67 DEGREES, 59 MINUTES, 37 SECONDS EAST A DISTANCE OF 424.02 FEET TO AN IRON PIN FOUND, THENCE SOUTH 74 DEGREES, 23 MINUTES, 44 SECONDS EAST A DISTANCE OF 258.24 FEET TO AN IRON PIN FOUND, THENCE NORTH 76 DEGREES, 46 MINUTES, 51 SECONDS EAST A DISTANCE OF 111.36 FEET TO AN IRON PIN FOUND, THENCE SOUTH 51 DEGREES 18 MINUTES, 08 SECONDS EAST A DISTANCE OF 129.90 FEET TO AN IRON PIN FOUND, THENCE SOUTH 42 DEGREES, 11 MINUTES, 52 SECONDS EAST A DISTANCE OF 130.06 FEET TO AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, HAVING AN 80 FOOT RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG THE NORTH WESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, SOUTH 39 DEGREES, 36 MINUTES, 52 SECONDS WEST A DISTANCE OF 128.36 FEET TO AN POINT, THENCE SOUTH 39 DEGREES, 51 MINUTES, 34 SECONDS WEST A DISTANCE OF 53.37 FEET TO A POINT, THENCE SOUTH 40 DEGREES, 27 MINUTES, 17 SECONDS WEST A DISTANCE OF 125.14 FEET TO AN IRON PIN SET, THENCE LEAVING SAID RIGHT OF WAY NORTH 45 DEGREES, 53 MINUTES, 39 SECONDS WEST A DISTANCE OF 119.89 FEET TO A POINT, THENCE

NORTH 46 DEGREES, 07 MINUTES, 36 SECONDS WEST A DISTANCE OF 172.17 FEET TO AN IRON PIN FOUND, THENCE SOUTH 43 DEGREES, 53 MINUTES, 39 SECONDS WEST A DISTANCE OF 420.01 FEET TO AN IRON PIN FOUND, THENCE SOUTH 46 DEGREES, 10 MINUTES, 25 SECONDS EAST A DISTANCE OF 294.18 FEET TO AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE SOUTH 47 DEGREES, 27 MINUTES, 07 SECONDS WEST A DISTANCE OF 130.28 FEET TO A POINT, THENCE SOUTH 48 DEGREES, 50 MINUTES, 12 SECONDS WEST A DISTANCE OF 68.23 FEET TO A POINT, THENCE SOUTH 49 DEGREES, 24 MINUTES, 49 SECONDS WEST A DISTANCE OF 51.77 FEET TO A POINT, THENCE SOUTH 50 DEGREES, 56 MINUTES, 17 SECONDS WEST A DISTANCE OF 51.07 FEET TO A 1 ½" OPEN TOP PIPE, THENCE LEAVING SAID RIGHT OF WAY NORTH 31 DEGREES, 36 MINUTES, 25 SECONDS WEST, A DISTANCE OF 162.07 FEET TO A 1 ½" OPEN TOP PIPE, THENCE SOUTH 52 DEGREES, 26 MINUTES, 35 SECONDS WEST A DISTANCE 159.14 FEET TO A 1 ½" OPEN TOP PIPE, THENCE SOUTH 27 DEGREES 24 MINUTES, 47 SECONDS EAST A DISTANCE OF 195.39 FEET TO A 1 ½" OPEN TOP PIPE SET ON THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE SOUTH 56 DEGREES, 18 MINUTES, 51 SECONDS WEST A DISTANCE OF 49.06 FEET TO A POINT, THENCE SOUTH 55 DEGREES, 09 MINUTES, 51 SECONDS WEST A DISTANCE OF 67.11 FEET TO A POINT, THENCE SOUTH 56 DEGREES, 04 MINUTES, 10 SECONDS WEST A DISTANCE OF 84.82 FEET TO A 1 ½" OPEN TOP PIPE, THENCE LEAVING SAID RIGHT OF WAY NORTH 49 DEGREES, 10 MINUTES, 03 SECONDS WEST A DISTANCE OF 242.14 FEET TO A 1" OPEN TOP PIPE, THENCE SOUTH 59 DEGREES, 30 MINUTES, 45 SECONDS WEST A DISTANCE OF 293.62 FEET TO A 1" REBAR, THENCE SOUTH 45 DEGREES, 11 MINUTES, 48 SECONDS EAST A DISTANCE OF 239.03 FEET TO AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, SOUTH 55 DEGREES, 43 MINUTES, 20 SECONDS WEST A DISTANCE OF 66.91 FEET TO A POINT, THENCE SOUTH 54 DEGREES, 48 MINUTES, 18 SECONDS WEST A DISTANCE OF 52.38 FEET TO A POINT, THENCE SOUTH 54 DEGREES, 17 MINUTES, 35 SECONDS WEST A DISTANCE OF 52.73 FEET TO A POINT, THENCE SOUTH 52 DEGREES, 48 MINUTES, 29 SECONDS WEST A DISTANCE OF 50.82 FEET TO A POINT, THENCE SOUTH 53 DEGREES, 04 MINUTES, 01 SECONDS WEST A DISTANCE OF 45.39 FEET TO AN IRON PIN FOUND, THENCE NORTH 58 DEGREES, 31 MINUTES, 42 SECONDS WEST A DISTANCE OF 193.62 FEET TO AN ½" OPEN TOP PIPE, THENCE SOUTH 77 DEGREES, 52 MINUTES, 30 SECONDS WEST A DISTANCE OF 419.08 FEET TO A 1" SOLID PIPE, THENCE SOUTH 24 DEGREES, 40 MINUTES, 34 SECONDS EAST A DISTANCE OF 215.82 FEET TO AN IRON PIN FOUND, THENCE SOUTH 86 DEGREES, 09 MINUTES, 53 SECONDS WEST A DISTANCE OF 792.20 FEET TO AN IRON PIN FOUND ON THE EASTERLY RIGHT OF WAY OF JOHNSON BRADY ROAD, HAVING A 50 FOOT RIGHT OF WAY, THENCE

NORTHERLY ALONG THE EASTERLY RIGHT OF WAY OF JOHNSON BRADY ROAD NORTH 16 DEGREES 54 MINUTES, 58 SECONDS WEST A DISTANCE 52.01 FEET TO A POINT, THENCE NORTH 12 DEGREES, 06 MINUTES, 46 SECONDS WEST A DISTANCE OF 40.85 FEET TO A POINT, THENCE NORTH 12 DEGREES, 06 MINUTES, 48 SECONDS WEST A DISTANCE OF 42.38 FEET TO A POINT, THENCE NORTH 10 DEGREES, 47 MINUTES, 44 SECONDS WEST A DISTANCE OF 42.38 FEET TO A POINT, THENCE NORTH 11 DEGREES, 06 MINUTES, 48 SECONDS WEST A DISTANCE OF 44.43 FEET TO A POINT, THENCE NORTH 15 DEGREES, 37 MINUTES, 16 SECONDS WEST A DISTANCE OF 44.21 FEET TO A POINT, THENCE NORTH 22 DEGREES, 49 MINUTES, 09 SECONDS WEST A DISTANCE OF 44.69 FEET TO A POINT, THENCE NORTH 25 DEGREES, 16 MINUTES, 57 SECONDS WEST A DISTANCE OF 43.17 FEET TO A POINT, THENCE NORTH 23 DEGREES, 38 MINUTES, 22 SECONDS WEST A DISTANCE OF 42.21 FEET TO A POINT, THENCE NORTH 20 DEGREES, 22 MINUTES, 47 SECONDS WEST A DISTANCE OF 42.06 FEET TO A POINT, THENCE NORTH 18 DEGREES, 56 MINUTES, 40 SECONDS WEST A DISTANCE OF 41.11 FEET TO A POINT, THENCE NORTH 16 DEGREES, 13 MINUTES, 02 SECONDS WEST A DISTANCE OF 42.09 FEET TO A POINT, THENCE NORTH 13 DEGREES, 43 MINUTES, 44 SECONDS WEST A DISTANCE OF 42.36 FEET TO A POINT, THENCE NORTH 13 DEGREES, 55 MINUTES, 29 SECONDS WEST A DISTANCE OF 44.02 FEET TO A POINT, THENCE NORTH 14 DEGREES, 03 MINUTES, 45 SECONDS WEST A DISTANCE OF 43.76 FEET TO A POINT, THENCE NORTH 16 DEGREES, 11 MINUTES, 09 SECONDS WEST A DISTANCE OF 44.99 FEET TO A POINT, THENCE NORTH 18 DEGREES, 44 MINUTES, 50 SECONDS WEST A DISTANCE OF 43.54 FEET TO A POINT, THENCE NORTH 16 DEGREES, 10 MINUTES, 15 SECONDS WEST A DISTANCE OF 30.99 FEET TO AN IRON PIN SET, THENCE LEAVING SAID RIGHT OF WAY NORTH 87 DEGREES, 45 MINUTES, 38 SECONDS EAST A DISTANCE OF 861.41 FEET TO A 1" OPEN TOP PIPE, THENCE NORTH 00 DEGREES, 34 MINUTES, 33 SECONDS EAST ALONG THE WEST LAND LOT LINE OF LAND LOT 1090 A DISTANCE OF 674.42 FEET TO AN IRON PIN FOUND AT THE COMMON CORNERS OF LAND LOTS 1090, 1089, 1072 AND 1071, THENCE NORTH 01 DEGREES 13 MINUTES, 40 SECONDS WEST A DISTANCE OF 687.31 FEET ALONG THE WEST LAND LOT LINE OF LAND LOT 1071 A DISTANCE OF 687.31 FEET TO A 1" OPEN TOP PIPE, THENCE CONTINUING ALONG THE WEST LAND LOT LINE OF LAND LOT 1071 NORTH 00 DEGREES, 32 MINUTES, 45 SECONDS EAST A DISTANCE OF 714.44 FEET TO A 1" OPEN TOP PIPE AND THE POINT OF BEGINNING.

