



# Cherokee County Planning Commission Work Session AGENDA

May 15, 2017  
Business Center 6:30 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 #17-05-014 Wyatt Wilkie (BOC Dist. 1)**

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

### **5. Case #17-05-016 Landman Partners, LLC (BOC Dist. 4)**

Applicant is requesting to rezone 22.08 +/- acres on Woodstock Road from R-40 to RZL for single family detached residences. The applicant is also requesting a variance from Article 7, Section 7.4-2(c) to increase the distance against the lot line on one side of a lot from 0 feet to 5 feet; and a variance from Article 7, Section 7.4-2(d) to decrease the distance against the lot line on one side of a lot from 10 feet to 5 feet.

### **6. Case #17-06-017 The Pacific Group (BOC Dist. 2)**

Applicant is requesting to rezone 4.98 acres at 3884 Hickory Road from AG to R-30 for a minor subdivision.

### **7. Case #17-06-018 GRT Therapy, LLC (BOC Dist. 2)**

Applicant is requesting to rezone 4.51 acres at 9880 Hickory Flat Highway from R-40 to OI for a pediatric therapy office/clinic.

### **8. Case #17-06-019 Aaron Properties, LLC (BOC Dist. 4)**

Applicant is requesting to rezone 3.246 acres on Old Alabama Road from R-40 to LI for development of a warehouse.

## **OTHER BUSINESS**

## **APPROVAL OF MINUTES**

## **ADJOURN**



## Cherokee County, Georgia Agenda Request

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Item#: 1.

**SUBJECT:**

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

**MEETING DATE:**

5/15/2017

**SUBMITTED BY:**

Tamala Davis

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**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\***

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**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

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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:**

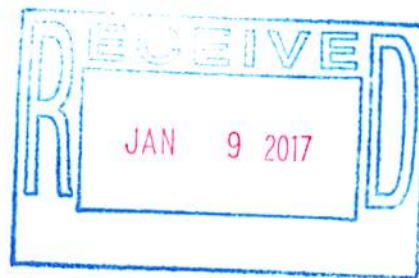
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**ATTACHMENTS:**

| Description                                          | Type    |
|------------------------------------------------------|---------|
| <input type="checkbox"/> 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

Date: \_\_\_\_\_

**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: \_\_\_\_\_

*Legal Notice expense*

3 signs



## 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<br>(Detached) Home | 154        | 0.725      | 111                |
| Multi Family<br>(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/<br>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.

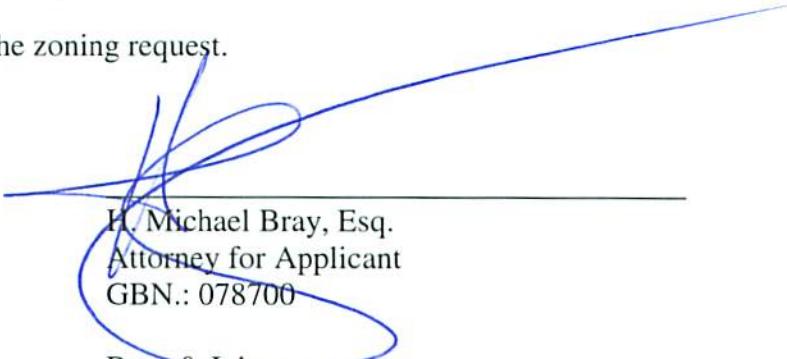
**6. Whether the proposed zoning is in conformity with the policy and intent of the land use plan.**

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.



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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 3<sup>RD</sup> DISTRICT, 2<sup>ND</sup> SECTION OF CHEROKEE COUNTY, GEORGIA AND BEING SHOWN ON A PLAT OF SURVEY PREPARED BY DAVID W. SHIRLEY, RLS NO. 2670, DATED APRIL 28<sup>TH</sup>, 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:

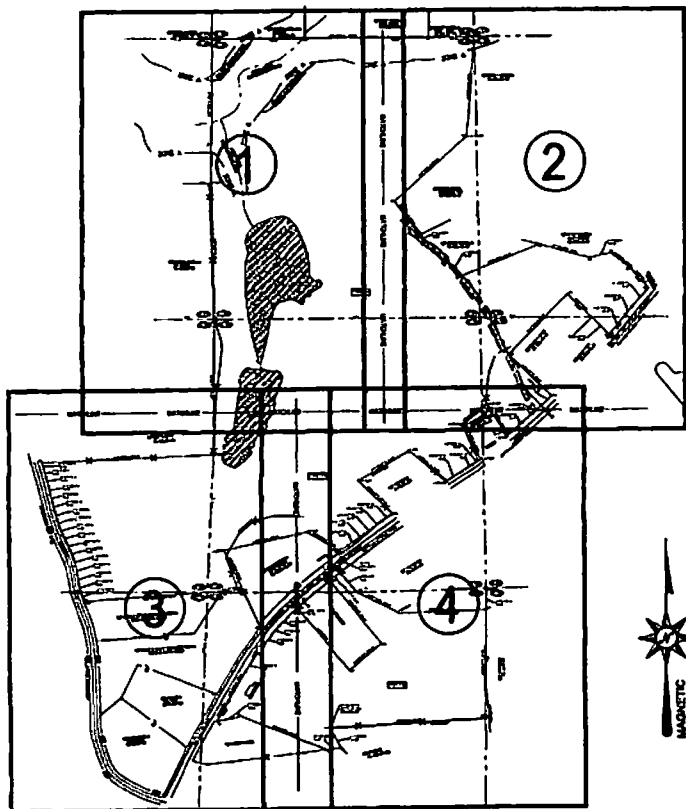
LAND LOTS 1070, 1071, 1089, 1090, 1091, 1143, & 1144

DISTRICT 3, SECTION 2

CHEROKEE COUNTY, GEORGIA

2-28-2012

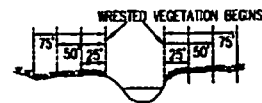
**SHEET INDEX:**



**STREAM BUFFER NOTE & DETAIL:**

ALL CREEKS IN CHEROKEE COUNTY HAVE THE FOLLOWING BUFFERS:  
25' STATE WATERS 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: Collett Family, LLC Date: 5-16-12  
Owner: Wanda Jay Whitehead Date: 5/16/12

Print Book 187 pg 182  
Filed and Recorded October 10, 2012 at 10:27:53 AM  
2012-011-000183  
Patty Baker  
Clerk of Superior Court Cherokee Co., GA

PLANNING AND ZONING REVIEWED FOR COMPLIANCE WITH CHEROKEE COUNTY STANDARDS AND REGULATIONS. PLANNING AND ZONING IS NOT RESPONSIBLE FOR MATTERS OF TITLE OR PROPERTY LINE DISCREPANCIES.

THIS SURVEY PLAT MEETS MINIMUM ZONING REQUIREMENTS AND IS APPROVED FOR RECORDING.

Sandra L. White

**SURVEY NOTES**

- 1) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY A CLOSED TRAVERSE. THE CLOSURE PRECISION IS ONE FOOT IN 4187 FEET, AND THE ANGULAR ERROR IS 66 SECONDS PER ANGLE POINT. THE DATA WAS ADJUSTED USING THE COLLIER'S RULE.
- 2) THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 4187 FEET.
- 3) THE EQUIPMENT USED FOR FIELD MEASUREMENTS IS NAD83 TOTAL STATION.
- 4) THE CHAINS USED FOR THIS PLAT: MAGNETIC.
- 5) ALL IRON PINS FOUND OR SET ARE 1/2" DIAMETER REBAR UNLESS OTHERWISE SPECIFIED.
- 6) THE REFERENCES FOR THE SUBJECT PROPERTY ARE: DB 4017, PG. 364, & DB 3888, PG. 384.

**FLOOD NOTE**

A PORTION OF THIS PARCEL OF LAND LIES IN THE ZONE A FLOOD HAZARD AREA ACCORDING TO CHEROKEE COUNTY FLOOD MAPS. EXISTING DATED 1982 AND REDESIGNED DATED 2008/09.

**LEGEND**

- IRON PIN SET
- PROPERTY CORNER
- CTP GREEN TOP PIPE
- CTP GRAYED TOP PIPE
- RM RIGHT OF WAY
- DB DEED BOOK
- PG PLAT BOOK
- PG PAGE
- IP IRON PIN SET
- IPF IRON PIN FOUND
- L.L. LAND LOT
- NO CURVE
- P.O.B. POINT OF BEGINNING
- U.P. UTILITY POLE
- E- OVERHEAD POWER LINE
- L.L.L. LAND LOT LINE
- TH TRAIL
- WY WATERWAY

**ADDRESSES:**

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

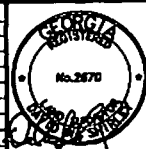
AREA OF TRACT A: 87.946 ACRES

AREA OF TRACT B: 14.573 ACRES

TOTAL AREA OF SUBJECT PROPERTY:

102.519 ACRES

| REVISIONS |        |
|-----------|--------|
| NO.       | DATE   |
| 1         | 5-1-11 |
| 2         | 5-1-11 |
| 3         | 5-1-11 |
| 4         | 5-1-11 |
| 5         | 5-1-11 |
| 6         | 5-1-11 |
| 7         | 5-1-11 |
| 8         | 5-1-11 |
| 9         | 5-1-11 |
| 10        | 5-1-11 |



**D&S LAND SURVEYING**  
214 RED FOX DR., PO BOX 488, CANTON, GA 30114  
770-444-4444 DMS@CANTON.SURVEYOR.GA  
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|                   |
|-------------------|
| FIELD WORK 5-1-11 |
| DRAWN 23          |
| CHECKED DMS       |
|                   |
|                   |
|                   |
|                   |
|                   |
|                   |
|                   |
|                   |

**COVER SHEET**

Print Book 187 pg 182  
Filed and Recorded 5/17/2012 10:37:33 AM  
2012-011-000183  
Patty Baker  
Clerk of Superior Court Cherokee Co., GA



N/F PATRICIA OMBROSE  
DEL. 1974, PG. 18

(L.L. 1071)  
(L.L. 1072)

FLOOD ZONE "A" FLOOD LINE SCALD  
GENERALLY FROM RETRODDED MAPS

N/F ROBERT E. OMBROSE  
DEL. 2003, PG. 178

N/F MARTA GERTIN &  
KATHY GERTIN  
DEL. 2002, PG. 428

N 89°32'27" E 1208.87'

S12.50'

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  
(SEE STREAM BUFFER DETAIL)

(SHEET 1)

(SHEET 2)

N 0°25'45" E 74.44'

1" DTP

1" DTP

1" DTP

1" DTP

N 10°34'27" E 61.42'

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

1" DTP

PLAT OF BOUNDARY SURVEY FOR:  
**COLLETT FAMILY, LLC**

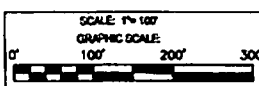
FOR PROPERTY LOCATED IN:  
**LAND LOTS 1070, 1071, 1089, 1090, 1091, 1143, & 1144**  
**DISTRICT 3, SECTION 2**  
**CHEROKEE COUNTY, GEORGIA**  
**2-28-2012**

Plot Book 107 Pg 163  
Filed and Recorded 10/29/12 16:37:23 AM  
28-2012-000103  
Party Index  
Clerk of Superior Court Cherokee Co., GA

N/F MILTON M. WATSON &  
PAM WATSON  
DEL. 2001, PG. 135

**D&S LAND SURVEYING**  
313 RED FOX DR., PO BOX 888, CANTON, GA 30114  
770 732-4442 DREG@CARTONLANDSURVEYOR.COM

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**SHEET 1**  
**OF 4**



TRACT A

POND

POND

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POND

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POND

POND

(SHEET 1)

(SHEET 2)

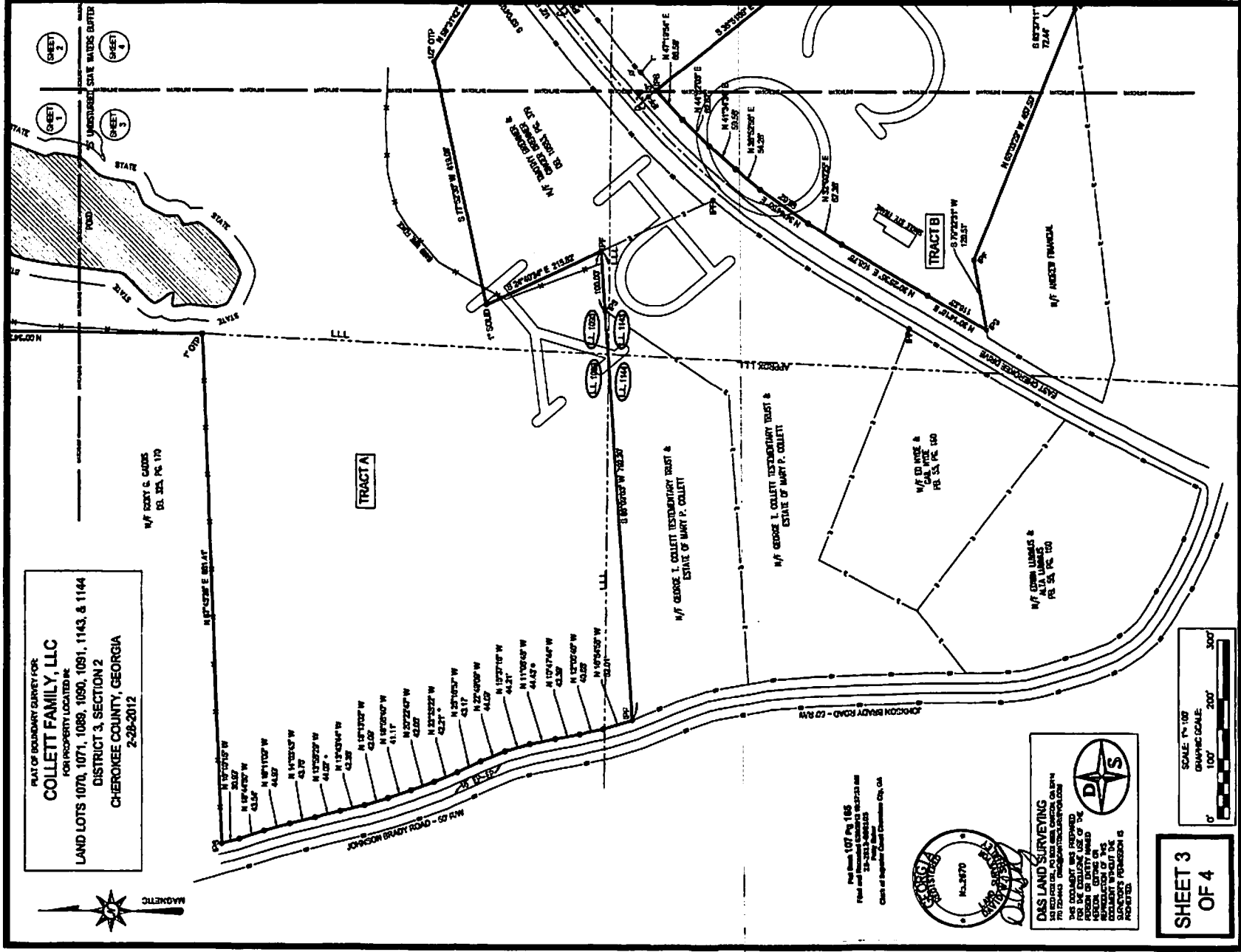
(SHEET 3)

(SHEET 4)

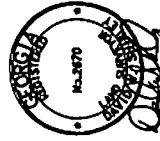
**107 n 163**  
Plot Book  
Filed and Recorded 10/29/12 16:37:23 AM  
28-2012-000103  
Party Index  
Clerk of Superior Court Cherokee Co., GA

Put Box **107** in **164**  
 Filed and Recorded 9/29/2012 10:17:39 AM  
 20-2012-000104  
 Petty Cash  
 Clerk of Superior Court Cherokee City, 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



Plat Book 107 Pg. 165  
 Filed and Recorded in the Office of the  
 Clerk of Superior Court, Cherokee County, GA  
 2/28/2012



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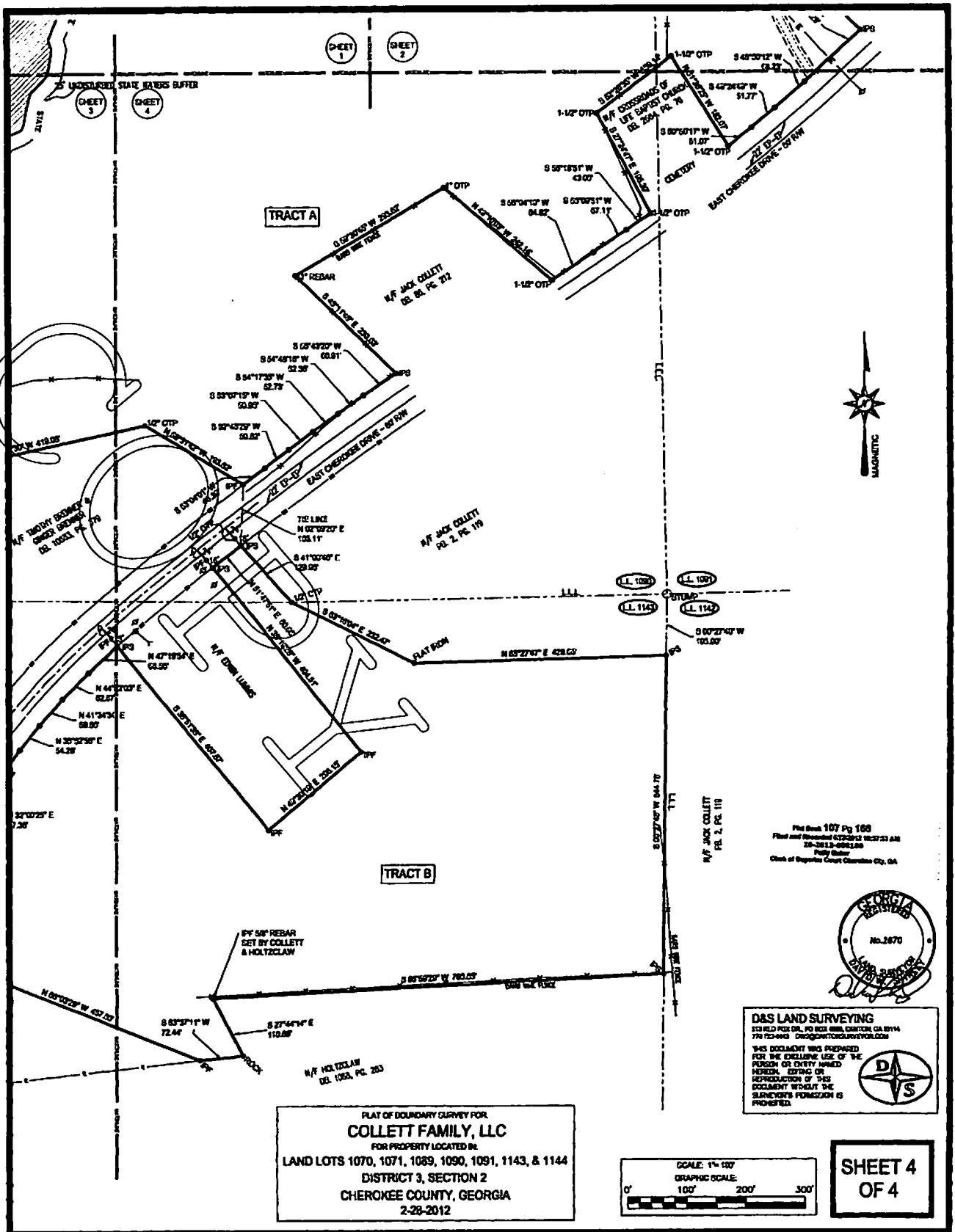


**SHEET 3  
 OF 4**

Plat Book 107 Pg. 165  
 Filed and Recorded in the Office of the  
 Clerk of Superior Court, Cherokee County, GA  
 2/28/2012



Plat Book 107 Pg 166  
 Filed and Recorded 10/27/2012 10:27:23 AM  
 20-2812-0001.00  
 200' Scale  
 Clerk of Superior Court Cherokee Co., GA





- 
- Call letters per day
- 0 100 200 300 400 500 600 700 800
- 0 100 200 300 400 500 600 700 800
- GRAPHIC SCALE - FEET
- © COPYRIGHT 2010 - AND THE LAND SURVEYING P.C.

[illegible]

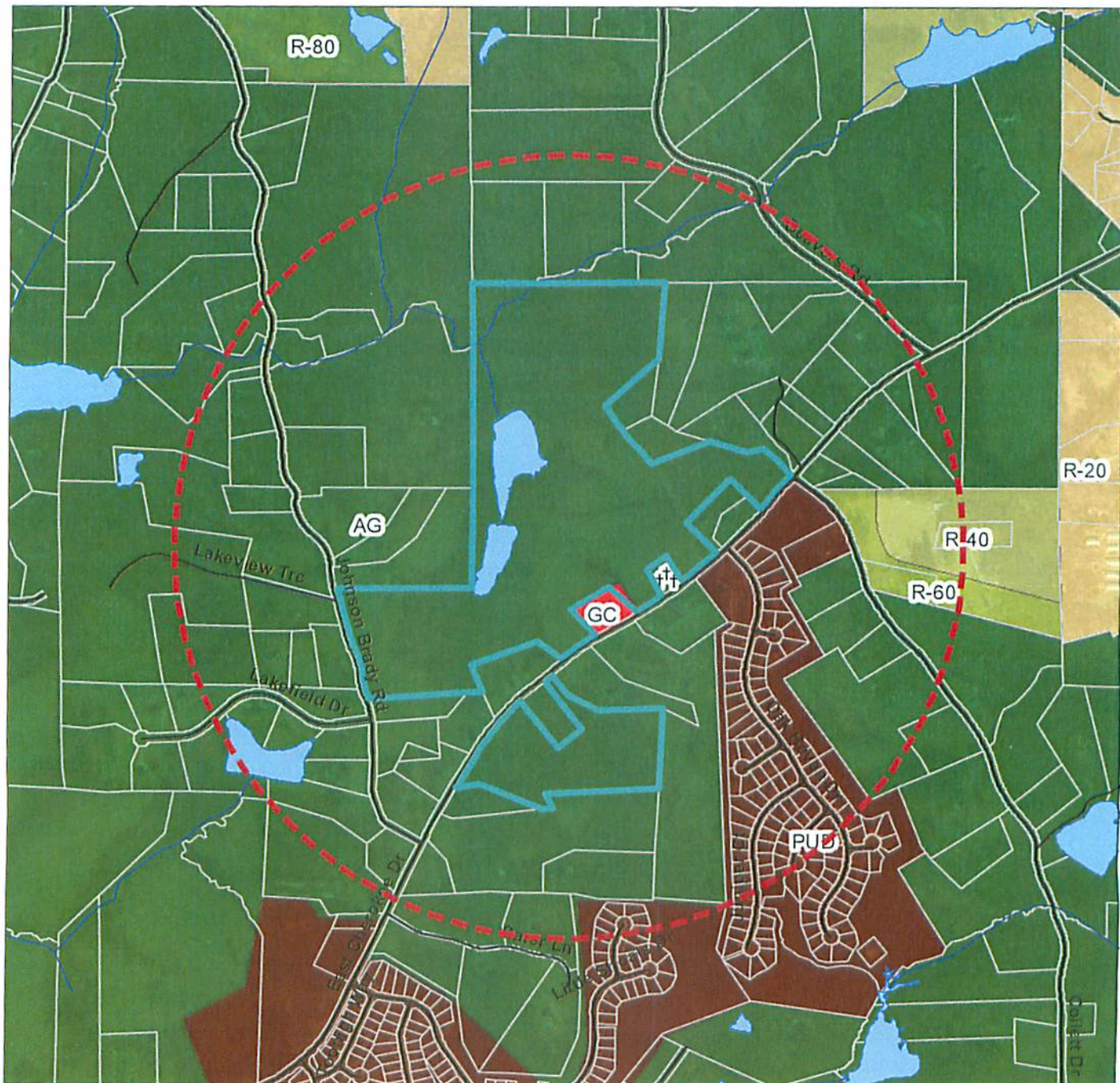
RECEIVED  
JAN 10 1964







## Zoning Map



## Legend

Rezoning Parcel

School

Cemetery

Church

Street

1/2 Mile Radius

100 Year Flood Zone

Park

## Cherokee County Zoning

AG

R80

R60

R40

R30

R20

R15

RD3

R10

RZL

RA

RTH

RM10

RM16

TND

PUD

OI

NC

GC

LI

HI

Bell's Ferry Overlay

Hwy 92 Overlay

0 0.125 0.25 0.5 Miles

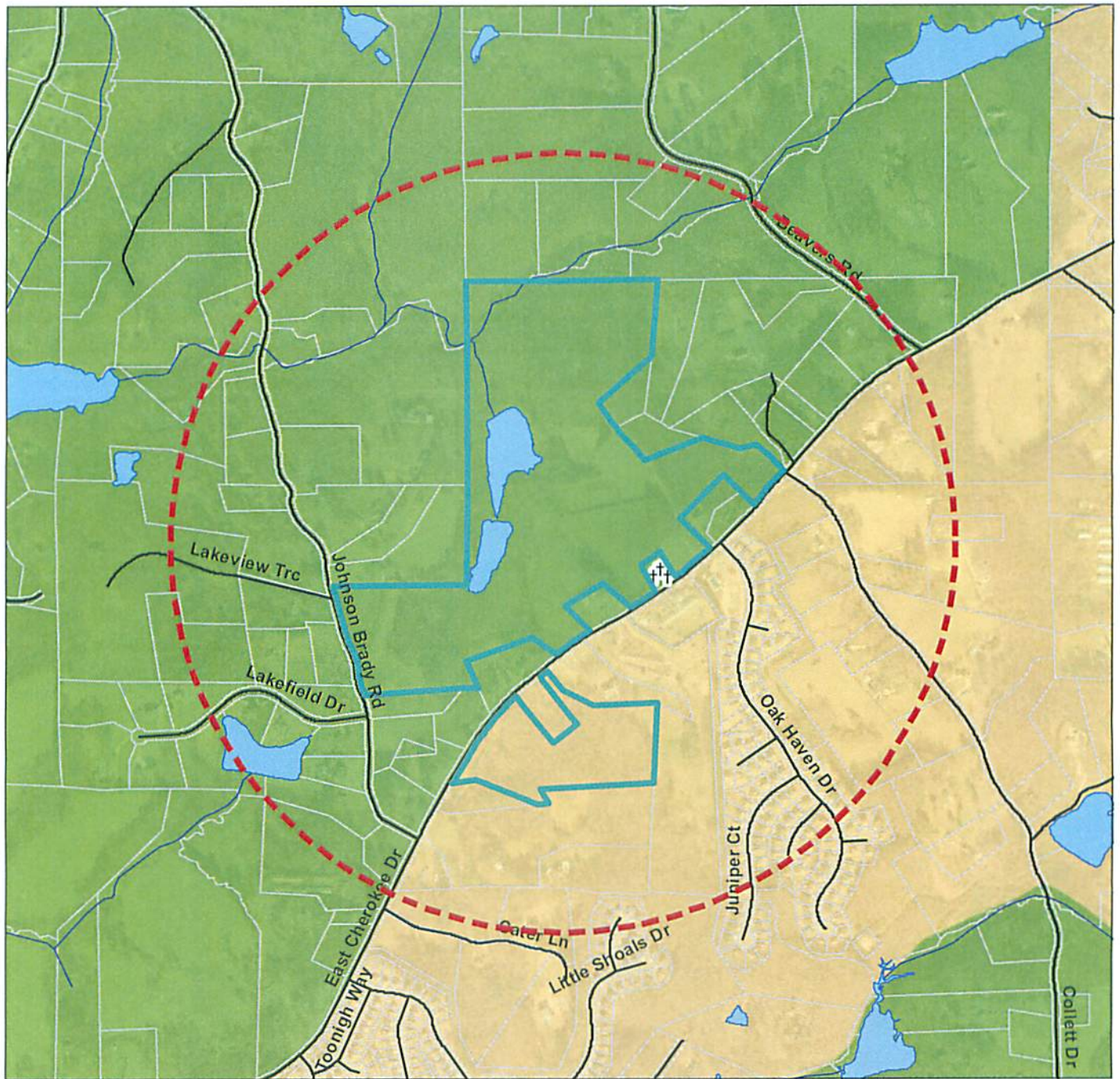
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Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
31 October 2016







## Legend

- Rezoning Parcel
- School
- Cemetery
- Church
- Street
- 1/2 Mile Radius
- 100 Year Flood Zone
- Park

## Development Nodes Character Areas

- |                       |                     |
|-----------------------|---------------------|
| County Crossroads     | Natural Preserve    |
| Hamlet                | Rural Places        |
| Neighborhood Village  | Country Estates     |
| Community Village     | Suburban Growth     |
| Corridors             | Suburban Living     |
| Scenic Corridor       | Neighborhood Living |
| Transitional Corridor | Bell's Ferry LCI    |
| Development Corridor  | Urban Core          |
|                       | Workplace Center    |
|                       | Regional Center     |
|                       | Waste Management    |

0 0.125 0.25 0.5 Miles

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

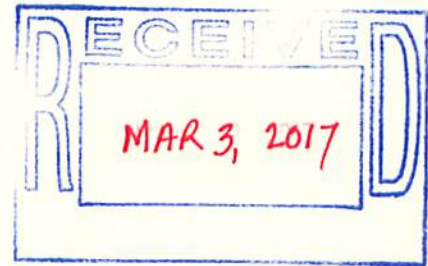
Roger M. Johnson  
H. Michael Bray  
Jennifer S. Gill  
Derek S. Poarch

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.

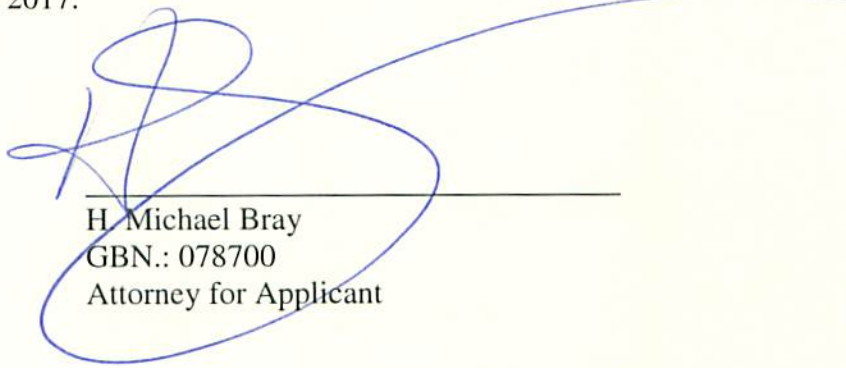
Frankly nobody expressed serious objection to the plan except for the fact that some people would like things to remain the same and no changes be made in the area.

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.



---

H. Michael Bray

GBN.: 078700

Attorney for Applicant



# PLEASE SIGN IN

|     | NAME                          | ADDRESS                              | TELEPHONE<br>NUMBER              | EMAIL ADDRESS                    |
|-----|-------------------------------|--------------------------------------|----------------------------------|----------------------------------|
| 1.  | Debbie Negley                 |                                      | 404-<br>642-1070                 | dynegley@gmail.com               |
| 2.  | James &<br>Nancy Plumley      |                                      | 770-656-<br><del>794</del> -8289 | nancy Plumley<br>@windstream.net |
| 3.  | Pam Watkins                   | 630 Johnson<br>Brady Rd              | 404 731 8268                     | pswcajun@gmail                   |
| 4.  | Tori Chumley<br>David Chumley | 459 Johnson<br>BRADY ROAD            | 678-6898<br>4924                 |                                  |
| 5.  | BRUCE CROUCH<br>PAT CROUCH    | 443 Johnson<br>Brady Road            | 404-580<br>7176                  | bcrouch@windstream.net           |
| 6.  | Doris Hyde                    | 7554 East Coker<br>Canton, Dr        | 770-479-<br>2860                 |                                  |
| 7.  | Hail Kypri                    | 7631 ECHOWOOD<br>CANTON, GEORGIA     | 770<br>479<br>4142               |                                  |
| 8.  | John Kasper                   | 262 Johnson<br>BRADY<br>Canton 30113 | 404-384<br>6418                  | LeslieKasper@<br>comcast.net     |
| 9.  | Ed Wyle                       | 7631 E Chumley                       | 770 478 442                      |                                  |
| 10. | Hugh Ray<br>Janie Ray         | 820 Johnson BRADY Rd                 | 770-479-0379                     |                                  |

# PLEASE SIGN IN

|     | NAME            | ADDRESS                                      | TELEPHONE<br>NUMBER | EMAIL ADDRESS          |
|-----|-----------------|----------------------------------------------|---------------------|------------------------|
| 11. | Alta Lummus     | 7601 GA<br>E Cherokee & Contry               | 770 853<br>0224     |                        |
| 12. | Russell Johnson |                                              | 770-853<br>8231     |                        |
| 13. | Becky Lummus    | 7808 E. Cherokee<br>Canton, GA 30115         | 404-<br>387-2488    | becky.lummus@gmail.com |
| 14. | Tony Lummus     | 7808 E. Cherokee<br>Canton, GA 30115         | 678-<br>787-7455    |                        |
| 15. | Toel Van Wyk    |                                              | 770 490 7458        |                        |
| 16. | DALE BURKE      | 837 Johnson Brady<br>Canton, GA              | 404<br>4345433      | daleburke@yahoo.com    |
| 17. | Hank Jahen      | Property owner<br>2468 E Cherokee Dr.        | 770<br>479-4045     | none                   |
| 18. | John Collett    | 130 New ST<br>Buford                         | 770<br>945 6103     | none                   |
| 19. | Connie C Savage | 76 Chippewa Rd<br>Crawfordville, FL<br>32324 | 850-509<br>6345     | none                   |
| 20. | Gary Kaynoski   | 1008 Lakewood Trail<br>Canton, Ga 30115      | 678-723-5833        | gt16ftr@gmail.com      |

# PLEASE SIGN IN

|     | NAME            | ADDRESS                                | TELEPHONE<br>NUMBER | EMAIL ADDRESS               |
|-----|-----------------|----------------------------------------|---------------------|-----------------------------|
| 21. | Bob Nealey      | Carle<br>286 Randy                     | 678-393<br>9744     | RobertNealey@afl.net        |
| 22. | Rita Nealey     | 286 Randy<br>Lane Canton               | 678-393-<br>9744    |                             |
| 23. | Tammy Mason     | 1714 Batesville Rd<br>Canton, GA 30115 | 770-345-2220        | Thrmason1107@gmail.com      |
| 24. | Mitch Mason     | "                                      | "                   | mmason20@<br>Windstream.net |
| 25. | DAVE DAVIS      | Beckers 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:**

5/15/2017

**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

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

WWW.SLHB-LAW.COM

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](mailto: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







## 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.

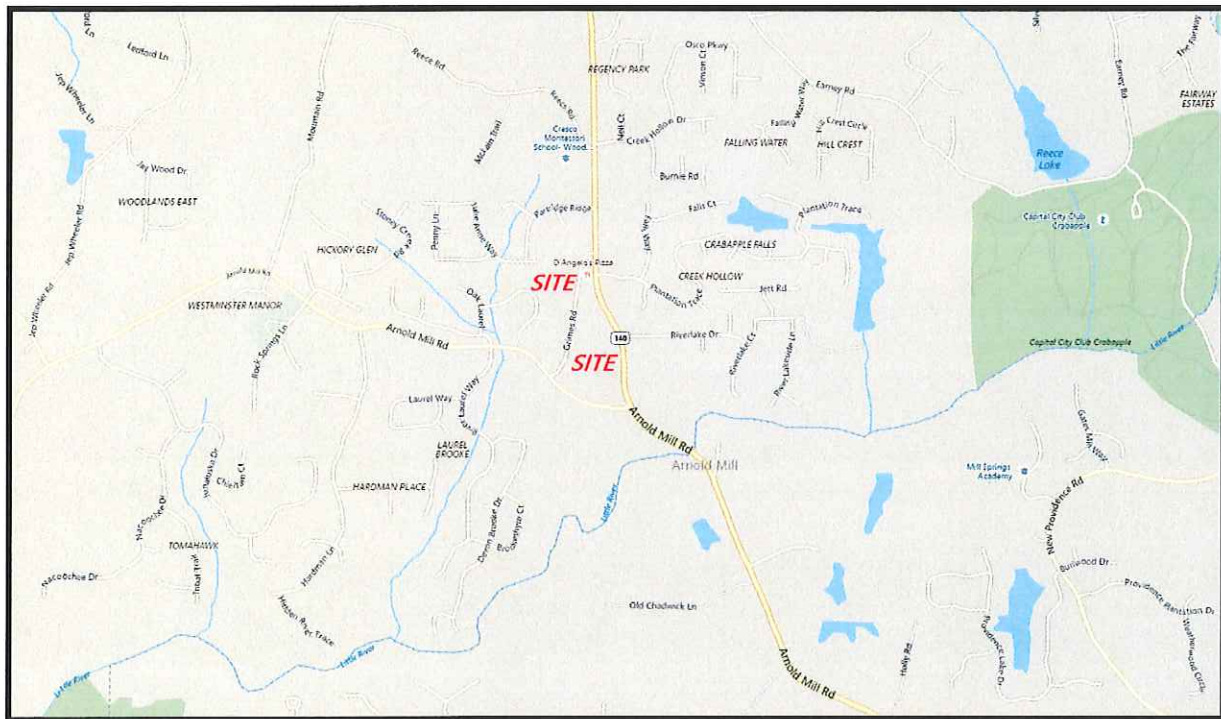
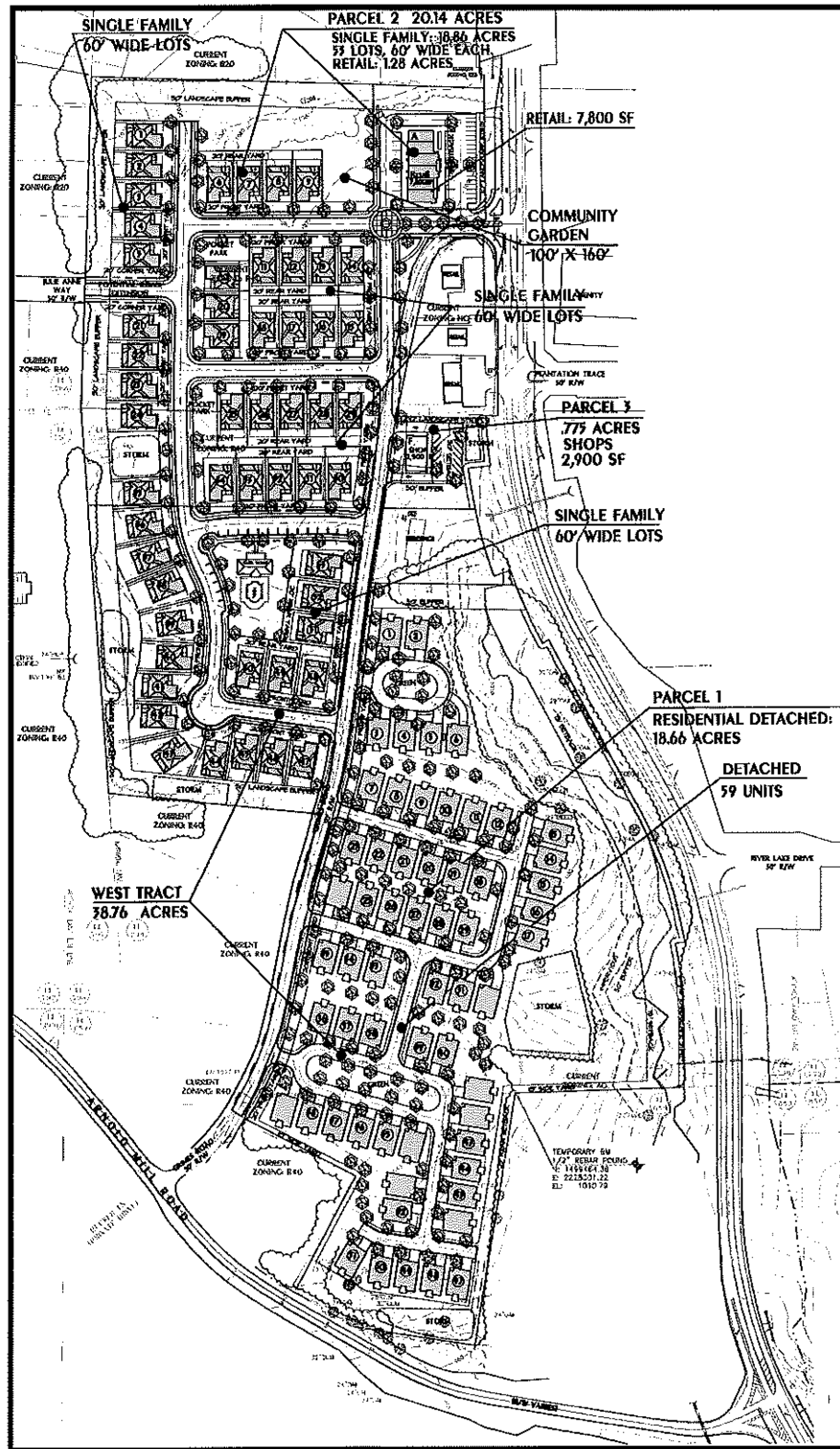


Figure 1 – 140 Township Site Location Map



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*, 9<sup>th</sup> 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 <sup>2</sup> | 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        |
| <b>Total Project New Trips</b>  |          |                        | <b>14</b>      | <b>19</b> | <b>33</b> | <b>27</b>      | <b>23</b> | <b>50</b> | <b>772</b> |

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 <sup>2</sup> | 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          |
| <b>Total Project New Trips</b> |          |                        | <b>19</b>      | <b>46</b> | <b>65</b> | <b>56</b>      | <b>38</b> | <b>94</b> | <b>1,096</b> |

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  
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March 29, 2017



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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

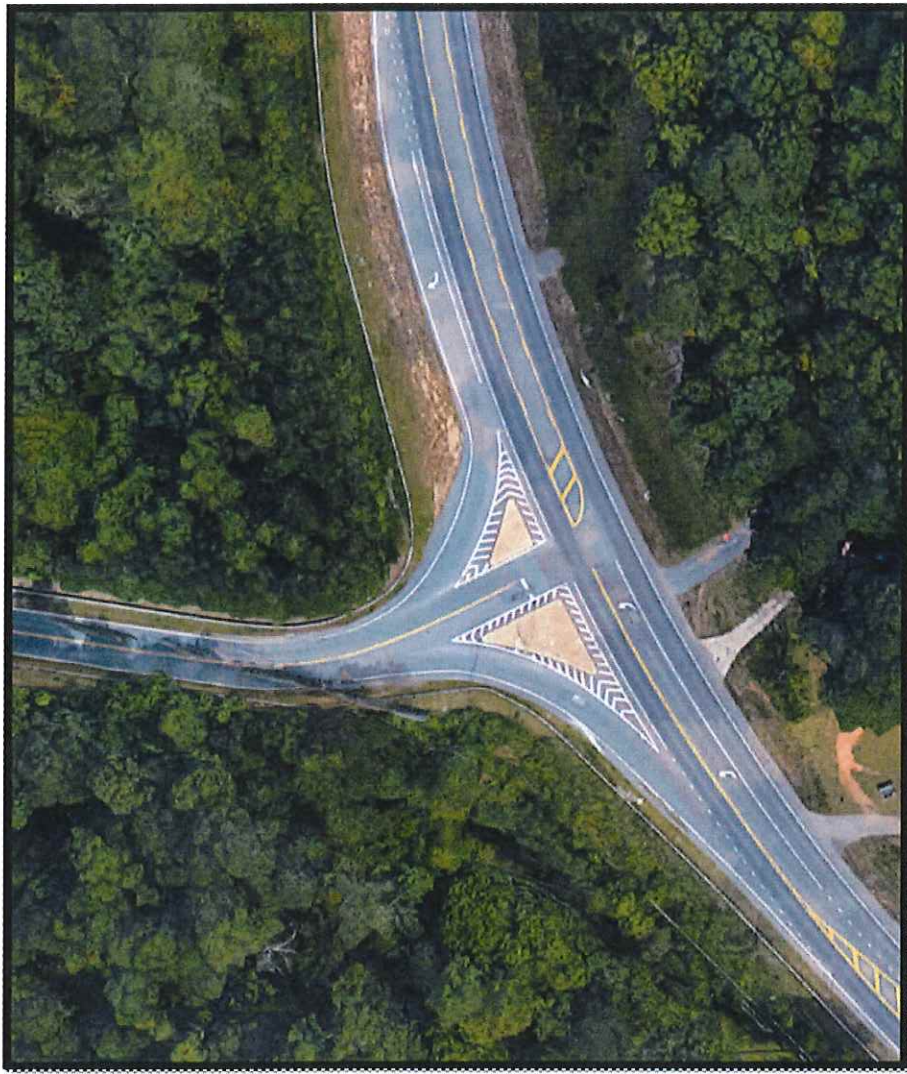
The line of sight is limited between southbound Grimes Road and the westbound approach on Arnold Mill Road. The minimum intersection sight distance was calculated and measured in the field according to the standards set forth in Cherokee County's detail – Intersection Sight Distance Requirements for 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.

