



Cherokee County Planning Commission Public Hearing AGENDA

May 2, 2017
Cherokee Hall 7:00 PM

CALL TO ORDER

ZONING CASES

1. 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.

This application was deemed incomplete by the Planning Commission at their Work Session on April 17, 2017

2. Case #17-03-006 Oak Hall Companies, LLC (BOC Dist. 2)

Applicant is requesting to rezone 39.575 acres at Arnold Mill Road and Highway 140 from AG and R-40 to NC and RZL to build a mixed use development.

This application was deemed incomplete by the Planning Commission at their Work Session on April 17, 2017

3. Case #17-04-013 R. Venture, LLC (BOC Dist. 1)

Applicant is requesting to rezone 54.61 +/- acres at Jessie Lane, Owens Store Road and Old Orange Mill Road from AG to R-30 for a single family residential subdivision.

This application was deemed incomplete by the Planning Commission at their Work Session on April 17, 2017

4. Case #17-03-007 Scallions Development Company (BOC Dist. 2)

Applicant is requesting to rezone 3.05 +/- acres at 9626 Hickory Flat Highway from R-40 to NC for a commercial development.

5. Case #17-05-014 Wyatt Wilkie (BOC Dist. 1)

Applicant is requesting to rezone 11.28 acres on Ball Ground Road from GC to AG for residential uses.

6. Case #17-05-015 Jason Jenkins (BOC Dist. 2)

Applicant is requesting to rezone 2.34 acres at 1321 Gaddis Road from AG to R-40 for residential uses.

OTHER BUSINESS

APPROVAL OF MINUTES

- 1. April 4, 2017 Minutes**

ADJOURN



Cherokee County, Georgia
Agenda Request

Item#: 1.

SUBJECT: Case #16-12-045 Collett Family, LLC (BOC Dist. 1)
MEETING DATE: 5/2/2017

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.

This application was deemed incomplete by the Planning Commission at their Work Session on April 17, 2017

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:	

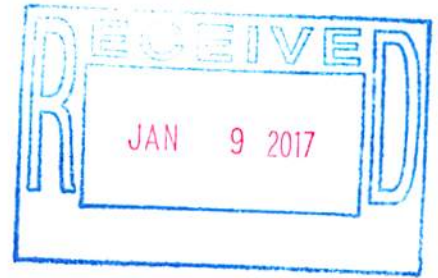
ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

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



CHEROKEE COUNTY
Application for Public Hearing



Important Notes:

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

SECTION I

Contact Person: H. Michael Bray Phone: 770-479-1426
 Email: mbray@brayandjohnson.com

Applicant's Information:

Name: 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.

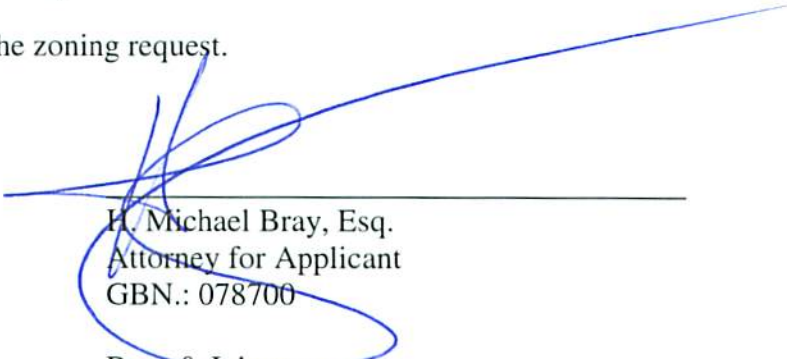
6. Whether the proposed zoning is in conformity with the policy and intent of the land use plan.

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:

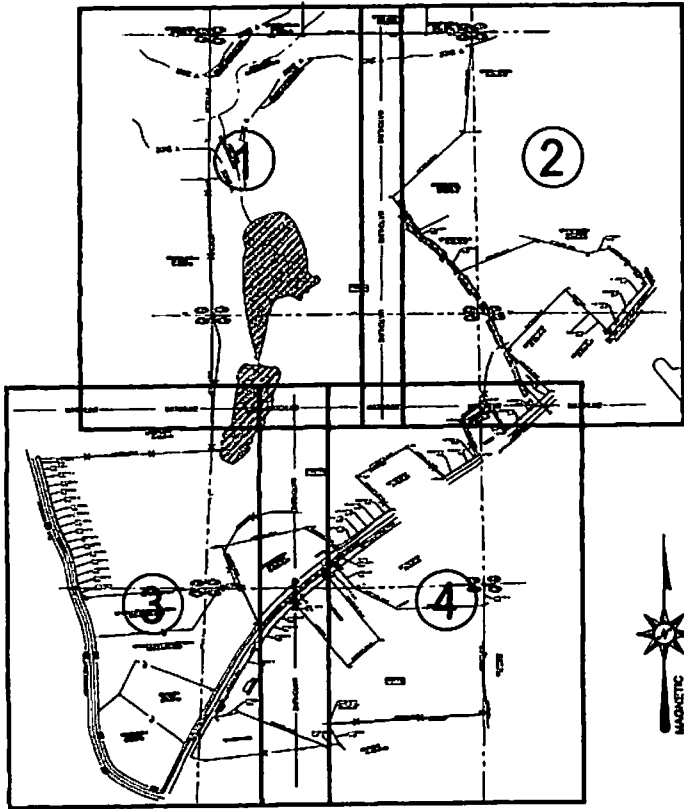
TO ASCERTAIN THE TRUE POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF LAND LOT 1143, BEING THE COMMON CORNERS OF LAND LOTS 1143, 1090, 1091 AND 1142 AT A STUMP, THENCE SOUTH 00 DEGREES, 27 MINUTES, 46 SECONDS WEST ALONG THE EAST LAND LINE OF LAND LOT 105.00 FEET TO AN IRON PIN SET AND THE TRUE 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: Cherrie Ann Whitehead Date: 5/16/12

Pub Book 187, Pg 182
 Plat and Original Order 1072920 AM
 59-323-9-000183
 Perry Baker
 Clerk of Superior Court Cherokee Co., GA

PLANNING AND ZONING REQUIRES PLANS 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 66 SECONDS PER ANGLE POINT. THE DATA WAS THEN 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: CH 807, PG. 388 & CH. 388, PG. 388.

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 2009) AND REVISIONS DATED 2009/08.

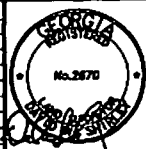
LEGEND

- IRON PIN SET
- PROPERTY CORNER WITHOUT MARKING
- CORN TOP PIPE
- CTP CORNER TOP PIPE
- RAW RIGHT OF WAY
- DB DEED BOOK
- FB PLAY BOOK
- PG PAGE
- IPP IRON PIN SET
- IPF IRON PIN FOUND
- L.L. LAND LOT
- MO CURVE/MO
- P.A.S. POINT OF BEGINNING
- U UTILITY POLE
- O OVERHEAD POWER LINE
- L.L.L. LAND LOT LINE
- PH PIPE
- W WATER

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

REVISIONS	
NO.	DATE DESCRIPTION
0	04-11 PRELIMINARY SURVEY ISSUED
1	12-29-11 MODIFY COLLETT - NO. 2870 BOUNDARY
2	12-29-11 ADD ADDITIONAL ADJACENT PROPERTY DETAILS
3	12-29-11 SURVEY RELATED FOR RECORDING
4	12-29-11 CHEROKEE COUNTY COMMENTS ADDRESSED
5	5-4-12 added owners certification



D&S LAND SURVEYING
 211 RED FOX DR., PO BOX 498, CANTON, GA 30114
 770-320-4402 DMS@CANTONLANDSURVEYING.COM

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FIELD WORK 04-11
DRAWN JZ
CHECKED DMS

COVER SHEET

Pub Book 187 p 182
 Plat and Original Order 1072920 AM
 59-323-9-000183
 Perry Baker
 Clerk of Superior Court Cherokee Co., GA



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

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

N/F ROBERT E. OHLERSTE
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

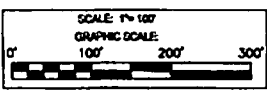
POND

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 02/28/12 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

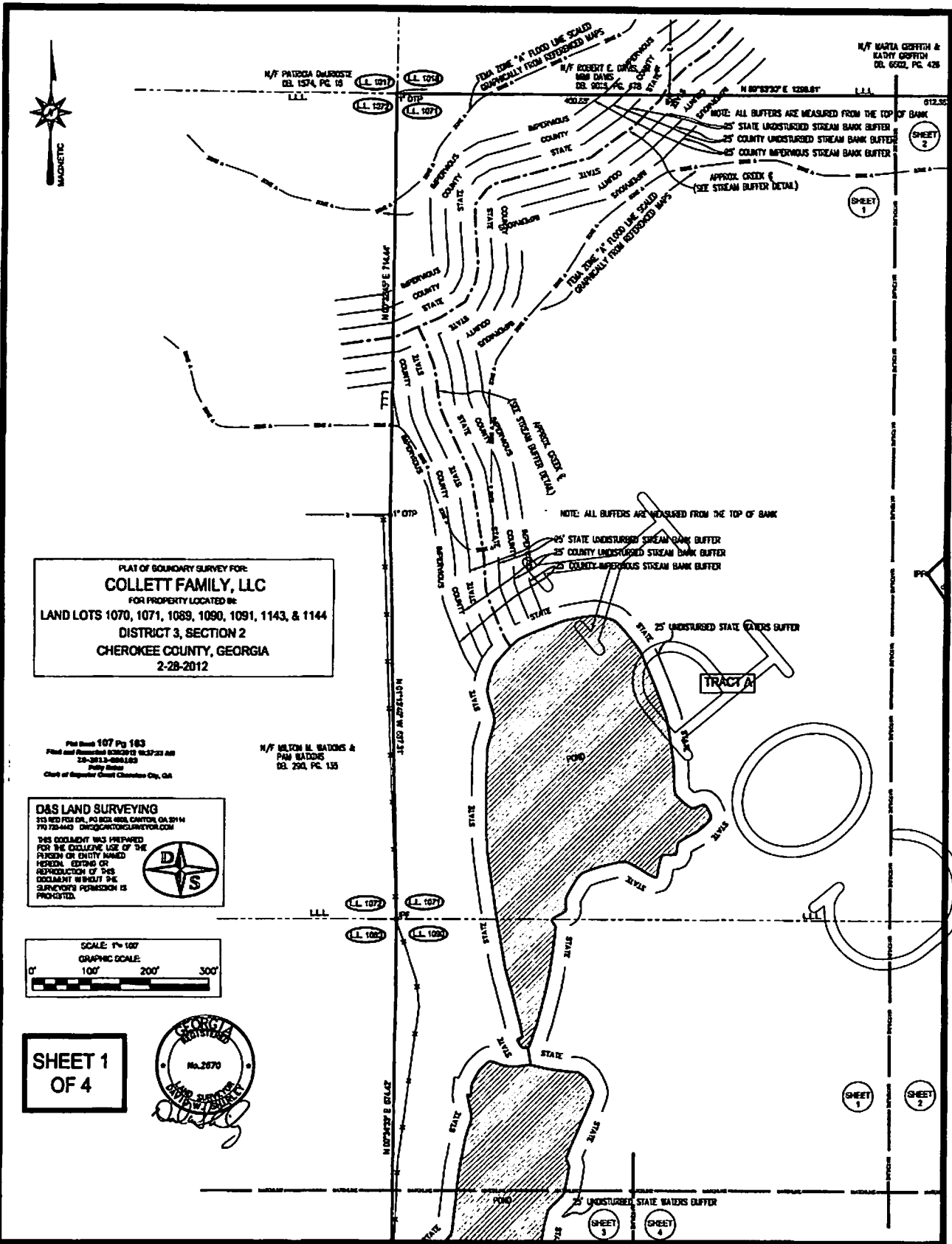
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313 RED FOX DR., PO BOX 888, CANTON, GA 30114
770 730-4440 DSD@CANTONLANDSURVEYING.COM
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**SHEET 1
OF 4**



107 to 163
Plat Book
Filed and Recorded 02/28/12 10:37:23 AM
28-2012-000103
Patty Baker
Chief of Superior Court Cherokee Co., GA



N/F MARTA GRAY &
KATHY GRAY
DL. 6502, PG. 428

N/F ROBERT E. DAVIS &
DILLI L. DAVIS
DL. 774, PG. 374

N/F LAURA G. WELLSHAM
DL. 2221, PG. 114

N/F EDITH H. HYDE &
VIRGINIA CAR. HYDE
DL. 8974, PG. 41

N/F JOHN W. COLLETT, JR.
DL. 1007, PG. 29

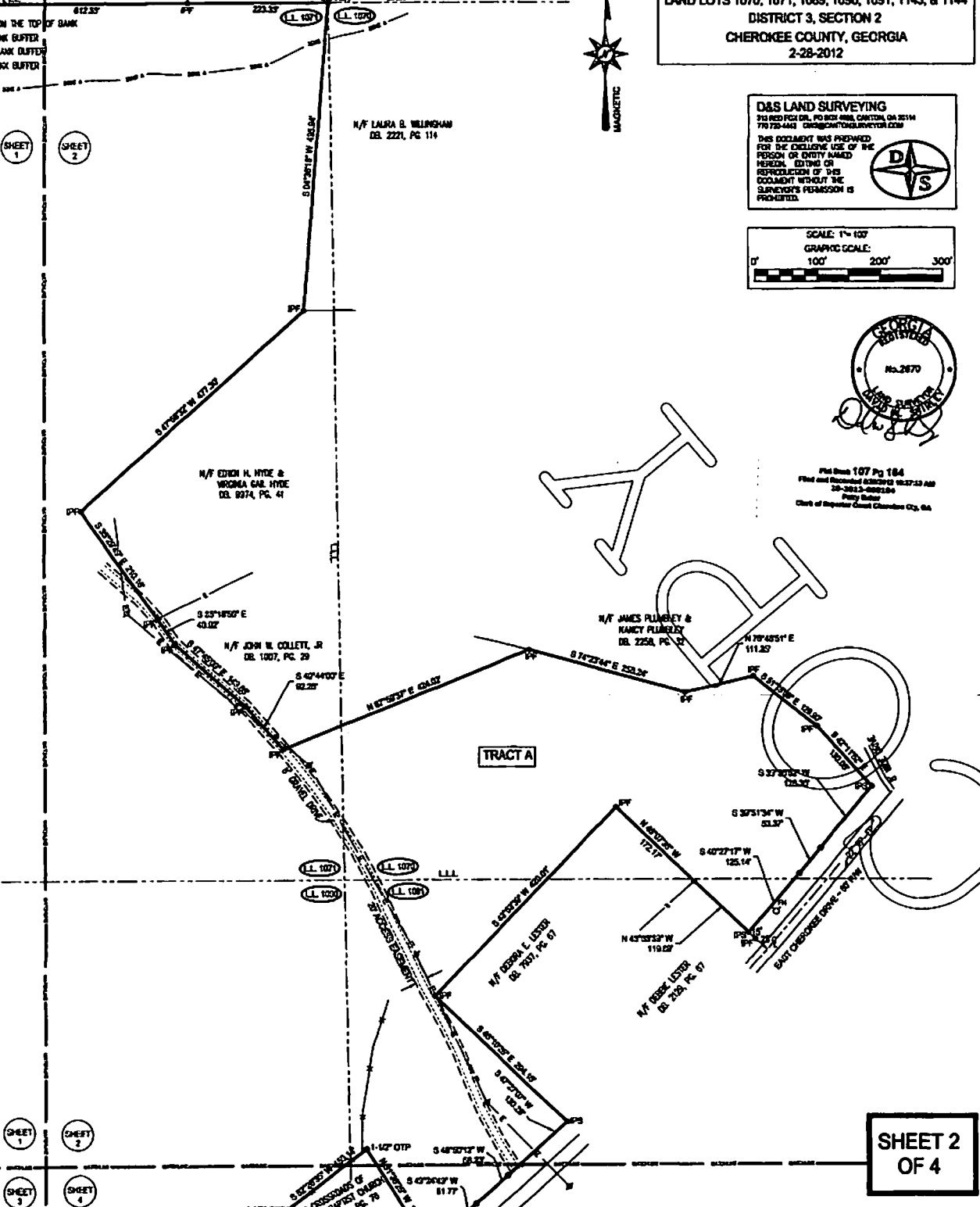
N/F JAMES FLUMBEY &
NANCY FLUMBEY
DL. 2258, PG. 32

TRACT A

N/F DEBBIE L. LESTER
DL. 7031, PG. 07

N/F DEBBIE L. LESTER
DL. 7031, PG. 07

N/F DEBBIE L. LESTER
DL. 7031, PG. 07



SHEET 1

SHEET 2

SHEET 3

SHEET 4

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



D&S LAND SURVEYING
 315 RED FOX DR., PO BOX 8888, CANTON, GA 30114
 770 730-4463 CHEROKEE@DANDSURVEYING.COM

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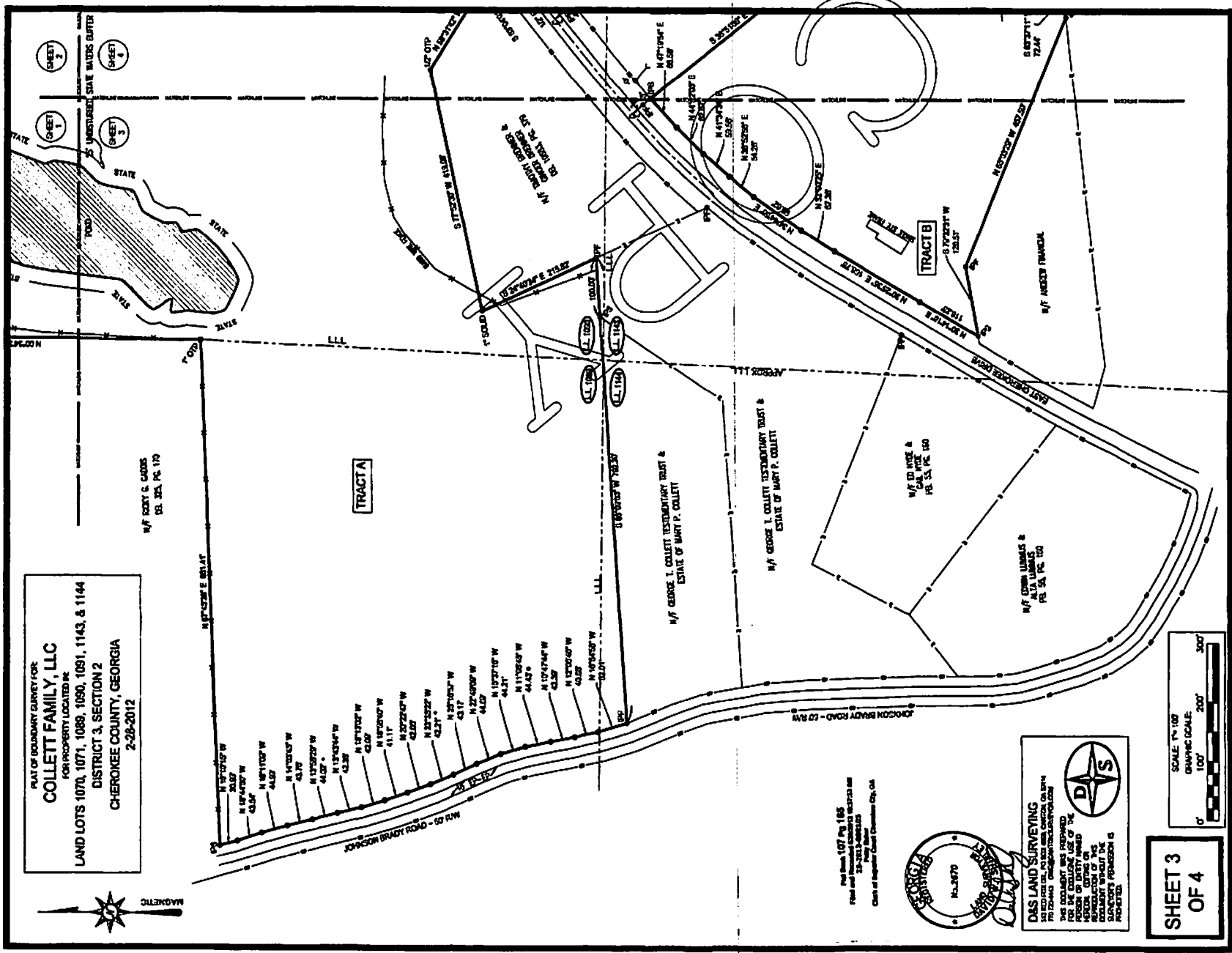
SCALE: 1" = 100'
 GRAPHIC SCALE:
 0' 100' 200' 300'



Plat Book 107 Pg 164
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 28-2813-000104
 Perry Baker
 Clerk of Superior Court Cherokee Co., GA

**SHEET 2
 OF 4**

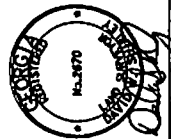
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 20-1011-000104
 Perry Baker
 Clerk of Superior Court Cherokee Co., GA



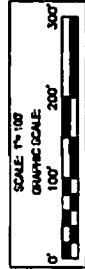
PART OF BOUNDARY SURVEY FOR
COLLETT FAMILY, LLC
 FOR PROPERTY LOCATED IN
 LAND LOTS 1070, 1071, 1088, 1090, 1091, 1143, & 1144
 DISTRICT 3, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 2-28-2012



Part Book 107 Pg 165
 Filed and Recorded 12/21/2012 10:27:33 AM
 Entry Date
 12/21/2012 10:27:33 AM
 Clerk of Superior Court Cherokee City, GA

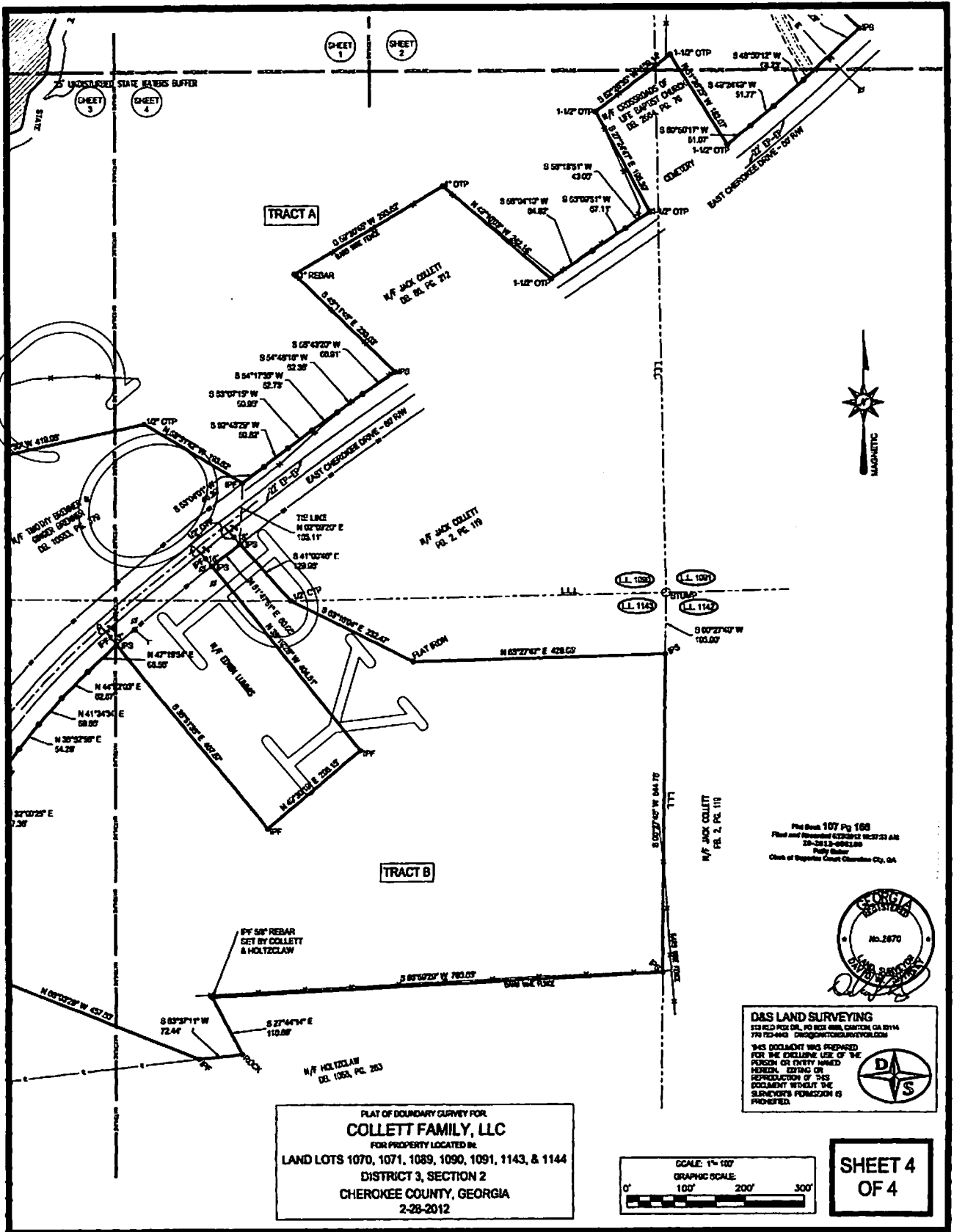


D&S LAND SURVEYING
 5410 COLUMBIAN AVENUE, SUITE 100
 CHEROKEE, GEORGIA 30513
 THIS DOCUMENT WAS PREPARED
 BY ME OR UNDER MY CLOSE PERSONAL
 SUPERVISION AND I AM A LICENSED
 PROFESSIONAL SURVEYOR IN THE
 STATE OF GEORGIA. I HEREBY
 CERTIFY THAT THE INFORMATION
 CONTAINED HEREIN IS TRUE AND
 CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.
 SURVEYOR'S PERMISSION IS
 REQUESTED.

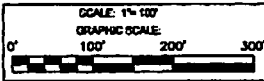


SHEET 3
OF 4

Plat Book 107 Pg 166
 Filed and Recorded L107/166 10/27/23 AM
 23-2813-060126
 23-2813-060126
 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

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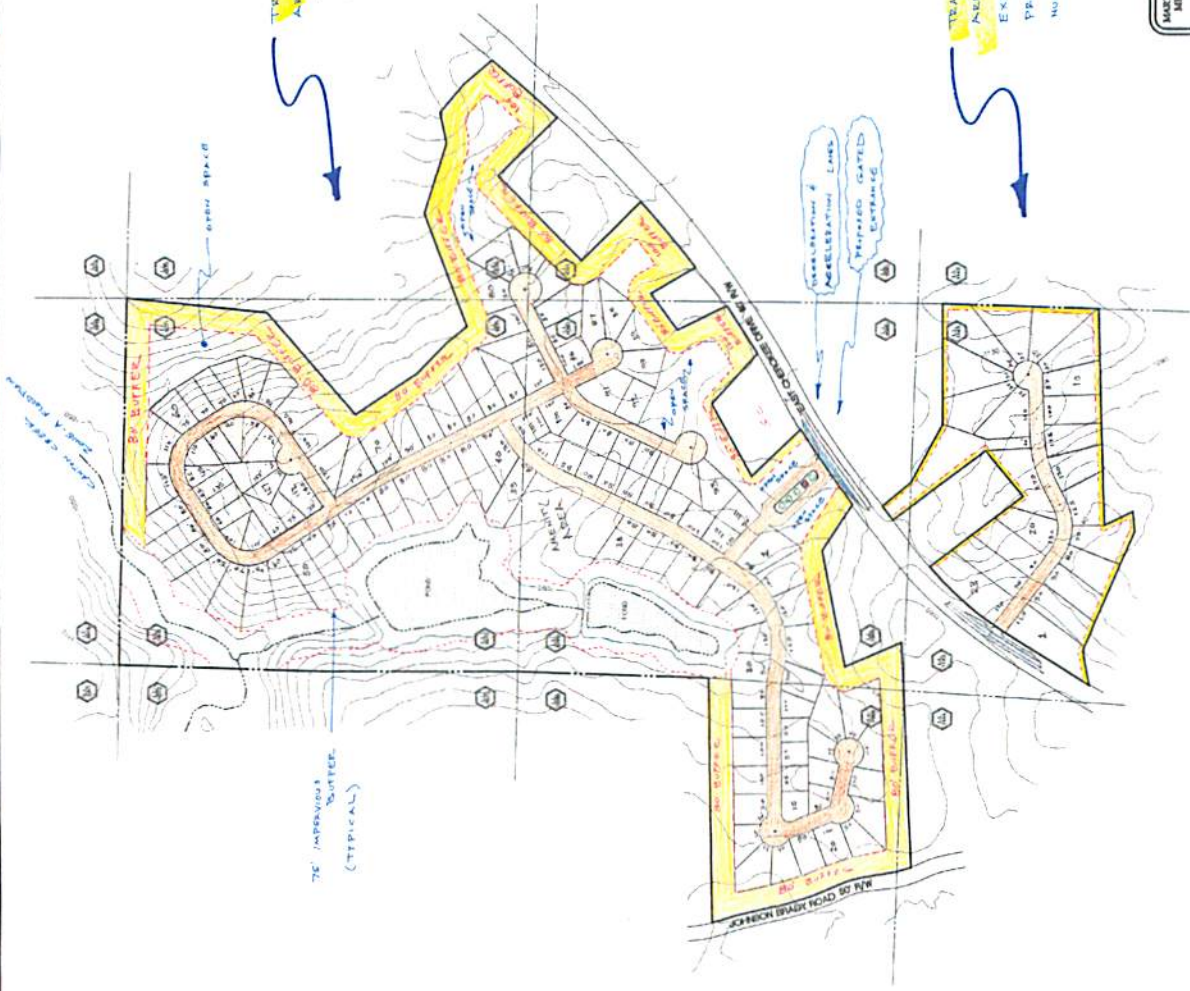
Plat Book 107 Pg 166
 Filed and Recorded L107/166 10/27/23 AM
 23-2813-060126
 23-2813-060126
 Clerk of Superior Court Cherokee Co., GA



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 4.4%

TRACT - B
AREA = 14,578 ACRES
EXISTING ZONING: A-G
PROPOSED ZONING: R-20
NUMBER OF LOTS: 23



1	UP -	80K PM FLAND
2	UP -	REINFORCING BAR
3	UP -	WALKWAY
4	UP -	WALKWAY
5	UP -	WALKWAY
6	UP -	WALKWAY
7	UP -	WALKWAY
8	UP -	WALKWAY
9	UP -	WALKWAY
10	UP -	WALKWAY
11	UP -	WALKWAY
12	UP -	WALKWAY
13	UP -	WALKWAY
14	UP -	WALKWAY
15	UP -	WALKWAY
16	UP -	WALKWAY
17	UP -	WALKWAY
18	UP -	WALKWAY
19	UP -	WALKWAY
20	UP -	WALKWAY
21	UP -	WALKWAY
22	UP -	WALKWAY
23	UP -	WALKWAY
24	UP -	WALKWAY
25	UP -	WALKWAY
26	UP -	WALKWAY
27	UP -	WALKWAY
28	UP -	WALKWAY
29	UP -	WALKWAY
30	UP -	WALKWAY
31	UP -	WALKWAY
32	UP -	WALKWAY

CONCEPTUAL ZONING PLAN

MARTIN LAND SURVIVAL, P.C.
MARTIN C. MARTIN, ELLS
104 HAYWOOD DRIVE
PO BOX 2008
MOUNTAIN VIEW, GA 30156
PHONE: (770) 838-0200
FAX: (770) 838-0200

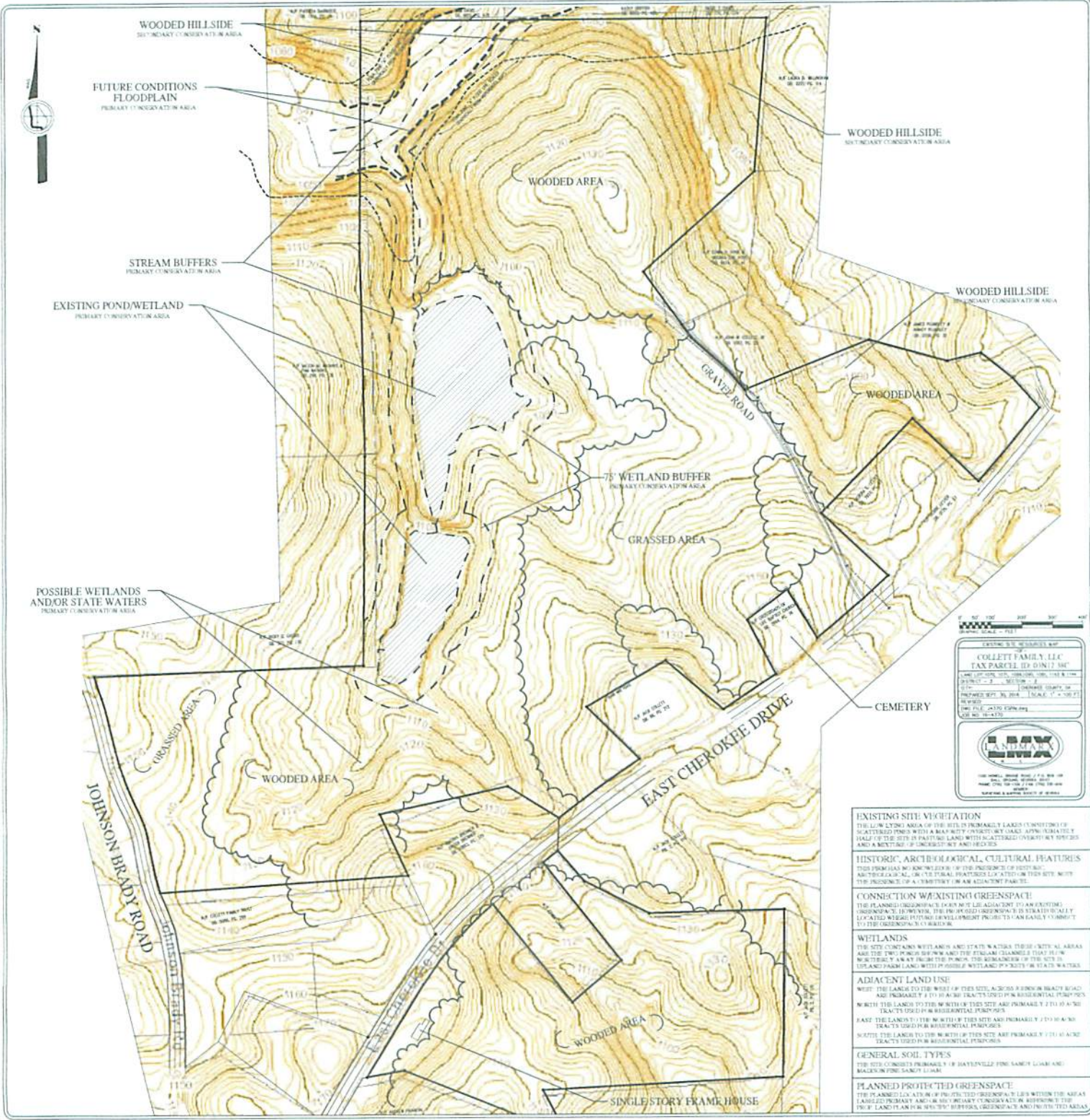
MCM
MCM CONSULTANTS
104 HAYWOOD DRIVE
PO BOX 2008
MOUNTAIN VIEW, GA 30156
PHONE: (770) 838-0200
FAX: (770) 838-0200

COLLETT FAMILY, LLC
LAMBLETTS LAKE RESORT, DISTRICT A, SECTION 2
CITY OF FIELD SPRING, CHICKASAW COUNTY, GEORGIA
DATE OF FIELD PLAN: JANUARY 14, 2014
DATE OF CONCEPT PLAN: JANUARY 14, 2014
SCALE: 1" = 200' ±
FOR THE RECORD CONCEPT PLAN FILE: 2000000000000000



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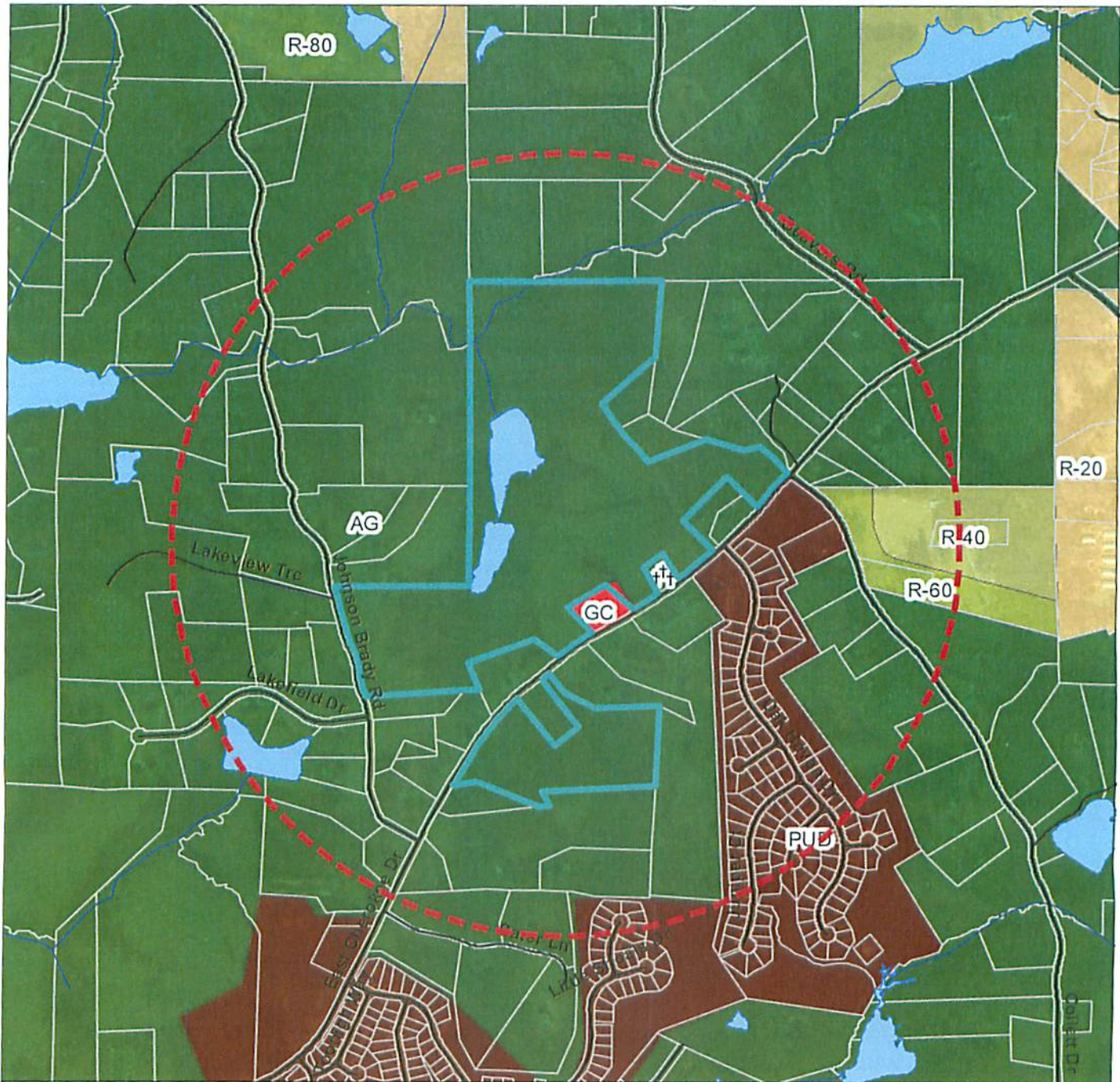
RECEIVED
MAY 10 1964



