

**Action Requested/Required:**

- ☐ Vote/Action Requested
☐ Discussion or Presentation Only
☒ Public Hearing
Report Date: 10/26/22
Hearing Date: 11/3/22
Voting Date: 11/17/22

Department: Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

Agenda Item Title:

ANNX2209-004 / RZON2209-005 - Applicant seeks to annex and rezone 2.38 acres located at the end of Roland Drive for the purpose of inventory storage - Perrin Real Estate Investments, LLC

Summary:

The applicant seeks to annex and rezone 2.38 acres at the end of Roland Drive. The proposed use is for inventory storage (Toyota dealership). The property is currently zoned R-40 (Single family residential) in the county. The applicant seeks GC (General Commercial) if annexed. Within the rezoning request are concurrent variances seeking relief from landscape islands in the parking area and landscape buffers.

Once staff has received comments from various city departments and Cherokee County they will be included in the public hearing staff report.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Conditions for consideration will be provided for the action meeting staff report.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Application, site plan, survey, Letter of Intent.



Land Use Petition: ANNX2209-004 and RZON2209-005
Date of Staff Report Preparation: 10/12/2022
Mayor and City Council Public Hearing Date: 11/03/2022
Possible action date 11/17/2022

Project Name/Applicant: Steve T. Ellis

Property Owner: Perrin Real Estate Investments, LLC

Property Location: The Roland Road

Tax Map and Parcel Number: 14N22, 036

District/Land Lot: 14th District, Land Lot 226

Acreage: 2.38

Existing Zoning District: R-40, Cherokee County

Requested Zoning: GC, City of Canton

Existing Land Use: Vacant

Future Development Map Designation: Technology Bluffs, Employment Center

Proposed Development: Storage area for vehicle inventory.

District Standards:

___ Zoning District Standards (Primary Street)*			
Impervious Surface (max.)	75%	Front Yard Setback (min.)	40'
Open Space (min.)	25%	Side Yard Setback (min.)	15'
Building Height (max.)	3 story/45'	Rear Yard Setback (min.)	20'
Building Height (min.)	N/A	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	N/A

Surrounding Land Uses and Zoning:
County)

North – Single family home, R-40 (Cherokee

South – Car dealership, GC (City of Canton)

East – Vacant, R-40, Cherokee County

West – I-575, No zoning assigned (City of

Canton)