TRACT B:

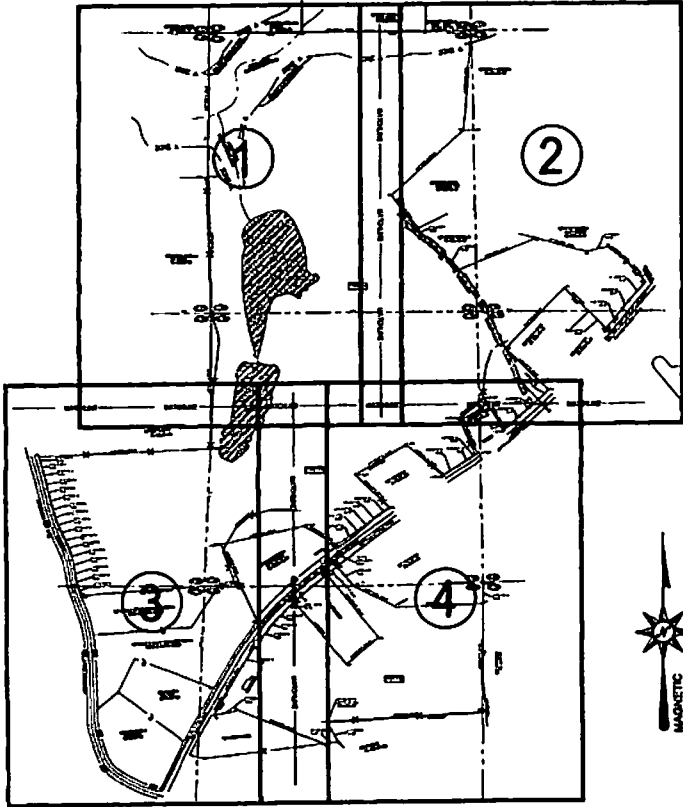
TO ASCERTAIN THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LAND LOT 1143, BEING THE COMMON CORNERS OF LAND LOTS 1143, 1090, 1091 AND 1142 AT A STUMP, THENCE SOUTH 00 DEGREES, 27 MINUTES, 46 SECONDS WEST ALONG THE EAST LAND LINE OF LAND LOT 105.00 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES, 27 MINUTES, 46 SECONDS WEST ALONG THE EAST LAND LOT LINE

OF LAND LOT 1143 A DISTANCE OF 544.78 FEET TO AN IRON PIN SET, THENCE LEAVING SAID LAND LOT LINE SOUTH 86 DEGREES, 59 MINUTES, 29 SECONDS WEST A DISTANCE OF 766.85 FEET ALONG A BARB WIRE FENCE TO A 5/8" REBAR FOUND, THENCE SOUTH 27 DEGREES, 44 MINUTES, 14 SECONDS EAST A DISTANCE OF 110.68 FEET TO A ROCK, THENCE SOUTH 83 DEGREES, 37 MINUTES, 11 SECONDS WEST A DISTANCE OF 72.44 FEET TO AN IRON PIN FOUND, THENCE NORTH 66 DEGREES, 03 MINUTES, 29 SECONDS WEST A DISTANCE OF 457.50 FEET TO AN IRON PIN FOUND, THENCE SOUTH 79 DEGREES, 32 MINUTES, 31 SECONDS WEST A DISTANCE OF 120.51 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE HAVING AN 80 FOOT RIGHT OF WAY, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE NORTH 30 DEGREES, 14 MINUTES, 18 SECONDS EAST A DISTANCE OF 116.28 FEET TO A POINT, THENCE NORTH 30 DEGREES, 25 MINUTES, 35 SECONDS EAST A DISTANCE OF 168.75 FEET TO A POINT, THENCE NORTH 32 DEGREES, 00 MINUTES, 25 SECONDS EAST A DISTANCE OF 67.36 FEET TO A POINT, THENCE NORTH 34 DEGREES, 44 MINUTES, 56 SECONDS EAST A DISTANCE OF 99.62 FEET TO A POINT, THENCE NORTH 38 DEGREES, 52 MINUTES, 56 SECONDS EAST A DISTANCE OF 54.28 FEET TO A POINT, THENCE NORTH 41 DEGREES, 34 MINUTES, 34 SECONDS EAST A DISTANCE OF 59.56 FEET TO A POINT, THENCE NORTH 44 DEGREES, 12 MINUTES, 03 SECONDS EAST A DISTANCE OF 62.67 FEET TO A POINT, THENCE NORTH 47 DEGREES, 19 MINUTES, 54 SECONDS EAST A DISTANCE OF 86.58 FEET TO AN IRON PIN SET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 38 DEGREES, 51 MINUTES, 36 SECONDS EAST A DISTANCE OF 407.67 FEET TO AN IRON PIN FOUND, THENCE NORTH 49 DEGREES, 30 MINUTES, 19 SECONDS EAST A DISTANCE OF 206.15 FEET TO AN IRON PIN FOUND, THENCE NORTH 38 DEGREES, 19 MINUTES, 28 SECONDS WEST A DISTANCE OF 404.51 FEET TO AN IRON PIN SET ON THE SOUTHEASTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF EAST CHEROKEE DRIVE NORTH 51 DEGREES, 47 MINUTES, 51 SECONDS EAST A DISTANCE OF 60.66 FEET TO AN IRON PIN SET, THENCE LEAVING SAID RIGHT OF WAY SOUTH 41 DEGREES, 00 MINUTES, 46 SECONDS EAST A DISTANCE OF 129.98 FEET TO A 1/2" CRIMP TOP PIPE, THENCE SOUTH 63 DEGREES, 16 MINUTES, 04 SECONDS EAST A DISTANCE OF 232.47 FEET TO A FLAT IRON, THENCE NORTH 88 DEGREES, 27 MINUTES, 47 SECONDS EAST A DISTANCE OF 428.65 FEET TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.



PLAT OF BOUNDARY SURVEY FOR:
COLLETT FAMILY, LLC
 FOR PROPERTY LOCATED IN:
LAND LOTS 1070, 1071, 1089, 1090, 1091, 1143, & 1144
DISTRICT 3, SECTION 2
CHEROKEE COUNTY, GEORGIA
2-28-2012

SHEET INDEX:



STREAM BUFFER NOTE & DETAIL.
 ALL CREEKS IN CHEROKEE COUNTY HAVE THE FOLLOWING BUFFERS:
 25' STATE WATER BUFFER
 50' COUNTY STREAM BUFFER
 75' IMPERVIOUS SURFACE BUFFER
 ALL BUFFERS ARE MEASURED FROM THE POINT OF WRESTED VEGETATION

Property Owner's Certification:
 I hereby certify that I am the owner(s) of the property described hereon, which property is located within the jurisdiction of Cherokee County, Georgia.