EXISTING SITE INFORMATION MAP
COLLETT FAMILY, LLC
 TAX PARCEL ID: 00117 001
 LAND LOT 205, 206, 208, 209, 210, 211 & 212
 SECTION 3 - T3N - R3E - S10E
 PLANNED PLOT 26, 204 - MAKE 1 + 200 FT
 1/4 ACRES
 DATE FILE: 2/25/2010
 OFFICE NO. 10-117

- EXISTING SITE VEGETATION**
 THE LOW LYING AREA OF THE SITE IS PRIMARILY LAKES (CONSISTING OF SCATTERED POND) WITH A REMAINDER OF OPEN SPACE, APPROXIMATELY HALF OF THE SITE IS PASTURE LAND WITH SCATTERED OVERBURY WOODS AND A REMAINDER OF UNDERBURY AND PLEDGES.
- HISTORIC, ARCHAEOLOGICAL, CULTURAL FEATURES**
 THIS PROJECT HAS NO KNOWN RECORD OF THE PRESENCE OF HISTORIC AND/OR CULTURAL OR OTHER FEATURES LOCATED ON THE SITE, NOR THE PRESENCE OF A BURIAL OR AN ADJACENT PASTURE.
- 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 STATE WATERS ARE THE TWO POND ON THE SITE AND THE STREAM CHANNELS THAT RUN NORTH TO THE LAND TO THE NORTH OF THE SITE AND PRIMARILY TO THE SOUTH TRACTS USED FOR RESIDENTIAL PURPOSES.
- ADJACENT LAND USE**
 WEST: THE LAND TO THE WEST OF THE SITE, A 2000' BROAD BRADY ROAD AND PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED FOR RESIDENTIAL PURPOSES.
 NORTH: THE LAND TO THE NORTH OF THE SITE AND PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED FOR RESIDENTIAL PURPOSES.
 EAST: THE LAND TO THE EAST OF THE SITE AND PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED FOR RESIDENTIAL PURPOSES.
 SOUTH: THE LAND TO THE SOUTH OF THE SITE AND PRIMARILY 1/2 TO 3/4 ACRES TRACTS USED FOR RESIDENTIAL PURPOSES.
- GENERAL SOIL TYPES**
 THE SITE CONSISTS PRIMARILY OF HAYWOODS FINE SANDY LOAM AND BAKER'S 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 PREP. LAND PLAN FOR SITE 2010. BUFFER, GREENSPACE AND PROTECTED AREAS

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 | |



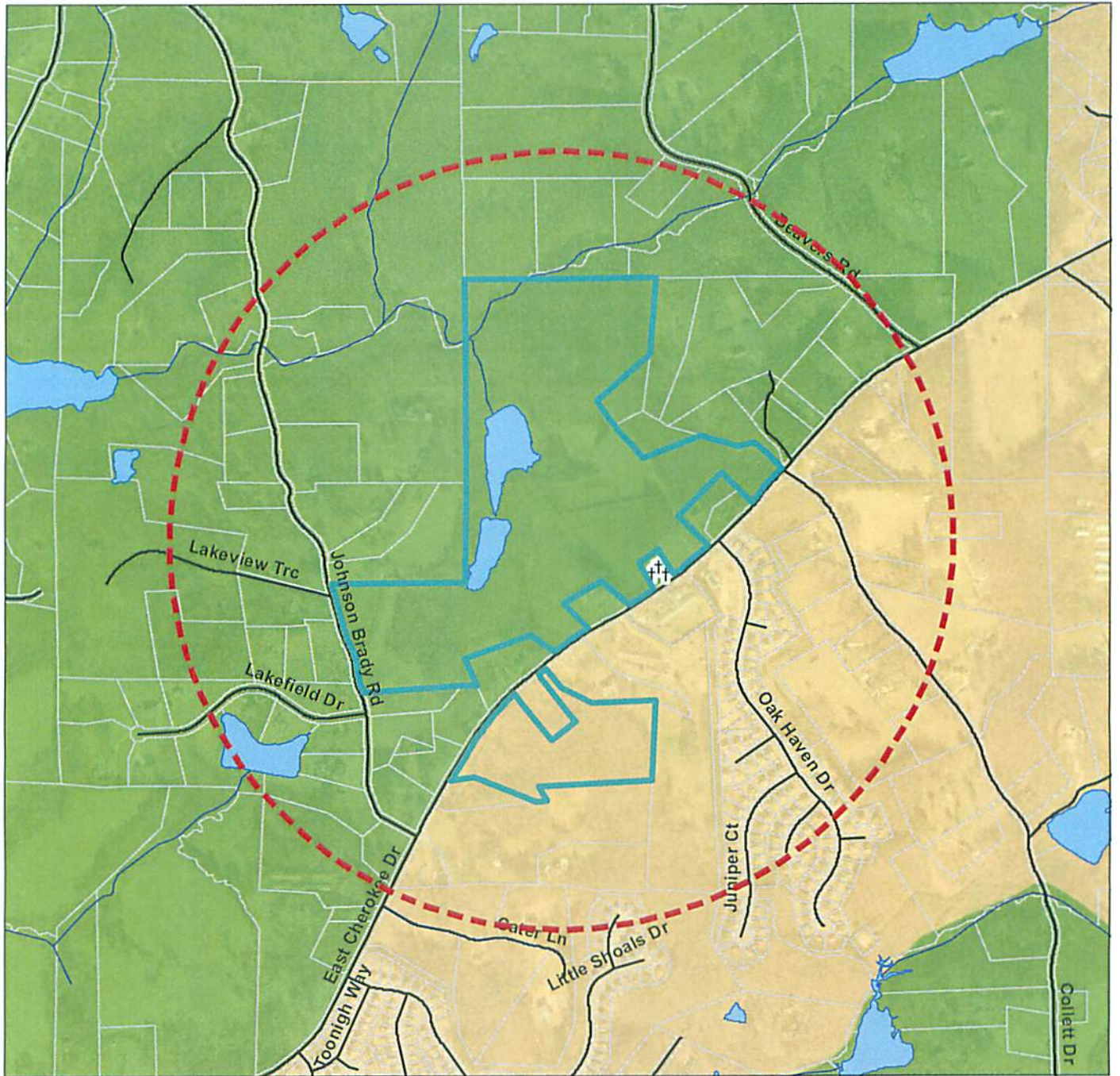
This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.



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



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



Bray & Johnson

Attorneys at Law

10 North Street, Canton, GA 30114

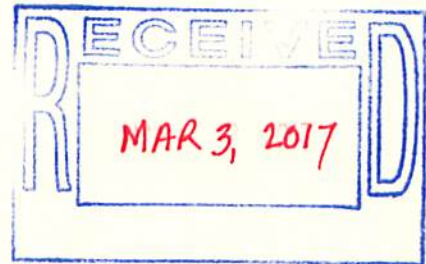
Roger M. Johnson
H. Michael Bray
Jennifer S. Gill
Derek S. Poarch

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.

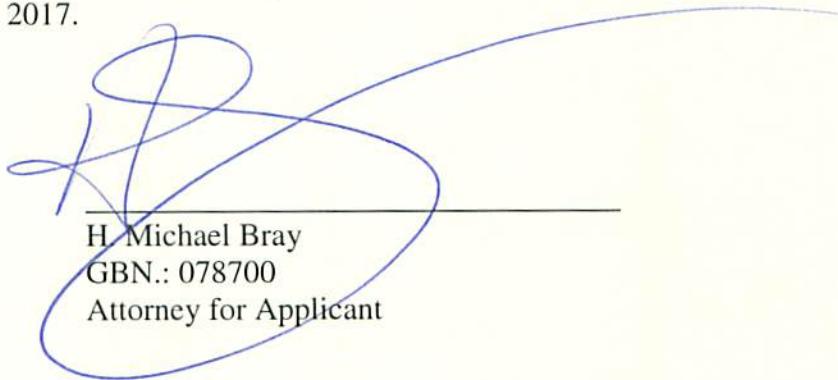
Frankly nobody expressed serious objection to the plan except for the fact that some people would like things to remain the same and no changes be made in the area.

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	LeslieKasper@ 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 30115	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 Road 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.				



Cherokee County, Georgia
Agenda Request

Item#: 2.

SUBJECT: Case #17-03-006 Oak Hall Companies, LLC
(BOC Dist. 2)

MEETING DATE:
5/2/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 39.575 acres at Arnold Mill Road and Highway 140 from AG and R-40 to NC and RZL to build a mixed use development.

This application was deemed incomplete by the Planning Commission at their Work Session on April 17, 2017

FACTS AND ISSUES:

Commission District: 2

Zoning Change: AG and R-40 to NC and RZL

Location: Arnold Mill Road and Highway 140

Tax Map and Parcel No: 02N04, 215C, 215E, 219 and 223

Acres: 39.575

Proposed Development: Mixed Use Development

Future Development Map: Suburban Living in a transitional corridor.

BUDGET:

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Revised Site Plan and Traffic Study	Exhibit
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Existing Site Resources	Exhibit
<input type="checkbox"/> Public Participation	Exhibit
<input type="checkbox"/> Staff Report	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

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ADAM J. ROZEN

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April 4, 2017

**VIA EMAIL AND
REGULAR MAIL**

Ms. Vicki Taylor Lee, AICP, Zoning Administrator
Cherokee County Planning and Zoning Department
1130 Bluffs Parkway
Canton, GA 30114



Re: **Application of Oak Hall Companies, LLC** to rezone ±38.76 acres on the west side of Hickory Flay Highway (S.R. 140) and the north side of Arnold Mill Road from AG and R-40 to NC and RZL for a mixed use development.

Dear Ms. Taylor Lee:

Enclosed please find the updated Site Plan and a Traffic Study for the above-referenced application. If you have any questions regarding them, please let me know. Thank you for your time and attention to this matter.

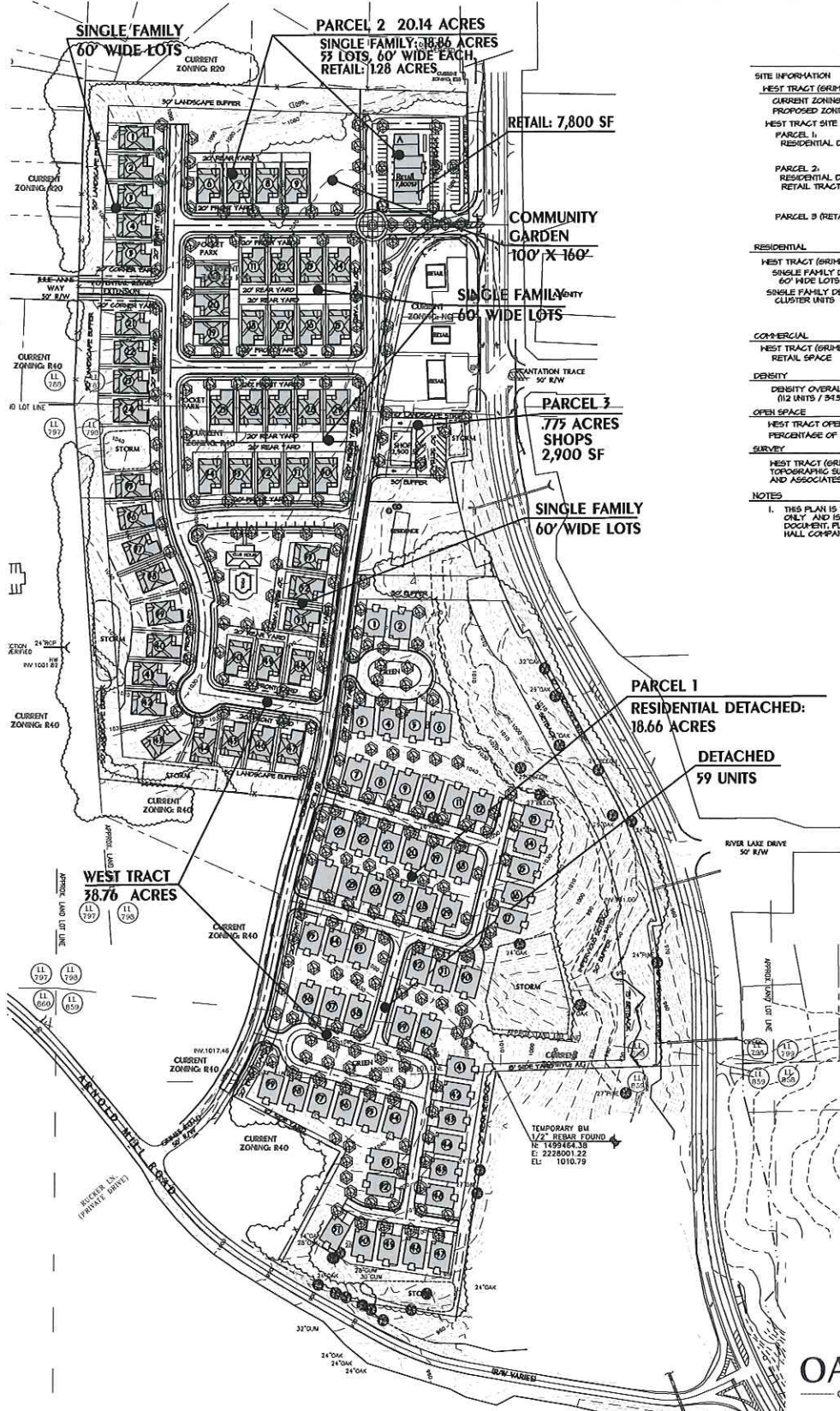
Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures

cc: Oak Hall Companies, LLC
Geoffrey E. Morton, PE, Public Works Agency Director
Brett Buchanan, PE, Assistant County Engineer
Rhonda L. Hilliard, Executive Assistant



SITE SUMMARY

SITE INFORMATION	
WEST TRACT (GRIMES RD)	
CURRENT ZONING:	R40 & AG
PROPOSED ZONING:	RZL & RC
WEST TRACT SITE AREA:	
PARCEL 1:	18.66 ACRES
RESIDENTIAL DETACHED:	
PARCEL 2:	18.66 ACRES
RESIDENTIAL DETACHED:	
RETAIL TRACT:	1.28 ACRES
PARCEL 3 (RETAIL):	.75 ACRES
TOTAL:	34.58 ACRES
RESIDENTIAL	
WEST TRACT (GRIMES RD)	
SINGLE FAMILY DETACHED	53 LOTS
60' WIDE LOTS	
SINGLE FAMILY DETACHED	54 LOTS
CLUSTER UNITS	
TOTAL:	112 UNITS
COMMERCIAL	
WEST TRACT (GRIMES RD)	
RETAIL SPACE	10,300 SF
DENSITY	
DENSITY OVERALL PROJECT:	2.83 UNITS / ACRE
(112 UNITS / 34.58 ACRES)	
OPEN SPACE	
WEST TRACT OPEN SPACE:	10.5 ACRES
PERCENTAGE OF OPEN SPACE OVERALL PROJECT:	21.1 %
SURVEY	
WEST TRACT (GRIMES ROAD), BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MCFARLAND DYER AND ASSOCIATES DATED JAN, 2011	
NOTES	
1. THIS PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT. PLAN IS PREPARED FOR USE ONLY BY OAK HALL COMPANIES, LLC.	



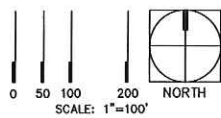
OAK HALL
COMPANIES LLC

140 TOWNSHIP
A MIXED-USE COMMUNITY

CONCEPT PLAN

Prepared for
Oak Hall Companies, LLC
5256 Peachtree Road, Suite 195
Atlanta, GA 30341
770-662-5995
DATE: 3/14/2017

Development Consultants, Inc.
Lead Planning Site Development Landscape Architects
403 Orem Street, Jordan, UT 84065, Tel: 801-222-2000, Cell: 801-222-0496





Memorandum

Date: April 3, 2017

From: Marc R. Acampora, PE

Subject: Trip Generation Comparison for Proposed 140 Township Multi-Use Development
Cherokee County, Georgia

The trip generation was calculated for the proposed 140 Township multi-use development in Cherokee County. The site is located along the east and west side Grimes Road between Hickory Flat Highway and Arnold Mill Road. The location of the site is shown in Figure 1 and the proposed site plan is shown in Figure 2.

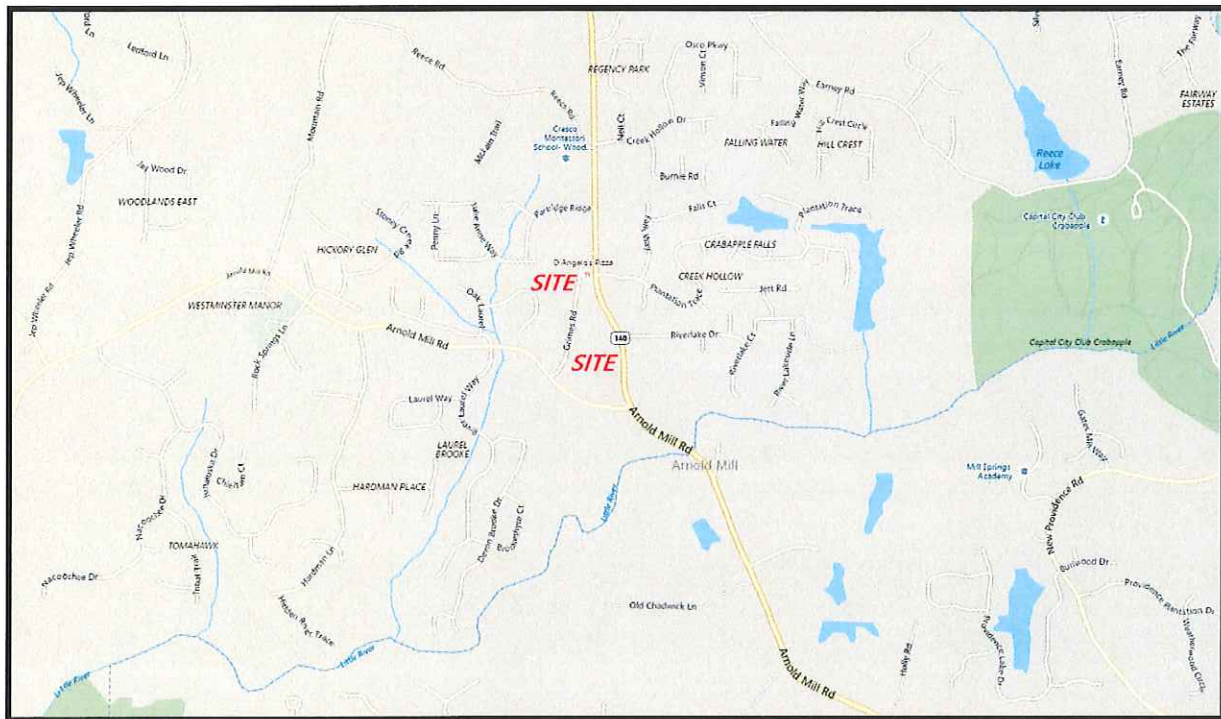
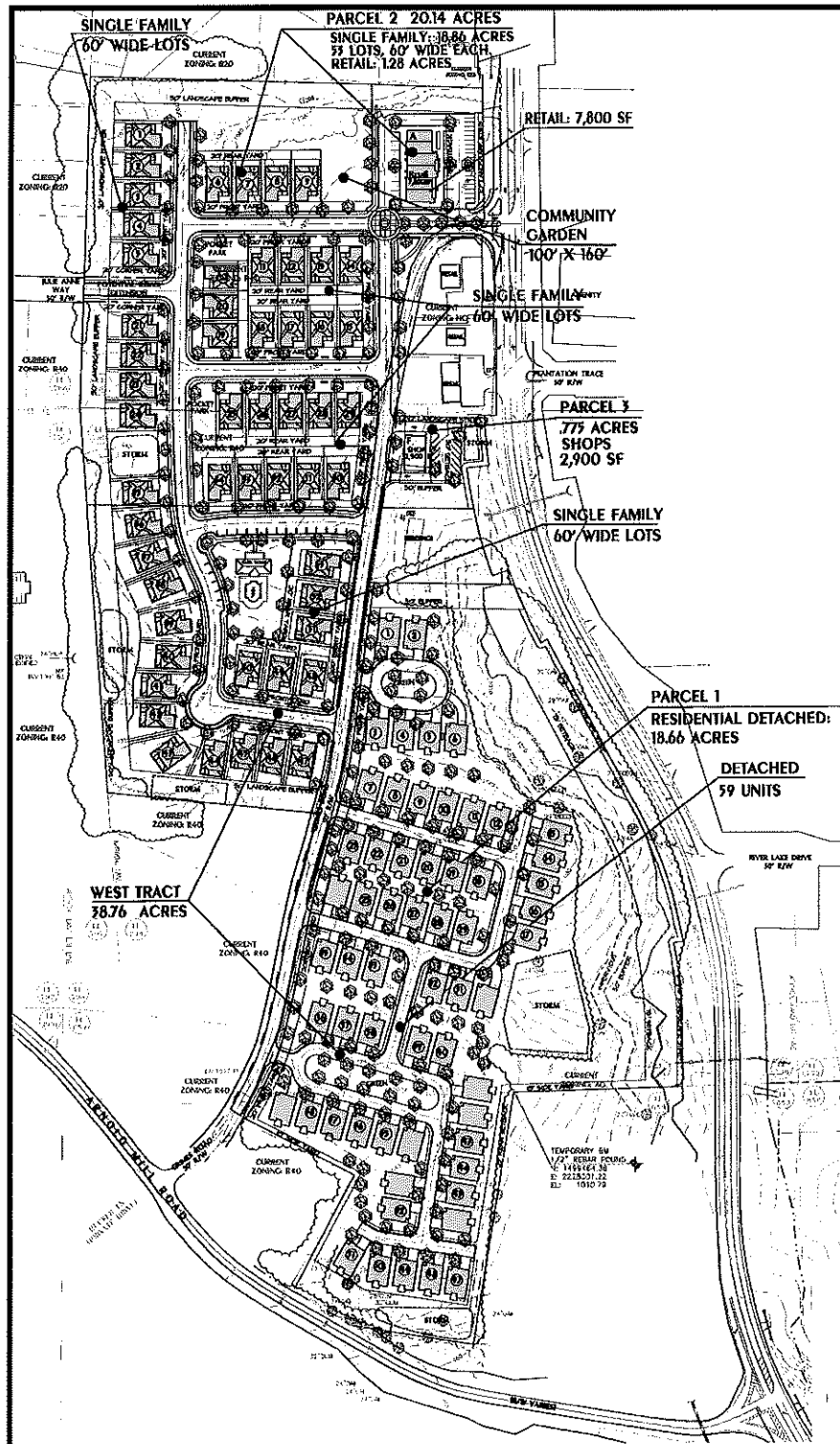


Figure 1 – 140 Township Site Location Map



site plan by Site Development Consultants, Inc.

Figure 2 – Proposed 140 Township Site Plan

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

The volume of traffic that will be generated by the proposed development was calculated using the rates and equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Raw trip generation was calculated for the residential and retail components of the project. The retail trips were adjusted to account for pass-by trips. These are trips that are already on Arnold Mill Road and Hickory Flat Highway, and will just turn into the site for shopping or dining purposes, then continue on their trip to their final destination. The methodology for calculating pass-by trips is provided in the *ITE Trip Generation Manual, Volume 1: Users Guide and Handbook*. The trip generation calculations are shown in Table 1.

Table 1 – Proposed 140 Township Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour	
			In	Out	Total	In	Out	Total	2-Way	
Senior Adult Housing - Detached	251	112 homes	9	16	25	18	12	30	412	
Specialty Retail Center	826	10,700 ft ²	6	4	10	13	16	29	474	
-pass-by		24%/34%/24%	-1	-1	-2	-4	-5	-9	-114	
Total Retail New Trips			5	3	8	9	11	20	360	
Total Project New Trips			14	19	33	27	23	50	772	

For comparison purposes, the trip generation was calculated if the site was developed with a standard, non-age-restricted single family subdivision with 68 homes and the same level of retail. Those calculations are shown in Table 2.

Table 2 – Alternative Development Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour	
			In	Out	Total	In	Out	Total	2-Way	
Single-Family Detached Housing	210	68 homes	14	43	57	47	27	74	736	
Specialty Retail Center	826	10,700 ft ²	6	4	10	13	16	29	474	
-pass-by		24%/34%/24%	-1	-1	-2	-4	-5	-9	-114	
Total Retail New Trips			5	3	8	9	11	20	360	
Total Project New Trips			19	46	65	56	38	94	1,096	

Table 3 provides a comparison of the total trips that will be generated by the proposed development, with senior-age-restricted homes, and the alternative development, with standard single family homes.

Table 3 – Trip Generation Comparison

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	In	Out	Total	In	Out	Total	2-Way
Proposed Development Total Project New Trips	14	19	33	27	23	50	772
Potential Alternative Development Total Project New Trips	19	46	65	56	38	94	1,096

The trips that will be generated by the 140 Township project were assigned to the adjacent roadways, including Hickory Flat Highway and Arnold Mill Road, in the traffic impact study for the project, dated March 29, 2017. This study also included traffic counts collected at nearby intersections and future traffic volume projections that included the trips that will be generated by the 140 Township project.

At the intersection of Grimes Road at Hickory Flat Highway, the project will contribute 21 new trips (total entering and exiting) in the a.m. peak hour. The total intersection volume, including the new site trips, will be 1,176 during that same hour. Therefore, the site trips will represent 1.8% of the trips at that intersection in the a.m. peak hour. In the p.m. peak hour, the site will account for 35 of the 1,435 trips, or 2.4% of the trips.

At the intersection of Arnold Mill Road at Grimes Road, the site will contribute 13 of 680 trips, or 1.9% in the a.m. peak hour and 20 of 962, or 2.1% in the p.m. peak hour.

In a 24-hour weekday, the project will add approximately 546 two-way trips to Hickory Flat Highway and 226 two-way trips to Arnold Mill Road. The 2015 Georgia DOT Annual Average Daily Traffic (AADT) volume on Hickory Flat Highway near Grimes Road was 14,500 vehicles (vpd) and the count on Arnold Mill Road near Grimes Road was 6,910 vpd. Without applying any background growth, the 140 Township project will account for approximately 546 of 15,046 trips, or 3.6% of the traffic on Hickory Flat Highway and 226 of 7,136 trips, or 3.2% of the traffic on Arnold Mill Road. These percentages will decrease slightly with likely background growth in volumes on these roadways while the 140 Township project is being developed.

Traffic Impact Study

Proposed 140 Township Development
Cherokee County, Georgia

March 29, 2017

MARC R ACAMPORA, PE, LLC
TRAFFIC ENGINEERING



Traffic Impact Study
Proposed 140 Township Development
Cherokee County, Georgia

study prepared for:

Oak Hall Companies, LLC
5256 Peachtree Road, Suite 195
Atlanta, Georgia 30341

March 29, 2017



MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

858 Myrtle Street, NE
Atlanta, Georgia 30308
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Introduction

This study assesses the traffic impact of a proposed residential and retail development in Cherokee County, Georgia. The site is located along the east and west sides of Grimes Road, west of Hickory Flat Highway and north of Arnold Mill Road, as shown in the location map in Figure 1. The project will include 112 detached senior-age-restricted single-family residential homes and approximately 10,700 square feet of specialty retail shops. The development will be built with a grid of streets connecting to Grimes Road, with vehicular access at multiple points along Grimes Road. The primary access points for the development to the area major roadways will be at the Grimes Road intersections with Hickory Flat Highway and with Arnold Mill Road.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

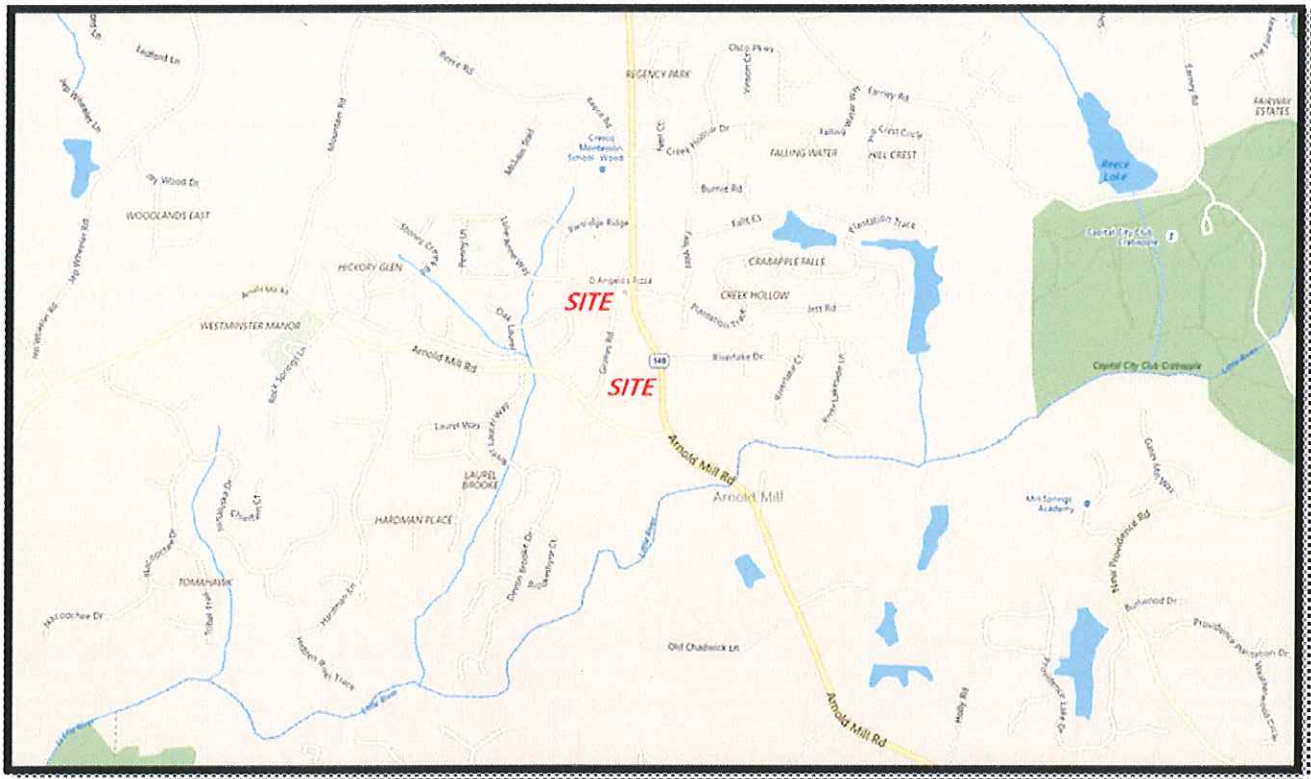


Figure 1 – 140 Township Site Location Map

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed 140 Township development were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

Hickory Flat Highway (Georgia State Route 140) is a minor arterial with a northwest / southeast orientation in the vicinity of the subject site. The road has one through lane in each direction, with exclusive northbound left turn lanes at Arnold Mill Road and at Grimes Road, as well as at other locations, and an exclusive southbound right turn lane at Arnold Mill Road, as well as at other locations. The terrain along GA 140 is very gently rolling and the posted speed limit is 45 mph. The land along this section of GA 140 is primarily undeveloped, low density single-family residential, and some spot retail uses.

Arnold Mill Road is a minor arterial with a general east / west orientation near the subject site. The road has one through travel lane per direction with a short separate left turn bay and sweeping right turn flare eastbound at its intersection with GA 140. This eastbound approach of Arnold Mill Road is side street stop sign controlled at GA 140. The terrain along Arnold Mill Road is gently rolling and the posted speed limit is 45 mph. The land along this section of Arnold Mill Road is a mix of undeveloped and low density single-family residential.

Grimes Road is a local two lane roadway that connects GA 140 to Arnold Mill Road, then continues south of Arnold Mill Road as Rucker Lane, an unimproved roadway with negligible traffic volumes. Grimes Road serves primarily undeveloped land, some low-density single family residential, and the rear access to some retail fronting on GA 140. The road has one through lane in each direction and is side street stop sign controlled at its two ends. The terrain is gently rolling, with a downhill grade approaching Arnold Mill Road, and the posted speed limit is 25 mph.

Intersection Sight Distance, Grimes Road at Arnold Mill Road

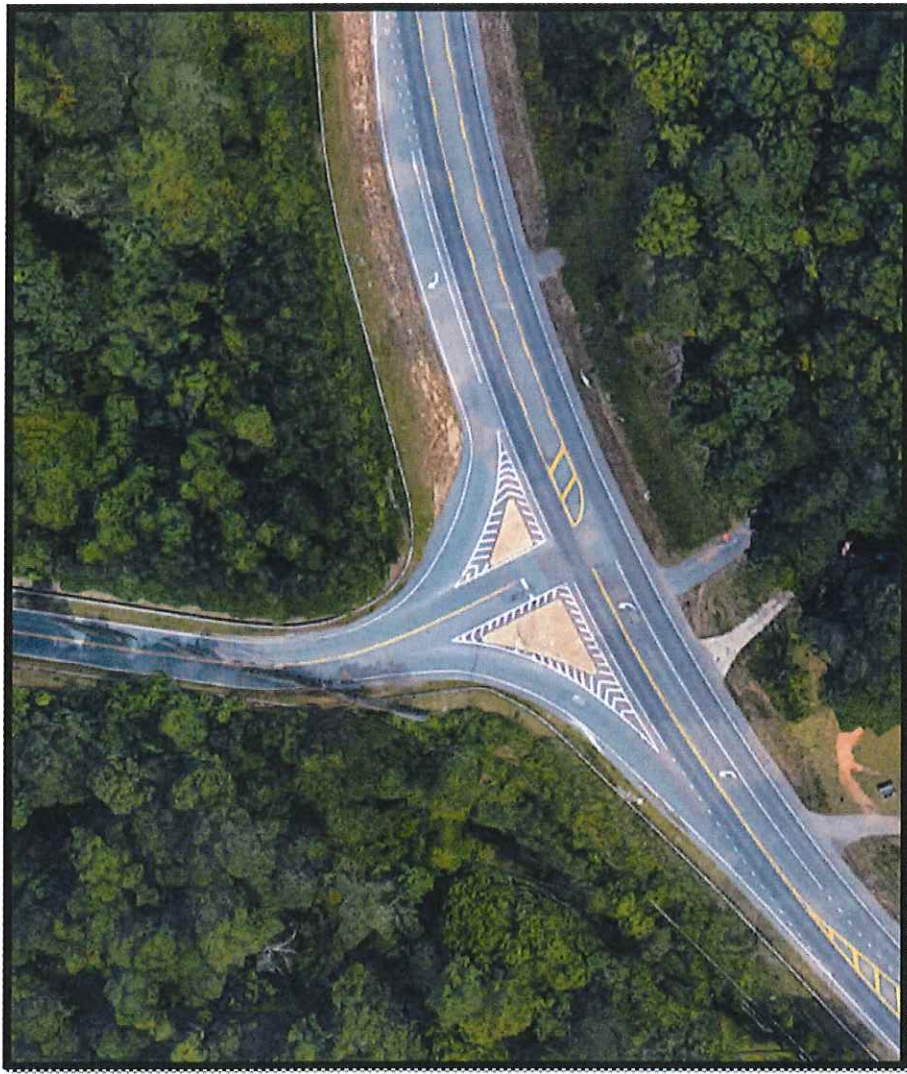
The line of sight is limited between southbound Grimes Road and the westbound approach on Arnold Mill Road. The minimum intersection sight distance was calculated and measured in the field according to the standards set forth in Cherokee County's detail – Intersection Sight Distance Requirements for Driveways and Side Streets. This detail is provided in Appendix E of this report. The calculation was based on the posted speed limit of 45 mph on Arnold Mill Road (which may differ slightly from the design speed). The minimum required sight distance is 500 feet for vehicles turning left, and 430 feet for vehicles crossing or turning right. The available sight distance measured on-site, from the Grimes Road approach, to the east on Arnold Mill Road is 198 feet, which does not meet the County's minimum standard. The sight distance to the

west was observed to be in excess of 500 feet. The sight distance limitation to the east will be discussed at the end of this report.

Pedestrian, Bicycle, and Transit Accessibility

There are no striped designated bicycle lanes or sidewalks on any of the roadways in this traffic study. There are no crosswalks or ADA-accessible ramps at any of the study intersections. There is no regularly scheduled mass transit service in the immediate vicinity of the proposed 140 Township development.

Photographs 1 through 5 show various locations and views on the roadways evaluated in this study.



Photograph 1 – Aerial Photograph of the Intersection of GA 140 and Arnold Mill Road



Photograph 2 – View Facing East from Grimes Road at GA 140



Photograph 3 – Typical Section of Grimes Road



Photograph 4 – Grimes Road Facing South at Arnold Mill Road



Photograph 5 – View From Driver's Eye on Southbound Grimes Road Facing East at Arnold Mill Road

Existing Traffic Volumes

Existing full turning movement traffic volume counts were collected at the following intersections in the vicinity of the proposed development:

- Hickory Flat Highway (GA 140) at Grimes Road
- Hickory Flat Highway (GA 140) at Arnold Mill Road
- Arnold Mill Road at Grimes Road

The counts were collected on Wednesday, March 22, 2017, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in standard session on the day on which the counts were recorded. From the count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes make up the typical weekday a.m. and p.m. peak hour traffic volumes at that intersection. The existing a.m. and p.m. peak hour turning movement volumes are shown in Figure 2. The raw count data is found in Appendix A.

