



# Cherokee County Planning Commission Public Hearing AGENDA

December 5, 2017  
Cherokee Hall 7:00 PM

## **CALL TO ORDER**

## **ZONING CASES**

- 1. Case #17-12-028 S & K Property Advisors, LLC (BOC Dist. 4)**  
Applicant is requesting to rezone 14.04 acres at 6794 Woodstock Road and 6690 Woodstock Road from R-40 to RD3 to allow for a forty (40) home neighborhood. The applicant also seeks three (3) variances to Article 7.4-1.1, paragraphs e.1, d.5, and g.4.b.
- 2. Case #17-12-029 Donald and Linda Lingerfelt (BOC Dist. 2)**  
Applicant is requesting to rezone 1.0 acres at 6560 Hickory Flat Highway from R-40 to GC for commercial uses.
- 3. Case #17-12-030 Matt Dahlhauser (BOC Dist. 1)**  
Applicant is requesting to rezone 1.80 acres at 8010 Cumming Hwy from NC to GC to allow for a drive thru for a quick service restaurant.

## **OTHER BUSINESS**

## **APPROVAL OF MINUTES**

- 1. October 16, 2017 Work Session Minutes**
- 2. November 20, 2017 Work Session Minutes**
- 3. November 7, 2017 Public Hearing Minutes**

## **ADJOURN**



Cherokee County, Georgia  
Agenda Request

Item#: 1.

**SUBJECT:**  
Case #17-12-028 S & K Property Advisors,  
LLC (BOC Dist. 4)

**MEETING DATE:**  
12/5/2017

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 14.04 acres at 6794 Woodstock Road and 6690 Woodstock Road from R-40 to RD3 to allow for a forty (40) home neighborhood. The applicant also seeks three (3) variances to Article 7.4-1.1, paragraphs e.1, d.5, and g.4.b.

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**FACTS AND ISSUES:**

Commission District: 4  
Zoning Change: R-40 to RD3  
Location: 6794 and 6690 Woodstock Road  
Tax Map and Parcel No: 21N11, 096 and a portion of 101  
Acres: 14.04  
Proposed Development: Residential Neighborhood  
Future Development Map: Suburban Living

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**BUDGET:**

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

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**ADMINISTRATIVE RECOMMENDATION:**

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**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Staff Report	Exhibit
<input type="checkbox"/> Zoning Case Summary	Exhibit
<input type="checkbox"/> Applicant Response Statement	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



## Staff Report

**Case No:** 17-12-028  
**Applicant Name:** S & K Property Advisors, LLC.  
**Location:** 6690 Woodstock Road, Acworth  
(21N11, 096 and part of 101)  
**From/To:** R-40 to RD-3  
**Proposed Use:** 40-Lot Single Family Residential Subdivision  
**Commission Post:** 4

	Existing Zoning	Existing Land Use
North	R-40	Residential
South	R-15	Residential
East	R-40	Residential
West	R-40	Residential

### Future Development Map

Character Area/Node/Corridor	Description
Suburban Living	Established residential neighborhoods with potential infill and redevelopment opportunities. Public water available, public sewerage available or planned; local public facilities. (R-40, R-30, R-20, R-15, RD-3)

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

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## **Analysis and Comment**

The subject area is approximately 14.04 acres on the east side of Woodstock Road at its intersection with Victory Drive. A Public Participation Meeting was held October 6, 2017 with six (6) attendees including the applicant and one (1) PC member. The only concern expressed was one in the area were addressed. There is an Existing Site Resource Map on file. We have received no letters in opposition to or in support of this petition. The application is not consistent with the Future Development Map designation of Suburban Living, although is planned at 3.35 dwelling units per acre. There is a stipulation letter and traffic study attached.

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## **1 Findings**

### **1.1 Engineering Department**

- The primary public access for the property in this application is Woodstock Road. Woodstock Road is a full width two lane rural minor arterial roadway. The geometry on the road at the location of this application is generally good. The Georgia DOT recorded a daily traffic volume of approximately 5,470 vehicles per day on Woodstock Road near the location of this application in 2013. At this time there are no scheduled improvements planned for this section of Woodstock Road. The Engineering Department will determine any necessary improvements to Woodstock Road when the applicant applies for access along that route. It should be expected that the entrance would include a deceleration lane and a left-turn lane into the property. The applicant is also seeking a variance regarding the front building setback for the development. The Engineering Department does not have an issue with reducing the front building setback on the internal streets from 35 feet to 10 feet back from the standard 50 foot right-of-way as requested. However, the applicant is also seeking to reduce the front building setback on Woodstock Road from 75 feet to 10 feet. If the front building setback is reduced on Woodstock Road, the Engineering Department recommends that reducing it to 35 feet from the existing right-of-way would be more appropriate. It is the opinion of the Cherokee County Engineering Department that Woodstock Road should be able to handle the additional traffic generated by this application with the following condition:



<b>Case # 17-12-028 - Community Agenda Analysis</b>	
<b>Section 1 – Community Vision</b>	
Community	Intersection of Woodstock Road and Victory Drive, 1.5 miles north of SR-92
Vision: <ul style="list-style-type: none"> <li>- Natural beauty and diversity make Cherokee a desirable and sustainable community.</li> <li>- Commitment to grow responsibly from rich agricultural foundation through careful community design.</li> <li>- Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.</li> <li>- Balance needed between housing, employment, education, recreation, infrastructure and community services.</li> </ul>	
<b><i>Applicant seeks to rezone from R-40 to RD-3 for a 40 home neighborhood. The applicant also seeks three variances to Article 7.4-1.1, paragraphs d.5, e.1, and g.4.b.</i></b>	
<b>Section 2 - Core Issues</b>	
<i>Project Supports</i>	
Housing Choice	This project could add to the variety of housing options in the area.
Planning for Sustainable Growth	This location has infrastructure and services nearby.
Designing with the Environment	30.1% of the tract is proposed as open space. A trail network is proposed within the development.
<i>Project is Neutral</i>	
Aging in Place	No evidence of impact.
Diverse Economic Opportunities	While there may be a temporary increase in construction jobs during the building phase, no long-term positive impact is projected.
Preserve and Enhance Sense of Place	No evidence of impact.
Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
<i>Project Neglects</i>	
<b>Section 3 – Character Area Description</b>	
Character Area	Suburban Living
The intent of this Character Area is to support existing suburban development with compatible residential and commercial development. In addition, the intent is to encourage pedestrian mobility and significant civic and green spaces based upon traditional neighborhood design principles. New residential development that fosters a sense of community and provides essential mobility, recreation, and open space is encouraged. Suggested Zoning Districts are R-40, R-30, R-20, R-15, and RD-3. This application is consistent with the Character Area.	
Node or Corridor	N/A



**REZONING MEMORANDUM**

**Case Number:** 17-12-028  
**Current Zoning:** R-40

**Applicant:** S&K Property Advisors, LLC  
**Proposed Zoning:** RD-3

● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is Woodstock Road. Woodstock Road is a two-lane minor arterial roadway that is approximately 24 feet wide. A traffic count was performed by GDOT in 2016 and recorded a volume of 6,740 vehicles per day in the area of this application. The geometry of the roadway is generally good.
- **Planned Improvements** – The following improvements were recently completed or are planned for the Woodstock Road/Victory Drive corridor in the area of this application:

**Woodstock Road at Kellogg Creek Road Intersection Improvement** – completed spring 2017 – included installation of right and left turn lanes and traffic signal at the intersection.

**Woodstock Road at SR 92 Intersection Improvement** – completed spring 2017 – included installation of a right-turn lane from southbound Woodstock Road to westbound SR 92.

**Woodstock Road at Victory Drive Intersection** – all-way STOP installed in spring 2015. Future plan includes improving the intersection with the construction of a roundabout. Project included in upcoming SPLOST. Project construction would be planned for late 2018/early 2019.

**Bells Ferry Road/Kellogg Creek Road/Victory Drive Intersection Improvement** – contract for intersection improvement design awarded in September 2017. Anticipate construction in late fall 2018.

**Victory Drive** – remove S-curve near Kellogg Creek Road – Project includes horizontal alignment of Victory Drive adjacent to Patriots Park to remove S-curve in roadway. Design complete, right-of-way acquisition complete. Anticipate summer 2018 in-house construction in conjunction with Victory Drive resurfacing.

- **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 258 vehicles trips per day.

Zoning	Units	Trips Per Day
Current R-40	15 units	143
Proposed RD-3	42 units	401

- **Development Related Improvements** – The development will require a right-turn deceleration lane into the property per the Cherokee County Development Regulations.

The property on the opposite side of Victory Drive from this application was rezoned recently under application #17-06-23 – The Pacific Group. That applicant provided a conceptual sketch of the proposed roundabout at the intersection of Woodstock Road and Victory Drive; the southern end of this parcel. A copy of that sketch is attached.

The location of the proposed roundabout will affect the proposed layout of this parcel. It is recommended that the applicant's engineer revisit the site plan and incorporate the location of the proposed roundabout and also locate the proposed site entrance to the northern end of the parcel.

**● Stormwater:**

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

**● Conclusion:**

The development will require a right-turn deceleration lane into the property per the Cherokee County Development Regulations.

The location of the proposed roundabout at the intersection of Woodstock Road and Victory Drive will affect the proposed layout of this parcel. It is recommended that the applicant's engineer revisit the site plan and incorporate the location of the proposed roundabout and also locate the proposed site entrance to the northern end of the parcel.



DATE: 8/20/21  
 JOB NO: 17-064  
 DRAWN BY: KAC  
 CHECKED BY: KAC  
 SCALE: AS SHOWN  
 SHEET: 1 OF 1

**ZONING RESOURCE PLAN**  
**WOODSTOCK ROAD**  
**GRADING PLAN**

**GREYDEN**  
 ENGINEERING  
 2108 Hwy Drive  
 Concord, Georgia 30037  
 PH: 770-377-1821 FAX: 678-233-3332

**PACIFIC GROUP INC.**  
 15155 SHERWOOD DRIVE  
 SUITE 100  
 SAN ANTONIO, TEXAS 78238  
 PH: 214-494-8500

**DEVELOPMENT SUMMARY**

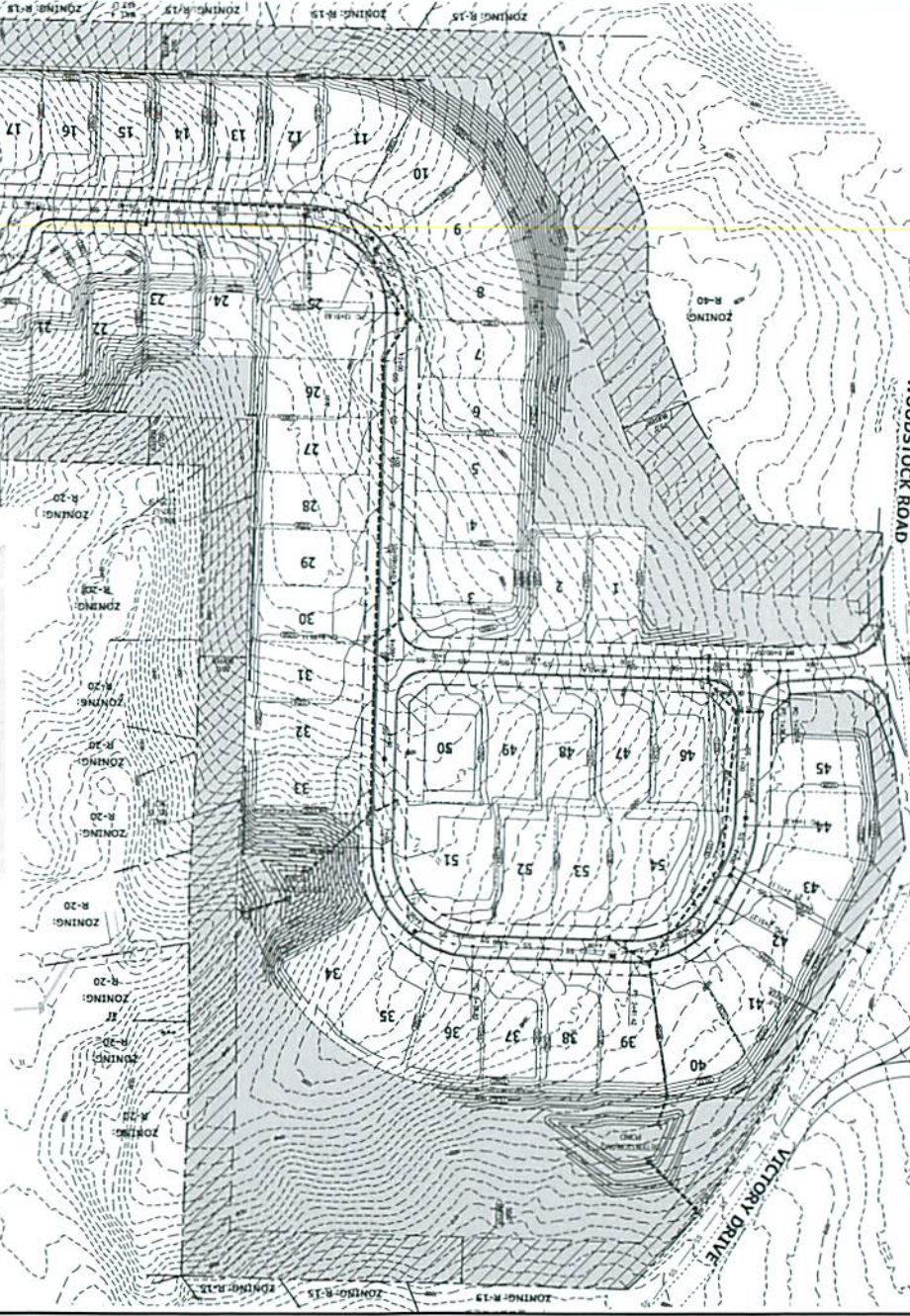
TOTAL AREA = 22.048 ACRES  
 PROPOSED ZONING = R-15 CONSERVATION SETBACKS  
 FRONT = 35'  
 SIDE = MIN 15' BETWEEN STRUCTURES  
 REAR = 15'