Owner: Cherokee County, Georgia Date: 5-16-11
 Owner: Wanda Kay Whitehead 5/16/12

Plan Book 167, pg 162
 Filed and Recorded October 13, 2012 at 10:23 AM
 SS 2012-002163
 Perry Baker
 Clerk of Superior Court Cherokee Co., GA

PLANNING AND ZONING REVIEWED FOR COMPLIANCE WITH CHEROKEE COUNTY REGULATIONS AND MINIMUM DISTURBANCE STANDARDS FOR LAND SURVEYS IN GENERAL. PLANNING AND ZONING IS NOT RESPONSIBLE FOR MASTERS OF TITLE OR PROPERTY LINE DISCREPANCIES.
 THIS SURVEY PLAT MEETS MINIMUM ZONING REQUIREMENTS AND IS APPROVED FOR RECORDING.
5-23-2012
Suzanne White

SURVEY NOTES

- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY A CLOSED TRAVERSE. THE CLOSED PRECISION IS ONE FOOT IN 4340 FEET, AND THE ANGULAR ERROR IS 68 SECONDS PER ANGLE POINT. THE DATA WAS BEEN ADJUSTED USING THE COLLIER'S RULE.
- 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5000 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS NEISS 302 TOTAL STATION.
- 4) THE CORRECTION DATA FOR THIS PLAT: MAGNETIC.
- 5) ALL IRON PINS FOUND ON SET ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE SPECIFIED.
- 6) THE REFERENCES FOR THE SUBJECT PROPERTY ARE: OS 407, PG. 268 & OS. 388, PG. 288.

LEGEND

- IRON PIN SET
- PROPERTY CORNER
- SET POINT MARKER
- CTP CORN TOP PIPE
- CTP CORNED TOP PIPE
- RAW RIGHT OF WAY
- DB DEED BOOK
- FB PLAY BOOK
- PG PAGE
- IPP IRON PIN SET
- IPP IRON PIN FOUND
- L.L. LAND LOT
- NO CURVE
- P.A.S. POINT OF BEGINNING
- U UTILITY POLE
- OVERHEAD POWER LINE
- LAND LOT LINE
- LN
- LN FENCE WYCKOFF

ADDRESSES:
 TRACT A: 8071 EAST CHEROKEE DRIVE, CANTON GA 30115
 TRACT B: NONE

AREA OF TRACT A: 87.946 ACRES
AREA OF TRACT B: 14.573 ACRES
TOTAL AREA OF SUBJECT PROPERTY:
102.519 ACRES

FLOOD NOTE
 A PORTION OF THIS PARCEL OF LAND LIES IN THE ZONE A FLOOD HAZARD AREA ACCORDING TO CHEROKEE COUNTY FLOOD MAPS (REVISION DATED 2002) AND REVISIONS DATED 2002/03.

REVISIONS		
NO.	DATE	DESCRIPTION
0	04-11	PRELIMINARY SURVEY ISSUED
1	07-2011	MOODY COLLETT - NO. 2670 BOUNDARY
2	08-2011	ADD ADDITIONAL ADJACENT PROPERTY DETAILS
3	02-28-2012	SURVEY RELATED FOR RECORDING
4	02-28-2012	CHEROKEE COUNTY COMMENTS ADDRESSED
5	5-4-12	added owners certification



D&S LAND SURVEYING
 211 RED FOX DR., PO BOX 488, CANTON, GA 30114
 770-720-4400 DMS@CANTONLANDSURVEYING.COM

THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. COPYING OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE SURVEYOR'S PERMISSION IS PROHIBITED.

FIELD WORK 04-11	
DRAWN BY	CHECKED BY

COVER SHEET

Plan Book 167 p. 162
 Filed and Recorded 07/27/2012 10:23:33 AM
 2012-002163
 Perry Baker
 Clerk of Superior Court Cherokee Co., GA



N/F MARTA GRIFFIN &
KATHY GORTON
DL. 6032, PC. 428

N/F PATRICIA OHLROSTZ
DL. 1574, PC. 19

N/F ROBERT E. OHLROSTZ
AND DAVID
DL. 9023, PC. 178

N 89°32'37" E 120.81'

SHEET 2

SHEET 1

NOTE: ALL BUFFERS ARE MEASURED FROM THE TOP OF BANK
25' STATE UNDISTURBED STREAM BANK BUFFER
25' COUNTY UNDISTURBED STREAM BANK BUFFER
25' COUNTY IMPERVIOUS STREAM BANK BUFFER

APPROX. CREEK (SEE STREAM BUFFER DETAIL)

NOTE: ALL BUFFERS ARE MEASURED FROM THE TOP OF BANK
25' STATE UNDISTURBED STREAM BANK BUFFER
25' COUNTY UNDISTURBED STREAM BANK BUFFER
25' COUNTY IMPERVIOUS STREAM BANK BUFFER

25' UNDISTURBED STATE WATERS BUFFER

TRACT A

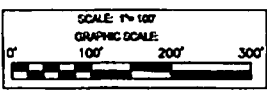
POND

PLAT OF BOUNDARY SURVEY FOR:
COLLETT FAMILY, LLC
FOR PROPERTY LOCATED IN:
LAND LOTS 1070, 1071, 1089, 1090, 1091, 1143, & 1144
DISTRICT 3, SECTION 2
CHEROKEE COUNTY, GEORGIA
2-28-2012

Plat Book 107 Pg 163
Filed and Recorded 03/29/12 10:37:23 AM
28-2012-000103
Patty Baker
Chief of Superior Court Cherokee Co., GA

N/F MILTON M. WATSON &
PAW BADDIS
DL. 250, PC. 135

D&S LAND SURVEYING
313 RED FOX DR., PO BOX 888, CANTON, GA 30114
770 730-4440 DSD@CANTONLANDSURVEYOR.COM
THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREIN. EDITING OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE SURVEYOR'S PERMISSION IS PROHIBITED.



**SHEET 1
OF 4**



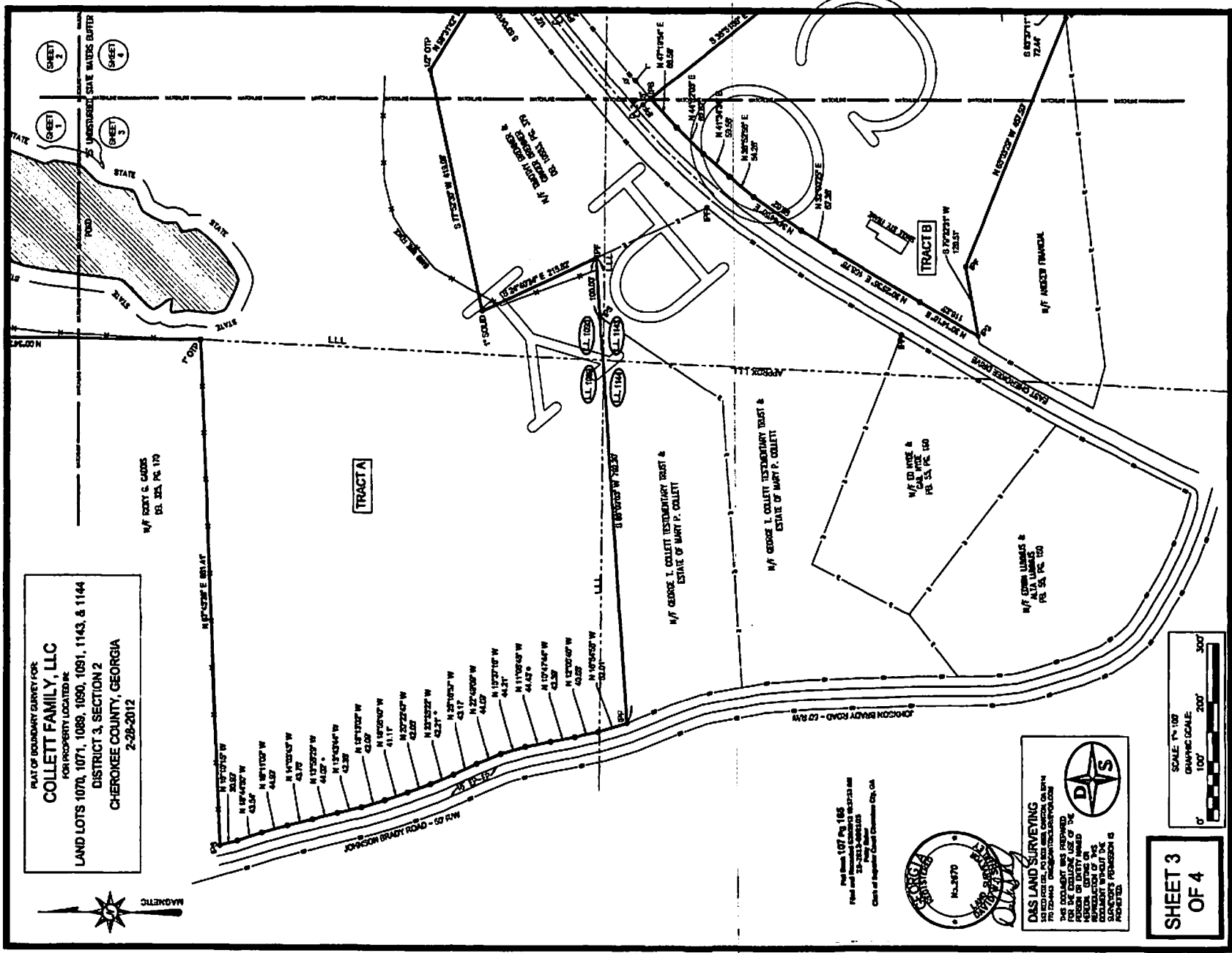
SHEET 1

SHEET 2

SHEET 3

SHEET 4

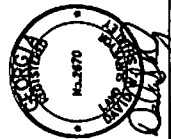
107 pg. 163
Plat Book
Filed and Recorded 03/29/12 10:37:23 AM
28-2012-000103
Patty Baker
Chief of Superior Court Cherokee Co., GA