In addition to the intersection turning movement counts, Georgia Department of Transportation (Georgia DOT) annual average daily traffic (AADT) volume counts were obtained on nearby roadways for the five years from 2011 to 2015 (the latest year for which volumes are available). Table 1 presents the historic Georgia DOT counts and the annual growth rates between the counts.

Table 1 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	GA 140 N of Grimes	Annual Growth	Arnold Mill W of Grimes	Annual Growth	GA 140 S of Lackey Rd	Annual Growth
Station ID	0570114		0570162		1210332	
2011	13,000		6,970		18,460	
2012	12,620	-2.9%	6,850	-1.7%	18,360	-0.5%
2013	12,540	-0.6%	6,810	-0.6%	17,350	-5.5%
2014	13,500	7.7%	6,810	0.0%	17,400	0.3%
2015	14,500	7.4%	6,910	1.5%	19,500	12.1%
avg annual growth		2.8%		-0.2%		1.4%

The AADT volume on GA 140 north of Grimes Road was 14,500 in 2015 and the AADT on Arnold Mill Road west of Grimes Road was 6,910 in 2015.

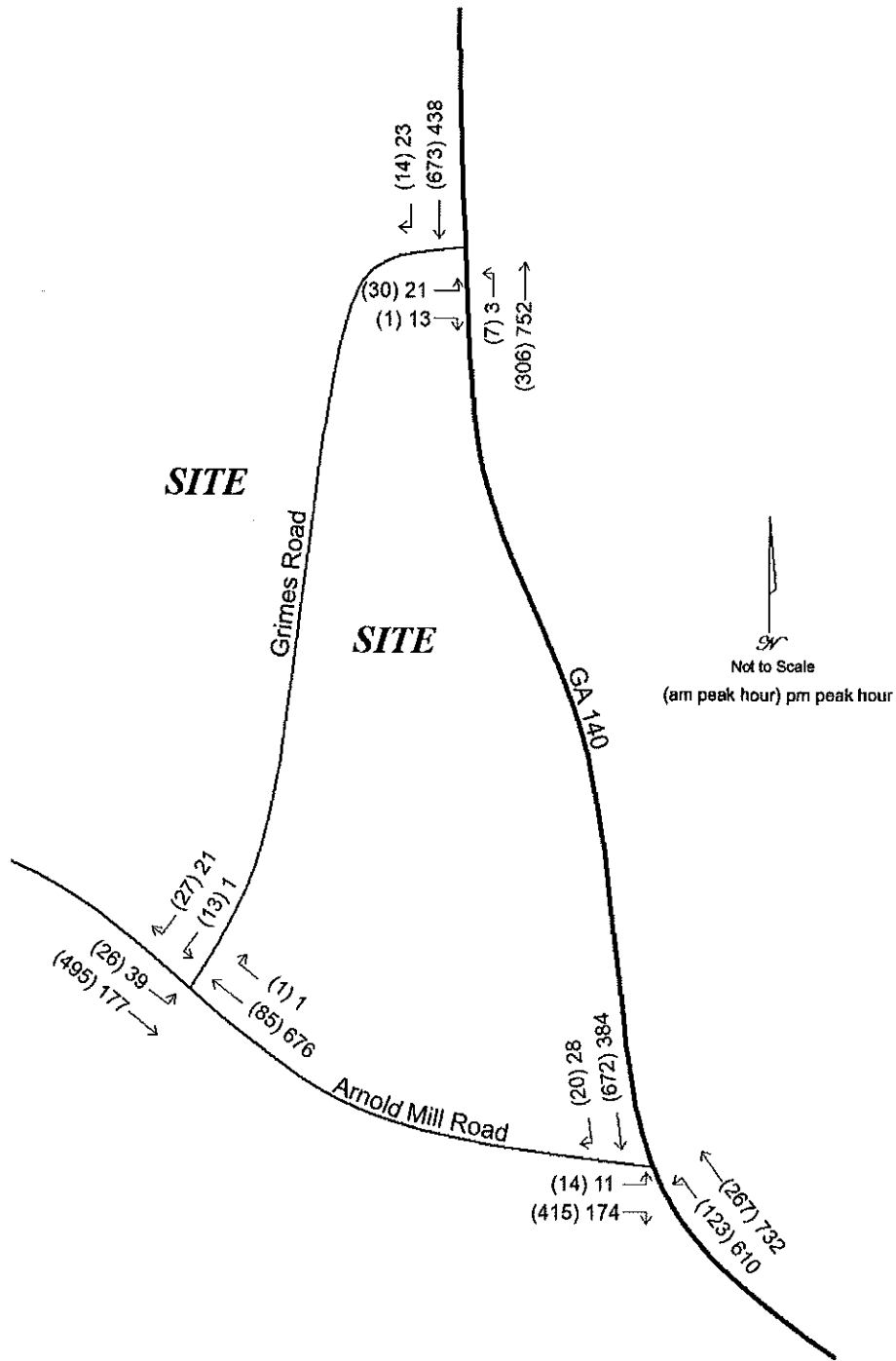


Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

It is noted that some of the volumes do not exactly balance between adjacent intersections. This is due to the fact that the peak hours at each intersection were slightly different.

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 8, in accordance with the methodology presented in the Transportation Research Board's 2010 *Highway Capacity Manual (HCM 2010)*. The HCM 2010 methodology is presented in Appendix B. The results of the analysis are shown in Table 2. Computer printouts containing detailed results of the analysis are located in Appendix C. Levels of service and delays are provided for the overall intersection and for each approach or controlled movement.

Table 2 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. GA 140 at Grimes Road	A	0.7	A	0.7
northbound left turn	A	9.2	A	8.3
eastbound approach	C	21.7	C	22.9
2. GA 140 at Arnold Mill Road	D	31.6	A	7.8
northbound left turn	A	10.0	B	11.9
eastbound left turn	D	33.0	F	493.1
eastbound right turn	F	111.1	B	12.8
3. Arnold Mill Road at Grimes Road	A	1.3	A	1.0
southbound approach	B	11.2	B	14.4
eastbound left turn	A	7.4	A	9.3

The analysis reveals acceptable operations at the two Grimes Road intersections. At the GA 140 / Arnold Mill Road intersection, heavy delays are experienced on the eastbound approach of Arnold Mill Road. In the a.m. peak hour, the higher delays are experienced by the eastbound right turners, with 415 a.m. peak hour right turns attempting to find gaps in the southbound through flow of 672 vehicles. In the p.m. the right turn delays are moderate because both the eastbound right turns and the southbound throughs are lower. The higher delays in the p.m. are incurred by the eastbound left turners. However, these delays are only incurred by a low volume of vehicles (11 in the p.m. peak hour). Signalization of this intersection would reduce the side street delays but would introduce new delays to the GA 140 approaches. The appropriateness of signalization is determined through a signal warrant study performed according to the standards proscribed in the Federal Highway Administration's *Manual On Uniform Traffic Control Devices (MUTCD)*. No signal warrant analysis was performed as part of this traffic impact study. For signal warrant studies on Georgia state routes, the Georgia DOT typically requires that side street right turn volumes be excluded, since side street right turns can usually be made without the assistance of a signal. The proportionately very high eastbound right turn volumes may merit atypical consideration in a warrant analysis for this intersection. However, with these right turns removed from the analysis, it is considered unlikely that a signal would meet warrants at this intersection.

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed 140 Township development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The 140 Township project will include 112 detached senior-age-restricted single-family residential homes and approximately 10,700 square feet of specialty retail shops. The development will be built with a grid of streets connecting to Grimes Road, with vehicular access at multiple points along Grimes Road. The primary access points for the development to the area major roadways will be at the Grimes Road intersections with Hickory Flat Highway and with Arnold Mill Road. The site plan calls for the addition of a southbound exclusive right turn lane on GA 140 at Grimes Road and modifications to the alignment of Grimes Road near GA 140. The site plan is presented in Figure 3.

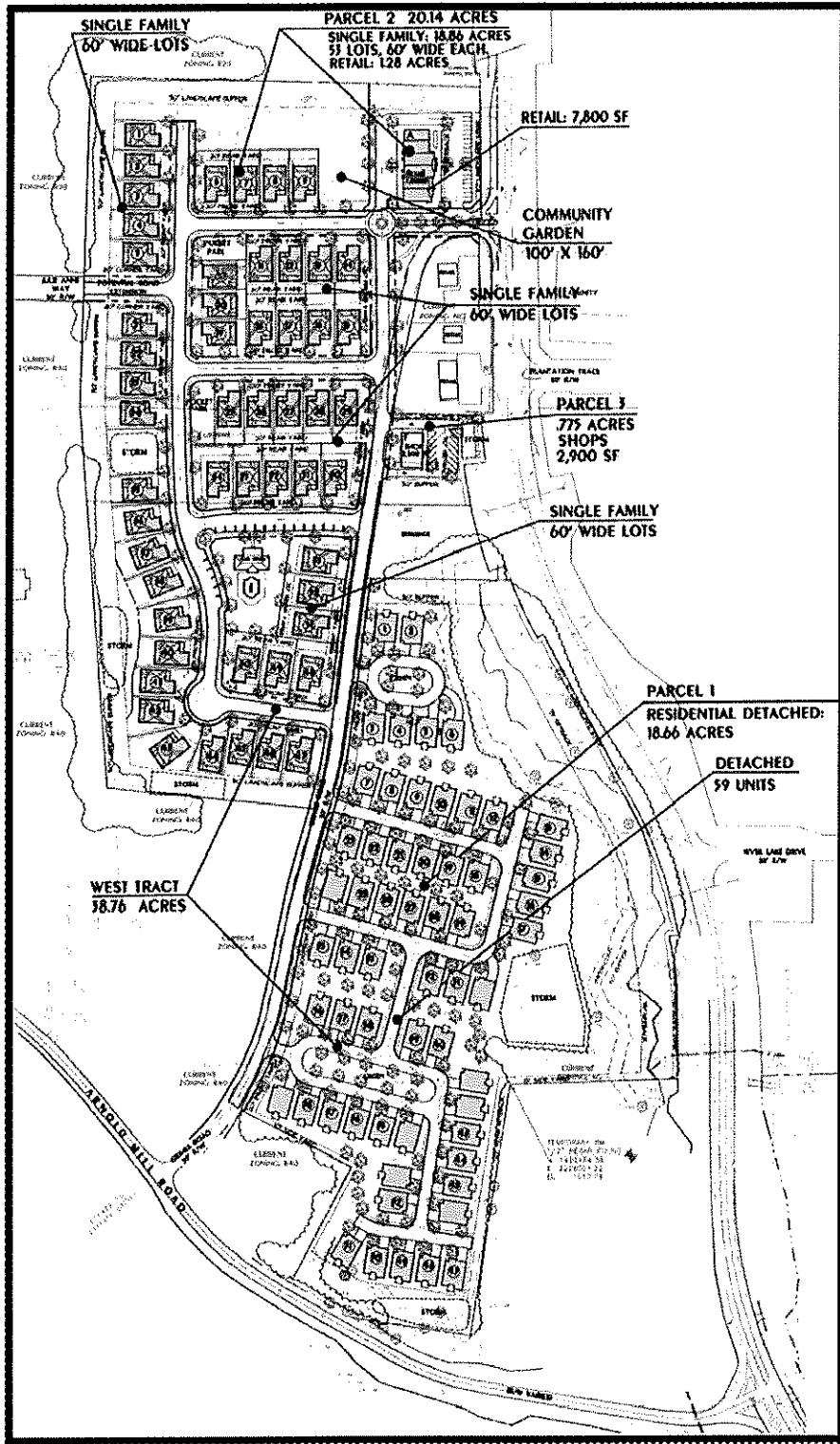


Figure 3 – Site Plan

Trip Generation

The volume of traffic that will be generated by the proposed development was calculated using the rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Raw trip generation was calculated for the residential and retail components. The retail trips were adjusted to account for pass-by trips. These are trips that are already on Arnold Mill Road and Hickory Flat Highway, and will just turn into Grimes Road to access the retail sites for shopping or dining purposes, then continue on their trip to their final destination. The methodology for calculating pass-by trips is provided in the ITE *Trip Generation Manual*, Volume 1: *Users Guide and Handbook*. The trip generation calculations are shown in Table 3.

Table 3 – 140 Township Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Senior Adult Housing - Detached	251	112 homes	9	16	25	18	12	30	412
Specialty Retail Center	826	10,700 ft ²	6	4	10	13	16	29	474
-pass-by		24%/34%/24%	-1	-1	-2	-4	-5	-9	-114
Total Retail New Trips			5	3	8	9	11	20	360
Total Project New Trips			14	19	33	27	23	50	772

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The residential trip distribution percentages were based on the locations of trip attractors for seniors, such as retail shopping, recreation, and urban centers. The retail new trip distribution percentages were based on the locations and proximity of residential development in the area. The retail pass-by trips were assigned based on the prevailing flows passing the site on GA 140 and Arnold Mill Road. The project trips, shown in Table 3, were assigned to the roadway network based on the trip distribution percentages. The project trip distribution percentages and the a.m. and p.m. peak hour trips expected to be generated by the project are shown in Figure 4.

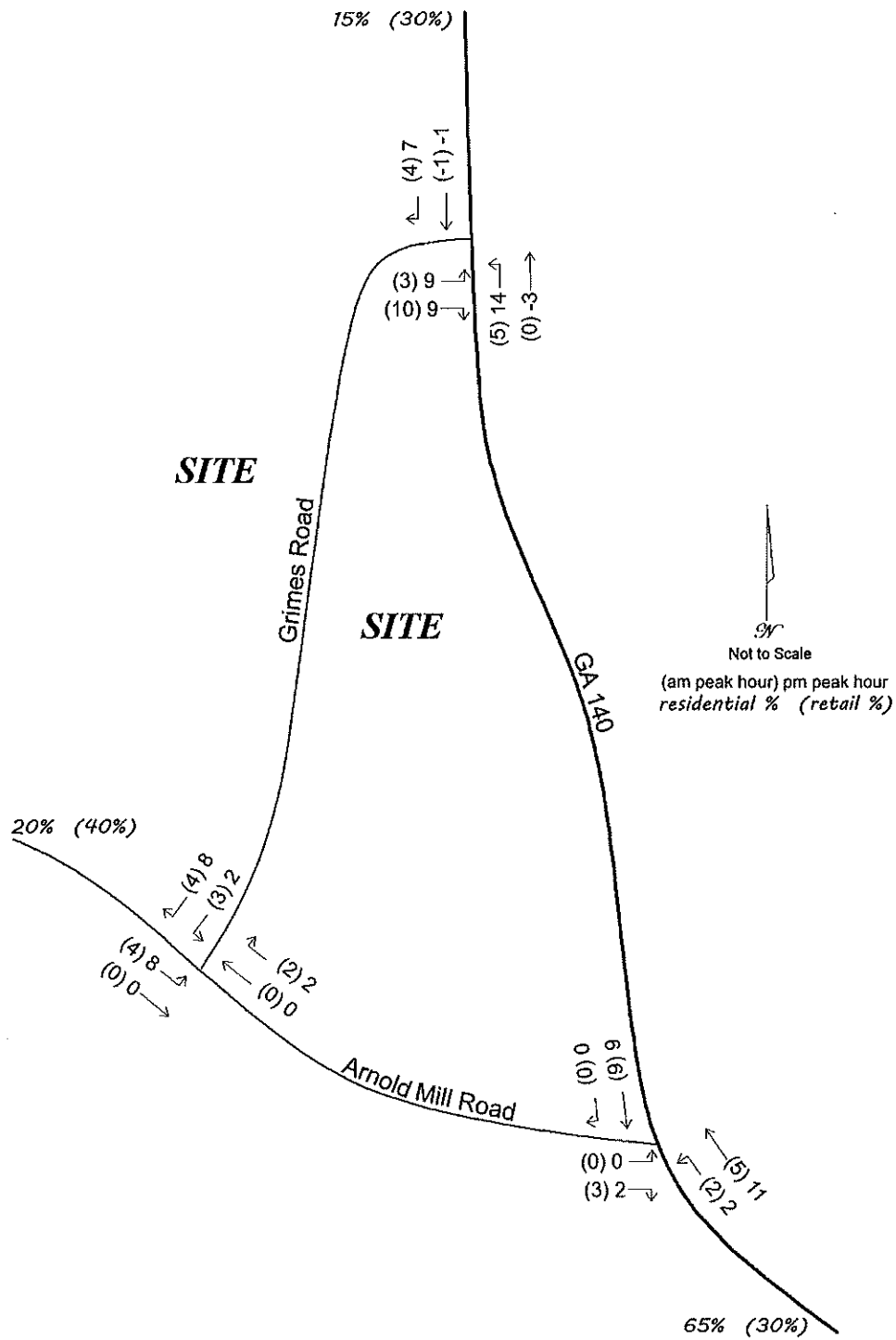


Figure 4 – Project Trip Distribution Percentages and Weekday A.M. and P.M. Peak Hour Site Trips

Future Traffic Conditions

The historic growth trends identified previously in Table 1, were used to develop an annual growth rate in traffic volumes of 4%, or a total of 12.5% on GA 140 and 1%, or a total of 3.0% on Arnold Mill Road, for the anticipated three year project build-out horizon. This growth rate was applied to the counted volumes at the study intersections to develop 2020 background traffic volumes. The site volumes, shown previously in Figure 4, were then added to the 2020 background volumes. This produces the future volumes that will be at each study intersection after the 140 Township project is built and operational. These future volumes are shown in Figure 5.

Programmed Improvements

The Atlanta Regional Commission's interactive mapping database was reviewed to identify programmed transportation improvements in the vicinity of the proposed 140 Township development. One project was identified – AR-300. This project will make operational and safety improvements along GA 140 from I-575 to GA 9. The project is considered long term, programmed for 2031-2040, and the budget is projected at \$20,000,000. This project will not affect the intersections in this traffic study by the time of the build-out of the 140 Township development.

Future Intersection Operations

An operational analysis was performed for the anticipated 2020 future project build-out year, at the study intersections. This analysis includes the new southbound exclusive right turn lane proposed in the site plan on GA 140 at Grimes Road. Table 4 presents the results of this analysis. Computer printouts containing detailed results of the analysis are located in Appendix D.

Table 4 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. GA 140 at Grimes Road	A	1.0	A	1.4
northbound left turn	A	9.5	A	8.5
eastbound approach	C	24.9	D	31.3
2. GA 140 at Arnold Mill Road	F	51.5	A	9.6
northbound left turn	B	10.6	B	13.2
eastbound left turn	E	41.9	F	845.8
eastbound right turn	F	195.3	B	13.9
3. Arnold Mill Road at Grimes Road	A	1.5	A	1.3
southbound approach	B	11.6	C	15.7
eastbound left turn	A	7.5	A	9.4

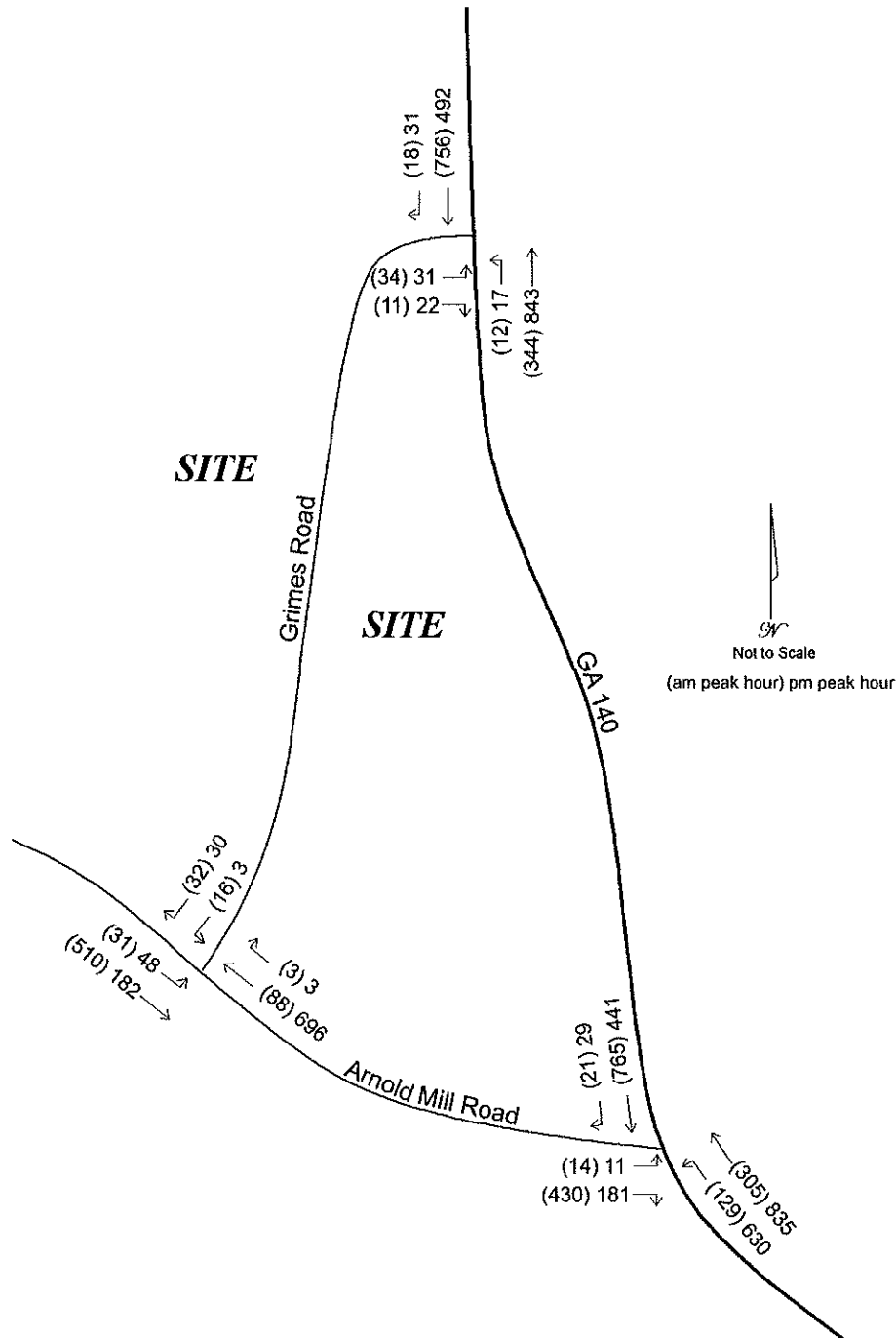


Figure 5 – Future Weekday A.M and P.M. Peak Hour Traffic Volume Projections

The future analysis shows slight increases in delays, but continued acceptable operations, at the two Grimes Road intersections. The GA 140 / Arnold Mill Road intersection will continue to experience high delays on the side street stop sign controlled eastbound approach on Arnold Mill Road. The next section of this report discusses these findings.

Conclusions and Recommendations

The existing analysis reveals acceptable operations at the intersections of GA 140 / Grimes Road and Arnold Mill Road at Grimes Road. Side street stop sign controlled approach volumes on Grimes Road at both locations are moderate and delays are low.

A sight distance limitation was identified between the southbound approach of Grimes Road and the westbound approach of Arnold Mill Road. The sight distance limitation creates a potential safety concern and should be addressed before additional vehicle trips are introduced to this intersection. The limitation is caused by a combination of factors including a slight crest in the roadway on Arnold Mill Road, and a steep earth embankment close to the north side of the roadway. Shaving back the embankment would improve the sight distance. However, there are barn/shed structures on the private property, close to the embankment, that might be impacted. It is recommended that the developer's civil engineer assess the feasibility of shaving back the embankment. There is an advisory speed limit sign on westbound Arnold Mill Road in advance of Grimes Road, advising of the presence of Grimes Road and a speed of 20 MPH. A "Limited Sight Distance" sign could be posted to supplement this sign. The installation of a warning beacon at the intersection might merit consideration. This would alert motorists, possibly on either approach, of the presence of a vehicle on the other approach.

The proposed 140 Township development will add a very moderate volume of new trips to the area intersections. The residential homes will be age-restricted to seniors. This age restriction reduces trip generation from that of standard single-family homes, especially during the peak times. The retail will be located on Grimes Road and are anticipated to be specialty shops that have a local clientele, and, therefore, will also generate very moderate volumes of traffic.

It is recommended that Grimes Road remain one lane entering and one lane exiting at both GA 140 and Arnold Mill Road. The side street approaches should continue to be controlled by side street stop sign and accompanying stop bar (which require restriping at both intersections).

The southbound right turn lane proposed in the site plan on GA 140 at Grimes Road is recommended and should be constructed to meet applicable Georgia DOT design standards. The existing northbound left turn lane on GA 140 at Grimes Road appears to be shorter than the Georgia DOT standards for left turn lanes on a 45 mph roadway, as it is limited by a southbound left turn lane serving the entrance to the Crabapple Falls subdivision, to the south of the Grimes Road intersection. This existing configuration is logical for the given conditions. The northbound left turn volumes are currently very low and are projected to continue to be low after the development of 140 Township, and are expected to be accommodated in the existing left turn lane storage provided.

The modifications to Grimes Road near GA 140 that will accompany the proposed development may reduce the modest cut-through volume that uses Grimes Road. Due to the rolling terrain along Grimes Road, it is recommended that all site accesses along Grimes Road be designed to ensure that sufficient sight distances are available.

Appendix A

Traffic Count Data and Volume Worksheets

140 Township Traffic Impact Study
Cherokee County, Georgia

March 2017

Intersection: 1. Hickory Flat Highway (Georgia State Route 140) at Grimes Road

Weekday A.M. Peak Hour	Northbound GA 140			Southbound GA 140			Eastbound Grimes Road		
	L	T	Tot	T	R	Tot	L	R	Tot
Counted Volumes (Wednesday, March 22, 2017)	7	306	313	673	14	687	30	1	31
Total Annual Background Growth	3.0%	12.5%		12.5%	3.0%		3.0%	3.0%	
No-Build Volumes	7	344	351	757	14	772	31	1	32
Proposed Senior Homes	4	0	4	0	1	1	2	8	10
Proposed Retail New Trips	1	0	1	0	2	2	1	1	2
Proposed Retail Pass-by Trips	0	0	0	-1	1	0	0	1	1
Total 140 Township Trips	5	0	5	-1	4	3	3	10	13
Build Volumes	12	344	356	756	18	775	34	11	45

Weekday P.M. Peak Hour	Northbound GA 140			Southbound GA 140			Eastbound Grimes Road		
	L	T	Tot	T	R	Tot	L	R	Tot
Counted Volumes (Wednesday, March 22, 2017)	3	752	755	438	23	461	21	13	34
Total Annual Background Growth	3.0%	12.5%		12.5%	3.0%		3.0%	3.0%	
No-Build Volumes	3	846	849	493	24	516	22	13	35
Proposed Senior Homes	9	0	9	0	3	3	2	6	8
Proposed Retail New Trips	2	0	2	0	3	3	4	3	7
Proposed Retail Pass-by Trips	3	-3	0	-1	1	0	3	0	3
Total 140 Township Trips	14	-3	11	-1	7	6	9	9	18
Build Volumes	17	843	860	492	31	522	31	22	53

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140 Township Traffic Impact Study
Cherokee County, Georgia

March 2017

Intersection: 2. Hickory Flat Highway (Georgia State Route 140) at Arnold Mill Road

Weekday A.M. Peak Hour	Northbound GA 140			Southbound GA 140			Eastbound Arnold Mill Road		
	L	T	Tot	T	R	Tot	L	R	Tot
Counted Volumes (Wednesday, March 22, 2017)	123	267	390	672	20	692	14	415	429
Total Annual Background Growth	3.0%	12.5%		12.5%	3.0%		3.0%	3.0%	
No-Build Volumes	127	300	427	756	21	777	14	427	442
Proposed Senior Homes	2	4	6	8	0	8	0	3	3
Proposed Retail New Trips	0	1	1	1	0	1	0	0	0
Proposed Retail Pass-by Trips	0	0	0	0	0	0	0	0	0
Total 140 Township Trips	2	5	7	9	0	9	0	3	3
Build Volumes	129	305	434	765	21	786	14	430	445

Weekday P.M. Peak Hour	Northbound GA 140			Southbound GA 140			Eastbound Arnold Mill Road		
	L	T	Tot	T	R	Tot	L	R	Tot
Counted Volumes (Wednesday, March 22, 2017)	610	732	1342	384	28	412	11	174	185
Total Annual Background Growth	3.0%	12.5%		12.5%	3.0%		3.0%	3.0%	
No-Build Volumes	628	824	1452	432	29	461	11	179	191
Proposed Senior Homes	2	9	11	6	0	6	0	2	2
Proposed Retail New Trips	0	2	2	3	0	3	0	0	0
Proposed Retail Pass-by Trips	0	0	0	0	0	0	0	0	0
Total 140 Township Trips	2	11	13	9	0	9	0	2	2
Build Volumes	630	835	1465	441	29	470	11	181	193

MARC R. ACAMPORA, PE, LLC

140 Township Traffic Impact Study
Cherokee County, Georgia

March 2017

Intersection: 3. Arnold Mill Road at Grimes Road

Weekday A.M. Peak Hour

	Southbound Grimes Road			Eastbound Arnold Mill Road			Westbound Arnold Mill Road		
	L	R	Tot	L	T	Tot	T	R	Tot
Counted Volumes (Wednesday, March 22, 2017)	13	27	40	26	495	521	85	1	86
Total Annual Background Growth	3.0%	3.0%		3.0%	3.0%		3.0%	3.0%	
No-Build Volumes	13	28	41	27	510	537	88	1	89
Proposed Senior Homes	3	3	6	2	0	2	0	2	2
Proposed Retail New Trips	0	1	1	2	0	2	0	0	0
Proposed Retail Pass-by Trips	0	0	0	0	0	0	0	0	0
Total 140 Township Trips	3	4	7	4	0	4	0	2	2
Build Volumes	16	32	48	31	510	541	88	3	91

Weekday P.M. Peak Hour

	Southbound Grimes Road			Eastbound Arnold Mill Road			Westbound Arnold Mill Road		
	L	R	Tot	L	T	Tot	T	R	Tot
Counted Volumes (Wednesday, March 22, 2017)	1	21	22	39	177	216	676	1	677
Total Annual Background Growth	3.0%	3.0%		3.0%	3.0%		3.0%	3.0%	
No-Build Volumes	1	22	23	40	182	222	696	1	697
Proposed Senior Homes	2	2	4	4	0	4	0	2	2
Proposed Retail New Trips	0	4	4	4	0	4	0	0	0
Proposed Retail Pass-by Trips	0	2	2	0	0	0	0	0	0
Total 140 Township Trips	2	8	10	8	0	8	0	2	2
Build Volumes	3	30	33	48	182	230	696	3	699

MARC R. ACAMPORA, PE, LLC

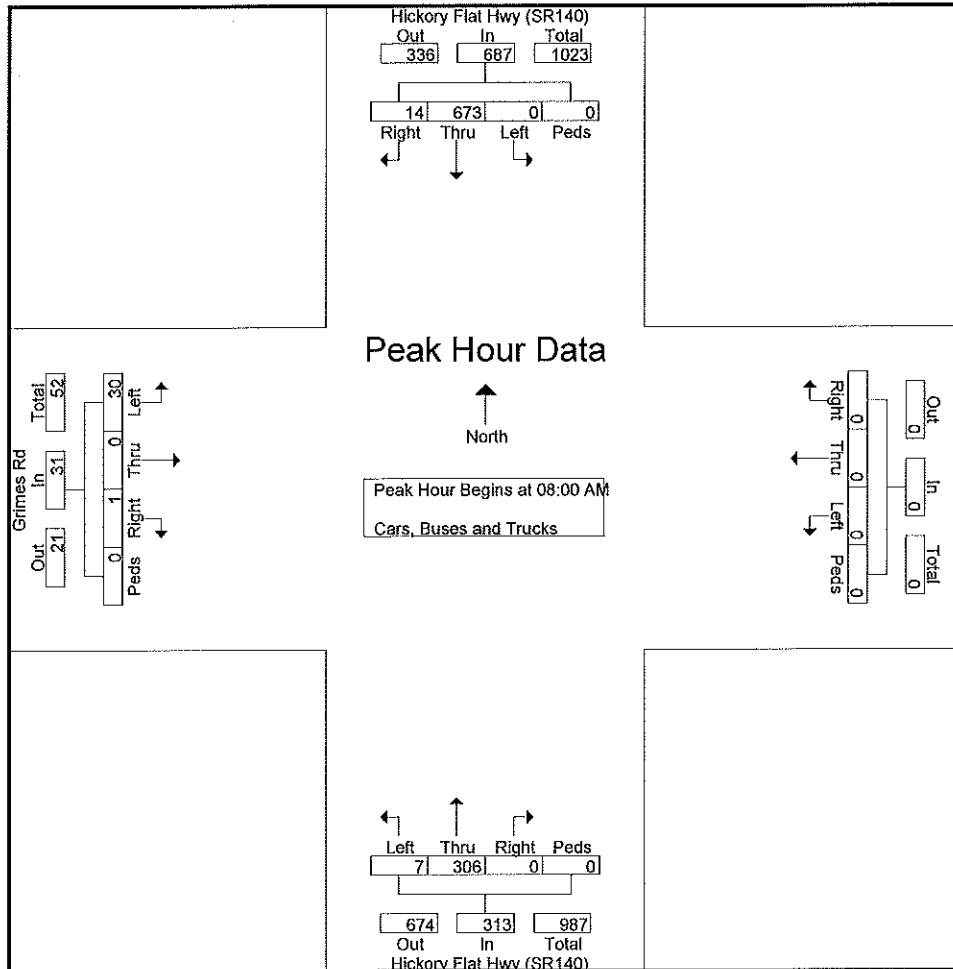
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TMC Data
 Hickory Flat Hwy (SR140) @ Grimes Rd
 Woodstock, GA
 7-9am | 4-6pm

File Name : 40170002
 Site Code : 40170002
 Start Date : 3/22/2017
 Page No : 2

Start Time	Hickory Flat Hwy (SR140) Northbound					Hickory Flat Hwy (SR140) Southbound					Grimes Rd Eastbound					Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	1	81	0	0	82	0	154	4	0	158	8	0	0	0	8	0	0	0	0	0	248
08:15 AM	4	74	0	0	78	0	174	4	0	178	7	0	1	0	8	0	0	0	0	0	264
08:30 AM	1	82	0	0	83	0	180	5	0	185	8	0	0	0	8	0	0	0	0	0	276
08:45 AM	1	69	0	0	70	0	165	1	0	166	7	0	0	0	7	0	0	0	0	0	243
Total Volume	7	306	0	0	313	0	673	14	0	687	30	0	1	0	31	0	0	0	0	0	1031
% App. Total	2.2	97.8	0	0		0	98	2	0		96.8	0	3.2	0		0	0	0	0		
PHF	.438	.933	.000	.000	.943	.000	.935	.700	.000	.928	.938	.000	.250	.000	.969	.000	.000	.000	.000	.000	.934



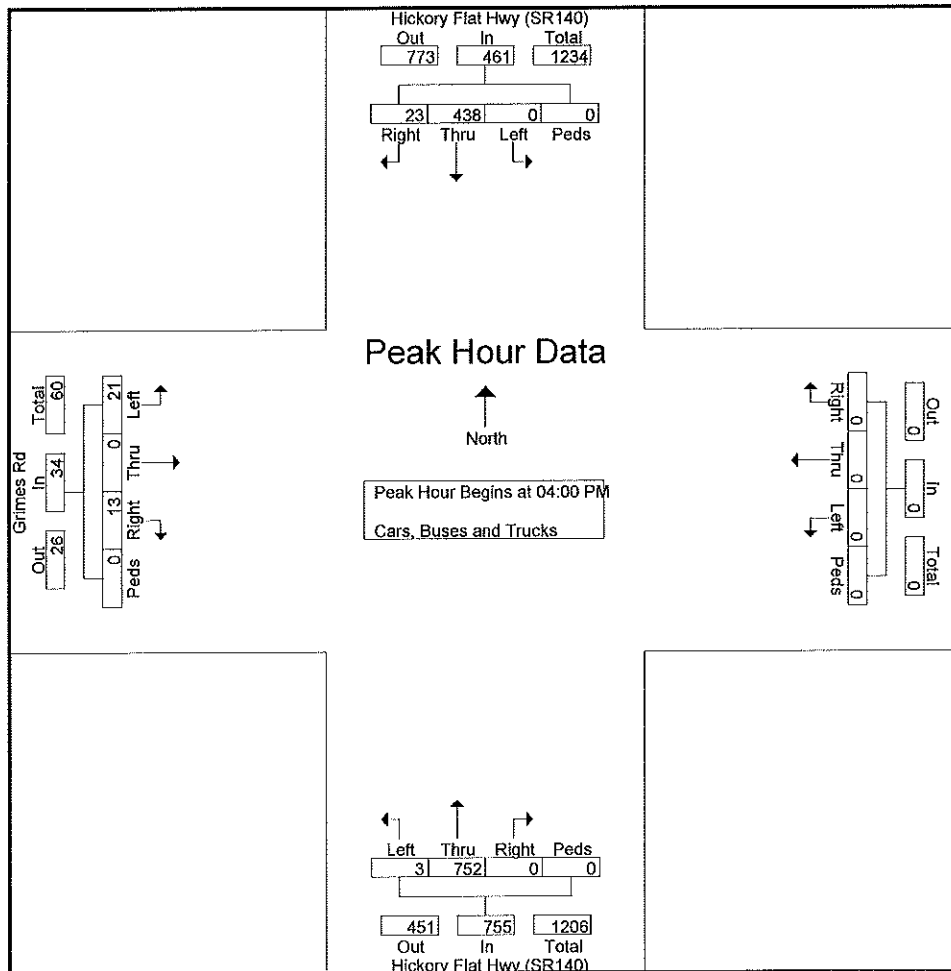
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TMC Data
 Hickory Flat Hwy (SR140) @ Grimes Rd
 Woodstock, GA
 7-9am | 4-6pm