AVG. LOT AREA: 7,500 SF  
 PROPOSED OPEN SPACE = 8.87 ACRES = 40.23%  
 PROPOSED LOTS = 54  
 PROPOSED DENSITY = 2.45 UPA

LEGEND:  
 OPEN SPACE (shaded area)  
 BUFFER (hatched area)

SCALE: 1 inch = 60 ft

**VICINITY MAP**



**FEMA MAP**

**WOODSTOCK ROAD**

**VICTORY DRIVE**



Cherokee  
County  
School  
District

DR. BRIAN V. HIGHTOWER  
*Superintendent of Schools*

KYLA CROMER  
*School Board Chair*

MIKE CHAPMAN  
*School Board Vice-Chair*

JOHN HARMON

PATSY JORDAN

CLARK MENARD

KELLY POOLE

ROBERT RECHSTEINER

7 November 2017

S&K Property Advisors, LLC.  
121 E. Main St. Ste 201  
Canton, GA 30114

Dear S&K Property Advisors, LLC.:

The Cherokee County School District's Division of Support Services is in receipt of your zoning application **17-12-028** requesting the rezoning of 14.04 acres from R-40 to RD-3 for construction of 40 residential units. Please reference the attached zoning impact report for details on the projected effect of your proposed development on CCSD enrollment.

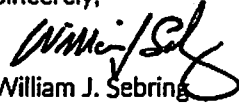
It is the position of the School District that all developers should attempt to voluntarily mitigate the impact of their proposed development. In every such case, the District designates a minimum contribution to help provide adequate facilities for the school age children who will occupy the residences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

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

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

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

Sincerely,



William J. Sebring  
Chief Support Services Officer

WJS:dm  
Attachment

cc: Dr. Brian V. Hightower, Superintendent of Schools  
Mitch Hamilton, Supervisor, Planning and Facilities  
Cherokee County Commission  
Cherokee County Planning Commission

## Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
Cherokee County		17-12-028		S&K Property Advisors, LLC.	
Acreeage	Number Of Lots	Current Zoning		Proposed Zoning	Housing Type
14.04	40	R-40		RD-3	Single Family Residential
Estimated Student Impact <sup>(1)</sup>		Additional Capacity Needed		Additional Capacity Cost <sup>(2)</sup>	Annual Student Cost <sup>(3)</sup>
29	Students	1	Classroom(s)	\$39,545.45	\$252,126.00
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
12/5/2017		12/19/2017		21N11-096 & 101	
Property Description					
Woodstock Road and Victory Road					

### Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Boston ES	593	883	67.16%
Middle School	MS Enrollment	MS Capacity	% Capacity
E.T. Booth MS	1,786	1,650	108.24%
High School	HS Enrollment	HS Capacity	% Capacity
Etowah HS	2,421	3,175	76.25%

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

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

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

(3) - Annual Cost is calculated using the General Fund Operating Expenditure cost per pupil of \$8,694.



Cherokee County  
Planning & Land Use  
1130 Bluffs Parkway  
Canton, GA 30114

## ZONING CASE SUMMARY

Date: October 27, 2017

Project number: PL20170001262  
Application Type: Rezoning  
Application Name: Ben Key  
S & K Property Advisors, LLC

Contact Person: S & K Property Advisors, LLC

Location:  
6794 Woodstock Rd, Acworth, GA 30102  
101 (21N11 101)  
096 (21N11 096)  
6690 Woodstock Rd, Acworth, GA 30102

Acreage: 14.04

Comments: Applicant seeks to rezone 14.04 acres from R-40 to RD-3 to allow for a forty (40) home neighborhood. The applicant also seeks three (3) variances to Article 7.4-1.1, paragraphs e.1, d.5, and g.4.b. Please see Applicant Response Statement for additional details.

Current Zoning: R40  
Current Land Use: Residential  
Proposed Zoning: RD3  
Proposed Land Use: Residential  
Proposed Number of Lots: 40

For additional information regarding this application contact **Planning and Land Use** at **678-493-6103**.

**S&K PROPERTY ADVISORS, LLC**  
121 E. MAIN ST. STE 201 CANTON, GA 30114

October 19, 2017

Cherokee County Planning and Zoning  
1130 Bluffs Parkway  
Canton, GA 30114

RE: APPLICANT RESPONSE STATEMENT – REZONING & VARIANCE REQUEST

Dear Planning and Zoning Department,

Please allow this letter to serve as our “Applicant Response Statement” and letter of intent to seek a rezoning of 14.04 acres known as Map/Parcel 21N11-096 and a portion of Map/Parcel 21N11-101 from R-40 to RD-3 with a variance to reduce the 30% alley access requirement to 15%, a variance to allow the Feature Pond (stormwater management) to be allowed in the open space, and a variance to reduce the garage recess requirement from the front plane of the home with carriage styled/painted garage doors from ten (10) feet to four (4) feet.

This zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property, nor will it adversely affect the existing use or usability of the adjacent and nearby property. The property does not have a reasonable economic use as currently zoned, nor will the proposed zoning cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

This request is in accordance with the Cherokee County Future Land Use Map. This proposed 40 home neighborhood will provide much needed supply to meet the increased housing demand in Southwest Cherokee County, due in large part to the overwhelming success and newly created jobs of the Cherokee 75 Corporate Park being developed by the Cherokee Office of Economic Development.

As mentioned previously, we are seeking a variance to reduce the thirty percent (30%) alley access requirement as described in *Article 7.4-1.1 Paragraph d.5* to fifteen percent (15%). Due to the small size and shape of this property, adding alleys to serve 12 lots would cause an unnecessary hardship and would be a detriment to the overall design and feel of the neighborhood.

Secondly, we are asking for the stormwater management pond that will be located within natural open space not to be deducted from our total open space calculation (*Article 7.4-1.1 Paragraph e.1*). The pond will be designed as a feature pond, and will

be an attribute to the overall development that will enhance the neighborhood greatly. This area of the property is beautiful with old growth trees, and will have a trail system that we believe will be utilized by the vast majority of the future residents. Due to the overall small size of the project, this is the only logical place for the pond.

Finally, with regards to *Article 7.4-1.1 Paragraph g.4.b*, we are asking that ten (10) feet be changed to four (4) feet. Most of, if not all, the homes will have covered front porches of at least eight (8) feet in depth. Those eight (8) feet plus the four (4) foot recessed garage requirement will not result in a "snout house" design, and will still maintain the overall desired feel and will support the Public Realm of the neighborhood. All garage doors will either be carriage style and/or be painted to match the predominate color of the home.

If granted, these variances would not cause any detriment to the public good or impair the purposes and intent of the RD-3 ordinance. In fact, there was overwhelming support for the reduction in alley served homes at the initial public participation meeting, as the neighbors stated that alleys tend to yield more to outdoor storage and too often become unsightly. Approving these variances will not impair adequate supply of light and air to the subject property, neighboring properties, or unreasonably increase the congestion of public streets, increase the danger of fire, imperil the public safety, unreasonably diminish or impair established property values within the surrounding areas or in any other respect impair the health, safety, comfort, morals or general welfare of the inhabitants of the County.

Thank you for your consideration.

Best regards,



Benjamin Key  
S&K Property Advisors, LLC

## Legal Description

All that tract or parcel of land lying and being in Land Lots 968, 969, 976 and 977 of the 21st District, 2<sup>nd</sup> Section, Cherokee County, Georgia, and being more particularly described as follows:

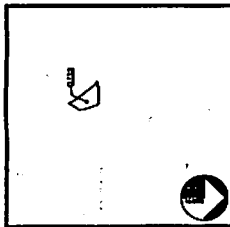
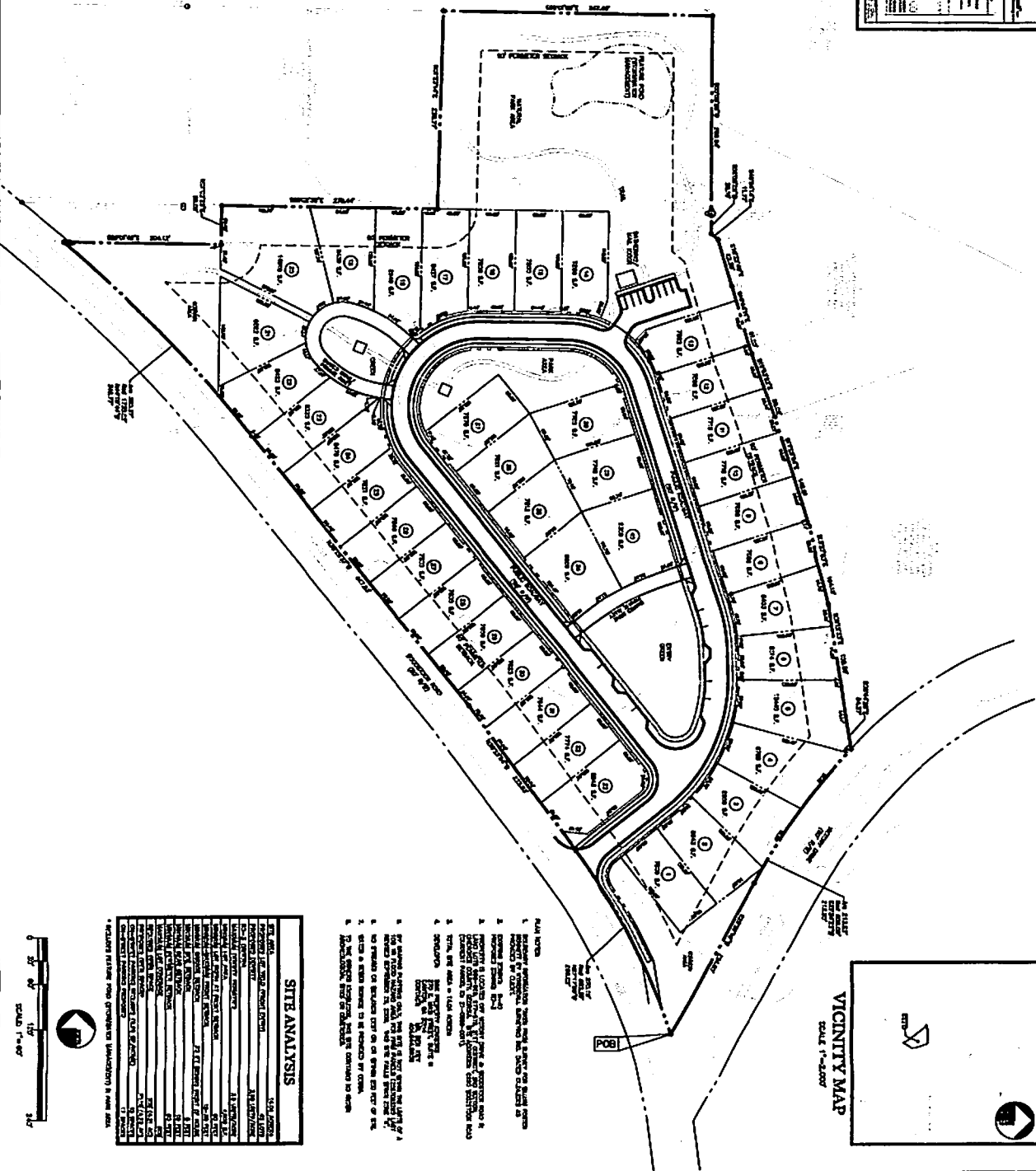
**BEGINNING** at a point located at the intersection of the northwesterly right-of-way line of Victory Drive (an 80' width right-of-way) with the northeasterly right-of-way line of Woodstock Road (a variable width right-of-way); thence leave said intersection and run northwesterly along said northeasterly right-of-way line of Woodstock Road the following courses and distances: along the arc of a curve to the left, an arc distance of 270.16 feet to a point, said curve having a radius of 850.38 feet and being subtended by a chord bearing N27°17'50"W and a chord distance of 269.02 feet; N36°23'54"W a distance of 233.83 feet to a point; N38°28'37"W a distance of 447.53 feet to a point; along the arc of a curve to the left, an arc distance of 350.37 feet to an iron pin found (1/2" rebar), said curve having a radius of 1,735.02 feet and being subtended by a chord bearing N44°15'44"W and a chord distance of 349.77 feet; thence leave said northeasterly right-of-way line and run S89°01'46"E a distance of 204.12 feet to an iron pin found (1/2" rebar, bent); thence run N01°02'23"E a distance of 50.09 feet to an iron pin found (1/2" rebar); thence run S89°02'36"E a distance of 276.44 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run N01°30'14"E a distance of 256.77 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S89°01'08"E a distance of 347.49 feet to an iron pin found (1/2" rebar) located on the Land Lot Line common to Land Lots 968 and 969; thence run southerly along said common Land Lot Line S00°08'25"W a distance of 256.64 feet to a 42" Red Oak; thence continue to run southerly along said common Land Lot Line S00°08'25"W a distance of 26.19 feet to an iron pin found (5/8" rebar); thence leave said common Land Lot Line and run S49°54'14"E a distance of 11.77 feet to an iron pin found (1/2" rebar); thence run S16°32'49"E a distance of 62.39 feet to an iron pin set (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence run S16°44'11"E a distance of 91.20 feet to an iron pin found (1/2" rebar); thence run S19°53'52"E a distance of 88.02 feet to an iron pin found (5/8" rebar); thence run S17°26'54"E a distance of 148.01 feet to an iron pin found (1/2" rebar, bent); thence run S13°27'50"E a distance of 104.10 feet to an iron pin found (1/2" rebar); thence run S09°12'33"E a distance of 105.55 feet to an iron pin found (1/2" rebar); thence run S08°44'26"E a distance of 84.37 feet to an iron pin found (1/2" rebar, bent) located on the northwesterly right-of-way line of Victory Drive; thence run southwesterly along said northwesterly right-of-way line the following courses and distances: along the arc of a curve to the left, an arc distance of 213.83 feet to a point, said curve having a radius of 805.09 feet and being subtended by a chord bearing S35°34'23"W and a chord distance of 213.20 feet; S28°36'19"W a distance of 224.50 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 14.045 acres.