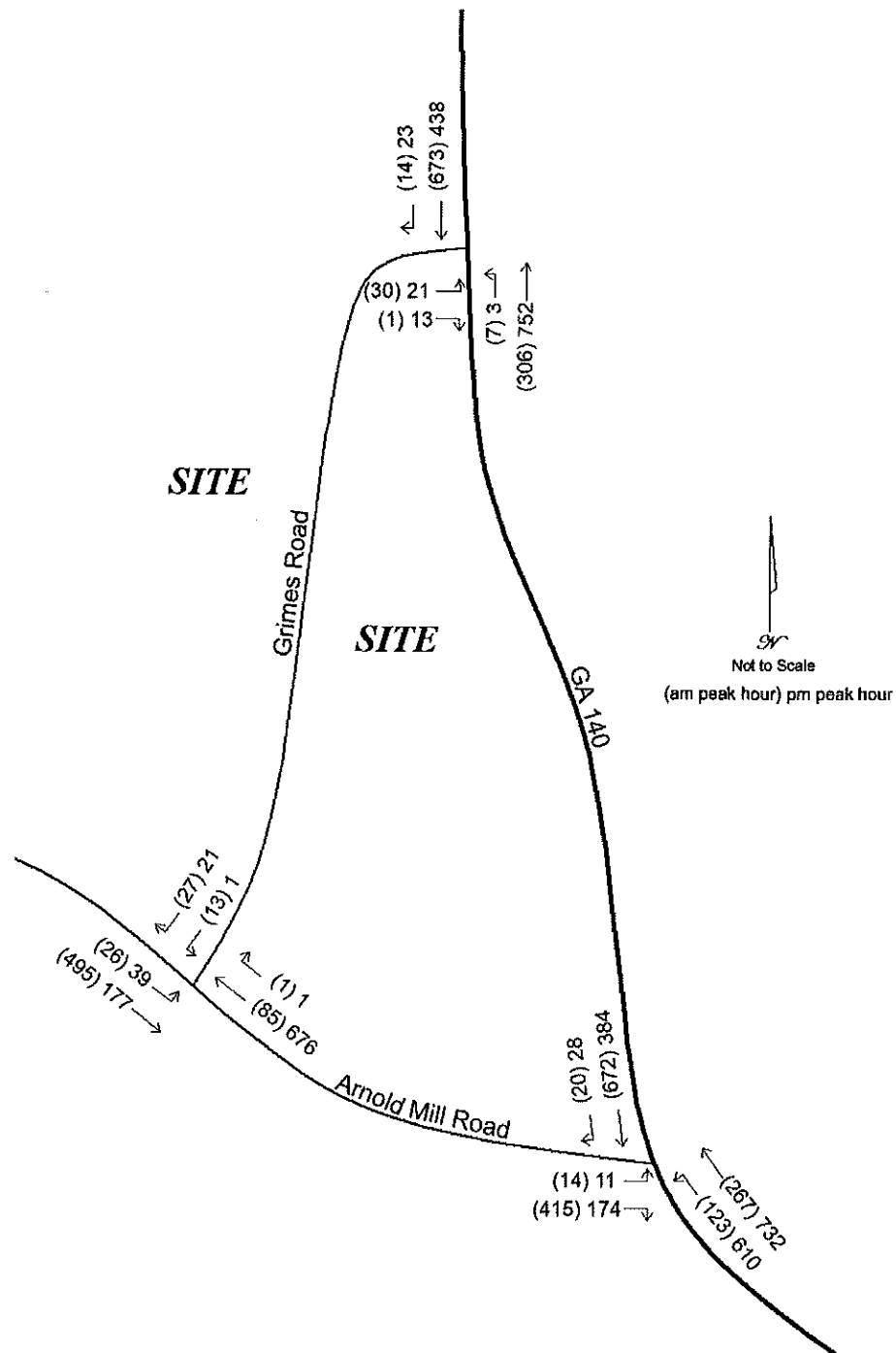


Figure 2 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

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           |

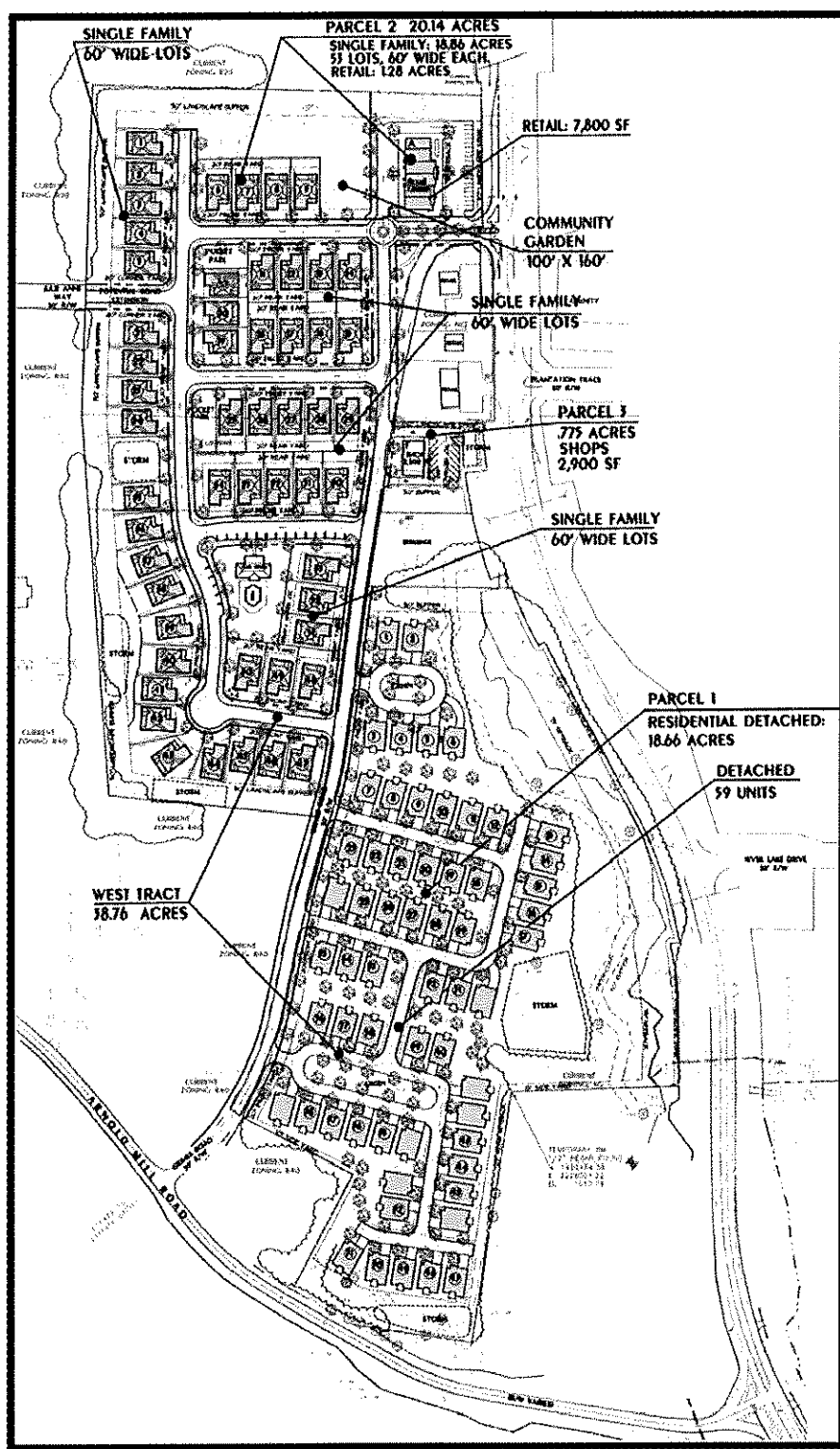
The analysis reveals acceptable operations at the two Grimes Road intersections. At the GA 140 / Arnold Mill Road intersection, heavy delays are experienced on the eastbound approach of Arnold Mill Road. In the a.m. peak hour, the higher delays are experienced by the eastbound right turners, with 415 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*, 9<sup>th</sup> 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 <sup>2</sup> | 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.



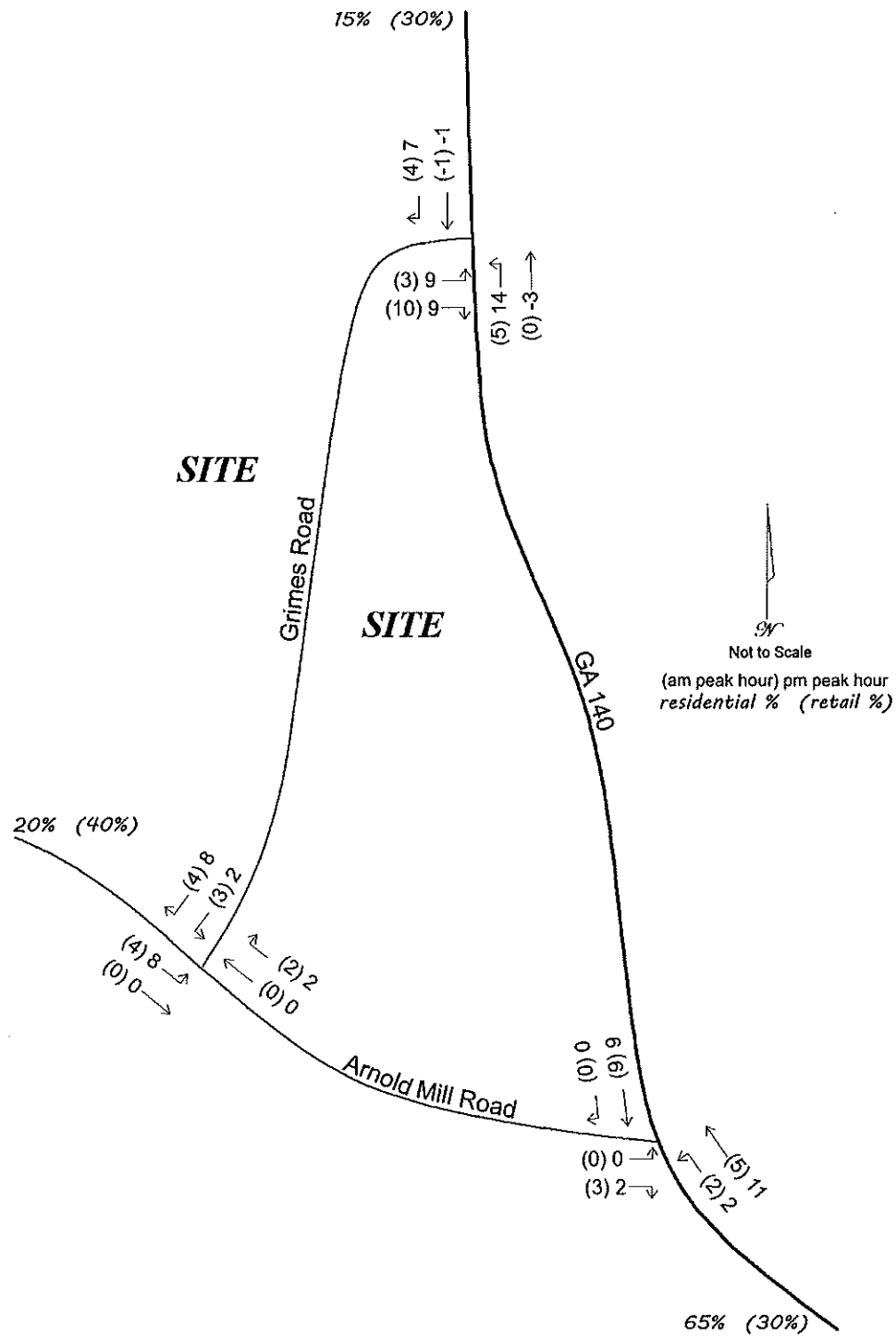


Figure 4 – Project Trip Distribution Percentages and Weekday A.M. and P.M. Peak Hour Site Trips

## 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           |

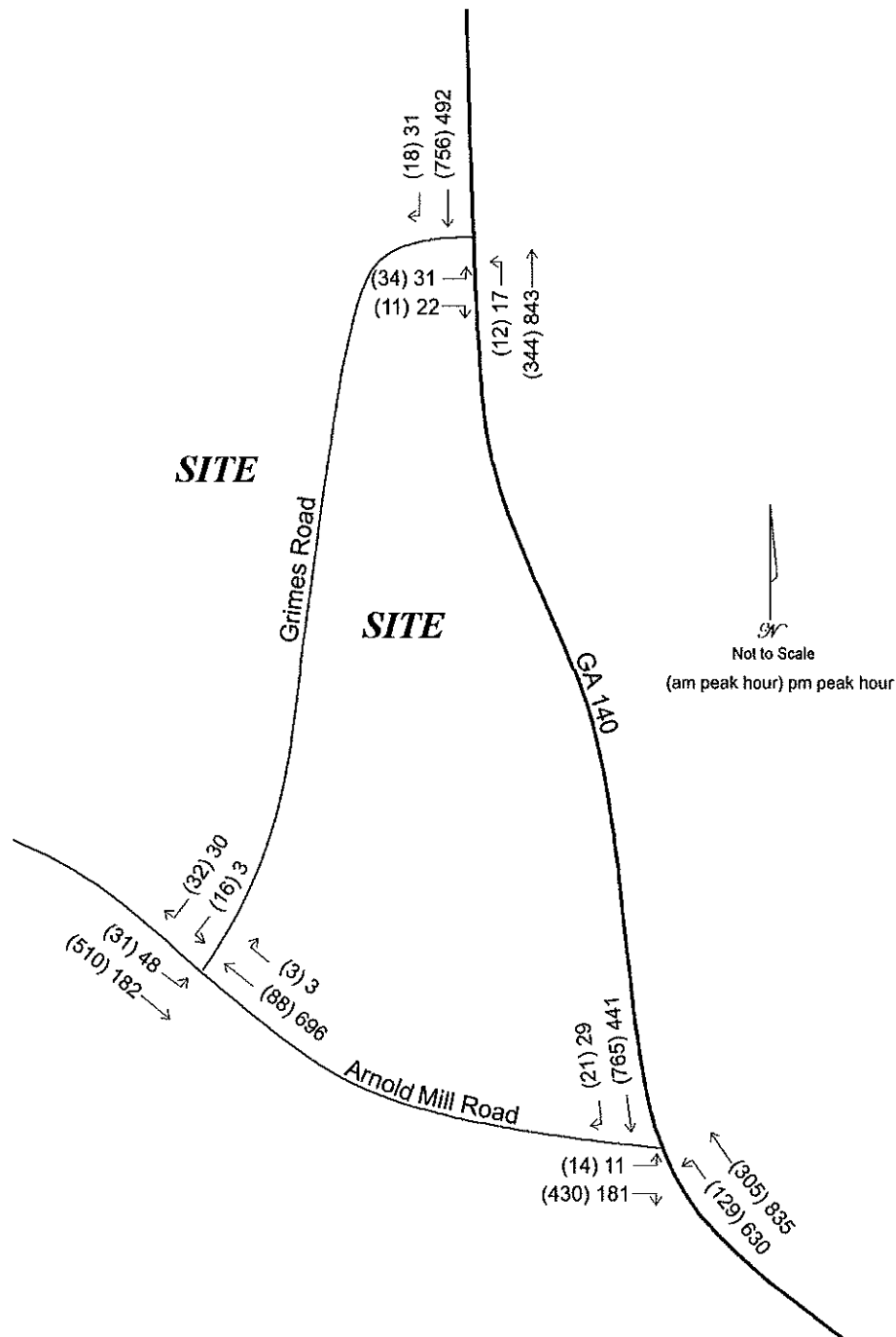


Figure 5 – Future Weekday A.M and P.M. Peak Hour Traffic Volume Projections

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 | 767               | 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 | 766               | 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  |  |

MARCO R. ACAMPORA, PE, LLC

**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          |
| <b>Build Volumes</b>                        | <b>129</b>        | <b>305</b> | <b>434</b> | <b>765</b>        | <b>21</b> | <b>786</b> | <b>14</b>                  | <b>430</b> | <b>445</b> |

| 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          |
| <b>Build Volumes</b>                        | <b>630</b>        | <b>835</b> | <b>1465</b> | <b>441</b>        | <b>29</b> | <b>470</b> | <b>11</b>                  | <b>181</b> | <b>193</b> |

**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**



# Reliable Traffic Data Services, LLC

Tel: (770) 578-8158 | Fax: (770) 578-8159  
info@reliabletraffic.org | www.reliabletraffic.org

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 : 1

## Groups Printed- Cars, Buses and Trucks

| 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 |            |
| 07:00 AM      | 2                                   | 59   | 0     | 0    | 61         | 0                                   | 174  | 13    | 0    | 187        | 5                   | 0    | 0     | 0    | 5          | 0         | 0    | 0     | 0    | 0          | 253        |
| 07:15 AM      | 4                                   | 84   | 0     | 0    | 88         | 0                                   | 132  | 5     | 0    | 137        | 7                   | 0    | 0     | 0    | 7          | 0         | 0    | 0     | 0    | 0          | 232        |
| 07:30 AM      | 2                                   | 91   | 0     | 0    | 93         | 0                                   | 135  | 3     | 0    | 138        | 4                   | 0    | 4     | 0    | 8          | 0         | 0    | 0     | 0    | 0          | 239        |
| 07:45 AM      | 1                                   | 60   | 0     | 0    | 61         | 0                                   | 138  | 8     | 0    | 146        | 7                   | 0    | 0     | 0    | 7          | 0         | 0    | 0     | 0    | 0          | 214        |
| Total         | 9                                   | 294  | 0     | 0    | 303        | 0                                   | 579  | 29    | 0    | 608        | 23                  | 0    | 4     | 0    | 27         | 0         | 0    | 0     | 0    | 0          | 938        |
| 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         | 7                                   | 306  | 0     | 0    | 313        | 0                                   | 673  | 14    | 0    | 687        | 30                  | 0    | 1     | 0    | 31         | 0         | 0    | 0     | 0    | 0          | 1031       |
| *** BREAK *** |                                     |      |       |      |            |                                     |      |       |      |            |                     |      |       |      |            |           |      |       |      |            |            |
| 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         | 3                                   | 752  | 0     | 0    | 755        | 0                                   | 438  | 23    | 0    | 461        | 21                  | 0    | 13    | 0    | 34         | 0         | 0    | 0     | 0    | 0          | 1250       |
| 05:00 PM      | 2                                   | 174  | 0     | 0    | 176        | 0                                   | 103  | 5     | 0    | 108        | 3                   | 0    | 2     | 0    | 5          | 0         | 0    | 0     | 0    | 0          | 289        |
| 05:15 PM      | 2                                   | 144  | 0     | 0    | 146        | 0                                   | 106  | 3     | 0    | 109        | 7                   | 0    | 1     | 0    | 8          | 0         | 0    | 0     | 0    | 0          | 263        |
| 05:30 PM      | 2                                   | 152  | 0     | 0    | 154        | 0                                   | 108  | 5     | 0    | 113        | 12                  | 0    | 2     | 0    | 14         | 0         | 0    | 0     | 0    | 0          | 281        |
| 05:45 PM      | 1                                   | 161  | 0     | 0    | 162        | 0                                   | 93   | 3     | 0    | 96         | 9                   | 0    | 3     | 0    | 12         | 0         | 0    | 0     | 0    | 0          | 270        |
| Total         | 7                                   | 631  | 0     | 0    | 638        | 0                                   | 410  | 16    | 0    | 426        | 31                  | 0    | 8     | 0    | 39         | 0         | 0    | 0     | 0    | 0          | 1103       |
| Grand Total   | 26                                  | 1983 | 0     | 0    | 2009       | 0                                   | 2100 | 82    | 0    | 2182       | 105                 | 0    | 26    | 0    | 131        | 0         | 0    | 0     | 0    | 0          | 4322       |
| Apprch %      | 1.3                                 | 98.7 | 0     | 0    |            | 0                                   | 98.2 | 3.8   | 0    |            | 80.2                | 0    | 19.8  | 0    |            | 0         | 0    | 0     | 0    | 0          |            |
| Total %       | 0.6                                 | 45.9 | 0     | 0    | 46.5       | 0                                   | 48.6 | 1.9   | 0    | 50.5       | 2.4                 | 0    | 0.6   | 0    | 3          | 0         | 0    | 0     | 0    | 0          |            |

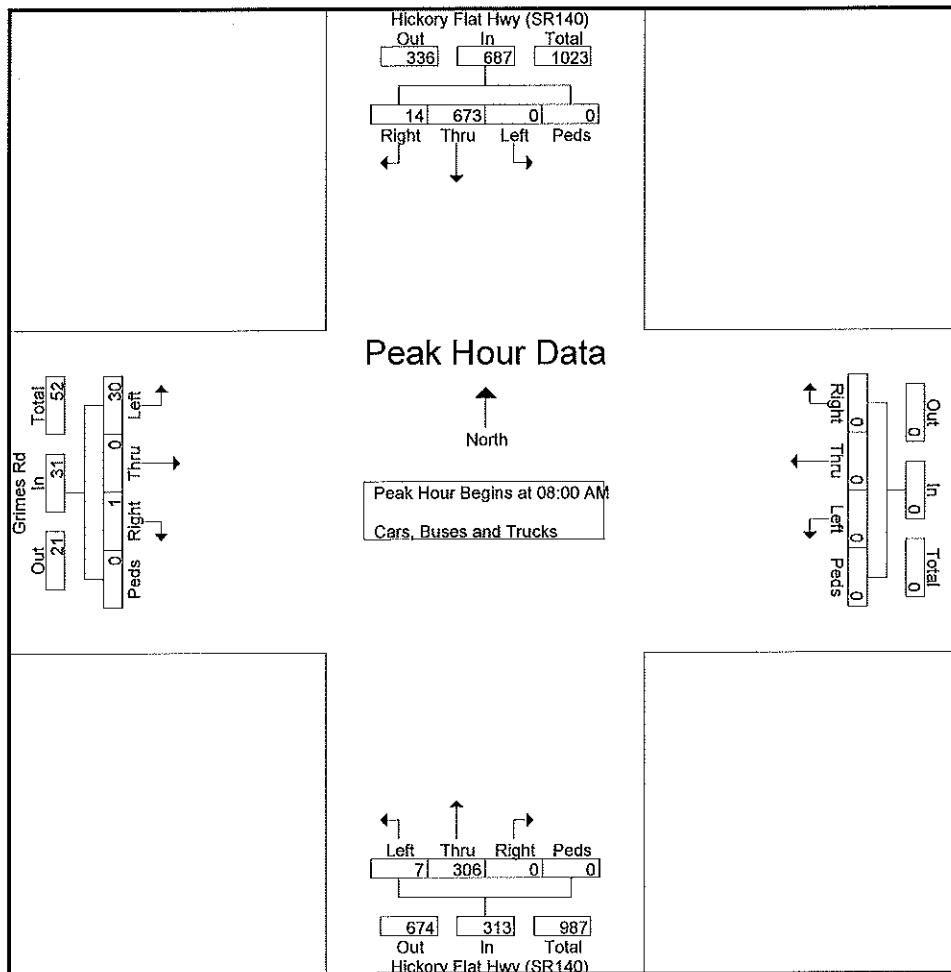
# Reliable Traffic Data Services, LLC

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info@reliabletraffic.org | www.reliabletraffic.org

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

|                                                            | Hickory Flat Hwy (SR140)<br>Northbound |      |       |      |            | Hickory Flat Hwy (SR140)<br>Southbound |      |       |      |            | Grimes Rd<br>Eastbound |      |       |      |            | Westbound |      |       |      |            |            |
|------------------------------------------------------------|----------------------------------------|------|-------|------|------------|----------------------------------------|------|-------|------|------------|------------------------|------|-------|------|------------|-----------|------|-------|------|------------|------------|
| Start Time                                                 | Left                                   | Thru | Right | Peds | App. Total | Left                                   | Thru | Right | Peds | App. Total | Left                   | Thru | Right | Peds | App. Total | Left      | Thru | Right | Peds | App. Total | Int. 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       |



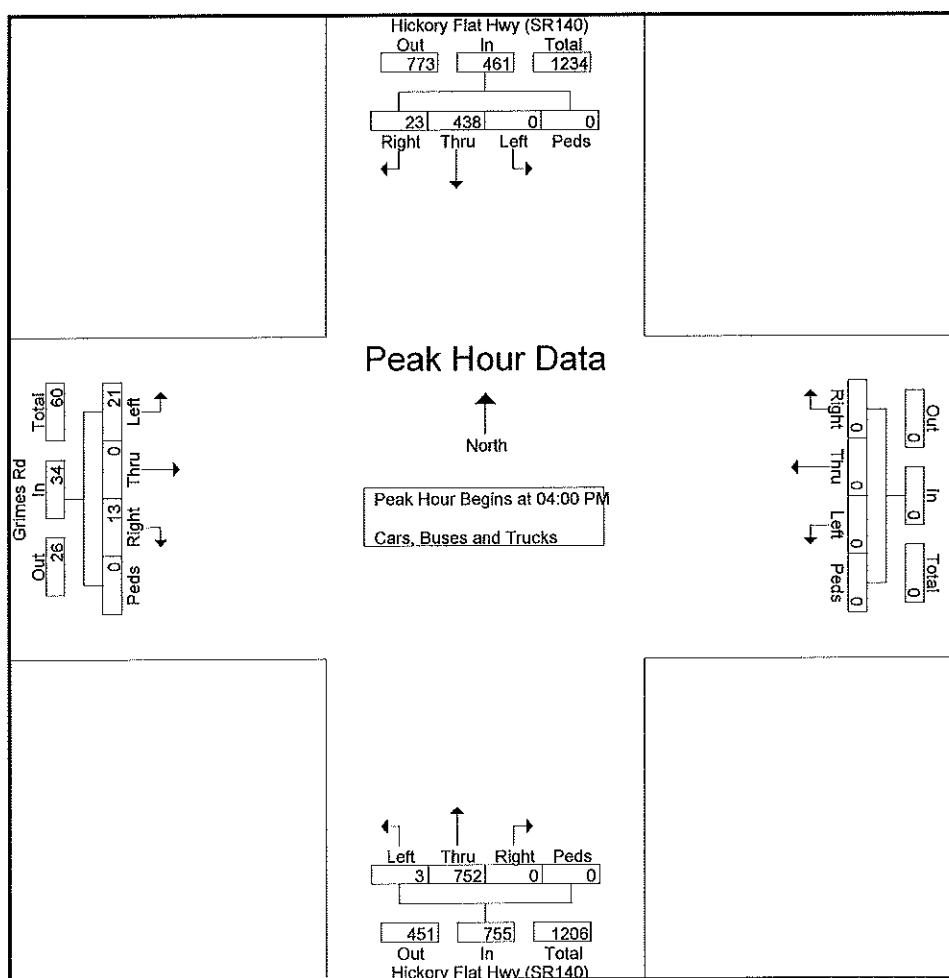
# Reliable Traffic Data Services, LLC

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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 : 3

|                                                            | Hickory Flat Hwy (SR140)<br>Northbound |      |       |      |            | Hickory Flat Hwy (SR140)<br>Southbound |      |       |      |            | Grimes Rd<br>Eastbound |      |       |      |            | Westbound |      |       |      |            |            |
|------------------------------------------------------------|----------------------------------------|------|-------|------|------------|----------------------------------------|------|-------|------|------------|------------------------|------|-------|------|------------|-----------|------|-------|------|------------|------------|
| Start Time                                                 | Left                                   | Thru | Right | Peds | App. Total | Left                                   | Thru | Right | Peds | App. Total | Left                   | Thru | Right | Peds | App. Total | Left      | Thru | Right | Peds | App. Total | Int. 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 : 1

## Groups Printed- Cars, Buses and Trucks

|               | Arnold Mill Rd (SR140)<br>Northbound |      |       |      |            | Hickory Flat Hwy (SR140)<br>Southbound |      |       |      |            | Arnold Mill Rd<br>Eastbound |      |       |      |            | Private Drwy<br>Westbound |      |       |      |            |            |      |
|---------------|--------------------------------------|------|-------|------|------------|----------------------------------------|------|-------|------|------------|-----------------------------|------|-------|------|------------|---------------------------|------|-------|------|------------|------------|------|
| Start Time    | Left                                 | Thru | Right | Peds | App. Total | Left                                   | Thru | Right | Peds | App. Total | Left                        | Thru | Right | Peds | App. Total | Left                      | Thru | Right | Peds | App. Total | Int. Total |      |
| 07:00 AM      | 18                                   | 54   | 0     | 0    | 72         | 0                                      | 198  | 1     | 0    | 199        | 1                           | 0    | 143   | 0    | 144        | 0                         | 1    | 0     | 0    | 0          | 1          | 416  |
| 07:15 AM      | 22                                   | 67   | 0     | 0    | 89         | 0                                      | 164  | 3     | 0    | 167        | 0                           | 0    | 128   | 0    | 128        | 0                         | 0    | 0     | 0    | 0          | 0          | 384  |
| 07:30 AM      | 27                                   | 78   | 0     | 0    | 105        | 0                                      | 124  | 1     | 0    | 125        | 0                           | 0    | 115   | 0    | 115        | 0                         | 0    | 0     | 0    | 0          | 0          | 345  |
| 07:45 AM      | 23                                   | 65   | 0     | 0    | 88         | 0                                      | 127  | 2     | 0    | 129        | 0                           | 0    | 102   | 0    | 102        | 0                         | 0    | 0     | 0    | 0          | 0          | 319  |
| Total         | 90                                   | 264  | 0     | 0    | 354        | 0                                      | 613  | 7     | 0    | 620        | 1                           | 0    | 488   | 0    | 489        | 0                         | 1    | 0     | 0    | 0          | 1          | 1464 |
|               |                                      |      |       |      |            |                                        |      |       |      |            |                             |      |       |      |            |                           |      |       |      |            |            |      |
| 08:00 AM      | 32                                   | 71   | 0     | 0    | 103        | 0                                      | 143  | 2     | 0    | 145        | 4                           | 0    | 105   | 0    | 109        | 0                         | 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          | 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          | 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          | 1          | 383  |
| Total         | 123                                  | 267  | 0     | 0    | 390        | 0                                      | 672  | 20    | 0    | 692        | 14                          | 0    | 415   | 0    | 429        | 1                         | 0    | 0     | 0    | 0          | 1          | 1512 |
| *** BREAK *** |                                      |      |       |      |            |                                        |      |       |      |            |                             |      |       |      |            |                           |      |       |      |            |            |      |
|               |                                      |      |       |      |            |                                        |      |       |      |            |                             |      |       |      |            |                           |      |       |      |            |            |      |
| 04:00 PM      | 123                                  | 195  | 0     | 0    | 318        | 0                                      | 93   | 11    | 0    | 104        | 3                           | 0    | 35    | 0    | 38         | 0                         | 0    | 0     | 0    | 0          | 0          | 460  |
| 04:15 PM      | 152                                  | 176  | 0     | 0    | 328        | 0                                      | 96   | 6     | 0    | 102        | 4                           | 0    | 42    | 0    | 46         | 0                         | 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          | 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          | 0          | 508  |
| Total         | 571                                  | 760  | 0     | 0    | 1331       | 0                                      | 390  | 32    | 0    | 422        | 12                          | 0    | 161   | 0    | 173        | 0                         | 0    | 0     | 0    | 0          | 0          | 1926 |
|               |                                      |      |       |      |            |                                        |      |       |      |            |                             |      |       |      |            |                           |      |       |      |            |            |      |
| 05:00 PM      | 162                                  | 167  | 0     | 0    | 329        | 0                                      | 87   | 7     | 0    | 94         | 2                           | 0    | 48    | 0    | 50         | 0                         | 0    | 0     | 0    | 0          | 0          | 473  |
| 05:15 PM      | 167                                  | 158  | 0     | 0    | 325        | 1                                      | 90   | 6     | 0    | 97         | 1                           | 0    | 45    | 0    | 46         | 0                         | 0    | 0     | 0    | 0          | 0          | 468  |
| 05:30 PM      | 169                                  | 161  | 0     | 0    | 330        | 0                                      | 101  | 7     | 0    | 108        | 2                           | 0    | 44    | 0    | 46         | 0                         | 0    | 0     | 0    | 0          | 0          | 484  |
| 05:45 PM      | 172                                  | 162  | 0     | 0    | 334        | 0                                      | 84   | 6     | 0    | 90         | 1                           | 0    | 39    | 0    | 40         | 0                         | 0    | 0     | 0    | 0          | 0          | 464  |
| Total         | 670                                  | 648  | 0     | 0    | 1318       | 1                                      | 362  | 26    | 0    | 389        | 6                           | 0    | 176   | 0    | 182        | 0                         | 0    | 0     | 0    | 0          | 0          | 1889 |
|               |                                      |      |       |      |            |                                        |      |       |      |            |                             |      |       |      |            |                           |      |       |      |            |            |      |
| Grand Total   | 1454                                 | 1939 | 0     | 0    | 3393       | 1                                      | 2037 | 85    | 0    | 2123       | 33                          | 0    | 1240  | 0    | 1273       | 1                         | 1    | 0     | 0    | 2          | 6791       |      |
| Approch %     | 42.9                                 | 57.1 | 0     | 0    |            | 0                                      | 95.9 | 4     | 0    |            | 2.6                         | 0    | 97.4  | 0    |            | 50                        | 50   | 0     | 0    |            |            |      |
| Total %       | 21.4                                 | 28.6 | 0     | 0    | 50         | 0                                      | 30   | 1.3   | 0    | 31.3       | 0.5                         | 0    | 18.3  | 0    | 18.7       | 0                         | 0    | 0     | 0    | 0          |            |      |



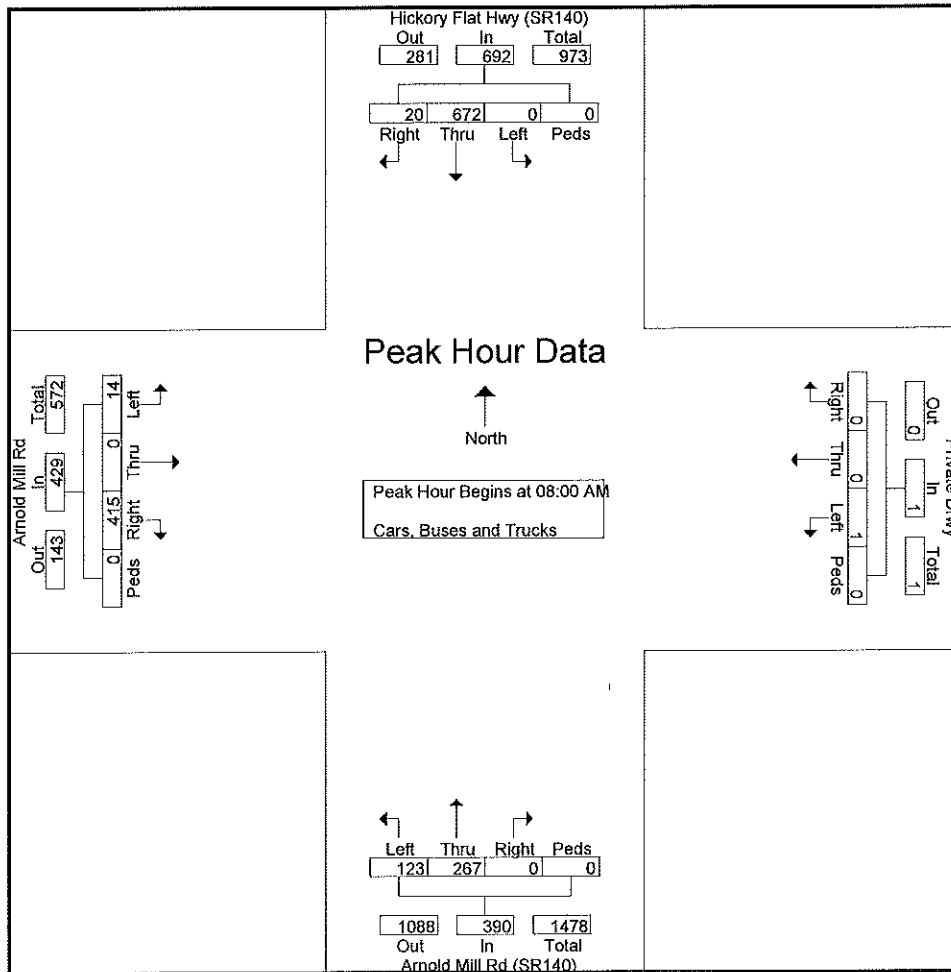
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TMC Data  
Hickory Flat Hwy (SR140) @  
Arnold Mill Rd, Woodstock, GA  
7-9am | 4-6pm