File Name : 40170002
 Site Code : 40170002
 Start Date : 3/22/2017
 Page No : 3

Start Time	Hickory Flat Hwy (SR140) Northbound					Hickory Flat Hwy (SR140) Southbound					Grimes Rd Eastbound					Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:00 PM																					
04:00 PM	0	197	0	0	197	0	106	6	0	112	6	0	3	0	9	0	0	0	0	0	318
04:15 PM	0	168	0	0	168	0	111	7	0	118	2	0	5	0	7	0	0	0	0	0	293
04:30 PM	0	181	0	0	181	0	105	6	0	111	8	0	2	0	10	0	0	0	0	0	302
04:45 PM	3	206	0	0	209	0	116	4	0	120	5	0	3	0	8	0	0	0	0	0	337
Total Volume	3	752	0	0	755	0	438	23	0	461	21	0	13	0	34	0	0	0	0	0	1250
% App. Total	0.4	99.6	0	0		0	95	5	0		61.8	0	38.2	0		0	0	0	0		
PHF	.250	.913	.000	.000	.903	.000	.944	.821	.000	.960	.656	.000	.650	.000	.850	.000	.000	.000	.000	.000	.927



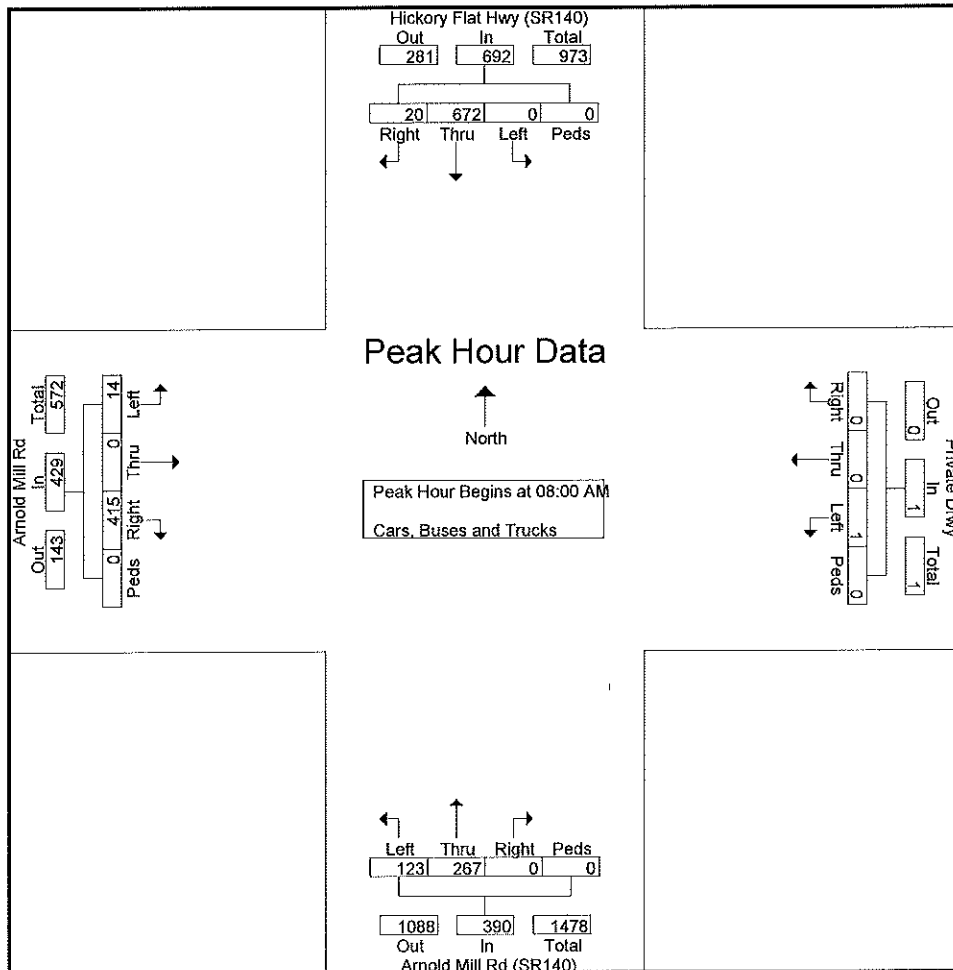
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TMC Data
 Hickory Flat Hwy (SR140) @
 Arnold Mill Rd, Woodstock, GA
 7-9am | 4-6pm

File Name : 40170001
 Site Code : 40170001
 Start Date : 3/22/2017
 Page No : 2

Start Time	Arnold Mill Rd (SR140) Northbound					Hickory Flat Hwy (SR140) Southbound					Arnold Mill Rd Eastbound					Private Drwy Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	32	71	0	0	103	0	143	2	0	145	4	0	105	0	109	0	0	0	0	0	357
08:15 AM	28	58	0	0	86	0	176	7	0	183	2	0	98	0	100	0	0	0	0	0	369
08:30 AM	31	61	0	0	92	0	187	5	0	192	3	0	116	0	119	0	0	0	0	0	403
08:45 AM	32	77	0	0	109	0	166	6	0	172	5	0	96	0	101	1	0	0	0	0	383
Total Volume	123	267	0	0	390	0	672	20	0	692	14	0	415	0	429	1	0	0	0	1	1512
% App. Total	31.5	68.5	0	0		0	97.1	2.9	0		3.3	0	96.7	0		100	0	0	0		
PHF	.961	.867	.000	.000	.894	.000	.898	.714	.000	.901	.700	.000	.894	.000	.901	.250	.000	.000	.000	.250	.938



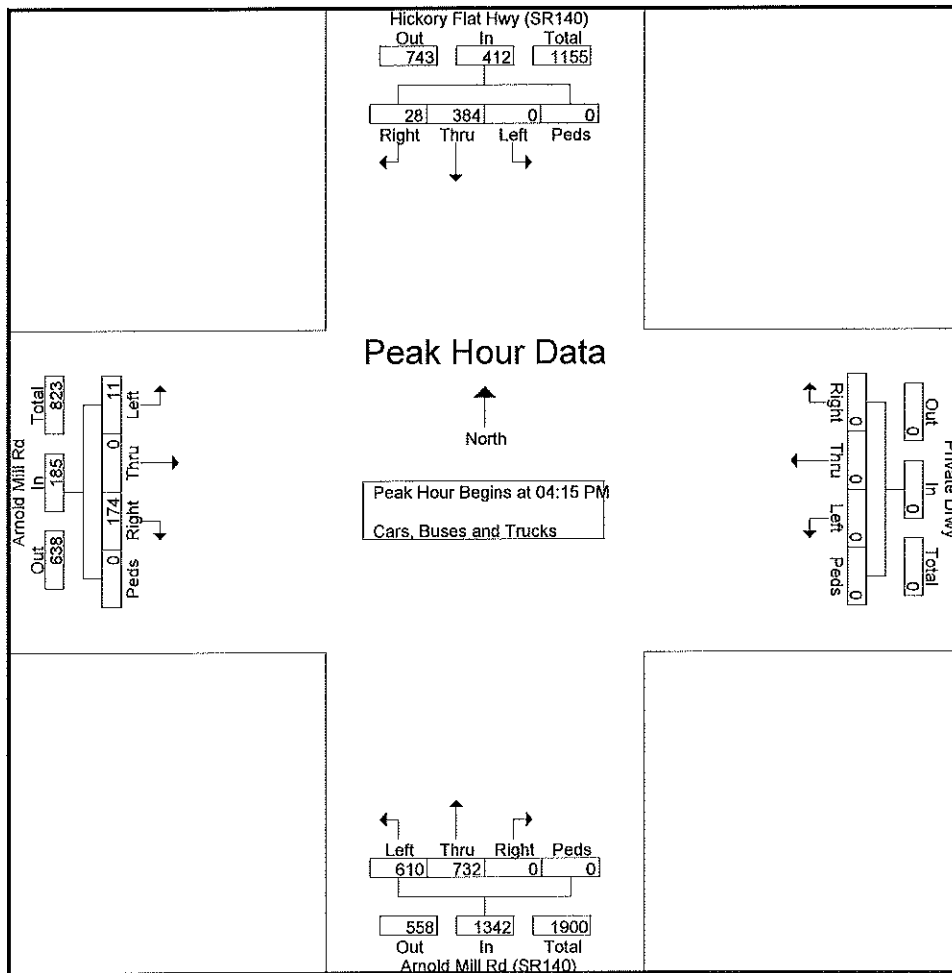
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TMC Data
 Hickory Flat Hwy (SR140) @
 Arnold Mill Rd, Woodstock, GA
 7-9am | 4-6pm

File Name : 40170001
 Site Code : 40170001
 Start Date : 3/22/2017
 Page No : 3

Start Time	Arnold Mill Rd (SR140) Northbound					Hickory Flat Hwy (SR140) Southbound					Arnold Mill Rd Eastbound					Private Drwy Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	152	176	0	0	328	0	96	6	0	102	4	0	42	0	46	0	0	0	0	0	476
04:30 PM	146	187	0	0	333	0	99	9	0	108	1	0	40	0	41	0	0	0	0	0	482
04:45 PM	150	202	0	0	352	0	102	6	0	108	4	0	44	0	48	0	0	0	0	0	508
05:00 PM	162	167	0	0	329	0	87	7	0	94	2	0	48	0	50	0	0	0	0	0	473
Total Volume	610	732	0	0	1342	0	384	28	0	412	11	0	174	0	185	0	0	0	0	0	1939
% App. Total	45.5	54.5	0	0		0	93.2	6.8	0		5.9	0	94.1	0		0	0	0	0		
PHF	.941	.906	.000	.000	.953	.000	.941	.778	.000	.954	.688	.000	.906	.000	.925	.000	.000	.000	.000	.000	.954



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TMC Data
 Arnold Mill Rd @ Grimes Rd
 Woodstock, GA
 7-9am | 4-6pm

File Name : 40170003
 Site Code : 40170003
 Start Date : 3/22/2017
 Page No : 1

Groups Printed- Cars, Buses and Trucks

Start Time	Private Drwy Northbound					Grimes Rd Southbound					Arnold Mill Rd Eastbound					Arnold Mill Rd Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
07:00 AM	0	0	0	0	0	11	0	6	0	17	7	140	0	0	147	0	18	0	0	18	182
07:15 AM	0	0	0	0	0	1	0	7	0	8	6	128	0	0	134	0	19	0	0	19	161
07:30 AM	0	0	0	0	0	1	0	4	0	5	5	122	0	0	127	0	23	1	0	24	156
07:45 AM	0	0	0	0	0	0	0	10	0	10	8	105	0	0	113	0	25	0	0	25	148
Total	0	0	0	0	0	13	0	27	0	40	26	495	0	0	521	0	85	1	0	86	647
08:00 AM	0	0	0	0	0	1	0	5	0	6	6	98	0	0	104	0	34	0	0	34	144
08:15 AM	0	0	0	0	0	0	0	8	0	8	6	133	0	0	139	0	30	0	0	30	177
08:30 AM	0	1	0	0	1	0	0	7	0	7	8	92	0	0	100	0	38	0	0	38	146
08:45 AM	0	0	0	0	0	0	0	4	0	4	7	114	0	0	121	0	34	0	0	34	159
Total	0	1	0	0	1	1	0	24	0	25	27	437	0	0	464	0	136	0	0	136	626
*** BREAK ***																					
04:00 PM	0	0	0	0	0	0	0	6	0	6	8	46	0	0	54	0	123	0	0	123	183
04:15 PM	0	0	0	0	0	0	0	10	0	10	9	42	0	0	51	0	164	1	0	165	226
04:30 PM	0	0	0	0	0	0	0	3	0	3	6	47	0	0	53	0	154	1	0	155	211
04:45 PM	0	0	0	0	0	0	0	3	0	3	7	49	0	0	56	0	143	0	0	143	202
Total	0	0	0	0	0	0	0	22	0	22	30	184	0	0	214	0	584	2	0	586	822
05:00 PM	0	0	0	0	0	0	1	8	0	9	3	42	0	0	45	0	168	1	0	169	223
05:15 PM	0	0	0	0	0	0	0	4	0	4	8	43	0	0	51	0	171	0	0	171	226
05:30 PM	0	0	0	0	0	0	0	8	0	8	16	52	0	0	68	0	179	0	0	179	255
05:45 PM	0	0	0	0	0	0	0	1	0	1	12	40	0	0	52	0	158	0	0	158	211
Total	0	0	0	0	0	0	1	21	0	22	39	177	0	0	216	0	676	1	0	677	915
Grand Total	0	1	0	0	1	14	1	94	0	109	122	1293	0	0	1415	0	1481	4	0	1485	3010
Apprch %	0	100	0	0		12.8	0.9	86.2	0		8.6	91.4	0	0		0	99.7	0.3	0		
Total %	0	0	0	0	0	0.5	0	3.1	0	3.6	4.1	43	0	0	47	0	49.2	0.1	0	49.3	

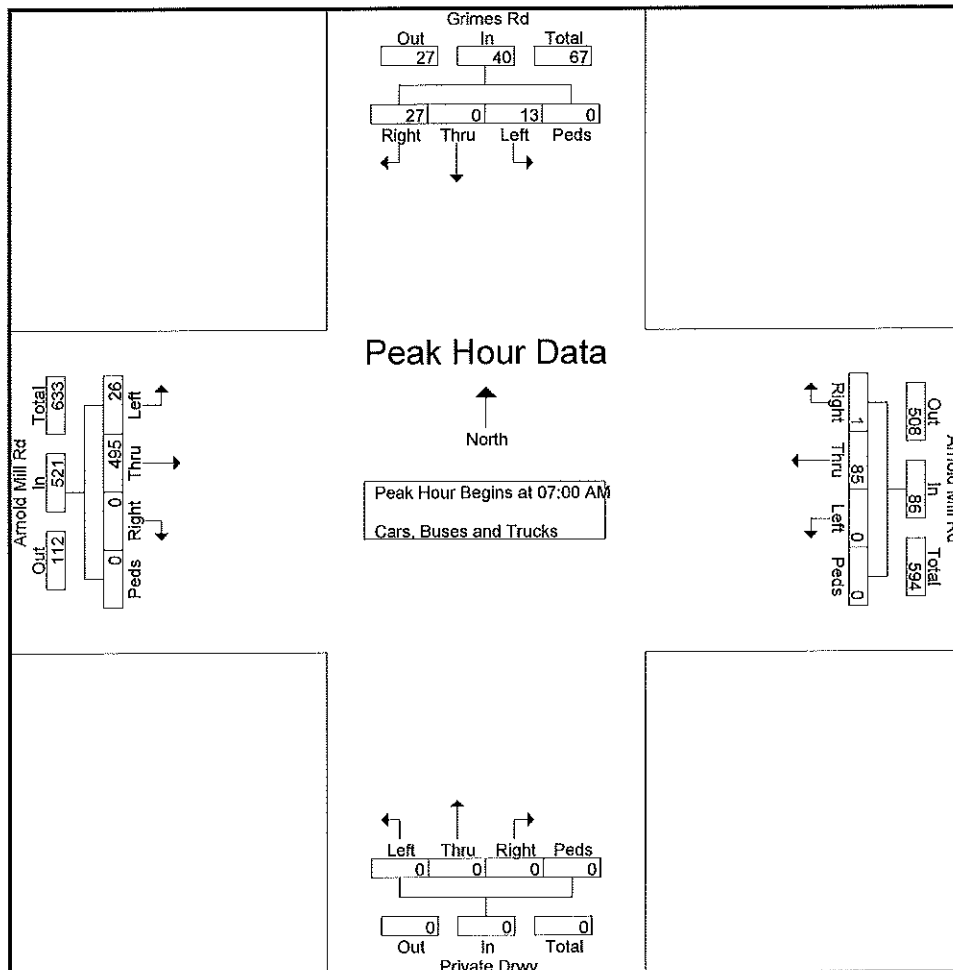
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TMC Data
 Arnold Mill Rd @ Grimes Rd
 Woodstock, GA
 7-9am | 4-6pm

File Name : 40170003
 Site Code : 40170003
 Start Date : 3/22/2017
 Page No : 2

Start Time	Private Drwy Northbound					Grimes Rd Southbound					Arnold Mill Rd Eastbound					Arnold Mill Rd Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	0	0	0	11	0	6	0	17	7	140	0	0	147	0	18	0	0	18	182
07:15 AM	0	0	0	0	0	1	0	7	0	8	6	128	0	0	134	0	19	0	0	19	161
07:30 AM	0	0	0	0	0	1	0	4	0	5	5	122	0	0	127	0	23	1	0	24	156
07:45 AM	0	0	0	0	0	0	0	10	0	10	8	105	0	0	113	0	25	0	0	25	148
Total Volume	0	0	0	0	0	13	0	27	0	40	26	495	0	0	521	0	85	1	0	86	647
% App. Total	0	0	0	0	0	32.5	0	67.5	0		5	95	0	0		0	98.8	1.2	0		
PHF	.000	.000	.000	.000	.000	.295	.000	.675	.000	.588	.813	.884	.000	.000	.886	.000	.850	.250	.000	.860	.889



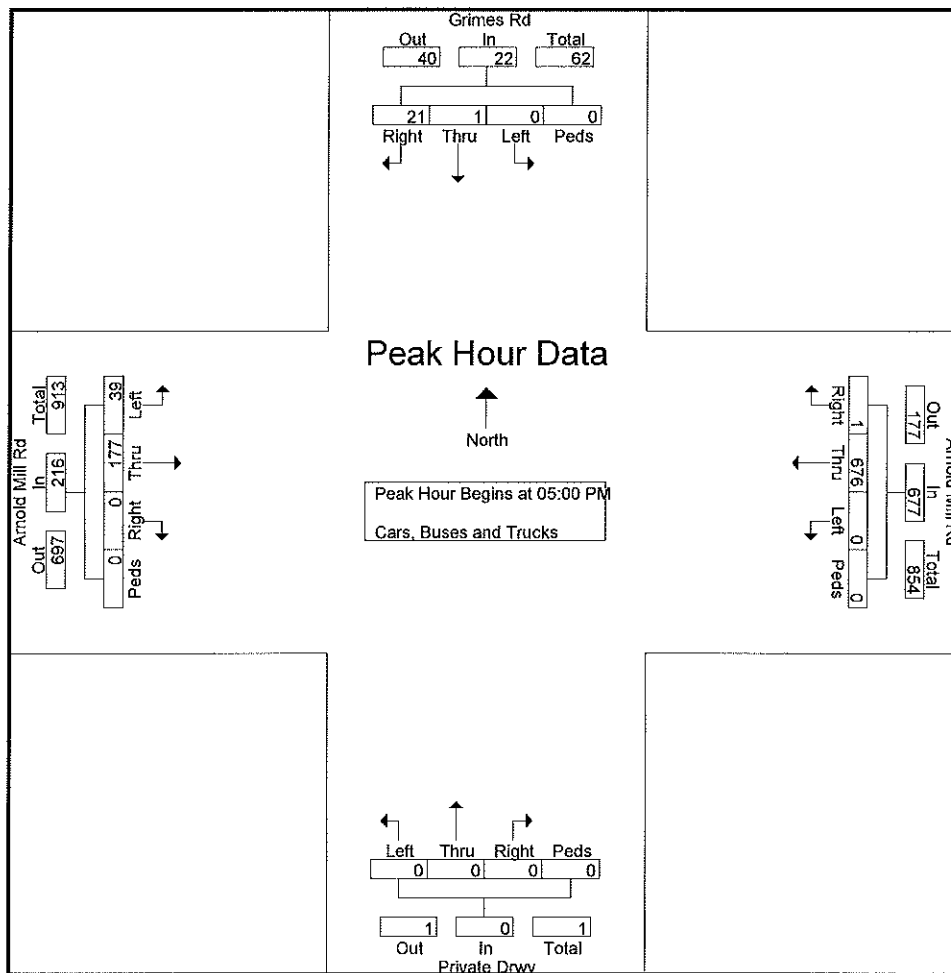
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TMC Data
 Arnold Mill Rd @ Grimes Rd
 Woodstock, GA
 7-9am | 4-6pm

File Name : 40170003
 Site Code : 40170003
 Start Date : 3/22/2017
 Page No : 3

Start Time	Private Drwy Northbound					Grimes Rd Southbound					Arnold Mill Rd Eastbound					Arnold Mill Rd Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	0	0	0	0	1	8	0	9	3	42	0	0	45	0	168	1	0	169	223
05:15 PM	0	0	0	0	0	0	0	4	0	4	8	43	0	0	51	0	171	0	0	171	226
05:30 PM	0	0	0	0	0	0	0	8	0	8	16	52	0	0	68	0	179	0	0	179	255
05:45 PM	0	0	0	0	0	0	0	1	0	1	12	40	0	0	52	0	158	0	0	158	211
Total Volume	0	0	0	0	0	0	1	21	0	22	39	177	0	0	216	0	676	1	0	677	915
% App. Total	0	0	0	0	0	0	4.5	95.5	0	22	18.1	81.9	0	0	216	0	99.9	0.1	0	677	915
PHF	.000	.000	.000	.000	.000	.000	.250	.656	.000	.611	.609	.851	.000	.000	.794	.000	.944	.250	.000	.946	.897



Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's *Highway Capacity Manual*, 2010 edition (HCM 2010). Synchro 8 software, which emulates the HCM 2010 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and stop-sign controlled (unsignalized) intersections.

Signalized Intersections

The criteria for evaluating signalized intersections are capacity and level of service. The capacity analysis of an intersection compares the volume of traffic using the various lane groups at the intersection to the capacity of those lane groups. This produces a volume-to-capacity (v/c) ratio for each lane group. A v/c ratio greater than 1.0 indicates that the volume of traffic has exceeded the capacity available and indicates a temporary excess of demand. The HCM 2010 methodology computes a critical v/c ratio for an intersection based on the critical lane groups or approaches. This critical v/c ratio is an indication of overall intersection sufficiency.

Level of service for a signalized intersection is defined in terms of control delay per vehicle. For signalized intersections, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections

Control Delay (s/veh)	Level of Service by Volume-to-Capacity Ratio	
	≤1.0	>1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

Source: *Highway Capacity Manual 2010*

Unsignalized Intersections

The operations at an unsignalized intersection are defined in terms of levels of service. Level of service (LOS) is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion

of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream.

Levels of service are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay. The level of service criteria for unsignalized intersections are presented in Table B.

Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	Level of Service by Volume-to-Capacity Ratio	
	≤1.0	>1.0
0 – 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

Source: Highway Capacity Manual 2010

Appendix C

Existing Intersection Operational Analysis

140 Township
1: GA 140 & Grimes Road

existing a.m.

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	30	1	7	306	673	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	80	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	94	94	93	93
Heavy Vehicles, %	1	1	1	2	2	1
Mvmt Flow	31	1	7	326	724	15

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1071	731	739 0
Stage 1	731	-	- -
Stage 2	340	-	- -
Critical Hdwy	6.41	6.21	4.11 -
Critical Hdwy Stg 1	5.41	-	- -
Critical Hdwy Stg 2	5.41	-	- -
Follow-up Hdwy	3.509	3.309	2.209 -
Pot Cap-1 Maneuver	246	423	872 -
Stage 1	478	-	- -
Stage 2	723	-	- -
Platoon blocked, %	-	-	- -
Mov Cap-1 Maneuver	244	423	872 -
Mov Cap-2 Maneuver	244	-	- -
Stage 1	478	-	- -
Stage 2	717	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	21.7	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	872	-	247	-	-
HCM Lane V/C Ratio	0.009	-	0.129	-	-
HCM Control Delay (s)	9.2	-	21.7	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

140 Township
2: GA 140 & Arnold Mill Road

existing a.m.

Intersection

Int Delay, s/veh 31.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	14	415	123	267	672	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	60	0	200	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	89	89	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	461	138	300	747	22

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1323	747	747 0
Stage 1	747	-	- -
Stage 2	576	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	172	~ 413	861 -
Stage 1	468	-	- -
Stage 2	562	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	144	~ 413	861 -
Mov Cap-2 Maneuver	144	-	- -
Stage 1	468	-	- -
Stage 2	472	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	108.6	3.1	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	861	-	144	413	-	-
HCM Lane V/C Ratio	0.161	-	0.108	1.116	-	-
HCM Control Delay (s)	10	-	33	111.1	-	-
HCM Lane LOS	A	-	D	F	-	-
HCM 95th %tile Q(veh)	0.6	-	0.4	16.5	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

140 Township
3: Arnold Mill Road & Grimes Road

existing a.m.

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	26	495	85	1	13	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	86	86	59	59
Heavy Vehicles, %	1	2	2	1	1	1
Mvmt Flow	29	556	99	1	22	46

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	100	0	714
Stage 1	-	-	99
Stage 2	-	-	615
Critical Hdwy	4.11	-	6.41
Critical Hdwy Stg 1	-	-	5.41
Critical Hdwy Stg 2	-	-	5.41
Follow-up Hdwy	2.209	-	3.509
Pot Cap-1 Maneuver	1499	-	399
Stage 1	-	-	927
Stage 2	-	-	541
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1499	-	388
Mov Cap-2 Maneuver	-	-	388
Stage 1	-	-	927
Stage 2	-	-	526

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	11.2
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1499	-	-	-	649
HCM Lane V/C Ratio	0.019	-	-	-	0.104
HCM Control Delay (s)	7.4	0	-	-	11.2
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

140 Township
1: GA 140 & Grimes Road

existing p.m.

Intersection

Int Delay, s/veh 0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	21	13	3	752	438	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	80	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	90	90	96	96
Heavy Vehicles, %	1	1	1	2	2	1
Mvmt Flow	25	15	3	836	456	24

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1310	468	480 0
Stage 1	468	-	- -
Stage 2	842	-	- -
Critical Hdwy	6.41	6.21	4.11 -
Critical Hdwy Stg 1	5.41	-	- -
Critical Hdwy Stg 2	5.41	-	- -
Follow-up Hdwy	3.509	3.309	2.209 -
Pot Cap-1 Maneuver	176	597	1088 -
Stage 1	632	-	- -
Stage 2	424	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	176	597	1088 -
Mov Cap-2 Maneuver	176	-	- -
Stage 1	632	-	- -
Stage 2	423	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	22.9	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1088	-	241	-	-
HCM Lane V/C Ratio	0.003	-	0.166	-	-
HCM Control Delay (s)	8.3	-	22.9	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.6	-	-

140 Township
2: GA 140 & Arnold Mill Road

existing p.m.

Intersection

Int Delay, s/veh 7.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	11	174	610	732	384	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	60	0	200	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	187	642	771	404	29

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2459	404	404 0
Stage 1	404	-	- -
Stage 2	2055	-	- -
Critical Hdwy	6.42	6.22	4.12 -
Critical Hdwy Stg 1	5.42	-	- -
Critical Hdwy Stg 2	5.42	-	- -
Follow-up Hdwy	3.518	3.318	2.218 -
Pot Cap-1 Maneuver	34	647	1155 -
Stage 1	674	-	- -
Stage 2	108	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	15	647	1155 -
Mov Cap-2 Maneuver	15	-	- -
Stage 1	674	-	- -
Stage 2	48	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	41.4	5.4	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1155	-	15	647	-	-
HCM Lane V/C Ratio	0.556	-	0.789	0.289	-	-
HCM Control Delay (s)	11.9	-	493.1	12.8	-	-
HCM Lane LOS	B	-	F	B	-	-
HCM 95th %tile Q(veh)	3.6	-	1.9	1.2	-	-

140 Township
3: Arnold Mill Road & Grimes Road

existing p.m.

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	39	177	676	1	1	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	95	95	61	61
Heavy Vehicles, %	1	2	2	1	1	1
Mvmt Flow	49	224	712	1	2	34

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	713	0	1035
Stage 1	-	-	712
Stage 2	-	-	323
Critical Hdwy	4.11	-	6.41
Critical Hdwy Stg 1	-	-	5.41
Critical Hdwy Stg 2	-	-	5.41
Follow-up Hdwy	2.209	-	3.509
Pot Cap-1 Maneuver	892	-	258
Stage 1	-	-	488
Stage 2	-	-	736
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	892	-	242
Mov Cap-2 Maneuver	-	-	242
Stage 1	-	-	488
Stage 2	-	-	690

Approach	EB	WB	SB
HCM Control Delay, s	1.7	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	892	-	-	-	419
HCM Lane V/C Ratio	0.055	-	-	-	0.086
HCM Control Delay (s)	9.3	0	-	-	14.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.3

Appendix D

Future Intersection Operational Analysis

140 Township
1: GA 140 & Grimes Road

future a.m.

Intersection

Int Delay, s/veh 1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	34	11	12	344	756	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	80	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	94	94	93	93
Heavy Vehicles, %	1	1	1	2	2	1
Mvmt Flow	35	11	13	366	813	19

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1204	813	813 0
Stage 1	813	-	- -
Stage 2	391	-	- -
Critical Hdwy	6.41	6.21	4.11 -
Critical Hdwy Stg 1	5.41	-	- -
Critical Hdwy Stg 2	5.41	-	- -
Follow-up Hdwy	3.509	3.309	2.209 -
Pot Cap-1 Maneuver	204	380	818 -
Stage 1	438	-	- -
Stage 2	686	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	201	380	818 -
Mov Cap-2 Maneuver	201	-	- -
Stage 1	438	-	- -
Stage 2	675	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	24.9	0.3	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	818	-	227	-	-
HCM Lane V/C Ratio	0.016	-	0.204	-	-
HCM Control Delay (s)	9.5	-	24.9	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.7	-	-

140 Township
2: GA 140 & Arnold Mill Road

future a.m.

Intersection

Int Delay, s/veh 51.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	14	430	129	305	765	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	60	0	200	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	89	89	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	478	145	343	850	23

Major/Minor	Minor2	Major1		Major2	
Conflicting Flow All	1483	850	850	0	0
Stage 1	850	-	-	-	-
Stage 2	633	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-
Pot Cap-1 Maneuver	138	~ 360	788	-	-
Stage 1	419	-	-	-	-
Stage 2	529	-	-	-	-
Platoon blocked, %				-	-
Mov Cap-1 Maneuver	113	~ 360	788	-	-
Mov Cap-2 Maneuver	113	-	-	-	-
Stage 1	419	-	-	-	-
Stage 2	432	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	190.5	3.1	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	788	-	113	360	-	-
HCM Lane V/C Ratio	0.184	-	0.138	1.327	-	-
HCM Control Delay (s)	10.6	-	41.9	195.3	-	-
HCM Lane LOS	B	-	E	F	-	-
HCM 95th %tile Q(veh)	0.7	-	0.5	22.6	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

140 Township
3: Arnold Mill Road & Grimes Road

future a.m.

Intersection

Int Delay, s/veh 1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	31	510	88	3	16	32
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	89	89	86	86	59	59
Heavy Vehicles, %	1	2	2	1	1	1
Mvmt Flow	35	573	102	3	27	54

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	106	0	747
Stage 1	-	-	104
Stage 2	-	-	643
Critical Hdwy	4.11	-	6.41
Critical Hdwy Stg 1	-	-	5.41
Critical Hdwy Stg 2	-	-	5.41
Follow-up Hdwy	2.209	-	3.509
Pot Cap-1 Maneuver	1491	-	382
Stage 1	-	-	923
Stage 2	-	-	525
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1491	-	369
Mov Cap-2 Maneuver	-	-	369
Stage 1	-	-	923
Stage 2	-	-	507

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1491	-	-	-	624
HCM Lane V/C Ratio	0.023	-	-	-	0.13
HCM Control Delay (s)	7.5	0	-	-	11.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

140 Township
1: GA 140 & Grimes Road

future p.m.

Intersection

Int Delay, s/veh 1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	31	22	17	843	492	31
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	80	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	90	90	96	96
Heavy Vehicles, %	1	1	1	2	2	1
Mvmt Flow	36	26	19	937	512	32

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1487	513	513 0
Stage 1	513	-	- -
Stage 2	974	-	- -
Critical Hdwy	6.41	6.21	4.11 -
Critical Hdwy Stg 1	5.41	-	- -
Critical Hdwy Stg 2	5.41	-	- -
Follow-up Hdwy	3.509	3.309	2.209 -
Pot Cap-1 Maneuver	138	563	1058 -
Stage 1	603	-	- -
Stage 2	368	-	- -
Platoon blocked, %			- -
Mov Cap-1 Maneuver	136	563	1058 -
Mov Cap-2 Maneuver	136	-	- -
Stage 1	603	-	- -
Stage 2	361	-	- -

Approach	EB	NB	SB
HCM Control Delay, s	31.3	0.2	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1058	-	198	-	-
HCM Lane V/C Ratio	0.018	-	0.315	-	-
HCM Control Delay (s)	8.5	-	31.3	-	-
HCM Lane LOS	A	-	D	-	-
HCM 95th %tile Q(veh)	0.1	-	1.3	-	-

140 Township
2: GA 140 & Arnold Mill Road

future p.m.

Intersection

Int Delay, s/veh 9.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Vol, veh/h	11	181	630	835	441	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	60	0	200	-	-	200
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	93	93	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	195	663	879	464	31

Major/Minor

	Minor2		Major1		Major2
Conflicting Flow All	2669	464	464	0	- 0
Stage 1	464	-	-	-	- -
Stage 2	2205	-	-	-	- -
Critical Hdwy	6.42	6.22	4.12	-	- -
Critical Hdwy Stg 1	5.42	-	-	-	- -
Critical Hdwy Stg 2	5.42	-	-	-	- -
Follow-up Hdwy	3.518	3.318	2.218	-	- -
Pot Cap-1 Maneuver	25	598	1097	-	- -
Stage 1	633	-	-	-	- -
Stage 2	90	-	-	-	- -
Platoon blocked, %				-	- -
Mov Cap-1 Maneuver	~ 10	598	1097	-	- -
Mov Cap-2 Maneuver	~ 10	-	-	-	- -
Stage 1	633	-	-	-	- -
Stage 2	36	-	-	-	- -

Approach

	EB	NB	SB
HCM Control Delay, s	61.6	5.7	0
HCM LOS	F		

Minor Lane/Major Mvmt

	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	1097	-	10	598	-	-
HCM Lane V/C Ratio	0.605	-	1.183	0.325	-	-
HCM Control Delay (s)	13.2	-	\$ 845.8	13.9	-	-
HCM Lane LOS	B	-	F	B	-	-
HCM 95th %tile Q(veh)	4.3	-	2.2	1.4	-	-

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

140 Township
3: Arnold Mill Road & Grimes Road

future p.m.

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	48	182	696	3	3	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	79	79	95	95	61	61
Heavy Vehicles, %	1	2	2	1	1	1
Mvmt Flow	61	230	733	3	5	49

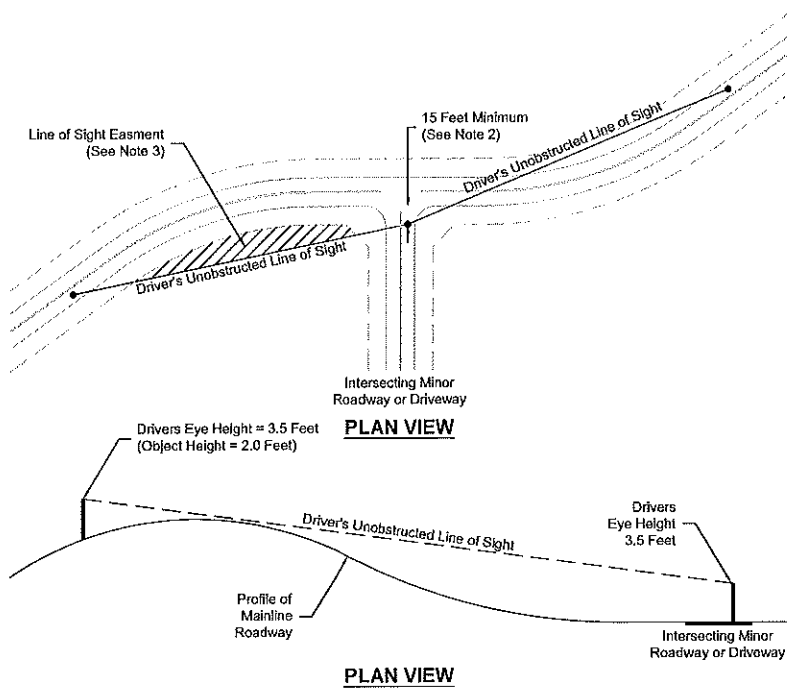
Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	736	0	1086
Stage 1	-	-	734
Stage 2	-	-	352
Critical Hdwy	4.11	-	6.41
Critical Hdwy Stg 1	-	-	5.41
Critical Hdwy Stg 2	-	-	5.41
Follow-up Hdwy	2.209	-	3.509
Pot Cap-1 Maneuver	874	-	240
Stage 1	-	-	477
Stage 2	-	-	714
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	874	-	221
Mov Cap-2 Maneuver	-	-	221
Stage 1	-	-	477
Stage 2	-	-	657

Approach	EB	WB	SB
HCM Control Delay, s	2	0	15.7
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	874	-	-	-	390
HCM Lane V/C Ratio	0.07	-	-	-	0.139
HCM Control Delay (s)	9.4	0	-	-	15.7
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.2	-	-	-	0.5

Appendix E

Cherokee County Sight Distance Detail



Design Intersection Sight Distance

Case B1 - Left Turn From Stop

Case B2 - Right Turn From Stop

Case B3 - Crossing Maneuver

Design Speed (MPH)	Stopping Sight Distance (FEET)	Intersection Sight Distance		
		Case 1 (FEET)	Case 2 (FEET)	Case 3 (FEET)
15	80	170	145	145
20	115	225	195	195
25	155	280	240	240
30	200	335	290	290
35	250	390	335	335
40	305	445	385	385
45	360	500	430	430
50	425	555	480	480
55	495	610	530	530

Note: Intersection Sight Distance shown is for a stopped passenger vehicle to perform a maneuver onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and required sight distance recalculated.

Adjustment Factors for Sight Distance Based on Approach Grade

Approach Grade (%)	Design Speed (MPH)								
	15	20	25	30	35	40	45	50	55
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2
-5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1
-4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1
-3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
+4	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9

Notes:

1. Drivers eye height and object heights shall both be 3.5 feet for intersecting streets commercial entrances and 2.0 feet for residential driveways in determining proper sight distance.
2. The intersection sight distances provided are based on turning onto a two-lane highway and grades of 3 percent or less. For mainline roadways wider than two lanes or Stop Bars located further back than the minimum, provide calculations for the additional lanes, medians, or length.
3. For intersections where the entire unobstructed line of sight is not contained within the right-of-way, provide a "Line of Sight Easement" so that the line of sight will remain unobstructed.
4. The object height of 3.5 feet must be visible for the entire distance from the specified intersection sight distance to the intersection.