PART OF BOUNDARY SURVEY FOR
COLLETT FAMILY, LLC
 FOR PROPERTY LOCATED IN
 LAND LOTS 1070, 1071, 1088, 1090, 1091, 1143, & 1144
 DISTRICT 3, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 2-28-2012



Part Book 107 Pg 165
 Filed and Recorded 12/21/2012 10:27:33 AM
 PLS 2012-000103
 Party Date
 Clerk of Superior Court Cherokee Co., GA



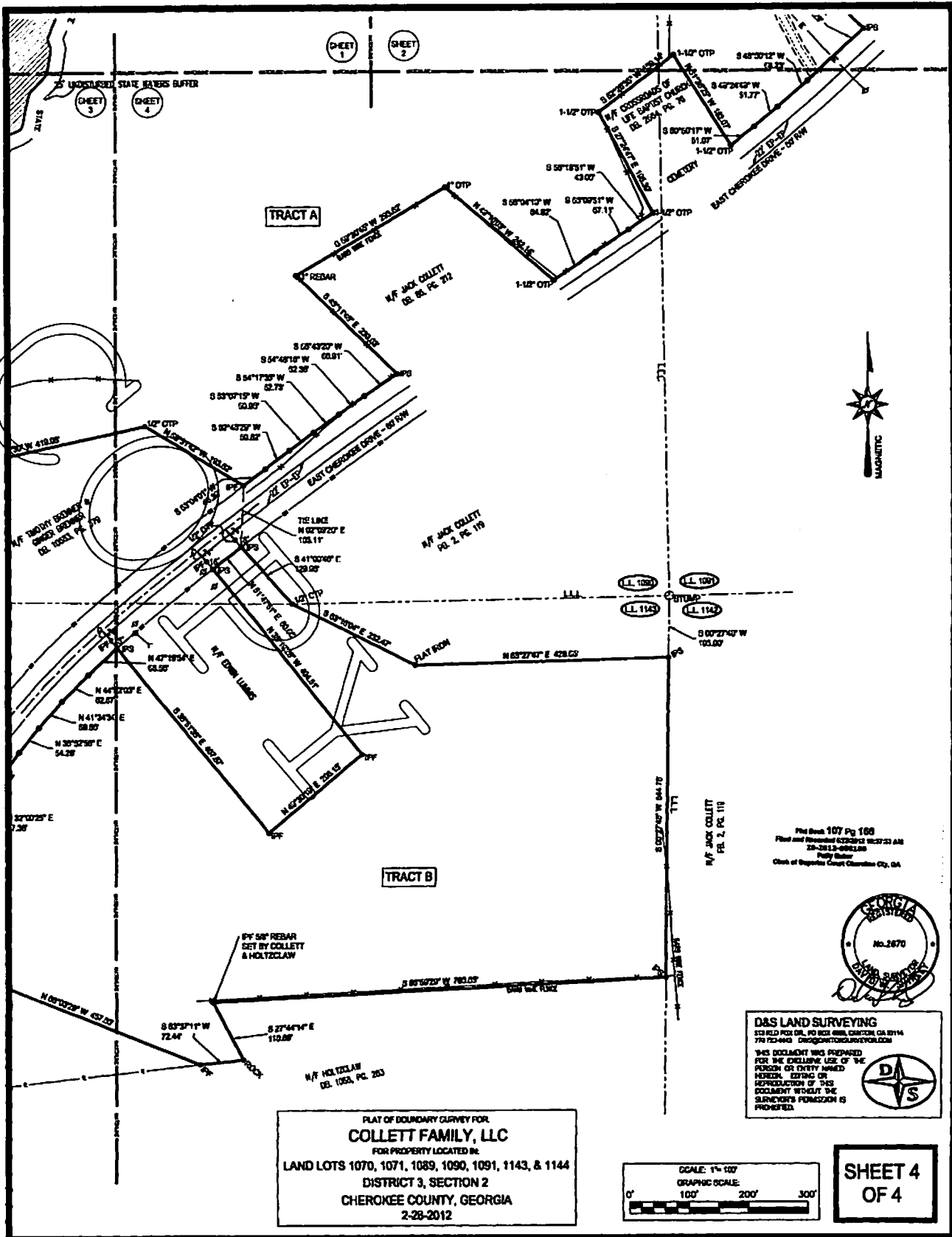
D&S LAND SURVEYING
 5410 COUNTRY CLUB DRIVE, SUITE 100
 CHEROKEE, GEORGIA 30513
 THIS DOCUMENT WAS PREPARED
 BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND I AM A LICENSED
 SURVEYOR IN THE STATE OF GEORGIA.
 I CERTIFY THAT THE SURVEYING
 INFORMATION CONTAINED HEREIN IS
 TRUE AND CORRECT TO THE BEST OF
 MY KNOWLEDGE AND BELIEF.
 DATE OF SURVEY: 12/21/2012
 SURVEYOR'S PERMISSION IS
 REQUESTED.



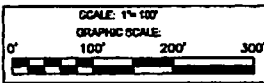
SCALE: 1"=100'
 GRAPHIC SCALE
 0' 100' 200' 300'

SHEET 3
OF 4

Plat Book 107 Pg 166
 Filed and Recorded L107/166 10/27/23 AM
 23-2813-060188
 23-2813-060188
 Clerk of Superior Court Cherokee Co., GA



PLAT OF BOUNDARY CURVE FOR
COLLETT FAMILY, LLC
 FOR PROPERTY LOCATED IN
 LAND LOTS 1070, 1071, 1089, 1090, 1091, 1143, & 1144
 DISTRICT 3, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 2-28-2012