Location Map



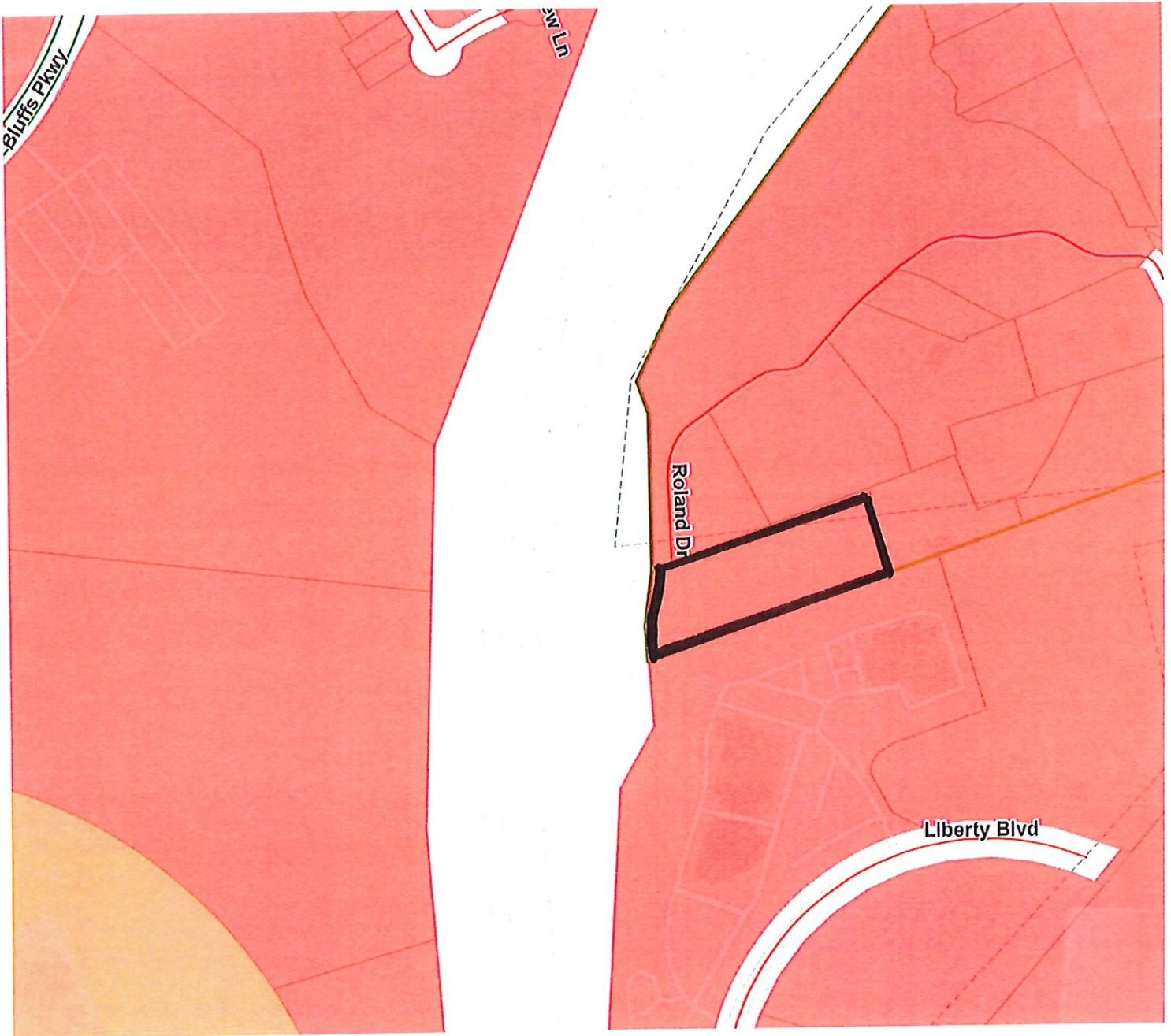


Existing Land Use Map





Future Development Map





Site Description: The subject property is currently vacant and contains a mixture of hardwoods and evergreens.

Site History: To staff's knowledge the property has always been vacant.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; The adjacent and nearby properties include single family houses, the right of way for I-575 and the Toyota dealership. The use of the parcel as a storage area for vehicle inventory is consistent with the dealership operation however it differs from the single family properties.
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; With proper and adequate buffering and screening measures the proposed use should not adversely affect adjacent and nearby properties.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; The property does have reasonable economic use as currently zoned.
4. Whether the zoning proposal 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 will not cause a excessive or burdensome use of streets, schools, transportation facilities or utilities.
5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map; The proposed use is in conformity with the Future Land Use Plan.
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. The existing use to the south (Toyota) will be the user of the property. The proposed use is part of their dealership.
7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. There will be no adverse affect.
8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any



Overlay Districts. Adequate buffers and screening methods should prevent any adverse effects to adjacent properties.

CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;**
- b. Whether the proposed use complies with the requirements of this zoning ordinance;**
- c. Whether public services, public facilities and utilities are adequate to serve the proposed use;**
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:**
 - 1. Noise, smoke, odor, dust or vibration generated by the proposed use;**
 - 2. Hours or manner of operation of the proposed use; and**
 - 3. Traffic volumes generated by the proposed use;**
- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;**
- f. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; and**
- g. Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.**



DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:
- SAFETY SERVICES:

The project will be required to meet all Life Safety regulations

Conditions for Consideration

COMMUNITY DEVELOPMENT

The applicant proposes to annex and rezone 2.38 acres into the City of Canton for the purpose of an inventory storage yard. The property is currently zoned R-40, Cherokee County and the requested zoning is GC, City of Canton. Within the rezoning application is the request for four (4) variances. These include the disturbance of the 75' undisturbed buffer along I-575 for the purpose of installing a 8' tall stockade type fence, elimination of parking islands, the use of 9' wide parking stalls and reduction of the 50' buffer where city and county property abut one another. The applicants site plan also indicates a 8' stockade type fence around the perimeter of the property.