Intersection Sight Distance Requirements for Driveways and Side Streets

Date: 08/15/06
Drawn By: BRB

Standard Detail **204**

Appendix F

Programmed Improvements Fact Sheets

Short Title SR 140 OPERATIONAL AND SAFETY IMPROVEMENTS IN CHEROKEE COUNTY AND NORTHERN FULTON COUNTY FROM I-575 TO SR 9 (ALPHARETTA HIGHWAY)

GDOT Project No. TBD

Federal ID No. N/A

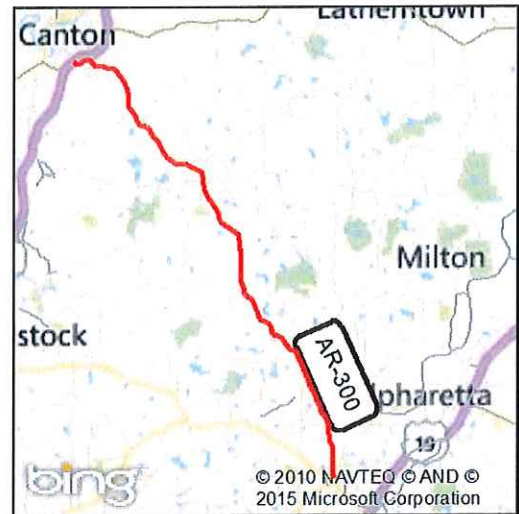
Status Long Range

Service Type Roadway / Operations & Safety

Sponsor GDOT

Jurisdiction Multi-County

Analysis Level Exempt from Air Quality Analysis (40 CFR 93)



Existing Thru Lane **LCI**

Planned Thru Lane **Flex**

Network Year

Corridor Length miles

Detailed Description and Justification

This project will address operational and safety improvements needed in North Fulton and Cherokee County from I-575 to SR 9 (Alpharetta Highway).

Phase Status & Funding Information	Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
				FEDERAL	STATE	BONDS	LOCAL/PRIVATE
ALL General Federal Aid 2022-2040		LR 2031-2040	\$20,000,000	\$16,000,000	\$4,000,000	\$0,000	\$0,000
			\$20,000,000	\$16,000,000	\$4,000,000	\$0,000	\$0,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
 UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases



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: Parks F. Huff Phone: (770) 422-7016
 Email: phuff@slhb-law.com

Applicant's Information:

Name: Oak Hall Companies, LLC
 Address: 5256 Peachtree Road, Suite 195 Phone: _____
 City, State, Zip: Atlanta, GA 30341

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>2</u>	Public Participation Meeting: <u>1/10/17</u>
Case: <u>17-03-006</u>	PC Work Session Date: <u>2/20/17</u>
CityView # <u>PL20170000103</u>	Planning Commission Hearing: <u>3/7/17</u>
Received by: _____	Board of Commissioners: <u>3/21/17</u>
Fee Paid: \$ <u>1250⁰⁰</u>	Zoning Board of Appeals: _____
Date: _____	Other: _____

SECTION II

Property Information:

Location: North side of Arnold Mill at Highway 140 and east side of Highway 140

Current Zoning: AG & R-40 Proposed Zoning: NC, RTH & RZL Total Acreage: 38.76

Tax Map #: N Parcel #: See attached Exhibit "A" Land Lot(s): 787, 798 & 859 District: 2

Future Development Map Designation: Suburban Living in a Transitional corridor.

Adjacent Zonings: North R-20 South R-40 & AG East NC & R-20 West R-20 & R-40

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

Applicant proposes to rezone the property from AG and R-40 to NC, RTH and RZL to build a mixed-use development with single family homes and retail pods.

Proposed Use(s) of Property:

Single family homes and retail pods.

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, Parks F. Huff, 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 20 day of January, 2017.

Print Name Parks F. Huff, Attorney for Applicant.

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?

Cherokee Water and Sewer

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

If yes, what is the projected increase? 0* students *This application is for an age restricted development.

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? 1,311 trips

Code	Land Use(s)	# of units or sqft*	Daily Trip Ends*	Number of Trips
210	Single Family Home/ Townhome	137	9.57	1,311.09
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.

EXHIBIT "A"
CHEROKEE COUNTY APPLICATION FOR PUBLIC HEARING

Property Owners List

- | | |
|---|------------------|
| 1. Roy Sylvie & Paul F Gantt
3302 Sugar Pike Road
Canton, Georgia 30115 | TIN: 02N04 215 C |
| 2. Mosaic Capital, LLC
669 Atlanta Country Club Drive
Marietta, Georgia 30067 | TIN: 02N04 215 E |
| 3. Roy F. & Carole R. Gantt
3302 Sugar Pike Road
Canton, Georgia 30115 | TIN: 02N04 219 |
| 4. Roy Gantt
3302 Sugar Pike Road
Canton. Georgia 30115 | TIN: 02N04 223 |

SECTION V

AMENDED 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.

1. Explain the intent of the requested zoning.

Oak Hall proposes to build an age-restricted community with a small amount of retail use at the north-west intersection of Arnold Mill Road and Hickory Flay Highway (S.R. 140). The proposal's impact being an age restricted community is consistent with the Suburban Living Land use category. Because of the age-restricted product, the applicant is therefore proposing a combination of NC, RTH and RZL zoning categories. Overall, the applicant proposes 137 homes with a variety of products for a density of 3.5 units per acre with 11,000 square feet of neighborhood commercial.

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 property is at the intersection of two major roads. Because of the existing GC zoning in the area and the fact it is at a major intersection, the owners of the property anticipate a major commercial development. The applicant proposes an age-restricted development with a small 11,000 square feet of neighborhood retail. The impact of this development on the schools and traffic is significantly less than if the property was developed as R-20.

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

The proposed use will not adversely affect the usability of adjacent or nearby property. The residential is developed at 3.5 units per acre and the relatively small amount of retail is less than the size of a small grocery store with relatively small footprints for restaurants and small scale retail. This mixed use development is compatible with the existing residential development.

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

As zoned, given the challenges associated with developing the property including accessing sewer, it is not economically feasible to develop the property as 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.**

The property is at the intersection of two major roads. There is an existing traffic problem. Oak Hall will propose traffic improvements to the existing streets that relate to the proposed new development. Additionally, the applicant will work with the Cherokee County Engineer on other improvements that could help, including donation of right of way and potentially the installation of turn lanes.

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

The property is in a Transitional Zone with an underlying Suburban Living category. Suburban Living includes residential development up to RD-3, or 3 units per acre. But, adding the Transitional component adds RTH and RZL as zoning categories and the potential for low intensity commercial uses. Therefore, the proposal is consistent with the Future Development Map.

- 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.**

This area of Cherokee County has little options for restaurants and shopping. Additionally, housing options are limited. The proposed development will provide housing options and retail options at a major interchange. The properties proximity to Milton, Alpharetta and I-400 is also a huge factor for the proposal.

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 787, 2nd District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at the northwestern intersection of S.R. 140 a.k.a. Hickory Flat Hwy.(right of way varies) and the right of way of Grimes Road (50 feet right of way); thence northerly along the right of way of S.R. 140 a.k.a. Hickory Flat Hwy. a distance of 18.85 feet to a point, that is the **POINT OF BEGINNING**; thence leaving said right of way South 44°41'05" West a distance of 17.92 feet to a point; thence South 89°52'45" West a distance of 180.56 feet to a point; thence South 01°07'30" West a distance of 4.00 feet to a point; thence South 89°52'45" West a distance of 33.71 feet to a point; thence North 00°07'15" West a distance of 267.04 feet to a point; thence South 89°12'57" East a distance of 226.18 feet to a point located on the western right of way of S.R. 140 a.k.a. Hickory Flat Hwy.; thence along said right of way South 00°18'55" East a distance of 246.75 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 1.360 Acres.

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 798, 2nd District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at the southwestern intersection of S.R. 140 a.k.a. Hickory Flat Hwy.(right of way varies) and the right of way of Grimes Road (50 feet right of way); thence southwesterly along the right of way of Grimes Road a distance of 410.64 feet to a point located on the intersection of said right of way with the Land Lot Line common to Land Lots 787 and 798, that is the **POINT OF BEGINNING**; thence leaving said right of way and along the land Lot Line common to Land Lots 787 and 798 South 88°41'02" East a distance of 174.41 feet to a point located on the western right of way of S.R. 140 a.k.a. Hickory Flat Hwy.; thence along said right of way South 08°55'34" East a distance of 111.55 feet to a point; thence continuing along said right of way South 79°51'42" West a distance of 46.22 feet to a point; thence continuing along said right of way 80.52 feet along a curve to the left, said curve having a chord of South 06°53'06" East 80.44 feet and a radius of 520.31 feet to a point; thence leaving said right of way North 85°00'06" West a distance of 181.43 feet to a point located on the eastern right of way of Grimes Road ; thence along said right of way North 07°36'43" East a distance of 181.71 feet to a point; thence continuing along said right of way 6.35 feet along a curve to the right, said curve having a chord of North 07°42'37" East 6.35 feet and a radius of 1848.25 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 0.807 Acres.

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 798, 2nd District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at the northeastern intersection of Arnold Mill Road (right of way varies) and the right of way of Grimes Road (50 feet right of way) thence northeasterly along the right of way of Grimes Road a distance of 577.54 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along the right of way of Grimes Road North 10°14'48" East a distance of 32.15 feet to a point; thence continuing along said right of way 81.09 feet along a curve to the right, said curve having a chord of North 13°21'42" East 81.08 feet and a radius of 1545.61 feet to a point; thence continuing along said right of way North 17°30'10" East a distance of 99.17 feet to a point; thence continuing along said right of way North 15°38'29" East a distance of 93.28 feet to a point; thence continuing along said right of way 310.34 feet along a curve to the left, said curve having a chord of North 08°55'25" East 309.63 feet and a radius of 1323.49 feet to a point; thence continuing along said right of way North 07°36'43" East a distance of 116.91 feet to a point; thence leaving said right of way South 86°44'06" East a distance of 289.67 feet to a point located on the western right of way of S.R. 140 a.k.a. Hickory Flat Hwy.(right of way varies); thence along said right of way South 16°42'37" East a distance of 1.51 feet to a point; thence continuing along said right of way South 26°11'18" East a distance of 124.80 feet to a point; thence continuing along said right of way North 61°52'30" East a distance of 13.43 feet to a point; thence continuing along said right of way South 28°32'48" East a distance of 315.78 feet to a point; thence continuing along said right of way 305.85 feet along a curve to the right, said curve having a chord of South 24°02'06" East 304.42 feet and a radius of 910.96 feet to a point; thence continuing along said right of way South 14°24'59" East a distance of 35.08 feet to a point; thence continuing along said right of way South 72°11'34" West a distance of 9.17 feet to a point; thence continuing along said right of way North 14°56'29" West a distance of 24.19 feet to a point; thence continuing along said right of way South 77°15'28" West a distance of 18.40 feet to a point; thence continuing along said right of way 165.87 feet along a curve to the right, said curve having a chord of South 06°09'03" East 165.59 feet and a radius of 818.50 feet to a point; thence continuing along said right of way South 00°20'44" East a distance of 116.71 feet to a point located on the intersection of said right of way with the Land Lot Line common to Land Lots 798 and 859; thence leaving said right of way and along the Land Lot Line common to land Lots 798 and 859 North 86°34'57" West a distance of 360.71 feet to a point; thence leaving said Land Lot Line North 04°04'02" East a distance of 127.74 feet to a point; thence North 74°57'49" West a distance of 432.46 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 11.337 Acres.

Legal Description

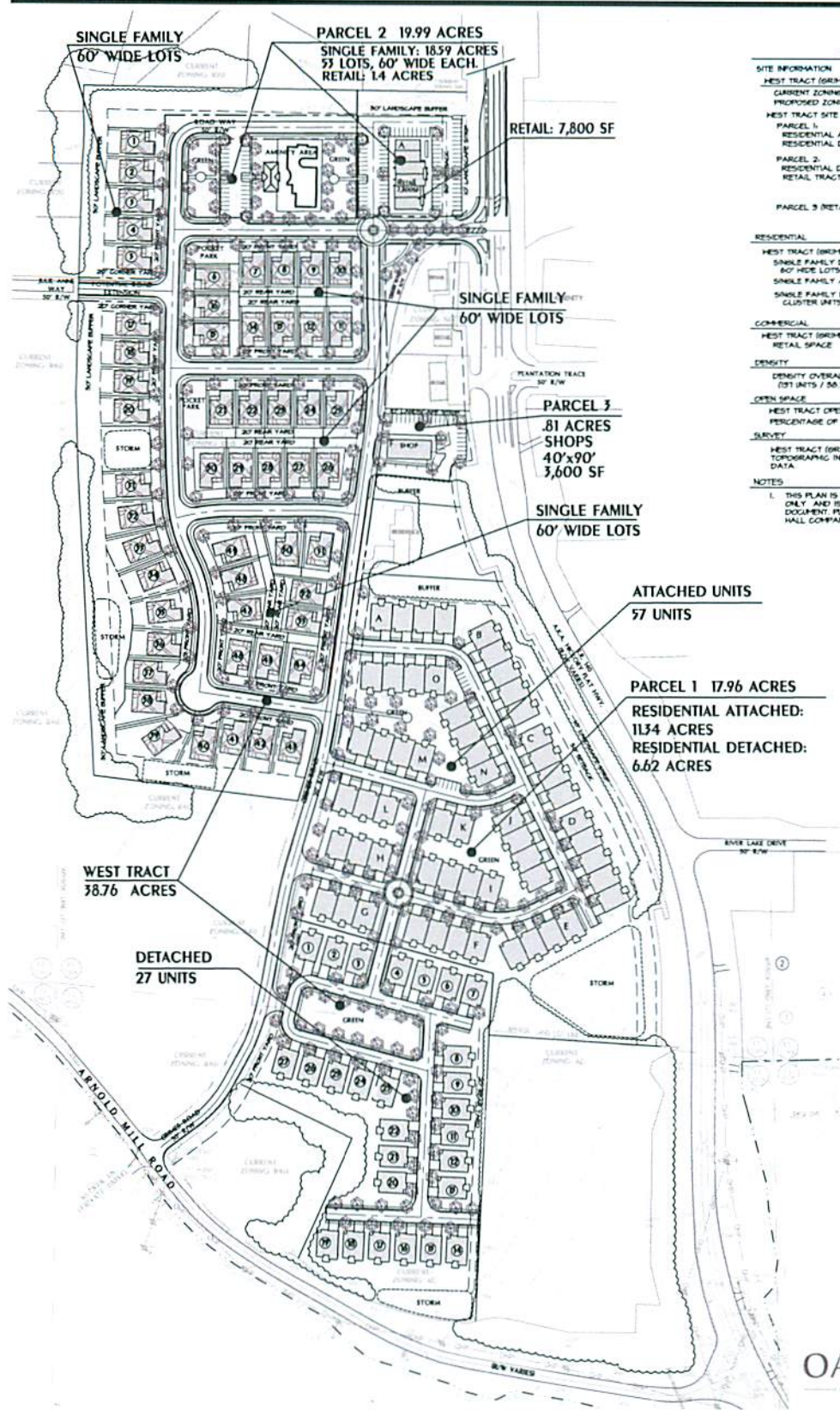
ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 787 and 798, 2nd District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at the northwestern intersection of S.R. 140 a.k.a. Hickory Flat Hwy. (right of way varies) and the right of way of Grimes Road (50 feet right of way), that is the **POINT OF BEGINNING**; thence along the right of way of Grimes Road South 88°57'36" West a distance of 28.55 feet to a point; thence continuing along said right of way 163.84 feet along a curve to the left, said curve having a chord of South 52°45'28" West 153.39 feet and a radius of 131.18 feet to a point; thence continuing along said right of way 310.28 feet along a curve to the left, said curve having a chord of South 12°17'40" West 309.93 feet and a radius of 1898.25 feet to a point; thence continuing along said right of way South 07°36'43" West a distance of 456.28 feet to a point; 300.96 feet along a curve to the right, said curve thence continuing along said right of way having a chord of South 08°52'16" West 300.26 feet and a radius of 1273.49 feet to a point; thence continuing along said right of way South 15°38'29" West a distance of 68.03 feet to a point; thence leaving said right of way North 83°11'01" West a distance of 425.27 feet to a point located on the Land Lot Line common to Land Lots 797 and 798; thence along said Land Lot Line North 03°12'50" West a distance of 622.71 feet to a point; thence North 02°04'35" West a distance of 162.50 feet to a point located on the Land Lot corner common to Land Lots 787, 788, 797 and 798; thence along the Land Lot Line common to Land Lots 787 and 788 North 01°05'37" East a distance of 652.55 feet to a point; thence leaving said Land Lot Line South 89°12'57" East a distance of 564.79 feet to a point; thence South 00°07'15" East a distance of 267.04 feet to a point; thence North 89°52'45" East a distance of 33.71 feet to a point; thence North 01°07'30" East a distance of 4.00 feet to a point; thence North 89°52'45" East a distance of 180.56 feet to a point; thence North 44°41'05" East a distance of 17.92 feet to a point located on the western right of way of S.R. 140 a.k.a. Hickory Flat Hwy; thence along said right of way South 00°18'55" East a distance of 18.85 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 18.657 Acres.

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 798 and 859, 2nd District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

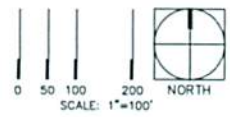
BEGINNING at the northeastern intersection of Arnold Mill Road (right of way varies) and the right of way of Grimes Road (50 feet right of way) thence northeasterly along the right of way of Grimes Road a distance of 214.31 feet to a point, that is the **POINT OF BEGINNING**; thence continuing along the right of way of Grimes Road 46.41 feet along a curve to the left, said curve having a chord of North 26°29'03" East 46.37 feet and a radius of 351.25 feet to a point; thence continuing along said right of way North 29°14'01" East a distance of 47.86 feet to a point; thence continuing along said right of way 99.46 feet along a curve to the left, said curve having a chord of North 16°31'20" East 98.65 feet and a radius of 224.16 feet to a point; thence continuing along said right of way North 10°14'48" East a distance of 169.50 feet to a point; thence leaving said right of way South 74°57'49" East a distance of 432.46 feet to a point; thence South 04°04'02" West a distance of 127.74 feet to a point; thence South 02°21'37" West a distance of 594.81 feet to a point located on the northern right of way of Arnold Mill Road; thence along said right of way 36.17 feet along a curve to the right, said curve having a chord of South 86°49'21" West 36.02 feet and a radius of 113.53 feet to a point; thence continuing along said right of way 251.48 feet along a curve to the right, said curve having a chord of North 73°46'34" West 250.13 feet and a radius of 701.29 feet to a point; thence continuing along said right of way 80.30 feet along a curve to the right, said curve having a chord of North 57°00'27" West 80.13 feet and a radius of 354.16 feet to a point; thence continuing along said right of way North 50°30'43" West a distance of 29.52 feet to a point; thence leaving said right of way North 23°45'27" East a distance of 270.72 feet to a point; thence North 64°07'29" West a distance of 254.84 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 6.620 Acres.



SITE SUMMARY

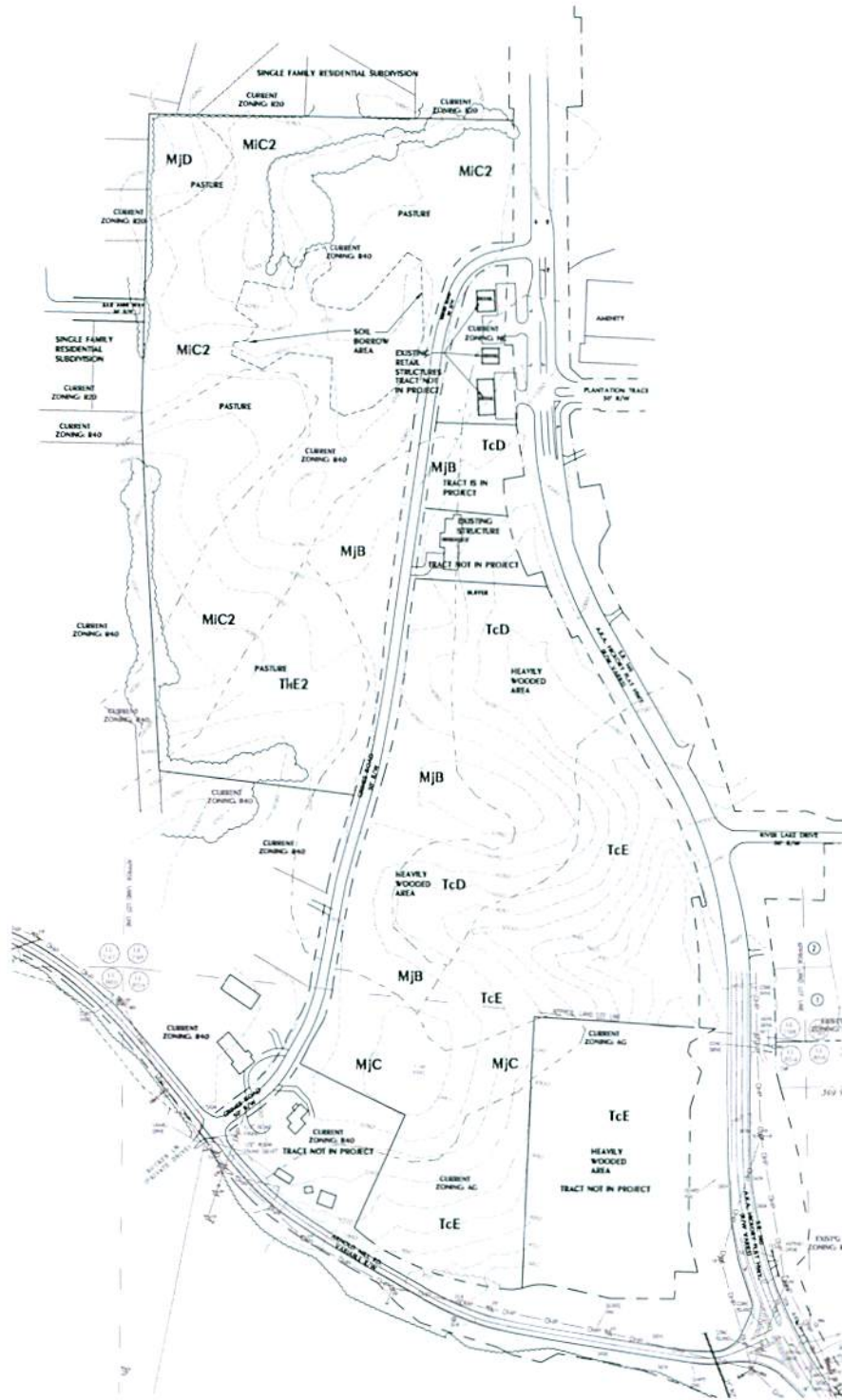
SITE INFORMATION	
WEST TRACT (GRIMES RD)	
CURRENT ZONING:	R40 & A9
PROPOSED ZONING:	R2L, RTH & NC
WEST TRACT SITE AREA:	
PARCEL 1:	11.34 ACRES
RESIDENTIAL ATTACHED:	6.62 ACRES
RESIDENTIAL DETACHED:	11.76 ACRES
PARCEL 2:	18.59 ACRES
RESIDENTIAL DETACHED:	1.40 ACRES
RETAIL TRACT:	14.99 ACRES
PARCEL 3 (RETAIL):	.81 ACRES
TOTAL 41-50.76 ACRES	
RESIDENTIAL	
WEST TRACT (GRIMES RD)	
SINGLE FAMILY DETACHED:	53 LOTS
60' WIDE LOTS:	51 UNITS
SINGLE FAMILY ATTACHED:	21 LOTS
SINGLE FAMILY DETACHED CLUSTER UNITS:	TOTAL 131 UNITS
COMMERCIAL	
WEST TRACT (GRIMES RD)	
RETAIL SPACE:	11,400 SF
DENSITY	
DENSITY OVERALL PROJECT:	3.595 UNITS / ACRE
(131 UNITS / 50.76 ACRE)	
OPEN SPACE	
WEST TRACT OPEN SPACE:	4.34 ACRES
PERCENTAGE OF OPEN SPACE OVERALL PROJECT:	24.7 %
SURVEY	
WEST TRACT (GRIMES ROAD) BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM COMPILED DATA.	
NOTES	
1. THIS PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE A CONSTRUCTION DOCUMENT. PLAN IS PREPARED FOR USE ONLY BY OAK HALL COMPANIES, LLC.	

Development Consultants, Inc.
 Land Planning • Site Development • Landscape Architecture
 4815 Roswell Road, Atlanta, GA 30318, Tel: 404.252.0100



140 TOWNSHIP
A MIXED-USE COMMUNITY
CONCEPT PLAN

Prepared for
 Oak Hall Companies, LLC
 5256 Peachtree Road, Suite 195
 770-662-5395
 Atlanta, GA 30341
 DATE: 1/19/2017



Development Consultants, Inc.



140 TOWNSHIP A MIXED-USE COMMUNITY

Site Resources Map
(Tract north of Arnold Mill Road)

Prepared for
Oak Hall Companies, LLC 1225
Peachtree Road, Suite 195
770-442-9995
Atlanta, GA 30341
DATE: 1/3/2017

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

SLHB-LAW.COM

January 20, 2017

**VIA E-MAIL: vtaylor@cherokeega.com
AND REGULAR U.S. MAIL**

Ms. Vicki Taylor Lee, AICP, Zoning Administrator
Cherokee County Planning and Zoning Department
1130 Bluffs Parkway
Canton, GA 30114

Re: Application of Oak Hall Companies, LLC to rezone ±38.76 acres on the west side of Hickory Flay Highway (S.R. 140) and the north side of Arnold Mill Road from AG and R-40 to NC, RTH and RZL for a mixed use development.

Dear Vicki:

Oak Hall Companies, LLC (“Oak Hall”) conducted a public participation meeting on **January 10, 2017** at City Center in Woodstock. The meeting was well attended and attached is a list of those in attendance signed in. Oak Hall explained that the project was a mixed use proposal with neighborhood commercial and a variety of housing options similar the Crabapple development. The property presented to them is currently zoned GC, AG, R-40 and R-20 and the proposed zoning categories are NC, RTH and RZL for a neighborhood village. The property is at the signalized intersection of State Route 140 and Arnold Mill Road and traffic was a big concern for the community. Although traffic is bad for the morning and afternoon commute, putting residents closer to the employment centers in Roswell and Alpharetta is good planning. The neighbors were generally opposed to the proposed density and specifically did not like the attached townhomes. However, the Suburban Living and Transitional Corridor land use designation indicates the county anticipates additional density in this area. Additionally, the existing GC zoning in the area shows the potential for commercial development in the area.

Based upon the feedback from the community, Oak Hall dropped the property to the east from the development proposal and is now only proposing the property on the west side of State Route 140. Additionally, Oak Hall will agree to age-restricting this community so its impact on traffic and schools will be significantly less than if the community is developed as a single family neighborhood. In general though, the neighbors were very concerned about the proposed density and specifically the traffic problem that currently exists.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

Ms. Vicki Taylor Lee, AICP, Zoning Administrator
Cherokee County Planning and Zoning Department
January 20, 2017
Page 2

Please let me know if you have any additional questions or concerns regarding this meeting.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

PFH/dvm
Attachments
cc: Oak Hall Companies, LLC

PUBLIC INPUT PLAN

COMES NOW, OAK HALL COMPANIES, LLC, (hereinafter "Applicant") to file this Public Participation Plan along with its Public Hearing Application for property located on the west side of Hickory Flay Highway (S.R. 140) and the north side of Arnold Mill Road. The Applicant is implementing the following plan in order to inform the community of the development proposal and to create a dialogue with the surrounding residents and the effected government entities.

1.

The Applicant mailed notices to all property owners and homeowners associations within 750 feet of the subject property and persons on the Interested Parties List, and invited them to the Public Participation Meeting. Said letter was mailed prior to the Public Participation Meeting and was mailed to all property owners based upon the Cherokee County Tax Assessor records and all interested parties.

2.

The notice of the Public Participation Meeting included a summary of the Applicant's rezoning request and a plat of the proposed development.

3.

The Applicant submitted to the Planning and Zoning Office a copy of the notices and a list of the property owners so served.

4.

The Public Participation Meeting occurred prior to filing the Public Hearing Application and a summary of the results of this meeting has been sent to the Planning and Zoning Office.

5.

The Applicant will continue a dialogue with the respective County departments regarding transportation and other issues relating to the proposed zoning.

6.

The notice of the Public Participation Meeting as described above adequately notified those parties who are interested in the development. The Applicant will adjust its Public Participation Plan consistent with the feedback it receives during the rezoning process.

Respectfully submitted this 20 day of January, 2017.

SAMS, LARKIN, HUFF & BALLI, LLP



By: _____
PARKS F. HUFF
Attorneys for Applicant,
Oak Hall Companies, LLC



Staff Report

Case No: 17-03-006
Applicant Name: Oak Hall Companies, LLC.
Location: Arnold Mill Road at Highway 140
 (02N04, 215C, 215E, 219, and 223)
From/To: AG and R-40 to NC, RTH and RZL
Proposed Use: Age-restricted single family homes and retail pod
Commission Post: 2

	Existing Zoning	Existing Land Use
North	R-20	Quail Woods Subdivision
South	R-40 and AG	Residential and Vacant
East	R-20, NC, and AG	Crabapple Falls and Landscape Supply
West	R-20 and R-40	Laurel Brooke and Quail Woods

Future Development Map

Character Area/Node/Corridor	Description
Suburban Living	Established residential neighborhoods with potential infill and redevelopment opportunities. Suggested zonings: R-40, R-30, R-20, R-15 and RD-3.
Transitional Corridor	This corridor is designed to allow more intensive residential uses and limited compatible non-residential uses along major roadways. Restrictions in this corridor allow a smooth transition to surrounding areas. Size, appearance and parking standards apply. Suggested zoning districts in this character area are AG, O-1 and NC.

Suburban Living	
Primary Land Uses	Secondary Land Uses
Single-family Residential Traditional Neighborhoods Conservation Subdivisions	Residentially-related semi-public and institutional uses Regional outdoor recreational uses or parks

Transitional Corridor	
Primary Land Uses	Secondary Land Uses
Single-family detached housing Conservation Subdivisions Master planned communities	Retail shops Personal services such as laundromats, dry cleaners, barber/beauty shops and video rental Professional services such as lawyers, accountants, insurances agents, physicians and dentists Neighborhood institutions such as churches, schools, day care, fire stations and libraries

Analysis and Comment

The subject parcels total 39.575 acres and lie on the west side of State Route 140 at Arnold Mill Road. A Public Participation Meeting was held on January 10, 2017 with thirty-one (31) attendees signing in. An Existing Site resource map was submitted as well and appears to meet the requirements by Code. We have received a lot of letters in opposition to this petition and one letter in support of the petition.

1 Findings

1.1 Engineering Department

- See attached.

1.2 Cherokee County Water and Sewerage Authority

1.3 Cherokee County Board of Education

- This is proposed as an age restricted development. Barring that, the Board of Education estimated 99 students in a 137 lot subdivision.

1.4 Fire Marshal's Office

1.5 Sheriff's Office

Case # 17-03-006 - Community Agenda Analysis

Section 1 – Community Vision

Community	Northwest of the intersection of SR 140 and Arnold Mill Road.
------------------	---

Vision:

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

Applicant seeks to rezone from AG and R-40 to NC, RTH, and RZL to build a mixed-use development with single family homes and retail pods.

Section 2 – Core Issues

Project Supports

Planning for Sustainable Growth	This location has most infrastructure and services nearby.
Diverse Economic Opportunities	New employment opportunities could be generated by the commercial tracts.
Housing Choice	Project could add to the diversity of housing options.
Aging in Place	The applicant proposes an age restricted residential product.

Project is Neutral

Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
Designing with the Environment	No evidence of impact.
Preserve and Enhance Sense of Place	No evidence of impact.

Project Neglects

Section 3 – Character Area Description

Character Area	Suburban Living
-----------------------	-----------------

The Suburban Living Character Area. The intent of this Character Area is to support existing suburban development with compatible residential and commercial development. Suitable development in this area should be similar to the existing pattern of development in terms of size, scale, and lot density. Suggested Zoning Districts in this Character Area are R-40, R-30, R-20, R-15, and RD-3. This project is not consistent with the Character Area.

Node or Corridor	Transitional
-------------------------	--------------

The intent of the Transitional Corridor is to allow more intense development immediately adjacent to the roadway and transitioning to lower intensity surrounding areas. Nonresidential uses are envisioned to be small in size and scale. New commercial developments should be compatible with the adjoining neighborhood. In addition, master planned communities are one of the primary land uses within the Corridor. The intensity of new residential developments may be higher than the underlying Character Area based on the character of surrounding

development and if infrastructure permits. Suggested Zoning Districts in this Corridor are AG, OI, and NC. While this project is proposed near the intersection of two major roads and has access to sewer, the intensity of the residential component exceeds the envisioned intensity of this Corridor. Therefore, this project is not consistent with the Corridor.

Cherokee County Government

ENGINEERING DEPARTMENT
1130 Bluffs Parkway – Canton, Georgia 30114
678-493-6077 – Fax 678-493-6055



REZONING MEMORANDUM

Case Number: 17-03-006

Applicant: Oak Hall Companies, LLC

Current Zoning: AG & R-40

Proposed Zoning: NC, RTH & RZL

● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is Grimes Road. Grimes Road is a two-lane local roadway that is approximately 16 feet wide. The geometry of the roadway is generally good. Grimes Road runs between State Route 140 and Arnold Mill Road.
- **Planned Improvements** – There are no planned improvements to this section of Grimes Road.
- **Trip Generation** – Based on the current zoning compared to the proposed zoning, the difference in trip generation from the property as currently zoned to the proposed zoned condition is an increase of 1,350 vehicles per day.

Zoning	Units	Trips Per Day
Current AG & R-40	33 units	316
Proposed NC, RTH, & RZL	209 units	1,666

- **Development Related Improvements** – It is anticipated that the developer would need to reconstruct Grimes Road to meet the current County Standards and include curb and gutter for the entire length. The intersection of Grimes Road and State Route 140 would need to be improved to include a deceleration lane. The intersection of Grimes Road and Arnold Mill Road would need to be improved to include a deceleration lane and a left turn-lane onto Grimes Road (as well as possible geometric improvements on Arnold Mill Road in order to meet current sight distance requirements). At the time of the report, there has not been a traffic study submitted.

● **Stormwater:**

- **Flood Plain or Wetlands on Property** – No.
- **Runoff Tributary and Basin** – Unnamed tributary of Little River in the Allatoona basin.

● **Conclusion:**

It is the opinion of the Cherokee County Engineering Department that Grimes Road should be able to handle the additional traffic generated by this application provided that the developer complete the following improvements:

1. Upgrade Grimes Road to include curb and gutter and construct to meet current County Standards.
2. Improve the intersection of Grimes Road and SR 140 to include a deceleration lane and improved radii.
3. Improve the intersection of Grimes Road and Arnold Mill Road to include a deceleration lane and a left-turn lane onto Grimes Road.

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
Cherokee County		17-03-006		Oak Hall Companies, LLC	
Acreage	Number of Lots	Current Zoning	Proposed Zoning	Housing Type	
39.575	137	AG & R-40	NC, RTH & RZL	Single Family Residential	
Estimated Student Impact	(1)	Additional Capacity Needed	Additional Capacity Cost	(2)	Annual Student Cost
99	Students	4	Classroom(s)	\$135,000.00	\$707,949.00
Planning Commission Meeting Date	County Commission/City Council Meeting Date		Map and Parcel		
3/7/2017	2/21/2017		02N04/215C, 215E, 219, 223		
Property Description					
Suburban Living					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Mountain Road ES	419	713	58.77%
Middle School	MS Enrollment	MS Capacity	% Capacity
Dean Rusk MS	1479	1600	92.44%
High School	HS Enrollment	HS Capacity	% Capacity
Sequoyah HS	1848	1737	106.39%

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

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

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

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

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

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

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

Case # 17-03-006 Oak Hall Companies, LLC

Zoning Map



Legend

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



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

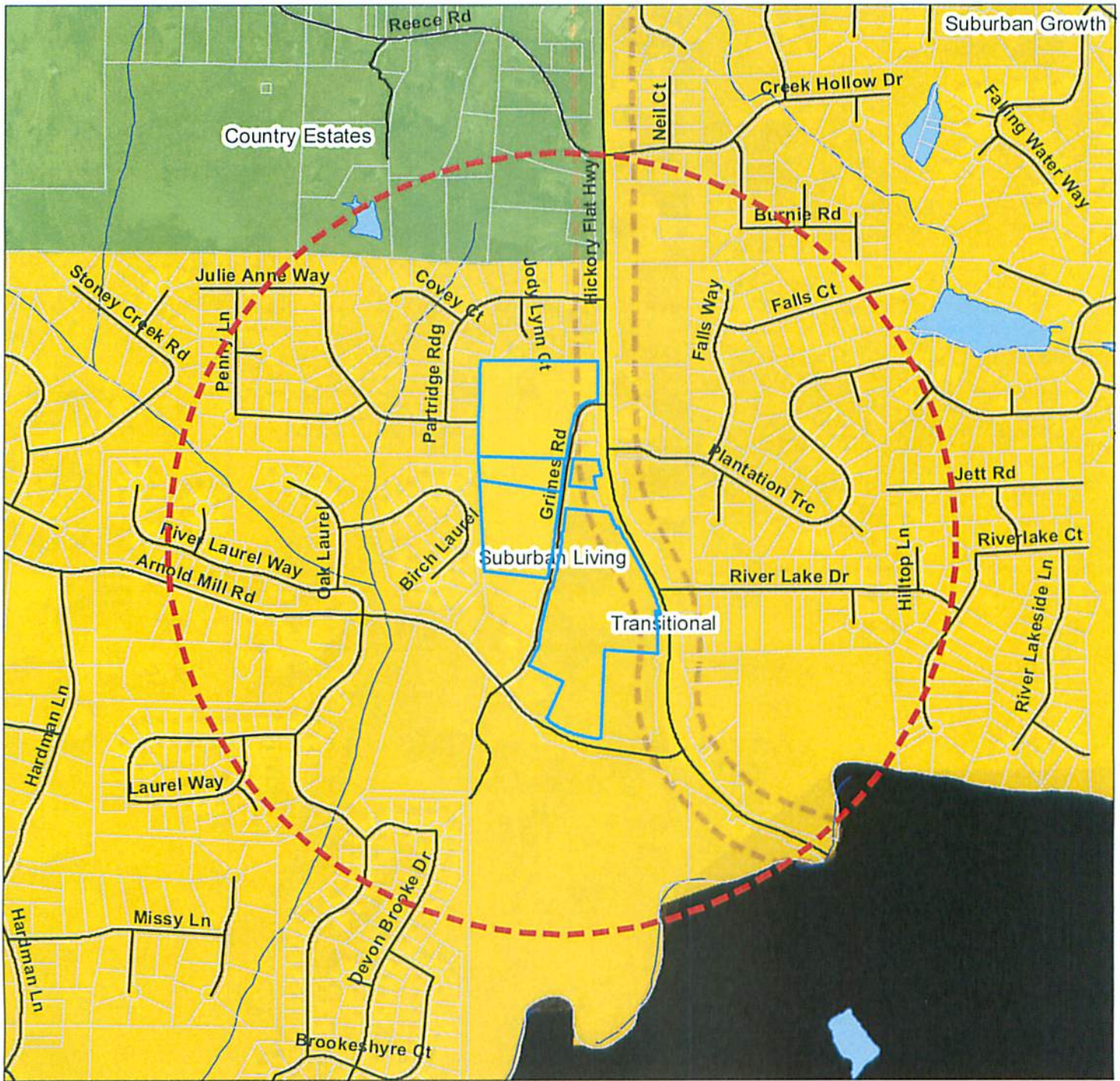


Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
30 January 2017



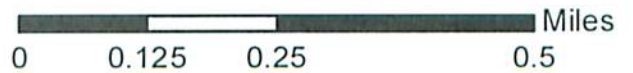
Case # 17-03-006 Oak Hall Companies, LLC

Future Development Map



Legend

- | | | |
|---------------------|-----------------------|------------------------|
| Rezoning Parcel | County Crossroads | Character Areas |
| 1/2 Mile Radius | Hamlet | Natural Preserve |
| School | Neighborhood Village | Rural Places |
| Cemetery | Community Village | Country Estates |
| Church | Corridors | Suburban Growth |
| Street | Scenic Corridor | Suburban Living |
| Parcel | Transitional Corridor | Neighborhood Living |
| 100 Year Flood Zone | Development Corridor | Bell's 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
30 January 2017





Cherokee County, Georgia
Agenda Request

Item#: 3.