SHEET 4
OF 4

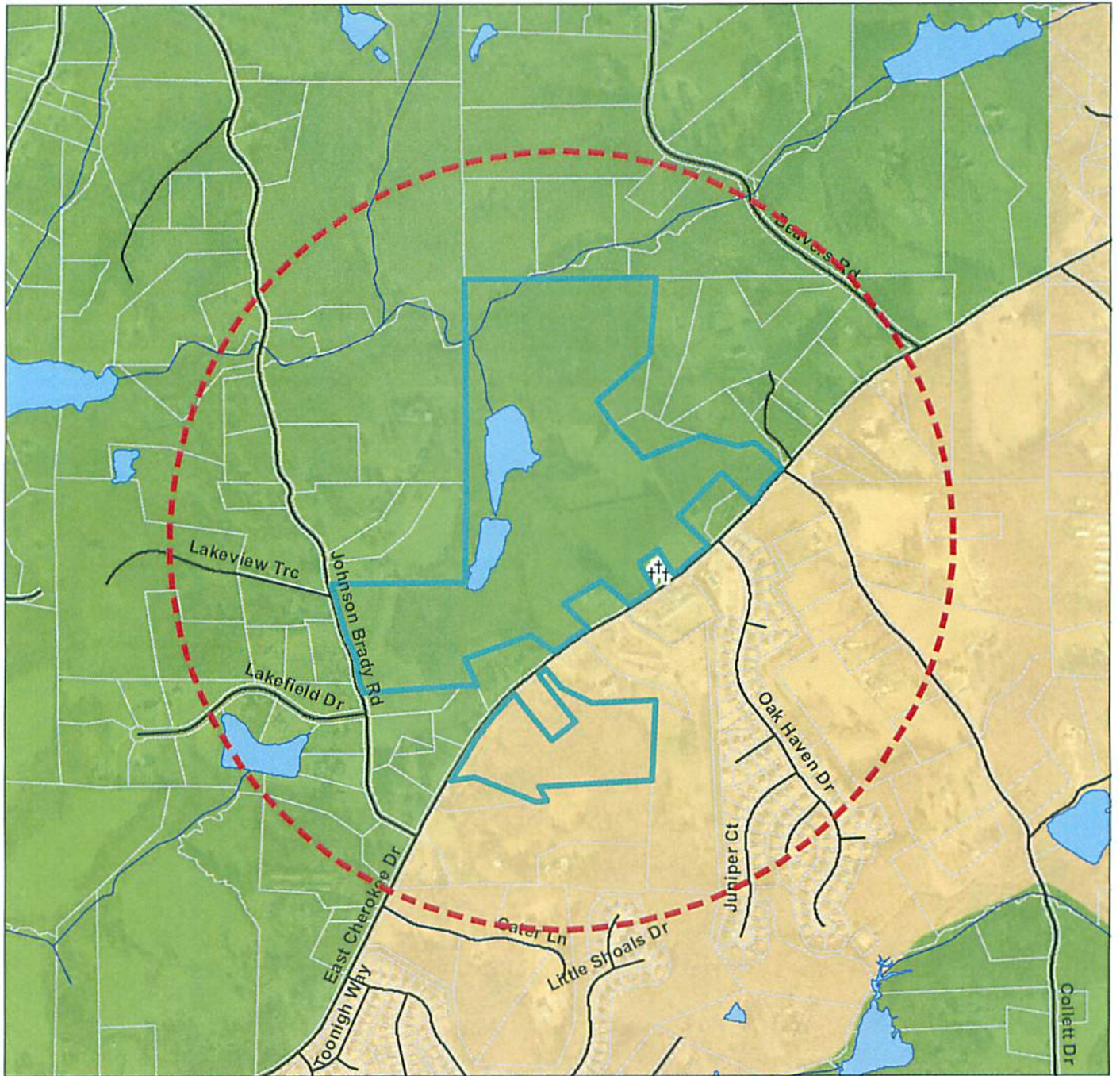
D&S LAND SURVEYING
 153 OLD FORD DR., PO BOX 4984, CHEROKEE, GA 30714
 770-752-4943 D&S@GATORLANDSURVEYING.COM

THIS DOCUMENT WAS PREPARED
 FOR THE EXCLUSIVE USE OF THE
 PERSON OR ENTITY NAMED
 HEREON. COPYING OR
 REPRODUCTION OF THIS
 DOCUMENT WITHOUT THE
 SURVEYOR'S PERMISSION IS
 PROHIBITED.



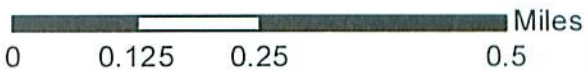
Plat Book 107 Pg 166
 Filed and Recorded 10/27/23 AM
 23-2813-060188
 23-2813-060188
 Clerk of Superior Court Cherokee Co., GA

Future Development Map



Legend

- | | | |
|---------------------|--------------------------|------------------------|
| Rezoning Parcel | Development Nodes | Character Areas |
| School | County Crossroads | Natural Preserve |
| Cemetery | Hamlet | Rural Places |
| Church | Neighborhood Village | Country Estates |
| Street | Community Village | Suburban Growth |
| 1/2 Mile Radius | Corridors | Suburban Living |
| 100 Year Flood Zone | Scenic Corridor | Neighborhood Living |
| Park | Transitional Corridor | Bells Ferry LCI |
| | Development Corridor | Urban Core |
| | | Workplace Center |
| | | Regional Center |
| | | Waste Management |



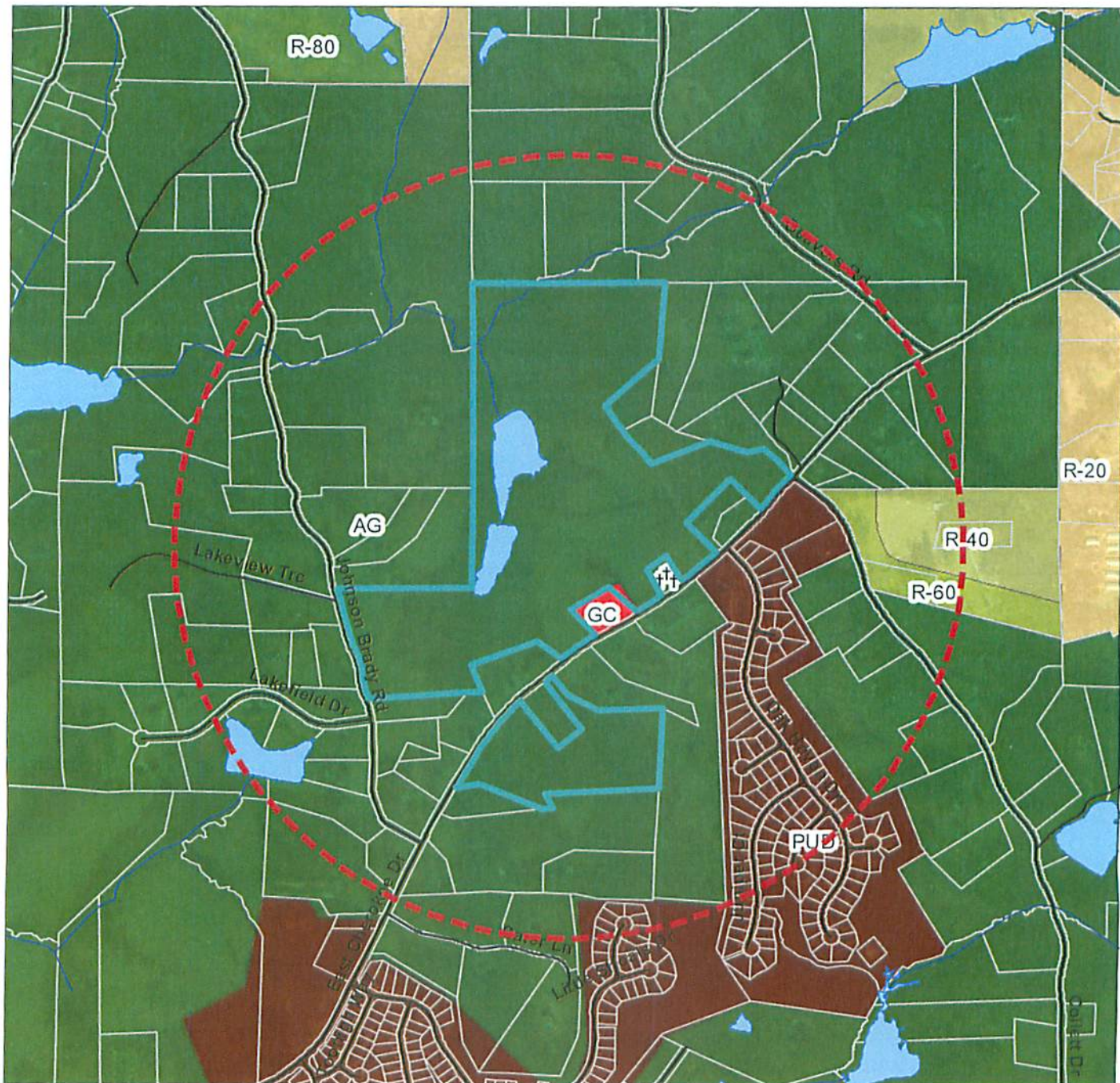
This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.



Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
31 October 2016



Zoning Map



Legend

- | | | |
|---------------------|-------------------------------|----------------------|
| Rezoning Parcel | Cherokee County Zoning | RTH |
| School | AG | RM10 |
| Cemetery | R80 | RM16 |
| Church | R60 | PUD |
| Street | R40 | OI |
| 1/2 Mile Radius | R30 | NC |
| 100 Year Flood Zone | R20 | GC |
| Park | R15 | LI |
| | RD3 | HI |
| | R10 | Bell's Ferry Overlay |
| | RZL | Hwy 92 Overlay |
| | RA | |



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 and Land Use
Canton, Georgia
31 October 2016

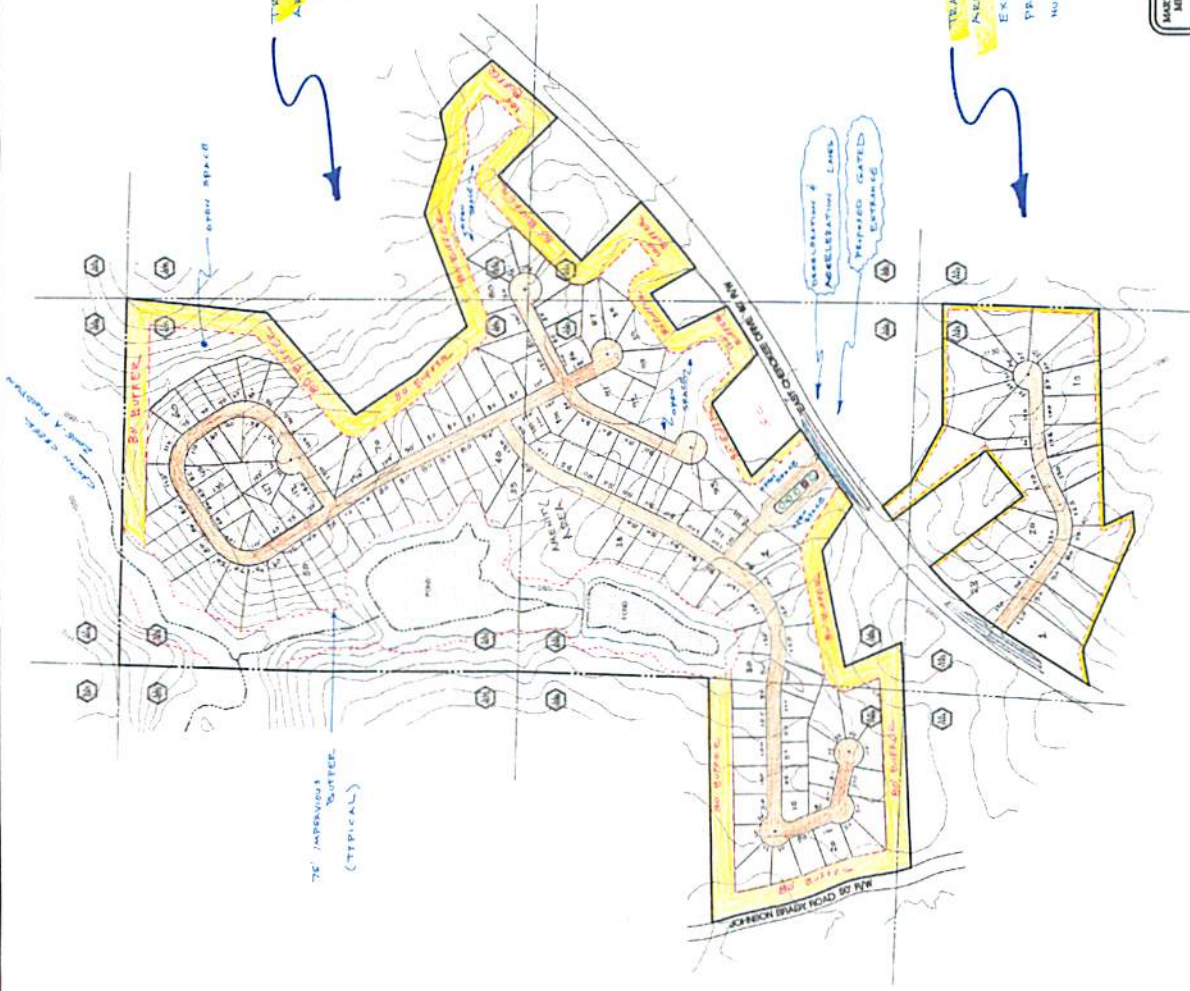




REVISED
1/13/17

TRACT A
AREA = 87.144 ACRES
EXISTING ZONING: A-G
PROPOSED ZONING: R-20 "CONSERVATION"
NUMBER OF LOTS: 127
OPEN SPACE & BUFFERS: 38.7 ACRES OR 44%

TRACT B
AREA = 14.578 ACRES
EXISTING ZONING: A-G
PROPOSED ZONING: R-20
NUMBER OF LOTS: 23



- 1. 1" = 100' - 1" = 100'
- 2. 1" = 200' - 1" = 200'
- 3. 1" = 300' - 1" = 300'
- 4. 1" = 400' - 1" = 400'
- 5. 1" = 500' - 1" = 500'
- 6. 1" = 600' - 1" = 600'
- 7. 1" = 700' - 1" = 700'
- 8. 1" = 800' - 1" = 800'
- 9. 1" = 900' - 1" = 900'
- 10. 1" = 1000' - 1" = 1000'
- 11. 1" = 1100' - 1" = 1100'
- 12. 1" = 1200' - 1" = 1200'
- 13. 1" = 1300' - 1" = 1300'
- 14. 1" = 1400' - 1" = 1400'
- 15. 1" = 1500' - 1" = 1500'
- 16. 1" = 1600' - 1" = 1600'
- 17. 1" = 1700' - 1" = 1700'
- 18. 1" = 1800' - 1" = 1800'
- 19. 1" = 1900' - 1" = 1900'
- 20. 1" = 2000' - 1" = 2000'
- 21. 1" = 2100' - 1" = 2100'
- 22. 1" = 2200' - 1" = 2200'
- 23. 1" = 2300' - 1" = 2300'
- 24. 1" = 2400' - 1" = 2400'
- 25. 1" = 2500' - 1" = 2500'
- 26. 1" = 2600' - 1" = 2600'
- 27. 1" = 2700' - 1" = 2700'
- 28. 1" = 2800' - 1" = 2800'
- 29. 1" = 2900' - 1" = 2900'
- 30. 1" = 3000' - 1" = 3000'
- 31. 1" = 3100' - 1" = 3100'
- 32. 1" = 3200' - 1" = 3200'
- 33. 1" = 3300' - 1" = 3300'
- 34. 1" = 3400' - 1" = 3400'
- 35. 1" = 3500' - 1" = 3500'
- 36. 1" = 3600' - 1" = 3600'
- 37. 1" = 3700' - 1" = 3700'
- 38. 1" = 3800' - 1" = 3800'
- 39. 1" = 3900' - 1" = 3900'
- 40. 1" = 4000' - 1" = 4000'
- 41. 1" = 4100' - 1" = 4100'
- 42. 1" = 4200' - 1" = 4200'
- 43. 1" = 4300' - 1" = 4300'
- 44. 1" = 4400' - 1" = 4400'
- 45. 1" = 4500' - 1" = 4500'
- 46. 1" = 4600' - 1" = 4600'
- 47. 1" = 4700' - 1" = 4700'
- 48. 1" = 4800' - 1" = 4800'
- 49. 1" = 4900' - 1" = 4900'
- 50. 1" = 5000' - 1" = 5000'
- 51. 1" = 5100' - 1" = 5100'
- 52. 1" = 5200' - 1" = 5200'
- 53. 1" = 5300' - 1" = 5300'
- 54. 1" = 5400' - 1" = 5400'
- 55. 1" = 5500' - 1" = 5500'
- 56. 1" = 5600' - 1" = 5600'
- 57. 1" = 5700' - 1" = 5700'
- 58. 1" = 5800' - 1" = 5800'
- 59. 1" = 5900' - 1" = 5900'
- 60. 1" = 6000' - 1" = 6000'
- 61. 1" = 6100' - 1" = 6100'
- 62. 1" = 6200' - 1" = 6200'
- 63. 1" = 6300' - 1" = 6300'
- 64. 1" = 6400' - 1" = 6400'
- 65. 1" = 6500' - 1" = 6500'
- 66. 1" = 6600' - 1" = 6600'
- 67. 1" = 6700' - 1" = 6700'
- 68. 1" = 6800' - 1" = 6800'
- 69. 1" = 6900' - 1" = 6900'
- 70. 1" = 7000' - 1" = 7000'
- 71. 1" = 7100' - 1" = 7100'
- 72. 1" = 7200' - 1" = 7200'
- 73. 1" = 7300' - 1" = 7300'
- 74. 1" = 7400' - 1" = 7400'
- 75. 1" = 7500' - 1" = 7500'
- 76. 1" = 7600' - 1" = 7600'
- 77. 1" = 7700' - 1" = 7700'
- 78. 1" = 7800' - 1" = 7800'
- 79. 1" = 7900' - 1" = 7900'
- 80. 1" = 8000' - 1" = 8000'
- 81. 1" = 8100' - 1" = 8100'
- 82. 1" = 8200' - 1" = 8200'
- 83. 1" = 8300' - 1" = 8300'
- 84. 1" = 8400' - 1" = 8400'
- 85. 1" = 8500' - 1" = 8500'
- 86. 1" = 8600' - 1" = 8600'
- 87. 1" = 8700' - 1" = 8700'
- 88. 1" = 8800' - 1" = 8800'
- 89. 1" = 8900' - 1" = 8900'
- 90. 1" = 9000' - 1" = 9000'
- 91. 1" = 9100' - 1" = 9100'
- 92. 1" = 9200' - 1" = 9200'
- 93. 1" = 9300' - 1" = 9300'
- 94. 1" = 9400' - 1" = 9400'
- 95. 1" = 9500' - 1" = 9500'
- 96. 1" = 9600' - 1" = 9600'
- 97. 1" = 9700' - 1" = 9700'
- 98. 1" = 9800' - 1" = 9800'
- 99. 1" = 9900' - 1" = 9900'
- 100. 1" = 10000' - 1" = 10000'

MARTIN LAND SURVEYING, P.C.
MARTIN C. MARTIN, RLS
104 HAYWOOD DRIVE
SUITE 200
MARIETTA, GA 30067
PHONE: (770) 824-0200
FAX: (770) 824-0200
WWW.MLSURV.COM

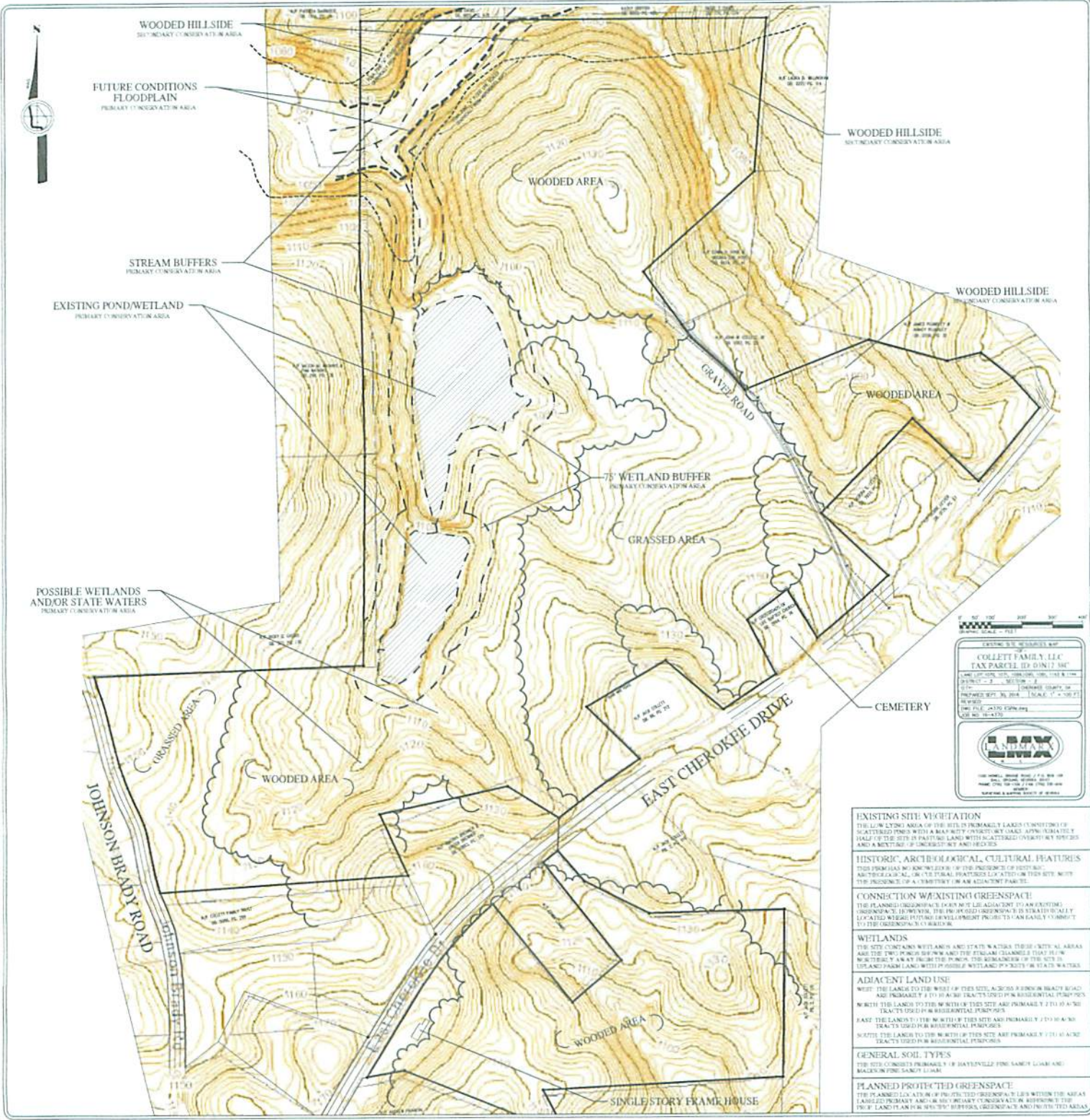
MCM
MARTIN C. MARTIN, RLS
104 HAYWOOD DRIVE
SUITE 200
MARIETTA, GA 30067
PHONE: (770) 824-0200
FAX: (770) 824-0200
WWW.MLSURV.COM

CONCEPTUAL ZONING PLAN
COLLETT FAMILY, LLC
LAMBLETTS LAKE RESORT, DISTRICT A, SECTION 2
CITY OF FELDPAUS, CHESTER COUNTY, GEORGIA
DATE OF FIELD WORK: JANUARY 14, 2014
DATE OF PRELIMINARY PLAN: JANUARY 14, 2014
DATE OF THIS CONCEPTUAL ZONING PLAN: DECEMBER 15, 2013
SCALE: 1" = 200'



© copyright 2014 - MARTIN LAND SURVEYING, P.C.

RECEIVED
MAY 10 1964



EXISTING SITE INFORMATION

COLLETT FAMILY, LLC
TAX PARCEL ID: 00117 001

APPLICANT: COLLETT FAMILY, LLC
PROJECT: [REDACTED]
DATE: [REDACTED]

SCALE: 1" = 100'

DATE: [REDACTED]

PROJECT: [REDACTED]

DATE: [REDACTED]

SCALE: 1" = 100'

DATE: [REDACTED]

EXISTING SITE VEGETATION
THE LOW LYING AREA OF THE SITE IS PRIMARILY LAWN (CONSISTING OF SCATTERED PINES WITH A BARELY OVERSTAY GRASS, APPROXIMATELY HALF OF THE SITE IS PASTURE LAND WITH SCATTERED OVERSTAY PINE TREES AND A MIXTURE OF UNDERSTAY WEEDS AND FIELDS.

HISTORIC, ARCHAEOLOGICAL, CULTURAL FEATURES
THIS PROJECT HAS NO KNOWN RECORD OF THE PRESENCE OF HISTORIC OR ARCHAEOLOGICAL OR CULTURAL FEATURES LOCATED ON THIS SITE, NOR THE PRESENCE OF A BURIAL OR AN ADJACENT PARCEL.

CONNECTION WITH EXISTING GREENSPACE
THE PLANNED GREENSPACE DOES NOT ADJACENT TO AN EXISTING GREENSPACE. HOWEVER, THE PLANNED GREENSPACE IS STRATEGICALLY LOCATED WHERE FUTURE DEVELOPMENT PROJECTS ARE LIKELY TO ADJACENT TO THE GREENSPACE.

WETLANDS
THE SITE CONTAINS WETLANDS AND STATE WATERS. THESE WETLANDS ARE THE TWO POND ON THE WEST AND THE STREAM CHANNEL THAT RUN NORTH TO THE EAST. THE REMAINDER OF THE SITE IS UPLAND PASTURE LAND WITH POSSIBLE WETLAND POTENTIAL IN STATE WATERS.

ADJACENT LAND USE
WEST: THE LAND TO THE WEST OF THIS SITE, ACROSS BRADY ROAD, ARE PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED IN RESIDENTIAL PURPOSES.
NORTH: THE LAND TO THE NORTH OF THIS SITE ARE PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED IN RESIDENTIAL PURPOSES.
EAST: THE LANDS TO THE EAST OF THIS SITE ARE PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED IN RESIDENTIAL PURPOSES.
SOUTH: THE LANDS TO THE SOUTH OF THIS SITE ARE PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED IN RESIDENTIAL PURPOSES.