FERMA MAP  
SCALE 1"=1,000'

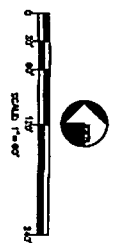


VICINITY MAP  
SCALE 1"=1,000'

- PLAN NOTES**
1. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
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  8. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS SHOWN ARE TO THE CENTER OF THE ROAD UNLESS OTHERWISE NOTED.

**SITE ANALYSIS**

ITEM	DESCRIPTION	STATUS
1. SITE AREA	1.52 ACRES	AS SHOWN
2. ZONING	RESIDENTIAL MEDIUM DENSITY (RM)	AS SHOWN
3. LOT AREA	1.52 ACRES	AS SHOWN
4. LOT AREA	1.52 ACRES	AS SHOWN
5. LOT AREA	1.52 ACRES	AS SHOWN
6. LOT AREA	1.52 ACRES	AS SHOWN
7. LOT AREA	1.52 ACRES	AS SHOWN
8. LOT AREA	1.52 ACRES	AS SHOWN
9. LOT AREA	1.52 ACRES	AS SHOWN
10. LOT AREA	1.52 ACRES	AS SHOWN



**CP & E**  
CHRISTOPHER PLANNING & ENGINEERING

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO  
1540 GRANVILLE ROAD  
ALHAMBRA, CA 91801  
PHONE: 626-444-1233

DATE: 08/11/2011  
BY: [Signature]

**ZONING PLAN**  
FOR  
**VICTORY DRIVE TRACT**

LAND LOTS 988-990, 971-979  
1ST DISTRICT AND SECTION  
CHANDLER COUNTY GEORGINA  
PARCEL ID: 21-0530-0011

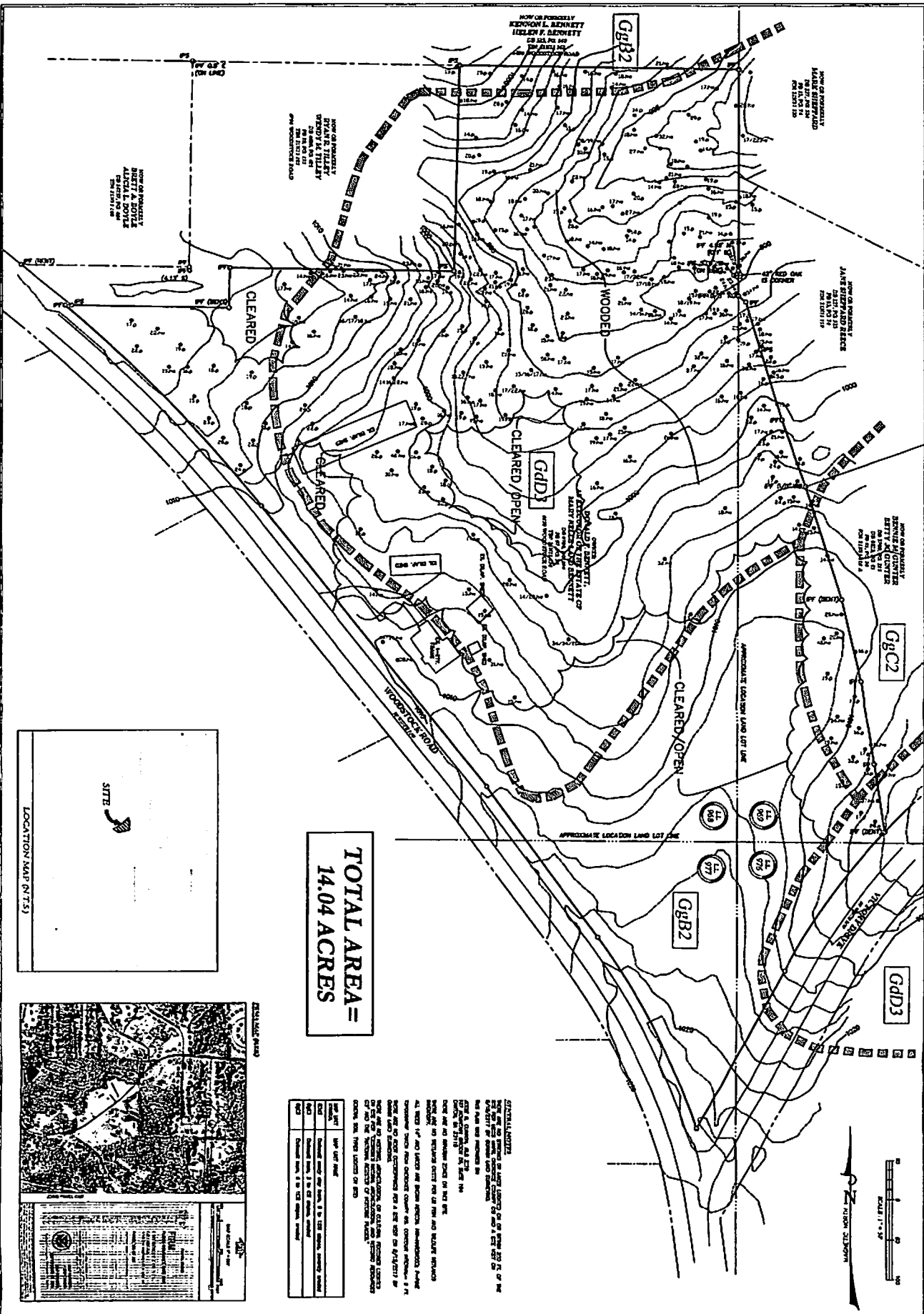
**S&K PROPERTY ADVISORS**  
270 FLYNN STREET, SUITE 14  
CANTON, CA 95014  
CONTACT:  
DAN KOP 408.414.6999

**REVISIONS**

NO.	DESCRIPTION

**ZONING SITE PLAN**  
**7.2**

DATE: 08/11/2011  
DRAWN BY: [Signature]



JOHN A. BARNETT  
DEBET A. BOWEN  
ADRIAN L. BOWEN  
Surveyors

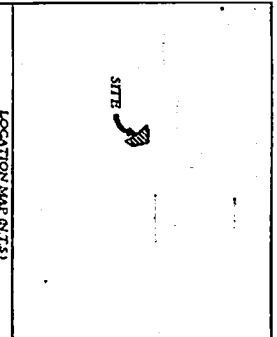
JOHN A. BARNETT  
DEBET A. BOWEN  
ADRIAN L. BOWEN  
Surveyors

HOW ORIGINALLY  
KERRON L. BENNETT  
LEWIS F. BENNETT  
CR 154 PG 100  
AS PER 1988  
SURVEY

HOW ORIGINALLY  
KERRON L. BENNETT  
LEWIS F. BENNETT  
CR 154 PG 100  
AS PER 1988  
SURVEY

JOHN A. BARNETT  
DEBET A. BOWEN  
ADRIAN L. BOWEN  
Surveyors

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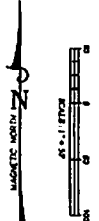


**TOTAL AREA =  
14.04 ACRES**



**GENERAL NOTES:**  
1. THIS MAP IS A SURVEY OF THE LAND AND IS NOT A MAP OF THE STATE OF OHIO.  
2. THE SURVEY WAS MADE BY THE SURVEYORS AND IS SUBJECT TO THE USUAL VARIATIONS OF THE SURVEYING PROCESS.  
3. THE SURVEY WAS MADE BY THE SURVEYORS AND IS SUBJECT TO THE USUAL VARIATIONS OF THE SURVEYING PROCESS.  
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10. THE SURVEY WAS MADE BY THE SURVEYORS AND IS SUBJECT TO THE USUAL VARIATIONS OF THE SURVEYING PROCESS.

NO.	DESCRIPTION	DATE
1	Original Survey	1988
2	Revised Survey	2011

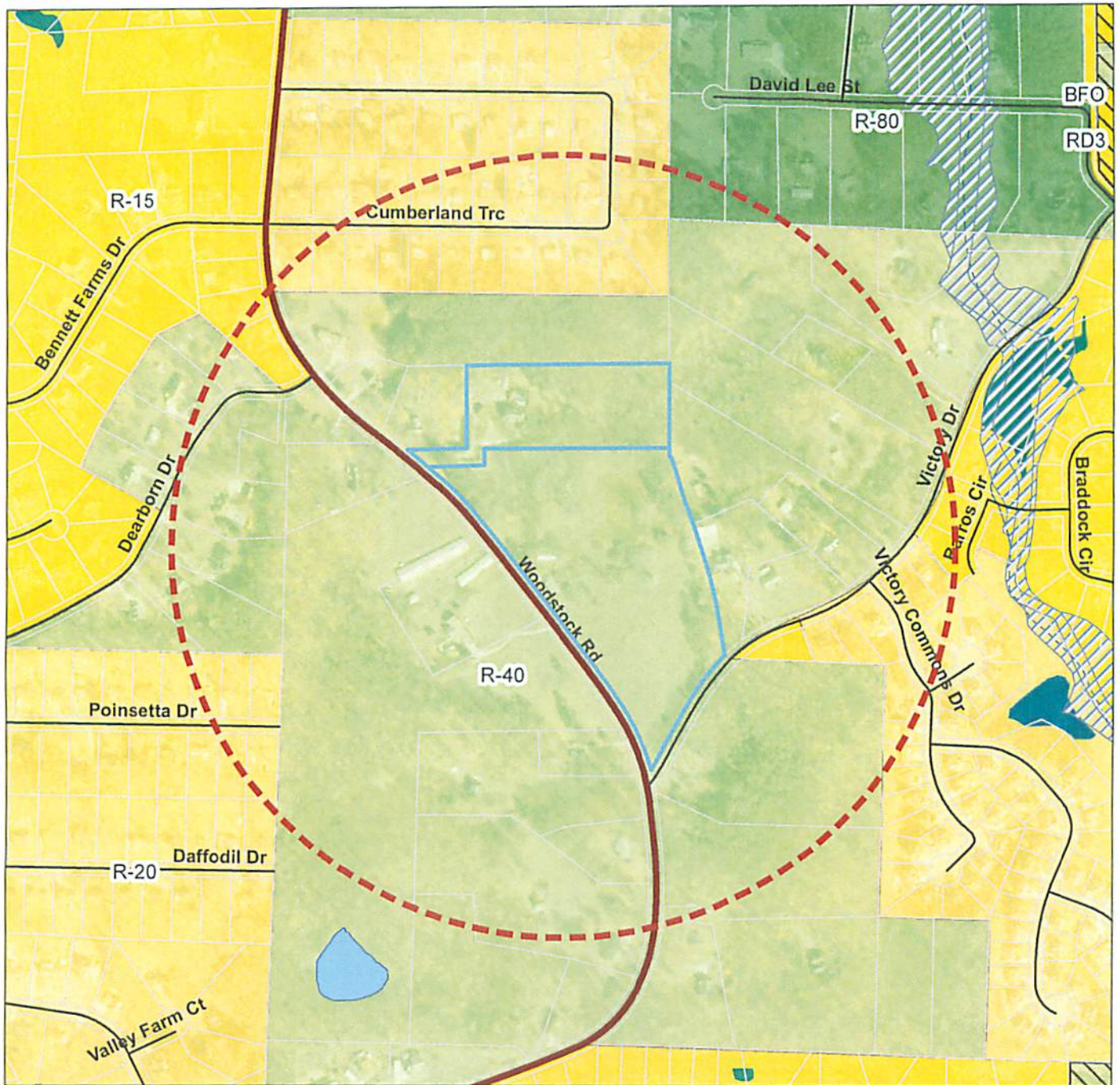


**Gunnin**  
LAND SURVEYING, LLC  
10000 GUNNIN DRIVE, SUITE 201  
COLUMBUS, OH 43240  
614.885.1111  
www.gunninlandsurveying.com