Conditions for Consideration

Suggested possible conditions will be listed in the staff report for the action meeting.

DEVELOPMENT SERVICES

The project must comply with all city standards including but not limited to green infrastructure, all weather surface and hydrology.

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration



UTILITY ENGINEER

The Utility Engineer has no comments on these applications.

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

N/A

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

I have not received any comments from Cherokee County as of October 26, 2022. Once I receive comments I will forward them to the Mayor and Council.

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



1.



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Public Hearing Application

Project # RZ2209-005

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Steve Ellis, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Steve Ellis, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 10th day of August, 20 22
Print Name: Steve Ellis

Applicant Information:

Name: Steve T. Ellis, Pro Building Systems

Address: 3678 N. Peachtree Rd.

City: Atlanta

State: GA Zip Code: 30341

Telephone: (770) 455-1791

Fax Number: _____

Email Address: Stellis@problbg.com

Owner Information:

Name: Perrin Real Estate Investments, LLC

Address: 2111 Barrett Lakes Blvd. NW

City: Kennesaw

State: GA Zip Code: 30144

Telephone: _____

Fax Number: _____

Email Address: _____

This Application For (Check Only One):

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance : Pre-Construction |
| ☐ D Master Plan Revisions | ☐ K Variance : Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ Special Exception |

Fee Schedule:

Application Type _____

Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____

Advertising Fee _____

+ (#Acres _____ x \$50.00 = _____) = _____

= _____

Staff Use Only

Amount Due: _____

Amount Due: _____

Total Fee: _____

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Charles Perrin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 10th day of August, 20 22.

Owner Signature: _____

Print Name: Charles Perrin

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To And Subscribed Before Me This 10th Day Of August, 20 22.

Notary Signature: _____

Melanie D Wilson





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Charles Perrin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 12th day of August, 20 22.

Owner Signature: _____

Print Name: Charles Perrin

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☒ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☐ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Name of Authorized Applicant: Steve Ellis

Signature: _____

Mailing Address: Pro Building Systems

3678 N. Peachtree Rd.

City: Atlanta

State: GA Zip Code: 30341

Telephone: (770) 455-1791

Fax Number: _____

E-mail: Stellis@problgd.com

Applicant Status:

- ☐ Owner
☐ Option to Purchase
☐ Leasee
☐ Area Resident
☒ Other (Explain): Contractor

This Authorization of Applicant Form has been completed and the property owner

Sworn To And Subscribed Before Me This 12th Day Of August

Notary Signature: _____

Melanie D Wilson





Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Planning and Zoning.

1. Name of Applicant/Opponent: Steve Ellis *Please Type Or Print All Responses*

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made (*Please use a separate form for each official to whom a contribution has been made in the past (2) years*):

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

Description

\$ _____	_____
\$ _____	_____
\$ _____	_____

Note: Complete a separate form for each authorized applicant.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Property Information:

Address: Roland Drive, Canton, GA

Land Lot(s): 226 District: 14 Section: 2nd Map #: _____ Parcel #: 14N22036

Existing Zoning Of Property: R-40 ☐ City ☒ County Total Acreage Of Property: 2.38

Proposed Zoning Of Property: GC Existing Use(s) Of Property: vacant land

Directions to property from Main Street in downtown Canton:

From Main Street travel east to interstate 575 North, exit on to Canton Highway/Ball Ground
Highway go east to Roland Drive turn left the destination will be approximately 1/2 mile.

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>See attached Exhibit</u>		
SOUTH	_____		
EAST	_____		
WEST	_____		
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? Not applicable

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? _____

Proposed managing jurisdiction: City of Canton Size Limit: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH _____

MIDDLE _____

ELEMENTARY _____

N/A

TRAFFIC INFORMATION

Road/Street providing access: _____

Width at property: (Road) _____ (Right-of-way) _____

Distance to nearest major thoroughfare: _____ Thoroughfare Name: _____

Description of Road accessing property (Classification): _____

In support of this request, I submit the following items, which are attached and made a part of this application:

- ☐ Boundary Survey
- ☐ Legal Description
- ☐ Letter of Intent
- ☐ Planning Commission Review Criteria Response
- ☐ Board of Zoning Appeals Review Criteria Response
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☐ Master Plan / Site Plan
- ☐ Location Map
- ☐ Hydrology Study
- ☐ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☐ Elevation Plans



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

(Application Type A : ONLY)

Address of Property to be Annexed: Roland Drive, Canton, GA

Land Lot(s): 226 District: 14 Section: 2nd Map #: _____ Parcel #: 14N22036

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:

- ☐ Residential ☐ Other (Specify) _____
☒ Commercial ☐ Existing Structures _____
☐ Vacant

2. Number of persons currently residing on the property: 0; Number 18 years or older: 0;
Number registered to vote: 0

3. The number of all residents occupying the property:

- _____ American Indian _____ Alaskan Native
_____ Asian _____ Pacific Islander
_____ Black, not of Hispanic Origin _____ Hispanic
_____ White, not of Hispanic Origin

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Property Owner's Signature

Date

Property Owner's Printed Name

Sworn To And Subscribed Before Me This 10th Day Of August

Notary Signature:





Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Canton Planning Commission Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? This property is already owned by the
property to the south which is Cherokee Toyota, this property will be an inventory parking lot for this dealership.

How will this proposal affect the use and value of surrounding properties? _____

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

It is currently zoned R-40 which does not meet the needs of this development. The property needs to be zoned GC
to match the adjacent property to the south.

What would be the increase to population and traffic if the proposal were approved? None, this is an
an overflow inventory parking lot for Cherokee Toyota

What would be the impact to schools and utilities if the proposal were approved? None

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?

Are there existing or changing conditions which affect the development of the property and support the proposed request? _____

* Please provide a Letter of Intent, which provides the necessary information to support your application.



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Canton Board of Zoning Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Zoning Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? _____

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? _____

Has the condition from which relief or variance is sought been a result from action by the applicant? _____

Are there conditions peculiar to the subject property? _____

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? No

* Please provide a Letter of Intent, which provides the necessary information to support your application for Variance.

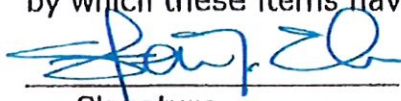


Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Cantons "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, www.cantonga.gov.

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov. *

I, Steve Ellis, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.


Signature

Date: 08.10.2022

Steve Ellis
Printed Name

I, Steve Ellis, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.


Signature

Date: 08.10.2022

Steve Ellis
Printed Name

*Please be prepared to discuss the items with the City staff.



CONSULTING. ENGINEERING. CONSTRUCTION.

September 1, 2022

City of Canton
Community Development Department
110 Academy St
Canton, GA 30144

RE: Letter of Intent for Parcel 14-0226-0005

To Whom it May Concern,

On behalf of Perrin Real Estate Investments, LLC, we are formally requesting a rezoning and annexation for the subject property. The project consists of constructing an inventory parking lot for the adjacent Cherokee County Toyota dealership. The current site consists of 2.38 acres of vacant, wooded land. The proposed land use will be for parking only. We will also be requesting variances for parking islands and landscape buffers. Signage will not be proposed for this site.

The supporting documents are included with this application submittal. Should you need additional information, please contact me at 770-900-6848.

Respectfully,
ATWELL, LLC

Brian E Kay, PE
Team Leader

DEED BOOK:14370 PG:914 Filed: 06/27/2019 01:09 PM Clerk File Number: 28-2019-021008
Rec: \$14.00 TRANSFER TAX \$100.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

[Space Above This Line For Recording Data]

RETURN TO:
MOORE INGRAM JOHNSON & STEELE, LLP
EMERSON OVERLOOK
326 ROSWELL STREET
MARIETTA, GEORGIA 30060
18R399.1/HCE

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE, made the 27th day of June, in the year Two Thousand Nineteen, between

RANDELL E. ROLAND AND CAROL T. ROLAND

as party or parties of the first part, hereinafter called Grantor, and

PERRIN REAL ESTATE INVESTMENTS, LLC,
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of OTHER VALUABLE CONSIDERATIONS AND TEN AND NO/100 DOLLARS (\$10.00) 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 that tract or parcel of land lying and being in Land Lot 226 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons CLAIMING BY, THROUGH, OR UNDER GRANTOR, BUT NOT OTHERWISE.

DEED BOOK:14370 PG:915 Filed: 06/27/2019 01:09 PM Clerk File Number: 28-2019-021008

Rec: \$14.00 TRANSFER TAX \$100.00

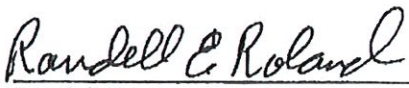
Patty Baker, Clerk of Superior Court - Cherokee County, GA

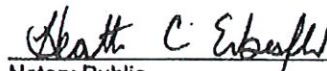
ParticipantIDs: 4045311118 SubmitterID: 7067927936

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

Signed, sealed and delivered in
the presence of:


Unofficial Witness

 (Seal)
Randell E. Roland


Notary Public
MY COMMISSION EXPIRES:

 (Seal)
Carol T. Roland



COPY

DEED BOOK:14370 PG:916 Filed: 06/27/2019 01:09 PM Clerk File Number: 28-2019-021008
Rec: \$14.00 TRANSFER TAX \$100.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

EXHIBIT "A"

All of that tract or parcel of land lying and being in Land Lot 226 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Beginning point of the property herein conveyed, begin at a concrete monument found at the intersection of the east right of way of Interstate I-575 with the east side of Old Canton-Ball Ground Road (now abandoned); Thence South 19 degrees 13 minutes 12 seconds East a distance of 55.51 feet to an iron pin; Thence South 00 degrees 36 minutes 12 seconds East a distance of 340.65 feet to an iron pin and the Point of Beginning; Thence North 70 degrees 45 minutes 46 seconds East a distance of 274.87 feet to an iron pin; Thence North 70 degrees 58 minutes 45 seconds East a distance of 219.16 feet to an iron pin; Thence South 15 degrees 01 minutes 03 seconds East a distance of 209.16 feet to an iron pin; Thence South 73 degrees 38 minutes 56 seconds West a distance of 558.21 feet to a point; Thence North 03 degrees 58 minutes 37 seconds West a distance of 60.15 feet to an iron pin; Thence North 10 degrees 10 minutes 37 seconds East a distance of 108.68 feet to an iron pin; Thence North 00 degrees 36 minutes 12 seconds West a distance of 30.20 feet to an iron pin and the Point of Beginning. Said tract containing 2.38 acres as per plat of survey for Randall Roland dated May 3, 2001, prepared by Robert J. Cagle, Registered Land Surveyor.

COPY

2021 Property Tax Statement

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

PERRIN REAL ESTATE
INVESTMENT LLC
2111 BARRETT LAKES BLVD
KENNESAW, GA 30144

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-89157	11/15/2021	\$0.00	\$1081.02	\$0.00	Paid 11/05/2021

Map: 14N22 036

Printed: 07/11/2022

Location: ROLAND DR

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeeega.com ** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Dana McKinzie
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: PERRIN REAL ESTATE
Map Code: 14N22 036 Real
Description: LL 226 DIST 14
Location: ROLAND DR
Bill No: 2021-89157
District: 001

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	95,200.00	2.3800	\$95,200.00	11/15/2021					
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY M&O	\$95,200	\$38,080	\$0	\$38,080	5.212000	\$198.47	\$0.00	\$198.47	
COUNTY WIDE FIRE DIST	\$95,200	\$38,080	\$0	\$38,080	3.292000	\$125.36	\$0.00	\$125.36	
PARKS BOND	\$95,200	\$38,080	\$0	\$38,080	0.434000	\$16.53	\$0.00	\$16.53	
SCHOOL BOND	\$95,200	\$38,080	\$0	\$38,080	1.250000	\$47.60	\$0.00	\$47.60	
SCHOOL M&O	\$95,200	\$38,080	\$0	\$38,080	18.200000	\$693.06	\$0.00	\$693.06	
TOTALS					28.388000	\$1,081.02	\$0.00	\$1,081.02	

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$1,081.02
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$1,081.02
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/05/2021

DEED BOOK:14370 PG:916 Filed: 06/27/2019 01:09 PM Clerk File Number: 28-2019-021008
Rec: \$14.00 TRANSFER TAX \$100.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4045311118 SubmitterID: 7067927936

EXHIBIT "A"

All of that tract or parcel of land lying and being in Land Lot 226 of the 14th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

To ascertain the Beginning point of the property herein conveyed, begin at a concrete monument found at the intersection of the east right of way of Interstate I-575 with the east side of Old Canton-Ball Ground Road (now abandoned); Thence South 19 degrees 13 minutes 12 seconds East a distance of 55.51 feet to an iron pin; Thence South 00 degrees 36 minutes 12 seconds East a distance of 340.65 feet to an iron pin and the Point of Beginning; Thence North 70 degrees 45 minutes 46 seconds East a distance of 274.87 feet to an iron pin; Thence North 70 degrees 58 minutes 45 seconds East a distance of 219.16 feet to an iron pin; Thence South 15 degrees 01 minutes 03 seconds East a distance of 209.16 feet to an iron pin; Thence South 73 degrees 38 minutes 56 seconds West a distance of 558.21 feet to a point; Thence North 03 degrees 58 minutes 37 seconds West a distance of 60.15 feet to an iron pin; Thence North 10 degrees 10 minutes 37 seconds East a distance of 108.68 feet to an iron pin; Thence North 00 degrees 36 minutes 12 seconds West a distance of 30.20 feet to an iron pin and the Point of Beginning. Said tract containing 2.38 acres as per plat of survey for Randall Roland dated May 3, 2001, prepared by Robert J. Cagle, Registered Land Surveyor.

COPY

County Cherokee County, GA - Real Estate Search

Cherokee County, GA - Real Estate Search

14N22036
ROLAND DR

INVESTMENT LLC,
2111 BARRETT LAKES BLVD,
KENNESAW, GA, 30144

Total Market Value
\$114,200

KEY INFORMATION

Parcel #	14N22036
Account #	1098148
Owner Name	PERRIN REAL ESTATE INVESTMENT; LLC
Neighborhood	18000
Land Size	2.38
Legal Description	LL 226 DIST 14
Tax District	01 - County Unincorporated

ASSESSMENT DETAILS

Residential Value	\$0
Commercial Value	\$0
Accessories Value	\$0
Land Value	\$114,200
Total Value	\$114,200
Prior Value	\$95,200

RESIDENTIAL

No data to display

COMMERCIAL

No building data to display.

MOBILE HOME(S)

No mobile homes to display.