GENERAL SOIL TYPES
THE SITE CONSISTS PRIMARILY OF HAYFIELD FINE SANDY LOAM AND BROWN FINE SANDY LOAM.

PLANNED PROTECTED GREENSPACE
THE PLANNED LOCATION OF PROTECTED GREENSPACE LIES WITHIN THE AREAS LABELED PRIMARY AND/OR SECONDARY CONSERVATION AREAS ON THE PREPARED LAND PLAN FOR SITE 75' BUFFER, GREENSPACE AND PROTECTED AREAS.

Bray & Johnson

Attorneys at Law

10 North Street, Canton, GA 30114

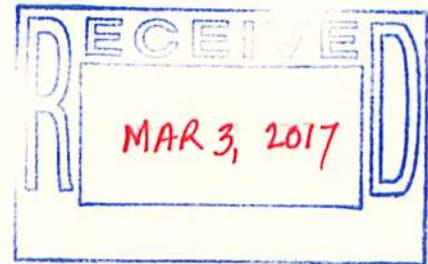
Roger M. Johnson
H. Michael Bray
Jennifer S. Gill
Derek S. Poarch

P. O. Box 1649
Canton, Georgia 30169

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

March 3, 2017

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



RE: **Public Participation Meeting Report**
Applicant: Collett Family, LLC

Dear Commission Members:

The public participation meeting on behalf of applicant, Collett Family, LLC, was held at R.T. Jones Memorial Library on March 1, 2017. The meeting began at 6:30 p.m. and did not conclude until 7:30 p.m.

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 summary is a copy of the notice sent to property owners and interested parties, the attendee's signature list, and our certificates of mailing.

At the meeting the content of the zoning proposal was submitted to the people in attendance. The floor was open for discussion and there was a discussion concerning the Collett Family, LLC's application for rezoning.

In the opinion of the undersigned (presenter) there was not a lot of a concern, issues or problems expressed during the meeting.

Some of the attendees wanted to if there would be access an entrance off Johnson Brady Road. It was explained that under this application there would not be an entrance on Johnson Brady Road and the only entrance would be on East Cherokee Drive.

There were questions about the definition of R-30 and R-20. A good faith effort was made to explain the definitions of R-30 and R-20 and explain the concept of a conservation subdivision.

There was inquiries concerning the buffers presented on the plan and there was an effort to explain the buffers.

It was further explained that the next process would involve a presentation to the Planning Board for Cherokee County and their decision would be forwarded to the Board of Commissioners of Cherokee County for a final decision.

The presenter offered to provide copies of the site plan to people in attendance and copies were made and provided. It was further presented to the attendees that if anyone else wanted more information or a copy of the site plan it would be provided by the applicant. One person requested a copy of the site plan by email and that has been accomplished by counsel for applicant.

Many of the attendees were personally acquainted with members of the Collett Family, and were familiar with the attorney for applicant. Consequently, they were informed to feel free to contact the family's representative, Terry Hyde, or to contact the attorney for Applicant, H. Michael Bray, for the discussion of any issues or perceived problems.

Additionally, some attendees wanted to know the difference between this plan and the one previously presented and those differences were discussed in some detail.

There was a total of 26 attendees, with family members and friends of the family members in numbered about 8 to 10 of the attendees. There was some support for the application by the attendees.

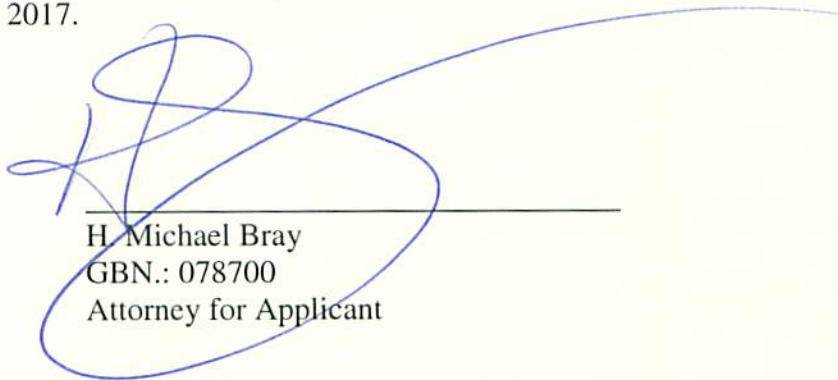
Frankly nobody expressed serious objection to the plan except for the fact that some people would like things to remain the same and no changes be made in the area.

In conclusion, it was clear that most of the attendees had specific questions about the intended development of the property. Consequently, it was explained that it was a request for an R-30 subdivision but with the development of a conservation subdivision. It was explained that the small parcel on East Cherokee Drive, 14 acres more or less, was going to be an R-20 development. Questions about an entrance on Johnson Brady Road were addressed and the difference between this plan and the previous application were discussed in detail.

While the attendees did not express any particular concern, issues or problems, there was some inquiry or comment about traffic. Traffic was discussed but no solutions were offered simply because traffic is a matter of a multitude dynamics including the fact that East Cherokee Drive is frequently used by those that don't live in Cherokee County and certainly don't live on East Cherokee Drive. It was acknowledged that a subdivision of 124 homes, and the small development of 14 acres of 23 homes would increase traffic. It is obvious that anybody who builds a home off East Cherokee Drive will increase traffic.

Nevertheless, it was a good meeting with the people in attendance with no expression of strong issues or problems of the Collett family having an opportunity to develop their property.

Respectfully submitted for the consideration of the Planning Board and the Board of Commissioners, this 3 day of March, 2017.

A large, stylized handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

H. Michael Bray
GBN.: 078700
Attorney for Applicant

PLEASE SIGN IN

	NAME	ADDRESS	TELEPHONE NUMBER	EMAIL ADDRESS
1.	Debbie Negley		404- (642-1070	dynegley@gmail.com
2.	James & Nancy Plumley		770-656- 790 -8289	nancy Plumley @windstream.net
3.	Pam Watkins	630 Johnson Brady Rd	404 731 8268	pswcajun@gmail
4.	Toni Chumley David Chumley	459 Johnson BRADY ROAD	678-6898 4924	
5.	BRUCE CROUCH PAT CROUCH	443 Johnson Brady Road	404-580 7176	bcrouch@windstream.net
6.	Doris Hyde	7554 East Cker. Canton, Dr	770-479- 2860	
7.	Hail Kypis	7631 EDWARDS CANTON, GEORGIA	770 479 4142	
8.	John Kasper	262 Johnson BRADY Canton 30113	404-384 6418	Lestrekasper@ comcast.net
9.	Ed Wyle	7631 E Cherokee	770 478 442	
10.	Hugh Ray Janie Ray	820 Johnson BRADY Rd	770-479-0379	

PLEASE SIGN IN

	NAME	ADDRESS	TELEPHONE NUMBER	EMAIL ADDRESS
11.	Alta Lummus	7601 E Cherokee Rd Canton, GA	770 853 0224	
12.	Russell Johnson		770-853 8231	
13.	Becky Lummus	7808 E. Cherokee Canton, GA 30115	404- 387-2488	becky.lummus@gmail.com
14.	Tony Lummus	7808 E. Cherokee Canton, GA 30115	678- 787-7455	
15.	Joel Van Wyk		770 490 7458	
16.	DALE BURKE	337 Johnson Brady Canton, GA	404 4345433	daleburke @yahoo.com
17.	Hurt Jahon	Property owner 2468 E Cherokee Rd	770 479-4045	none
18.	John Collett	130 New ST Buford	770 945 6103	none
19.	Connie Savage	76 Chippewa Rd Crawfordville, FL 32324	850-509 6345	none
20.	Gary Kaynoski	1000 Lakewood Trail Canton, Ga 30115	678-723-5833	gt16fr@gmail.com

PLEASE SIGN IN

	NAME	ADDRESS	TELEPHONE NUMBER	EMAIL ADDRESS
21.	Bob Nealey	286 Randy Lane	678-393-9744	RobertNealey@att.net
22.	Rita Nealey	286 Randy Lane Canton	678-393-9744	
23.	Tammy Mason	1714 Batesville Rd Canton, GA 30115	770-345-2220	Thmason1107@gmail.com
24.	Mitch Mason	"	"	mmason20@windstream.net
25.	DAVE DAVIS	Beavers Rd.	7-5064950	dodavis@rcdcsys.com
26.	Carolyn Collett	7872 E. Cherokee	770 605 4647	-
27.				
28.				
29.				
30.				