SUBJECT: Case #17-04-013 R. Venture, LLC (BOC Dist. 1)
MEETING DATE: 5/2/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 54.61 +/- acres at Jessie Lane, Owens Store Road and Old Orange Mill Road from AG to R-30 for a single family residential subdivision.

This application was deemed incomplete by the Planning Commission at their Work Session on April 17, 2017

FACTS AND ISSUES:

Commission District: 1
Zoning Change: AG to R-30
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"/> Staff Reports	Exhibit
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Existing Site Resource Map	Exhibit
<input type="checkbox"/> Zoning map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> PP Report	Exhibit
<input type="checkbox"/> Revised Existing Site Resource Map	Exhibit
<input type="checkbox"/> Revised Site Plan	Exhibit



Staff Report

Case No: 17-04-013
Applicant Name: Hardy Smith for R. Venture, LLC.
Location: 155 Jessie Lane, Owens Store Road, and Old Orange Mill Road (03N17, 037, 037A and 054)
From/To: AG to R-20
Proposed Use: Single Family Residential Subdivision
Commission Post: 1

	Existing Zoning	Existing Land Use
North	R-40	Vacant
South	R-30	Vacant
East	AG	Creekview High School, Morning Star Church, and Arbor Shoals
West	AG	Residential

Future Development

Character Area/Node/Corridor	Description
Suburban Growth	The intent of this Character Area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment to create more sustainable communities. This is an area in transition from a rural to suburban area, often characterized by pockets of development interspersed among a rural landscape. Conservation Subdivisions are a primary land use in Suburban Growth.

Suburban Growth	
Primary Land Uses	Secondary Land Uses
Single-family detached housing Conservation Subdivisions Master planned communities	Residentially-related institutional uses

Analysis and Comment

The subject parcels a total of 54.61 acres and lies at the northwest intersection of Owens Store Road and Old Orange Mill Road. This proposal is to allow the development of a single family residential subdivision of 87 homes under conservation design. These homes are planned to have public water and sewer with the Cherokee County Water and Sewerage Authority. The first public participation letter set the day and time for February 9 at 4:00 pm. Staff alerted the applicant of the time requirement of Article 18 and the meeting was re-set for February 15 at 6:30 pm. That was held with 32 people signing in as attendees.

There are 3 letters in support of and 24 households represented in opposition to the rezoning on file. A map is attached.

1 Findings

1.1 Engineering Department

- See attached.

1.2 Cherokee County Water and Sewerage Authority

- 1.3 Cherokee County Board of Education** – The Board of Education estimates the 63 students from these 87 lots. While the Board uses that number as additional to the current enrollment, it is likely some number would be currently enrolled in the school system.

1.4 Fire Marshal's Office

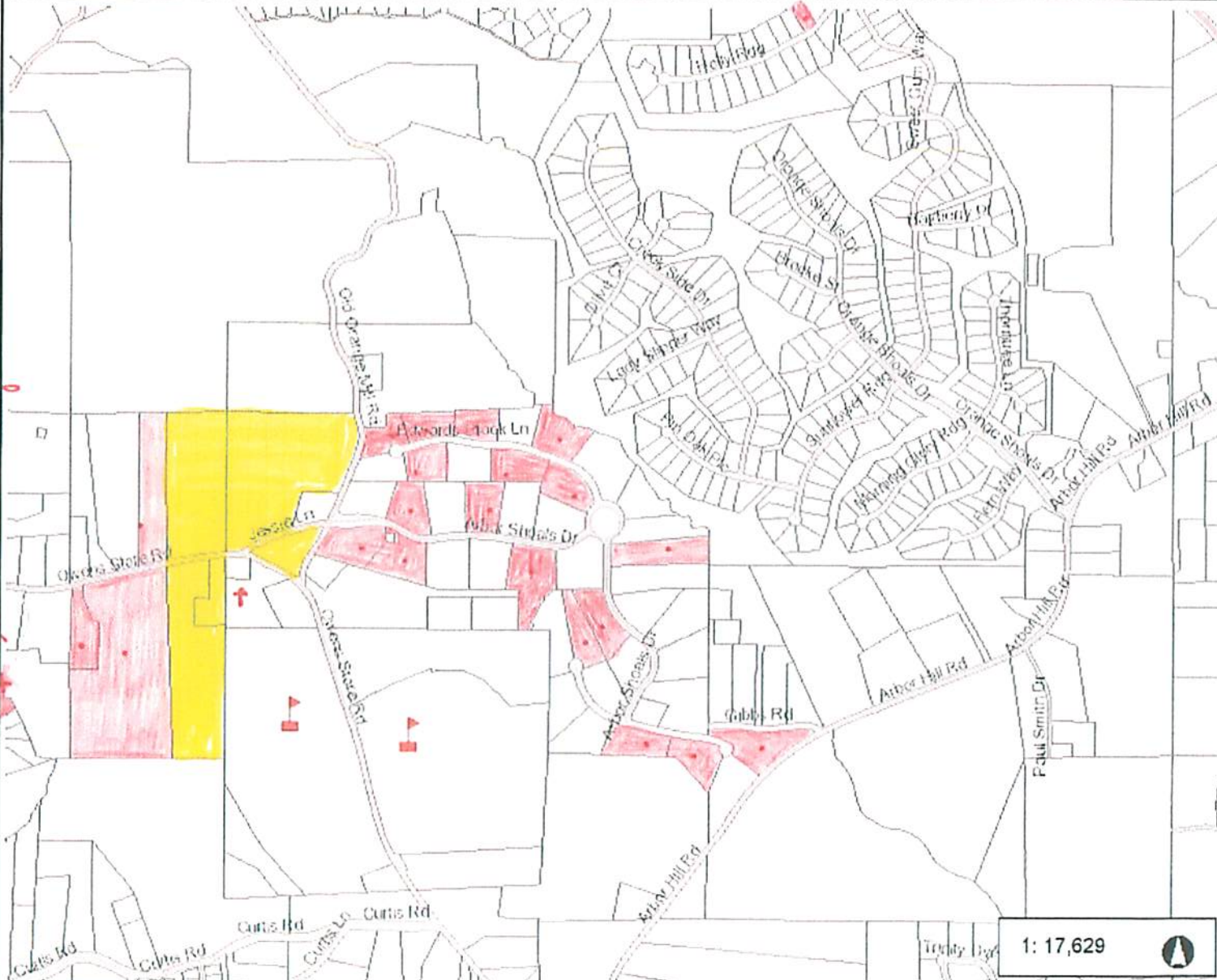
1.5 Sheriff's Office



Cherokee County, GA *1 Ltr 1550 Darby Ford Ballground*

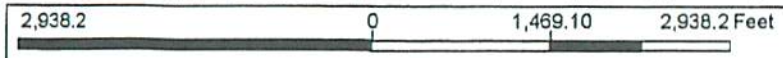


of Hwy map on Cecil Holloway



Legend

- Schools
- Churches
- Addresses
- Railroad
- Streets**
- Highway
- Highway Ramp
- Major Collector
- Minor collector
- Local
- Minor Local
- Arterial
- Cul-de-sac/deadend
- Unclassified
- Parcels



1: 17,629

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



REZONING MEMORANDUM

Case Number: 17-04-013 **Applicant:** R. Venture, LLC
Current Zoning: AG **Proposed Zoning:** R-20

● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is Owens Store Road. Owens Store Road is currently a two-lane local roadway that is approximately 20-24 feet wide. The geometry of the roadway is generally good.
- **Planned Improvements** – There are no currently planned improvements to this section of Owens Store Road other than resurfacing in summer of 2017.
- **Trip Generation** – Based on the current zoning compared to the proposed zoning, the difference in trip generation from the property as currently zoned to the proposed zoned condition is an increase of 871 vehicles per day.

Zoning	Units	Trips Per Day
Current AG	27 units	258
Proposed R-30	118 units	1,129

- **Development Related Improvements** – It is anticipated that the proposed entrances to the development along Owens Store Road at minimum would need a deceleration lane and possibly a left-turn lane into the property.

● **Stormwater:**

- **Flood Plain or Wetlands on Property** – No.
- **Runoff Tributary and Basin** – Mill Creek and Smithwick Creek in the Allatoona basin.

● **Conclusion:**

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

Case # 17-04-013 - Community Agenda Analysis

Section 1 – Community Vision

Community	Owens Store Road, 0.8 mile east of East Cherokee Drive
-----------	--

Vision:

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

Applicant seeks to rezone from AG to R-20 for a residential subdivision.

Section 2 - Core Issues

Project Supports

Planning for Sustainable Growth	This location has most infrastructure and services nearby.
Housing Choice	This project could offer more housing options in the area.
Designing with the Environment	Approximately 51% of the site will be greenspace.

Project is Neutral

Preserve and Enhance Sense of Place	No evidence of impact.
Diverse Economic Opportunities	While there may be a temporary increase in construction related jobs, there is no evidence of positive long-term impact.
Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
Aging in Place	No evidence of impact.

Project Neglects

Section 3 – Character Area Description

Character Area	Suburban Growth
----------------	-----------------

The intent of this Character Area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment to create more sustainable communities. This is an area in transition from a rural to suburban area, often characterized by pockets of development interspersed among a rural landscape. Conservation Subdivisions are a primary land use in Suburban Growth. Suggested zoning districts in this Character Area are R-80, R-60, and R-40. This project is not consistent with the Character Area.

Node or Corridor	n/a
------------------	-----

PL2017-0257



Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
Cherokee County		17-04-13		R. Venture, LLC	
Acreage	Number of Lots	Current Zoning	Proposed Zoning	Housing Type	
54.61	87	AG	R-20	Single Family Residential	
Estimated Student Impact (1)		Additional Capacity Needed		Additional Capacity Cost (2)	
63	Students	3	Classroom(s)	\$85,909.09	Annual Student Cost (3)
					\$450,513.00
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map and Parcel	
4/4/2017		4/18/2017		03N17/37, 37A, 54	
Property Description					
Suburban Living					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Macedonia ES	770	862	89.33%
Middle School	MS Enrollment	MS Capacity	% Capacity
Creekland MS	1494	1287	116.08%
High School	HS Enrollment	HS Capacity	% Capacity
Creekview HS	1993	1925	103.53%

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

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

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

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

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

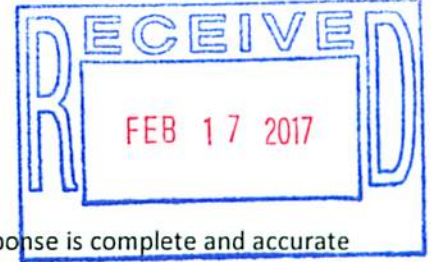
(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

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

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.

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;

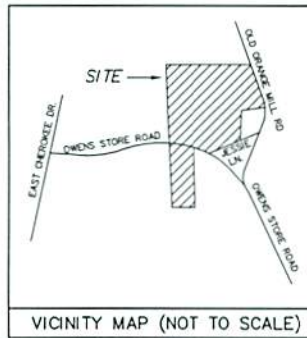
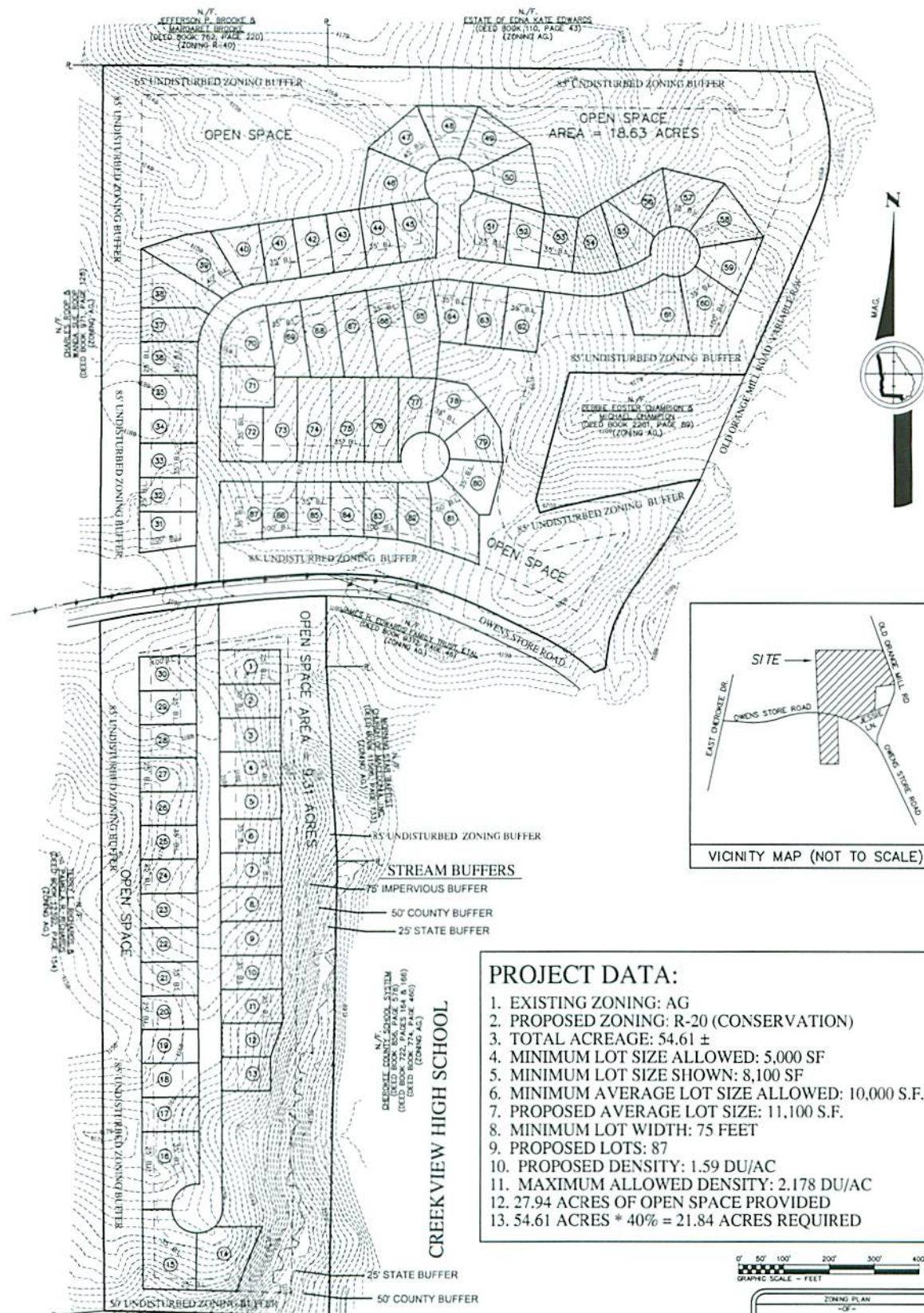
North 67 Degrees 00 Minutes 55 Seconds West for a distance of 56.29 feet;

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.

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

MANOR AT CREEKVIEW

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 LOTS - 854, 955, 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



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 CHANGES COUNTY FUTURE FLOOD PLAIN IS WITHIN 200 HORIZONTAL FEET OF THIS PROPERTY.

GROUNDWATER RECHARGE

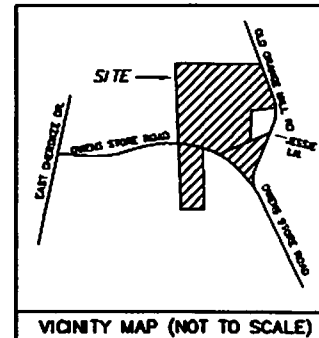
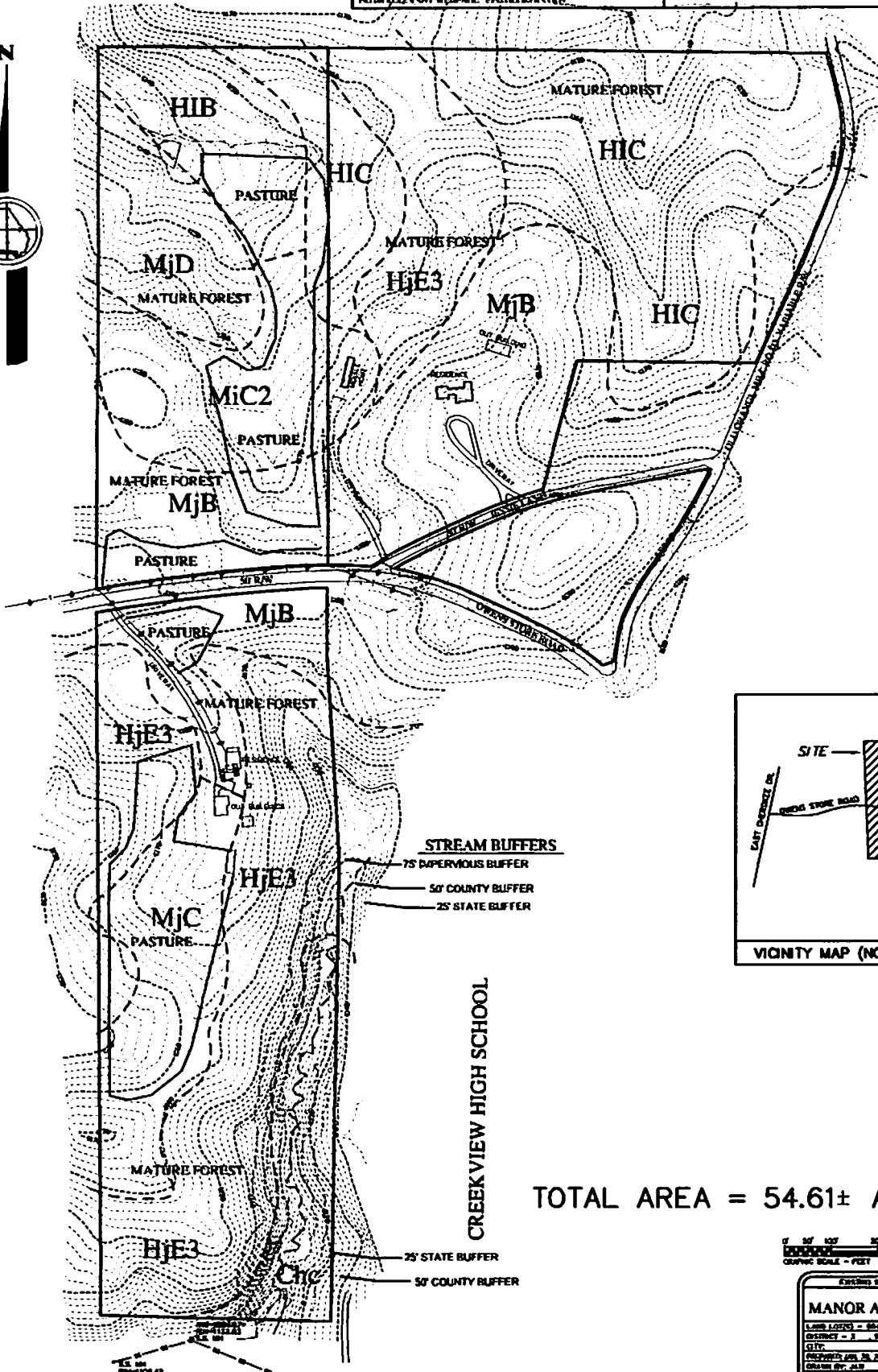
THIS PROJECT DOES NOT LIE WITHIN AN AREA OF SPECIFIC CONCERN AFTER RECHARGE OR BEST PRACTICES AND IT IS OF GREAT WATER POLLUTION PER DEPARTMENT OF NATURAL RESOURCES HYDROLOGIC ATLAS (A MOST RECENT EDITION, IF AVAILABLE FROM RELEVANT DEPARTMENT) PROVIDED BY A GUY.

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 ARE PRESENT IN ALL LOCAL FORESTS.



TOTAL AREA = 54.61± ACRES

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 BE POSSIBLE TO CONTAIN WETLANDS.

Existing site measurements map

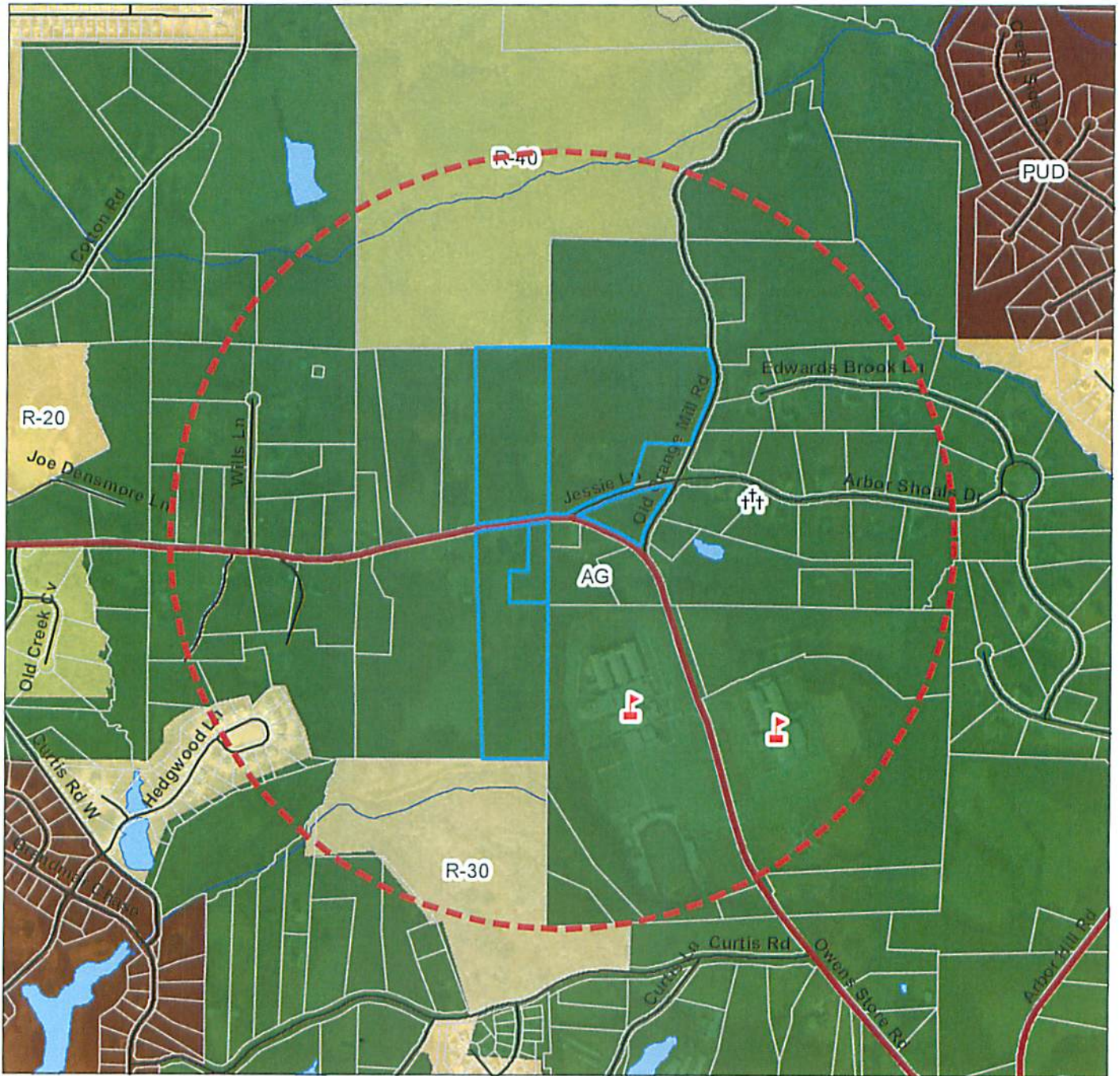
MANOR AT CREEKVIEW

LAND LOTS - 20A, 20B, 20C & 20D
 DISTRICT - 2 ZONING - P
 CITY - (Dunwoody, GA)
 PREPARED FOR: 2017 10/24/17 1" = 500 FT
 DRAWN BY: JLB
 CHECKED BY: JLB
 JOB NO. 17-036

100 AMHILL ROAD, SUITE 100 / P.O. BOX 110
 770-735-1100
(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	PUD
Church	R40	OI
Street	R30	NC
Parcel	R20	GC
100 Year Flood Zone	RD3	LI
	R15	HI
	R10	Bells 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.

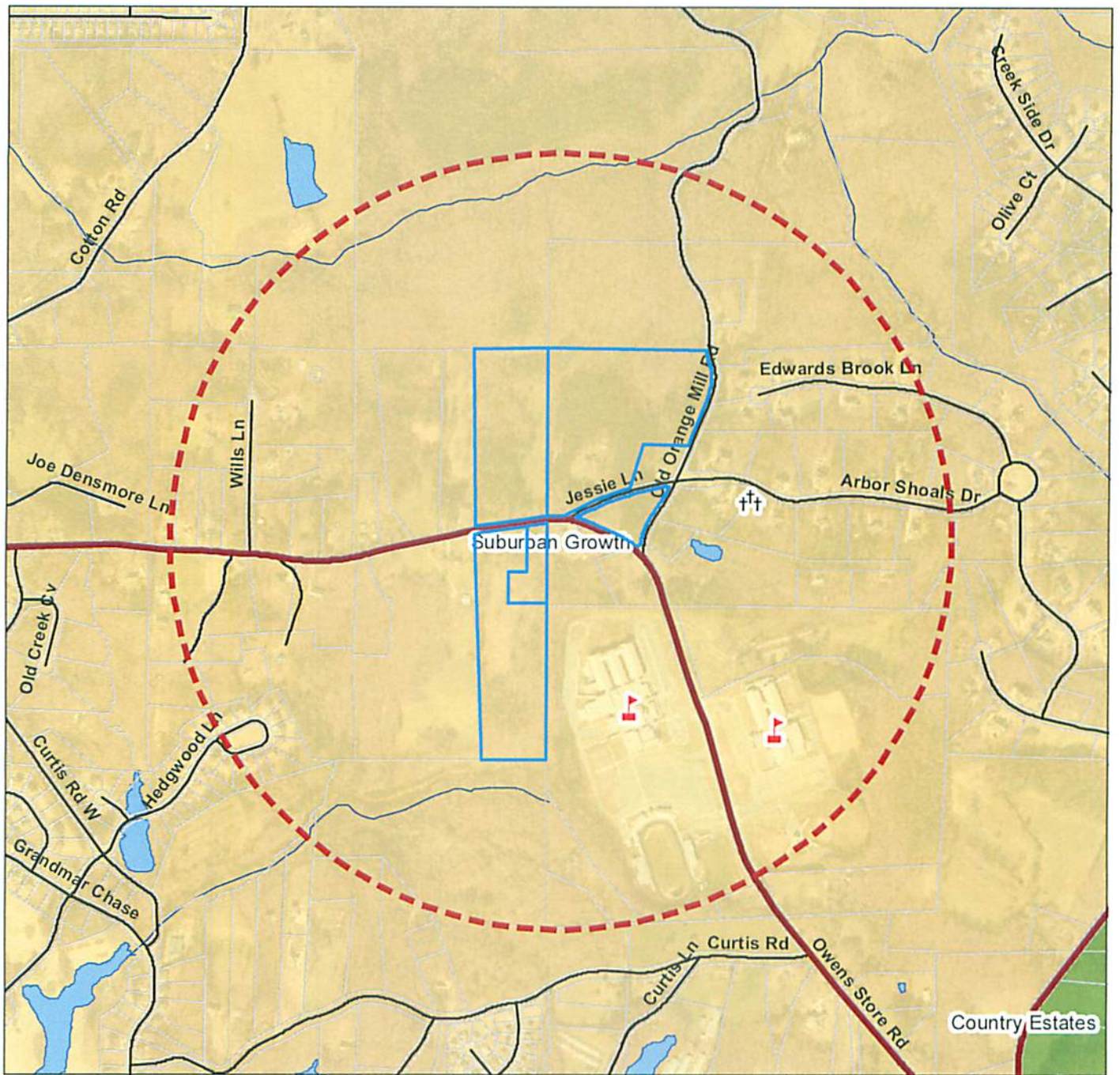


Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
03 March 2017



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



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 3009	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	770-6559	BZUBER@EWZUSA.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			
Huattk	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

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

NO F.E.M.A. FLOOD PLAIN OR CHEROKEE 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 SUSCEPTABILITY OF GROUNDWATER POLLUTION, PER DEPARTMENT OF NATURAL RESOURCES HYDROLOGIC ATLAS 18, MOST RECENT EDITION AVAILABLE FROM RELEVANT WEBSITE: EPO.GEORGIA.GOV

IMPAIRED STREAMS

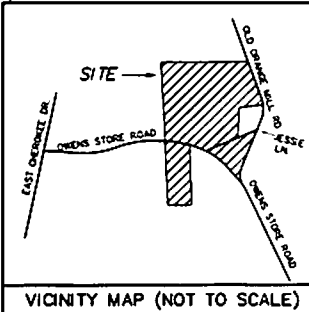
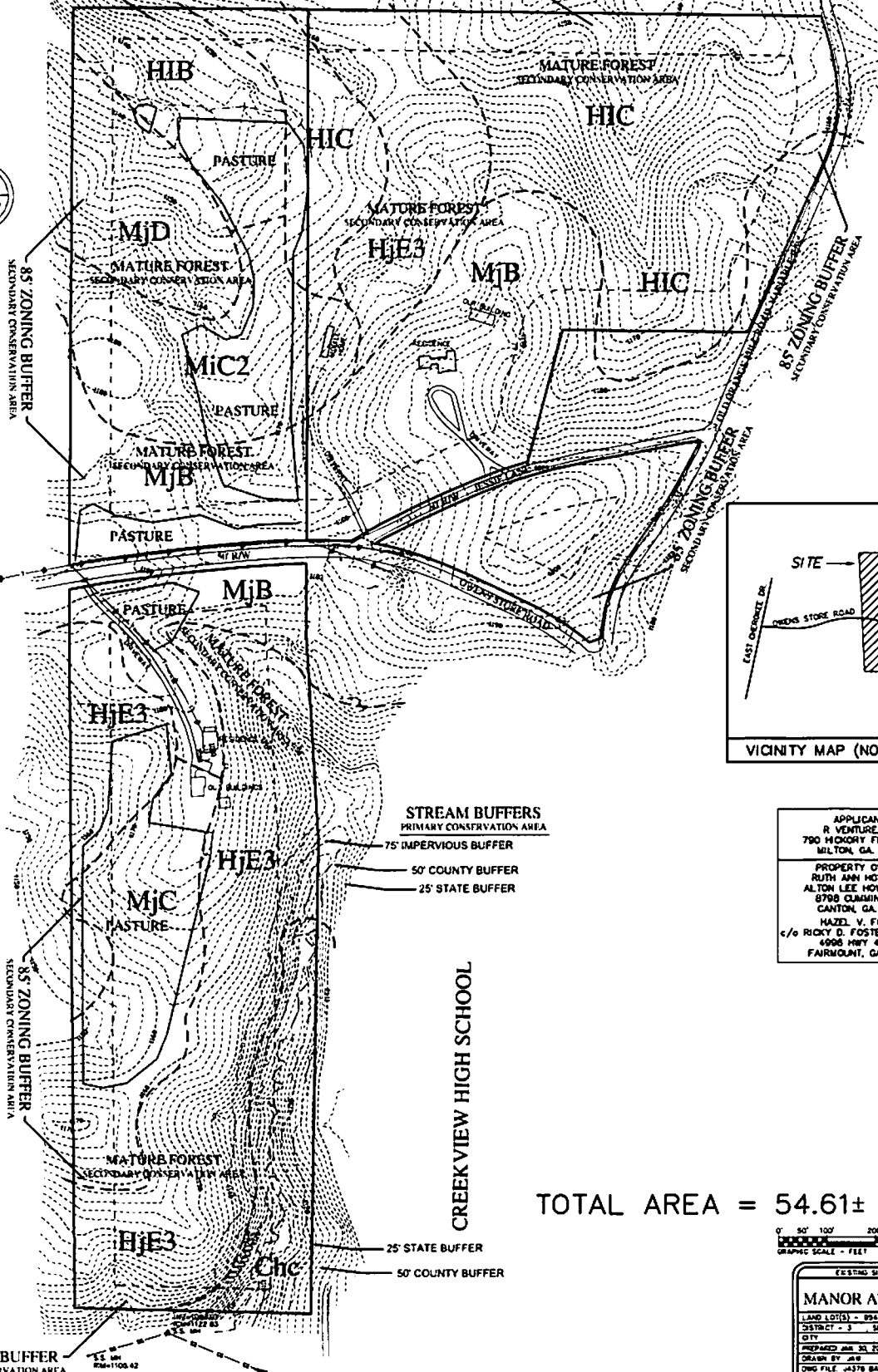
THIS PROPERTY LIES MORE THAN 1 MILE FROM ANY IMPAIRED STREAM PER THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION

ENDANGERED SPECIES

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

65' ZONING BUFFER
SECONDARY CONSERVATION AREA

85' ZONING BUFFER
SECONDARY CONSERVATION AREA



APPLICANTS:
R VENTURE, LLC
790 HICKORY FLAT ROAD
MILTON, GA. 30004

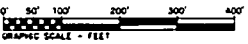
PROPERTY OWNERS:
RUTH ANN HOWELL, D
ALTON LEE HOWELL, SR.
8708 CLAIMING HWY
CANTON, GA. 30115

HAZEL V. FOSTER
c/o RICKY D. FOSTER (EXECUTOR)
6906 HWY 411 NW
FAIRBURN, GA. 30138

STREAM BUFFERS
PRIMARY CONSERVATION AREA

- 75' IMPERVIOUS BUFFER
- 50' COUNTY BUFFER
- 25' STATE BUFFER

TOTAL AREA = 54.61± ACRES



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

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

WETLANDS
THE SITE CONTAINS STATE WATERS WHICH ARE SHOWN. NO WETLANDS DELINEATION HAS TAKEN PLACE, BUT ONLY SMALL AREAS AWAY FROM DEVELOPMENT WOULD POSSIBLY CONTAIN WETLANDS.

EXISTING SITE RESOURCES MAP
OF
MANOR AT CREEKVIEW

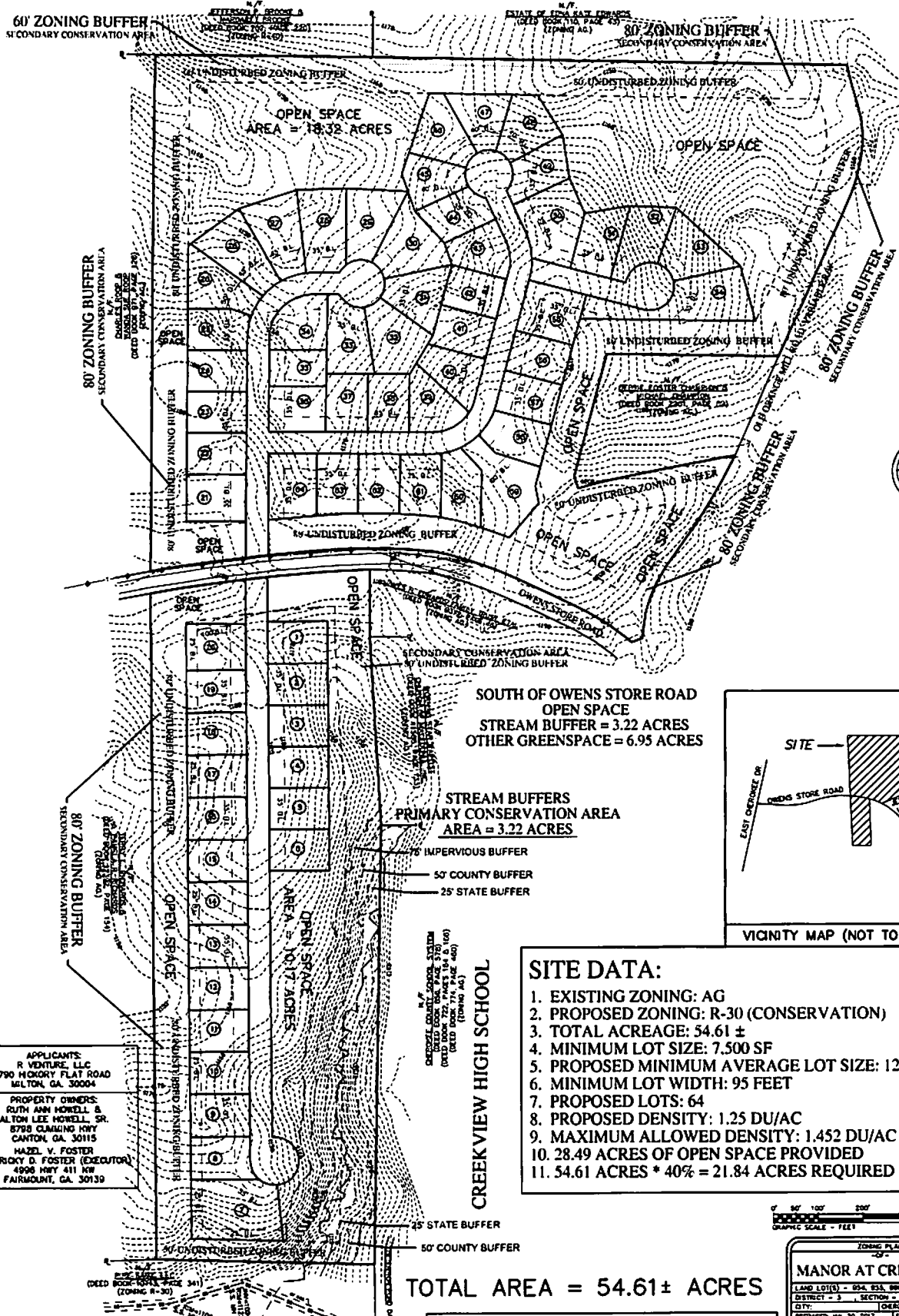
LAND LOTS - 85A, 85B, 85D & 85H
DISTRICT - 3 SECTION - 2
CITY - CHEROKEE COUNTY, GA
PREPARED JAN 30, 2017 SCALE 1" = 100 FT
DRAWN BY JWB
DWG FILE: 14378 BASE MAP.dwg
DOW NO: 17-4378

1120 HOWELL BRIDGE ROAD / P.O. BOX 128
MILTON, GEORGIA 30004
(770) 735-1100

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

MANOR AT CREEKVIEW

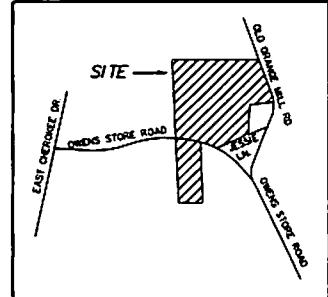
HISTORIC, ARCHEOLOGICAL, CULTURAL FEATURES
THIS FIRM HAS NO KNOWLEDGE OF THE PRESENCE OF HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES LOCATED ON THIS SITE.