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

|                                                            | Arnold Mill Rd (SR140) Northbound |      |       |      |            | Hickory Flat Hwy (SR140) Southbound |      |       |      |            | Arnold Mill Rd Eastbound |      |       |      |            | Private Drwy Westbound |      |       |      |            |            |
|------------------------------------------------------------|-----------------------------------|------|-------|------|------------|-------------------------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|------------------------|------|-------|------|------------|------------|
| Start Time                                                 | Left                              | Thru | Right | Peds | App. Total | Left                                | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Left                   | Thru | Right | Peds | App. Total | Int. 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    | 1          | 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       |



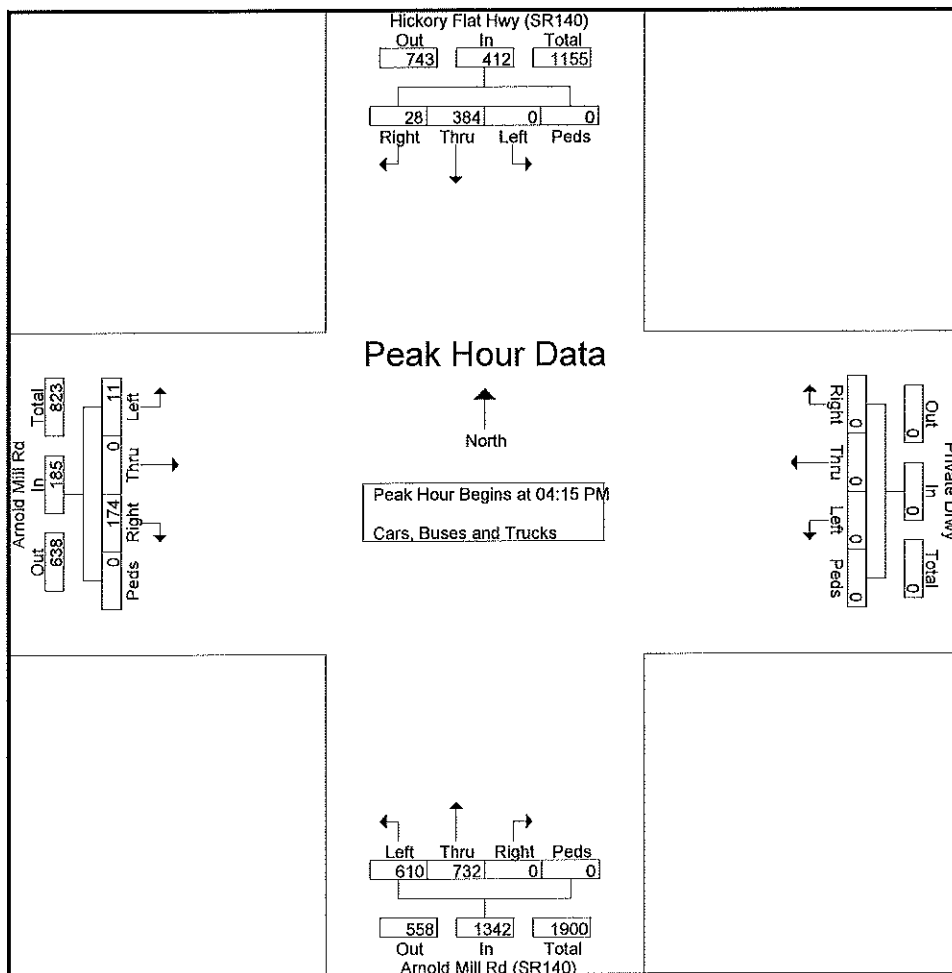
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TMC Data  
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7-9am | 4-6pm

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

|                                                            | Arnold Mill Rd (SR140)<br>Northbound |      |       |      |            | Hickory Flat Hwy (SR140)<br>Southbound |      |       |      |            | Arnold Mill Rd<br>Eastbound |      |       |      |            | Private Drwy<br>Westbound |      |       |      |            |            |
|------------------------------------------------------------|--------------------------------------|------|-------|------|------------|----------------------------------------|------|-------|------|------------|-----------------------------|------|-------|------|------------|---------------------------|------|-------|------|------------|------------|
| Start Time                                                 | Left                                 | Thru | Right | Peds | App. Total | Left                                   | Thru | Right | Peds | App. Total | Left                        | Thru | Right | Peds | App. Total | Left                      | Thru | Right | Peds | App. Total | Int. 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       |            |

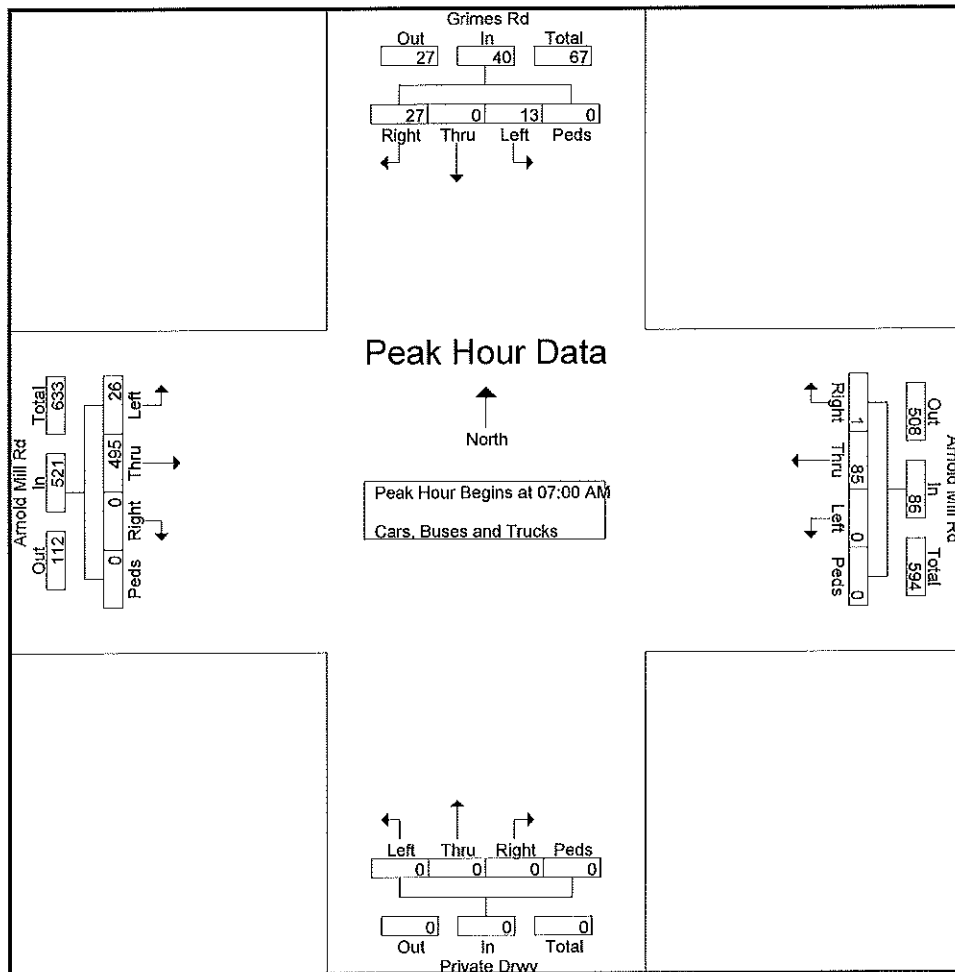
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TMC Data  
Arnold Mill Rd @ Grimes Rd  
Woodstock, GA  
7-9am | 4-6pm

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

|                                                            | Private Drwy Northbound |      |       |      |            | Grimes Rd Southbound |      |       |      |            | Arnold Mill Rd Eastbound |      |       |      |            | Arnold Mill Rd Westbound |      |       |      |            |            |
|------------------------------------------------------------|-------------------------|------|-------|------|------------|----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|------------|
| Start Time                                                 | Left                    | Thru | Right | Peds | App. Total | Left                 | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Int. 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       |



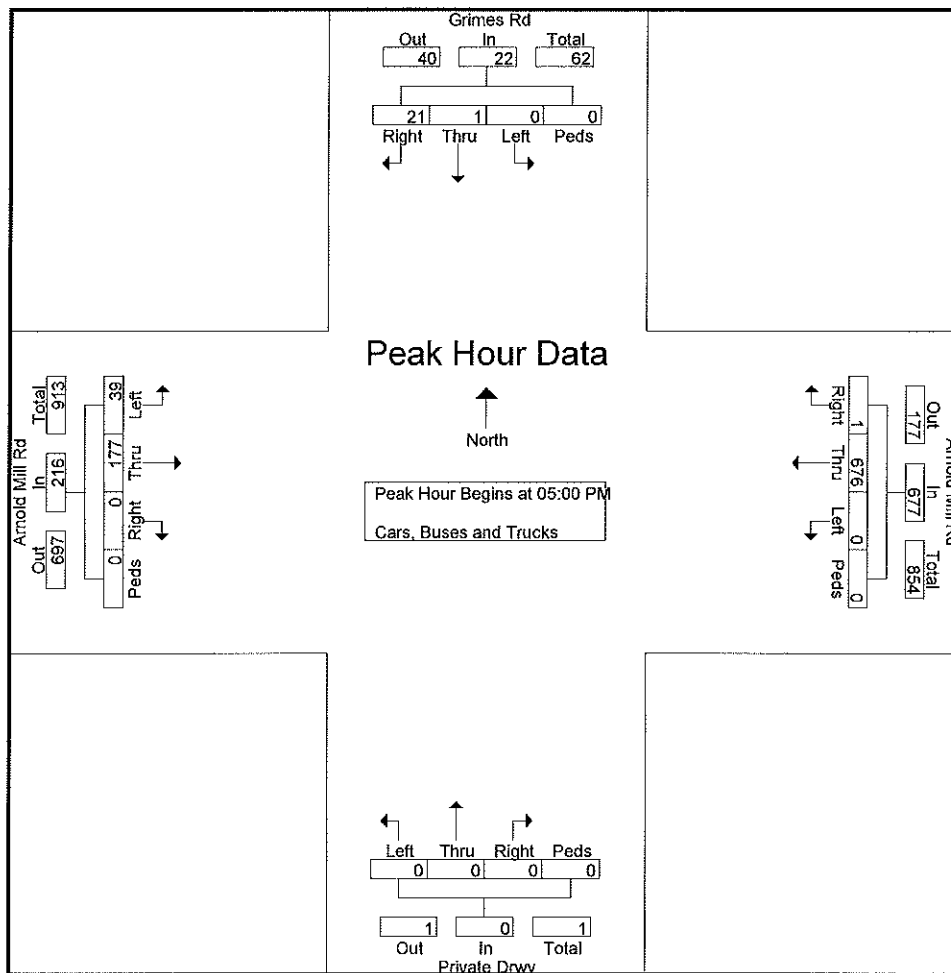
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|                                                            | Private Drwy Northbound |      |       |      |            | Grimes Rd Southbound |      |       |      |            | Arnold Mill Rd Eastbound |      |       |      |            | Arnold Mill Rd Westbound |      |       |      |            |            |
|------------------------------------------------------------|-------------------------|------|-------|------|------------|----------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|--------------------------|------|-------|------|------------|------------|
| Start Time                                                 | Left                    | Thru | Right | Peds | App. Total | Left                 | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Left                     | Thru | Right | Peds | App. Total | Int. 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    |            | 18.1                     | 81.9 | 0     | 0    |            | 0                        | 99.9 | 0.1   | 0    |            |            |
| 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      | -    | 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    | 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

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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    | -      | 0    | 714    | 99    |
| Stage 1                  | -      | -    | -      | -    | 99     | -     |
| Stage 2                  | -      | -    | -      | -    | 615    | -     |
| Critical Hdwy            | 4.11   | -    | -      | -    | 6.41   | 6.21  |
| Critical Hdwy Stg 1      | -      | -    | -      | -    | 5.41   | -     |
| Critical Hdwy Stg 2      | -      | -    | -      | -    | 5.41   | -     |
| Follow-up Hdwy           | 2.209  | -    | -      | -    | 3.509  | 3.309 |
| Pot Cap-1 Maneuver       | 1499   | -    | -      | -    | 399    | 960   |
| Stage 1                  | -      | -    | -      | -    | 927    | -     |
| Stage 2                  | -      | -    | -      | -    | 541    | -     |
| Platoon blocked, %       |        | -    | -      | -    |        |       |
| Mov Cap-1 Maneuver       | 1499   | -    | -      | -    | 388    | 960   |
| 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    |       |



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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    |
| 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   | -   | -   |

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| 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      | -    | 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    | -    | -    |



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| 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    | -      | 0    | 1035   | 712   |  |
| Stage 1                  | -      | -    | -      | -    | 712    | -     |  |
| Stage 2                  | -      | -    | -      | -    | 323    | -     |  |
| Critical Hdwy            | 4.11   | -    | -      | -    | 6.41   | 6.21  |  |
| Critical Hdwy Stg 1      | -      | -    | -      | -    | 5.41   | -     |  |
| Critical Hdwy Stg 2      | -      | -    | -      | -    | 5.41   | -     |  |
| Follow-up Hdwy           | 2.209  | -    | -      | -    | 3.509  | 3.309 |  |
| Pot Cap-1 Maneuver       | 892    | -    | -      | -    | 258    | 434   |  |
| Stage 1                  | -      | -    | -      | -    | 488    | -     |  |
| Stage 2                  | -      | -    | -      | -    | 736    | -     |  |
| Platoon blocked, %       | -      | -    | -      | -    | -      | -     |  |
| Mov Cap-1 Maneuver       | 892    | -    | -      | -    | 242    | 434   |  |
| 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 | -      | 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   | -   | -   |

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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      | - |
| 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    | -      | 0    | 747    | 104   |  |
| Stage 1                  | -      | -    | -      | -    | 104    | -     |  |
| Stage 2                  | -      | -    | -      | -    | 643    | -     |  |
| Critical Hdwy            | 4.11   | -    | -      | -    | 6.41   | 6.21  |  |
| Critical Hdwy Stg 1      | -      | -    | -      | -    | 5.41   | -     |  |
| Critical Hdwy Stg 2      | -      | -    | -      | -    | 5.41   | -     |  |
| Follow-up Hdwy           | 2.209  | -    | -      | -    | 3.509  | 3.309 |  |
| Pot Cap-1 Maneuver       | 1491   | -    | -      | -    | 382    | 953   |  |
| Stage 1                  | -      | -    | -      | -    | 923    | -     |  |
| Stage 2                  | -      | -    | -      | -    | 525    | -     |  |
| Platoon blocked, %       | -      | -    | -      | -    | -      | -     |  |
| Mov Cap-1 Maneuver       | 1491   | -    | -      | -    | 369    | 953   |  |
| 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 |  |  |  |

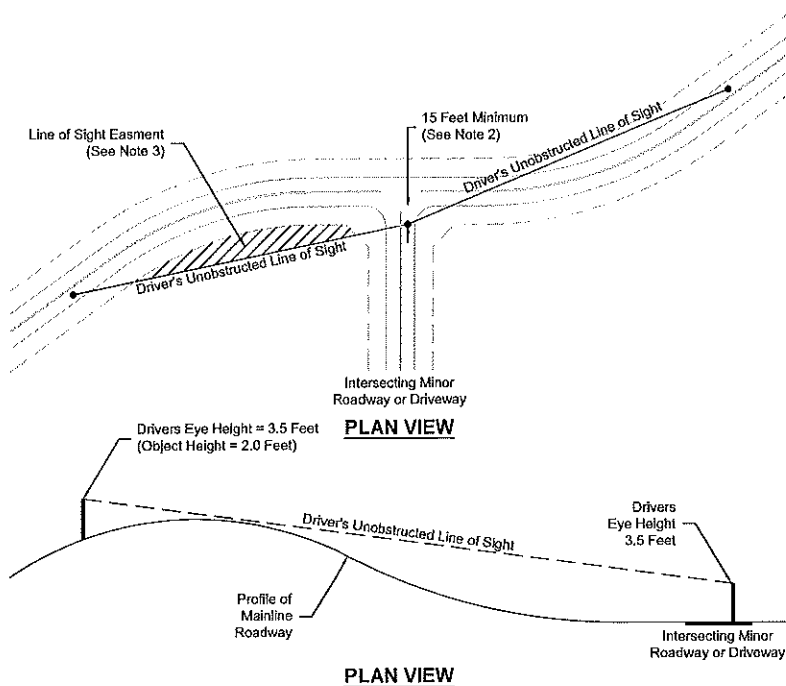
140 Township  
3: Arnold Mill Road & Grimes Road

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    | -      | 0    | 1086   | 734   |  |
| Stage 1                  | -      | -    | -      | -    | 734    | -     |  |
| Stage 2                  | -      | -    | -      | -    | 352    | -     |  |
| Critical Hdwy            | 4.11   | -    | -      | -    | 6.41   | 6.21  |  |
| Critical Hdwy Stg 1      | -      | -    | -      | -    | 5.41   | -     |  |
| Critical Hdwy Stg 2      | -      | -    | -      | -    | 5.41   | -     |  |
| Follow-up Hdwy           | 2.209  | -    | -      | -    | 3.509  | 3.309 |  |
| Pot Cap-1 Maneuver       | 874    | -    | -      | -    | 240    | 422   |  |
| Stage 1                  | -      | -    | -      | -    | 477    | -     |  |
| Stage 2                  | -      | -    | -      | -    | 714    | -     |  |
| Platoon blocked, %       | -      | -    | -      | -    | -      | -     |  |
| Mov Cap-1 Maneuver       | 874    | -    | -      | -    | 221    | 422   |  |
| 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) | Driveways                      | Streets & Commercial Entrances            |               |               |
|--------------------|--------------------------------|-------------------------------------------|---------------|---------------|
|                    | 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<br>Grade<br>(%) | 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 &amp; Safety

## Sponsor

GDOT

## Jurisdiction

Multi-County

## Analysis Level

Exempt from Air Quality Analysis (40 CFR 93)

## Existing Thru Lane

2

## LCI

☐

## Planned Thru Lane

2

## Flex

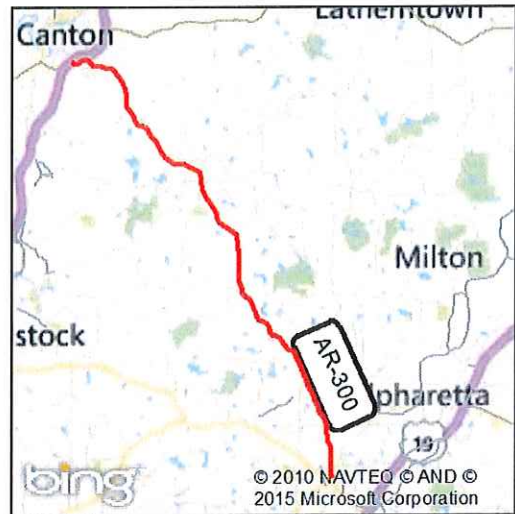
☐

## Network Year

TBD

## Corridor Length

TBD 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



For additional information about this project, please call (404) 463-3100 or email [transportation@atlantaregional.com](mailto:transportation@atlantaregional.com).





## 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   X   see attached authorization forms (multiple properties)

Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

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

  X   Rezoning

    Amendment / Modification of Zoning

    Variance / Appeal

    Other: \_\_\_\_\_

### STAFF USE ONLY:

Commission District:   2  

Case: 17-03-006

CityView # PL20170000103

Received by: \_\_\_\_\_

Fee Paid: \$ 1250<sup>00</sup>

Date: \_\_\_\_\_

### PUBLIC HEARING SCHEDULE:

Public Participation Meeting: 1/10/17

PC Work Session Date: 2/20/17

Planning Commission Hearing: 3/7/17

Board of Commissioners: 3/21/17

Zoning Board of Appeals: \_\_\_\_\_

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<br>(Detached) Home |            | 0.725      |                    |
| Multi Family<br>(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/<br>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<br>3302 Sugar Pike Road<br>Canton, Georgia 30115       | TIN: 02N04 215 C |
| 2. Mosaic Capital, LLC<br>669 Atlanta Country Club Drive<br>Marietta, Georgia 30067 | TIN: 02N04 215 E |
| 3. Roy F. & Carole R. Gantt<br>3302 Sugar Pike Road<br>Canton, Georgia 30115        | TIN: 02N04 219   |
| 4. Roy Gantt<br>3302 Sugar Pike Road<br>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, 2<sup>nd</sup> District, 2<sup>nd</sup> 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, 2<sup>nd</sup> District, 2<sup>nd</sup> 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, 2<sup>nd</sup> District, 2<sup>nd</sup> 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, being more particularly described as follows:

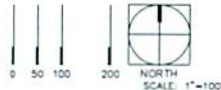
**BEGINNING** at the northwestern intersection of S.R. 140 a.k.a. Hickory Flat Hwy.(right of way varies) and the right of way of Grimes Road (50 feet right of way), that is the **POINT OF BEGINNING**; thence along the right of way of Grimes Road South 88°57'36" West a distance of 28.55 feet to a point; 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, 2<sup>nd</sup> District, 2<sup>nd</sup> 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.

Prepared for  
Oak Hall Companies, LLC  
5256 Peachtree Road, Suite 195  
770-662-5995  
Atlanta, GA 30341  
DATE: 1/19/2017



### Site Resources Map

(Tract north of Arnold Mill Road)

Prepared for  
Oak Hall Companies, LLC 5255  
Peachtree Road, Suite 195  
770-662-5995  
Atlanta, GA 30341  
DATE: 1/5/2017



# 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

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ADAM J. ROZEN

---

SLHB-LAW.COM

January 20, 2017

**VIA E-MAIL: [vtaylor@cherokeega.com](mailto: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

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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](mailto: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. |

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

| <b>Transitional Corridor</b>                                                              |                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Primary Land Uses</b>                                                                  | <b>Secondary Land Uses</b>                                                                                                                                                                                                                                                                               |
| Single-family detached housing<br>Conservation Subdivisions<br>Master planned communities | Retail shops<br>Personal services such as laundromats, dry cleaners, barber/beauty shops and video rental<br>Professional services such as lawyers, accountants, insurance agents, physicians and dentists<br>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  
**Current Zoning:** AG & R-40

**Applicant:** Oak Hall Companies, LLC  
**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 <sup>(1)</sup> |                | Additional Capacity Needed                  | Additional Capacity Cost <sup>(2)</sup> | Annual Student Cost <sup>(3)</sup> |              |
| 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
- - - 1/2 Mile Radius
- ✚ School
- ✚✚ Cemetery
- ✚ Church
- Street
- Parcel
- 100 Year Flood Zone

### Cherokee County Zoning

- AG
- R80
- R60
- R40
- R30
- R20
- R15
- RD3
- R10
- RZL
- RA

- RTH
- RM10
- RM16
- TND
- PUD
- OI
- NC
- GC
- LI
- HI
- Bells Ferry Overlay
- Hwy 92 Overlay



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



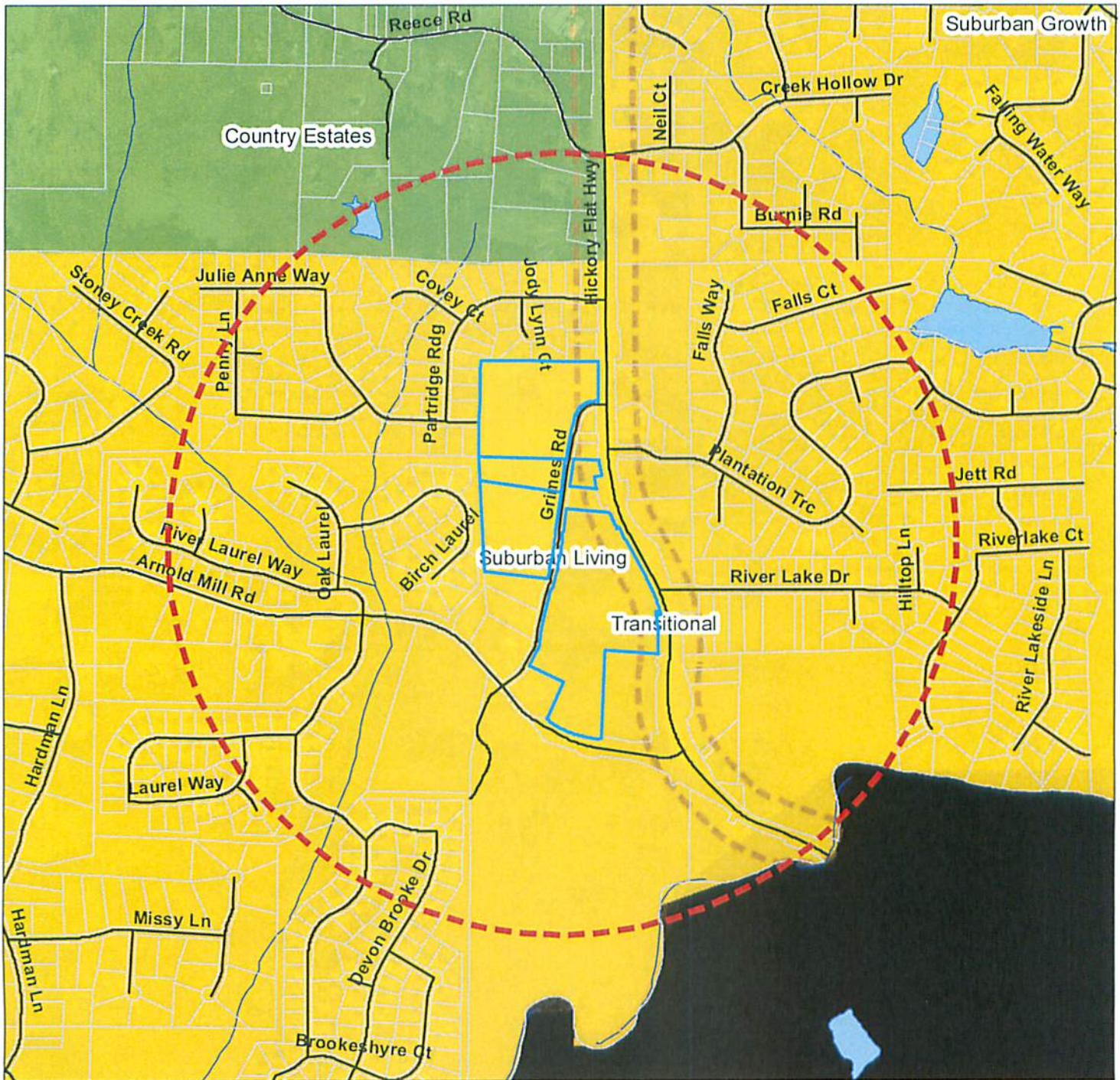
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
30 January 2017





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

## Future Development Map



### Legend

- Rezoning Parcel
- 1/2 Mile Radius
- School
- Cemetery
- Church
- Street
- Parcel
- 100 Year Flood Zone

### Development Nodes

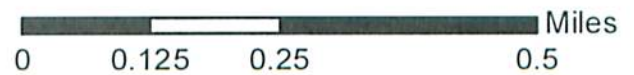
- County Crossroads
- Hamlet
- Neighborhood Village
- Community Village

### Corridors

- Scenic Corridor
- Transitional Corridor
- Development Corridor

### Character Areas

- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Bellis 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:**

5/15/2017

**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. |

| <b>Suburban Growth</b>                                                                    |                                          |
|-------------------------------------------------------------------------------------------|------------------------------------------|
| <b>Primary Land Uses</b>                                                                  | <b>Secondary Land Uses</b>               |
| Single-family detached housing<br>Conservation Subdivisions<br>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

11tr 1550 Darby Ford  
Ballground



## Legend

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

## Notes

off map on Civil Highway

2,938.2 0 1,469.10 2,938.2 Feet

1: 17,629





## 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 |
|------------------|-----|





# Rezoning Case Impact Report

PL2017-0257

| 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) | Annual Student Cost (3)   |
| 63                               | Students       | 3                                           | Classroom(s) | \$85,909.09                  | \$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

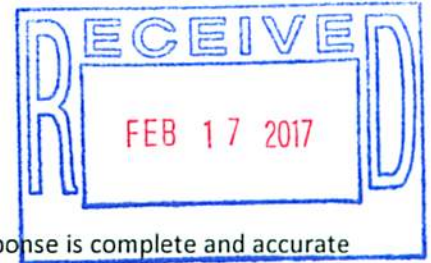
(3) - Annual Cost is calculated using the 2013 General Fund Operating Expenditure cost per pupil of \$7,151.00, and does not count for inflation.



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: \$ 500.00

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: 3<sup>rd</sup>

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<br>(Detached) Home | <u>87</u>  | 0.725      | <u>63.075</u>      |
| Multi Family<br>(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 <sup>+</sup> | Number of Trips |
|------|---------------------------------|---------------------|------------------------------|-----------------|
| 210  | Single Family Home/<br>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, 3<sup>rd</sup> District, 2<sup>nd</sup> 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, 3<sup>rd</sup> District, 2<sup>nd</sup> 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, 3<sup>rd</sup> District, 2<sup>nd</sup> 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;

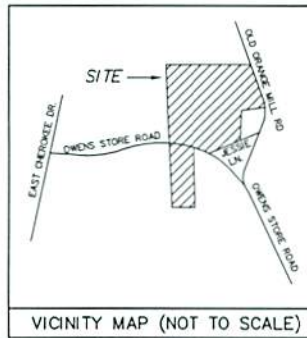
North 73 Degrees 24 Minutes 38 Seconds West for a distance of 52.64 feet;

North 78 Degrees 43 Minutes 33 Seconds West for a distance of 39.25 feet to a point and the  
TRUE POINT OF BEGINNING.

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.



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

ZONING PLAN

LAND LOT(S) - 954, 955, 960 & 991



(770) 735-1100

SITE AREA: 54.61AC. ±  
CONSTRAINED AREA: ARTICLE 23.4-2 CHEROKEE CO. ZONING ORDINANCE

---

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.

1. **WATER SERVICE:** THE SITE WILL BE SERVED BY A CONNECTION TO THE EXISTING WATERMAIN LOCATED IN THE ADJACENT R/W.
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 SEWERAGE SYSTEMS.

SEWAGE DISPOSAL SYSTEM (SEPTIC TANK)

**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.

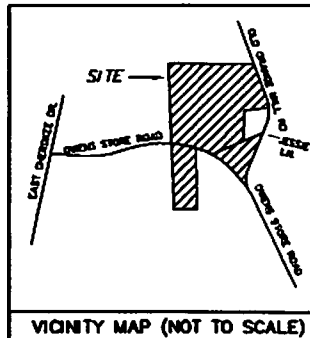
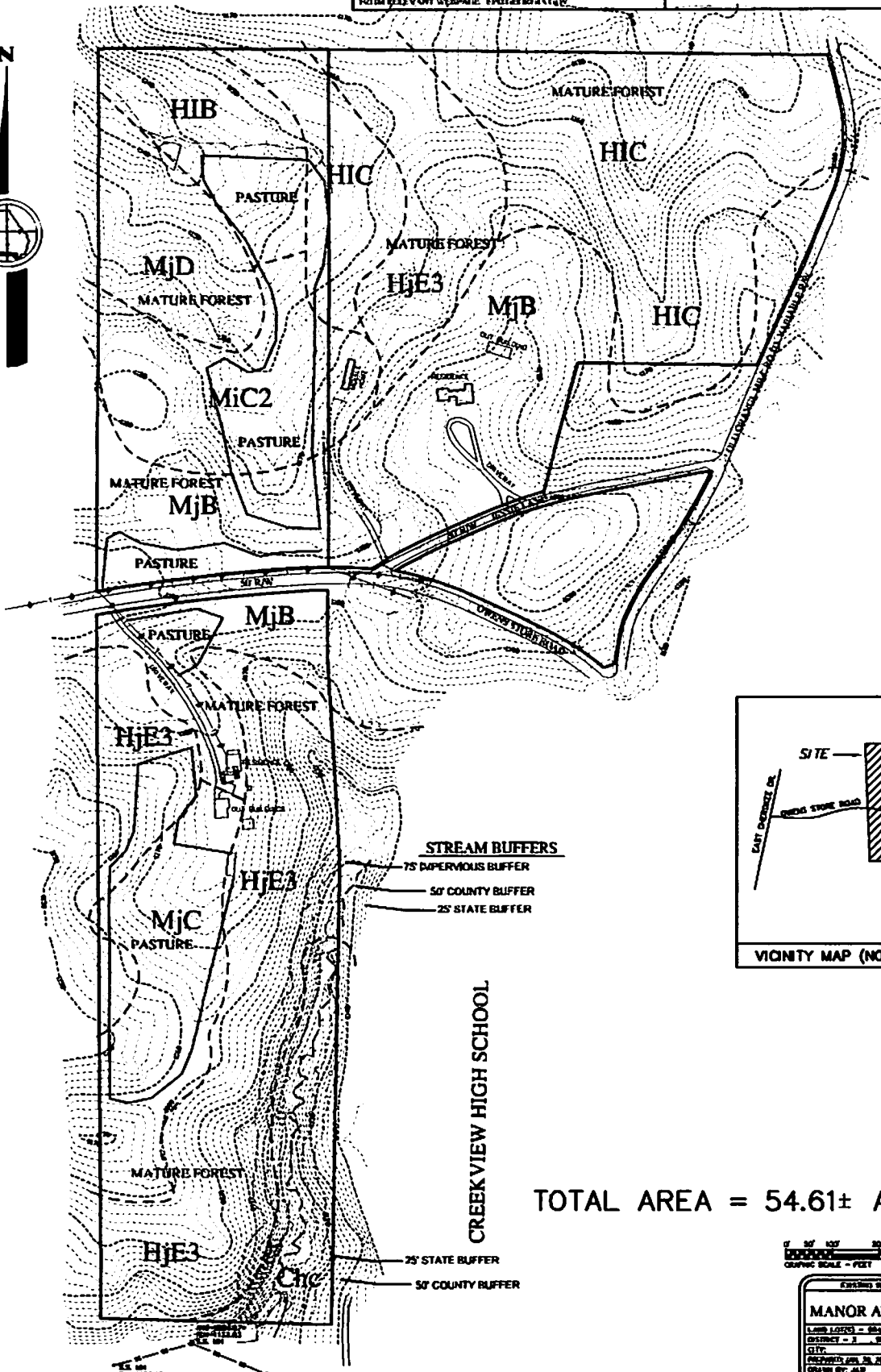
**GENERAL SOIL TYPES**  
THE SITE CONSISTS PRIMARILY OF HAYESVILLE FINE SANDY LOAM AND MADISON FINE SANDY LOAM.

**FLOOD PLAIN**  
NO FEMA FLOOD PLAIN, OR CHERRY CREEK COUNTY FUTURE FLOOD PLAIN IS WITHIN 500 HORIZONTAL FEET OF THIS PROPERTY.

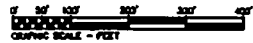
**GROUNDWATER RECHARGE**  
THIS PROJECT DOES NOT LIE WITHIN AN AREA OF SPECIFIC GROUNDWATER RECHARGE OR DISCHARGE AND IT IS OF GROUNDWATER COLLECTION PER DEPARTMENT OF NATURAL RESOURCES HYDROLOGIC ATLAS (A MOST RECENT EDITION, IF AVAILABLE, FROM RELEVANT WEBSITE: [FDNR.GOV](http://FDNR.GOV)).

**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 SPECIES OR NATURAL HABITATS FOR ENDANGERED OR THREATENED MIGRATORY BIRDS 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 FIRM HAS NO KNOWLEDGE OF THE PRESENCE OF HISTORIC, ARCHEOLOGICAL, OR CULTURAL FEATURES LOCATED WITHIN THIS SITE. THE MATERIAL RELEVANT TO HISTORICAL PLACES DOES NOT LIST ANY SIGNIFICANT LOCATIONS ON THIS PROJECT.

**WETLANDS**  
THIS SITE CONTAINS BAYE WATERS WHICH ARE SHOWN. NO WETLANDS DESIGNATION HAS YET BEEN PLACED, BUT TWO SMALL AREAS AWAY FROM THE PROPERTY BOUNDARY IN POSSIBLE WETLANDS.

**Manor at Creek View**

LAND LOTS - 50A, 50B, 50C & 50D  
DISTRICT - 2  
CITY - CHERRY CREEK, GA  
CREATED: 08/01/2017 10:00 AM  
DRAWN BY: JLB  
CADD FILE: 13-0316 001.dwg  
JOB NO. 13-0316

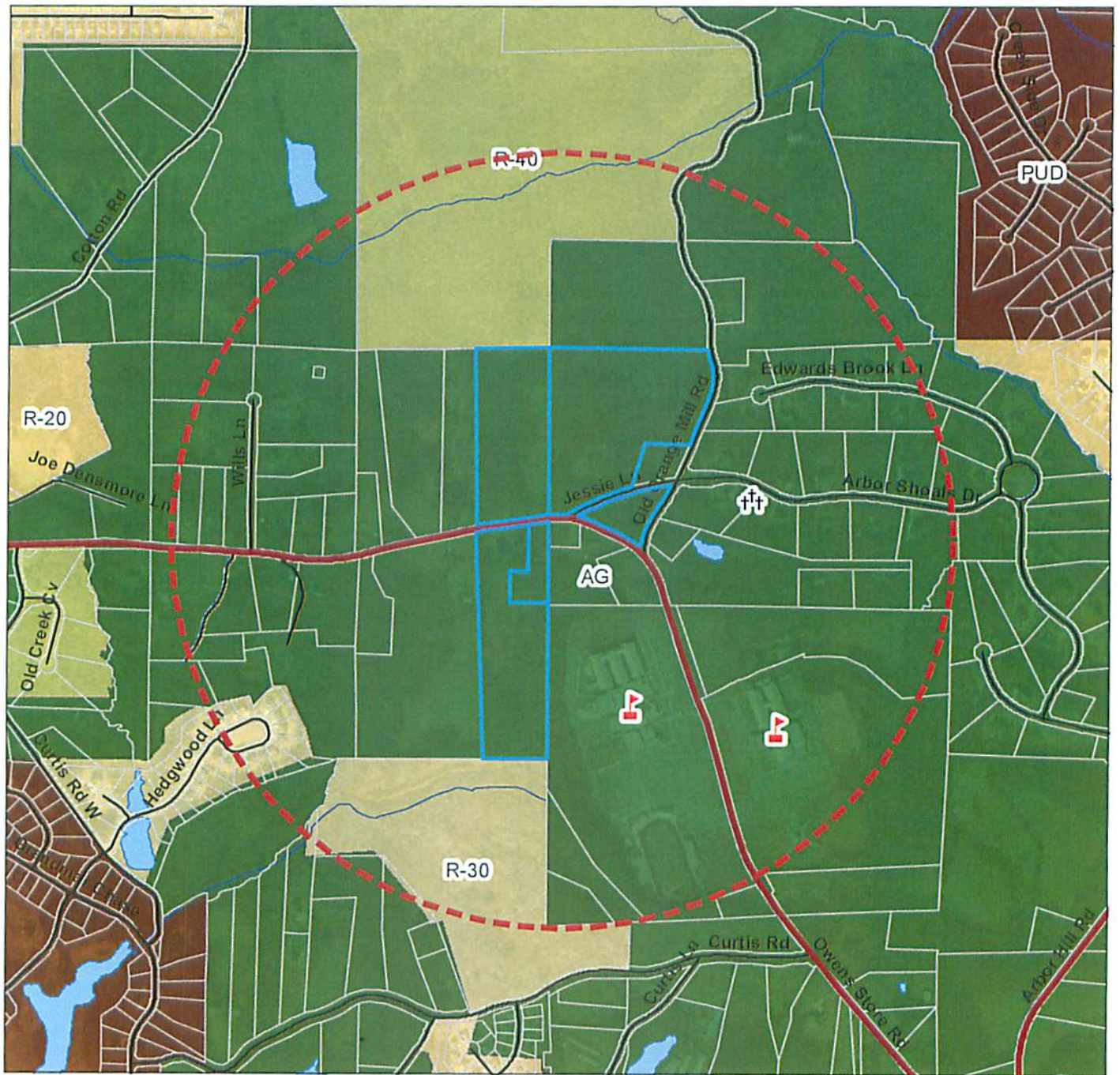
**LANDMARK**

1000 W. 10th Street, Suite 100 / P.O. Box 110  
(770) 735-1100



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

## Zoning Map



### Legend

- Rezoning Parcel
- 1/2 Mile Radius
- School
- Cemetery
- Church
- Street
- Parcel
- 100 Year Flood Zone

### Cherokee County Zoning

- |     |                     |
|-----|---------------------|
| AG  | RTH                 |
| R80 | RM10                |
| R60 | RM16                |
| R40 | TND                 |
| R30 | PUD                 |
| R20 | OI                  |
| R15 | NC                  |
| RD3 | GC                  |
| R10 | LI                  |
| RZL | HI                  |
| RA  | Bells Ferry Overlay |
|     | Hwy 92 Overlay      |

0 0.125 0.25 0.5 Miles

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.