SITE RESOURCES MAP FOR  
**THE ENCLAVE AT VICTORY**  
LOCATED ON LAND LOTS 154, 155 AND 157  
154th DISTRICT - 3rd SECTION  
COLUMBUS CITY, COLUMBIA  
OCTOBER 1, 2011

DATE	REVISION

Case # 17-12-028 Ben Key S & K Property Advisors, LLC  
Zoning Map



Legend

- |                     |                               |                     |               |
|---------------------|-------------------------------|---------------------|---------------|
| Rezoning Parcel     | <b>Cherokee County Zoning</b> | RTH                 | Ball Ground   |
| 1/4 Mile Radius     | AG                            | RM10                | Canton        |
| School              | R80                           | RM16                | Holly Springs |
| Cemetery            | R60                           | TND                 | Mountain Park |
| Church              | R40                           | PUD                 | Nelson        |
| Parcel              | R30                           | OI                  | Waleska       |
| 100 Year Flood Zone | R20                           | NC                  | Woodstock     |
| Detention Pond      | R15                           | GC                  |               |
|                     | R10                           | LI                  |               |
|                     | RZL                           | HI                  |               |
|                     | RA                            | Bells Ferry Overlay |               |
|                     |                               | Hwy 92 Overlay      |               |



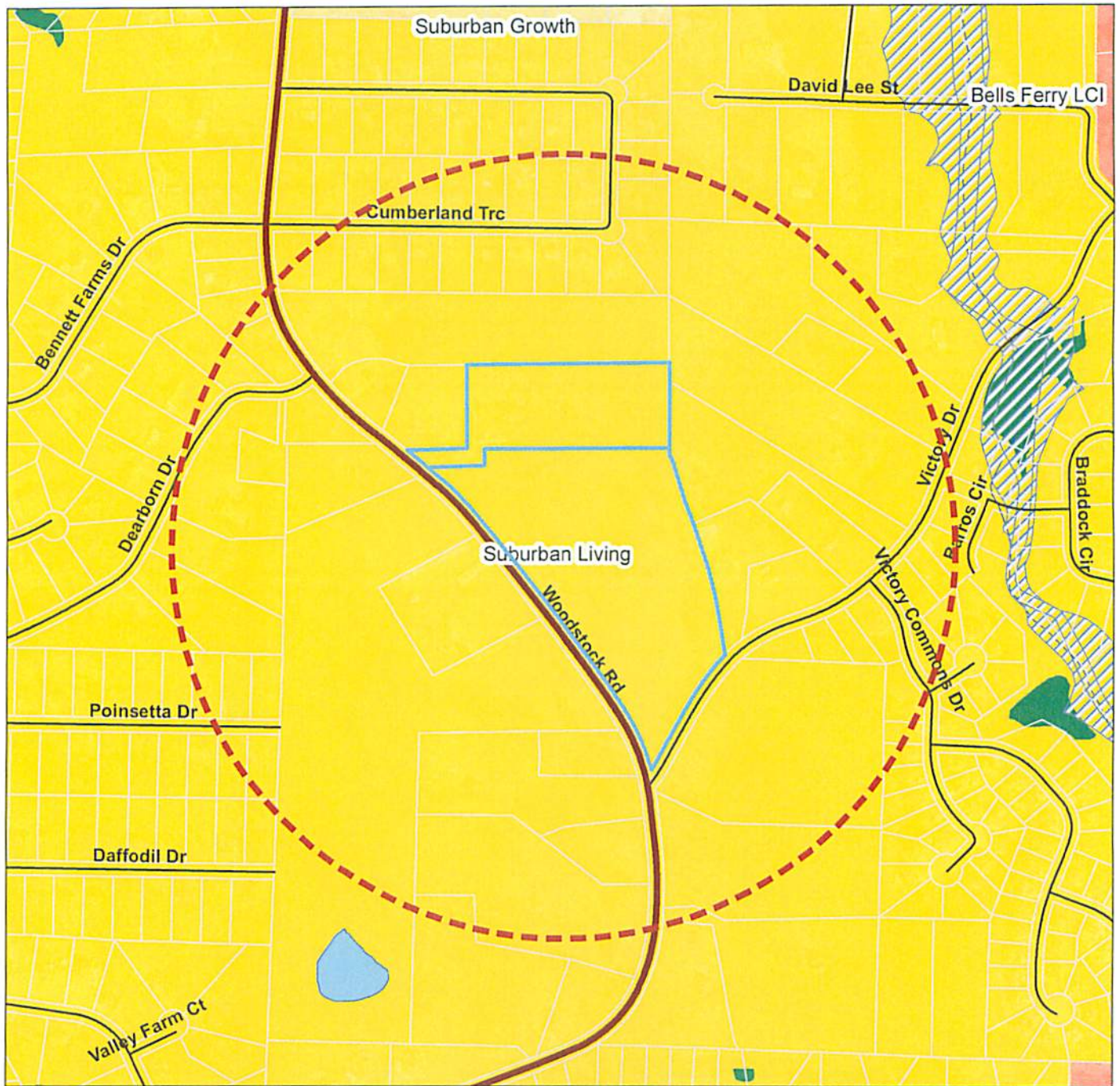
This map has been compiled from the most up to date and reliable sources available. Cherokee County is not responsible for errors and omissions contained in this map. No warranties or representations are expressed or implied in fact or in law.



Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
31 October 2017



Case # 17-12-028 Ben Key S & K Property Advisors, LLC  
 Future Development Map



**Legend**

- |                     |                       |                     |               |
|---------------------|-----------------------|---------------------|---------------|
| Rezoning Parcel     | County Crossroads     | Natural Preserve    | Ball Ground   |
| 1/4 Mile Radius     | Hamlet                | Rural Places        | Canton        |
| School              | Neighborhood Village  | Country Estates     | Holly Springs |
| Cemetery            | Community Village     | Suburban Growth     | Mountain Park |
| Church              | <b>Corridors</b>      | Suburban Living     | Nelson        |
| Parcel              | Scenic Corridor       | Neighborhood Living | Waleska       |
| 100 Year Flood Zone | Transitional Corridor | Bells Ferry LCI     | Woodstock     |
| Detention Pond      | Development Corridor  | Urban Core          |               |
|                     |                       | Workplace Center    |               |
|                     |                       | Regional Center     |               |
|                     |                       | Waste Management    |               |



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Prepared by:  
 Cherokee County  
 Planning and Land Use  
 Canton, Georgia  
 31 October 2017



# S&K Property Advisors, LLC

121 E. Main St. Ste. 201 Canton, GA 30114

October 10, 2017



Cherokee County Planning and Zoning Department  
1130 Bluffs Parkway  
Canton, GA 30114

RE: Public Participation Meeting Regarding Upcoming Rezoning Application of 14.04 Acres at Woodstock Rd. & Victory Dr., Map/Parcel 21N11-096 & a portion of 21N11-101

Dear Planning and Zoning Staff Members,

In accordance with the requirements set forth in the upcoming rezoning application, this letter is meant to serve as a summary of the Public Participation Meeting that was held on October 6, 2017 at the Oak Grove Community Services Center. The meeting was held in the community room beginning at 6:30 PM, and lasted approximately forty five minutes. This meeting was advertised to all property owners and HOAs within 750 feet of the subject property and all of the "interested parties." The meeting had six (6) attendees, including myself (see attached sign-in sheet).

With the exception of one attendee, the people in attendance were generally unopposed to the proposed 40 lot plan. The one attendee that was against it said that he could not support any additional development in the area until a traffic solution was in place for the area. Attendees were interested in what type of homes would be built in the subdivision and we informed them that we felt the market supported homes in the \$250,000 - \$325,000 price range. The attendees were indifferent on our intent to apply for variances to reduce the 30% alley-loaded lot requirement, the feature pond being located within the open space, and the reduction in garage recess.

The proposed site plan, site resource, current zoning, future land use maps, and application were all available for review at the meeting.

Best regards,

Benjamin Key  
S&K Property Advisors, LLC



Cherokee County, Georgia  
Agenda Request

---

Item#: 2.

**SUBJECT:** Case #17-12-029 Donald and Linda Lingerfelt (BOC Dist. 2)  
**MEETING DATE:** 12/5/2017

**SUBMITTED BY:**  
Tamala Davis

---

**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 1.0 acres at 6560 Hickory Flat Highway from R-40 to GC for commercial uses.

---

**FACTS AND ISSUES:**

Commission District: 2  
Zoning Change: R-40 to GC  
Location: 6560 Hickory Flat Hwy  
Tax Map and Parcel No: 02N02, 056  
Acres: 1.0  
Proposed Development: Commercial Uses  
Future Development Map: Community Village Node over 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"/> Lingerfelt Staff Report	Exhibit
<input type="checkbox"/> Zoning Case Summary	Exhibit
<input type="checkbox"/> Applicant Response Statement	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit
<input type="checkbox"/> PP Report	Exhibit



## Staff Report

**Case No:** 17-12-029  
**Applicant Name:** Donald Lingerfelt.  
**Location:** 6560 Hickory Flat Highway, Canton  
(02N02, 056)  
**From/To:** R-40 to GC  
**Proposed Use:** General Commercial Uses  
**Commission Post:** 2

	Existing Zoning	Existing Land Use
North	GC	Dental Office
South	GC	Vacant
East	R-40	Residential
West	GC	Dental Office (rear of property)

### Future Development Map

Character Area/Node/Corridor	Description
Community Village Node	Medium-scaled commercial designated to serve several neighborhoods. 80,000 square feet maximum.
Suburban Growth	This Character Area generally consists of detached single family homes situated on lots ranging in size with shallower setbacks than in rural areas. Generally, this is an area in transition from a rural area to a suburban area, often characterized by pockets of development interspersed among a rural landscape.

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

<b>Community Village</b>	
<b>Primary Land Uses</b>	<b>Secondary Land Uses</b>
Grocery stores Home Improvement Stores Restaurants & Fast Food Auto Sales, Repair and Maintenance Self-Storage Personal services such as laundromats, dry cleaners, barber/beauty shops and video rental Professional services such as lawyers, accountants, insurance agents, physicians and dentists	Local institutions such as churches, schools, day care, fire stations Single family residential neighborhoods

## **Analysis and Comment**

The subject parcel is approximately 1.0 acre on the west side of Hickory Flat Highway just south of Old Batesville Road. A Public Participation Meeting was held October 24, 2017 with two (2) attendees including one (1) PC member. There were no concerns expressed. No Existing Site Resource Map was required (Article 18, Section 18.3-2, 6, 6.3). We have received no letters in opposition to or in support of this petition. The application is consistent with the Future Development Map designation of Community Village Node.

---

## **1 Findings**

### **1.1 Engineering Department**

- Report Attached. Of note is the listed planned improvement.

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

- CCWSA did not submit a report, however, public water is available and an onsite sewer system will be required.

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

- The Board of Education did not comment.



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

- No report received.

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

- No report received.