ACCESSORIES

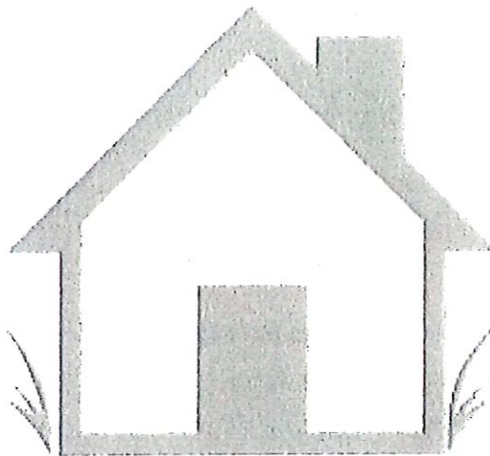
CODE DESCRIPTION	LENGTH	WIDTH	UNITS	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	APPRAISED VALUE
No items to display						

SALES

BOOK	PAGE	SALE DATE	DEED TYPE	QUALIFIED	SALE PRICE	VACANT / IMPROVED
14370	914	06/27/2019	WD	N	\$100,000	Y
04824	00179	09/01/2001	WD	N	\$0	Y
00182	00527	07/01/1975	WD	N	\$2,300	Y



No Photo Available

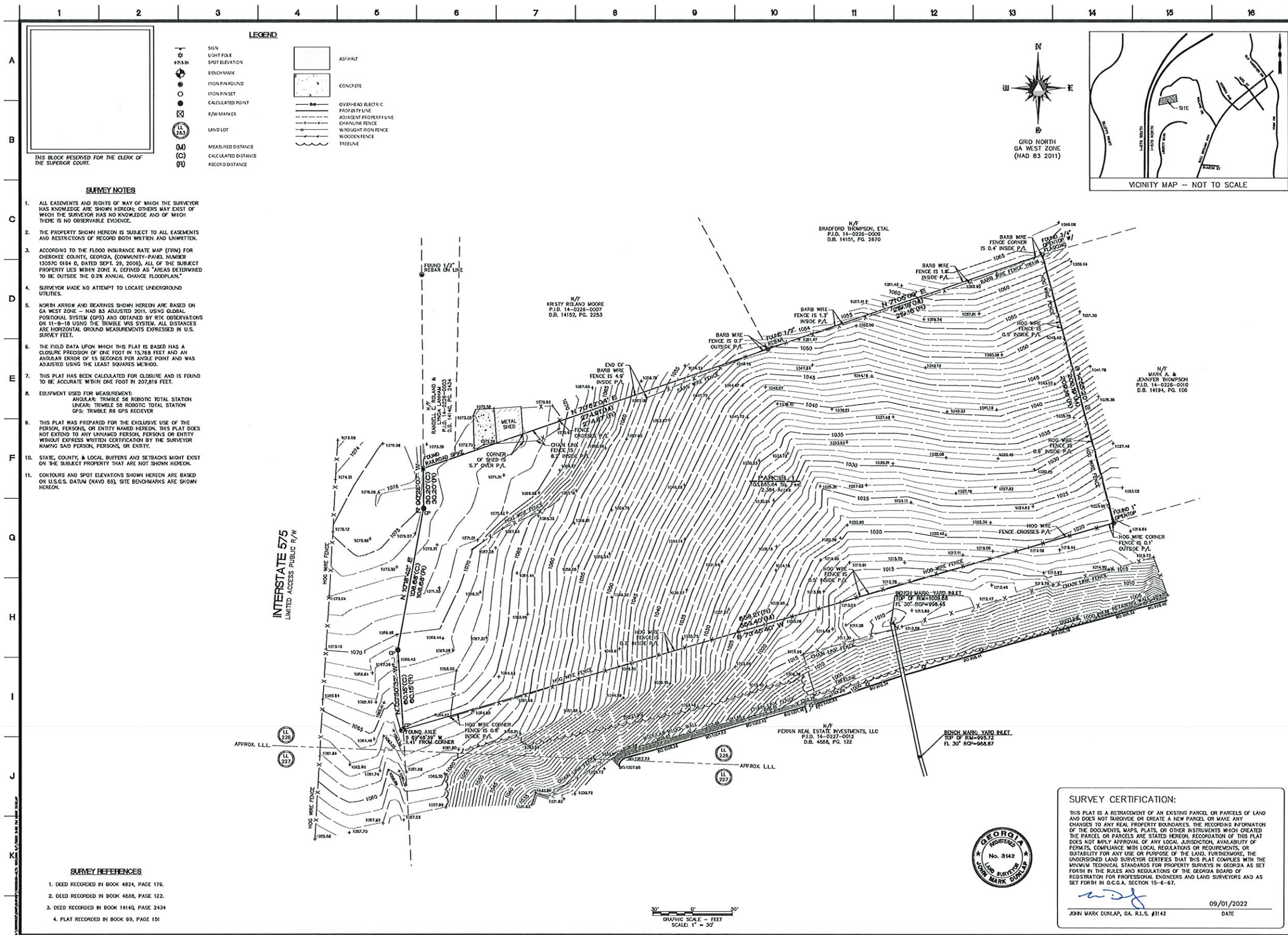


Disclaimer

All information on this site is prepared for the inventory of real property found within Cherokee County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. All information contained herein was created for the Cherokee County's internal use. Cherokee County, its employees and agents make no warranty as to the correctness or accuracy of the information set forth on this site whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use.

If you have any questions about the data displayed on this website please contact the Cherokee County Assessor's Office at 678-493-6120. For technical problems related to this website, please contact the Cherokee County Assessor's Office at 678-493-6120.

Data last updated: 07/11/2022



LEGEND

IRON PIN FOUND
IRON PIN SET
CALCULATED POINT
R/W MARKER
LAND LOT
MEASURED DISTANCE
CALCULATED DISTANCE
RECORD DISTANCE

ASPHALT
CONCRETE
OVERHEAD ELECTRIC
PROPERTY LINE
ADJACENT PROPERTY LINE
CHAIN LINK FENCE
WROUGHT IRON FENCE
WOODEN FENCE
TREE LINE

- SURVEY NOTES**
- ALL EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE ARE SHOWN HEREON. OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CHEROKEE COUNTY, GEORGIA, (COMMUNITY-PANEL NUMBER 13057C 0164 D, DATED SEPT. 29, 2005), ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
 - SURVEYOR MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
 - NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GA WEST ZONE - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 11-8-18 USING THE TRIMBLE RVS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
 - THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,768 FEET AND AN ANGULAR ERROR OF 15 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 207,819 FEET.
 - EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE S6 ROBOTIC TOTAL STATION
LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION
GPS: TRIMBLE R4 GPS RECEIVER
 - THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
 - STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
 - CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE BASED ON U.S.G.S. DATUM (NAVD 83). SITE BENCHMARKS ARE SHOWN HEREON.

- SURVEY REFERENCES**
- DEED RECORDED IN BOOK 4824, PAGE 179.
 - DEED RECORDED IN BOOK 4858, PAGE 122.
 - DEED RECORDED IN BOOK 14140, PAGE 2434
 - PLAT RECORDED IN BOOK 99, PAGE 151

811
Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND HAVE NOT BEEN EXCAVATED OR TESTED BY THE CONTRACTOR. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXCAVATE, LOCATE, AND PROTECT ANY AND ALL EXISTING UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXCAVATE, LOCATE, AND PROTECT ANY AND ALL EXISTING UNDERGROUND UTILITIES.

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LAKE PARK, FL 33413
TEL: 772.432.0000
FAX: 772.432.0001
L.S.F. 1219

LOCATED IN
LAND LOTS 228 & 227
14TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY

RETRACEMENT SURVEY FOR:
ROLAND DRIVE
CANTON, GEORGIA
FOR
CHEROKEE COUNTY TOYOTA
CANTON, GEORGIA

DATE 09/01/2022

REVISIONS

SCALE 0 15 30
1" = 30 FEET

DR. D.L.A. DR. D.L.A.
P.M. D. ANDERSON
BOOK
JOB 18003533
SHEET NO.
1 OF 1

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SATISFACTION FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN MARK DUNLAP, G.A. R.L.S. #3142
DATE 09/01/2022