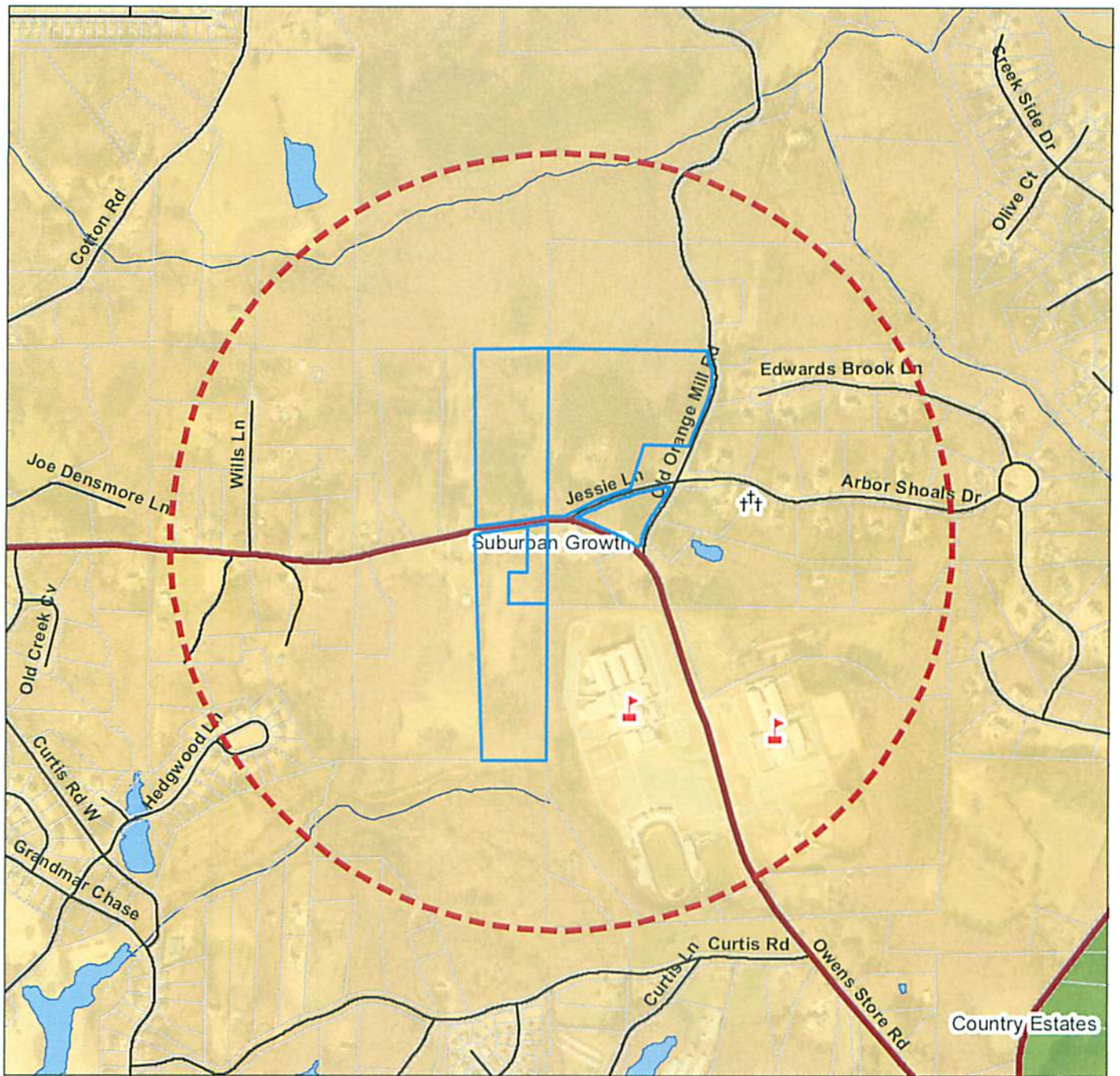
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
03 March 2017





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

## Future Development Map



### Legend

- Rezoning Parcel
- 1/2 Mile Radius
- School
- Cemetery
- Church
- Street
- Parcel
- 100 Year Flood Zone

### Development Nodes Character Areas

- County Crossroads
- Hamlet
- Neighborhood Village
- Community Village
- Suburban Living
- Neighborhood Living
- Bells Ferry LCI
- Urban Core
- Workplace Center
- Regional Center
- Waste Management
- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth

### Corridors

- Scenic Corridor
- Transitional Corridor
- Development Corridor



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                     |
| Wiley Rogers       | 762 Owens Store Rd. Canton    | 904          | 993-2750                     |
| 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@EW2USA.COM            |
| Rickey Curtis      | 203 Curtis Ln.                | 770 653-7079 |                              |
| Ed Cochran         | 4880 Drew Rd                  | 770 8278269  | Coch1031@Gmail.com           |
| Brian Dean         | 237 Cecil Holloway Ln         | 770 4024167  |                              |
| Lisa Letchworth    | 747 Owens Store Rd.           | 770 3615308  | ljettersletchworth@gmail.com |
| Sean Letchworth    | 747 Owens Store Rd.           | 770-363-8359 | seanletchworth@gmail.com     |
| Kim McCracken      | 300 Edwards Brook Lane        | 678-414-6514 | sbqueen1231@gmail.com        |
| Sally Morrow       | 311 Edwards Brook Lane        | 770-704-8201 | Sohn Morrow@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    |
| Doris Lopez        | 534 Owens Store Rd.           | 404 415-0676 |                              |



| <u>Name</u>       | <u>Address</u>       | <u>Phone</u> | <u>Email</u>                    |
|-------------------|----------------------|--------------|---------------------------------|
| Courtney Faulkner | 200 Edwards Brook Ct | 678-493-2987 | courtneaptucker<br>@hotmail.com |
| Larry Lewis       | 100 Arbor Square Dr  | 770-624-6686 | LarryLewis13@<br>Gmail.com      |
| MARY & Richard    |                      |              |                                 |
| Huatyk            | 322 EDWARDS BROOK W. | 678.880.0866 |                                 |
| R Kunning         | 108 ARSON STONKS Rd  |              | PLAYIS@MIND<br>SPRING<br>.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 FEMA 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 SUSCEPTIBILITY OF GROUNDWATER POLLUTION, PER DEPARTMENT OF NATURAL RESOURCES HYDROLOGIC ATLAS 18, MOST RECENT EDITION AVAILABLE FROM RELEVANT WEBSITE. EPO GEORGIA COV.

# 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



85' ZONING BUFFER  
SECONDARY CONSERVATION AREA

85' ZONING BUFFER  
SECONDARY CONSERVATION AREA

85' ZONING BUFFER  
SECONDARY CONSERVATION AREA

85' ZONING BUFFER  
SECONDARY CONSERVATION AREA

# STREAM BUFFERS

PRIMARY CONSERVATION AREA

75' IMPERVIOUS BUFFER

50' COUNTY BUFFER

25' STATE BUFFER

CREEKVIEW HIGH SCHOOL

50' ZONING BUFFER  
SECONDARY CONSERVATION AREA

# EXISTING SITE VEGETATION

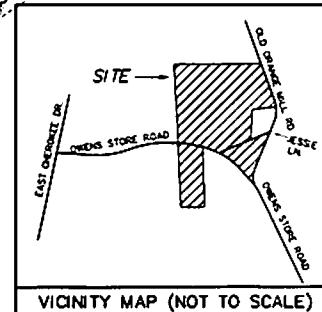
THE SITE IS PRIMARILY MATURE FOREST, MIXED WITH OPEN FIELDS

# 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.



VICINITY MAP (NOT TO SCALE)

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

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

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

TOTAL AREA = 54.61± ACRES

0' 50' 100' 200' 300' 400'  
GRAPHIC SCALE - FEET

| EXISTING SITE RESOURCES MAP       |                   |
|-----------------------------------|-------------------|
| MANOR AT CREEKVIEW                |                   |
| LAND LOT(S) - 854, 855, 856 & 857 |                   |
| SECTION - 3                       | SECTION - 3       |
| CITY - CHEROKEE COUNTY, GA        |                   |
| PREPARED JAN 30, 2017             | SCALE 1" = 100 FT |
| DRAWN BY JAB                      |                   |
| FILE #4378 BASE MAP 854           |                   |
| JOB NO. 17-4378                   |                   |

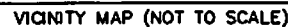


1120 HOWELL BRIDGE ROAD / P.O. BOX 129  
MILTON, GEORGIA 30004  
(770) 735-1100

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

### HISTORIC ARCHEOLOGICAL CULTURAL FEATURES

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



1. EXISTING ZONING: AG
2. PROPOSED ZONING: R-30 (CONSERVATION)
3. TOTAL ACREAGE: 54.61 ±
4. MINIMUM LOT SIZE: 7,500 SF
5. PROPOSED MINIMUM AVERAGE LOT SIZE: 12,000 S.F.
6. MINIMUM LOT WIDTH: 95 FEET
7. PROPOSED LOTS: 64
8. PROPOSED DENSITY: 1.25 DU/AC
9. MAXIMUM ALLOWED DENSITY: 1.452 DU/AC
10. 28.49 ACRES OF OPEN SPACE PROVIDED
11. 54.61 ACRES \* 40% = 21.84 ACRES REQUIRED

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

PROPERTY OWNERS:  
RUTH ANN HOWELL &  
ALTON LEE HOWELL, SR.  
8798 CLAWING HWY  
CANTON, GA. 30115  
HAZEL V. FOSTER  
c/o RICKY D. FOSTER (EXECUTOR)  
4996 HWY 411 NW  
FAIRMOUNT, GA. 30139

**CREEKVIEW HIGH SCHOOL**  
N. #  
CHEROKEE COUNTY SCHOOL SYSTEM  
(BOLD BOOK 764, PAGE 578)  
(BOLD BOOK 722, PAGE'S 164 & 166)  
(BOLD BOOK 774, PAGE 460)  
(FOLDING AG.)

**TOTAL AREA = 54.61± ACRES**

**MAX. DENSITY CALCULATIONS: R-30 CONSERVATION**

SITI AREA: 54.61AC ±

CONSTRAINED AREA: ITEM 21 ± 4.2 CHEROKEE CO ZONING ORDINANCE  
ITEM A.D. 3.22 AC

ITEM C. 4.15 AC ± ASSUMED R/W

ITEM F 0.0 AC

TOTAL = 1.22 ± 5.0% + 4.15 ± 100% = 5.37 AC ±

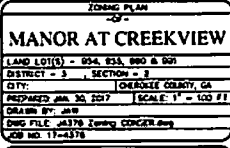
NET TRACT AREA: NTA = GROSS TRACT ACRES - CONSTRAINED AREA  
NTA = 6.81 - 5.37 = 1.44 AC ±

MAX. LOTS ALLOWED: SITI AREA - CONSTRAINED AREA ÷ DUA, OR THE LOTS  
OBTAINED FROM A CONVENTIONAL LAYOUT, WHICHEVER IS GREATER.

MAX. LOTS ALLOWABLE = 48.85 ÷ 1.42 = 34 LOTS

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

1. WATER SERVICE: THE SITE WILL BE SERVED BY A CONNECTION TO THE EXISTING WATERMAIN LOCATED IN THE ADJACENT R/W.
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).



1100 HENRIETTA BRIDGE ROAD / P.O. BOX 129  
BAY AREA, GEORGIA 30207  
(770) 735-1100



## Cherokee County, Georgia Agenda Request

---

Item#: 4.

**SUBJECT:**

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

**MEETING DATE:**

5/15/2017

**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<br>Area/Node/Corridor              |                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Neighborhood Village Node<br>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                                    |
| 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"/>    |
| 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:**

Commission District: 1  
Case: 17 - 04 - 014  
CityView # PL2017-0390  
Received by: \_\_\_\_\_  
Fee Paid: \$ 250.00  
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 3/13/17

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

If yes, what is the projected increase? 4 students

Potentially

| 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 <sup>+</sup> | Number of Trips |
|------|---------------------------------|---------------------|------------------------------|-----------------|
| 210  | Single Family Home/<br>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: 16<sup>th</sup> day of March, 2017.

Notary Signature: Dorinda S. Dunning

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 3<sup>rd</sup> District, 2<sup>nd</sup> 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 |
|------|---------------|----------|
| 1.1  | N 75°50'10" W | 77.79'   |
| 1.2  | S 76°10'00" W | 30.00'   |
| 1.3  | N 74°00'00" W | 18.00'   |
| 1.4  | S 75°40'00" W | 23.00'   |
| 1.5  | N 85°30'00" W | 27.00'   |
| 1.6  | N 71°40'00" W | 31.00'   |
| 1.7  | S 68°10'00" W | 27.00'   |
| 1.8  | N 78°30'00" W | 51.00'   |
| 1.9  | S 68°20'00" W | 24.00'   |
| 1.10 | N 70°20'00" W | 67.00'   |
| 1.11 | N 48°50'00" W | 30.00'   |
| 1.12 | N 21°50'00" W | 14.00'   |
| 1.13 | N 56°28'28" W | 40.19'   |
| 1.14 | N 54°00'00" W | 29.00'   |
| 1.15 | S 86°20'00" W | 14.00'   |
| 1.16 | N 16°10'00" W | 35.00'   |
| 1.17 | N 38°40'00" W | 36.00'   |
| 1.18 | N 05°50'00" W | 10.00'   |
| 1.19 | N 56°50'00" W | 28.00'   |
| 1.20 | N 42°14'54" W | 27.01'   |
| 1.21 | S 49°45'21" W | 91.82'   |
| 1.22 | S 12°19'08" W | 33.20'   |
| 1.23 | S 85°13'42" W | 45.87'   |
| 1.24 | S 72°00'58" W | 59.53'   |
| 1.25 | S 68°05'15" W | 95.92'   |
| 1.26 | N 30°19'38" W | 45.87'   |
| 1.27 | N 67°12'35" W | 14.01'   |
| 1.28 | N 32°40'00" W | 14.00'   |
| 1.29 | N 10°20'00" W | 20.00'   |
| 1.30 | N 46°20'00" W | 87.00'   |
| 1.31 | N 33°53'14" W | 46.41'   |
| 1.32 | 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



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

# LEGEND

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED
- PROPERTY CORNER
- CTP OPEN TOP PIPE
- CTP CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/T 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

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

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





## Zoning Map



### Legend

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

## Cherokee County Zoning

- 
- AG  
R80  
R60  
R40  
R30  
R20  
R15  
RD3  
R10  
RZL  
RA

- 
 RTH  
 RM 10  
 RM 16  
 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.



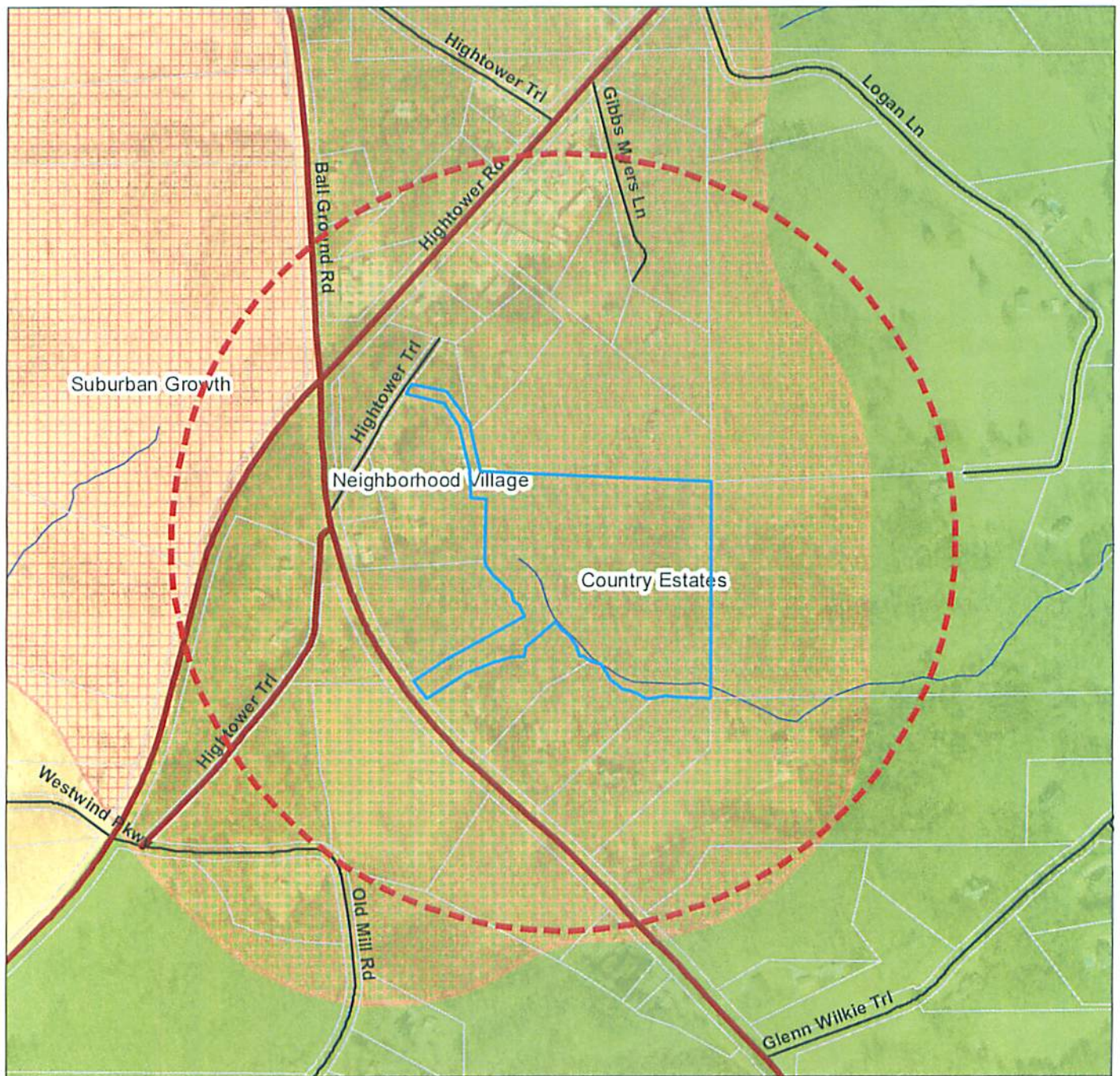
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
03 April 2017





# Case # 17-05-014 Wyatt Wilkie

## Future Development Map



### Legend

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

### Development Nodes

- County Crossroads
- Hamlet
- Neighborhood Village
- Community Village

### Corridors

- Scenic Corridor
- Transitional Corridor
- Development Corridor

### Character Areas

- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Bell's Ferry LCI
- Urban Core
- Workplace Center
- Regional Center
- Waste Management

0 0.05 0.1 0.2 Miles

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





## Cherokee County, Georgia Agenda Request

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Item#: 5.

**SUBJECT:**

**Case #17-05-016 Landman Partners, LLC  
(BOC Dist. 4)**

**MEETING DATE:**

5/15/2017

**SUBMITTED BY:**

Tamala Davis

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**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 22.08 +/- acres on Woodstock Road from R-40 to RZL for single family detached residences. The applicant is also requesting a variance from Article 7, Section 7.4-2(c) to increase the distance against the lot line on one side of a lot from 0 feet to 5 feet; and a variance from Article 7, Section 7.4-2(d) to decrease the distance against the lot line on one side of a lot from 10 feet to 5 feet.

---

**FACTS AND ISSUES:**

Commission District: 4

Zoning Change: R-40 to RZL

Location: Woodstock Road

Tax Map and Parcel No: 21N11, 112, 113, 114, 115 and 115B

Acres: 22.08 +/-

Proposed Development: Single Family Detached Residences

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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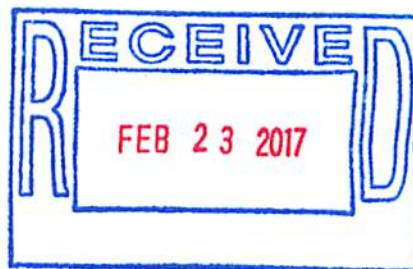
**ATTACHMENTS:**

| Description                                     | Type    |
|-------------------------------------------------|---------|
| <input type="checkbox"/> Application            | Exhibit |
| <input type="checkbox"/> Legal Description      | Exhibit |
| <input type="checkbox"/> Site Plan              | Exhibit |
| <input type="checkbox"/> Survey                 | 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: J. Ethan Underwood Phone: 770-781-4100  
Email: eunderwood@mhtlegal.com

**Applicant's Information:**

Name: Landman Partners, LLC

Address: 2295 Towne Lake Pkwy., Ste. 116-323 Phone: 770-781-4100

City, State, Zip: Woodstock, GA, 30189

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: 4

Case: 17-05-016

CityView # PL 2017 0407

Received by: \_\_\_\_\_

Fee Paid: \$ 500.00

Date: 3/31/17

**PUBLIC HEARING SCHEDULE:**

Public Participation Meeting: 3/15/17

PC Work Session Date: 4/17/17

Planning Commission Hearing: 5/2/17

Board of Commissioners: 5/16/17

Zoning Board of Appeals: \_\_\_\_\_

Other: \_\_\_\_\_

SECTION II

Property Information:

Location: 6632, 6574, & 6560 Woodstock Rd.; 2-unaddressed parcels  
0 Eagle Dr. off Woodstock Rd.

Current Zoning: R-40 Proposed Zoning: RZL Total Acreage: 22.08 ±

Tax Map #: 21 N 11 Parcel #: See attached Land Lot(s): 976 & 977 District: 21

112, 113, 114, 115, 115B  
Future Development Map Designation: Suburban Living

Adjacent Zonings: North R-15, R-20, R-40 South R-15, R-40 East R-20 West R-40

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

1) Zone from R-40 to RZL

2) Variance for each lot to Zoning Ord. § 7.4-2(c) to increase the distance against the lot line on one side of a lot from 0 to 5 feet.

3) Variance for each lot to Zoning Ord. § 7.4-2(d) to decrease the distance against the lot line on one side of a lot from 10 to 5 feet.

Proposed Use(s) of Property:

80 single-family detached residences.

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, Doyle Rabren, 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 23 day of February, 2017.

Print Name Landman Partners LLC  
Doyle Rabren

Applicant Signature Landman Partners LLC  
Doyle Rabren



### SECTION III

#### Infrastructure Information:

Is water available to this site? ☒ Yes ☐ No

Jurisdiction: Cherokee County Water & Sewer Authority

How is sewage from this site to be managed?

Subject Property will be served by sanitary sewer, connecting on Tax Map Parcel # 21N11 114.

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

If yes, what is the projected increase? 58 students

| Proposed Use(s)                  | # of units | Multiplier | Number of Students |
|----------------------------------|------------|------------|--------------------|
| Single Family<br>(Detached) Home | 80         | 0.725      | 58                 |
| Multi Family<br>(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? 766 trips

| Code | Land Use(s)                     | # of units or sqft* | Daily Trip Ends* | Number of Trips |
|------|---------------------------------|---------------------|------------------|-----------------|
| 210  | Single Family Home/<br>Townhome | 80                  | 9.57             | 766             |
| 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, Jeffrey L. Becklund, 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: Landman Partners, LLC

Address: 2295 Townlake PKwy 116-323 Phone: 770-862-3030

City, State, Zip: Woodstock, GA 30189

Property Owner's Information:

Name: Jeffrey L. Becklund

Address: P.O. Box 2011 Phone: 404-538-4040

City, State, Zip: Acworth, GA 30102

Signature of Owner: Jeffrey L. Becklund Date: 2/22/17

Print Name: Jeffrey L. Becklund

Sworn to and Subscribed before me this: 22<sup>nd</sup> day of February, 20 17.

Notary Signature: Cynthia L. Segers

(Notary Seal)





AUTHORIZATION OF PROPERTY OWNER

I, Linda V. Becklund, 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: Landman Partners, LLC

Address: 2295 Town Lake Pkwy 116-323 Phone: 770-862-3030

City, State, Zip: Woodstock, GA 30189

Property Owner's Information:

Name: Linda V. Becklund

Address: P.O. Box 2011 Phone: 404-538-4040

City, State, Zip: Acworth, GA 30102

Signature of Owner: Linda V. Becklund Date: 2/22/17

Print Name: Linda V. Becklund

Sworn to and Subscribed before me this: 22<sup>nd</sup> day of February, 20 17.

Notary Signature: Cynthia L. Segers



AUTHORIZATION OF PROPERTY OWNER

I, Julia White, executrix, 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: Landman Partners, LLC  
Address: 2295 Town Lake Pkwy 116-323 Phone: 770-862-3030  
City, State, Zip: Woodstock GA 30189

Property Owner's Information:

Name: Estate of Frankie L. Sheppard executrix Julia White  
Address: 78 Ambrose Dr. Phone: \_\_\_\_\_  
City, State, Zip: Jasper, GA 30143  
Signature of Owner: Frankie L. Sheppard Date: 2/02/17  
Print Name: Estate of Frankie L. Sheppard executrix Julia White

Sworn to and Subscribed before me this: 23rd day of February, 2017.

Notary Signature: Cynthia L. Segers

(Notary Seal)



GEORGIA PROBATE COURT  
STANDARD FORM

FILED IN OFFICE

This 6<sup>th</sup> day of June, 2006  
at 2:05 P.M.

[Signature]  
Clerk, Cherokee County Probate Court

STATE OF GEORGIA  
COUNTY OF Cherokee

#2006-229

**LETTERS TESTAMENTARY**  
(Relieved of Filing Returns)

By Kipling L. McVay, Judge of the Probate Court of said County.

KNOW ALL WHOM IT MAY CONCERN:

That on the 6<sup>th</sup> day of June, 2006, at a regular term of the Probate Court, the Last Will and Testament dated October 27, 2005 of Frankie Leon Sheppard a/k/a Frank Sheppard, deceased, at the time of his death a resident of said County, was legally proven in solemn form and was admitted to record by order, and it was further ordered that Julia "Judy" Denise White, named as Executor in said Will, be allowed to qualify, and that upon so doing, Letters Testamentary be issued to such Executor.

NOW THEREFORE, the said Julia "Judy" Denise White having taken the oath of office and complied with all the necessary prerequisites of the law, is legally authorized to discharge all the duties and exercise all the powers of Executor under the Will of said deceased, according to the Will and the law.

Given under my hand and official seal, the 6<sup>th</sup> day of June, 2006.

[Signature: Kipling L. McVay]  
Kipling L. McVay  
Judge, Cherokee County Probate Court

(SEAL)

Effective 7/87

GPCSF 24

J. Ethan Underwood  
[eunderwood@mhtlegal.com](mailto:eunderwood@mhtlegal.com)

**APPLICANT RESPONSE STATEMENT/LETTER OF INTENT**

|                          |                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>        | <b>Landman Partners, LLC</b>                                                                                                   |
| <b>Subject Property:</b> | <b>22.08 Acres Designated as Cherokee County Tax Parcels:<br/>21N11-114, 21N11-112, 21N11-113, 21N11-115, &amp; 21N11-115B</b> |
| <b>Current Zoning:</b>   | <b>Single Family Residential District (R-40)</b>                                                                               |
| <b>Proposed Zoning:</b>  | <b>Zero-Lot-Line Residential (RZL)</b>                                                                                         |
| <b>Proposed Use:</b>     | <b>80 Single-Family Residential Units</b>                                                                                      |
| <b>ROW Access:</b>       | <b>Woodstock Road</b>                                                                                                          |

This statement is intended to comply with the application procedures established by the Zoning Ordinance of Cherokee County (the "Zoning Ordinance"), the Cherokee County Application for Public Hearing, and other Cherokee County Ordinances and Standards, and is otherwise intended as the Applicant Response Statement required thereby.

The Applicant incorporates all statements made in the Application for Public Hearing by the Applicant (the "Application"). Any zoning request, conditional use permit, and variance applications submitted concurrently with the Application are also incorporated herein by this reference. The Application sets forth a preliminary development plan for the Subject Property, to evaluate the proposed development and its zoning classification, based upon factors set forth by Cherokee County. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

**1. Intent of the requested zoning.**

The Applicant seeks a rezoning of the Subject Property for Dwellings, Zero-Lot-Line, pursuant to § 18.3-2 of the Zoning Ordinance. To accomplish this, the Applicant requests the Proposed Zoning and Proposed Use. The Applicant incorporates herein the statements contained in the Written Evaluation, submitted as part of the Application, to substantiate its zoning request.

The Subject Property is zoned R-40, to allow Single-Family Residential dwellings. The Applicant intends to develop an 80 Lot, age targeted residential subdivision on the subject property.

**2. Whether the proposed use is suitable.**

The Subject Property adjoins other properties zoned R-15 to the south, R-40 to the west, R-15 and R-20 to the north, and R-20 to the east. The Subject Property is surrounded by residential subdivisions on the same side of the Woodstock Road; as such a residential subdivision of greater intensity than allowed in the R-40 zoning category is in keeping with the surrounding properties. Moreover, an age targeted development will have less impact on public infrastructure than would a traditional residential neighborhood.



**3. Whether the proposal will adversely affect area uses.**

The Applicant believes the proposed project will enhance surrounding property values. Homes sales from the Proposed Use will bolster area property values, and be harmonious with the surrounding residential uses.

**4. Whether the existing zoning has a reasonable economic use.**

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the Applicant and no resulting benefit to the public from designation to any other classification would accrue. This is evidenced by the fact that the Subject Property has not been developed while all surrounding lands on the east side of Woodstock Road have.

**5. Whether the proposed use will excessively burden infrastructure.****(A) Public Road System**

Permanent access to the subdivision will be from the ROW Access. All of the development's interior streets will be privately-owned and maintained.

Traffic generated from the development will be minimal and access to public thoroughfares will be at a location where sight distance is sufficient. All curb cuts shall be coordinated and approved by Cherokee County and acceleration and deceleration lanes will be installed as required. All streets within the development will be constructed to conform to Cherokee County standards. Parking will be provided onsite as required by the Zoning Ordinance.

In addition, residents of age-targeted developments tend to drive more during off-peak hours, lessening the traffic burden than would be created by a traditional residential neighborhood.

**(B) County School System**

The Applicant does not anticipate there will be a major impact on the school system. The development is projected for planning purposes to produce approximately the number of new students within the Cherokee County School System as provided in the application submitted herewith; however, the Applicant anticipates this planning factor grossly overestimates the number of school-age children who would be living in this age-targeted development.

**(E) County Water and Waste Water Systems**

The community's water and sewer needs will be served by the Cherokee County Water and Sewer Authority.

**(F) Utilities**

With regard to public utilities, water, sanitary sewer, natural gas, electricity and cable are available to

the Subject Property. The impact on public utilities is anticipated to be minimal. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

**(G) Environmental Impact**

The project should also have a minimal impact on the environment. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and Cherokee County.

The Applicant will submit plans detailing the development for approval by the Cherokee Planning & Zoning, the Cherokee County Department of Engineering, the Cherokee County Water and Sewer Authority, the Cherokee County Health Department, and any other appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other ordinances, statutes and regulations.

**6. Whether the proposed use is conforms to the Future Land Use Plan.**

The Joint Comprehensive Plan for Cherokee County, Ball Ground and Waleska “(Comprehensive Plan)” and the Future Development Map incorporated therein designates the Subject Property as being located in the Suburban Living Character Area.

The Proposed Use conforms to the intent of the Comprehensive Plan and will facilitate the Zoning Ordinance’s intent to support “existing suburban development with compatible residential and commercial development.” The Proposed Use will be served by public water and public sewer with sufficient treatment capacity.

While the proposed density of 3.6 units per acre is slightly greater than called for in the Comprehensive Plan, the Proposed Use is not out of character for the area. The Proposed Use, being age targeted, would have less impact on traffic than other residential developments and will have little impact on the school system.

**7. Whether existing or changing conditions support the proposed zoning.**

The demand for age targeted housing has increased dramatically to satisfy the need for low-maintenance yards, with lots and homes designed for smaller family units. The Proposed Use will facilitate socialization of residents, as well as housing demand for the increasing population over 55 years of age.

**8. Proposed variances.**

The Applicant has requested the following concurrent variances:

- 1) Variance for each lot to Zoning Ord. § 7.4-2(c) to increase the distance against the lot line on one side of a lot from 0 to 5 feet.

- 2) Variance for each lot to Zoning Ord. § 7.4-2(d) to decrease the distance against the lot line on one side of a lot from 10 to 5 feet.

The subject property's shape, size, and topography substantially limit the buildable area of the subject property, and without a variance, the Zoning Ordinance mandates that units have one side façade located at the side property line. Approval of the proposed variances will allow shifting the property lines between structures to facilitate maintenance access of the owners to driveways and the sides of the individual homes.

Approval of the proposed variance will not contradict the intention of the Zoning Ordinance. The proposed variances will maintain the minimum required building separation of 10 feet.

The application of this particular provision of the Zoning Ordinance to the property, due to extraordinary and exceptional conditions pertaining to that property, creates an unnecessary hardship for the owners of the homes in that they will have difficulty accessing one side of their respective properties. Approval of the proposed variance would cause no detriment to the public and would be unnoticeable at completion of construction.

The variances requested is the minimum necessary to facilitate the proposed development and will have no adverse impact on adjoining property owners, including without limitation, supply of light and air to adjacent properties. The proposed variances will not impact congestion of public streets, increase the danger of fire, imperil the public safety, diminish or impair property values. Approval of the proposed variances will not cause or create a detriment to the health, safety, comfort, morals or welfare of the public, or be injurious to other property.

#### **CONCLUSION**

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

LEGAL DESCRIPTION

*Landman Partners, LLC*

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CHEROKEE COUNTY, GEORGIA, AND BEING KNOWN AND DESIGNATED AS LOT 5 ON A PLAT OF SURVEY FOR BOYD W. SHEPPARD, DATED JUNE 10, 1977, AND RECORDED IN PLAT BOOK 13, PAGE 74, OF THE RECORDS OF THE CLERK OF THE SUPERIOR COURT OF CHEROKEE COUNTY, GEORGIA, AS WELL AS ALL IMPROVEMENTS THEREON.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 976 AND 977 OF THE 21ST DISTRICT, 2ND SECTION CHEROKEE COUNTY, GEORGIA BEING SHOWN AS LOT 6 ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 13, PAGE 74 CHEROKEE COUNTY RECORDS WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

Lot 7 - PB 13/74

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 976 OF THE 21ST DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING A TRACT CONTAINING 5.03 ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN, SAID IRON PIN BEING LOCATED ON THE SOUTHERLY LAND LOT LINE OF LAND LOT 976, 354.66 FEET EASTERLY FROM THE SOUTHWESTERLY CORNER OF LAND LOT 976; THENCE LEAVING THE SOUTHERLY LAND LOT LINE OF LAND LOT 976 AND ALONG THE ROAD RED OF OLD TYSON ROAD AND ALONG THE ARC OF A CURVE, SAID CURVE BEING SUBTENDED BY A CHORD LINE HAVING A MAGNETIC BEARING OF NORTH 23 DEGREES 41 MINUTES 23 SECONDS WEST, AN ARC DISTANCE OF 106.94 FEET AND A CHORD LENGTH OF 106.04 FEET TO A POINT LOCATED ON THE CENTER LINE OF OLD TYSON ROAD; THENCE ALONG THE CENTER LINE OF OLD TYSON ROAD NORTH 34 DEGREES 59 MINUTES 00 SECONDS WEST 54.08 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE, SAID CURVE BEING SUBTENDED BY A CHORD LINE HAVING A MAGNETIC BEARING OF NORTH 18 DEGREES 38 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 85.79 FEET AND A CHORD LENGTH OF 84.77 FEET TO A POINT; THENCE NORTH 00 DEGREES 34 MINUTES 00 SECONDS EAST 33.52 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE, SAID CURVE BEING SUBTENDED BY A MAGNETIC CHORD LINE HAVING A BEARING OF NORTH 12 DEGREES 05 MINUTES 00 SECONDS WEST AN ARC DISTANCE OF 49.71 FEET AND A CHORD LENGTH OF 48.84 FEET TO A POINT; THENCE NORTH 22 DEGREES 17 MINUTES 00 SECONDS WEST 106.30 FEET TO A POINT; THENCE NORTH 31 DEGREES 58 MINUTES 00 SECONDS WEST 130.85 FEET TO AN IRON PIN SET; THENCE NORTH 86 DEGREES 03 MINUTES 00 SECONDS WEST 131.89 FEET TO AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY OF



WOODSTOCK ROAD, (HAVING A 60 FOOT RIGHT OF WAY); THENCE ALONG THE EASTERLY RIGHT OF WAY OF WOODSTOCK ROAD NORTH 01 DEGREE 18 MINUTES 00 SECONDS WEST 30.13 FEET TO AN IRON PIN; THENCE LEAVING THE EASTERLY RIGHT OF WAY OF WOODSTOCK ROAD ALONG PROPERTY NOW OR FORMERLY OWNED BY JOYCE GRIER SOUTH 86 DEGREES 03 MINUTES 00 SECONDS EAST 159.64 FEET TO AN IRON PIN; THENCE SOUTH 42 DEGREES 17 MINUTES 00 SECONDS EAST 109.57 FEET TO AN IRON PIN; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 487.97 FEET TO AN IRON PIN LOCATED ADJACENT TO PROPERTY OWNED BY CHEROKEE COUNTY WATER AND SEWER AUTHORITY, OWL CREEK TREATMENT FACILITY; THENCE SOUTH 01 DEGREE 08 MINUTES 00 SECONDS WEST 465.37 FEET TO AN IRON PIN LOCATED ON THE SOUTHERLY LAND LOT LINE OF LAND LOT 976, AND ADJACENT TO A 80 FOOT OGLETHORPE POWER LINE EASEMENT AND PROPERTY NOW OR FORMERLY OWNED BY HOKE SMITH; THENCE NORTH 89 DEGREES 05 MINUTES 00 SECONDS WEST 359.36 FEET TO AN IRON PIN, AND THE POINT OF BEGINNING, BEING THE SAME PROPERTY AS SHOWN ON PLAT OF SURVEY PREPARED BY R. J. BREEDLOVE, SURVEYOR, DATED NOVEMBER 7, 1990.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 976 OF THE 21ST DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING 2.01 ACRES AS SHOWN ON SURVEY FOR JEFF L. BECKLUND AND CINDY M. BECKLUND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN LOCATED ON THE SOUTH LINE OF LAND LOT 976 A DISTANCE OF 714.02 FEET EASTERLY AS MEASURED ALONG THE SOUTH LINE OF LAND LOT 976 FROM THE SOUTHWEST CORNER OF LAND LOT 976; FROM SAID POINT OF BEGINNING THENCE LEAVE SAID LAND LOT LINE AND PROCEED NORTH 01 DEGREE, 08 MINUTES, 00 SECONDS EAST A DISTANCE OF 465.37 FEET TO AN IRON PIN; THENCE PROCEED SOUTH 89 DEGREES, 05 MINUTES, 00 SECONDS EAST A DISTANCE OF 188.0 FEET TO AN IRON PIN; THENCE PROCEED SOUTH 01 DEGREE, 08 MINUTES, 00 SECONDS WEST A DISTANCE OF 465.37 FEET TO AN IRON PIN LOCATED ON THE SOUTH LINE OF LAND LOT 976; THENCE PROCEED NORTH 89 DEGREES, 05 MINUTES, 00 SECONDS WEST ALONG THE SOUTH LINE OF LAND LOT 976 A DISTANCE OF 188.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 2.01 ACRES MORE OR LESS BEING MORE PARTICULARLY DESCRIBED BY PLAT OF SURVEY PREPARED BY A.O. CARLILE-LAND SURVEYOR FOR JEFF L. BECKLUND AND CINDY M. BECKLUND DATED MAY 7, 1999 WHICH PLAT OF SURVEY IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE.

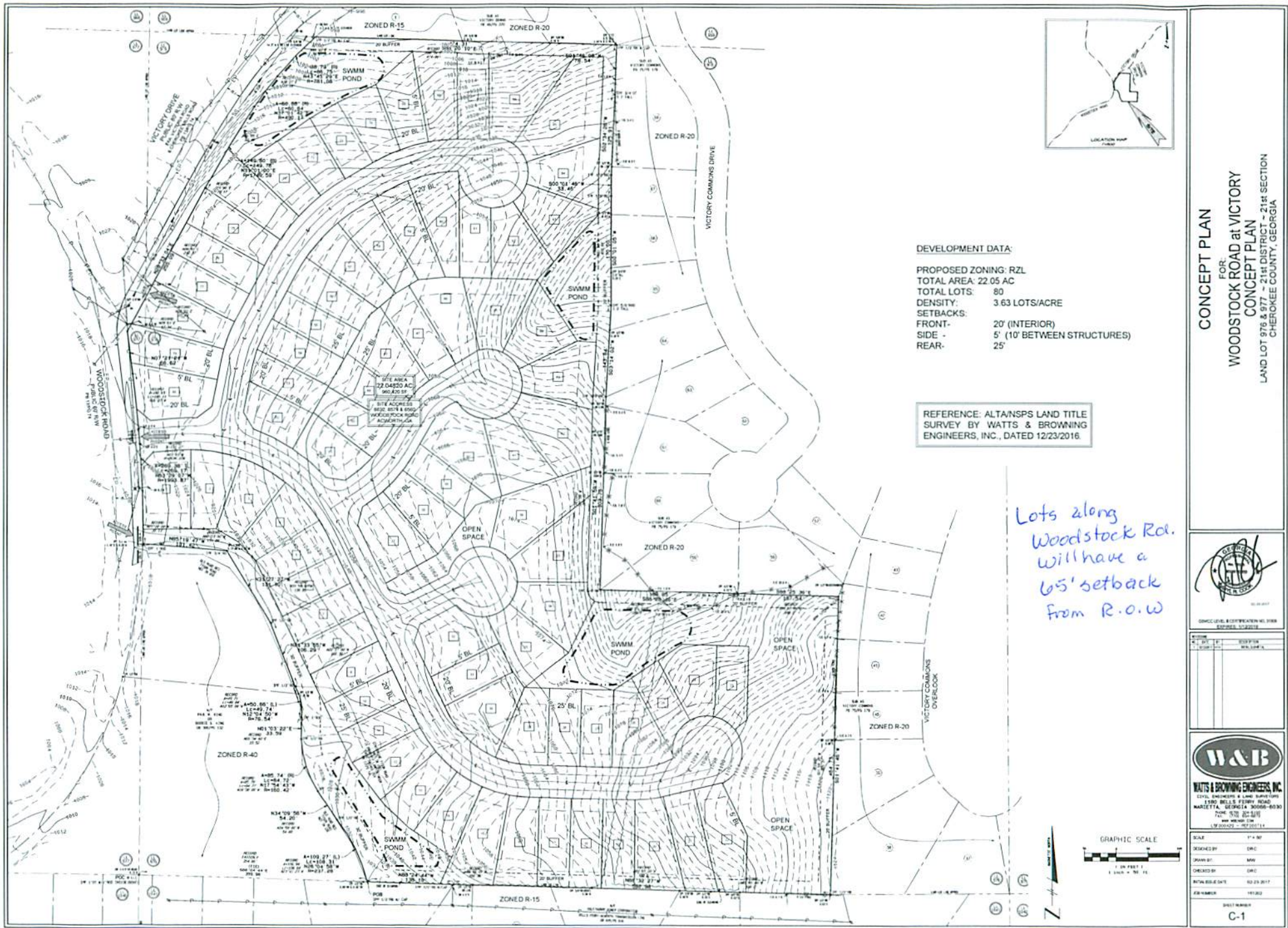
**TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 976 OF THE 21ST DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING 2.01 ACRES AS SHOWN ON SURVEY FOR JEFF L. BECKLUND AND CINDY M. BECKLUND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

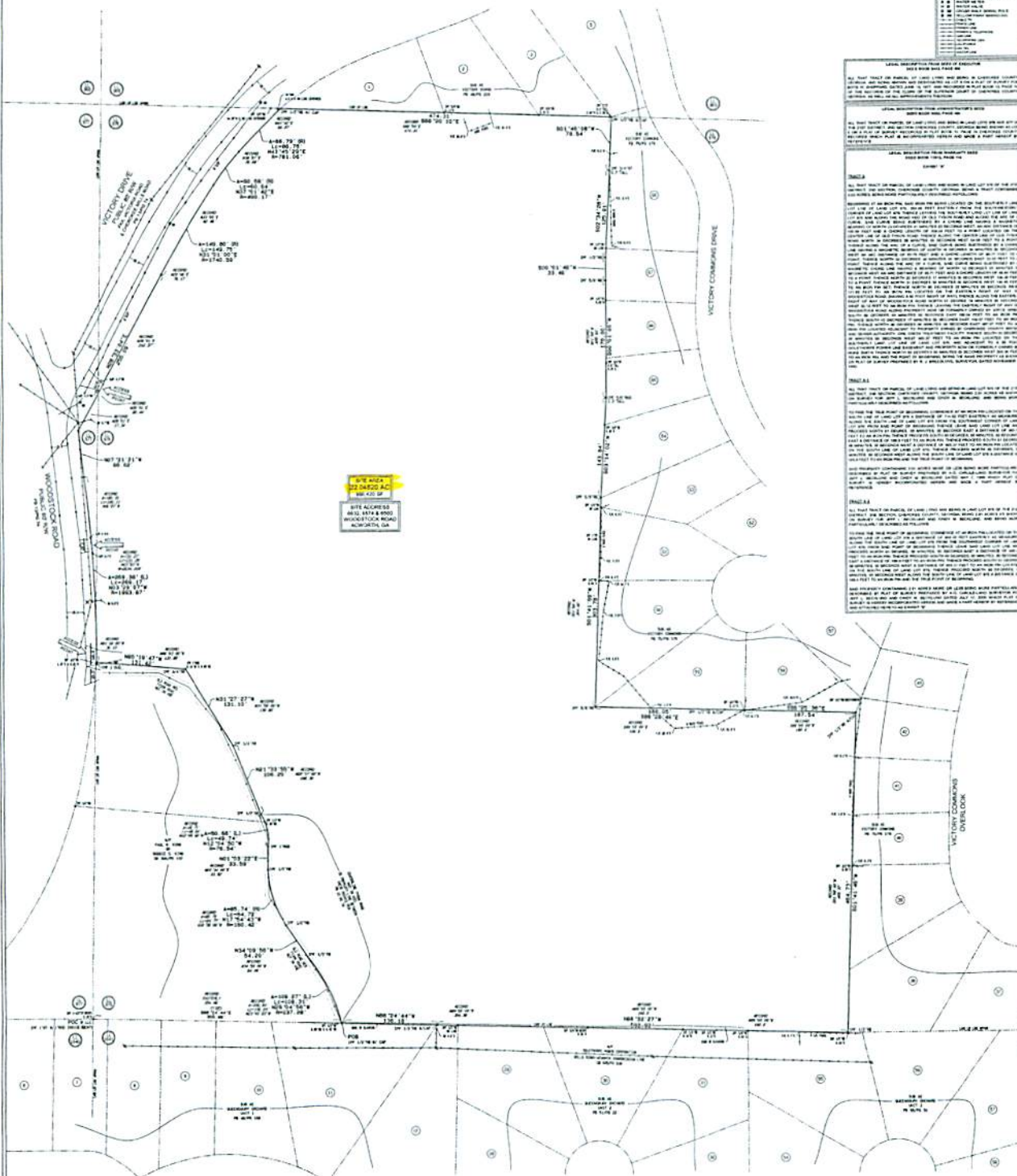
**TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT AN IRON PIN LOCATED ON THE SOUTH LINE OF LAND LOT 976 A DISTANCE OF 902.02 FEET EASTERLY AS MEASURED ALONG THE SOUTH LINE OF LAND LOT 976 FROM THE SOUTHWEST CORNER OF LAND LOT 976; FROM SAID POINT OF BEGINNING THENCE LEAVE SAID LAND LOT LINE AND PROCEED NORTH 01 DEGREE, 08 MINUTES, 00 SECONDS EAST A DISTANCE OF 465.37 FEET TO AN IRON PIN; THENCE PROCEED SOUTH 89 DEGREES, 05 MINUTES, 00 SECONDS EAST A DISTANCE OF 188.0 FEET TO AN IRON PIN; THENCE PROCEED SOUTH 01 DEGREE, 08 MINUTES, 00 SECONDS WEST A DISTANCE OF 465.37 FEET TO AN IRON PIN LOCATED ON THE SOUTH LINE OF LAND LOT 976; THENCE PROCEED NORTH 89 DEGREES, 05 MINUTES, 00 SECONDS WEST ALONG THE SOUTH LINE OF LAND LOT 976 A DISTANCE OF 188.0 FEET TO AN IRON PIN AND THE TRUE POINT OF BEGINNING.**

**SAID PROPERTY CONTAINING 2.01 ACRES MORE OR LESS BEING MORE PARTICULARLY DESCRIBED BY PLAT OF SURVEY PREPARED BY A.O. CARLILE-LAND SURVEYOR FOR JEFF L. BECKLUND AND CINDY M. BECKLUND DATED JULY 17, 2000 WHICH PLAT OF SURVEY IS HEREBY INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE AND ATTACHED HERETO AS EXHIBIT "B".**

**This legal description is prepared solely for the purpose of facilitating a zoning application and should not be relied upon for any other purpose.**





[illegible]

TO : U.S. MARSHAL, S.W.

FROM :

THIS IS TO CERTIFY THAT THIS NAME ON PLIST WAS THE SUBJECT OF SEARCH OF 16 STATES  
AND THAT AN INVESTIGATION OF THE YEAR 2010-2011 REVEALED AVERAGE OF 100%  
OF THE PLIST WAS FOUND TO BE A FUGITIVE. THE PLIST WAS FOUND TO BE A FUGITIVE  
ON 10/10/2011. THE PLIST WAS FOUND TO BE A FUGITIVE ON 10/10/2011.

THE PLIST WAS FOUND TO BE A FUGITIVE ON 10/10/2011.

DATE OF PLIST: 10/10/2011

*[Signature]*

NAME OF MARSHAL: MARSHAL U.S. MARSHAL SERVICE

APPROVED BY THE BOARD OF DIRECTORS, MARSHAL AND U.S. MARSHAL, ON  
OCTOBER 10, 2011.

APPROVED BY THE BOARD OF DIRECTORS, MARSHAL AND U.S. MARSHAL, ON  
OCTOBER 10, 2011.

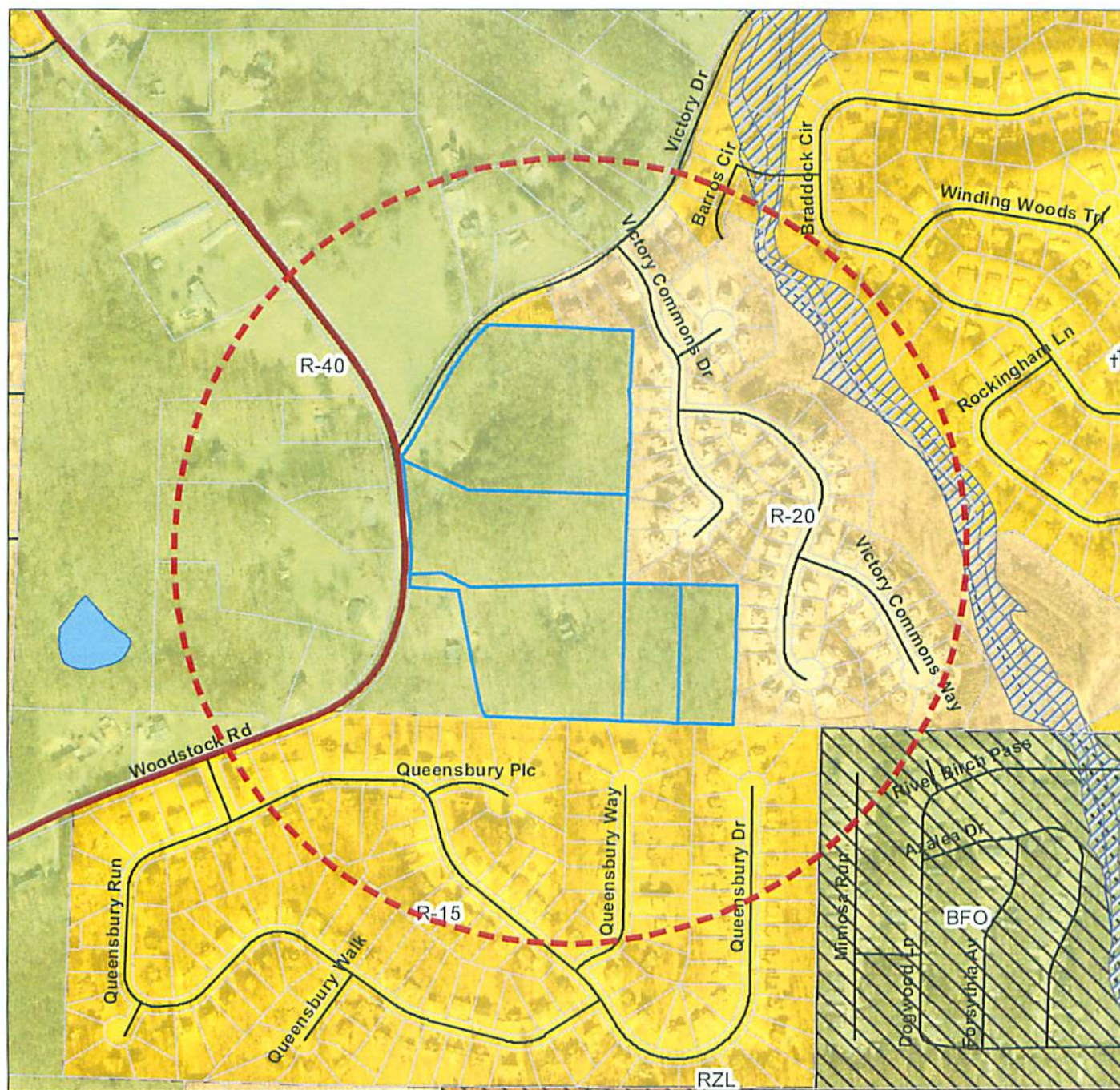
|  |  |
|--|--|
|  |  |
|--|--|

ALTA/NSPS LAND TITLE SURVEY FOR  
D.R. HORTON  
LOCATED IN  
LAND LOTS 976 & 977  
21ST DISTRICT, 2ND SECTION  
CHEROKEE COUNTY, GEORGIA



# Case # 17-05-016 Landman Partners, LLC

## Zoning Map



### Legend

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

### Cherokee County Zoning

- AG
- R80
- R60
- R40
- R30
- R20
- R15
- RD3
- R10
- RZL
- RA

- RTH
- RM10
- RM16
- TND
- PUD
- OI
- NC
- GC
- LI
- HI
- Bells Ferry Overlay
- Hwy 92 Overlay

0 0.05 0.1 0.2 Miles

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.



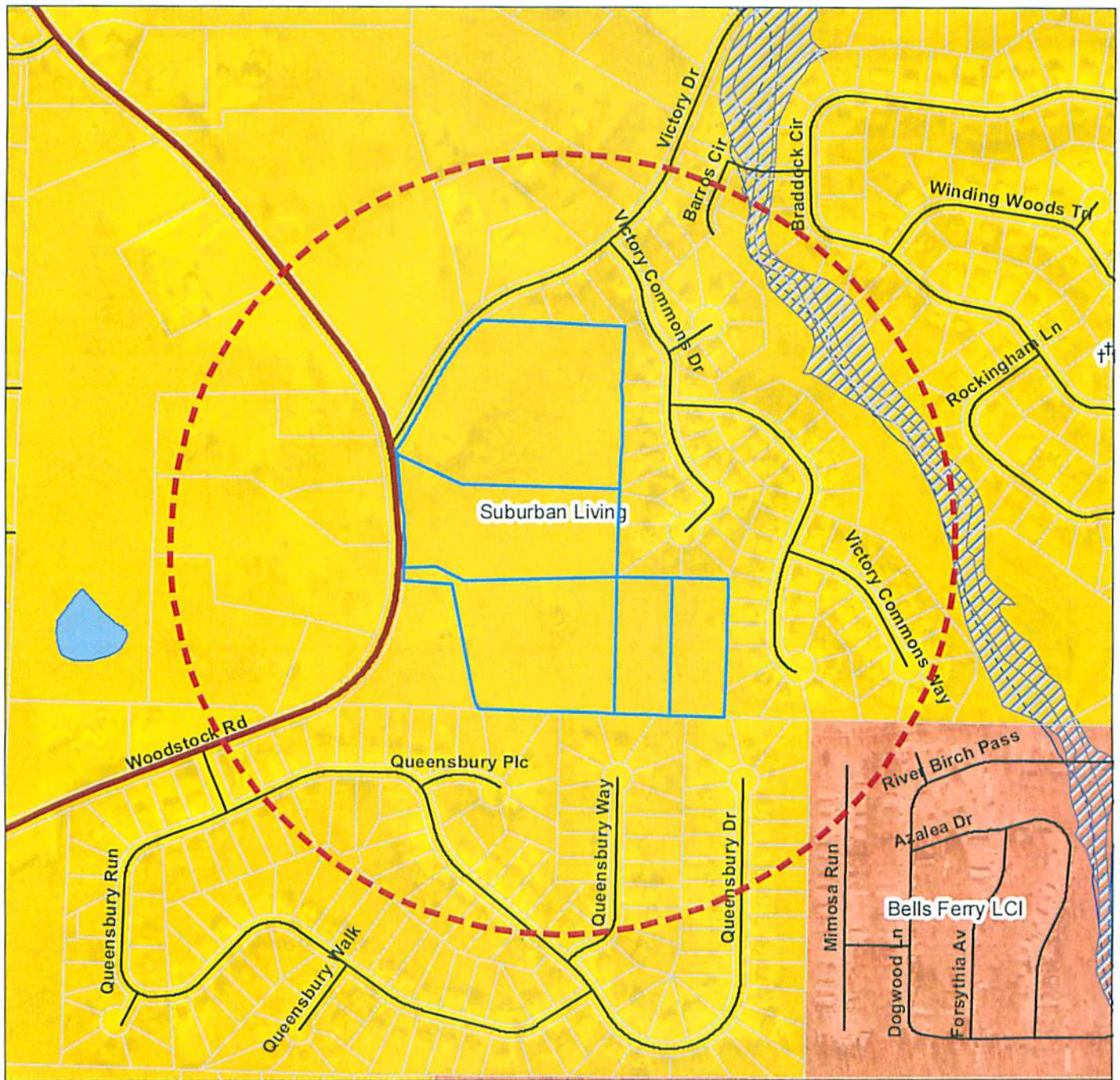
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
03 April 2017





# Case # 17-05-016 Landman Partners, LLC

## Future Development Map



### Legend

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

### Development Nodes Character Areas

- County Crossroads
- Hamlet
- Neighborhood Village
- Community Village
- Scenic Corridor
- Transitional Corridor
- Development Corridor
- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Bells Ferry LCI
- Urban Core
- Workplace Center
- Regional Center
- Waste Management



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



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







**Miles Hansford  
& Tallant, LLC**  
ATTORNEYS AT LAW



2002 Triangle Gap Road | Suite 200 | Cumming, Georgia 30040  
770-781-4100 | www.mhtlegal.com

J. Ethan Underwood  
eunderwood@mhtlegal.com

**PUBLIC PARTICIPATION REPORT  
ZONING APPLICATION**

2017-03-17

RE:   Applicant:                   Landman Partners, LLC  
      Subject Property:       22.08 Acres Designated as Cherokee County Tax Parcels:  
                                  21N11-114, 21N11-112, 21N11-113, 21N11-115, & 21N11-115B  
      Current Zoning:       Single Family Residential District (R-40)  
      Proposed Zoning:      Zero-Lot-Line Residential (RZL)  
      Proposed Use:       80 Single Family Residential Units  
      ROW Access:       Woodstock Road

Pursuant to §18.3-7(d)(5) of the Zoning Ordinance of Cherokee County (the "Zoning Ordinance"), Landman Partners, LLC (the "Applicant") submits this Public Participation Report (the "Report") setting forth the results of its efforts to inform residents, property owners, interested parties, political jurisdictions, and public agencies about the land use changes proposed in the above-referenced application.

**A.     Details of methods Applicant used to involve the public.**

1.     **Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal:**

The Applicant held its mandatory public participation meeting for this application on March 15, 2017 at 7:00 PM at Shoney's, located at 1129 Hwy 92, Acworth, Georgia 30102, at which approximately 30 people were in attendance. A copy of the sign-in sheet from that meeting is attached as Exhibit "A," incorporated by reference.

2.     **Content, dates, and numbers of mailings, including letters, meeting notices, newsletters and other publications:**

A detailed letter notifying people of the date, time and location of the public hearing was sent to nearby property owners by the Applicant on March 9, 2017. A copy of the letter is attached as Exhibit "B," incorporated by reference. A list of all adjacent and nearby residents and property owners who were notified of the project is attached as Exhibit "C," incorporated herein by reference. All interested and potentially affected parties will be encouraged to discuss with the Applicant's representatives any problems, concerns, or issues prior to the public hearing through private meetings, group meetings, letters, telephone, e-mails, or any other appropriate means.

**3. Where property owners and interested parties receiving notices or other written materials, are located:**

- a) All properties that lie within 750 feet of the legal boundary of the subject property, according to a list provided by the Cherokee County Department of Planning and Land Use, attached as Exhibit "C."
- b) Any homeowners associations which represent subdivisions or properties, that falls within the 750 foot boundary, according to a list provided by the Cherokee County Department of Planning and Land Use, attached as Exhibit "D."
- c) All District 4 Interested Parties identified on the Interested Parties Notification List, provided by the Cherokee County Department of Planning and Land Use, attached and incorporated as Exhibit "E."

**4. People who participated in the process:**

a. Adjacent and Nearby Residents and Property Owners, described above.

b. Government Officials:

1. Board of Commissioners –

- i. Chairman L.B. Ahrens
- ii. District 1 Commissioner Steve West
- iii. District 2 Commissioner Ray Gunnin
- iv. District 3 Commissioner Bob Kovacs
- v. District 4 Commissioner Scott Gordon

2. Planning Commission –

- i. H. Kenneth Smith, Jr.
- ii. Scott Barnes
- iii. Bob Whitaker
- iv. Thais Escondo
- v. Nicole Carbetta
- vi. Richard Weatherby
- vii. Jerald Hill
- viii. Tom Ware
- ix. Rick Whiteside

3. The Cherokee County Government – All involved departments.

c. Additional District 4 Interested Parties.

All parties recognized in subsections 4(a) through (c), above were notified of this amendment by the following methods:



1. Group (a) was personally notified by letter and the public participation meeting, and will be notified additionally by the legal advertisement and Public Notice Sign.
2. Group (b) is intended to be notified by meetings with the Applicant's representatives and the application process.
3. Group (c) was personally notified by letter and the public participation meeting, and will be notified additionally by the legal advertisement and Public Notice Sign.

**B. Summary of concerns, issues and problems expressed during the public participation process:**

**1. The substance of the concerns, issues and problems expressed during the process:**

- Issue #1:** Neighbors expressed concerns regarding the additional traffic that will be created the development.
- Issue #2:** Neighbors expressed concerns regarding the impact of the development on area schools.
- Issue #3:** Neighbors expressed concerns regarding the density and compatibility with surrounding developments.
- Issue # 4:** Certain neighbors stated they believe the boundary markers attached by the surveyor are incorrect.
- Issue #5:** Neighbors expressed concerns that because the proposed homes are "age-targeted," rather than "age-restricted," the purchasers of the homes will be families with school-age children and who drive during peak traffic times.
- Issue #6:** Certain neighbors expressed opposition to a roundabout being constructed at the intersection of Woodstock Road and Victory Drive.

**2. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process.**

- Response #1:** The additional homes will have minimal impact traffic, as age-targeted residents will most likely be older and not drive during peak traffic times.
- Response #2:** The additional homes will have minimal impact on area schools, as age-targeted residents will most likely be older with non-school age children.

**Response #3:** The Subject Property adjoins other properties zoned R-15 to the south, R-40 to the west, R-15 and R-20 to the north, and R-20 to the east. The Subject Property is surrounded by residential subdivisions on the same side of the Woodstock Road; as such a residential subdivision of greater intensity than allowed in the R-40 zoning category is in keeping with the surrounding properties. Moreover, an age targeted development will have less impact on public infrastructure than would a traditional residential neighborhood.

The Proposed Use conforms to the intent of the Comprehensive Plan and will facilitate the Zoning Ordinance's intent to support "existing suburban development with compatible residential and commercial development." The Proposed Use will be served by public water and public sewer with sufficient treatment capacity.

While the proposed density of 3.6 units per acre is slightly greater than called for in the Comprehensive Plan, the Proposed Use is not out of character for the area. The Proposed Use, being age targeted, would have less impact on traffic than other residential developments and will have little impact on the school system.

**Response #4:** The Applicant is investigating whether the property boundaries are correctly marked.

**Response #5:** The Applicant's experience is that the proposed home designs and lot sizes do not attract young families, and that the typical age-targeted residents will older, will not have school-age children, and will not drive during peak traffic times.

**Response #6:** The Applicant does not control any of the land located on the west side of Woodstock Road and cannot force anyone to sell their property without their consent. However, the Applicant will work with the County to facility required road improvements.

**3. Concerns, issues and problems the applicant is unable or unwilling to address and why.**

The Applicant is willing to address any and all reasonable concerns raised by the public.

The Applicant will continue to keep the Department of Planning and Land Use informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings, as necessary and as required by the Zoning Ordinance.



Public Participation Meeting  
Sign In Sheet for  
Landman Partners, LLC  
Shoneys  
March 15, 2017 at 7 p.m.

| Name:                     | Address:                                   | Phone #:     | Email:                   |
|---------------------------|--------------------------------------------|--------------|--------------------------|
| * Stephen Deal            | 1475 Kellogg Creek Rd                      | 770-757-3264 |                          |
| * Juanita & Danny Granger | 6805 Victory Dr, Acworth 30102             | 770-926-6486 | grangerjhg@yahoo.com     |
| Bobbie Jean Abernathy     | 6546 Woodstock Rd. Acworth 30102           | 770-926-2412 |                          |
| Ronnie & Linda Futrel     | 6537 Woodstock Rd. Acworth 30102           | 770-974-9308 | LBF2@BellSouth.net       |
| Larry Bennett             | 6521 Woodstock Rd Acworth 30102            |              |                          |
| Bonnie & Guntlee          | 10469 Victory Dr Acworth                   | 770-324-5083 |                          |
| Larry Levinson            | 121 Victory Commons Dr Acworth GA          | 770 655 8928 |                          |
| Vito DeMaltaris           | 1048 Queensbury Run, Acworth, GA           | 770-928-4573 | vdemal1@comcast.net      |
| John Perle                | 2018 Queensbury Dr., Acworth, GA           | 770-517-8445 | johnperle@ebellsouth.net |
| Les Davis                 | 6479 Victory Dr. Acworth, GA 30102         | 678-640-4732 | leslie_davis@yahoo.com   |
| Randy Lewis               | 1052 Queensbury Run, Acworth GA 30102      | 770-364-2509 | KAL8913@AOL.com          |
| Will Hasty                | 200 Eagles Nest Dr. Ste 100-C Conley 30115 | 770-351-6953 | WillHasty33@gmail.com    |
| Orlando Pickett           | 113 Victory Commons Dr                     | 770-366-8774 | OrlandoPickett@yahoo.com |
| Ryan Cahill               | 1056 Queensbury Run Acworth, GA 30102      |              | cahillryan@gmail.com     |
| Jimmy & Marilyn Johnson   | 118 Victory Commons Dr                     | 404-376-9415 | jimmyjko@bellsouth.net   |
|                           |                                            |              |                          |
|                           |                                            |              |                          |

**Public Participation Meeting  
Sign In Sheet for  
Landman Partners, LLC  
Shoneys  
March 15, 2017 at 7 p.m.**

[illegible]





202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040  
770-781-4100 | [www.mhtlegal.com](http://www.mhtlegal.com)

J. Ethan Underwood  
[eunderwood@mhtlegal.com](mailto:eunderwood@mhtlegal.com)

March 9, 2017

Re: Landman Partners, LLC – Zoning Application

Dear Neighbors:

Our firm is representing Landman Partners, LLC (the “Applicant”) in its effort to rezone approximately 22.08 acres from Single Family Residential District (R-40) to a Zero-Lot Line Residential (RZL) for the purpose of developing an 80-unit, age targeted, single family residential subdivision.

Enclosed is a copy of the conceptual site plan depicting the subject property and the proposed project.

A public participation meeting will be held on March 15, 2017 at 7:00 PM at Shoney’s, located at 1129 Hwy 92, Acworth, Georgia 30102. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions and voice concerns regarding this application.

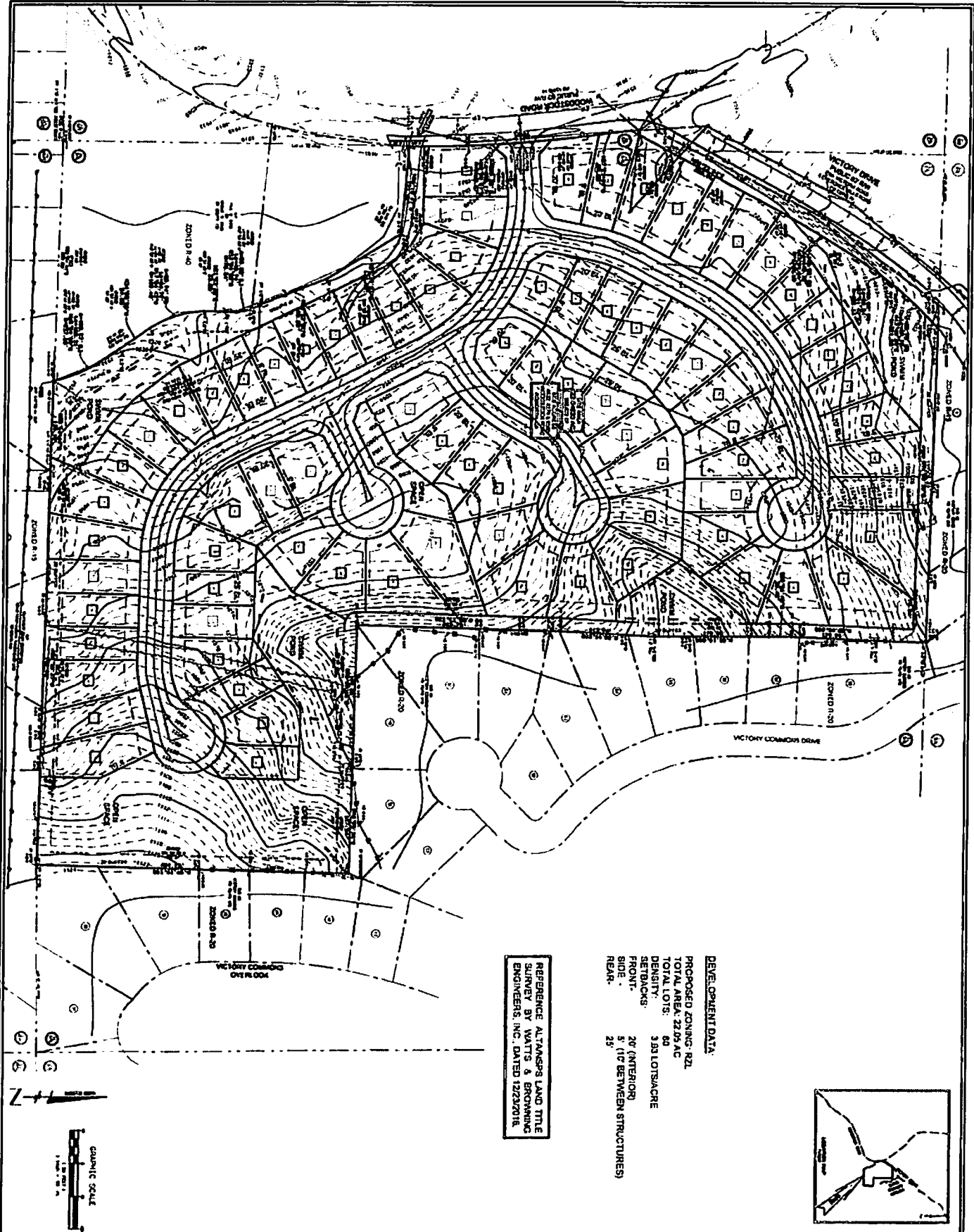
The Applicant is committed to keeping the public informed during the approval process. If you have any questions, comments or concerns, please contact our office.

Sincerely,

Ethan Underwood

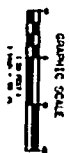
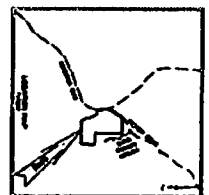
Enclosure



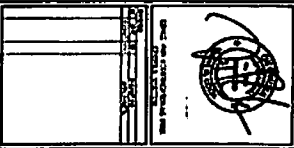


REFERENCE: ATLANTAS LAND TITLE  
SURVEY BY WATTS & BROWNING  
ENGINEERS, INC. DATED 12/22/2016

DEVELOPMENT DATA:  
PROPOSED ZONING: RZL  
TOTAL AREA: 22.05 AC  
TOTAL LOTS: 80  
DENSITY: 3.63 LOTS/ACRE  
SETBACKS:  
FRONT - 20' (INTERIOR)  
SIDE - 5' (17' BETWEEN STRUCTURES)  
REAR - 25'



| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 12/22/2016 | PRELIMINARY |
| 2   | 12/22/2016 | FINAL       |
| 3   | 12/22/2016 | FINAL       |
| 4   | 12/22/2016 | FINAL       |
| 5   | 12/22/2016 | FINAL       |
| 6   | 12/22/2016 | FINAL       |
| 7   | 12/22/2016 | FINAL       |
| 8   | 12/22/2016 | FINAL       |
| 9   | 12/22/2016 | FINAL       |
| 10  | 12/22/2016 | FINAL       |



**CONCEPT PLAN**  
FOR:  
**WOODSTOCK ROAD at VICTORY**  
**CONCEPT PLAN**  
LAND LOT 876 & 977 - 21st DISTRICT - 21st SECTION  
CHEROKEE COUNTY, GEORGIA



**FUTRAL, RONNIE L & LINDA B**  
6537 WOODSTOCK ROAD  
ACWORTH, GA 30102

**BENNETT, LARRY**  
6521 WOODSTOCK ROAD  
ACWORTH, GA 30101

**BECKLUND, JEFFREY L. & BECKLUND,**  
P O BOX 2011  
ACWORTH, GA 30102

**KNIGHTEN, REBECCA N & KNIGHTEN,**  
507 QUEENSBURY WAY  
ACWORTH, GA 30102

**RULE, WILLIAM SCOTT & RULE, LINDA J**  
2049 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**MCGHEE, STEVEN K**  
2022 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**BIRTZ, JENNIFER W. & JAMES M.**  
2055 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**MEAD, SALLIE J**  
509 QUEENSBURY WAY  
ACWORTH, GA 30102

**STANLEY, GLADYS**  
2051 QUEENSBURY DR.  
ACWORTH, GA 30102

**MCGAW, KEITH & MCGAW, CHRISTINA**  
2009 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**WICHERS, CALE C.**  
2005 QUEENSBURY DR.  
ACWORTH, GA 30102

**ATWELL, ROY D JR ATWELL, ANGELA**  
403 QUEENSBURY PLACE  
ACWORTH, GA 30102

**PITTMAN, JERRY N.**  
2015 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**VIAN, JOHN T. & VIAN, KACEE S.**  
2025 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**BELSITO, SHAUN BELSITO, MIGDALIA**  
516 QUEENSBURY WAY  
ACWORTH, GA 30102

**FREEPORT TITLE & GUARANTY, INC**  
517 QUEENSBURY WAY  
ACWORTH, GA 30102

**JICHA, JAMES G. & NANCY D.**  
506 QUEENSBURY WAY  
ACWORTH, GA 30102

**ELKINS, DAVID M. & LINDA A.**  
2066 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**MCNAIR, DAVID NATHANIEL**  
2062 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**ALVAREZ, JORGE O. & ALVAREZ, RITA A.**  
6472 VICTORY DRIVE  
ACWORTH, GA 30102

**HORNSBY, JERRY S. & PATRICIA C**  
6474 VICTORY DRIVE  
ACWORTH, GA 30102

**MAYNARD, CHRISTOPHER M. &**  
6486 VICTORY DR  
ACWORTH, GA 30102

**LOPEZ, CELSO**  
1018 BRADDOCK CR.  
WOODSTOCK, GA 30189

**RAMBALLIE, SEAN JEROME**  
P.O. BOX 825701  
PEMBROKE PINES, FL 33082

**BYRNE, WENDELL & BYRNE, CINTHIA**  
304 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**HUNG, LIYA**  
4290 BELLS FERRY RD NW STE 134-30  
KENNESAW, GA 30144

**PATEL, ATULKUMAR & PATEL, RITALBEN**  
302 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**BISHOP, GEORGE A. & BISHOP, APRIL N.**  
204 VICTORY COMMONS CIRCLE  
ACWORTH, GA 30102

**GREER, ALAN C. JR & GREER, TRISH A.**  
123 SPANISH OAK WY  
DALLAS, GA 30132

**MCCLAIN, DOUGLAS A & MCCLAIN,**  
106 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**VLR CONSTRUCTION, INC C/O**  
127 PEACHTREE STREET NE #700  
ATLANTA, GA 30303

**QUICK, RESA A. & QUICK, ORLANDO B.**  
113 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**MCCOY, SCOTT & MCCOY, JESSIE**  
117 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**JONES, BRYAN M. & JONES, JENNIFER L.**  
114 VICTORY COMMONS DR.  
ACWORTH, GA 30102

**JOHNSON, JAMES H & JOHNSON,**  
118 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**AHRENS, RYAN**  
P.O. BOX 695  
ROSWELL, GA 30077

**MILLER, DEANA M. & MILLER, MICHAEL J.**  
319 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**HILBERT, JEFFREY A. & HILBERT, SARAH**  
403 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**THOMPSON, WILLIAM D. & THOMPSON,**  
201 VICTORY COMMONS COURT  
ACWORTH, GA 30102

**SYDORYSHYN, SERHIY**  
901 BARROS CIR  
WOODSTOCK, GA 30189

**BECKLUND, JEFFREY L. & BECKLUND,**  
P O BOX 2011  
ACWORTH, GA 30102

**BECKLUND, JEFFREY L. & BECKLUND,**  
P O BOX 2011  
ACWORTH, GA 30102

**GRANT, CATHY LYNN & ANTHONY, DUANE**  
655 SUNSHINE TRACE  
ACWORTH, GA 30102

**BECKLUND, JEFF L & CASTLE, LINDA V**  
PO BOX 2011  
ACWORTH, GA 30102

**KING, BOBBIE JEAN**  
6546 WOODSTOCK ROAD  
ACWORTH, GA 30102

**HOWE, PAUL & ERIKA**  
505 QUEENSBURY WAY  
ACWORTH, GA 30102

**VERITY, JUDITH & MILLER, JEFFREY**  
2006 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**BIEDERMAN, BRYAN R. & TAMARA D**  
2011 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**GARLAND WILLIAM S. & JENNIFER C.**  
2007 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**DURHAM, CHARLES & DURHAM, ANGEL J.**  
405 QUEENSBURY PLACE  
ACWORTH, GA 30102

**KUNTZ, DONALD J. & KUNTZ, CYNTHIA L.**  
401 QUEENSBURY PLACE  
ACWORTH, GA 30102

**LYONS, RANDAL W.**  
2027 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**GRANT, JAMES A. & JENNIFER**  
2061 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**MCKEITH, BRUCE**  
514 QUEENSBURY WAY  
ACWORTH, GA 30102

**VOGEL, MATTHEW P**  
518 QUEENSBURY WAY  
ACWORTH, GA 30102

**LEVINE, MARCUS & LEVINE, CALIFORNIA**  
3990 COPPERHEAD RD SE  
ACWORTH, GA 30102

**WOOSLEY, MINDY MICHELLE**  
2064 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**STEINBRENNER, FREDERICK JAMES III**  
2060 QUEENSBURY DRIVE  
ACWORTH, GA 30101

**SHEPPARD, MARK**  
6487 VICTORY DR  
ACWORTH, GA 30102

**SBY 2014-1 BORROWER LLC**  
3300 FERNBROOK LN NORTH, STE 210  
PLYMOUTH, MN 55447



**DROKE, VICKIE**  
6488 VICTORY DRIVE  
ACWORTH, GA 30102

**REECE, JANE SHEPPARD**  
6483 VICTORY DRIVE  
ACWORTH, GA 30102

**PROGRESS RESIDENTIAL 2015-2**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**ELLIS, ANDREA**  
402 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**BROWN, BARBARA L. & BROWN, RENEE**  
314 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**PATEL, DIVYESH K & PATEL,**  
322 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**SHEPPARD, FRANKIE LEON A/K/A FRANK**  
C/O JULIA WHITE 78 AMBROSE DR  
JASPER, GA 30143

**DOSSANTOS, LINDOLFO C.**  
202 VICTORY COMMONS COURT  
ACWORTH, GA 30102

**MOHAMMED, SHAFFICK & MOHAMMED,**  
105 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**PATEL, BRIJESH C**  
615 SHENANDOAH DRIVE  
CALHOUN, GA 30701

**DELGADO, VICTOR M**  
109 VICTORY COMMON DR  
ACWORTH, GA 30102

**MEDINA, ALFREDO H.**  
115 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**SEIZ, ALLEN P BOYETT, KRYSTAL M**  
1108 MONARDA WAY  
ACWORTH, GA 30102

**IH4 PROPERTY GEORGIA, LP C/O**  
1717 MAIN STREET SUITE 2000  
DALLAS, TX 75201

**ULRICH, DANIEL K & ULRICH, KATHLEEN**  
321 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**WILKINS, JOSEPH**  
317 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**CHILDS, MARY & BEDGOOD, ANDREW**  
100 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**WARD, SANDRA S**  
1035 BRADDOCK CIRCLE  
WOODSTOCK, GA 30189

**PAYNE, TRACY L. & BANKS, JULIA M.**  
13550 BIRMINGHAM HWY  
ALPHARETTA, GA 30004

**PROGRESS RESIDENTIAL 2014-1**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**SITHOLE, FARAI**  
119 PLANTERS ROW  
MADISON, MS 39110

**YES COMPANIES EXP2 FRED LLC**  
1900 16TH ST STE 950  
DENVER, CO 80202

**BENNETT, DONALD F. & BENNETT,**  
6573 WOODSTOCK ROAD  
ACWORTH, GA 30102

**BILLINGSLEY, MARY HARLAN**  
6597 WOODSTOCK RD  
ACWORTH, GA 30102

**RYAN, CARL E. & JUDY DIANNE**  
2008 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**POOLE, JOHN M. & PEGGY J.**  
2018 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**SCHOPP, CHRISTY M**  
2020 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**CASTRO, IDALIA J**  
2016 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**OWENS, STEVEN**  
2053 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**JEAN-BART, MARTINE**  
2013 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**HALL, DUANE H.**  
400 QUEENSBURY PLACE  
ACWORTH, GA 30102

**MARSAC, RAYMOND F. & KAREN G.**  
2019 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**HEBERLING, THEODORE P & HEBERLING,**  
8701 PEBBLE CREEK LANE  
SARASOTA, FL 34238

**BLACK, GIDGET D BLACK, JAMES L**  
2023 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**AMH 2014-1 BORROWER, LLC**  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

**ROLLINS, THERESA MARIE & DOMINIAK,**  
DOMINIAK, TED R. 2056 QUEENSBURY DR  
ACWORTH, GA 30102

**STEPHAN, NORMAN S., III & NANCY P.**  
2054 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**WORLEY, LILLIAN C & HARLAN, TERESA**  
RESIDUARY TRUST 6685 WOODSTOCK RD  
ACWORTH, GA 30102

**VAN HORN, ROY JR & VAN HORN,**  
6484 VICTORY DR  
ACWORTH, GA 30102

**BAYS-FINCH, DEBBIE F/K/A BAYS, DEBBIE**  
6479 VICTORY DIRVE  
ACWORTH, GA 30102

**BISHOP, BENJAMIN W**  
1520 DAVID LEE ST  
ACWORTH, GA 30102

**GUNTER, BENNIE M. & BETTY JO**  
6469 VICTORY DRIVE  
ACWORTH, GA 30102

**BENNETT, DONALD F. EXECUTOR OF THE**  
BENNETT 6573 WOODSTOCK RD  
ACWORTH, GA 30102

**MILLER, NATHAN A. & ANASTASIO,**  
404 VICTORY COMMONS WY  
ACWORTH, GA 30102

**GLAWSON, JERRY A. & GLAWSON,**  
110 VICTORY COMMONS DR.  
ACWORTH, GA 30102

**SBY 2014-1 BORROWER LLC**  
3300 FERNBROOK LN NORTH, STE 210  
PLYMOUTH, MN 55447

**STEWART, JOHN O & HANNAH P &**  
318 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**LOGAN, LANNY R**  
108 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**WOOD, ASHLEY G.**  
307 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**WELLS, JOAN M.**  
309 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**LOGUE, STANLEY C. & LOGUE, MICHELE**  
311 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**REYNOLDS, EVETTE TAYLOR**  
300 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**FRY, SHANE**  
405 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**AMERICAN RESIDENTIAL LEASING**  
% AMERICAN HOMES 4 RENT/ PROP TAX D  
AGOURA HILLS, CA 91301

**HOEFLING, MICHAEL**  
409 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**MUCHUGIA, JOSEPH**  
411 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**FISCHER, ERIC**  
413 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**KEENE, JANET & KEENE, DOUGLAS**  
509 ALLATOONA HILL DR.  
WOODSTOCK, GA 30189

**PATEL, HARSHADBHAI & PATEL, HEMANG**  
PATEL, NIRAV 410 VICTORY COMMONS  
ACWORTH, GA 30102

**HARSHMAN, GLENN A. & HARSHMAN,**  
414 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**DAVIS, ELBERT, JR. & DAVIS, WYDAS Y.**  
412 VICTORY COMMONS WY.  
ACWORTH, GA 30102

**GREEN, FREDERICK A. GREEN, CHRISTY**  
415 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**DOEKES GUNNING HOMES, INC.**  
2619 JESTERS COURT  
MARIETTA, GA 30068

**MONTGOMERY, TIMOTHY F &**  
2014 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**BENNETT, LARRY A**  
6521 WOODSTOCK ROAD  
ACWORTH, GA 30101

**BROWN, LYANNE**  
503 QUEENSBURY WAY  
ACWORTH, GA 30102

**IH4 PROPERTY GEORGIA, LP C/O**  
1717 MAIN STREET SUITE 2000  
DALLAS, TX 75201

**VOLKERT, NIKOLAUS**  
2010 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**SIMMONS, MICHELLE NESMITH**  
407 QUEENSBURY PLACE  
ACWORTH, GA 30102

**KAMAU, AGNES R**  
2344 GALE LANE  
CHATTANOOGA, TN 37421

**FRAIS, CHRISTOPHER B & FRAIS, JULIE A**  
404 QUEENSBURY PLACE  
ACWORTH, GA 30102

**DURBIN, ALICIA & DURBIN, PHILLIP**  
402 QUEENSBURY PLACE  
ACWORTH, GA 30102

**SWIATLON, THOMAS A. & HELEN**  
2059 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**GERMON, JOSHUA R & WYANT, KARLY S**  
2914 CEDAR MILL DRIVE  
ACWORTH, GA 30102

**FRENCH, KRISTIE**  
2057 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**BARRETO, ALEXANDRIA & WANDA**  
513 QUEENSBURY WAY  
ACWORTH, GA 30102

**SARGENT, STEVEN J**  
508 QUEENSBURY WAY  
ACWORTH, GA 30102

**ELLINGTON, SCOTT & ELLINGTON, LINDA**  
208 IVY PARK SQ  
AVONDALE, GA 30002

**AMERICAN HOMES 4 RENT PROPERTIES**  
30601 AGOURA ROAD #200  
AGOURA HILLS, CA 91301

**MCCRICKARD, TIMOTHY E**  
2068 QUEENSBURY DRIVE  
ACWORTH, GA 30102

**MASON, JORDAN RAY & MASON,**  
200 VICTORY COMMONS COURT  
ACWORTH, GA 30102

**SPRECHER, DAVID W & SPRECHER,**  
316 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**HARTMAN, KINSEY T & HARTMAN,**  
112 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**BRADDOCK, LINDA G.**  
406 VICTORY COMMONS WAY  
ACWORTH, GA 30102

**PARSONS, NANCY W.**  
205 VICTORY COMMONS COURT  
ACWORTH, GA 30102

**WELLS, MITCHELL A. & WELLS, KATHY M.**  
206 VICTORY COMMONS CT.  
ACWORTH, GA 30102

**O'HARE, ROBERT R. & O'HARE,**  
102 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**IH3 PROPERTY GEORGIA, L P C/O**  
1717 MAIN STREET SUITE 2000  
DALLAS, TX 75201

**DEROSA, LEONARD**  
111 VICTORY COMMONS DR  
ACWORTH, GA 30102

**PROGRESS RESIDENTIAL 2015-2**  
PO BOX 4090  
SCOTTSDALE, AZ 85261

**KAZALAS, PETER & LEVINSON,**  
121 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**CALOCA, SUZETTE**  
119 VICTORY COMMONS DRIVE  
ACWORTH, GA 30102

**BLACK, MICHAEL**  
1783 ASCOT RUN  
ACWORTH, GA 30102

**ASH, WILLIAM S. & ASH, STEPHANIE R.**  
330 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**WILLIAMS, STEPHEN R. SR & WILLIAMS,**  
P O BOX 1932  
WOODSTOCK, GA 30188

**PATEL, DINESH CHANDRA & PATEL,**  
323 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**JENKINS, RICHARD STEVE & JOANN**  
1029 BRADDOCK CIRCLE  
WOODSTOCK, GA 30189

**MANGRUM, JAMES R. & MANGRUM,**  
310 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102

**HENDRICKS, ANNETT MARIE &**  
308 VICTORY COMMONS OVERLOOK  
ACWORTH, GA 30102





Name and Address of Sender

D. R. Horton

Check type of mail or service

- ☐ Adult Signature Required ☐ Priority Mail Express  
☐ Adult Signature Restricted Delivery ☐ Registered Mail  
☐ Certified Mail ☐ Return Receipt for Merchandise  
☐ Certified Mail Restricted Delivery ☐ Signature Confirmation  
☐ COD Hold For Pickup ☐ Signature Confirmation Restricted Delivery  
☐ Insured Mail  
☐ Priority Mail

Affi:  
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U.S. POSTAGE  
PAID  
CUMMING, GA  
30040  
MAR 13, 17  
AMOUNT  
**\$1.95**  
R2305K137072-14



USPS Tracking/Article Number

Addressee (Name, Street, City, State, &amp; ZIP Code™)

| Postage | (Extra Service) Fee | Handling Charge | Actual Value if Registered | Insured Value | Live Sender if COD | Fee | Fee | Fee | Fee | Fee | Fee | SCRD Fee | SH Fee |
|---------|---------------------|-----------------|----------------------------|---------------|--------------------|-----|-----|-----|-----|-----|-----|----------|--------|
| .46     |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
| .46     |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
| .46     |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
| .46     |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
| .46     |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
| .46     |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
|         |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
|         |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
|         |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |
|         |                     |                 |                            |               |                    |     |     |     |     |     |     |          |        |

Total Number of Pieces Listed by Sender

5

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)



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Bobbie Behrendt

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The winter storm that brought hazardous conditions across the Northeast region of the U.S. Learn More

## FedEx® Tracking

778638869858

Ship date

Mon 3/13/2017

Actual delivery:

Tue 3/14/2017 11:33 am

Miles Hansford &amp; Tallant, LLC

Bobbie Haddow

Suite 200

202 Tribble Gap Road

Cumming, GA US 30040

770 781-4100

**Delivered**

Signed for by J WHITE

BOBO, BOBO, LORD &amp; FITTS, Inc.

Elwin Bobo

125 Bascomb Park Drive

WOODSTOCK, GA US 30189

770 926-3937

## Travel History

| ▲ Date/Time           | Activity                           | Location       |
|-----------------------|------------------------------------|----------------|
| - 3/14/2017 - Tuesday |                                    |                |
| 11:33 am              | Delivered                          | WOODSTOCK, GA  |
| 8:46 am               | On FedEx vehicle for delivery      | MARIETTA, GA   |
| 7:17 am               | At local FedEx facility            | MARIETTA, GA   |
| - 3/13/2017 - Monday  |                                    |                |
| 9:12 pm               | At destination sort facility       | ATLANTA, GA    |
| 8:17 pm               | Left FedEx origin facility         | ALPHARETTA, GA |
| 6:53 pm               | Picked up                          | ALPHARETTA, GA |
| 2:28 pm               | Shipment information sent to FedEx |                |

## Shipment Facts

|                          |                 |                  |                          |
|--------------------------|-----------------|------------------|--------------------------|
| Tracking number          | 778638869858    | Service          | FedEx Standard Overnight |
| Delivery attempts        | 1               | Delivered To     | Receptionist/Front Desk  |
| Total pieces             | 1               | Terms            | Not Available            |
| Shipper reference        | 8574.0010       | Packaging        | FedEx Envelope           |
| Special handling section | Deliver Weekday | Standard transit | 3/14/2017 by 3:00 pm     |



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Small Business Center

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FedEx SameDay

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FedEx HealthCare Solutions

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FedEx Ground

FedEx Office

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FedEx Custom Critical

FedEx Trade Networks

FedEx Cross Border

FedEx Supply Chain

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The winter storm that brought hazardous conditions across the Northeast region of the U.S. Learn More

## FedEx® Tracking

778639041779

Ship date:

Mon 3/13/2017

Miles Hansford & Tallant, LLC

Bobbie Hardow  
Suite 200  
202 Tribble Gap Road  
Cumming, GA US 30040  
770 781-4100



**Delivered**

Signed for by: A PHILLIPS

FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx

Actual delivery:

Tue 3/14/2017 10:50 am

YES Companies EXP2 Fred, LLC

Corporation Service Company  
40 Technology Pkwy South #300  
Norcross, GA US 30092  
866 403-5272

## Travel History

| ▲ Date/Time           | Activity                           | Location       |
|-----------------------|------------------------------------|----------------|
| - 3/14/2017 - Tuesday |                                    |                |
| 10:50 am              | Delivered                          | Norcross, GA   |
| 8:38 am               | On FedEx vehicle for delivery      | NORCROSS, GA   |
| 7:55 am               | At local FedEx facility            | NORCROSS, GA   |
| - 3/13/2017 - Monday  |                                    |                |
| 9:12 pm               | At destination sort facility       | ATLANTA, GA    |
| 8:17 pm               | Left FedEx origin facility         | ALPHARETTA, GA |
| 6:53 pm               | Picked up                          | ALPHARETTA, GA |
| 2:28 pm               | Shipment information sent to FedEx |                |

## Shipment Facts

|                          |                 |                  |                          |
|--------------------------|-----------------|------------------|--------------------------|
| Tracking number          | 778639041779    | Service          | FedEx Standard Overnight |
| Delivery attempts        | 1               | Delivered To     | Receptionist/Front Desk  |
| Total pieces             | 1               | Terms            | Not Available            |
| Shipper reference        | 8574.0010       | Packaging        | FedEx Envelope           |
| Special handling section | Deliver Weekday | Standard transit | 3/14/2017 by 3:00 pm     |



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Developer Resource Center  
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Bobbie Behrendt

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## FedEx® Tracking

778639189835

Ship date:

Mon 3/13/2017

Miles Hansford & Tallant, LLC  
Bobbie Haddow  
Suite 200  
202 Tribble Gap Road  
Cumming, GA US 30040  
770 781-4100



**Delivered**

Signed for by: N MIMS

FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx  
FedEx FedEx FedEx FedEx FedEx FedEx

Actual delivery:

Tue 3/14/2017 12:10 pm

Vickery Commons Homeowners  
Ass.  
8385 Cherokee Blvd. Suite 204  
DOUGLASVILLE, GA US 30134  
770 949-5663

## Travel History

| ▲ Date/Time           | Activity                           | Location           |
|-----------------------|------------------------------------|--------------------|
| - 3/14/2017 - Tuesday |                                    |                    |
| 12:10 pm              | Delivered                          | DOUGLASVILLE, GA   |
| 8:20 am               | On FedEx vehicle for delivery      | LITHIA SPRINGS, GA |
| 8:11 am               | At local FedEx facility            | LITHIA SPRINGS, GA |
| - 3/13/2017 - Monday  |                                    |                    |
| 9:12 pm               | At destination sort facility       | ATLANTA, GA        |
| 8:17 pm               | Left FedEx origin facility         | ALPHARETTA, GA     |
| 6:53 pm               | Picked up                          | ALPHARETTA, GA     |
| 2:39 pm               | Shipment information sent to FedEx |                    |

## Shipment Facts

|                          |                 |                  |                          |
|--------------------------|-----------------|------------------|--------------------------|
| Tracking number          | 778639189835    | Service          | FedEx Standard Overnight |
| Delivery attempts        | 1               | Delivered To     | Receptionist/Front Desk  |
| Total pieces             | 1               | Terms            | Not Available            |
| Shipper reference        | 8574.0010       | Packaging        | FedEx Envelope           |
| Special handling section | Deliver Weekday | Standard transit | 3/14/2017 by 3:00 pm     |



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**Other Resources**  
FedEx Compatible  
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FedEx Ship Manager Software  
FedEx Mobile

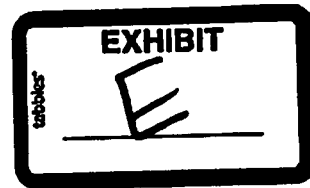
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FedEx Trade Networks  
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District 4 Interested Parties List 2016



H. Kenneth Smith, Jr.  
300 Hillside Drive #1360  
Waleska, Ga. 30183

Scott Barnes  
147 Preserve Pkwy  
Ball Ground, GA 30107

Bob Whitaker  
751 Iron Mountain Road  
Canton, Ga. 30115

Thais Escondo  
5206 Willow Creek Overlook  
Woodstock, GA 30188

Nicole Carbetta  
1132 Blankets Creek Drive  
Canton, GA 30114

Richard Weatherby  
1887 Lower Birmingham Road  
Canton, GA 30115

Jerald Hill  
109 Bridlewood Pass  
Ball Ground, GA 30107

Tom Ware  
440 Beavers Road  
Canton, GA 30115

Rick Whiteside  
3225 South Cherokee Lane  
Building 800  
Woodstock, GA 30188

Vicki Taylor Lee  
Planning & Land Use  
1130 Bluffs Parkway  
Canton, GA 30114

Debbie Jefferson  
2911 Emerald Lane  
Acworth, GA 30102

Jerri & Scott Beach  
2876 Emerald Lane  
Acworth, GA 30102

Richard Taylor  
5711 Priest Road  
Acworth, GA 30102

Juanita Granger  
6805 Victory Drive  
Acworth, GA 30102

Melvin Wilbur  
5929 Priest Road  
Acworth, GA 30102

Cynthia Castello  
6483 Kellogg Creek Drive  
Acworth, GA 30102

Kirby Jones  
2502 Macy Drive  
Roswell, GA 30076

Chairman L. B. Ahrens  
1130 Bluffs Parkway  
Canton, GA 30114

Alessandrina Miller  
310 N Briar Ridge  
Woodstock, GA 30189

Andrea M. Daniels  
1130 Bluffs Parkway  
Canton, GA 30114

Commissioner Steve West  
1130 Bluffs Parkway  
Canton, GA 30114

Commissioner Raymond Gunnin  
1130 Bluffs Parkway  
Canton, GA 30114

Commissioner Bob Kovacs  
1130 Bluffs Parkway  
Canton, GA 30114

Commissioner K. Scott Gordon  
1130 Bluffs Parkway  
Canton, GA 30114



## Cherokee County, Georgia Agenda Request

---

Item#: 6.

**SUBJECT:**

**Case #17-06-017 The Pacific Group (BOC Dist. 5/15/2017  
2)**

**MEETING DATE:**

**SUBMITTED BY:**

Tamala Davis

---

**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 4.98 acres at 3884 Hickory Road from AG to R-30 for a minor subdivision.

---

**FACTS AND ISSUES:**

Commission District: 2

Zoning Change: AG to R-30

Location: 3884 Hickory Road

Tax Map and Parcel No: 15N26, 023

Acres: 4.98

Proposed Development: Minor Subdivision

Future Development Map: Suburban Living

---

**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

---

**ADMINISTRATIVE RECOMMENDATION:**

---

**ATTACHMENTS:**

| Description                                          | Type    |
|------------------------------------------------------|---------|
| <input type="checkbox"/> Application                 | Exhibit |
| <input type="checkbox"/> Conditions of Zoning        | Exhibit |
| <input type="checkbox"/> Legal Description           | Exhibit |
| <input type="checkbox"/> Revised Site Plan           | Exhibit |
| <input type="checkbox"/> Site Plan                   | Exhibit |
| <input type="checkbox"/> Public Participation Report | Exhibit |
| <input type="checkbox"/> Zoning Map                  | Exhibit |
| <input type="checkbox"/> Future Development Map      | Exhibit |



CHEROKEE COUNTY  
Application for Public Hearing



PL20170000335

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: Kevin Seifert

Phone: 678 409-8557

Email: kevin@pacificgroupinc.com

Applicant's Information:

Name: The Pacific Group

Address: 5755 Dupree Drive, Suite 130

Phone: 678 409-8557

City, State, Zip: Sandy Springs, GA 30327

Property Owner's Information: ☐ same as above

☒ see attached authorization forms (multiple properties)

Name: Briarcliff Haven, Inc.

Address: 115 Perimeter Center Place, Suite 100

Phone: 678 576-1485

City, State, Zip: Atlanta, GA 30346

Requested Public Hearing (check all that apply):

☒ Rezoning

☐ Amendment / Modification of Zoning

☐ Variance / Appeal

☐ Other: \_\_\_\_\_

STAFF USE ONLY:

Commission District: 2

Case: 17-06-017

CityView #: PL20170000335

Received by: \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_

Date: \_\_\_\_\_

PUBLIC HEARING SCHEDULE:

Public Participation Meeting: 3/7 & 4/10

PC Work Session Date: 5/15/17

Planning Commission Hearing: 6/10/17

Board of Commissioners: 6/20/17

Zoning Board of Appeals: N/A

Other: \_\_\_\_\_

SECTION II

Property Information:

Location: 3884 Hickory Rd, Canton, GA 30115

Current Zoning: AG Proposed Zoning: R-30 Total Acreage: 4.98

Tax Map #: 15 N 26 Parcel #: 15-0392-0008 Land Lot(s): 392 District: 15

Future Development Map Designation: 023 Suburban Living

Adjacent Zonings: North R-15 & AG South PUD East PUD West PUD

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

Re-zoning from AG to R-30. It will improve this very unsightly site into 5  
residential lots, of which will be much larger than the small, high density lots across the street in the Edgewater community that was  
annexed and approved in Holly Springs.

Proposed Use(s) of Property:

5 residential homesites

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, Kevin Seifert, 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 13 day of march, 20 17.

Print Name Kevin Seifert

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?

septic system for each residential home

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

If yes, what is the projected increase? 3,625 4 students

| Proposed Use(s)                  | # of units | Multiplier | Number of Students |
|----------------------------------|------------|------------|--------------------|
| Single Family<br>(Detached) Home | 5          | 0.725      | 3.265              |
| Multi Family<br>(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/<br>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.

CAMPAIGN DISCLOSURE STATEMENT

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

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

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

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

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

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

Signature of Applicant: K-Sifert Date: 3/13/17  
Print Name: Kevin Seifert

Sworn to and Subscribed before me this: 13 day of March, 2017.

Notary Signature: Gerilyn Kelly



SECTION IV

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: K-S [Signature] Date: 3/13/17  
Print Name: Kevin Seifert

Signature of Applicant's Attorney: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: N/A Title: \_\_\_\_\_

Sworn to and Subscribed before me this: 13 day of march, 20 17.

Notary Signature: Gerilyn Kelly

(Notary Seal)





AUTHORIZATION OF PROPERTY OWNER

I, Rocco Kaufmann, 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: Kevin Seifert

Address: 5755 Dupree Drive, Suite 130 Phone: 678 409-8557

City, State, Zip: Sandy Spring, GA 30327

Property Owner's Information:

Name: Briarcliff Haven, Inc.

Address: 115 Perimeter Center Place, Suite 100 Phone: 678 576-1485

City, State, Zip: Atlanta, GA 30346

Signature of Owner: [Signature] Date: 3-2-17

Print Name: Rocco Kaufmann

Sworn to and Subscribed before me this: 2nd day of March, 20 17.

Notary Signature: [Signature]

(Notary Seal)







# GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE  
**BRIAN P. KEMP**

[HOME \(/\)](#)

## BUSINESS SEARCH

### BUSINESS INFORMATION

Business Name: **BRIARCLIFF HAVEN, INC.** Control Number: **H100658**

Business Type: **Domestic Profit Corporation** Business Status: **Active/Compliance**

Business Purpose:

Principal Office Address: **PO BOX 720593, ATLANTA, GA, 30358-2593** Date of Formation / Registration Date: **1/25/1971**

State of Formation: **Georgia** Last Annual Registration Year: **2017**

### REGISTERED AGENT INFORMATION

Registered Agent Name: **Kaufmann, Rocco**

Physical Address: **115 Perimeter Center Place , Suite 100 Atlanta, GA 30346, Fulton, Atlanta, GA, 30346, USA**

### OFFICER INFORMATION

| Name           | Title     | Business Address                       |
|----------------|-----------|----------------------------------------|
| KAUFMANN ROCCO | CEO       | BOX 720593, ATLANTA, GA, 30358, USA    |
| ROCCO KAUFMANN | CFO       | BOX 720593, ATLANTA, GA, 30358, USA    |
| Rocco Kaufmann | Secretary | PO Box 720593, Atlanta, GA, 30358, USA |

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)

**Applicant Response Statement for 3884 Hickory Rd, Canton, GA 30115**

Then intent of the requested re-zoning from AG to R-30 is to obtain 5 buildable residential lots. The cost of the demolition and trash removal of this property is extensive. In order to feasibly clean the site and restore it to a presentable condition, at least 5 residential lots are needed.

The proposed zoning should be substantially suitable to adjacent and nearby properties. The minimum 30,000 square foot lots are larger than many lots that fall within the 750 radius of this site. Additionally, it would seem all adjacent and nearby properties would appreciate 5 new homes in place of the existing site that most would agree is currently an eye sore.

The use of adjacent or nearby properties should not be affected considering the proposed use is the same as many of such properties. The park would be the only non-residential property adjacent.

The property currently has dilapidated structures and years' worth of material accumulated that need to be demolished and removed. The cost to do this work makes this a tough property to have a current reasonable economic use.

The proposed zoning will contribute a very small increase to the use of existing streets, transportation facilities, utilities, and schools with 5 new homes (replacing 1 existing home). Therefore, it would not be excessive or burdensome.

The proposed zoning is in conformity with the policy and interest of the land use plan as it fits the Suburban Living character area the property is designated for.

There are no existing or changed conditions known to the applicant affecting the use and development of the property that would give supporting grounds for disapproval of the zoning.

## Rhonda L Hilliard

---

**From:** Vicki Taylor Lee  
**Sent:** Thursday, May 04, 2017 8:40 AM  
**To:** Rhonda L Hilliard  
**Subject:** FW: Pacific Group Rezone Case

*Vicki Taylor Lee, AICP*

**From:** Kevin Seifert [mailto:kseifert@pacificgroupinc.com]  
**Sent:** Wednesday, May 03, 2017 5:59 PM  
**To:** Vicki Taylor Lee <vtaylor@cherokeega.com>  
**Subject:** RE: Pacific Group Rezone Case

Got it. We would like to propose the following five (5) conditions of zoning based on all our continued conversations with neighbors and to address the buffer. What is the proper method of proposing these? Can we bring in an updated zoning exhibit to include these items more clearly and submit these conditions and the updated exhibit that would be reviewed at the Planning Commission hearing? Thanks!

1. A natural buffer of 20' shall be given along the west and south property line abutting the County park property. This is only required to remain as it exists and there shall be no requirement for any additional plantings
2. A natural buffer of 30' shall be given along the east property line abutting the parcel owned by Phillip & Amy Wallace. This is only required to remain as it exists and there shall be no requirement for any additional plantings with the exception of half of the rear yard of proposed lot 2 on zoning exhibit A. In this section of the rear of lot 2, applicant shall provide a total of fourteen (12) 6-8' tall evergreen trees shall be planted in a double row offset by 10'. Each of the 6 trees in each row shall be planted 12' on center.
3. An easement in favor of the parcel owned by Gregory E. & Margaret C. Caudle shall be allowed to encroach into the 30' buffer in the southeast corner of the property. There will be no setbacks within this easement as shown on zoning exhibit A, so that the Caudle's can permit a covered structure to park their tractor and/or equipment under.
4. This minor subdivision into 5 lots shall only require a 60' access easement with a shared driveway of a minimum of 16' in width to provide access to lots 2-5. A mandatory HOA shall be created to share in the maintenance of the shared driveway. The driveway must consist of at least 6" of GAB and 2" of binder
5. Front setbacks shall be as follow:
  - a. Lots 1 and 2: 80'
  - b. Lots 3 and 4: 90'
  - c. Lot 5: 40'

Kevin Seifert  
The Pacific Group, Inc.  
Cell: 678.409.8557  
[www.pacificgroupinc.com](http://www.pacificgroupinc.com)

---

**From:** Vicki Taylor Lee [mailto:vtaylor@cherokeega.com]  
**Sent:** Wednesday, May 3, 2017 4:17 PM

Please Return to:

Jed S. Beardsley, Esq.  
Baker, Donelson, Bearman,  
Caldwell & Berkowitz, PC  
3414 Peachtree Road, N.E.,  
Monarch Plaza, Suite 1600  
Atlanta, Georgia 30326

STATE OF GEORGIA  
COUNTY OF CHEROKEE

**EXECUTOR'S DEED**

**THIS INDENTURE** is made this 28th day of July, 2016, by and between **JOHN CONRAD MOORE, JR., as Executor under the Last Will and Testament of JOHN CONRAD MOORE a/k/a JOHN C. MOORE** (hereinafter referred to as the "Deceased"), late of Cherokee County, Georgia ("Grantor") and **BRIARCLIFF HAVEN, INC.**, a Georgia corporation ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits.)

**RECITALS:**

**GRANTOR** (acting under and by virtue of the power and authority contained in the Last Will and Testament of the Deceased, it having been duly probated and recorded in the **Probate Court of Cherokee County, Georgia**, as Estate No. 2016-ES-0071), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid at and before the sealing the delivery of these presents (the receipt of which is hereby acknowledged), has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee, **an undivided one-half (1/2) interest in and to the following real property:**

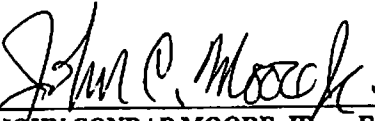
See **Exhibit "A"** attached hereto and incorporated herein by reference.

**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 as full and ample a manner as the same was held, possessed, and enjoyed by Decedent in his lifetime; subject to all liens, encumbrances and other matters of record.

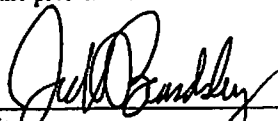


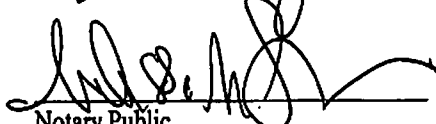
IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

GRANTOR:

 (SEAL)  
JOHN CONRAD MOORE, JR., as Executor under  
the Last Will and Testament of JOHN CONRAD  
MOORE A/K/A JOHN C. MOORE

Signed, sealed, and delivered  
in the presence of:

  
Witness

  
Notary Public

Commission Expiration Date:

{NOTARIAL SEAL



EXHIBIT "A"  
Legal Description

All that tract or parcel of land lying and being in Land Lot 392 and 401 of the 15th District, 2nd Section, Cherokee County, Georgia, as shown on a plat for James Kaufman, prepared by Jerry Thacker & Associates dated October 23, 1978 and recorded in Plat Book 15, Page 21, Cherokee County, Georgia Records, which plat is incorporated herein by reference for a more complete description, and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at a point formed by the West land lot line of Land Lot 392 with the Southwest right of way of Holly Springs-Hickory Flat Road (said road having a 60 foot right of way); thence a Southeasterly direction along the Southwestern right of way of Holly Springs-Hickory Flat Road and following the curvatures thereof a distance of 352.7 feet to an iron pin, the same being THE TRUE POINT OF BEGINNING; thence continuing in a Southeasterly direction along the Southwestern right of way of Holly Springs-Hickory Flat Road and following the curvature thereof the following courses and distances: South 69° 58' East 109.8 feet, South 66° 40' East 98.1 feet, South 62° 29' East 87.1 feet, South 56° 40' East 77.7 feet to an iron pin; thence leaving the Southwest right of way of Holly Springs-Hickory Flat Road South 64° 00' West a distance of 23.8 feet to an iron pin; thence South 20° 17' West a distance of 154.7 feet to an iron pin; thence South 10° 18' East a distance of 449.7 feet to an iron pin located in Land Lot 401; thence South 88° 29' West a distance of 242.1 feet to an iron pin; thence North 17° 34' West a distance of 610.1 feet to an iron pin located in Land Lot 392; thence North 05° 06' East a distance of 61.2 feet to an 18 inch Poplar tree; thence North 04° 42' West a distance of 53.8 feet to an iron pin; thence North 51° 15' East a distance of 108.1 feet to an iron pin located on the Southwest right of way of Holly Springs-Hickory Flat Road, said point being the true point of beginning. \, . \, . .

Subject Property Address: 3884 Hickory Road, Canton, GA

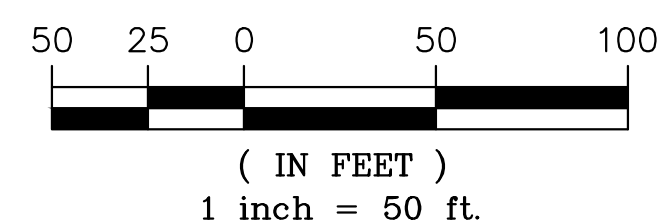
Parcel ID: 15N26 023





1. A NATURAL BUFFER OF 20' SHALL BE GIVEN ALONG THE WEST AND SOUTH PROPERTY LINE ABUTTING THE COUNTY PARK PROPERTY. THIS IS ONLY REQUIRED TO REMAIN AS IT EXISTS AND THERE SHALL BE NO REQUIREMENT FOR ANY ADDITIONAL PLANTINGS
2. A NATURAL BUFFER OF 30' SHALL BE GIVEN ALONG THE EAST PROPERTY LINE ABUTTING THE PARCEL OWNED BY PHILLIP & ANNY WALLACE. THIS IS ONLY REQUIRED TO REMAIN AS IT EXISTS AND THERE SHALL BE NO REQUIREMENT FOR ANY ADDITIONAL PLANTINGS WITH THE EXCEPTION OF HALF OF THE REAR YARD OF PROPOSED LOT 2 ON ZONING EXHIBIT A. IN THIS SECTION OF THE REAR OF LOT 2, APPLICANT SHALL PROVIDE A TOTAL OF TWELVE (12) 6" TALL EVERGREEN TREES SHALL BE PLANTED IN A DOUBLE ROW OFFSET BY 10'. EACH OF THE 6 TREES IN EACH ROW SHALL BE PLANTED 12' ON CENTER.
3. AN EASEMENT IN FAVOR OF THE PARCEL OWNED BY GREGORY S. & MARGARET C. CAULDE SHALL BE ALLOWED TO ENCROACH INTO THE 30' BUFFER IN THE SOUTHEAST CORNER OF THE PROPERTY. THERE WILL BE NO SETBACKS WITHIN THIS EASEMENT AS SHOWN ON ZONING EXHIBIT A, SO THAT THE CAULDE'S CAN PERMIT A COVERED STRUCTURE TO PARK THEIR TRACTOR AND/OR EQUIPMENT UNDER.
4. THIS MINOR SUBDIVISION INTO 5 LOTS SHALL ONLY REQUIRE A 60' ACCESS EASEMENT WITH A SHARED DRIVEWAY OF A MINIMUM OF 16' IN WIDTH TO PROVIDE ACCESS TO LOTS 1-5. A MANDATORY HOA SHALL BE CREATED TO SHARE IN THE MAINTENANCE OF THE SHARED DRIVEWAY. THE DRIVEWAY MUST CONSIST OF AT LEAST 6" OF GAB AND 2" OF BINDER
5. FRONT SETBACKS SHALL BE AS FOLLOW:
  - a. LOTS 1 AND 2: 80'
  - b. LOTS 3 AND 4: 90'
  - c. LOT 5: 40'

REVISED  
5/11/2017



| Cherokee, Gilmer, and Pickens Counties, Georgia (GA622) |                                                                   |              |                |
|---------------------------------------------------------|-------------------------------------------------------------------|--------------|----------------|
| Map Unit Symbol                                         | Map Unit Name                                                     | Acres in AOI | Percent of AOI |
| GdD3                                                    | Gwinnett sandy clay loam, 6 to 15 percent slopes, severely eroded | 9.4          | 97.2%          |

| SPECIMEN TREE COUNT |      |           |
|---------------------|------|-----------|
| No.                 | SIZE | TYPE      |
| 1                   | 25   | RED OAK   |
| 2                   | 25   | WHITE OAK |
| 3                   | 27   | RED OAK   |
| 4                   | 29   | RED OAK   |
| 5                   | 30   | RED OAK   |
| 6                   | 35   | WHITE OAK |
| 7                   | 37   | RED OAK   |

| LINE TABLE |         |             |
|------------|---------|-------------|
| LINE #     | LENGTH  | DIRECTION   |
| L1         | 255.10' | S82°36'55"W |
| L2         | 124.28' | S12°53'58"E |
| L3         | 242.10' | S86°50'58"W |
| L4         | 168.05' | N05°37'58"W |
| L5         | 274.81' | S82°36'55"W |
| L6         | 155.72' | S12°53'58"E |
| L8         | 155.07' | N05°37'58"W |
| L9         | 230.05' | N24°57'02"E |
| L10        | 305.18' | S82°36'55"W |
| L11        | 146.68' | S12°53'58"E |
| L13        | 126.58' | N05°37'58"W |
| L14        | 23.80'  | N68°40'02"E |
| L15        | 24.45'  | N78°12'49"W |
| L16        | 387.58' | S82°36'55"W |
| L17        | 125.58' | S12°53'58"E |
| L19        | 131.65' | N24°57'02"E |
| L20        | 98.10'  | N61°59'58"W |
| L21        | 109.89' | N65°17'58"W |
| L22        | 108.02' | S55°55'02"W |
| L23        | 53.80'  | S00°01'58"E |
| L24        | 61.20'  | S09°46'02"W |
| L25        | 57.84'  | S12°53'58"E |
| L28        | 77.70'  | N51°59'58"W |
| L29        | 87.10'  | N57°48'58"W |

MIN. LOT WIDTH: 100 FEET  
MINIMUM LOT SIZE: 30,000 SQUARE FEET  
MAX. COVERAGE: 30%

GENERAL SOIL TYPES LOCATED ON SITE:

[illegible]

CLIENT  
**BRIARCLIFF HAVEN INC.**

GREYDEN

8/19/16  
ENGINEER'S SEAL & SIGNATURE

***ZONING RESOURCE PLAN***  
FOR  
***3884 HICKORY ROAD***  
LOCATED IN LAND LOT 1188 AND 1189, 15TH DISTRICT  
CHEROKEE COUNTY, GEORGIA  
***SITE RESOURCE PLAN***

|         |          |
|---------|----------|
| DATE    | 3/1/17   |
| JOB NO. | 16-053   |
| DRAWN   | RAD      |
| CHECKED | RAD      |
| SCALE   | AS NOTED |
| SHEET:  |          |



[illegible]

**PRIARCLIFF HAVEN INC.**  
BOX 77086, ATLANTA, GA 30308-2983  
404.886.2977

**GREYDEN**  
ENGINEERING  
2105 May Drive  
Roswell, Georgia 30075  
PH: 770-573-4811 FAX: 678-302-4382



**ZONING RESOURCE PLAN**  
**FOR**  
**3884 HICKORY ROAD**  
**LOCATED IN LANE 1166 AND 1168, 15TH DISTRICT**  
**CHOCOMA COUNTY, GEORGIA**  
**SITE RESOURCE PLAN**

|         |          |
|---------|----------|
| DATE    | 3/2/77   |
| JOB NO. | 18-053   |
| TRAIN   | PAO      |
| CHECKED | PAO      |
| SCALE   | AS NOTED |
| SHEET:  |          |



### VICINITY MAP



FEMA MAP

**DEVELOPER:**  
BRANCLIFF HAVEN INC.  
PO BOX 720563  
ATLANTA, GA, 30308

**ENGINEER:**  
GREYDEN ENGINEERING  
2108 MACY DRIVE  
ROSWELL, GEORGIA 30078

NOTES:

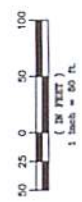
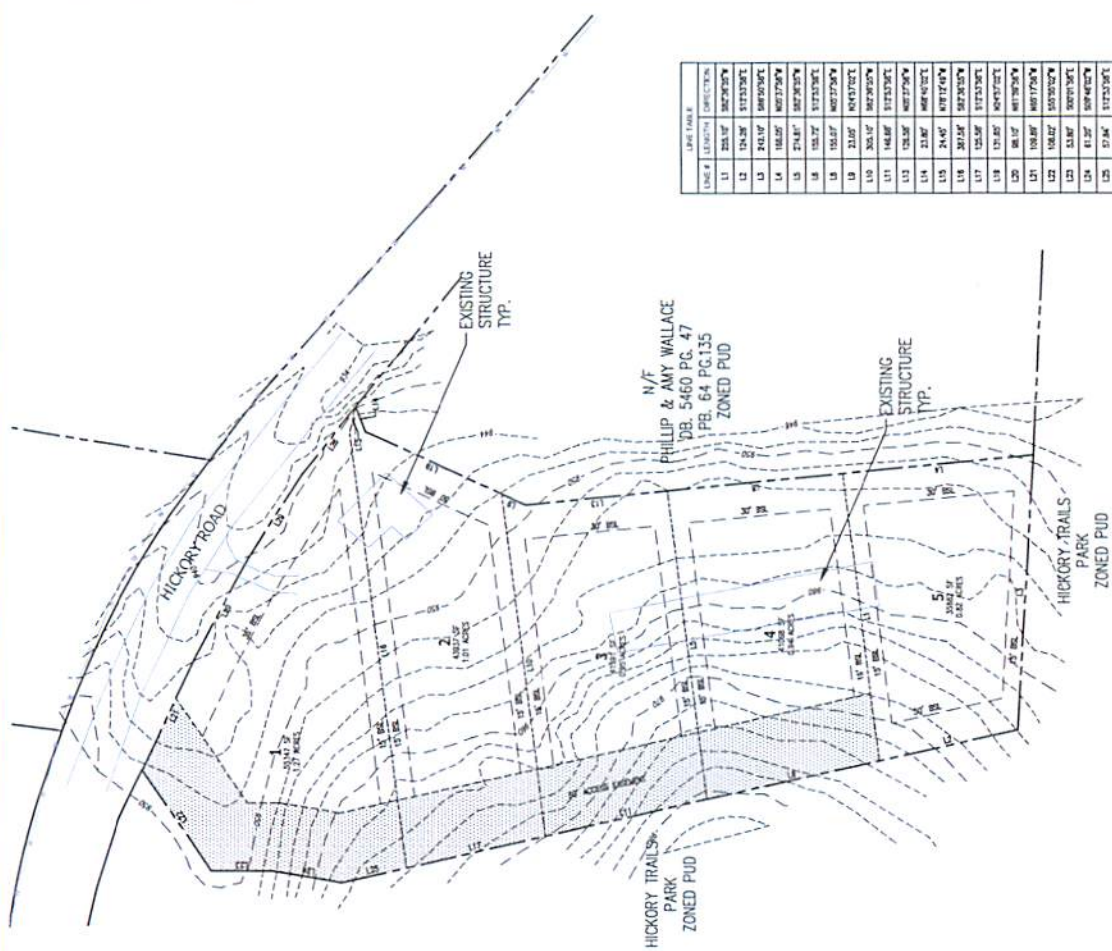
**SITE ADDRESS:**  
3884 HICKORY ROAD

**SITE DATA:**  
TOTAL AREA = 5.00 AC  
TOTAL LOTS = 5  
OVERALL DENSITY = 100  
CURRENT ZONING: AG  
PROPOSED ZONING: R  
LOT REQUIREMENTS:

APR. LOT WIDTH: 100 FEET  
MINIMUM LOT SIZE: 50,000 SQUARE FEET  
MAX. COVERAGE: 30%  
FRONT YARD: 35 FEET  
SIDE YARD: 15 FEET  
REAR YARD: 30 FEET

| Rep | Size | Tree      |
|-----|------|-----------|
| 1   | 25   | RED OAK   |
| 2   | 25   | WHITE OAK |
| 3   | 27   | RED OAK   |
| 4   | 35   | RED OAK   |
| 5   | 30   | RED OAK   |
| 6   | 35   | WHITE OAK |
| 7   | 37   | RED OAK   |

| Time of day | Temperature (°C) | Relative humidity (%) | Wind speed (m/s) | Wind direction (°) | Cloud cover (%) | Soil temperature (°C) | Soil moisture (%) |
|-------------|------------------|-----------------------|------------------|--------------------|-----------------|-----------------------|-------------------|
| 06:00       | 18.5             | 65.2                  | 1.2              | 135                | 10              | 15.2                  | 12.5              |
| 07:00       | 19.1             | 66.8                  | 1.5              | 140                | 15              | 15.8                  | 13.2              |
| 08:00       | 20.3             | 68.5                  | 1.8              | 145                | 20              | 16.5                  | 14.0              |
| 09:00       | 21.5             | 70.2                  | 2.1              | 150                | 25              | 17.2                  | 14.8              |
| 10:00       | 22.8             | 72.0                  | 2.5              | 155                | 30              | 18.0                  | 15.5              |
| 11:00       | 24.0             | 73.8                  | 2.8              | 160                | 35              | 18.8                  | 16.2              |
| 12:00       | 25.2             | 75.5                  | 3.0              | 165                | 40              | 19.5                  | 17.0              |
| 13:00       | 26.5             | 77.2                  | 3.2              | 170                | 45              | 20.2                  | 17.8              |
| 14:00       | 27.8             | 79.0                  | 3.5              | 175                | 50              | 21.0                  | 18.5              |
| 15:00       | 29.0             | 80.8                  | 3.8              | 180                | 55              | 21.8                  | 19.2              |
| 16:00       | 30.2             | 82.5                  | 4.0              | 185                | 60              | 22.5                  | 20.0              |
| 17:00       | 31.5             | 84.2                  | 4.2              | 190                | 65              | 23.2                  | 20.8              |
| 18:00       | 32.8             | 86.0                  | 4.5              | 195                | 70              | 24.0                  | 21.5              |
| 19:00       | 34.0             | 87.8                  | 4.8              | 200                | 75              | 24.8                  | 22.2              |
| 20:00       | 35.2             | 89.5                  | 5.0              | 205                | 80              | 25.5                  | 23.0              |
| 21:00       | 36.5             | 91.2                  | 5.2              | 210                | 85              | 26.2                  | 23.8              |
| 22:00       | 37.8             | 93.0                  | 5.5              | 215                | 90              | 27.0                  | 24.5              |
| 23:00       | 39.0             | 94.8                  | 5.8              | 220                | 95              | 27.8                  | 25.2              |





**Public Participation Plan and Report for 3884 Hickory Rd, Canton, GA 30115**

We met on Tuesday March, 7<sup>th</sup> from 6 pm to 8 pm with the three neighboring property owners who showed up to the meeting that was mailed out to all parties within 750 feet of the site and the District 2 interested parties. The three attendees to the meeting were:

Valerie Buchanan

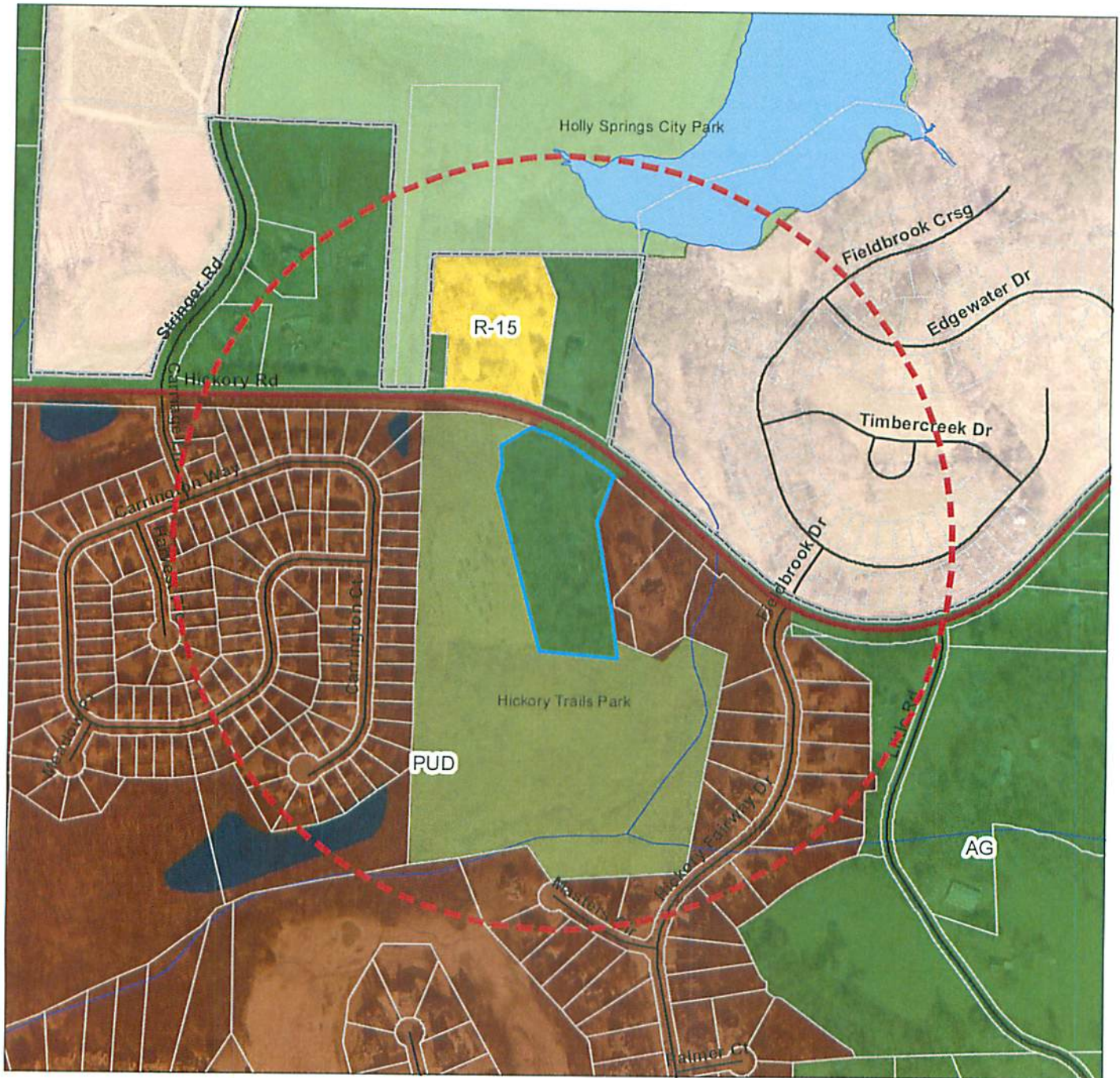
Samantha Moss

Roger McIver (representing Greg and Margaret Caudel)

As a follow up to the discussions at this meeting, we will be reaching out to Ms. Buchanan and Ms. Moss about their view shed from their back yards and the second story rear windows. As for Mr. McIver, we will be reaching back out to discuss a possible easement for the Caudel's. We plan to continue discussions of these main topics of concern and hope to get to the planning commission hearing with support from these three parties.

# Case # 17-06-017 The Pacific Group

## Zoning Map



### Legend

- Rezoning Parcel
- 1/4 Mile Radius
- School
- Cemetery
- Church
- Street
- Parcel
- 100 Year Flood Zone
- Ball Ground
- Canton
- Holly Springs
- Woodstock
- Detention Pond

- Cherokee County Zoning**
- AG
  - R60
  - R60
  - R40
  - R30
  - R20
  - R15
  - RD3
  - R10
  - RZL
  - RA

- RTH
- RM10
- RM16
- TND
- PUD
- CI
- NC
- GC
- U
- HI
- Bells Ferry Overlay
- Hwy 92 Overlay

0 0.05 0.1 0.2 Miles

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.



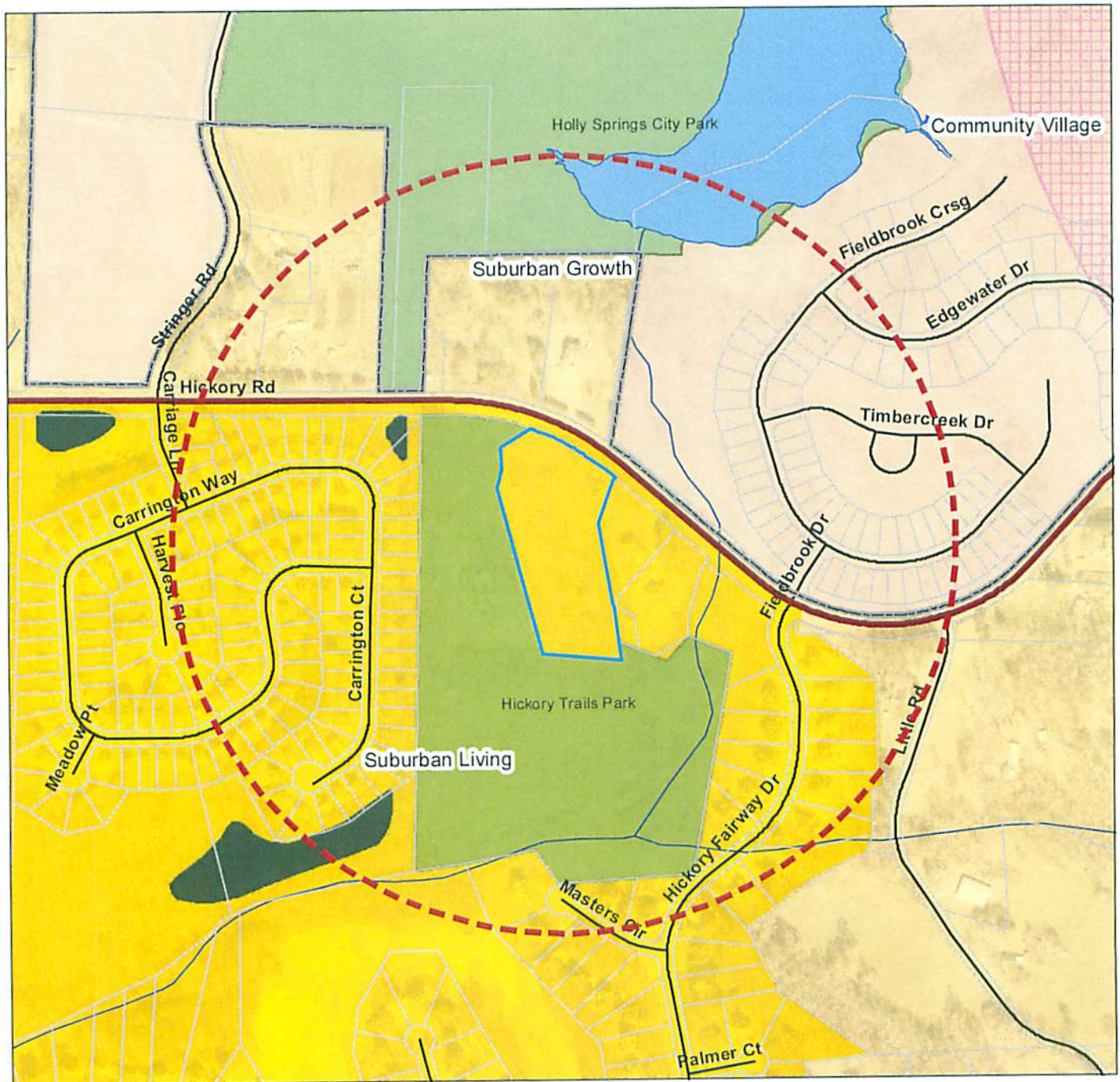
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
01 May 2017





# Case # 17-06-017 The Pacific Group

## Future Development Map



### Legend

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



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Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
01 May 2017





## Cherokee County, Georgia Agenda Request

---

Item#: 7.

**SUBJECT:**

**Case #17-06-018 GRT Therapy, LLC (BOC  
Dist. 2)**

**MEETING DATE:**

5/15/2017

**SUBMITTED BY:**

Tamala Davis

---

**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 4.51 acres at 9880 Hickory Flat Highway from R-40 to OI for a pediatric therapy office/clinic.

---

**FACTS AND ISSUES:**

Commission District: 2

Zoning Change: R-40 to OI

Location: 9880 Hickory Flat Hwy

Tax Map and Parcel No: 02N04, 254

Acres: 4.51

Proposed Development: Pediatric therapy office/clinic

Future Development Map: Transitional

---

**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

---

**ADMINISTRATIVE RECOMMENDATION:**

---

**ATTACHMENTS:**

| Description                                          | Type    |
|------------------------------------------------------|---------|
| <input type="checkbox"/> Application                 | Exhibit |
| <input type="checkbox"/> Legal Description           | Exhibit |
| <input type="checkbox"/> Site Plan                   | Exhibit |
| <input type="checkbox"/> Zoning Map                  | Exhibit |
| <input type="checkbox"/> Future Development Map      | Exhibit |
| <input type="checkbox"/> Public Participation 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.

Contact Person: E. Benson Chambers

Phone: 770-720-4600 ext. 4

Email: ebchamberslaw@gmail.com

**SECTION I**

**Applicant's Information:**

Name: GRT Therapy, LLC d/b/a In Harmony Pediatric Therapy

Address: 4280 Hickory Flat Hwy Phone: 770-345-2804

City, State, Zip: Canton, Georgia 30115 Fax: 770-720-4646

**Property Owner's Information:** same as above

Name: Fortunella International Company

Address: 9880 Hickory Flat Hwy Phone: 770-720-4600

City, State, Zip: Woodstock, GA 30188 Fax:

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

☒ Rezoning

☐ Amendment / Modification of Zoning

☐ Variance

☐ Other:

**STAFF USE ONLY:**

Commission District: 2

Case: 17-06-018

Received by:

Fee Paid: \$ 750.00

Date:

**PUBLIC HEARING SCHEDULE:**

Public Participation Meeting: 4/6/17

PC Work Session Date: 5/15/17

Planning Commission Hearing: 6/6/17

Board of Commissioners: 6/20/17

Other:

## SECTION II

### Property Information:

Location: 9880 Hickory Flat Hwy, Woodstock, GA 30188, North of Arnold Mill Road, West Side Hwy 140

Current Zoning: R-40 Proposed Zoning: Office/Institutional O/I Total Acreage: 4.51 acres

Tax Map #: 02 N 04 Parcel #: 254 Land Lot(s): 726 District: 2<sup>nd</sup>

Future Development Map Designation: Transistional

Adjacent Zonings: North R-40 South R-40 East R-20 and R-40 West R-40

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

Applicant proposes to rezone this property to Office/Institutional to correct what appears to have been a legal non-conforming use. The Applicant is a pediatric therapy provider and desires to utilize the property for their office/clinic location.

Proposed Use(s) of Property:

Applicant desires to use the property and improvements for their pediatric therapy office/clinic.

## SECTION III

### Infrastructure Information:

Is water available to this site? ☒ Yes ☐ No Jurisdiction: Cherokee County Water and Sewer

How is sewage from this site to be managed?

Sewage management is in place on the property.

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

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

| Proposed Use(s)                  | # of units | Multiplier | Number of Students |
|----------------------------------|------------|------------|--------------------|
| Single Family<br>(Detached) Home |            | 0.725      |                    |
| Multi Family<br>(Attached) Home  |            | 0.287      |                    |

### Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

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

| Code                                                                                                                                                                                                                                                               | Land Use(s)                     | # of units* | Daily Trip Ends | Number of Trips |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------|-----------------|-----------------|
| 210                                                                                                                                                                                                                                                                | Single Family Home/<br>Townhome |             | 9.57            |                 |
| 220                                                                                                                                                                                                                                                                | Apartment                       |             | 6.63            |                 |
|                                                                                                                                                                                                                                                                    |                                 |             |                 |                 |
|                                                                                                                                                                                                                                                                    |                                 |             |                 |                 |
|                                                                                                                                                                                                                                                                    |                                 |             |                 |                 |
|                                                                                                                                                                                                                                                                    |                                 |             |                 |                 |
| <ul style="list-style-type: none"><li>A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.</li></ul> |                                 |             |                 |                 |

### SECTION IV

#### Authorization:

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, Jennifer Puckett & Kristi Estes, 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 6 day of April, 20 17.

Print Name Jennifer Puckett Kristi Estes.

Applicant Signature [Signature] K Estes.



**CONFLICT OF INTEREST CERTIFICATION**

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant: *[Signature]* Kest Date: 4-6-17  
Print Name: Jennifer A. Ruckett Kristi Estes

Signature of Applicant's Attorney: *[Signature]* Date: 4-6-17  
Print Name: E. Benson Chambers Title: Attorney

Sworn to and Subscribed before me this: 6th day of April, 2017.  
Notary Signature: *[Signature]*

(Notary Seal)





**DISCLOSURE STATEMENT**

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

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

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

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

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

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

Signature of Applicant: *Jennifer W. Puckett* *K. Estes* Date: \_\_\_\_\_  
Print Name: Jennifer W. Puckett Kristi Estes

Sworn to and Subscribed before me this: *6* day of *April*, 20 *17*.

Notary Signature: *[Signature]*

(Notary Seal)



**AUTHORIZATION OF PROPERTY OWNER**

I, Li Tang, 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

☐ 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: GRT Therapy, LLC d/b/a In Harmony Pediatric Therapy / Fortunella International Company

Address: 4280 Hickory Flat Hwy Phone: 770-345-2804

City, State, Zip: Canton, Georgia 30115 Fax: 770-720-4646

Signature of Owner:  Date: 4/17/2017

Print Name: Li Tang, CEO

Sworn to and Subscribed before me this: 17 day of April, 2017.

Notary Signature: 

(Notary Seal)





# GEORGIA CORPORATIONS DIVISION

GEORGIA SECRETARY OF STATE  
**BRIAN P. KEMP**

[HOME \(/\)](#)

## BUSINESS SEARCH

### BUSINESS INFORMATION

**Business Name:** FORTUNELLA INTERNATIONAL COMPANY  
**Control Number:** 0234700  
**Business Type:** Domestic Profit Corporation  
**Business Status:** Active/Compliance  
**Business Purpose:**  
**Principal Office Address:** 245 Southern Hill Dr., Duluth, GA, 30097, USA  
**Date of Formation / Registration Date:** 7/3/2002  
**State of Formation:** Georgia  
**Last Annual Registration Year:** 2017

### REGISTERED AGENT INFORMATION

**Registered Agent Name:** LI TANG

**Physical Address:** 245 Southern Hill Dr., Fulton, Dulth, GA, 30097, USA

### OFFICER INFORMATION

| Name           | Title     | Business Address                              |
|----------------|-----------|-----------------------------------------------|
| JING-TIAN LING | Secretary | 245 Southern Hill Dr., Duluth, GA, 30097, USA |
| JING-TIAN LING | CEO       | 245 Southern Hill Dr., Duluth, GA, 30097, USA |
| LI TANG        | CFO       | 245 Southern Hill Dr., Duluth, GA, 30097, USA |

[Back](#)

[Filing History](#)

[Name History](#)

[Return to Business Search](#)





**E B CHAMBERS LAW**  
*E. Benson Chambers*  
**Attorney at Law**

---

April 21<sup>st</sup>, 2017

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

RE: GRT Therapy, LLC d/b/a In Harmony Pediatric Therapy  
Letter of Intent

Dear Commissioners:

GRT Therapy, LLC is filing an application for rezone on 4.51 acres located at 9880 Hickory Flat Hwy, Woodstock, GA 30188. The property is located in the Transitional Corridor which suggests the zoning classifications of AG, OI, NC.

GRT Therapy, LLC seeks an OI classification for property where they intend to locate their Pediatric Therapy clinic. The property is currently zoned R-40, however the property is fully developed and is intended for use as is. The property most recently was the location of a private school and originally built as a daycare center.

GRT Therapy, LLC d/b/a In Harmony Pediatric Therapy is an established clinic in the Hickory Flat area, currently located at 4280 Hickory Flat Hwy, Suite 108, Canton, GA 30114.

Yours truly,



E. Benson Chambers



# **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 subject property is improved with a building believed to have been built as a pre-school/daycare center. The property was most recently utilized as a private school. Applicant is a pediatric therapy provider which intends to utilize the property as an office/clinic for their therapy practice.

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 subject property fronts on State Route 140 which has a mix of commercial, neighborhood commercial, non-residential and residential uses.

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

The property has previously been used as a pre-school/daycare and private school. The use proposed is in the nature of a professional/medical office and will not require any changes to the current structure making the proposed use like and similar to the previous uses with an expected lower traffic count to the location.

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

No the current zoning is residential R-40. The building and it's elements, such as parking, infrastructure are constructed for non-residential use. It's viability as single family residential is limited.

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 proposed use of the property is not expected to cause an excessive or burdensome use of services or infrastructure as all requirements for the location are in place and recently in use for a like and similar use as proposed.

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

The subject property fronts on State Route 140 and is in the character area of Transitional Corridor which allows more intensive residential uses and limited compatible nonresidential uses along major roadways. O/I Office/Institutional is one of the designated uses for this character area.

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.

As previously indicated this property was developed for an institutional non-residential use. Its location on State Route 140 makes an institutional office use as proposed a good use of the property in an area where residential uses also exist.

Transfer Tax \$850.00  
Patty Baker  
Clerk of Superior Court Cherokee Cty, GA

STATE OF GEORGIA  
COUNTY OF FULTON

After recording return to:  
Barbara A. Lincoln  
Kitchens Kelley Gaynes, P.C.  
3495 Piedmont Road  
Building 11, Suite 900  
Atlanta, Georgia 30305  
7124 47

LIMITED WARRANTY DEED

THIS INDENTURE is made this 31 day of August, 2010, by and between Pate Holdings, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor"), and Fortunella International Company, a Georgia corporation (hereinafter referred to as "Grantee"); the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits.

WITNESSETH, that Grantor for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars, and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee, all of Grantor's right, title, and interest in and to the following described property, to wit:

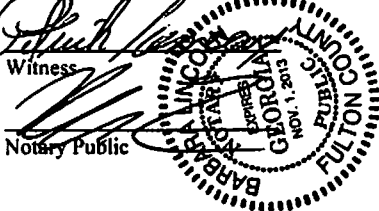
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 726 of the 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia, being property shown on survey for Johnny R. Wright at Plat Book 21, page 16, Cherokee County, Georgia records and being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD, said Property, together with all and singular the rights, members, and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of Grantee forever in FEE SIMPLE.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that it 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.

IN WITNESS WHEREOF, the Grantor has executed these presents and affixed its seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:



GRANTOR:

Pate Holdings, LLC

By: Vita M. Terry (SEAL)  
Vita M. Terry, Manager

**EXHIBIT "A"**

All that tract or parcel of land lying and being in the 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Cherokee County, Georgia being a portion of Land Lot 726 and being more particularly shown on that survey for Fortunella International Company, RBC Bank, Kitchens Kelley Gaynes and Chicago Title Insurance Company, prepared by Adam & Lee Land Surveying, Gary L. Cooper, R.L.S. No. 2606, dated August 25, 2010, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin located at the Northwest corner of Land Lot 726 (this pin is also a common corner for Land Lot 715, 716 and 725); thence traveling along the land lot line dividing Land Lot 725 and 726 South 02° 27' 00" West a distance of 531.29 feet to an iron pin found and the TRUE POINT OF BEGINNING; thence traveling South 70° 18' 41" East 379.81 feet to an iron pin; thence running South 81° 10' 18" East 357.75 feet to an iron pin set on the westerly right-of-way line of Hickory Flat Highway (a/k/a Georgia Highway 140) (right-of-way varies); thence running South 02° 38' 11" East along the westerly right-of-way line of Hickory Flat Highway 202.97 feet to an iron pin set; thence running North 87° 58' 48" West 736.30 feet to an iron pin found; thence running North 02° 27' 00" East 360 feet to the TRUE POINT OF BEGINNING; said parcel containing 4.384 acres and having improvements thereon known as 9880 Hickory Flat Highway according to the present system of numbering in Cherokee County, Georgia.

V.T.



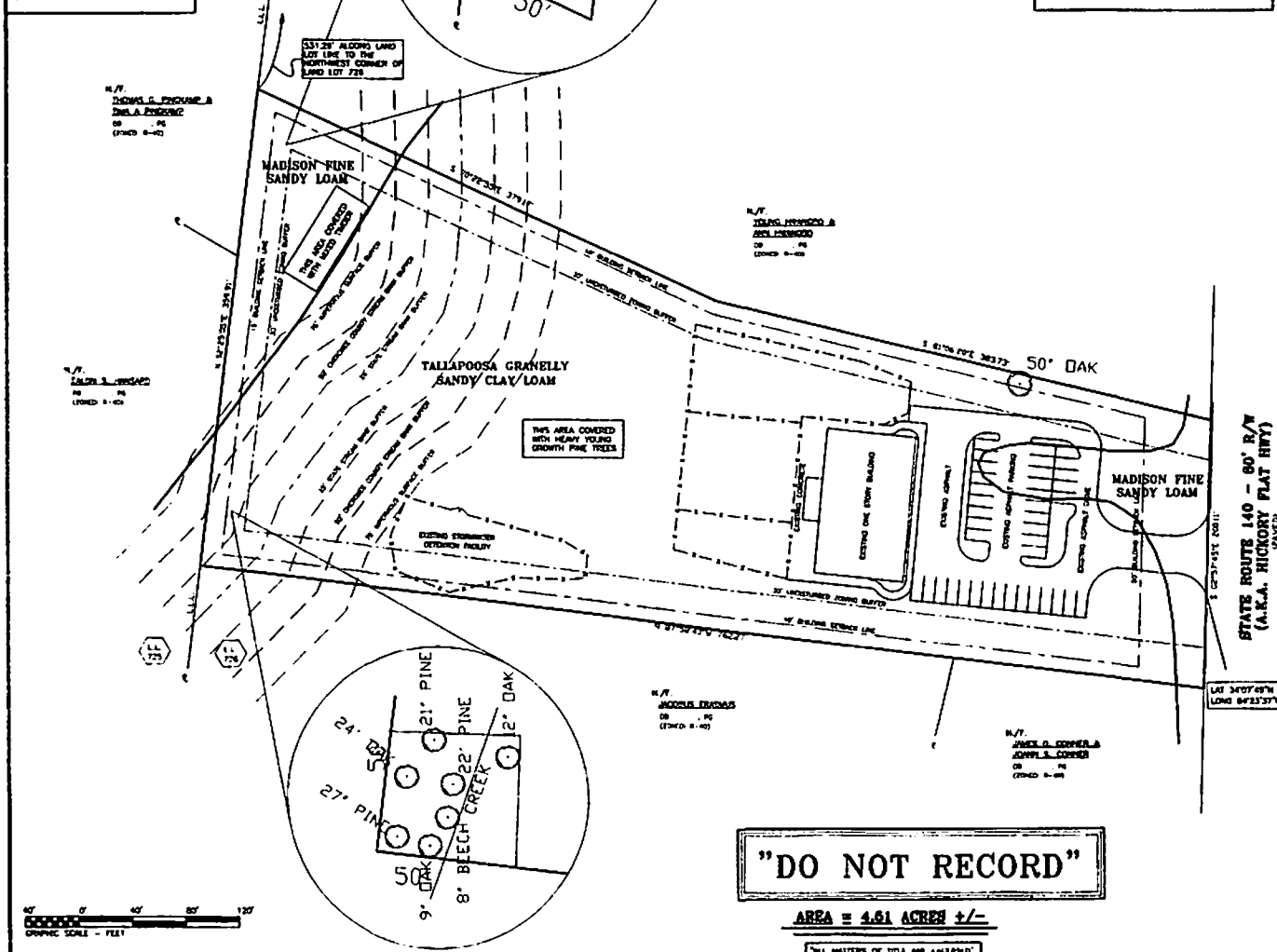
- LEGEND
- 1) L.P.S. - IRON PIN SET (P.S. R.)
  - 2) L.P.F. - IRON PIN FOUND (P.S. R.)
  - 3) L.L.L. - LAND LOT LINE
  - 4) R/W - RIGHT OF WAY
  - 5) E - PROPERTY LINE
  - 6) C - CENTER LINE
  - 7) R - REINFORCING BAR
  - 8) P.P. - POWER (S/G) PHONE POLE
  - 9) N.Y. - NOW OR FORMERLY
  - 10) --- FENCE (APPROX. LOC.)
  - 11) --- CHIMNEY UTILITY LINE
  - 12) D.L. - BUILDING LINE
  - 13) D.E. - DRAINAGE EASEMENT
  - 14) S.S.B. - SUPERVISORY SURFACE BUFFER
  - 15) S.S.B. - STATE STREAM BANK BUFFER
  - 16) C.S.B. - COUNTY STREAM BANK BUFFER
  - 17)

NOTES

- 1) BOUNDARY INFORMATION SHOWN WAS TAKEN FROM A SURVEY BY: ARISTIDES LAND SURVEYING, INC. DATED: 10-18-08.
- 2) TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A LEAD CONTOUR FOR CHEROKEE COUNTY AND HAS NOT BEEN VERIFIED FOR ACCURACY.
- 3) NO FIELD WORK WAS PERFORMED FOR THIS MAP.
- 4) THIS PROPERTY CURRENTLY HAS AN EXISTING BUILDING WHICH WAS USED FOR A DAYCARE CENTER.
- 5) PRESENT ZONING: R-40
- 6) PROPOSED ZONING: C-1
- 7)



| DESCRIPTION                                                                                                                            | COMMENTS |
|----------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. The property is located in the unincorporated area of Cherokee County, Georgia, and is not subject to any local zoning regulations. |          |
| 2. The property is currently zoned R-40 (Residential Single-Family) and is proposed to be rezoned C-1 (Community Center).              |          |
| 3. The property is currently occupied by an existing building which was used for a daycare center.                                     |          |
| 4. The property is currently vacant and is proposed to be used for a daycare center.                                                   |          |
| 5. The property is currently vacant and is proposed to be used for a daycare center.                                                   |          |
| 6. The property is currently vacant and is proposed to be used for a daycare center.                                                   |          |
| 7. The property is currently vacant and is proposed to be used for a daycare center.                                                   |          |
| 8. The property is currently vacant and is proposed to be used for a daycare center.                                                   |          |
| 9. The property is currently vacant and is proposed to be used for a daycare center.                                                   |          |
| 10. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 11. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 12. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 13. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 14. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 15. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 16. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |
| 17. The property is currently vacant and is proposed to be used for a daycare center.                                                  |          |



RESOURCE MAP FOR  
**ORT THERAPY, LLC**  
 &/s/ IN HARMONY  
 PEDIATRIC THERAPY

LOCATED IN LAND LOT 726  
 DISTRICT - 2, SECTION - 2  
 CHEROKEE COUNTY, GEORGIA

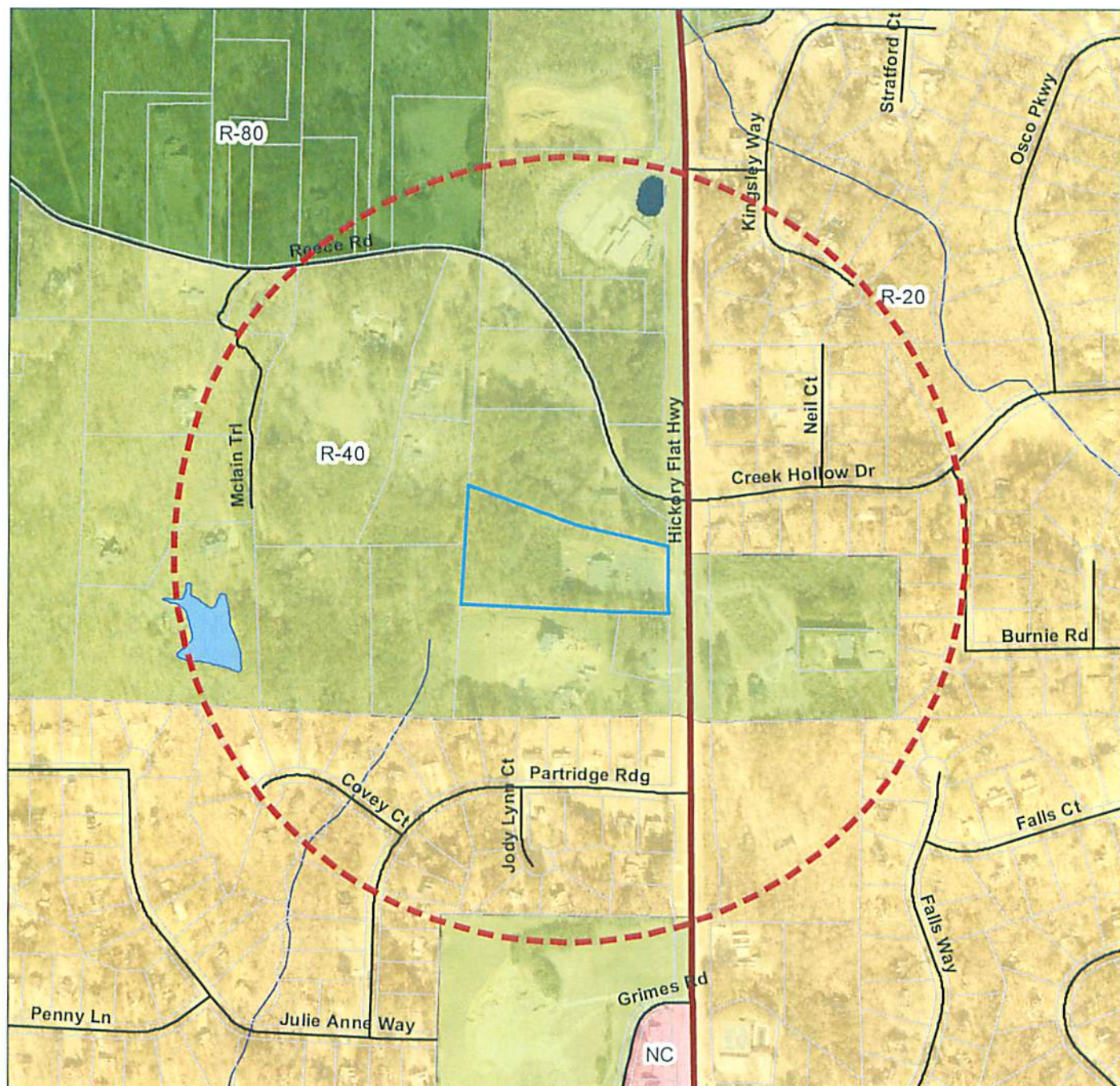
PREPARED: MARCH 20, 2017  
 SCALE: 1" = 40'

BY: BOLE LAND SURVEYING, P.C.  
 P.O. BOX 1184  
 CANTON, GEORGIA 30116  
 PHONE: (770) 479-6584  
 FAX: (770) 479-6584  
 SURVEYING AND MAPPING  
 SOCIETY OF GEORGIA

APPLICANT  
 ORT THERAPY, LLC  
 &/s/ IN HARMONY PEDIATRIC THERAPY  
 8000 HICKORY FLAT HWY  
 WOODSTOCK, GA 30188  
 PHONE: (770) 842-2117

DATE: NO. RESOURCE MAP  
 JOB NO. 17-2842-103

## Zoning Map



Legend

- 
- Cherokee County Zoning**
- Legend:**
- Zoning Districts:**
    - AG
    - R80
    - R60
    - R40
    - R30
    - R20
    - R15
    - RD3
    - R10
    - RZL
    - RA
    - RTH
    - RM10
    - RM16
    - TND
    - PUD
    - CI
    - NC
    - GC
    - LI
    - HI
  - Other Features:**
    - 1/4 Mile Radius
    - School
    - Cemetery
    - Church
    - Street
    - Parcel
    - 100 Year Flood Zone
    - Ball Ground
    - Canton
    - Holly Springs
    - Woodstock
    - Deferation Pond
    - 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.



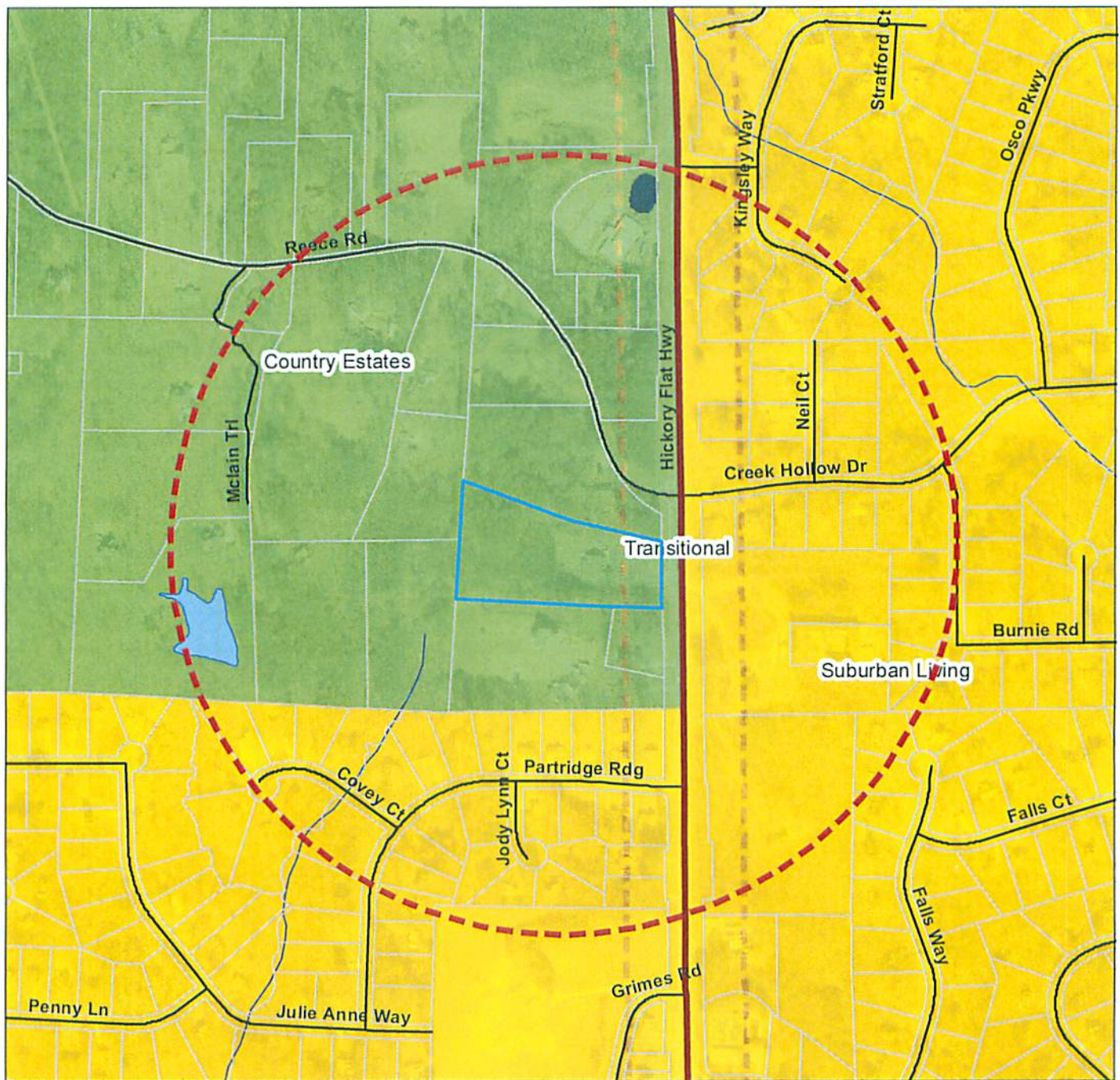
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
01 May 2017





# Case # 17-06-018 GRT Therapy, LLC

## Future Development Map



### Legend

- |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Rezoning Parcel</li> <li>1/4 Mile Radius</li> <li>School</li> <li>Cemetery</li> <li>Church</li> <li>Street</li> <li>Parcel</li> <li>100 Year Flood Zone</li> <li>Ball Ground</li> <li>Canton</li> <li>Holly Springs</li> <li>Woodstock</li> <li>Detention Pond</li> </ul> | <b>Development Nodes Character Areas</b> <ul style="list-style-type: none"> <li>County Crossroads</li> <li>Hamlet</li> <li>Neighborhood Village</li> <li>Community Village</li> <li>Scenic Corridor</li> <li>Transitional Corridor</li> <li>Development Corridor</li> <li>Natural Preserve</li> <li>Rural Places</li> <li>Country Estates</li> <li>Suburban Growth</li> <li>Suburban Living</li> <li>Neighborhood Living</li> <li>Bells Ferry LCI</li> <li>Urban Core</li> <li>Workplace Center</li> <li>Regional Center</li> <li>Waste Management</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



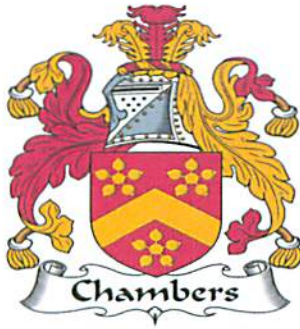
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Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
01 May 2017







**E B CHAMBERS LAW**

*E. Benson Chambers*  
Attorney at Law

April 7<sup>th</sup>, 2017

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

RE: **GRT Therapy, LLC d/b/a In Harmony Pediatric Therapy**  
Public Participation Meeting Report

Dear Commissioners:

The **public participation meeting** for the above referenced applicant **was held on April 6<sup>th</sup>, 2017**. The meeting was held at the applicant's current clinic location 4280 Hickory Flat Hwy Suite 108, Canton, GA 30115. At the meeting attendees were given the opportunity to review the proposed site plan, existing site resources map, ariel photos of the property, the Cherokee County Zoning Map for the area around the subject property and a copy of the application for public hearing. The meeting began at 6:30 p.m. and ended at 7:10 p.m. Eighty one (81) notices for the meeting were mailed and no one attended.

Thank you for your consideration of this information.

Yours truly,



E. Benson Chambers  
Attorney for Applicant.





**Cherokee County, Georgia**  
**Agenda Request**

---

**Item#: 8.**

**SUBJECT:**

**Case #17-06-019 Aaron Properties, LLC (BOC Dist. 4)**

**MEETING DATE:**

5/15/2017

**SUBMITTED BY:**

Tamala Davis

---

**COMMISSION ACTION REQUESTED:**

Applicant is requesting to rezone 3.246 acres on Old Alabama Road from R-40 to LI for development of a warehouse.

---

**FACTS AND ISSUES:**

Commission District: 4

Zoning Change: R-40 to LI

Location: Old Alabama Road

Tax Map and Parcel No: 21N05, 195, 196, 197

Acres: 3.246

Proposed Development: Warehouse

Future Development Map: Suburban Growth

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**BUDGET:**

Budgeted Amount:

Account Name:

Amount Encumbered:

Account #:

Amount Spent to Date:

Remaining Budget:

Amount Requested:

---

**ADMINISTRATIVE RECOMMENDATION:**

---

**ATTACHMENTS:**

| Description                                                 | Type    |
|-------------------------------------------------------------|---------|
| <input type="checkbox"/> Application                        | Exhibit |
| <input type="checkbox"/> Legal Description                  | Exhibit |
| <input type="checkbox"/> Site Plan                          | Exhibit |
| <input type="checkbox"/> Revised Existing Site Resource Map | Exhibit |
| <input type="checkbox"/> Zoning Map                         | Exhibit |
| <input type="checkbox"/> Future Development Map             | Exhibit |
| <input type="checkbox"/> Public Participation 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: Aaron Properties, LLC

Address: 100 Robin Road Extension Phone: 404-583-0356

City, State, Zip: Acworth, GA 30102

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

Name: Development Authority of Cherokee County

Address: One Innovative Way Phone: 770-345-0600

City, State, Zip: Woodstock, GA 30188

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

☒ Rezoning

☐ Amendment / Modification of Zoning

☐ Variance / Appeal

☐ Other: \_\_\_\_\_

**STAFF USE ONLY:**

Commission District: 4

Case: 17-06-019

CityView # PL2017 0509

Received by: \_\_\_\_\_

Fee Paid: \$ 750.00

Date: pd 4/27/17

**PUBLIC HEARING SCHEDULE:**

Public Participation Meeting: 4/25/17

PC Work Session Date: 5/15/17

Planning Commission Hearing: 6/6/17

Board of Commissioners: 6/20/17

Zoning Board of Appeals: N/A

Other: \_\_\_\_\_

## SECTION II

### Property Information:

Location: 6130 Old Alabama Rd.; 6106 Old Alabama Rd.; 6086 Old Alabama Rd; (LL:1059, 21st Dist.)

Current Zoning: R-40 Proposed Zoning: LI Total Acreage: 3.246 (2nd Section)

Tax Map #: 21 N 05 Parcel #: 195, 196, 197 Land Lot(s): 1059 District: 21st

Future Development Map Designation: Suburban Growth

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

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

The subject property was purchased by the Cherokee County Development Authority to become a part of the Industrial Development Park. It is a small 3.246 acre parcel that lies between the existing Light Industrial property and Old Alabama Road.

The adjoining property was rezoned LI on May 6, 2014. See Resolution No.: 2014-R-013 Case#14-04-008

Proposed Use(s) of Property:

The property shall be used as part of Aaron Properties' development of a warehouse on another parcel that is already a part of the Light Industrial Park.

### 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, IRVIN W. AARON, JR, 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 13<sup>th</sup> day of April, 2017.

Print Name IRVIN W. AARON, JR.

Applicant Signature Irvin W. Aaron, Jr.



### SECTION III

#### Infrastructure Information:

Is water available to this site? ☒ Yes ☐ No

Jurisdiction: Cherokee County Water & Sewer

How is sewage from this site to be managed?

Sanitary Sewer

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<br>(Detached) Home |            | 0.725      |                    |
| Multi Family<br>(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? N/A trips

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

Notes:

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

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



**CAMPAIGN DISCLOSURE STATEMENT**

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

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

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

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

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

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

Signature of Applicant: *Irwin W. Acker, Jr.* Date: 4-13-17

Print Name: Irwin W. Acker, Jr.

Sworn to and Subscribed before me this: 13 day of April, 2017.

Notary Signature: *Tracey L. Buttrey*

(Notary Seal)



SECTION IV

CONFLICT OF INTEREST CERTIFICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

Signature of Applicant:  Date: 4-13-17

Print Name: IRVIN W. AARON, JR

Signature of Applicant's Attorney:  Date: 4-13-17

Print Name: H. Michael Bracy Title: Atty For Applicant

Sworn to and Subscribed before me this: 13 day of April, 20 17.

Notary Signature: 

(Notary Seal)



**AUTHORIZATION OF PROPERTY OWNER**

I, Marshall L. Day, 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: AaronProperties, LLC

Address: 100 Robin Road Extension Phone: 404-583-0356

City, State, Zip: Acworth, GA 30102

**Property Owner's Information:**

Name: Development Authority of Cherokee County

Address: One Innovative Way Phone: 770-345-0600

City, State, Zip: Woodstock, GA 30188

Signature of Owner: *Marshall L. Day* Date: 4/13/17

Print Name: Marshall L. Day, Chairman

Sworn to and Subscribed before me this: 13<sup>th</sup> day of April, 2017.

Notary Signature: *Misti Martin*

(Notary Seal)



## APPLICANT RESPONSE STATEMENT

1. Explain the intent of the requested zoning:

**RESPONSE:** The property will become a part of a larger tract that is already zoned LI. It is the intent to use this particular property for part of the parting lot for the warehouse facility.

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

**RESPONSE:** The use and development of adjacent and nearby property has been LI which is part of the Development Authority's Light Industrial development.

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

**RESPONSE:** It will not affect the existing use or usability of adjacent or nearby property since it is part of a development plan by the Cherokee County Development Authority. Additionally certain protections are in place by virtue of the covenants applicable to property developed in the industrial park.

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

**RESPONSE:** The property does not have a reasonable economic use as it is residential right adjacent to LI. The only reasonable use of this property is LI.

5. Whether the proposed zoning will result in a use which will not or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

**RESPONSE:** No, the existing streets are adequate for the proposed project plus there is a new parkway developed to serve the industrial properties in the development.

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

**RESPONSE:** The proposal is not consistent with Suburban Growth, but is consistent with the development of property along the light industrial and commercial corridor near I-75.

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.

**RESPONSE:** The most obvious change of condition is the use of property in the vicinity of the subject property, the adjacent property and the development of the light industrial park by the Development Authority.



Written Description:  
Old Alabama Road Tracts 1-3

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1059 of the 21st District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

**COMMENCING** at a 1/2" rebar found at the northeast corner of Land Lot 1059, said corner being common to Land Lots 1030, 1031, 1058, and 1059 and being the **TRUE POINT OF BEGINNING**;

**FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED**;

thence along the common line of Land Lots 1058 and 1059 S01°03'00"W for a distance of 796.18 feet to a 1/2" rebar found on the easterly right of way of Old Alabama Road (apparent 50' R/W); thence along said right of way the following courses and distances:

268.86 feet along the arc of a curve to the right, said curve having a radius of 1742.88 feet and being subtended by a chord of N24°47'08"W, 268.59 feet to a point; N20°21'59"W for a distance of 374.75 feet to a point; 31.84 feet along the arc of a curve to the left, said curve having a radius of 3721.06 feet and being subtended by a chord of N20°36'41"W, 31.84 feet to a point; 196.75 feet along the arc of a curve to the left, said curve having a radius of 1807.05 feet and being subtended by a chord of N23°19'54"W, 196.65 feet to a 1/2" rebar set on the common line of Land Lots 1030 and 1059; thence leaving said right of way of Old Alabama Road and along said Land Lot Line S88°25'50"E for a distance of 346.83 feet to a 1/2" rebar found and the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 3.246 acres.

The Legal Description for the 3.246 acres that applicant is seeking to rezone.

MEMORANDUM



TO: Vicki Taylor Lee, Zoning Administrator  
Cherokee County Board of Commissioners  
Cherokee County Planning Commission

FROM: H. Michael Bray

DATE: April 21, 2017

RE: Application for Rezone for Aaron Properties, LLC

Included with this application is a site plan which includes the adjacent property that applicant is going to purchase from the Cherokee County Development Authority. The entire site is 15.39 acres more or less. The 3.246 acre parcel subject to the zoning application is shown in hatch marked / grey. The parcel will be used primarily as the parking lot for the proposed building.

It was thought it more appropriate to show it in conjunction with the adjoining parcel in order to understand the application for rezoning.

# CP&E

**CHRISTOPHER PLANNING  
& ENGINEERING**



CRISTOPHER PLANNING & ENGINEERING  
12345 COUNTRY ROAD  
SUITE 200  
ALBUQUERQUE, NM 87105  
PHONE: 505.555.1234

THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CHRISTOPHER PLANNING & ENGINEERING.

CONCEPT PLAN

FOR:

**WOODSTOCK  
FURNITURE**

TRACT 7B A1  
DEPOSEE CORPORATE PARK  
LAND LOT 1001, 1002, 1003 & 1105  
SECTION 10, T10N, R10E, E1/4  
DEKALB COUNTY, GEORGIA

FOR:

**ARCO**

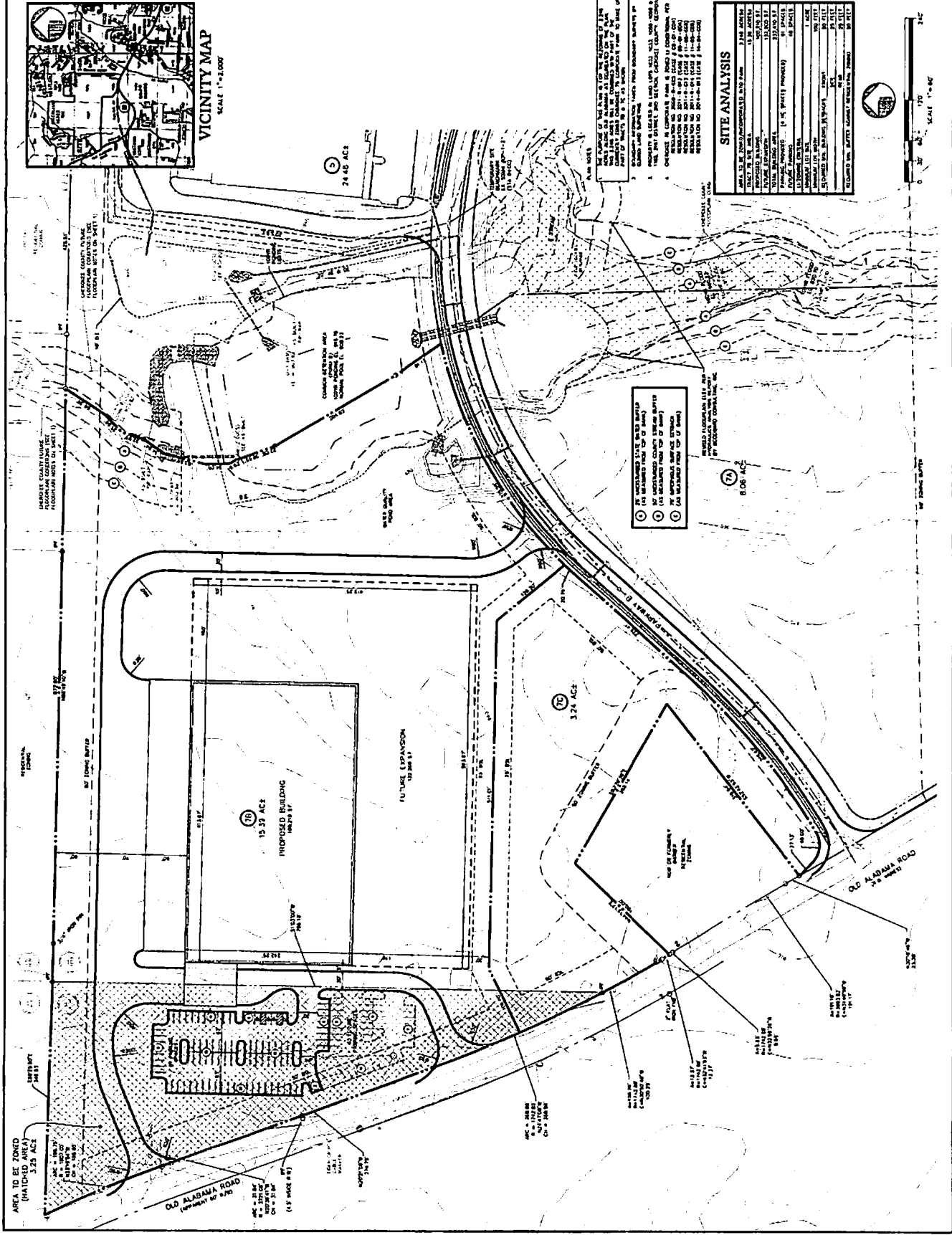
NATIONAL CONSTRUCTION  
900 ROCK HILL ROAD  
SUITE 100  
CONTACT: MR. JACOB CAMPBELL  
PHONE: 404.555.1234

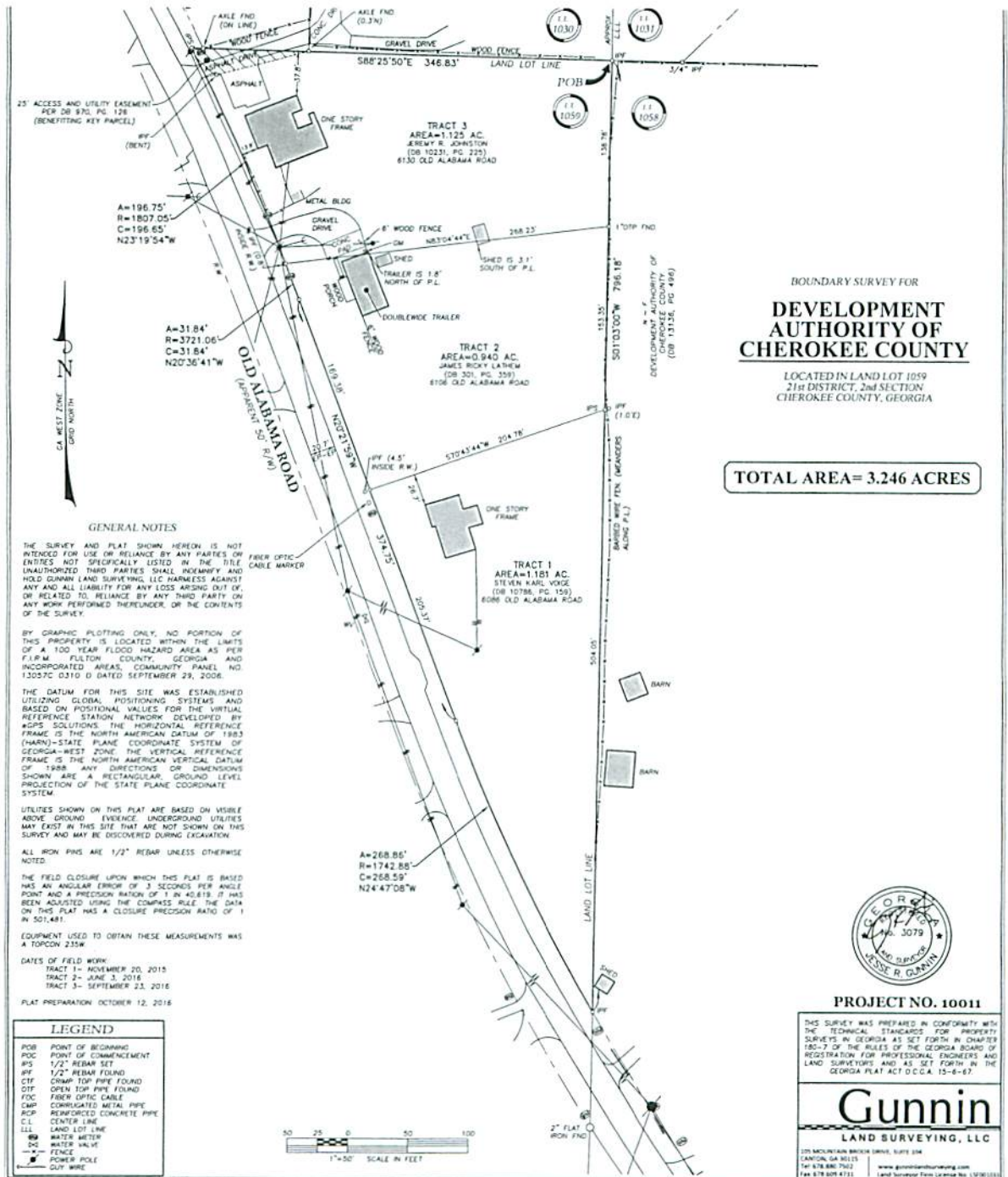
REVISIONS

DATE: 04-13-2017  
DRAWN: JACOB CAMPBELL  
CHECKED: JACOB CAMPBELL

CONCEPT PLAN

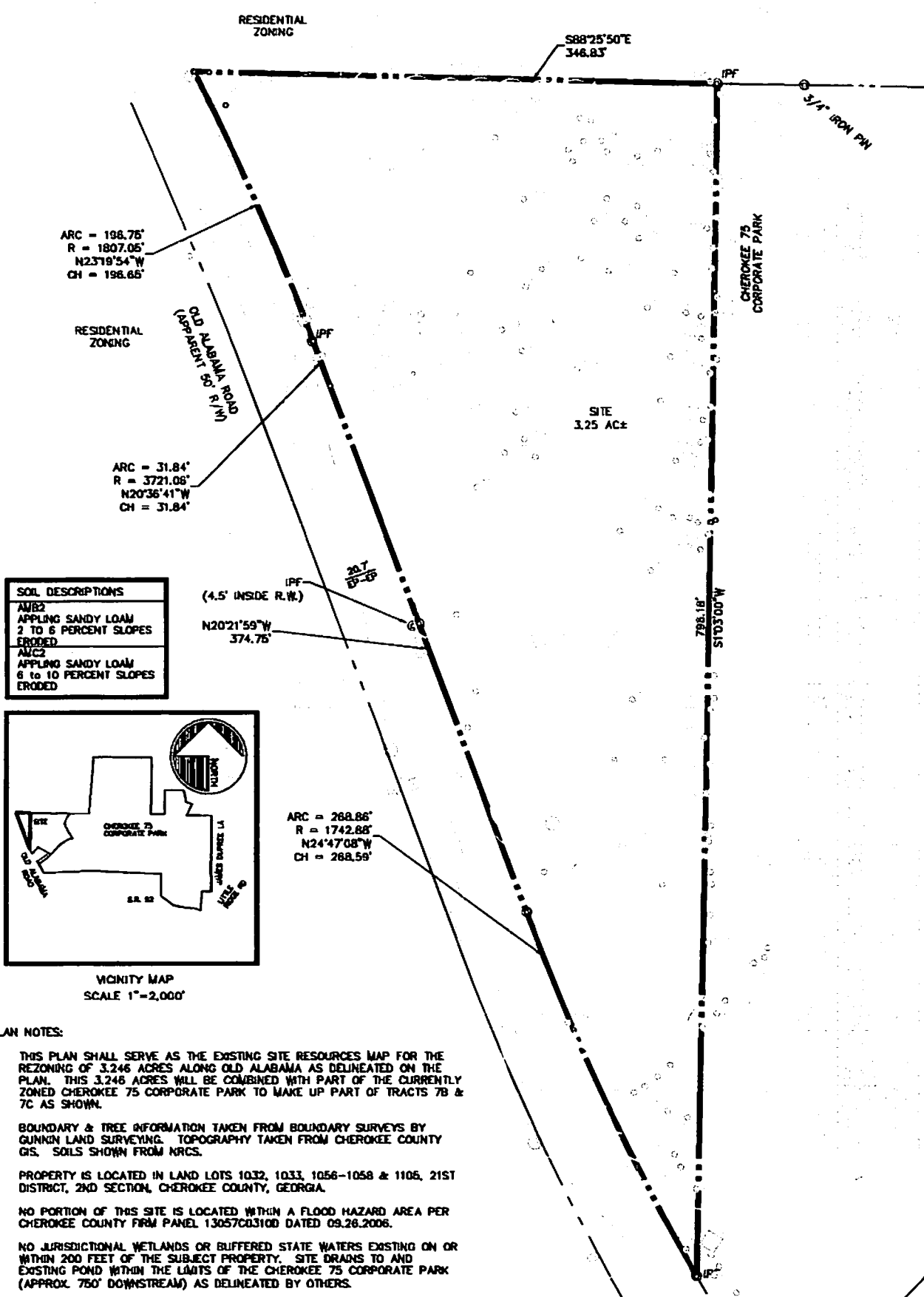
CP.1



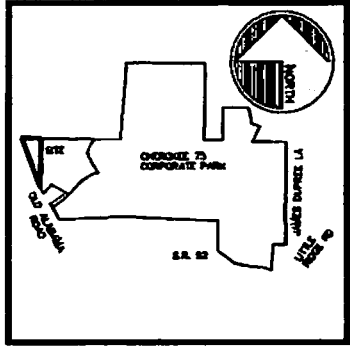


the original 3 parcels send to Vicki





| SOIL DESCRIPTIONS |                        |
|-------------------|------------------------|
| AUB2              | APPLYING SANDY LOAM    |
|                   | 2 TO 6 PERCENT SLOPES  |
| ERODED            |                        |
| AUC2              | APPLYING SANDY LOAM    |
|                   | 6 TO 10 PERCENT SLOPES |
| ERODED            |                        |



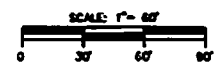
VICINITY MAP  
SCALE 1"=2,000'

**PLAN NOTES:**

1. THIS PLAN SHALL SERVE AS THE EXISTING SITE RESOURCES MAP FOR THE REZONING OF 3.246 ACRES ALONG OLD ALABAMA AS DELINEATED ON THE PLAN. THIS 3.246 ACRES WILL BE COMBINED WITH PART OF THE CURRENTLY ZONED CHEROKEE 75 CORPORATE PARK TO MAKE UP PART OF TRACTS 7B & 7C AS SHOWN.
2. BOUNDARY & TREE INFORMATION TAKEN FROM BOUNDARY SURVEYS BY GUNNIN LAND SURVEYING. TOPOGRAPHY TAKEN FROM CHEROKEE COUNTY GIS. SOILS SHOWN FROM NRCS.
3. PROPERTY IS LOCATED IN LAND LOTS 1032, 1033, 1056-1058 & 1105, 21ST DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA.
4. NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD HAZARD AREA PER CHEROKEE COUNTY FIRM PANEL 13057C03100 DATED 09.26.2006.
5. NO JURISDICTIONAL WETLANDS OR BUFFERED STATE WATERS EXISTING ON OR WITHIN 200 FEET OF THE SUBJECT PROPERTY. SITE DRAINS TO AND EXISTING POND WITHIN THE LIMITS OF THE CHEROKEE 75 CORPORATE PARK (APPROX. 750' DOWNSTREAM) AS DELINEATED BY OTHERS.
6. SUBJECT PROPERTY IS GENERALLY COMPRISED OF TWO TREE COVER TYPES INCLUDING HARDWOOD/PINE MIX AND OPEN/RESIDENTIAL LANDSCAPE YARDS. AS NOTED ON PLAN, TREE SIZES RANGE FROM 6"-24"/28" DBH WITH VARIABLE UNDERGROWTH CONDITIONS (SEE PLAN FOR LOCATIONS).
7. TO OWNERS KNOWLEDGE, THIS SITE DOES NOT CONTAIN A SIGNIFICANT WILDLIFE HABITAT OR HISTORIC/ARCHAEOLOGICAL/CULTURAL FEATURES.
8. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.  
12460 CRABAPPLE ROAD, SUITE 202-612  
ALPHARETTA, GA 30004  
CONTACT: MR. SOTIR J. CHRISTOPHER 770.331.7303

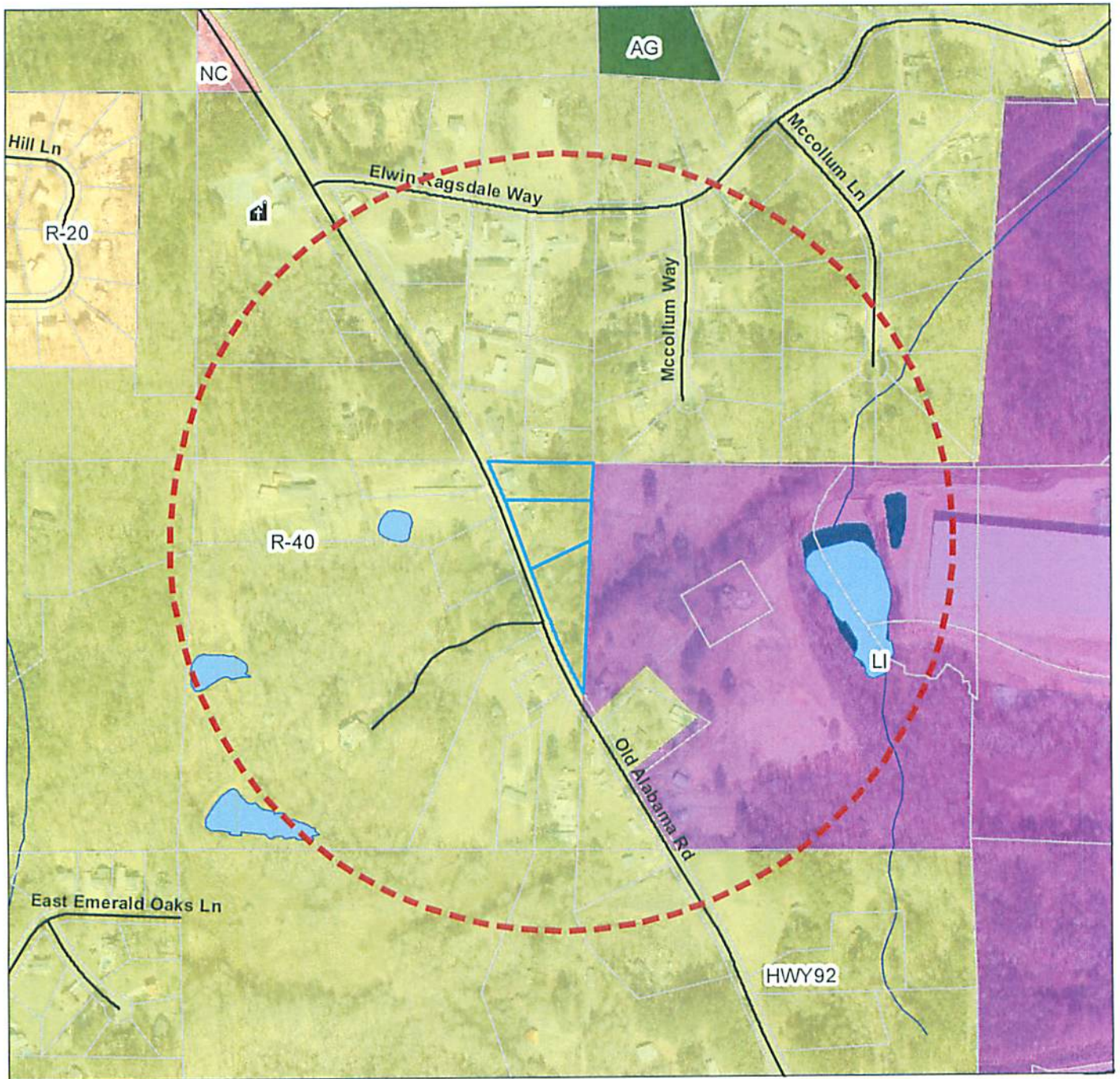
**EXISTING SITE  
RESOURCE MAP**

DATE: MAY 8, 2017  
CP&E PROJECT NO: 2017114EX1



# Case # 17-06-019 Aaron Properties, LLC

## Zoning Map



### Legend

- |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                     |                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Rezoning Parcel</li> <li>1/4 Mile Radius</li> <li>School</li> <li>Cemetery</li> <li>Church</li> <li>Street</li> <li>Parcel</li> <li>100 Year Flood Zone</li> <li>Ball Ground</li> <li>Canton</li> <li>Holly Springs</li> <li>Woodstock</li> <li>Detention Pond</li> </ul> | <b>Cherokee County Zoning</b> <ul style="list-style-type: none"> <li>AG</li> <li>R80</li> <li>R50</li> <li>R40</li> <li>R30</li> <li>R20</li> <li>R15</li> <li>RD3</li> <li>R10</li> <li>RZL</li> <li>RA</li> </ul> | <ul style="list-style-type: none"> <li>RTH</li> <li>RM10</li> <li>RM16</li> <li>TND</li> <li>PUD</li> <li>OI</li> <li>NC</li> <li>GC</li> <li>LI</li> <li>HI</li> <li>Isles Ferry Overlay</li> <li>HWY 92 Overlay</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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.



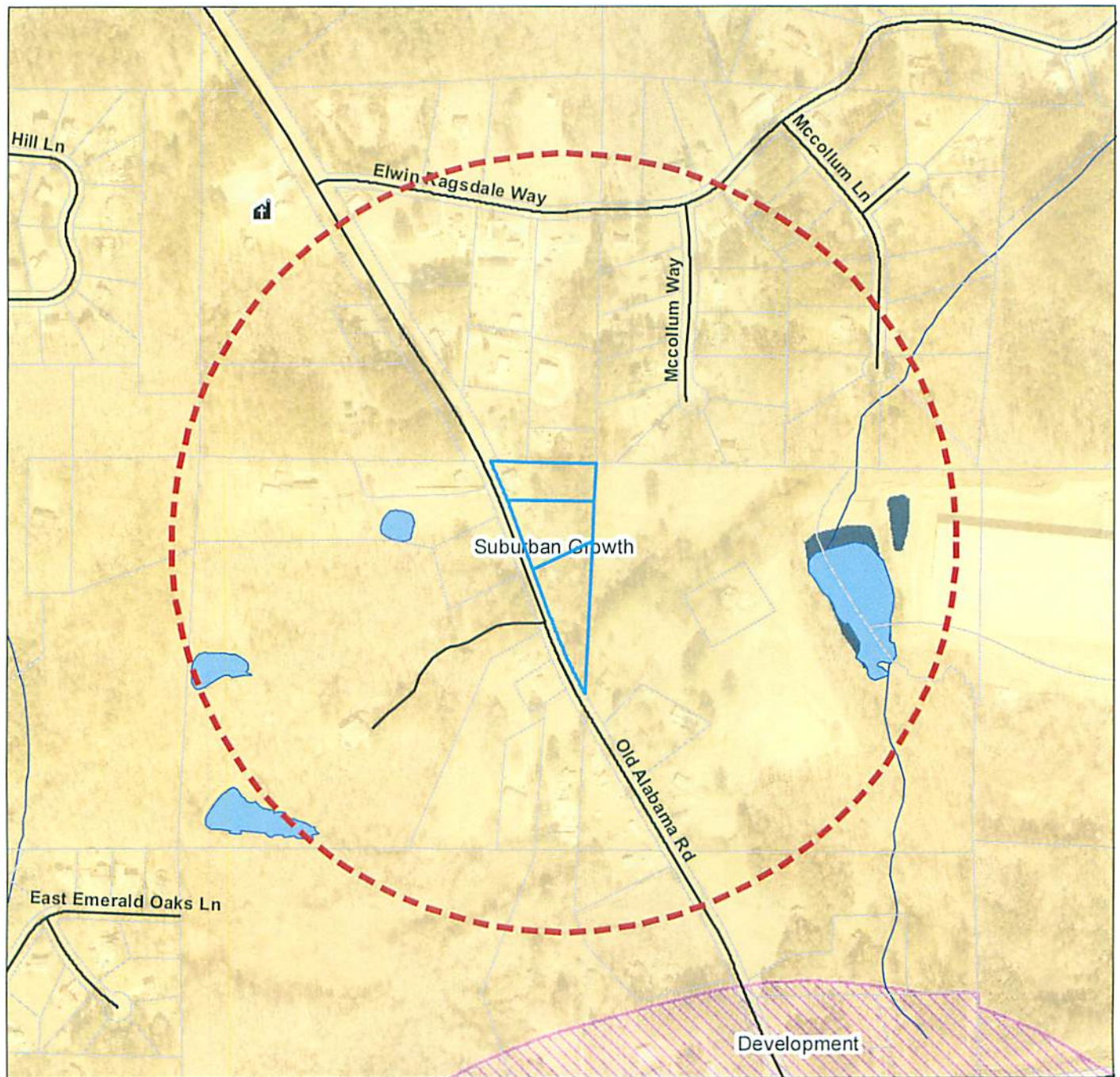
Prepared by:  
Cherokee County  
Planning and Land Use  
Canton, Georgia  
02 May 2017





# Case # 17-06-019 Aaron Properties, LLC

## Future Development Map



### Legend

- |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Resizing Parcel</li> <li>1/4 Mile Radius</li> <li>School</li> <li>Cemetery</li> <li>Church</li> <li>Street</li> <li>Parcel</li> <li>100 Year Flood Zone</li> <li>Ball Ground</li> <li>Canton</li> <li>Holly Springs</li> <li>Woodstock</li> <li>Detention Pond</li> </ul> | <b>Development Nodes</b> <ul style="list-style-type: none"> <li>County Crossroads</li> <li>Hamlet</li> <li>Neighborhood Village</li> <li>Community Village</li> </ul> <b>Corridors</b> <ul style="list-style-type: none"> <li>Scenic Corridor</li> <li>Transitional Corridor</li> <li>Development Corridor</li> </ul> | <b>Character Areas</b> <ul style="list-style-type: none"> <li>Natural Preserve</li> <li>Rural Places</li> <li>Country Estates</li> <li>Suburban Growth</li> <li>Suburban Living</li> <li>Neighborhood Living</li> <li>Bells Ferry LCI</li> <li>Urban Core</li> <li>Workplace Center</li> <li>Regional Center</li> <li>Waste Management</li> </ul> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

0 0.05 0.1 0.2 Miles

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  
02 May 2017





**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

April 27, 2017

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



RE: **Public Participation Meeting Report**  
Applicant: Aaron Properties, LLC

Dear Commission Members:

The public participation meeting on behalf of applicant, Aaron Properties, LLC, was held at the Oak Grove Community Room next to Fire Station #19 on April 25, 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 on the Aaron Properties, 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.

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.

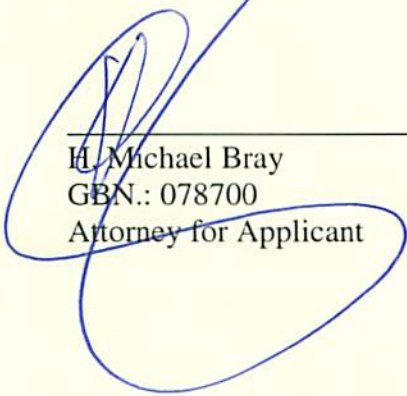


Page Two  
April 27, 2017

There were a total of 10 attendees at the public participation meeting. While the attendees did not express any particular concern, issues or problems, there were questions about the buffers and noise level controls and some discussion of summer traffic on Old Alabama Road.

Nevertheless, it was a good meeting and the people in attendance did not express any strong issues or problems with the rezoning of Aaron Properties, LLC.

Respectfully submitted for the consideration of the Planning Commission and the Board of Commissioners, this 27<sup>th</sup> day of April, 2017.



---

H. Michael Bray  
GBN.: 078700  
Attorney for Applicant

# Aaron Properties, LLC

## PLEASE SIGN IN

|     | NAME                                     | ADDRESS                                     | TELEPHONE<br>NUMBER | EMAIL ADDRESS                   |
|-----|------------------------------------------|---------------------------------------------|---------------------|---------------------------------|
| 11. | Tony & Carmi Key                         | 6132 Old Alabama Rd<br>Acworth, Ga 30102    | 770-975-3434        | Carmi.mickey01@comcast.net      |
| 12. | Wayne Tyson<br>Ken Oliver<br>Lisa Barber | 6148 Old Alabama<br>Rd Acworth GA<br>30102  | 404-310-9124        | Wayne.Tyson41@icloud.com        |
| 13. | Jerry Brooks                             | 6008 Old Alabama<br>Rd. Acworth GA<br>30102 | 6-591-9861          | 411hvn @<br>gmail.com           |
| 14. | Jerry Brooks                             | 6136 Old Alabama Rd<br>Acworth 30102        | 770-894-2420        | jerryebrooksmusic@<br>gmail.com |
| 15. | Scotty Beach<br>Jerr. Beach              | 2876 Emerald<br>Lane Acworth                | 678-548<br>9198     | jab2001@yahoo.com               |
| 16. | Gregory Padgett<br>Yanisketh Padgett     | 6291 McCollum Way<br>Acworth GA<br>30102    | 678-873-0134        | jpeh553@aol.com                 |
| 17. |                                          |                                             |                     |                                 |
| 18. |                                          |                                             |                     |                                 |
| 19. |                                          |                                             |                     |                                 |
| 20. |                                          |                                             |                     |                                 |