**SOUTH OF OWENS STORE ROAD
OPEN SPACE**
STREAM BUFFER = 3.22 ACRES
OTHER GREENSPACE = 6.95 ACRES

**STREAM BUFFERS
PRIMARY CONSERVATION AREA**
AREA = 3.22 ACRES

- 75' IMPERVIOUS BUFFER
- 50' COUNTY BUFFER
- 25' STATE BUFFER



VICINITY MAP (NOT TO SCALE)

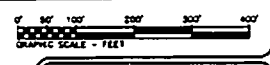
APPLICANTS:
R VENTURE, LLC
790 HOKORY FLAT ROAD
MILTON, GA. 30004

PROPERTY OWNERS:
RUTH ANN HOWELL &
ALTON LEE HOWELL, SR.
8788 CLIMING HWY
CANTON, GA. 30115

HAZEL V. FOSTER
c/o RICKY D. FOSTER (EXECUTOR)
4906 HWY 411 NW
FAIRMOUNT, GA. 30139

CREEK VIEW HIGH SCHOOL
CHEROKEE COUNTY SCHOOL SYSTEM
1780 STATE ROAD 120 (S)
DEED BOOK 772, PAGE 400 (100)
DEED BOOK 717, PAGE 400 (100)

- SITE DATA:**
- EXISTING ZONING: AG
 - PROPOSED ZONING: R-30 (CONSERVATION)
 - TOTAL ACREAGE: 54.61 ±
 - MINIMUM LOT SIZE: 7,500 SF
 - PROPOSED MINIMUM AVERAGE LOT SIZE: 12,000 S.F.
 - MINIMUM LOT WIDTH: 95 FEET
 - PROPOSED LOTS: 64
 - PROPOSED DENSITY: 1.25 DU/AC
 - MAXIMUM ALLOWED DENSITY: 1.452 DU/AC
 - 28.49 ACRES OF OPEN SPACE PROVIDED
 - 54.61 ACRES * 40% = 21.84 ACRES REQUIRED



MAX. DENSITY CALCULATIONS: R-30 CONSERVATION
SITE AREA = 54.61 AC. ±
CONSTRAINED AREA = ARTICLE 23-4-2 CHEROKEE CO. ZONING ORDINANCE
ITEM E. 415 AC ± 2 ASSUMED R/W
ITEM F. 415 AC ± 2 ASSUMED R/W
ITEM G. 415 AC ± 2 ASSUMED R/W
TOTAL = 1.25 x 54.61 ± + 4.15 x 100% = 5.76 AC ±

NET TRACT AREA = NTA = GROSS TRACT ACREAGE - CONSTRAINED AREA
NTA = 54.61 - 5.76 = 48.85 ACRES

MAX. LOTS ALLOWED = SITE AREA - CONSTRAINED AREA ÷ DU, OR THE LOTS OBTAINED FROM A CONVENTIONAL LAYOUT, WHICHEVER IS GREATER

MAX. LOTS ALLOWABLE = 48.85 ÷ 1.452 = 71 LOTS

TOTAL AREA = 54.61 ± ACRES

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

EXISTING UTILITIES:

- WATER SERVICE: THE SITE WILL BE SERVED BY A CONNECTION TO THE EXISTING WATER MAIN LOCATED IN THE ADJACENT R/W.
- 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) - 654, 655, 660 & 661
DISTRICT - 3 SECTION - 3
CITY - CHEROKEE COUNTY, GA
PREPARED JAN 30, 2017 SCALE: 1" = 100' ±
DRAWN BY: JLB
DWG FILE: J4378 Zoning CONGR.dwg
JOB NO: 17-0378

1100 HOWELL BROOK ROAD / P.O. BOX 190
MILTON, GEORGIA 30007
(770) 735-1100



Cherokee County, Georgia
Agenda Request

Item#: 4.

SUBJECT:
Case #17-03-007 Scallions Development
Company (BOC Dist. 2)

MEETING DATE:
5/2/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 3.05 +/- acres at 9626 Hickory Flat Highway from R-40 to NC for a commercial development.

FACTS AND ISSUES:

Commission District: 2
Zoning Change: R-40 to NC
Location: 9626 Hickory Flat Hwy
Tax Map and Parcel No: 02N04, 271E
Acres: 3.05 +/-
Proposed Development: Commercial Uses
Future Development Map: Transitional Corridor over 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"/> STAFF REPORT	Exhibit
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> PP Report	Exhibit



Staff Report

Case No: 17-03-007
Applicant Name: Neel Sengupta for Scallions Development Company
Location: 9626 Hickory Flat Highway
(02N04, 271E)
From/To: R-40 to NC
Proposed Use: Existing Day Care/School
Commission Post: 2

	Existing Zoning	Existing Land Use
North	R-40	Vacant
South	R-40	Residential and Vacant
East	R-20	Regency Park Subdivision
West	R-40	Vacant

Future Development Map

Character Area/Node/Corridor	Description
Country Estates	This character area seeks to provide a low-intensity residential community. Country Estates features a mixture of single-family housing on large lots and farms. New residential development should be large-lot "estate" developments of two acres or greater. Suggested zoning districts in this character area are AG and R-80.
Transitional Corridor	This corridor is designed to allow more intensive residential uses and limited compatible non-residential uses along major roadways. Restrictions in this corridor allow a smooth transition to surrounding areas. Size, appearance and parking standards apply. Suggested zoning districts in this character area are AG, O-I and NC.

Country Estates	
Primary Land Uses	Secondary Land Uses
Active Farming, timbering, and conservation uses Wholesale nurseries and commercial greenhouses Homesteads on individual lots Large Lot Single Family home subdivisions Horse farms Gentlemen's farms Executive housing Conservation Subdivisions	Semi-Public and institutional uses Passive Recreation areas

Transitional Corridor	
Primary Land Uses	Secondary Land Uses
Single-family detached housing Conservation Subdivisions Master planned communities	Retail shops Personal services such as laundromats, dry cleaners, barber/beauty shops and video rental Professional services such as lawyers, accountants, insurances agents, physicians and dentists Neighborhood institutions such as churches, schools, day care, fire stations and libraries

Analysis and Comment

The subject parcel totals 3.05 acres and lies on the west side of State Route 140 approximately one mile north of Arnold Mill Road. A Public Participation Meeting was held on February 21, 2017 with (6) attendees signing in. No Existing Site resource map was required as this is an existing facility.

1 Findings

1.1 Engineering Department

- Attached.

1.2 Cherokee County Water and Sewerage Authority

- CCWSA stated there is an existing 12 inch water line available and adequate for the school, but no public sewer is currently available.

1.3 Cherokee County Board of Education

1.4 Fire Marshal's Office

1.5 Sheriff's Office

Case # 17-03-007 - Community Agenda Analysis

Section 1 – Community Vision

Community	SR 140, 1 mile north of Arnold Mill Road.
-----------	---

Vision:

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

Applicant seeks to rezone from R40 to NC for commercial development.

Section 2 - Core Issues

Project Supports

Planning for Sustainable Growth	This location has most infrastructure and services nearby.
Diverse Economic Opportunities	New employment opportunities could be generated at this location.

Project is Neutral

Housing Choice	No evidence of impact.
Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
Aging in Place	No evidence of impact.
Designing with the Environment	No evidence of impact.
Preserve and Enhance Sense of Place	No evidence of impact.

Project Neglects

Section 3 – Character Area Description

Character Area	Country Estates
----------------	-----------------

The Country Estates Character Area seeks to provide a low-intensity residential community. Country Estates is a low intensity land use with a mixture of single-family housing on large lots and farms. Suggested Zoning Districts in this Character Area are AG and R-80. This project is not consistent with the Character Area.

Node or Corridor	Transitional
------------------	--------------

The intent of the Transitional Corridor is to allow more intense development immediately adjacent to the roadway and transitioning to lower intensity surrounding areas. Nonresidential uses are envisioned to be small in size and scale. Suggested Zoning Districts in this Corridor are AG, OI, and NC. This project is consistent with the Corridor.



REZONING MEMORANDUM

Case Number: 17-03-007
Current Zoning: R-40

Applicant: Scallions Development Co.
Proposed Zoning: ~~GC~~ NC

● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is State Route 140. State Route 140 is a three-lane minor arterial roadway. The geometry of the roadway is generally good. GDOT recorded a traffic count of 14,500 vehicles per day in 2015 on this section of SR 140.
- **Planned Improvements** – There are no planned improvements to this section of SR 140.
- **Trip Generation** – Based on the current zoning compared to the proposed zoning, the difference in trip generation from the property as currently zoned to the proposed zoned condition is likely negligible since the existing building was used as a pre-school.

Zoning	Units	Trips Per Day
Current R-40	--	-
Proposed GC	--	-

- **Development Related Improvements** – The existing driveway was approved as a commercial driveway through GDOT and likely will not need any changes.

● **Stormwater:**

- **Flood Plain or Wetlands on Property** – No.
- **Runoff Tributary and Basin** – Unnamed tributary of the Little River in the Allatoona basin.

● **Conclusion:**

It is the opinion of the Cherokee County Engineering Department that State Route 140 should be able to handle the additional traffic generated by this application.

Cherokee County Water & Sewerage Authority

Applicant:	SALLIONS DEVELOPMENT CO.
Re-Zoning Case No.:	17-03-007
Present Zoning:	R-40
Proposed Zoning:	COMMERCIAL NC
Tax Map:	02N04
Parcel No.:	271 E

Water

1) Is Water Available at Development:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
2) Size of Existing Water Line (If Available):	12"
3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project:	YES <input type="checkbox"/> NO <input type="checkbox"/>
Additional Comments:	DETERMINED FLOW TEST
4) Is Existing Water Line Adequate for Project, If not what size will be Required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table:	NONE

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

Sewer

1) Is Sewer Available to the Project:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
2) How far from the Proposed Development are the Nearest Sewer Lines:	
3) Approximate Length of Time Before Sewer Line will be Reasonably Assessible to Development:	
4) Estimated Waste Generation:	<input type="text"/> ADF <input type="text"/> PEAK
5) Treatment Plant:	<input type="text"/>
6) Plant Capacity:	Available <input type="checkbox"/> Not Available <input type="checkbox"/>
7) Line Capacity:	Available <input type="checkbox"/> Not Available <input type="checkbox"/>
8) Projected Plant Availability:	0-5 Years <input type="checkbox"/> 5-10 Years <input type="checkbox"/> 10+ Years <input type="checkbox"/>
9) Additional Comments:	<input type="text"/> <input type="text"/>

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

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

Plant Capacity Comments:

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

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



CHEROKEE COUNTY
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: NEEL SENGUPTA Phone: 770-601-6858
 Email: neelssengupta@gmail.com

Applicant's Information:

Name: SCAUMONS DEVELOPMENT CO.

Address: 2319 WEEPING OAK DR. Phone: 770-380-0387

City, State, Zip: BRASELTON, GA

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>2</u>	Public Participation Meeting: <u>N/A</u>
Case: <u>17-03-007</u>	PC Work Session Date: <u>2/20/17</u>
CityView # <u>PL20170000097</u>	Planning Commission Hearing: <u>3/7/17</u>
Received by: _____	Board of Commissioners: <u>3/21/17</u>
Fee Paid: \$ <u>750.00</u>	Zoning Board of Appeals: <u>N/A</u>
Date: _____	Other: <u>one file dev. review</u>
	<u>1-10-17</u>
	<u>1-26-17</u>

SECTION II

Property Information:

Location: 9626 Hickory Flat Hwy.
Current Zoning: R-40 Proposed Zoning: COMMERCIAL NC Total Acreage: 3.05 ac +/-
Tax Map #: 02 N04 Parcel #: 271 E Land Lot(s): T15 District: 02
Future Development Map Designation: Transitional 21 Corridor over Country Estates
Adjacent Zonings: North R-40 South R-40 East R-20 West R-40

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

see attached

Proposed Use(s) of Property:

COMMERCIAL DEVELOPMENT

Applicant Affidavit:

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

This form is to be executed under oath. I, NEEL SENSURITA, 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 20 day of JAN, 20 17.

Print Name NEEL SENSURITA

Applicant Signature 

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: CCWSA 8" line

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? N/A students

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

Traffic Generation: N/A

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 Existing

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	
	<u>NC Commercial</u>	<u>12,116 sq. ft.</u>		

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

The intent of rezone is for the site developer to make the parcel available for commercial development. The current zone is not viable for development. The zoning proposed will permit the developer to seek appropriate commercial tenants and or future purchases of the site suitable to the land use for neighborhoods. The zoning proposed is not anticipated to adversely affect the community or nearby neighborhoods but rather add value, nor will it affect the usability of nearby properties. The zoning proposal has reasonable economic under the standard neighborhood conditions and will not cause excessive use existing streets, transportation facilities, utilities, or schools. The proposed zoning is in conformity with policy and interests of the land use plan and to our knowledge there are not other conditions or proposals for the location affecting the use of the owned property that would invalidate this proposal.



Scallions Development Co.,

Thad Joiner

1/20/2017

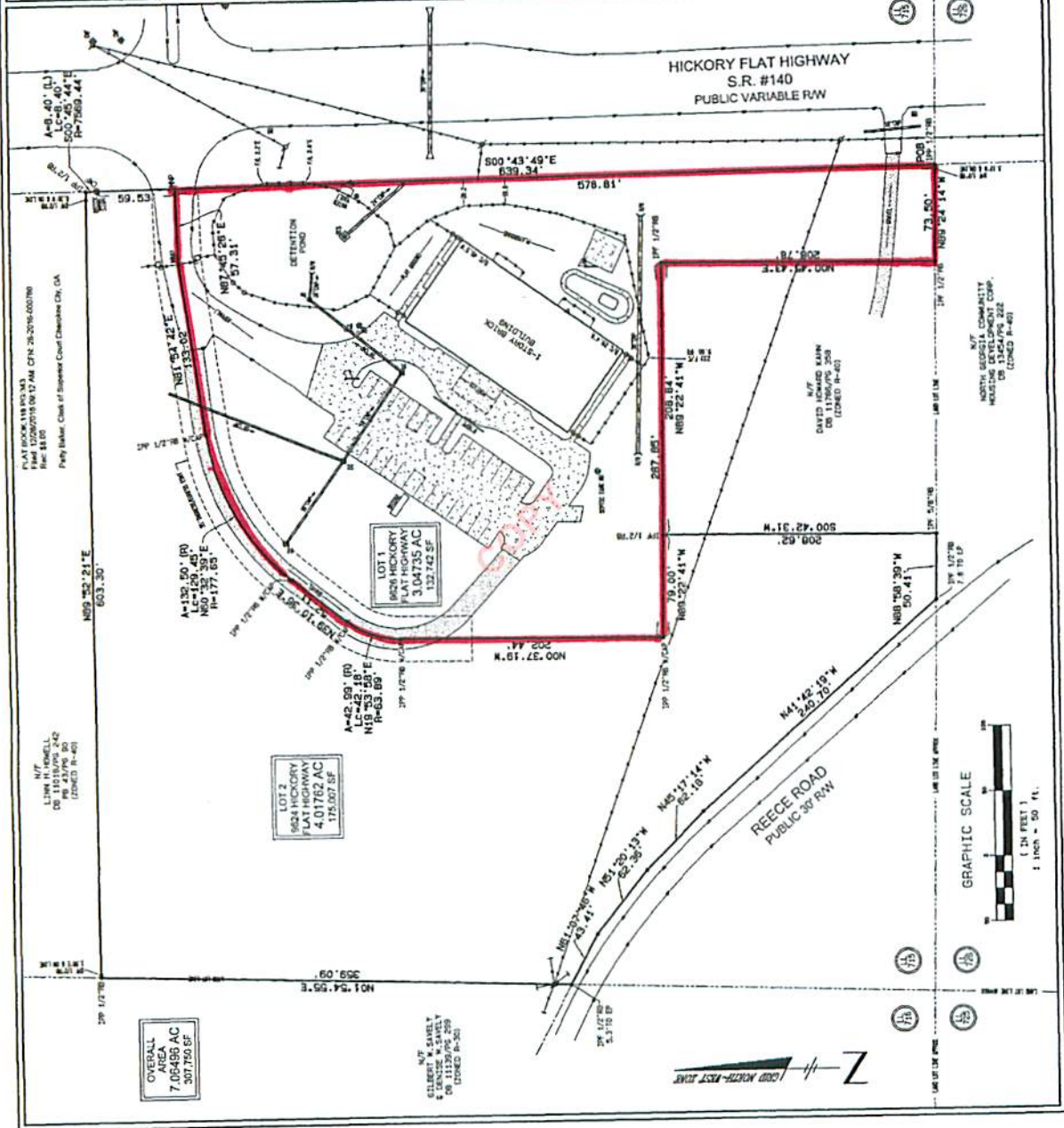
MINOR SUBDIVISION PLAT
 FOR
**SCALLIONS
 SUNBROOK, LLC**
WOODSTOCK, LLC
 LOCATED IN
 LOTS 1, 2, 3
 2ND DISTRICT 2ND SECTION
 CHEROKEE COUNTY, GEORGIA



NO. 1	SECTION 2	DISTRICT 2
NO. 1	SECTION 2	DISTRICT 2
NO. 1	SECTION 2	DISTRICT 2

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1180 BELLS FERRY ROAD
 MARIETTA, GA 30067-6030
 PHONE: (770) 834-2188
 FAX: (770) 834-2189
 LICENSE NO. 157000429 - PE3000714

SCALE:	1" = 50'
DATE SURVEYED:	07/2016
PREPARED BY:	A. STONAT
DATE DRAWN:	08/11/2016
UPDATE DRAWN BY:	N/A
DRAWN BY:	N. HARRISON
DESIGNED BY:	N/A
FIELD BOOK NO.:	000004
FIELD NOTES:	000004
FILE NO.:	000004
CASE FILE NO.:	000004
COUNTY FILE NO.:	000004
PLAT FILE NO.:	000004
DATE:	08/03/2016
BY:	W&B



This instrument prepared by and return to:

Brad M. Wolfe
Slutzky, Wolfe and Bailey, LLP
2255 Cumberland Parkway, Northwest
Building 1300
Atlanta, Georgia 30339

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the 16th day of February, 2016, by and between **CBBS INC.**, a Georgia corporation (hereinafter called "Grantor"), and **SCALLIONS SUNBROOK WOODSTOCK, LLC**, a Georgia limited liability company (hereinafter collectively called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened and conveyed and by these presents does grant, bargain, sell, alien and convey unto Grantee, its successors and assigns, all that tract or parcel of land, and/or interests in land, lying and being in Cherokee County, Georgia described in **Exhibit "A"**, attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, its successors and assigns, forever, IN FEE SIMPLE; subject, however, to the matters set forth in **Exhibit "B"**, attached hereto and by this reference incorporated herein.

And the said Grantor, for itself, its successors, legal representatives and assigns does warrant and will forever defend the right to the aforescribed premises unto the said Grantee, its successors and assigns, against the lawful claims of all persons by, through or under Grantor, except as to claims arising from matters set forth in said **Exhibit "B"**.

IN WITNESS WHEREOF, Grantor, acting by and through its duly authorized general partner, has caused this indenture to be executed under seal as of the date first above written.

CBBS INC.,
a Georgia corporation

By: *Elaine T. Feinblum*
Name: ELAINE T. FEINBLUM
Title: CEO/President

By: *MA*
Name: FREDERIC FEINBLUM
Title: CFO/Treasurer

[Corp Seal]

Signed, sealed and delivered
in the presence of:

Cynthia Coy
UNOFFICIAL WITNESS

Elena H Mesko
NOTARY PUBLIC

My Commission expires: Dec 1 2017

(Affix Notarial Seal here)

SEAL



IN WITNESS WHEREOF, Grantor, acting by and through its duly authorized general partner, has caused this indenture to be executed under seal as of the date first above written.

CBBS INC.,
a Georgia corporation

By: _____
Name: **ELAINE T. FEINBLUM**
Title: **CEO/President**

By: 
Name: **FREDRIC FEINBLUM**
Title: **CFO/Treasurer**

[Corp Seal]

Signed, sealed and delivered
in the presence of:


UNOFFICIAL WITNESS


NOTARY PUBLIC

My Commission expires: 8/23/18

(Affix Notarial Seal here)

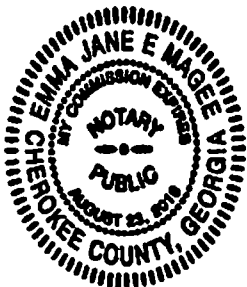


EXHIBIT "A"
LEGAL DESCRIPTION

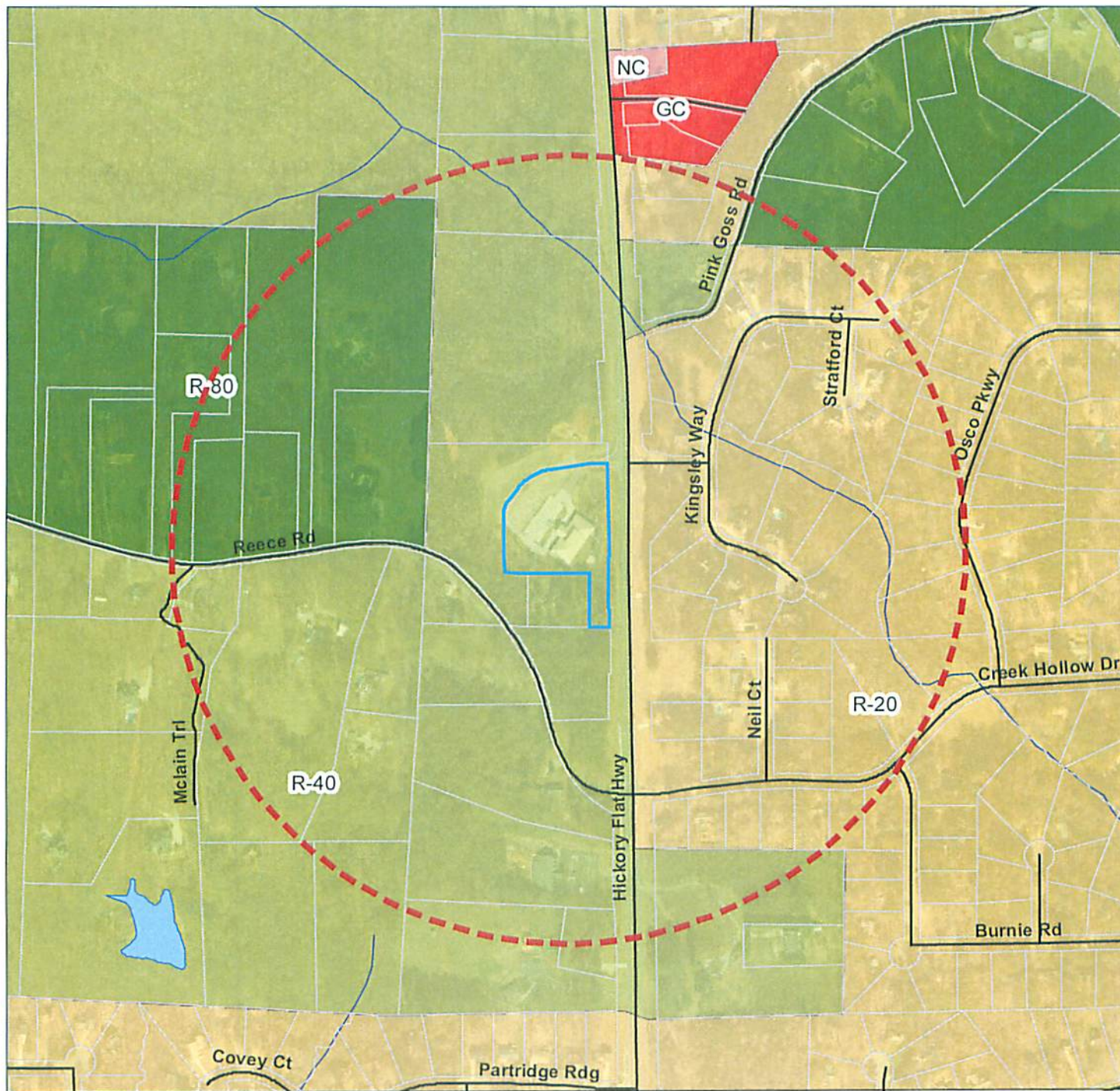
All that tract or parcel of land lying and being in Land Lot 715 of the 2nd District, 2nd Section of Cherokee County, Georgia and being 7.07 acres, more or less, as shown on that plat of survey for SouthCrest Bank a Division of Bank of Upson by Cherokee Surveying Co., Inc., dated November 19, 2011, said plat is incorporated herein by reference thereto and said property is more particularly described as follows:

Commence at an iron pin placed at the intersection of the South land lot line of Land Lot 715, the same being the North land lot line of Land Lot 726, and the Westerly right of way of Hickory Flat Hwy. - S.R. 140 (R/W D.B. 9817, P. 239), said iron pin being **THE TRUE POINT OF BEGINNING**; thence running along the South land lot line of Land Lot 715 North 89 degrees 18' 13" West 73.51 feet to an iron pin found; thence leaving said land lot line and running North 00 degrees 41' 46" East 208.71 feet to an iron pin placed; thence North 89 degrees 18' 14" West 208.71 feet to an iron pin placed; thence South 00 degrees 41' 46" West 208.71 feet to an iron pin found on the South land lot line of Land Lot 715; thence running along the South land lot line of Land Lot 715 North 89 degrees 18' 14" West 50.29 feet to an iron pin found at the intersection of the South land lot line of Land Lot 715 and the Northeasterly right of way of Reese Road (30' R/W); thence leaving said land lot line and running along the Northeasterly right of way of Reese Road North 41 degrees 42' 19" West 240.70 feet to a point; thence North 45 degrees 17' 14" West 62.18 feet to a point; thence North 51 degrees 20' 13" West 62.36 feet to a point; thence North 60 degrees 31' 58" West 43.56 feet to an iron pin found at the intersection of said right of way and the West land lot line of Land Lot 715, the same being the East land lot line of Land Lot 716; thence leaving said right of way and running along the West land lot line of Land Lot 715 North 01 degree 53' 47" East 359.10 feet to an iron pin found; thence leaving said land lot line and running North 89 degrees 53' 42" East 603.29 feet to an iron pin placed on the Westerly right of way of Hickory Flat Hwy. - S.R. 140; thence running along the Westerly right of way of Hickory Flat Hwy. - S.R. 140 South 00 degrees 43' 49" East 639.47 feet to an iron pin placed at the intersection of the South land lot line of Land Lot 715, the same being the North land lot line of Land Lot 726, and the Westerly right of way of Hickory Flat Hwy. - S.R. 140 (R/W D.B. 9817, P. 239), said iron pin being **THE TRUE POINT OF BEGINNING**.

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. Right of Way Easement from Mary Reece to Sawnee Electric Membership Corporation, dated September 28, 1978, recorded at Deed Book 251, page 845, in the Office of the Clerk of the Superior Court of Cherokee County, Georgia.
2. Maintenance Agreement by and between Cherokee Montessori School, Inc. and Cherokee County, dated August 24, 2007, recorded at Deed Book 9802, page 195, aforesaid records.
3. 30-foot easement conveyed in that certain Executor's Deed from Lloyd E. Reece, Executor of the Last Will and Testament of Mary I. Reese, to Lillie Mae Lummus, dated December 20, 1992, recorded at Deed Book 1314, page 335, aforesaid records.
4. Access rights relinquished by, and easement rights conveyed in, that certain Right of Way Deed from Cherokee Montessori School, Inc. to Department of Transportation, dated August 31, 2007, recorded at Deed Book 9817, page 239, aforesaid records.
5. Water Line Easement Agreement from Cherokee Montessori School, Inc. to Cherokee County Water and Sewerage Authority, dated June 6, 2008, recorded at Deed Book 10247, page 258, aforesaid records.
6. Easement Agreement from SouthCrest Bank to Linn H. Howell, dated November 4, 2011, recorded at Deed Book 11584, page 80, aforesaid records.





- Legend**
- Rezoning Parcel
 - 1/4 Mile Radius
 - School
 - Cemetery
 - Church
 - Street
 - Parcel
 - 100 Year Flood Zone
 - Ball Ground
 - Canton
 - Holy Springs
 - Woodstock
- Cherokee County Zoning**
- AG
 - R80
 - R60
 - R40
 - R30
 - R20
 - R15
 - R03
 - R10
 - RZL
 - RA
 - RTH
 - RM10
 - RM16
 - TND
 - PUD
 - OI
 - NC
 - GC
 - LI
 - HI
 - Bells Ferry Overlay
 - Hwy 92 Overlay



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



Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
30 January 2017



Case # 17-03-007 Scallions Development Company

Future Development Map



Legend

- | | | | |
|---------------------|-----------------------|--------------------------|------------------|
| Reasoning Parcel | County Crossroads | Development Nodes | Natural Preserve |
| 1/4 Mile Radius | Hamlet | Neighborhood Village | Rural Places |
| School | Community Village | Scenic Corridor | Country Estates |
| Cemetery | Transitional Corridor | Suburban Growth | Suburban Living |
| Church | Development Corridor | Neighborhood Living | Bell's Ferry LCI |
| Street | Workplace Center | Urban Core | Regional Center |
| Parcel | Regional Center | Waste Management | Ball Ground |
| 100 Year Flood Zone | Canton | Holy Springs | Woodstock |



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
30 January 2017



Vicki Taylor Lee

From: Neel Sengupta <neelssengupta@gmail.com>
Sent: Monday, February 27, 2017 6:01 PM
To: Vicki Taylor Lee; Neel Sengupta
Subject: Public Meeting Notes for Rezone of Scallions Development - 9626 Hickory Flat Hwy

Hi Vicki,

Please accept this email as record of the public meeting for the rezoning application related to 9626 Hickory Flat Hwy, Woodstock Ga 30188. Please notify me if this report requires more information or additional submission requirements, and the schedule for the next steps.

The meeting was conducted last Tuesday 2/21 at 9626 Hickory Flat Hwy. Initially scheduled for 6pm we waited til approx 6:30pm to start. The meeting ended at 7:10pm

Participants received their invitations to attend the public hearing via mail per the requirements set forth in the Public Participation Meeting Plan Document. In addition to the mailed letter, the public was notified of the meeting via posted signage. Both items were provided to the public before the seven day (1 week) requirement.

a. The following (6) people were in attendance:

- Terry & Rene Bond as Neighbor
- Wayne Savely as neighbor
- Lucy & Gary Biber as neighbor
- Neel Sengupta representing the owner

b. A summary of comments and concerns include:

1. All neighbors (collectively) expressed concerns about the future of Commercial development along Hickory Flat Hwy including the other parcel owned by Scallions Development
2. All neighbors were told that the rezoning of the school property at 9626 Hickory Flat Hwy from R-40 to NC was to ensure the property was in administrative alignment such that it wouldn't continue to operate "grandfathered" as it does now.

A few comments that were offered by the attendees include:

- a. Is there a plan for future commercial development in the remaining parcels?
- b. If the plan is future Subdivision development, will those other parcels require rezone.
- c. Does the R-40 designation drive lower property tax than commercial NC.

In addressing items a, and b above, I reminded the attendees that the application strictly discusses the school property and not the other areas owned by the applicant. I also explained that the developer has a long term lease on the school property and the rezoning effort is important to maintain said lease.

Attendees indicate if application is simply administrative then they would be in general support. Attendees indicate that if other parcels were developed they would not support future commercial in other areas of presented site map.

3. Applicant is not currently submitting plans for other parcels and the subject property should not be impacted by future concerns as raised by attendees in item a or b above.

Certificate of Mailing: I have the certificates of mailing for all addresses within 750' of site. I can scan and send via email or bring to you in advance of your meeting (work group).

Sincerely,
Neel Sengupta



Cherokee County, Georgia
Agenda Request

Item#: 5.

SUBJECT: **Case #17-05-014 Wyatt Wilkie (BOC Dist. 1)** **MEETING DATE:** 5/2/2017
SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 11.28 acres on Ball Ground Road from GC to AG for residential uses.

FACTS AND ISSUES:

Commission District: 1
Zoning Change: GC to AG
Location: Ball Ground Road
Tax Map and Parcel No: 03N21, 045B
Acres: 11.28
Proposed Development: Residential Uses
Future Development Map: Country Estates - Neighborhood Village

BUDGET:

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

ADMINISTRATIVE RECOMMENDATION:

ATTACHMENTS:

Description	Type
<input type="checkbox"/> STAFF REPORT	Exhibit
<input type="checkbox"/> Application	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Boundary Survey	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit



Staff Report

Case No: 17-05-014
Applicant Name: Wyatt Wilkie
Location: 6383 and 6385 Ball Ground Road
(03N21, 045B)
From/To: GC to AG
Proposed Use: Single Family Residential
Commission Post: 1

	Existing Zoning	Existing Land Use
North	AG	Rural Residential
South	GC and AG	Rural Residential
East	AG	Rural Residential
West	AG	Rural Residential

Future Development Map

Character Area/Node/Corridor	
Neighborhood Village Node Country Estates	Small-scaled commercial designed to serve a single neighborhood with access and size restrictions. May be part of a residential development. 50,000 sf Maximum. (OI, NC, GC) Area of low intensity land use with a mixture of single-family housing on large lots and farms. Local-serving roads, potentially with public water, typically lacks sewer. Suggested zonings of AG and R-80.

Analysis and Comment

The subject parcel is 11.28 acres and lies on the westerly side of Ball Ground Road (State Route 372). No Public Participation Meeting or Existing Site Resource map was required. We have received no communication in support of or in opposition to this application. The petition is consistent with the Future Development Map designation of Country Estates.

1 Findings

1.1 Engineering Department

- Attached

1.2 Cherokee County Water and Sewerage Authority

- CCWSA stated there is a 10 inch water line available and adequate for this project.

1.3 Cherokee County Board of Education

-

1.4 Fire Marshal's Office

-

1.5 Sheriff's Office

-

Case # 17-05-014 - Community Agenda Analysis

Section 1 – Community Vision

Community	Intersection of SR 369 and SR 372
-----------	-----------------------------------

Vision:

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

Applicant seeks to rezone from GC to AG in order to subdivide into two parcels with one single family home on each parcel.

Section 2 - Core Issues

Project Supports

Planning for Sustainable Growth	This location has most infrastructure and services nearby.
---------------------------------	--

Housing Choice	Project may add to the range of housing options in the area.
----------------	--

Project Neutral

Diverse Economic Opportunities	If a house is built, there may be a temporary increase in construction jobs. No long-term positive impact.
--------------------------------	--

Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
--	------------------------

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

Designing with the Environment	No evidence of impact.
--------------------------------	------------------------

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

Project Neglects

Section 3 – Character Area Description

Character Area	Country Estates
----------------	-----------------

The Country Estates Character Area seeks to provide a low-intensity residential community. Homesteads on individual lots is one of the primary land uses in the Country Estates Character Area. Development of large lot estates that blend into the overall fabric of the area is encouraged in this Character Area. Suggested zoning districts are AG and R-80. This project is consistent with the Character Area.

Node or Corridor	Neighborhood Village
------------------	----------------------

Neighborhood Village is a small-scale commercial Development Node designated to serve a single neighborhood. Neighborhood Village Nodes feature an assortment of retail establishments, professional services, and local institutions. Single family residential neighborhoods are a secondary land use in a Neighborhood Village. Suggested zoning districts are OI, NC, and GC. This project is not consistent with the Development Node.

Cherokee County Government

ENGINEERING DEPARTMENT
1130 Bluffs Parkway – Canton, Georgia 30114
678-493-6077 – Fax 678-493-6055



REZONING MEMORANDUM

Case Number: 17-05-014

Applicant: Wyatt Wilkie

Current Zoning: GC

Proposed Zoning: AG

● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is State Route 372. State Route 372 is currently a two-lane minor arterial roadway that is approximately 24 feet wide. The geometry of the roadway is generally good. There was a recorded traffic count of 7,270 vehicles per day in the area in 2015.
- **Planned Improvements** – The Georgia DOT is currently upgrading the intersection of State Route 372 and State Route 369 from the existing multi-way stop to a roundabout. The project should be completed within the next 12 months.
- **Trip Generation** – Based on the current zoning compared to the proposed zoning, the difference in trip generation from the property as currently zoned to the proposed zoned condition is a decrease of 453 vehicles per day.

Zoning	Units	Trips Per Day
Current GC	Estimate	500
Proposed AG	5 units	47

- **Development Related Improvements** – The property owner would need to apply for a driveway permit through the Georgia Department of Transportation.

● **Stormwater:**

- **Flood Plain or Wetlands on Property** – No.
- **Runoff Tributary and Basin** – Unnamed tributary of Board Tree Creek in the Allatoona basin.