---

## REZONING MEMORANDUM

**Case Number:** 17-12-029

**Applicant:** Donald and Linda Lingerfelt

**Current Zoning:** R-40

**Proposed Zoning:** GC

---

### ● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is State Route 140. State Route 140 is a two-lane minor arterial roadway that is approximately 24 feet wide. A traffic count was performed by GDOT in 2014 and recorded a volume of 15,600 vehicles per day within the area of this application. The geometry of the roadway is generally good, however this parcel is located on the inside of a sharp curve.
- **Planned Improvements – SR 140** – Cherokee County has committed to funding the design phase of the SR 140 widening project in the upcoming SPLOST to help GDOT accelerate the timing of the widening project. The County is in preliminary discussions with GDOT for time frames.
- **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. The property is rather small for a commercial development that would generate a considerable amount of traffic.
- **Development Related Improvements** – The site entrance will be permitted through the Georgia Department of Transportation. It is anticipated that a deceleration lane and possibly a left turn lane would be required for a commercial development.

### ● **Stormwater:**

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

### ● **Conclusion:**

The site entrance to SR 140 will be permitted through GDOT. The applicant will likely be required to install a deceleration lane and possibly a left turn lane.

---

<b>Case # 17-12-029 - Community Agenda Analysis</b>	
<b>Section 1 – Community Vision</b>	
Community	Hickory Flat
Vision: <ul style="list-style-type: none"> <li>– Natural beauty and diversity make Cherokee a desirable and sustainable community.</li> <li>– Commitment to grow responsibly from rich agricultural foundation through careful community design.</li> <li>– Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.</li> <li>– Balance needed between housing, employment, education, recreation, infrastructure and community services.</li> </ul>	
<b><i>Applicant seeks to rezone one acre from R-40 to GC. The property is currently vacant and the property owner does not intend to develop the property at this time.</i></b>	
<b>Section 2 - Core Issues</b>	
<i>Project Supports</i>	
Diverse Economic Opportunities	As a commercial development, this project could diversify employment options and support a more balanced tax base.
Planning for Sustainable Growth	This location has infrastructure and services nearby.
<i>Project is Neutral</i>	
Housing Choice	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.
Land Use Patterns that Promote Connectivity and Mobility	No evidence of impact.
<i>Project Neglects</i>	
<b>Section 3 – Character Area Description</b>	
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. Future development within this Character Area should include well-designed commercial activity centers at suitable locations within walking distance of residences. This Character Area is primarily residential in nature. Suggested Zoning Districts are R-80, R-60, and R-40. This application is not consistent with the Character Area.	
Node or Corridor	Community Village
Community Villages are envisioned as places where a compatible mixture of higher-intensity uses are located, which may include a variety of housing options, small businesses, offices, retail shops, services, and open spaces that create a small, interconnected community where it is possible to live, work, and play. Suggested Zoning Districts are OI, NC, and GC. This application is consistent with the Development Node.	



Cherokee County  
Planning & Land Use  
1130 Bluffs Parkway  
Canton, GA 30114

## ZONING CASE SUMMARY

Date: October 27, 2017

Project number: PL20170001264  
Application Type: Rezoning  
Application Name: Donald and Linda Lingerfelt

Contact Person:

Location:  
056 (02N02 056)  
6560 Hickory Flat Hwy, Canton, GA 30115

Acreage: 1.00

Comments: Applicant seeks to rezone one acre from R-40 to General Commercial. The property is currently vacant and the property owner does not intend to develop the property. Please see Applicant Response Statement for additional information.

Current Zoning: R40  
Current Land Use: Residential  
Proposed Zoning: GC  
Proposed Land Use: Commercial  
Proposed Number of Lots:

For additional information regarding this application contact **Planning and Land Use** at **678-493-6103**.

ENTERED  
10/27/17

10/16/2017

**From: Donald and Linda Lingerfelt**

**To: Cherokee County Planning and Zoning  
Cherokee County, Georgia**

We are seeking rezoning of one acre of land from its current R-40 zoning to General Commercial. The property is located on Highway 140 directly across from the Old Batesville Road entrance on Highway 140. We were never given an address but the property is located between 6488 Hickory Flat Highway and the Kroger. The land is a wooded vacant one acre lot at the present time and shares boundaries with adjoining tracts that are zoned General Commercial.

Cherokee County future land use maps indicate this property as included in General Commercial for the area. Our proposal should not affect the properties around us as most of the properties, on the same side of Highway 140 as this property, are already zoned General Commercial.

If the property is not assembled with adjoining properties, the one acre lot size should not cause any excessive impacts to Highway 140 or any of the utilities or schools available in the area.

Since Cherokee County future land use has this area as potential General Commercial the rezoning would place this property in line with adjoining property and conform to Cherokee County's future land use plans.

We ourselves do not intend on developing this property and are just looking for the best use for the property. The area along the same side of Highway 140 in the area of this property has continued to grow with commercial development and we see no need in us retaining the current R-40 zoning and wish to bring this properties zoning in line with adjoining properties.

Sincerely,

Donald and Linda Lingerfelt

Owners

4465 064

FILED IN OFFICE  
CLERK OF SUPERIOR COURT  
CHEROKEE COUNTY, GA  
01 FEB 26 AM 11:21  
BOOK 4465 PAGE 064  
Anne M. Rescan

Return Recorded Document to:  
SELLERS & WARREN, P.C.  
8681 Highway 92, Suite #200 CHEROKEE  
Woodstock, GA 30189  
12.00 #6548

JOINT TENANCY WITH SURVIVORSHIP  
WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF Cherokee

File #: 0110751

This Indenture made this 22 day of February, 2001 between

DEAN B. WATERS and LEIGH A. WATERS

of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

LINDA A. LINGERFELT and DONALD P. LINGERFELT

as joint tenants with right of survivorship and not as tenants in common, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 289 of the 2nd District, 2nd Section, Cherokee County, Georgia, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference thereto.

This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Wanda Abouch  
Witness  
Kim Seller  
Notary Public  
My commission expires:



Dean B. Waters (Seal)  
DEAN B. WATERS  
Leigh A. Waters (Seal)  
LEIGH A. WATERS

CHEROKEE COUNTY, GA.  
REAL ESTATE TRANSFER TAX  
PAID 50.00  
DATE February 26, 2001  
Anne M. Rescan  
CLERK OF SUPERIOR COURT

BK PG  
4465 065

## EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 289 of the 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, being 0.95 acre as shown on plat of survey prepared by Wikle Land Surveying, Inc., bearing the seal of Ron R. Wikle, Georgia RLS dated July 24, 1997, said plat being incorporated herein by reference thereto and said property being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at an iron pin located at the point of intersection of the West line of Land Lot 289 with the Westerly right of way of Georgia Highway 140 (Georgia Highway 140 having an 80 foot right of way); thence run in a Southeasterly direction along the Westerly right of way of Georgia Highway 140 a distance of 734.76 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence continuing in a Southeasterly direction along the Westerly right of way of Georgia Highway 140 the following courses and distances:  
South 15 degrees 14' 45" East a distance of 48.88 feet to a point;  
South 11 degrees 35' 25" East a distance of 54.12 feet to a point;  
South 08 degrees 57' 45" East a distance of 56.91 feet to a point;  
South 09 degrees 40' 00" East a distance of 38.44 feet to a point;  
South 08 degrees 40' 20" East a distance of 44.73 feet to an iron pin; thence leaving said right of way South 88 degrees 32' 40" West a distance of 340.82 feet to an iron pin; thence North 50 degrees 02' 05" East a distance of 384.79 feet to an iron pin located on the West right of way of Georgia Highway No. 140 and being the True Point of Beginning.

F/0110751,Lingerfelt,des

Rec 2-27-2001

DONALD AND LINDA LINGERFELT



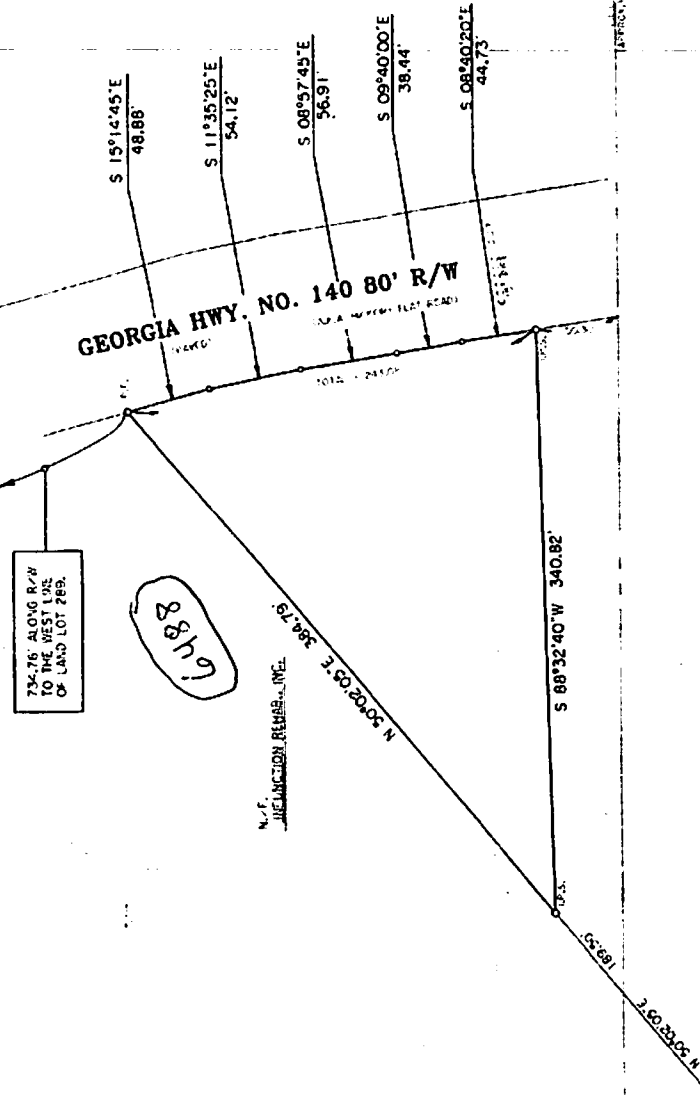
FIELD BOOK 38, PAGE 82, FILE 20913.

LEGEND:

- 1) I.P.S. - IRON PIN SET (85 R.)
- 2) I.P.V. - IRON PIN FOUND
- 3) L.L. - IRON LOT LINE
- 4) R.V. - REFORCING BAR
- 5) P.P. - POWER POLE
- 6) C. - CENTER LINE
- 7) R. - REFORCING BAR
- 8) P.P. - POWER POLE
- 9) N.P. - N.W. OR FORMERLY
- 10) --- - FENCE (APPROX. LOC.)
- 11) --- - OVERHEAD UTILITY LINE
- 12) S.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14) C.C. - CRUMP TOP
- 15)

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY PRIVATE AND PUBLIC.
- 2) UNDERLYING EASEMENTS ARE AS SHOWN.
- 3) REFERENCE: PLAT BOOK 10, PAGE 98.
- 4) REFERENCE: PLAT OF A SURVEY FOR "JUNCTION REHAB., INC. BY WRALE LAND SURVEYING INC. DATED OCT. 24, 1986. JOB 186-0913-101.C.



734.76' ALONG R/W TO THE WEST LINE OF LAND LOT 289.

648.8

N.P. JUNCTION REHAB., INC.

N.P. DONALD D. WILSON

F.L.A. OFFICIAL FLOOD HAZARD MAP. COMMUNITY NO. 13822. PAGE 285. PARCEL 13822-001. THIS AREA IS A FLOOD HAZARD AREA. HAVING SPECIAL FLOOD HAZARDS.

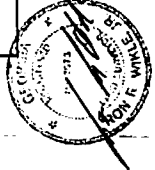
LOT SURVEY FOR:

**GENE WATERS**

LOCATED IN LAND LOTS: 289  
DISTRICT - 2, SECTION - 2  
CHEROKEE COUNTY, GEORGIA

PREPARED: JULY 24, 1997  
SCALE: 1" = 50'

BY: WRALE LAND SURVEYING, INC.  
10100 W. WINDY ROAD  
CANTON, GEORGIA 30114  
PHONE: (770) 470-8344  
FAX: (770) 470-8344



AREA = 0.95 ACRE

\*ALL MATTERS OF TITLE ARE EXCEPTED\*

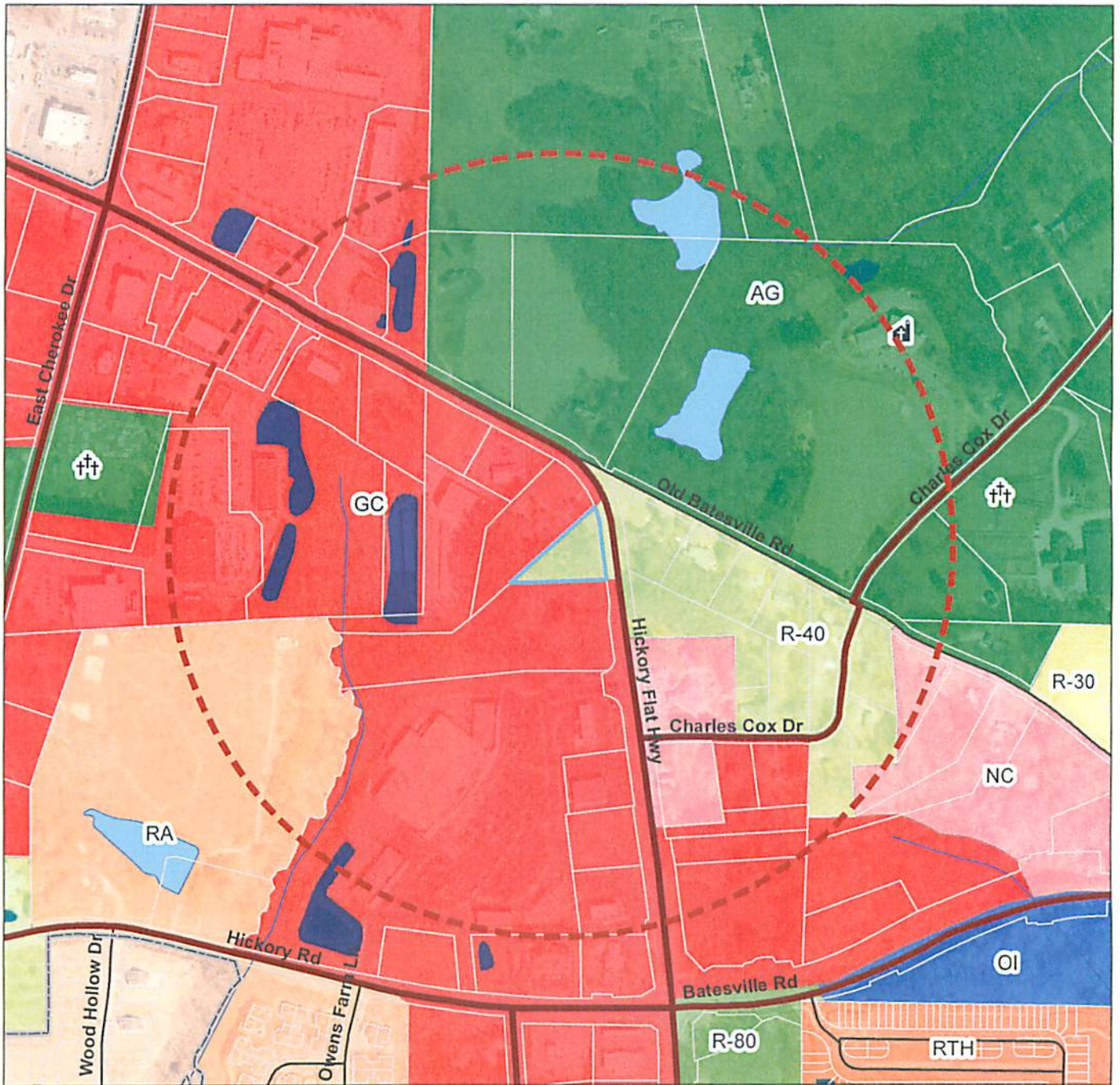


JOB NO. 97-0913-68C



# Case # 17-12-029 Donald and Linda Lingerfelt

## Zoning Map



### Legend

- |                     |                               |                     |               |
|---------------------|-------------------------------|---------------------|---------------|
| Rezoning Parcel     | <b>Cherokee County Zoning</b> | RTH                 | Ball Ground   |
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| Cemetery            | R60                           | TND                 | Mountain Park |
| Church              | R40                           | PUD                 | Nelson        |
| Parcel              | R30                           | OI                  | Waleska       |
| 100 Year Flood Zone | R20                           | NC                  | Woodstock     |
| Detention Pond      | R15                           | GC                  |               |
|                     | RD3                           | LI                  |               |
|                     | R10                           | HI                  |               |
|                     | RZL                           | Bells Ferry Overlay |               |
|                     | RA                            | Hwy 92 Overlay      |               |



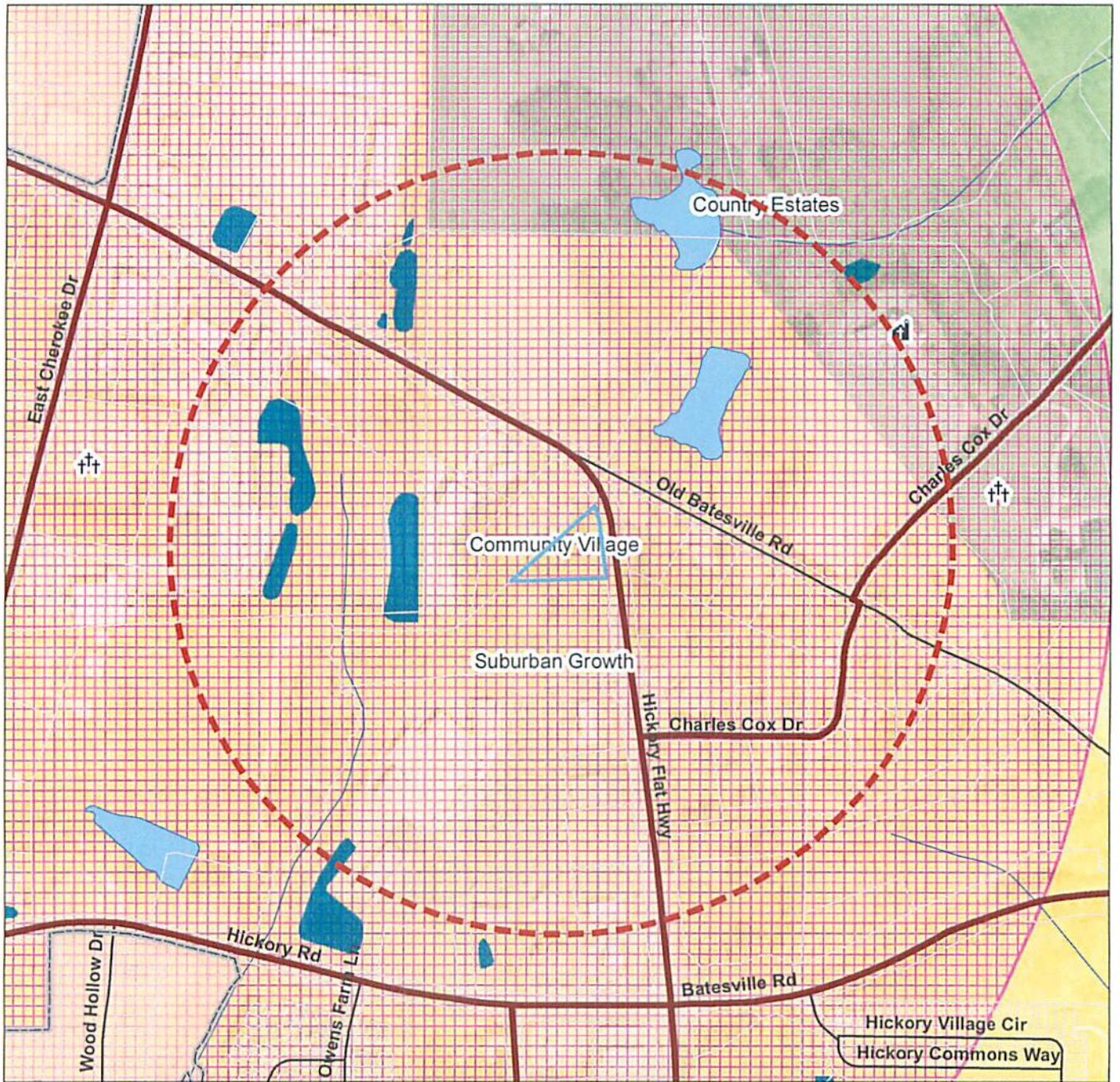
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Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
31 October 2017



Case # 17-12-029 Donald and Linda Lingerfelt  
 Future Development Map



**Legend**

- |                     |                       |                     |               |
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 Planning and Land Use  
 Canton, Georgia  
 31 October 2017



## Results of Public Participation Meeting

These are the results of the meeting that took place in the community room of Fire Station 23 located at 7625 Vaughn Road Canton, Ga. 30115 from 6:30 to 8:30 p.m. on Tuesday, October 24, 2017

There were two participants that came to the meeting; Tom Ware and Knox Wilmer.

During the meeting the two participants were shown the current Cherokee County zoning map of the area of the subject property where the adjoining properties were zoned General Commercial and the subject property was currently zoned R-40. We explained we were asking that the property be rezoned to General Commercial to bring this property in line with the zonings of the adjacent properties and that we were not going to develop the property.

A survey of the property was available to look at which showed the property has .95 of an acre. Another sheet showed the exact location of the property on Hickory Flat Highway (Hwy 140).

Both participants were asked if they had any questions or concerns and neither had any.





Cherokee County, Georgia  
Agenda Request

Item#: 3.

**SUBJECT:** Case #17-12-030 Matt Dahlhauser (BOC Dist. 1)  
**MEETING DATE:** 12/5/2017

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 1.80 acres at 8010 Cumming Hwy from NC to GC to allow for a drive thru for a quick service restaurant.

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**FACTS AND ISSUES:**

Commission District: 1  
Zoning Change: NC to GC  
Location: 8010 Cumming Hwy  
Tax Map and Parcel No: 03N10, 113  
Acres: 1.80  
Proposed Development: Quick Service Restaurant with drive thru  
Future Development Map: Community Village

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**BUDGET:**

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

---

**ADMINISTRATIVE RECOMMENDATION:**

---

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Dahlhauser Staff Report	Exhibit
<input type="checkbox"/> Zoning Case Summary	Exhibit
<input type="checkbox"/> Applicant Response Statement	Exhibit
<input type="checkbox"/> Legal Description	Exhibit
<input type="checkbox"/> Site Plan	Exhibit
<input type="checkbox"/> Zoning Map	Exhibit
<input type="checkbox"/> Future Development Map	Exhibit



## Staff Report

**Case No:** 17-12-030  
**Applicant Name:** Matt Dahlhauser for CP WAGS NORTH, LLC.  
**Location:** 8010 Cumming Highway, Canton  
(03N10, 113)  
**From/To:** NC to GC  
**Proposed Use:** Restaurant with Drive-Thru  
**Commission Post:** 1

	Existing Zoning	Existing Land Use
North	GC	Vacant Commercial
South	GC	Woodmont Village Shopping Center
East	GC	Vacant Commercial
West	NC and R-40	CCWSA, Undetermined, and Cemetery

### Future Development Map

Character Area/Node/Corridor	Description
Community Village Node	Medium-scaled commercial designated to serve several neighborhoods. 80,000 square feet maximum.
Suburban Growth	This Character Area generally consists of detached single family homes situated on lots ranging in size with shallower setbacks than in rural areas. Generally, this is an area in transition from a rural area to a suburban area, often characterized by pockets of development interspersed among a rural landscape.

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

<b>Community Village</b>	
<b>Primary Land Uses</b>	<b>Secondary Land Uses</b>
Grocery stores Home Improvement Stores Restaurants & Fast Food Auto Sales, Repair and Maintenance Self-Storage Personal services such as laundromats, dry cleaners, barber/beauty shops and video rental Professional services such as lawyers, accountants, insurance agents, physicians and dentists	Local institutions such as churches, schools, day care, fire stations Single family residential neighborhoods

**Analysis and Comment**

The subject parcel is approximately 1.8 acres at the northeast corner of Cumming Highway (State Route 20) and East Cherokee Drive. A Public Participation Meeting was held November 6, 2017 with seven (7) attendees including two (2) PC members. There were no concerns expressed. We have received no letters in opposition to or in support of this petition. The application is consistent with the Future Development Map designation of Community Village Node.

**1 Findings**

**1.1 Engineering Department**

- Report Attached. Of note is the listed planned improvement.

**1.2 Cherokee County Water and Sewerage Authority**

- CCWSA did not submit a report, however, public water is available and an onsite sewer system will be required.

**1.3 Cherokee County Board of Education**

- The Board of Education did not comment.

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

- No report received.

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

- No report received.

<b>Case # 17-12-030 - Community Agenda Analysis</b>	
<b>Section 1 – Community Vision</b>	
Community	Macedonia
<p>Vision:</p> <ul style="list-style-type: none"> <li>– Natural beauty and diversity make Cherokee a desirable and sustainable community.</li> <li>– Commitment to grow responsibly from rich agricultural foundation through careful community design.</li> <li>– Lake Allatoona and Etowah River provide water supply and recreation opportunities to be preserved.</li> <li>– Balance needed between housing, employment, education, recreation, infrastructure and community services.</li> </ul> <p><i>Applicant seeks to rezone from Neighborhood Commercial to General Commercial to allow for a quick service restaurant with a drive-thru.</i></p>	
<b>Section 2 - Core Issues</b>	
<i>Project Supports</i>	
Diverse Economic Opportunities	As a commercial development, this project could diversify employment options and support a more balanced tax base.
Planning for Sustainable Growth	This location has adequate infrastructure and services.
<i>Project is Neutral</i>	
Housing Choice	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.
Land Use Patterns that Promote Connectivity and Mobility	A connection could be made to the commercial tract to the east when/if it develops. However, no connection is shown.
<i>Project Neglects</i>	
<b>Section 3 – Character Area Description</b>	
Character Area	Suburban Growth
<p>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. Future development within this Character Area should include well-designed commercial activity centers at suitable locations within walking distance of residences. This Character Area is primarily residential in nature. Suggested Zoning Districts are R-80, R-60, and R-40. This application is not consistent with the Character Area.</p>	
Node or Corridor	Community Village
<p>Community Villages are envisioned as places where a compatible mixture of higher-intensity uses are located, which may include a variety of housing options, small businesses, offices, retail shops, services, and open spaces that create a small, interconnected community where it is possible to live, work, and play. Suggested Zoning Districts are OI, NC, and GC. This application is consistent with the Development Node.</p>	





## REZONING MEMORANDUM

**Case Number:** 17-12-030  
**Current Zoning:** NC

**Applicant:** Matt Dahlhauser  
**Proposed Zoning:** GC

### ● **Transportation:**

- **Primary Public Access** – The primary public access for the property in this application is State Route 20 and East Cherokee Drive. State Route 20 is a three-lane principal arterial roadway that is approximately 36 feet wide. A traffic count was performed by GDOT in 2016 and recorded a volume of 18,600 vehicles per day within the area of this application. East Cherokee Drive is a two-lane principal arterial roadway that is approximately 24 feet wide. A traffic count was performed by GDOT in 2012 and recorded a volume of 5,870 vehicles per day on East Cherokee Drive in the area of this application.
- **Planned Improvements** – The Georgia DOT is planning to improve SR 20 to create a 6-lane roadway across the frontage of this application. The SR 20 widening project is scheduled to be bid for construction in the fall of 2019. Cherokee County recently completed and intersection improvement project (in 2016) at this intersection. The driveway configuration depicted in the site plan is what was constructed under the County's intersection improvement project.
- **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 1,755 vehicles trips per day.

Zoning	Units	Trips Per Day
Current NC	15,000 square feet	1,320
Proposed GC	6,200 square feet	3,075

- **Development Related Improvements** – The entrances for this parcel were constructed during the County's intersection improvement project for the intersection of SR 20 and East Cherokee Drive. East Cherokee Drive has a full access entrance and SR 20 has a right-in/right-out entrance.

### ● **Stormwater:**

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

### ● **Conclusion:**

The entrances for this development are already constructed and would not change based on the change in zoning.



Cherokee County  
Planning & Land Use  
1130 Bluffs Parkway  
Canton, GA 30114

## ZONING CASE SUMMARY

Date: October 27, 2017

Project number: PL20170001265  
Application Type: Rezoning  
Application Name: Matt Dahlhauser

Contact Person: Matt Dahlhauser

Location:  
113 (03N10 113)  
8010 Cumming Hwy, Ball Ground, GA 30107

Acreage: 1.80

Comments: Applicant seeks to rezone from NC to GC to allow for a drive thru for a quick service restaurant. See Applicant Response Statement for additional information.

Current Zoning: NC  
Current Land Use: Commercial  
Proposed Zoning: GC  
Proposed Land Use: Commercial  
Proposed Number of Lots:

For additional information regarding this application contact **Planning and Land Use** at **678-493-6103**.

September 15, 2017

RE: Section V Written Narrative of Rezoning Application

Dear Cherokee County,

The Applicant, Matt Dahlhauser, submits this narrative in regards to the related Rezoning application submitted herewith (the "Application") for the purpose of rezoning an approximately 1.8 acre tract (the "Property") located at East Cherokee Drive and GA Highway 20, a.k.a. Cumming Highway. The Property is currently zoned Neighborhood Commercial.

The Applicant requests a rezoning of the property to General Commercial to allow for a drive thru for a quick service restaurant. The applicants proposed zoning falls in line with what the properties in the surrounding area along the GA Highway 20 commercial corridor are currently zoned. The site is not large enough to allow a development with enough density to have an adverse impact on traffic and additionally, will not have an excessive impact on the school system, streets, utilities or transportation facilities.

The General Commercial zoning does conform to the land use plan for the area and will allow for a more positive economic impact than its current zoning.

Sincerely,



Matt Dahlhauser

Deed Book **13409** Pg **175**

Filed 07/22/2015 03:14 PM

28-2015-024081

Transfer Tax 602.80

Patty Baker

Clerk of Superior Court Cherokee Cty, GA

Prepared by:  
Walgreen Co.  
Community and Real Estate Law Depart.  
104 Wilmot Road MS1420  
Deerfield, IL 60015  
Attn: Dennis K. Lee

After Recording Please Return to:

Hughes White Kralicek, PC  
2300 Windy Ridge Pkwy. SE, Suite 570 South  
Atlanta, GA 30339  
Phone: 770-692-2188

60337

Prior Instrument Reference: Book 7564 Page  
367-Rec.12/10/2004  
Canton

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 16<sup>th</sup> day of July 2015, by and between **WALGREEN CO., an Illinois corporation** (hereinafter referred to as "Grantor") and **CP WAGS North, LLC, a Georgia limited liability company**, (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits).

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, that tract or parcel of land lying and being located in Land Lot 806 of the 3rd District, 2<sup>nd</sup> Section of Cherokee County, Georgia as more particularly described on Exhibit A attached hereto and hereby made a part hereof.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor, if any, in and to any land lying in the bed of any street, road or avenue, open, closed or proposed in front of or adjoining the Property, to the center line.

F:\legal\re-forms\lwdeed

To have and to hold said tract or parcel of land, together with any and all improvements located thereon, and any and all of 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 and the legal representatives, successors, successors-in-title and assigns of Grantee, forever, in Fee Simple.

Said property is subject to the following matters: (i) general ad valorem real estate taxes and assessments not yet due and payable; (ii) current building codes, set back restrictions, zoning regulations and ordinances and other matters restricting the use of the Property, which have not been violated; (iii) matters done or suffered by or through the Grantee; and (iv) subject to those matters on Exhibit "B" attached hereto and made a part hereof.

The Grantor will warrant and forever defend the right and title to said land unto Grantee, subject only to the matters expressly set forth herein, against the claims of all persons claiming by, through or under Grantor.

[SIGNATURE PAGE FOLLOWS]

[COPY]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed and delivered by its duly authorized representative as of the day and year first above written.

GRANTOR:

WALGREEN CO., an Illinois corporation

By: *[Signature]* Richard N. Steiner  
Its: Director

Signed, sealed and delivered in the presence of:

Unofficial Witness

*[Signature]*  
Print Name: Dennis K. Lee

By: *Rosemarie M Harvey*

Notary Public

My Commission Expires: 9/10/17

[COPY]

[NOTARIAL SEAL]



**EXHIBIT A  
LEGAL DESCRIPTION**

All that tract and parcel of land lying and being in Land Lot 806, 3<sup>rd</sup> District, 2<sup>nd</sup> Section of Cherokee County, Georgia which is more particularly described as follows:

Beginning at a point at the intersection of the Northern right-of-way of Georgia Highway 20 (100 foot right-of-way) and the Eastern right-of-way of East Cherokee Drive (80 foot right-of-way) said point being the POINT OF BEGINNING; thence from said point and along the Eastern right-of-way of East Cherokee Drive (80 foot right-of-way) North 00 degrees 58 minutes 08 seconds West a distance of 382.55 feet to a 1;2" rebar set; thence leaving said right-of-way, North 90 degrees 00 minutes 00 seconds East a distance of 184.82 feet to a Y:!" rebar set; thence South 22 degrees 53 minutes 48 seconds East a distance of 277.12 feet to a 1;2" rebar set on the Northern right-of-way of Georgia Highway 20 (100 foot right-of-way); thence along said right-of-way, South 66 degrees 58 minutes 03 seconds West a distance of 90.05 feet to a point; thence, continuing along said right-of way, South 65 degrees 39 minutes 23 seconds West a distance of 223.14 feet to a point; said point being the point of beginning.

Said property contains 1.80 acres 178,501 square feet and as shown on that certain "ALTAI ACSM Land Title Survey for Walgreen Co., Paradise Development, Inc. and Lawyers Title Insurance Corporation", dated April 16, 2004, last revised November 19, 2004, prepared by Julian D. Grace, Georgia Registered Land Surveyor No. 2679, said survey being incorporated herein by reference thereto.

TOGETHER WITH all right, title and interest in and to Sanitary Sewer Easement Agreement by and between WB Cherokee, LLC, a Georgia limited liability company, and Douglas E. Turner, dated September 24, 2001, filed October 1, 2001, and recorded in Deed Book 4787, Page 126, Cherokee County, Georgia Records, insofar as said Sanitary Sewer Easement Agreement benefits the above described property conveyed hereby and does not exclude the rights of Grantor or Grantor's successors and assigns to the use and benefit of the said Sanitary Sewer Easement Agreement with regard to the remainder of Grantor's property not conveyed hereby and described in the said Sanitary Sewer Easement Agreement.

F:\legal\re-forms\lwdeed

## EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Easement as contained within Right of Way Deed from R.F. Williams and H.A. Pinyan, in favor of Cherokee County, dated September 16, 1965, and recorded in Deed Book 82, Page 236, records of the Clerk of Superior Court of Cherokee County, Georgia.
2. Conveyance of Access Rights from R.F. and Sarah P. Williams, in favor of Department of Transportation, State of Georgia, dated June 3, 1991, and recorded in Deed Book 1010, Page 200, aforesaid records
3. Reciprocal Easement Agreement with Covenants, Conditions, and Restrictions by and between Douglas E. Turner and Walgreen Co., an Illinois corporation, dated December 9, 2004, filed December 10, 2004, and recorded in Deed Book 7564, Page 371, aforesaid records.
4. Matters disclosed by an ALTA/ACSM survey of the Property prepared by Watts & Browning Engineers, Inc., dated March 13, 2015, under Job No.150307.

[COPY]



PT-61 (Rev. 11/04) To be filed in **CHEROKEE COUNTY** PT-61 028-2015-006906

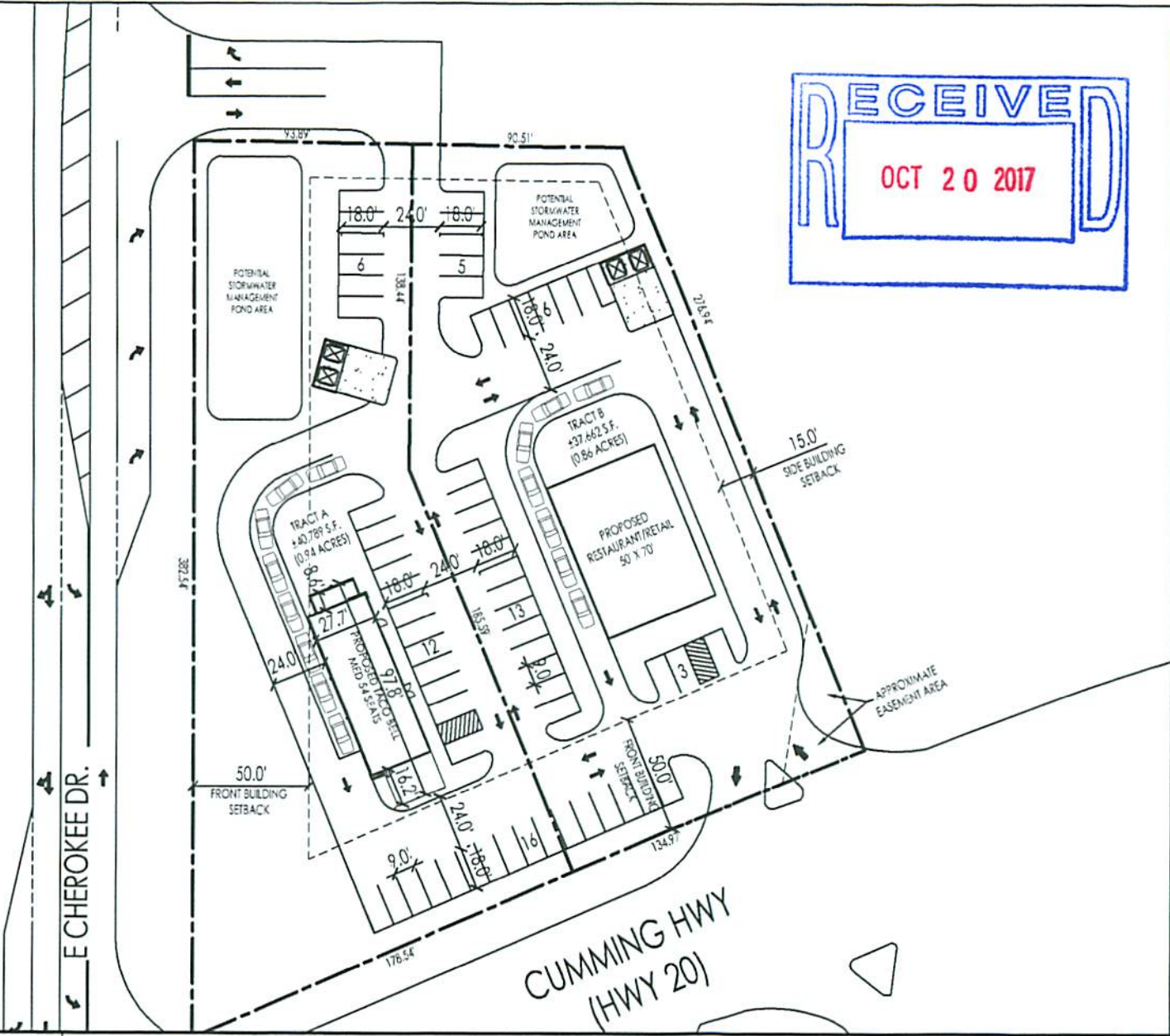
SECTION A – SELLER'S INFORMATION (Do not use agent's Information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME WALGREEN CO.				Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) 104 Wilmont Road MS#1420				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$602,740.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Deerfield, IL 60015 USA		DATE OF SALE 7/20/2015		1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's Information)				2. Fair market value of Personal Property only \$0.00	
BUYERS'S BUSINESS / ORGANIZATION / OTHER NAME CP WAGS North, LLC				3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 6230 River Chase Circle				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$602,740.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30328 USA		Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$602.80	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 03N10-113	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 3rd	ACRES	LAND LOT 806	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS  
None

AFTER RECORDING RETURN TO:  
Frank J. Kralicek  
Hughes White Kralicek, P.C.  
2300 Windy Ridge Pkwy, Suite 570 South  
Atlanta, Georgia 30339-5665

60337

[COPY]

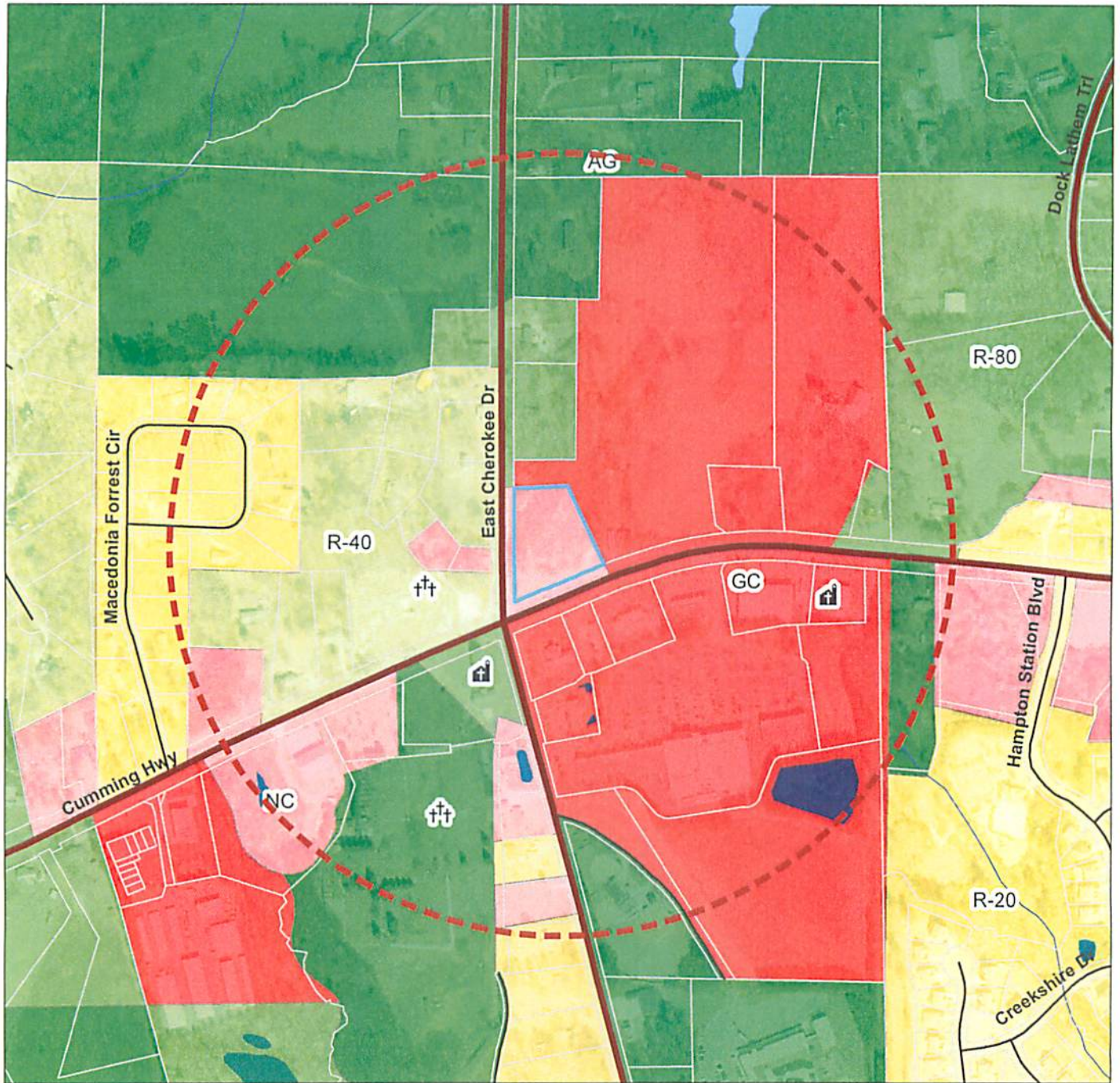


Carter Engineering Consultants, Inc.  
3651 Mars Hill Road, Suite 2000  
Watkinsville, GA 30677

P: 770.725.1200  
F: 770.725.1204  
www.carterengineering.net

CONCEPT PLAN  
CANTON (MACEDONIA), GEORGIA  
61 SPACES, SCALE: NTS

Case # 17-12-030 CP Wags North, LLC Matt Dahlhauser  
Zoning Map



Legend

- |                     |                               |                     |               |
|---------------------|-------------------------------|---------------------|---------------|
| Rezoning Parcel     | <b>Cherokee County Zoning</b> | RTH                 | Ball Ground   |
| 1/4 Mile Radius     | AG                            | RM10                | Canton        |
| School              | R80                           | RM16                | Holly Springs |
| Cemetery            | R60                           | TND                 | Mountain Park |
| Church              | R40                           | PUD                 | Nelson        |
| Parcel              | R30                           | OI                  | Waleska       |
| 100 Year Flood Zone | R20                           | NC                  | Woodstock     |
| Detention Pond      | 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.

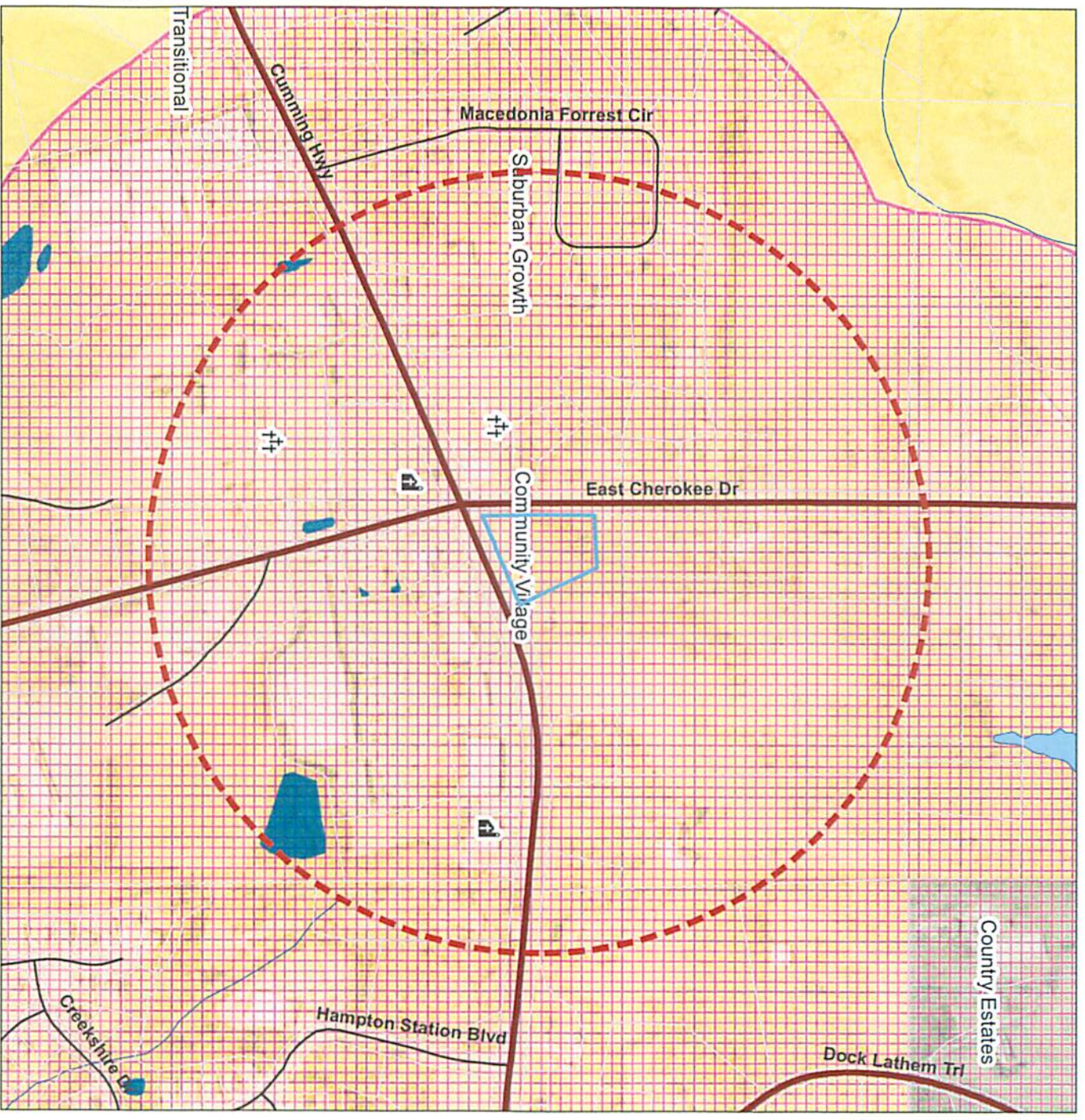


Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
31 October 2017



# Case # 17-12-030 CP Wags North, LLC Matt Dahlhauser

## Future Development Map



### Legend

- |                     |                       |               |
|---------------------|-----------------------|---------------|
| Rezoning Parcel     | Development Nodes     | Ball Ground   |
| 1/4 Mile Radius     | County Crossroads     | Canton        |
| School              | Hamlet                | Holly Springs |
| Cemetery            | Neighborhood Village  | Mountain Park |
| Church              | Community Village     | Nelson        |
|                     | Corridors             | Waleska       |
|                     | Scenic Corridor       | Woodstock     |
| Parcel              | Transitional Corridor |               |
| 100 Year Flood Zone | Development Corridor  |               |
| Detention Pond      |                       |               |
|                     | Natural Preserve      |               |
|                     | Rural Places          |               |
|                     | County Estates        |               |
|                     | Suburban Growth       |               |
|                     | Suburban Living       |               |
|                     | Neighborhood Living   |               |
|                     | 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  
31 October 2017





**Cherokee County, Georgia  
Agenda Request**

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**Item#: 1.**

**SUBJECT:**  
**October 16, 2017 Work Session Minutes**

**MEETING DATE:**  
12/5/2017

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

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**FACTS AND ISSUES:**

---

**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

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**ADMINISTRATIVE RECOMMENDATION:**

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**Cherokee County, Georgia  
Agenda Request**

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**Item#: 2.**

**SUBJECT:**  
November 20, 2017 Work Session Minutes

**MEETING DATE:**  
12/5/2017

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

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**FACTS AND ISSUES:**

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**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

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**ADMINISTRATIVE RECOMMENDATION:**

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**Cherokee County, Georgia  
Agenda Request**

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**Item#: 3.**

**SUBJECT:**  
November 7, 2017 Public Hearing Minutes

**MEETING DATE:**  
12/5/2017

**SUBMITTED BY:**  
Tamala Davis

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**COMMISSION ACTION REQUESTED:**

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**FACTS AND ISSUES:**

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**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

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**ADMINISTRATIVE RECOMMENDATION:**

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