● **Conclusion:**

It is the opinion of the Cherokee County Engineering Department that State Route 372 should be able to handle the traffic generated by this application.

Cherokee County Water & Sewerage Authority

Applicant:	WYATT WILKIE
Re-Zoning Case No.:	17-05-014
Present Zoning:	GC
Proposed Zoning:	AG
Tax Map:	03N21
Parcel No.:	045B

Water

1) Is Water Available at Development:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2) Size of Existing Water Line (If Available):	10"	
3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Additional Comments:	DETERMINED BY FLOW TEST	
4) Is Existing Water Line Adequate for Project, If not what size will be Required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table:	NONE	

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

Sewer

1) Is Sewer Available to the Project:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
2) How far from the Proposed Development are the Nearest Sewer Lines:		
3) Approximate Length of Time Before Sewer Line will be Reasonably Assessible to Development:		
4) Estimated Waste Generation:		ADF <input type="checkbox"/> PEAK <input type="checkbox"/>
5) Treatment Plant:		
6) Plant Capacity:	Available <input type="checkbox"/>	Not Available <input type="checkbox"/>
7) Line Capacity:	Available <input type="checkbox"/>	Not Available <input type="checkbox"/>
8) Projected Plant Availability:	0-5 Years <input type="checkbox"/>	5-10 Years <input type="checkbox"/>
	10+ Years <input type="checkbox"/>	
9) Additional Comments:		

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

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

Plant Capacity Comments:

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

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



CHEROKEE COUNTY
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: Wyatt Wilkie Phone: 770 337 7546
 Email: wyatt.wilkie@cherokee.k12.ga.us

Applicant's Information:

Name: Wyatt Wilkie
 Address: 6401 Ball Ground Rd Phone: 770 337 7546
 City, State, Zip: Ball Ground GA 30107

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

Name: Justin & Mary Ann Wilkie
 Address: 3037 Bransford Rd Phone: 706 825 8531
 City, State, Zip: Augusta GA 30909

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>17-04-014</u>	PC Work Session Date: <u>4/17/17</u>
CityView #: <u>PL2017-0390</u>	Planning Commission Hearing: <u>5/2/17</u>
Received by: _____	Board of Commissioners: <u>5/16/17</u>
Fee Paid: \$ <u>250⁰⁰</u>	Zoning Board of Appeals: <u>N/A</u>
Date: _____	Other: <u>pre-file</u> <u>3/13/17</u>

SECTION II

Property Information: 6387 Ball Ground Rd.

Location: Ball Ground Road, Old Hightower Road.

Current Zoning: GC Proposed Zoning: AG Total Acreage: 11.28

Tax Map #: 03 N 21 Parcel #: 045B Land Lot(s): 604 & 621 District: 3, section 2

Future Development Map Designation: Country Estates - Neighborhood Village

Adjacent Zonings: North AG South GC & AG East AG West GC & AC

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

Residential uses

Proposed Use(s) of Property:

split into 2 parcels with 1 single home sites each

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, Wyatt Wilkie, 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 March, 20 17.

Print Name Wyatt Wilkie

Applicant Signature Wyatt Wilkie

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: CCWSA

How is sewage from this site to be managed?

Septic

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

Potentially

If yes, what is the projected increase? 4 students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home	5	0.725	3.625
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? 48 trips

Code	Land Use(s)	# of units or sqft*	Daily Trip Ends ⁺	Number of Trips
210	Single Family Home/ Townhome	5	9.57	47.85
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.

AUTHORIZATION OF PROPERTY OWNER

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

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

Rezoning

Amendment / Modification of Zoning Conditions

Variance / Appeal

Other: _____

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

Applicant's Information:

Name: Wyatt Wilkie

Address: 6401 Ball Ground Rd Phone: 770 337 7251

City, State, Zip: Ball Ground GA 30107

Property Owner's Information:

Name: Justin & Mary Ann Wilkie

Address: 3037 Bransford Rd Phone: 706-825-8531

City, State, Zip: Augusta GA 30909

Signature of Owner: Justin Wilkie MaryAnn Wilkie Date: 16 Mar 2017

Print Name: Justin Wilkie MaryAnn Wilkie

Sworn to and Subscribed before me this: 16th day of March, 2017.

Notary Signature: Donda S. Puritz

My commission expires June 19th, 2017.

(Notary Seal)

1. The intent is to rezone the land from general commercial to agricultural. The property will likely be split into 2 parcels with 2 potential home sites. I am looking to sell at least one lot to my brother.
2. The surrounding land is all agricultural, except that which has significant road frontage on HWY 372. The parcel to be rezoned has approximately 60 feet of road frontage on HWY 372 for a driveway.
3. The rezoning should not have any negative effects on the current or future usability of the surrounding property. Currently there has been no commercial development along HWY 372. The commercial potential for the property along HWY 372 will not be changed by changing this parcel to agricultural.
4. I do not believe the parcel of land to be rezoned has any reasonable commercial potential given the topography and that it does not have significant road frontage on HWY 372.
5. The proposed rezoning to agriculture would not cause any significant burdens on existing streets, schools, or utilities.
6. The current land use plan lists the area as a 'neighborhood village', presumably because it is near the intersection of HWY 372 and HWY 369. While some commercial development of this area is likely, the land to be rezoned is bordered on 3 sides by land that is unlikely to be developed. The land on the eastern border is owned by my father.
7. I know of no other existing or changing conditions that would affect the use and development of the property.

WILKIE 11.28 ACRE WRITTEN DESCRIPTION

ALL That Tract or Parcel of Land lying and being located in Land Lot 604 and 621 of the 3rd District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

BEGIN AT the Northeast corner of Land Lot 621 point being the common corner of Land Lots 621, 620, 604, and 605

thence along the East line of Land Lot 621 South 01 Degrees 02 Minutes 37 Seconds East a distance of 762.57 feet to a point in the centerline of a creek; thence following the centerline of the stream North 75 Degrees 50 Minutes 10 Seconds West a distance of 77.79 feet;

thence South 76 Degrees 00 Minutes 00 Seconds West a distance of 30.00 feet;

thence North 74 Degrees 00 Minutes 00 Seconds West a distance of 18.00 feet;

thence South 75 Degrees 40 Minutes 00 Seconds West a distance of 23.00 feet;

thence North 85 Degrees 30 Minutes 00 Seconds West a distance of 27.00 feet;

thence North 71 Degrees 40 Minutes 00 Seconds West a distance of 31.00 feet;

thence South 68 Degrees 10 Minutes 00 Seconds West a distance of 27.00 feet;

thence North 78 Degrees 30 Minutes 00 Seconds West a distance of 51.00 feet;

thence South 68 Degrees 20 Minutes 00 Seconds West a distance of 24.00 feet;

thence North 70 Degrees 20 Minutes 00 Seconds West a distance of 67.00 feet;

thence North 48 Degrees 50 Minutes 00 Seconds West a distance of 30.00 feet;

thence North 21 Degrees 50 Minutes 00 Seconds West a distance of 14.00 feet;

thence North 56 Degrees 28 Minutes 28 Seconds West a distance of 40.19 feet;

thence North 54 Degrees 00 Minutes 00 Seconds West a distance of 29.00 feet;

thence South 86 Degrees 20 Minutes 00 Seconds West a distance of 14.00 feet;

thence North 16 Degrees 10 Minutes 00 Seconds West a distance of 35.00 feet;

thence North 38 Degrees 40 Minutes 00 Seconds West a distance of 36.00 feet;

thence North 05 Degrees 50 Minutes 00 Seconds West a distance of 10.00 feet;

thence North 56 Degrees 50 Minutes 00 Seconds West a distance of 28.00 feet;

thence North 42 Degrees 14 Minutes 54 Seconds West a distance of 27.01 feet;

thence leaving said creek centerline and along a gully

South 49 Degrees 45 Minutes 21 Seconds West a distance of 91.82 feet;

thence South 12 Degrees 19 Minutes 08 Seconds West a distance of 33.20 feet;

thence South 85 Degrees 13 Minutes 42 Seconds West a distance of 45.87 feet;

thence South 72 Degrees 00 Minutes 58 Seconds West a distance of 59.53 feet;

thence South 68 Degrees 05 Minutes 15 Seconds West a distance of 95.92 feet;

thence South 57 Degrees 22 Minutes 41 Seconds West a distance of 161.57 feet

to the northeasterly 100 foot right of way of State Route 372 also known as

Ball Ground Highway; Thence along the northeasterly right of way;

with a curve turning to the right with an arc length of 60.12 feet, with a radius of 2603.81 feet, with a chord bearing of North 35 Degrees 16 Minutes 24 Seconds West, with a chord length of 60.11 feet,; thence leaving said right of way

North 57 Degrees 24 Minutes 12 Seconds East a distance of 164.97 feet;

thence North 60 Degrees 45 Minutes 23 Seconds East a distance of 309.65 feet

to the centerline of a creek; thence along the centerline of the creek

North 30 Degrees 19 Minutes 38 Seconds West a distance of 45.87 feet;

thence North 67 Degrees 12 Minutes 35 Seconds West a distance of 14.01 feet;

thence North 32 Degrees 40 Minutes 00 Seconds West a distance of 14.00 feet;

thence North 10 Degrees 20 Minutes 00 Seconds West a distance of 20.00 feet;

thence North 46 Degrees 20 Minutes 00 Seconds West a distance of 87.00 feet;

thence North 33 Degrees 53 Minutes 14 Seconds West a distance of 46.41 feet;

thence leaving the centerline of the creek;

North 03 Degrees 40 Minutes 08 Seconds West a distance of 12.45 feet;

thence North 02 Degrees 39 Minutes 32 Seconds West a distance of 233.44 feet;

thence South 87 Degrees 19 Minutes 19 Seconds West a distance of 40.05 feet;

thence North 02 Degrees 39 Minutes 07 Seconds West a distance of 45.98 feet;

thence North 14 Degrees 24 Minutes 07 Seconds West a distance of 180.77 feet;

thence North 28 Degrees 47 Minutes 09 Seconds West a distance of 65.84 feet;

thence North 73 Degrees 34 Minutes 38 Seconds West a distance of 152.21 feet to

the southeasterly 30 foot right of way of Old Hightower Road; thence along the

southeasterly right of way

North 34 Degrees 29 Minutes 53 Seconds East a distance of 41.70 feet;

thence leaving the right of way

thence South 73 Degrees 35 Minutes 22 Seconds East a distance of 155.66 feet;

thence South 28 Degrees 49 Minutes 54 Seconds East a distance of 87.31 feet;

thence South 14 Degrees 27 Minutes 23 Seconds East a distance of 189.67 feet;

thence North 88 Degrees 00 Minutes 06 Seconds East a distance of 701.19 feet;

The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67



LINE	BEARING	DISTANCE
L1	N 75°50'10" W	77.79'
L2	S 76°00'00" W	30.00'
L3	N 74°00'00" W	18.00'
L4	S 75°40'00" W	23.00'
L5	N 85°30'00" W	27.00'
L6	N 71°40'00" W	31.00'
L7	S 68°10'00" W	27.00'
L8	N 78°30'00" W	51.00'
L9	S 68°20'00" W	24.00'
L10	N 72°20'00" W	67.00'
L11	N 48°50'00" W	30.00'
L12	N 21°50'00" W	14.00'
L13	N 56°28'28" W	40.19'
L14	N 54°00'00" W	29.00'
L15	S 86°20'00" W	14.00'
L16	N 76°10'00" W	35.00'
L17	N 38°40'00" W	36.00'
L18	N 05°50'00" W	10.00'
L19	N 56°50'00" W	28.00'
L20	N 42°14'54" W	27.01'
L21	S 49°45'21" W	91.82'
L22	S 12°19'08" W	33.20'
L23	S 85°13'42" W	45.87'
L24	S 72°02'58" W	59.53'
L25	S 68°05'15" W	95.92'
L26	N 30°19'35" W	45.87'
L27	N 67°12'35" W	14.01'
L28	N 32°40'00" W	14.00'
L29	N 10°20'00" W	20.00'
L30	N 46°20'00" W	87.00'
L31	N 33°53'14" W	46.41'
L32	N 03°40'08" W	12.45'

AREA
11.28 ACRES

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE EXCEPTED. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 103572 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1000000 FEET. EQUIPMENT USED FOR FIELD MEASUREMENTS: ANGULAR - LEICA TS02. LINEAR - ELECTRONIC DISTANCE METER. DRAWN AND FIELDWORK BY: D SHIRLEY. ALL IRON PINS FOUND AND SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./ F.I.R.M. MAP# 13057C0195D DATED 9/29/2006

ADDRESS: 6385 BALLGROUND ROAD
BALLGROUND, GA. 30107

- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - GTP OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PC PAGE
 - N/F PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - IPSF IRON PIN SET FUTURE
 - IPF IRON PIN FOUND
 - LL LAND LOT
 - S/D SUBDIVISION
 - P.O.B. POINT OF BEGINNING
 - ⊙ POWER POLE
 - OVERHEAD POWER LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - FENCE
 - BL BUILDING LINE
 - TOP TOP OF STREAM BANK

PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
313 RED FOX DRIVE
CANTON, GA 30114
770-720-4443
LSF#000756



JOB NUMBER: 17-050

THE INTENT OF THIS PLAT IS TO REZONE
TAX PARCEL 03N21 045 B.

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.

Owner _____ Date _____
Owner _____ Date _____

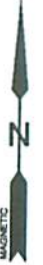
As required by subsection (c) of O.C.G.A. Section 15-6-67, the Registered Land Surveyor hereby certifies that this map, plat, or plan has been approved for filing in writing by any and all applicable municipal, county, or municipal-county planning commissions or municipal or county governing authorities 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 by any purchaser as to intended use of any parcel. The Registered Land Surveyor further certifies that this map, plat, 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 Clerks' Cooperative Authority.

David W. Shirley 03/15/2017
David W. Shirley Registered Land Surveyor #2670 Date

BOUNDARY SURVEY FOR:
JUSTIN L. WILKIE & MARY ANN D. WILKIE

TAX PARCEL 03N21 045 B
LAND LOTS 604 & 621, DISTRICT 3, SECTION 2
CHEROKEE COUNTY, GEORGIA
DATE OF FIELDWORK: 2/14/2017 MAP DATE: 3/15/2017



Case # 17-05-014 Wyatt Wilkie

Zoning Map



Legend

Rezoning Parcel	Cherokee County Zoning	RTH
1/4 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.

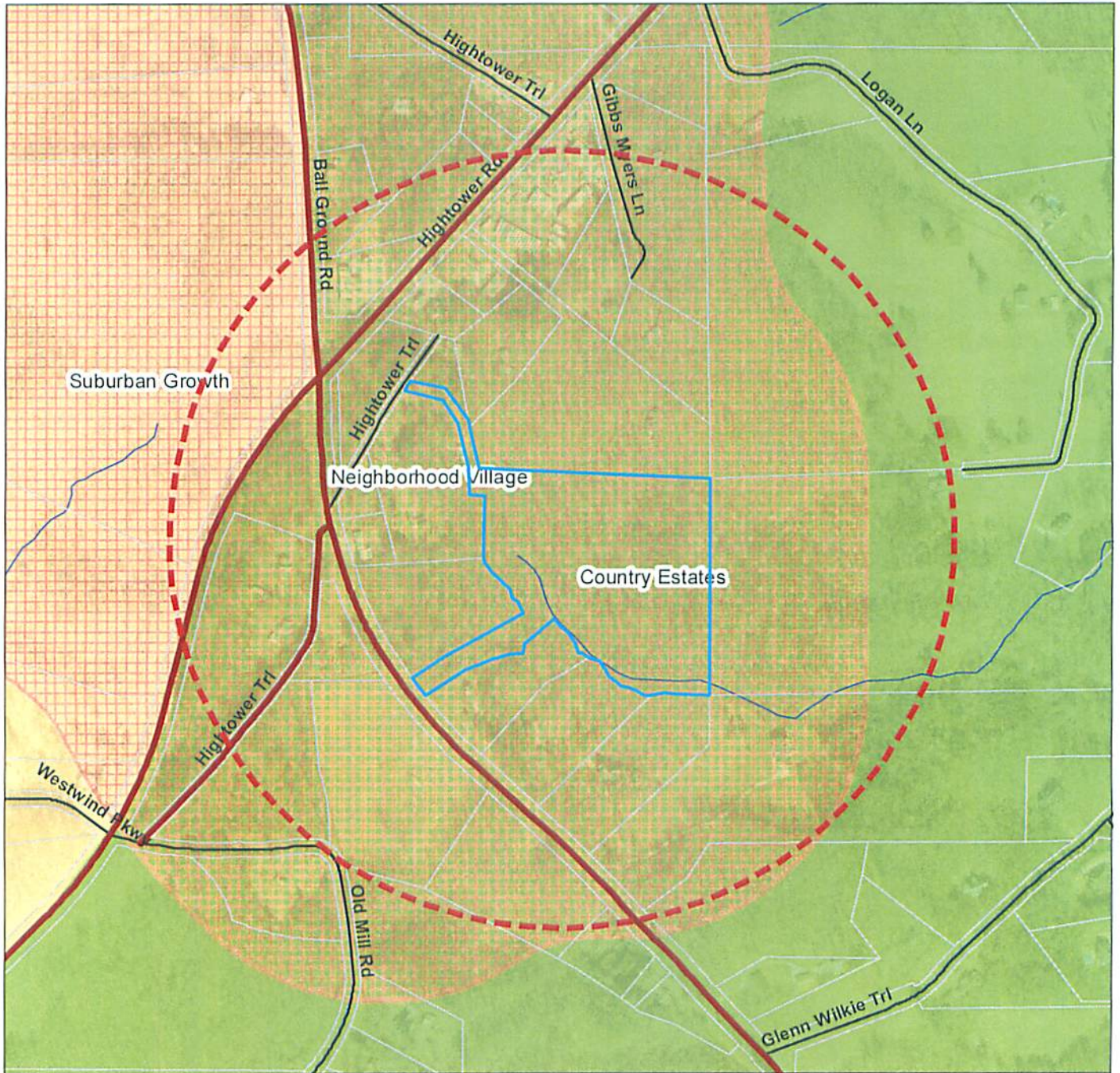


Prepared by:
Cherokee County
Planning and Land Use
Canton, Georgia
03 April 2017



Case # 17-05-014 Wyatt Wilkie

Future Development Map



Legend

Rezoning Parcel	Development Nodes	Character Areas
1/4 Mile Radius	County Crossroads	Natural Preserve
School	Hamlet	Rural Places
Cemetery	Neighborhood Village	Country Estates
Church	Community Village	Suburban Growth
Street	Corridors	Suburban Living
100 Year Flood Zone	Scenic Corridor	Neighborhood Living
	Transitional Corridor	Bells Ferry LCI
	Development Corridor	Urban Core
		Workplace Center
		Regional Center
		Waste Management



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





Cherokee County, Georgia
Agenda Request

Item#: 6.

SUBJECT: **Case #17-05-015 Jason Jenkins (BOC Dist. 2)** **MEETING DATE:** 5/2/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

Applicant is requesting to rezone 2.34 acres at 1321 Gaddis Road from AG to R-40 for residential uses.

FACTS AND ISSUES:

Commission District: 2
Zoning Change: AG to R-40
Location: 1321 Gaddis Road
Tax Map and Parcel No: 03N12, 145C
Acres: 2.34
Proposed Development: Residential Uses
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"/> Deed	Exhibit
<input type="checkbox"/> Survey	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> STAFF REPORT	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: Jason Jenkins Phone: 404-317-3760
 Email: jrjenkins@cherokee.ga.gov
Public Safety

Applicant's Information:

Name: Jason Jenkins

Address: 178 Hex Drive Phone: 404-317-3760

City, State, Zip: Canton, GA 30114

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

Name: Philip Schuyler

Address: 1321 Gaddis Rd- Phone: 770-309-2400

City, State, Zip: Canton, GA 30115

Requested Public Hearing (check all that apply):

Rezoning

Amendment / Modification of Zoning

Variance / Appeal

Other: _____

STAFF USE ONLY:

Commission District: 2

Case: 17-05-015

CityView # PL2017 0391

Received by: _____

Fee Paid: \$ 250⁰⁰

Date: _____

PUBLIC HEARING SCHEDULE:

Public Participation Meeting: N/A

PC Work Session Date: 4/17/17

Planning Commission Hearing: 5/2/17

Board of Commissioners: 5/16/17

Zoning Board of Appeals: N/A

Other: pre file 3/6/17

SECTION II

Property Information:

Location: 1321 Gaddis Rd

Current Zoning: AG Proposed Zoning: R-40 Total Acreage: 2.34

Tax Map #: D3 N 12 Parcel #: H5C Land Lot(s): 1240 District: 3rd

Future Development Map Designation: Country Estates

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

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

Rezone my property to R-40 to split property for
daughter to build a home next to us-

Proposed Use(s) of Property:

One new residence

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, _____, 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 27 day of MARCH, 20 17.

Print Name JASON JENKINS

Applicant Signature Jason Jenkins

SECTION III

Infrastructure Information:

Is water available to this site? Yes No

Jurisdiction: CCWSA

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? 0 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? 9.57 trips

Code	Land Use(s)	# of units or sqft*	Daily Trip Ends*	Number of Trips
210	Single Family Home/ Townhome	1	9.57	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.

AUTHORIZATON OF PROPERTY OWNER

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

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

Rezoning

Amendment / Modification of Zoning Conditions

Variance / Appeal

Other: _____

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

Applicant's Information:

Name: Jason Jenkins

Address: 178 Hex Dr. Phone: 404-317-3760

City, State, Zip: Canton, GA 30114

Property Owner's Information:

Name: Philip Schuyler

Address: 1321 Gaddis Rd. Phone: 770-309-2400

City, State, Zip: Canton, GA 30115

Signature of Owner: Philip A. Schuyler Date: 3/10/17

Print Name: Philip A. Schuyler

Sworn to and Subscribed before me this: 10th day of March, 20 17.

Notary Signature: R Kerstetter

(Notary Seal)



March 6, 2017

Ms. Vicki Taylor Lee

Cherokee County Planning and Land Use

Re: Tract #1 and #2, address: 1321 Gaddis Rd, Canton GA 30115

Dear Ms. Lee,

I am the property owner of the aforementioned property located at 1321 Gaddis Rd, Canton GA. I would like to request the rezoning of my property from AG to R-40. The purpose for this request is to allow our daughter and son-in-law to reside in their own residence on a portion of the property.

My wife and I are both 73 years old and have certain health issues that could be problematic in the near future. Our daughter, Jayme Schuyler, is a registered nurse employed by Northside Cherokee Hospital. If she and her husband were able to build their residence on a portion of our property, they would be in close proximity to us should we need help in any situation, including in the event of an emergency. They both have always been very willing and helpful in seeing to our needs, and it would be a source of extreme comfort to us to know they lived right next door.

The zoning proposal will permit a use that is suitable in view of the use of nearby property and will not adversely affect the existing use of adjacent or nearby property. The proposed zoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Additionally, their residence will be solely occupied by two adults, and therefore will not present any burden on area schools, etc.

I am hopeful that a hearing on this matter will result in the approval of my request for a change in zoning on my property. Thank you for any helpful advice you may be able to offer regarding this matter.

Sincerely,

Philip Schuyler

After Recording, Return To:
Zack A. Rice
Boling Rice
P.O. Box 244
Cumming, Georgia 30028
#69745

Deed Book **13090** Pg **155**
Filed **12/02/2014 11:03 AM**
28-2014-034021
TransferTax **71.70**
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

STATE OF GEORGIA
COUNTY OF FORSYTH

TRUSTEE'S DEED

THIS INDENTURE is made as of **December 1, 2014**, between **Darryl F. Wheeler and James Ricky Wheeler**, as **CoTrustees of the Testamentary Trust established under Item (A) (3) of the Last Will and Testament of Ernest J. Wheeler** (hereinafter referred to as "Grantor") and **Philip Schuyler** (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

W I T N E S S E T H:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10. 00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following:

All of our undivided one-third interest in and to the property described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD, the 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 Grantee, forever in FEE SIMPLE.

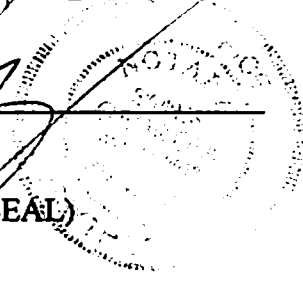
IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand and seal, the day and year above written.

EXECUTED under seal as of the date above.

Signed, sealed and delivered
in the presence of:

Victor Neal
Witness

[Signature]
Notary Public
(SEAL)

A circular notary seal for a Notary Public in the State of Florida. The seal contains the text "NOTARY PUBLIC STATE OF FLORIDA" around the perimeter and "COMMISSION EXPIRES 12/31/2011" in the center.

Darryl F. Wheeler (SEAL)
Darryl F. Wheeler, Co-Trustee

James Ricky Wheeler (SEAL)
James Ricky Wheeler, Co-Trustee

Tract Number 2

All that tract or parcel of land lying and being in Land Lot 1240, of the 3rd District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To find the True Point of Beginning, begin at an iron pin placed at the intersection of the Northerly right-of-way of Arbor Hill Road (80 ft. r/w) and the Westerly right-of-way of Gaddis Road (30ft. r/w); thence traveling along the Northerly right-of-way of Arbor Hill Road South 53°18'10" West a distance of 184.30 feet to a point; then continuing along the Northerly right-of-way of Arbor Hill Road in a Southwesterly direction in an arc a distance of 60.03 feet (said arc being subtended by a chord bearing South 54°51'28" West a chord distance of 60.02 feet and having a radius distance of 1105.92 feet) to an iron pin placed which is the True Point of Beginning; thence traveling along the Northerly right-of-way of Arbor Hill Road in a Southwesterly direction in an arc a distance of 372.95 feet (said arc being subtended by a chord bearing South 66°04'25" West a chord distance of 371.19 feet and having a radius distance of 1195.92 feet) to a point; thence continuing along the Northerly right-of-way of Arbor Hill Road and traveling South 75°44'05" West a distance of 157 feet to an iron pin placed; thence leaving the Northerly right-of-way of Arbor Hill Road and traveling North 24°17'13" East a distance of 71.31 feet to an iron pin found (1/2" open top); thence North 27°04'15" East a distance of 202.29 feet to an iron pin; thence North 35°36'33" East a distance of 94.49 feet to an iron pin; thence North 52°22'49" East a distance of 139.64 feet to an iron pin found (1/2" open top); thence South 43°09'16" East a distance of 298.86 feet to an iron pin placed which is the True Point of Beginning. This tract of property contains approximately 2.17 Acres and is known as Tract Number 2. Specific reference is made to a boundary survey for E. J. Wheeler and Kenneth Wheeler, prepared 7-8-86 and revised 11-18-86 by Byers Engineering Company, Canton, Georgia, job number 86-6504-63B.

AND

Tract Number 3

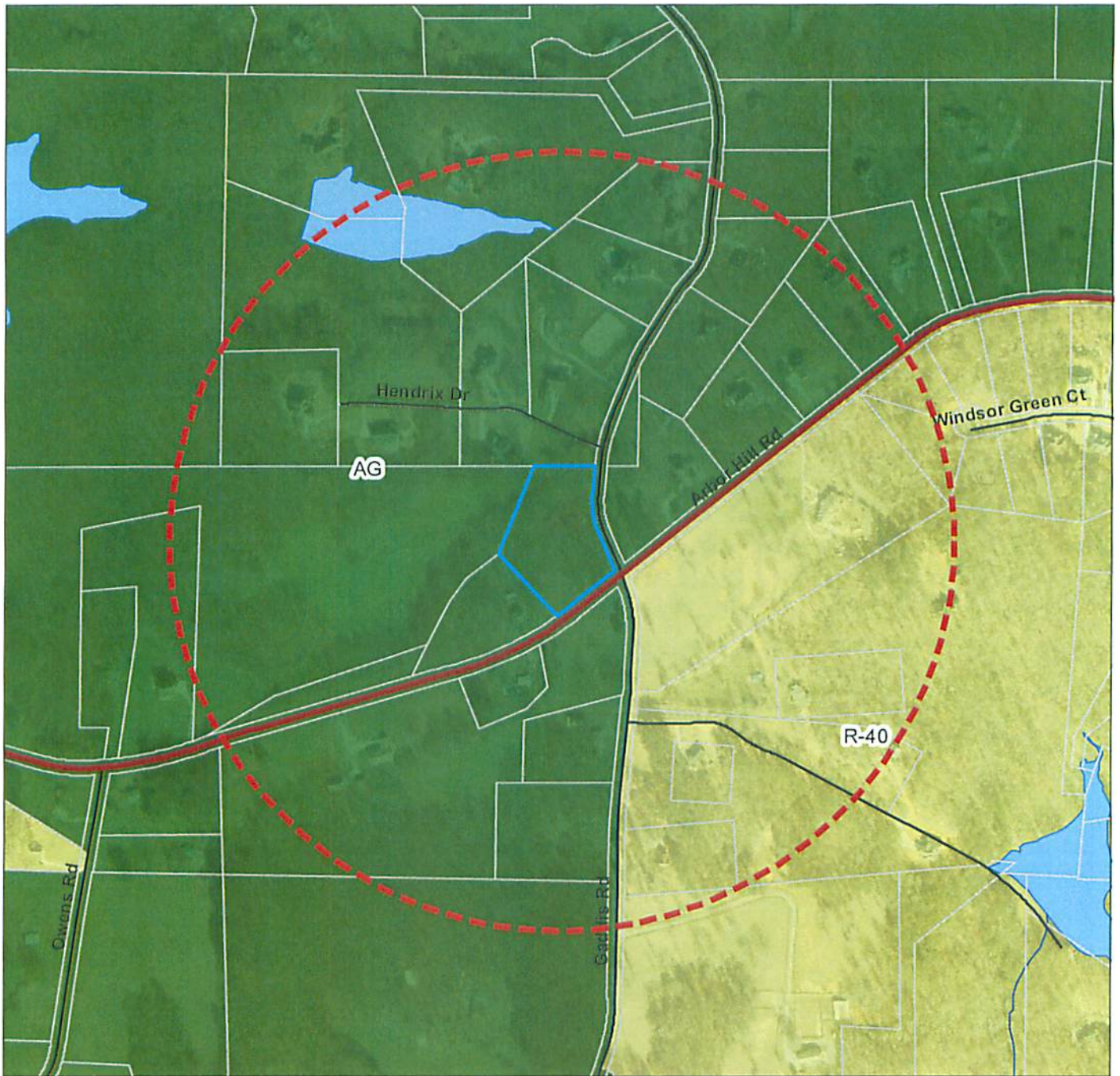
All that tract or parcel of land lying and being in Land Lot 1240, of the 3rd District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

The True Point of Beginning is an iron pin placed at the intersection of the Northerly right-of-way of Arbor Hill Road (80 ft. r/w) and the Westerly right-of-way of Gaddis Road (30 ft. r/w); thence traveling along the Northerly right-of-way of Arbor Hill Road South 53 degrees 18 minutes 10 seconds West a distance of 184.30 feet to a point; thence continuing along the Northerly right-of-way of Arbor Hill Road in a Southwesterly direction a distance of 60.03 feet (arc) to an iron pin placed; thence traveling North 43 degrees 09 minutes 16 seconds West a distance of 298.86 feet to a point; thence traveling North 50 degrees 19 minutes 19 seconds East a distance of 55.24 feet to a point; thence traveling North 44 degrees 05 minutes 23 seconds East a distance of 136.81 feet to a point; thence traveling North 52 degrees 02 minutes 48 seconds East a distance of 63.55 feet to a point; thence traveling North 47 degrees 31 minutes 00 seconds East a distance of 67.65 feet to an iron pin found and located on the common land lot line of Land lots 1240 and 1209; thence traveling South 86 degrees 20 minutes 52 seconds East a distance of 113.46 feet to an iron pin placed on the Westerly right-of-way of Gaddis Road (30 ft. r/w); thence traveling along the Westerly right-of-way of Gaddis Road the following distances- South 03 degrees 55 minutes 31 seconds West a distance of 28.94 feet to a point; thence South 01 degree 27 minutes 45 seconds East a distance of 57.07 feet to a point; thence South 08 degrees 00 minutes 25 seconds East a distance of 55.23 feet to a point; thence South 12 degrees 43 minutes 53 seconds East a distance of 45.51 feet to a point; thence South 18 degrees 25 minutes 41 seconds East a distance of 104.79 feet to an iron pin placed which is the True Point of Beginning. This tract of property contains approximately 2.34 acres and is known as Tract Number 3. Specific reference is made to a boundary survey for E. J. Wheeler and Kenneth Wheeler, prepared 7-8-86 and revised 11-18-86 by Byers Engineering Company, Canton, Georgia, job number 86-6504-63B.

This is the same property as was conveyed from Ernest James Wheeler and Doyle Kenneth Wheeler as Co-Executors of the Estate of Ernest Filmore Wheeler to E.J. Wheeler by Executor's Deed of Assent dated June 20, 1987 and recorded June 29, 1987 in Deed Book 637, Pages 449-450, Cherokee County, Georgia deed records.

Case # 17-05-015 Jason Jenkins

Zoning Map



Legend

Rezoning Parcel	Cherokee County Zoning	RTH
1/4 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



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



Case # 17-05-015 Jason Jenkins

Future Development Map



Legend

- | | | |
|---------------------|--------------------------|------------------------|
| Rezoning Parcel | Development Nodes | Character Areas |
| 1/4 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 |



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





Staff Report

Case No: 17-05-015
Applicant Name: Jason Jenkins
Location: 1321 Gaddis Road
(03N12, 145C)
From/To: AG to R-40
Proposed Use: Single Family Residential
Commission Post: 2

	Existing Zoning	Existing Land Use
North	AG	Rural Residential
South	AG	Rural Residential
East	AG	Rural Residential
West	AG	Rural Residential

Future Development Map

Character Area/Node/Corridor	
Country Estates	Area of low intensity land use with a mixture of single-family housing on large lots and farms. Local-serving roads, potentially with public water, typically lacks sewer. Suggested zonings of AG and R-80.

Analysis and Comment

The subject parcel is 2.34 acres and lies at the northwest intersection of Gaddis Road and Arbor Hill Road. No Public Participation Meeting or Existing Site Resource map was required. We have received no communication in support of or in opposition to this application. The petition is not consistent with the Future Development Map designation of Country Estates.

1 Findings

1.1 Engineering Department

- Attached

1.2 Cherokee County Water and Sewerage Authority

- CCWSA stated there is an 8 inch water line available and adequate for this project.

1.3 Cherokee County Board of Education

-

1.4 Fire Marshal's Office

-

1.5 Sheriff's Office

-

Case # 17-05-015 - Community Agenda Analysis

Section 1 – Community Vision

Community	Intersection of Arbor Hill Road and Gaddis Road, three miles south of SR 20.
-----------	--

Vision:

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

Applicant seeks to rezone from AG to R-40 in order to build a single-family residence.

Section 2 - Core Issues

Project Supports

Planning for Sustainable Growth	This location has most infrastructure and services nearby.
Housing Choice	Project may add to the range of housing options in the area.

Project Neutral

Diverse Economic Opportunities	If a house is built, there may be a temporary increase in construction jobs. No long-term positive impact.
Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
Aging in Place	No evidence of impact.
Designing with the Environment	No evidence of impact.
Preserve and Enhance Sense of Place	No evidence of impact.

Project Neglects

Section 3 – Character Area Description

Character Area	Country Estates
<p><i>The Country Estates Character Area seeks to provide a low-intensity residential community. Homesteads on individual lots is one of the primary land uses in the Country Estates Character Area. Development of large lot estates that blend into the overall fabric of the area is encouraged in the Country Estates Character Area. Suggested zoning districts are AG and R-80. This project is not consistent with the Country Estates Character Area, however, parcels zoned R-40 are within ¼ mile of the subject property.</i></p>	
Node or Corridor	n/a

Cherokee County Government

ENGINEERING DEPARTMENT
1130 Bluffs Parkway – Canton, Georgia 30114
678-493-6077 – Fax 678-493-6055



REZONING MEMORANDUM

Case Number: 17-05-015

Applicant: Jason Jenkins

Current Zoning: AG

Proposed Zoning: R-40

● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is Gaddis Road. Gaddis Road is currently a two-lane local roadway that is approximately 20 feet wide. The geometry of the roadway is generally good.
- **Planned Improvements** – No improvements are planned in the immediate vicinity.
- **Trip Generation** – Based on the current zoning compared to the proposed zoning, the difference in trip generation from the property as currently zoned to the proposed zoned condition is a decrease of 10 vehicles per day.

Zoning	Units	Trips Per Day
Current AG	1 unit	9
Proposed R-40	2 units	19

- **Development Related Improvements** – The property owner would need to apply for a driveway permit through the Cherokee County Engineering Department.

● **Stormwater:**

- **Flood Plain or Wetlands on Property** – No.
- **Runoff Tributary and Basin** – Unnamed tributary of Mill Creek in the Allatoona basin.

● **Conclusion:**

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

Cherokee County Water & Sewerage Authority

Applicant:	JASON JENKINS
Re-Zoning Case No.:	17-05-015
Present Zoning:	AG
Proposed Zoning:	R-40
Tax Map:	03N12
Parcel No.:	145C

Water

1) Is Water Available at Development:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2) Size of Existing Water Line (If Available):	8"	
3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project:	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Additional Comments:	DETERMINE BY FLOW TEST	
4) Is Existing Water Line Adequate for Project, If not what size will be Required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table:	NONE	

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

Sewer

1) Is Sewer Available to the Project:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
2) How far from the Proposed Development are the Nearest Sewer Lines:		
3) Approximate Length of Time Before Sewer Line will be Reasonably Assessible to Development:		
4) Estimated Waste Generation:	<input type="text"/> ADF	<input type="text"/> PEAK
5) Treatment Plant:		
6) Plant Capacity:	Available <input type="checkbox"/>	Not Available <input type="checkbox"/>
7) Line Capacity:	Available <input type="checkbox"/>	Not Available <input type="checkbox"/>
8) Projected Plant Availability:	0-5 Years <input type="checkbox"/>	5-10 Years <input type="checkbox"/>
	10+ Years <input type="checkbox"/>	
9) Additional Comments:		

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

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

Plant Capacity Comments:

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

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



**Cherokee County, Georgia
Agenda Request**

Item#: 1.

SUBJECT:
April 4, 2017 Minutes

MEETING DATE:
5/2/2017

SUBMITTED BY:
Tamala Davis

COMMISSION ACTION REQUESTED:

FACTS AND ISSUES:

BUDGET:

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

ADMINISTRATIVE RECOMMENDATION:
