



Community Development Department

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

Public Hearing Application

Project # VAR 2211-005

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, SAMMY A CLOUD, 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, SAMMY A. CLOUD, have received and thoroughly read the Public Hearing Procedures.

Applicant: Sam A Cloud This 11 day of Nov., 2022.
Print Name: SAMMY A. CLOUD

Applicant Information: Jones & Cloud, Inc
Name: SAMMY A CLOUD (CLOUD Supply)
Address: 450 MARIETTA RD
City: CANTON
State: GA Zip Code: 30114
Telephone: 770-479-0929
Fax Number: 770-479-0775
Email Address: sam@jonesandcloud.com

Owner Information: SAMMY A. CLOUD
Name: Jones & Cloud, Inc.
Address: 121 EAST MAIN ST
PO BOX 905
City: CANTON
State: GA Zip Code: 30114
Telephone: 678-294-4425
Fax Number: 770-479-1615
Email Address: sam@jonesandcloud.com

This Application For (Check Only One):

- ☐ A Annexation
- ☐ B Rezoning
- ☐ C Master Plans
- ☐ D Master Plan Revisions
- ☐ E Conditional Use Permit
- ☐ F Land Use Modification
- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☒ K Variance : Pre-Construction
- ☐ K Variance : Post-Construction
- ☐ Appeal
- ☐ Adjustment
- ☐ Special Exception

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
+ (#Acres _____ x \$50.00 = _____) = _____
Advertising Fee _____ = _____

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

Jones & Cloud, Inc

This form is to be executed under oath. I, Sammy A Cloud, 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 11 day of Nov., 2022.

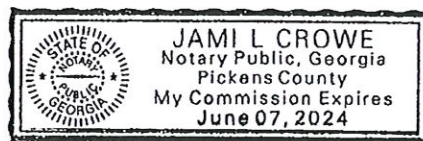
Owner Signature: Sam A Cloud Print Name: Sammy A. Cloud

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 11th Day Of November, 2022.

Notary Signature: Jammi L Crowe *(Seal)*





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

Authorization Of Applicant

Jones & Cloud, Inc

This form is to be executed under oath. I, Sammy A Cloud, 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 11 day of Nov., 20 22.

Owner Signature: Sam A Cloud Print Name: Sammy A. Cloud

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: Sammy A. Cloud

Signature: Sam A Cloud

Mailing Address: P O Box 905
Canton

City: CANTON

State: GA Zip Code: 30114

Telephone: 678-294-4475

Fax Number: 770-479-0775

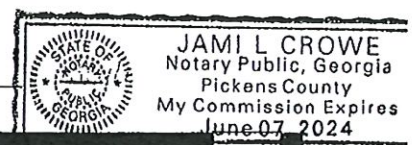
E-mail: Sam@jonesandcloud.com

Applicant Status:

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

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 11th Day Of November, 20 22.

Notary Signature: Jami L Crowe





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, Sammy A Cloud, 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.

Sam A Cloud Date: 11-11-22
Signature

Sammy A Cloud
Printed Name

I, Sammy A Cloud, 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.

Sam A Cloud Date: 11-11-22
Signature

Sammy A. CLOUD
Printed Name

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

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



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: Sammy Adams *Please Type Out 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.



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Property Information:

Address: 390 HICKORY FLAT HWY CANTON, GA. 30114
Land Lot(s): 165, 196 District: 14 Section: 2 Map #: 91N2D Parcel #: D001 + D001A
Existing Zoning Of Property: GC ☒ City ☐ County Total Acreage Of Property: 1.72 AC.
Proposed Zoning Of Property: INDR Existing Use(s) Of Property: UNDEVELOPED
Directions to property from Main Street in downtown Canton:
SOUTH ON WEST MARLETTA ST. for .6 mi
TURN LEFT ONTO HICKORY FLAT HWY for .6 mi
390 HICKORY FLAT HWY ON RT.

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	SEE 2 SHEETS ATTACHED		
SOUTH			
EAST			
WEST			
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? NO REQUEST - STORAGE LOT
Proposed managing jurisdiction: N/A
How will water be provided to the site? NO REQUEST - STORAGE LOT
Proposed managing jurisdiction: N/A Size Limit: N/A

Adjacent Property / OWNER INFORMATION

	OWNER / ADDRESS	CURRENT ZONING	CURRENT LAND USE
NORTH #1	EDH HOLDINGS LLC 120 CHASTAIN RD Apt 6 KENNESAW GA 30144	RA 6	RENTAL
#2	DONNA L JOHNSON 616 APACHE TRAIL WOODSTOCK, GA. 30189	NC	RENTAL
SOUTH #1	SUSAN AND ROBERT ARRIETTA P O BOX 20 TATE, GA. 30177	RA 6	RENTAL AND UNDEVELOPED
#2	JOYCE CAIN 211 GOLF COURSE RD ANTON, GA. 30111	RA 6	RENTAL
EAST #1	HICKORY FLAT HWY	STREET	STREET
#2	WILBANKS FAMILY LP 415 WILBANKS DRIVE BRIAR GROUND, GA. 30107	GC	UNDEVELOPED
WEST #1	GA. CUMBERLAND ASSN of CALHOUN GA. P O BOX 12000 CALHOUN GA 30703	<u>church</u>	CHURCH

Adjacent Property / owner Information

	owner / Address	current zoning	current land use
WEST #2	Willis G & Joan D. Waters 511 Scottmill Rd Canton, GA 30114	RA 6	owner dwelling



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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: Hickory Flat Hwy

Width at property: (Road) VAR. (Right-of-way) 80'

Distance to nearest major thoroughfare: .25 mile Thoroughfare Name: I-575

Description of Road accessing property (Classification): Driveway

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) landscape plan

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

JOB NUMBER: 21-040 DRAWING NUMBER: 04-D77-GARLAND-WAYNE CRD: 04-D77-GARLAND-WAYNE

Letter of Intent

Background

Cloud Supply is a locally owned family enterprise which was established in 1997 with a business plan of providing lawn and garden supplies and delivering them to the local community. Fortunately, our business serves the entire range of socioeconomic residents within the Canton area. This includes home and pet supplies for the homeowners and tenants, as well as landscape and hardscape supplies for all property owners. Because of the success of the business plan, we now employ several members of the local community and have expanded to a feed and seed and pet supply dealer in addition to the lawn and garden supplies.

Current Status

Presently, we operate on both owned property and leased property. Going forward we see the necessity to own the property on which we operate. Because of projected growth, as well as anticipated rehab needs of existing housing, we're confident that we will continue to be an asset to both segments of the housing expansion. All of our operations are in Canton's Sunnyside district, and we feel we've been an asset to the district for the 25 years we've existed. We continue to serve the Sunnyside district as well as most neighboring areas of Cherokee County. In 2021 we acquired 1.72 acres at 390 Hickory Flat Hwy in the Sunnyside district and only one-half mile from our central location at 450 Marietta Rd. We have obtained General Commercial Zoning status for the 1.72-acre tract.

Intent

Our review of the Housing Needs Assessment and Market Study and Roadmap for Success suggests that the business model and growth that our company seeks is consistent with the vision of the City of Canton. Our intention is to transform the 1.72 acres of raw land which has never been developed into a supply and storage yard which will supplement our existing storage facility and, should the need arise, be a replacement for the existing storage facility. As noted previously in this application, the topography will limit our use of the property. Our plan is to develop or make use of one acre or less of the 1.72-acre tract.

We are aware that all water runoff is regulated by the City Engineer and are requesting that we be granted permission to use non impervious surfaces in order to mitigate water runoff. By applying aggregate stone to slow and reduce water runoff, we can help reduce surface water volume to the local streams and river.

We use various equipment to handle our bulk product for distribution. Most of the equipment used performs much better on non-paved surfaces, therefore we are requesting that we be allowed to use the property as described without paving the parking, loading and storage areas.

In conclusion, we are requesting the approval of the variance request, as this will provide a winning result for the environment, as well as the business.

Respectfully,

Jones & Cloud, Inc.

Sam A. Cloud, President

A handwritten signature in cursive script, reading "Sam A Cloud", written over a horizontal line.

DEED BOOK:14652 PG:2514
Filed: 05/28/2021 11:08 AM CFN: 28-2021-029843
Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court Cherokee Cty, GA

AFTER RECORDING RETURN TO:
E. Benson Chambers, PC
291 Jarvis Street
Canton, GA 30114

QUIT CLAIM DEED

**STATE OF GEORGIA,
COUNTY OF CHEROKEE.**

THIS INDENTURE, made this 27th day of May, in the Year of our Lord Two Thousand and Twenty One (2021), between **DOROTHY MAY BLANKINSHIP**, as party or parties of the first part, hereinafter called Grantor, and **JONES & CLOUD, INC.**, A Georgia Corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include the singular and plural, their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of ONE DOLLAR AND OLUTHER GOOD AND VALUABLE CONSIDERATION, in hand paid, the receipt whereof is acknowledged, have bargained, soled and by these presents do remise, convey and forever quitelaim to the Grantee, the following described property.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 165 AND 195 OF THE 14TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GOERGIA, CITY OF CANTON AND BEING BETTER DESCRIBED ON EXHIBIT "A" TOGETHER WITH A SURVY OF SAID PROPERTY ATTACHED HERETO AS EXHIBIT "B". SAID EXHIBITS ARE INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

TO HAVE AND HOLD the said described premises to the Grantee, so that Grantor's heirs, nor any other person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

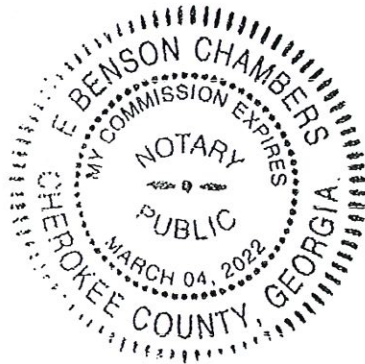
IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal the day and year above written.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

[Signature]
WITNESS

[Signature] (Seal)
DOROTHY MAY BLANKINSHIP,
Grantor

[Signature]
NOTARY PUBLIC, GA, STATE AT LARGE
MY COMMISSIONS EXPIRES: 3-4-22



DEED BOOK:14652 PG:2510
Filed: 05/28/2021 11:08 AM CFN: 28-2021-029842
Rec: \$25.00 TRANSFER TAX \$110.00

Patty Baker, Clerk of Superior Court Cherokee Cty, GA

AFTER RECORDING RETURN TO:
E. BENSON CHAMBERS, PC
291 Jarvis Street
Canton, GA 30114

LIMITED WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 27th day of May in the year of our Lord Two Thousand and Twenty One (2021), between

DOROTHY MAY BLANKINSHIP

("Grantor") of the State of Georgia, and

JONES & CLOUD, INC.

("Grantee") of the State of Georgia, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said person, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledge by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantees, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lots 165 and 196 of the 14th District, 2nd Section of Cherokee County, Georgia, City of Canton and being

better described on Exhibit "A" together with a survey of said property attached hereto as Exhibit "B" and incorporated herein by reference.

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

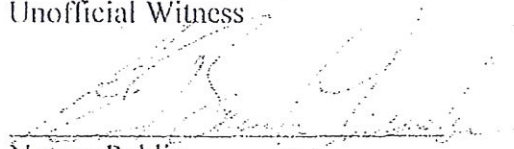
AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons claiming by, through, or under grantor.

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

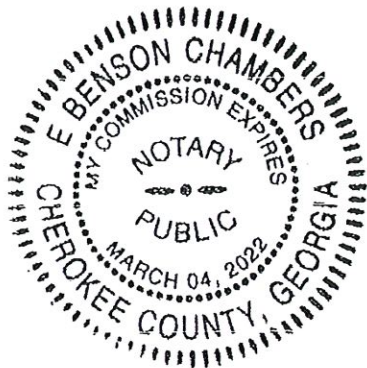
Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
DOROTHY MAY BLANKINSHIP, Grantor


Notary Public

My Commission Expires: 3-4-22



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

Phone: (678) 493-6400 Fax: (678) 493-6423



Tax Payer: JONES & CLOUD INC
Map Code: 91N20 D001 A REAL
Description: LL 196; 14TH D ARCADIA S/D
Location: MAY ST
Bill No: 2022-65504
District: 03B CITY OF CANTON TAD

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
0	52,500	1.2300	52,500	11/15/2022			11/15/2022	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	52,500.00	21,000.00	0.00	21,000.00	4.995	104.90	0.00	104.90
SCHOOL M&O	52,500.00	21,000.00	0.00	21,000.00	16.450	345.45	0.00	345.45
SCHOOL BOND	52,500.00	21,000.00	0.00	21,000.00	1.500	31.50	0.00	31.50
PARKS BOND	52,500.00	21,000.00	0.00	21,000.00	.354	7.43	0.00	7.43
CITY OF CANTON	52,500.00	21,000.00	0.00	21,000.00	5.400	113.40	0.00	113.40
TOTALS					28.699	602.68	0.00	602.68

Cherokee County Fire & Emergency Services would like to remind you, "Fire won't wait, Plan your escape!"

The ability to get out of your home during a fire depends on advance warning from smoke alarms and advance planning. Pull together everyone in your household and make a plan. Fire Marshal, Chief Chad Arp says, "You may have less than 2 minutes to escape a fire in homes built today." There should be 2 ways out of every room. Make sure to plan for pets and anyone that may need assistance during your escape. Then, practice at least twice a year.

For more information visit www.cherokeeountyfire.org or www.fpw.org



BILL NUMBER BARCODE

Bill No: 2022-65504

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	602.68
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	602.68

45e✓

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

Phone: (678) 493-6400 Fax: (678) 493-6423



Tax Payer: JONES & CLOUD INC
Map Code: 91N20 D001 REAL
Description: LL 196; 14TH D ARCADIA S/D
Location: MAY ST
Bill No: 2022-65503
District: 03B CITY OF CANTON TAD

Building Value	Land Value	Acres	Fair Market Value	Due Date			Payment Good Through	Exemptions
0	35,000	0.4900	35,000	11/15/2022			11/15/2022	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	35,000.00	14,000.00	0.00	14,000.00	4.995	69.93	0.00	69.93
SCHOOL M&O	35,000.00	14,000.00	0.00	14,000.00	16.450	230.30	0.00	230.30
SCHOOL BOND	35,000.00	14,000.00	0.00	14,000.00	1.500	21.00	0.00	21.00
PARKS BOND	35,000.00	14,000.00	0.00	14,000.00	.354	4.96	0.00	4.96
CITY OF CANTON	35,000.00	14,000.00	0.00	14,000.00	5.400	75.60	0.00	75.60
TOTALS					28.699	401.79	0.00	401.79

Cherokee County Fire & Emergency Services would like to remind you, "Fire won't wait, Plan your escape!"

The ability to get out of your home during a fire depends on advance warning from smoke alarms and advance planning. Pull together everyone in your household and make a plan. Fire Marshal, Chief Chad Arp says, "You may have less than 2 minutes to escape a fire in homes built today." There should be 2 ways out of every room. Make sure to plan for pets and anyone that may need assistance during your escape. Then, practice at least twice a year.

For more information visit www.cherokeeountyfire.org or www.fpw.org



BILL NUMBER BARCODE

Bill No: 2022-65503

Current Due	401.79
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payment	0.00
Back Taxes	0.00
TOTAL DUE	401.79

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.

Signature

CLOUD SUPPLY LLC

2109

11/08/2022

Cherokee County Tax Commissioner

2022-37995 460 Marietta Rd. Canton, Ga. 30114	128.28
2022-65498 450 Marietta Rd. Canton, Ga. 30114	1,557.79
2022-65501 N 1/2 L 2 S Canton Rd. 111 Scott Mill Rc	699.10
2022-65500 L 1 South Canton Addition (Hickory Flat)	635.96
2022-65502 PT L 3, So Canton ADD (36 Hickory Flat	754.79
2022-65503 LL 196; 14th D (May St.) Canton, Ga. 30	401.79
2022-65504 LL 196; 14th St D (May St) Canton, Ga	602.68

Synovus Checking 8726

4,780.39

PRODUCT SELECT

USE WITH 91683 ENVELOPE

Deluxe Corporation 1-800-328-0304 or www.deluxe.com/shop

DEKCKX CHIKOK03 07/13/2022 07:01 -93-



1295031600



EXHIBIT "A"

All that Tract or Parcel lying and being located in Land Lots 165 and 196 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, being property located in Arcadia Subdivision recorded in plat record MM, Page 562. To find the True Point of Beginning, start at a 1/2 inch rebar found at the southwesterly right of way of Hickory Flat Highway, said 1/2 inch rebar being 40 feet right of Station 21+00 on the centerline of Department of Transportation Right of Way Plan Project No. F-057-1(7) sheet 10; Thence along the right of way of Hickory Flat Highway South 02 Degrees 41 Minutes 54 Seconds East a distance of 136.47 feet to a 1/2 inch rebar; Thence continuing along the right of way Hickory Flat Highway along a curve turning to the left having a radius of 5626.23 feet, with an arc length of 147.43 Minutes, being subtended by a chord bearing of South 45 Degrees 53 Minutes 38 Seconds East, with a chord length of 147.43 Minutes to a 1/2 inch rebar at the centerline of Hill Street, an unopened and unimproved street depicted on Plat Book MM Page 562; Thence leaving the right of way of Hickory Flat Highway and along the centerline of Hill Street, South 25 Degrees 55 Minutes 12 Seconds West a distance of 151.47 feet to a point, said point being the True Point of Beginning; Thence continuing South 25 Degrees 55 Minutes 12 Seconds West a distance of 138.66 feet to a point; Thence North 39 Degrees 30 Minutes 38 Seconds West a distance of 157.68 feet to a 1/2 inch rebar; Thence North 15 Degrees, 36 Minutes, 47 Seconds East a distance of 148.14; thence South 40 Degrees, 55 Minutes, 44 Seconds East a distance of 184.79 to a point, the same being the True Point of Beginning, being described as a tract having an area of 0.49 acres more or less.

EXHIBIT "A"

All that Tract or Parcel lying and being located in Land Lots 165 and 196 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, being property located in Arcadia Subdivision recorded in plat record MM, Page 562, Block "C" and being a portion of Lots 28 through 31 and 44 through 53. Starting at a 1/2 inch rebar found at the southwesterly right of way of Hickory Flat Highway, said 1/2 inch rebar being 40 feet right of Station 21+00 on the centerline of Department of Transportation Right of Way Plan Project No. F-057-1(7) sheet 10; Thence along the right of way of Hickory Flat Highway South 02 Degrees 41 Minutes 54 Seconds East a distance of 136.47 feet to a 1/2 inch rebar; Thence continuing along the right of way Hickory Flat Highway along a curve turning to the left having a radius of 5626.23 feet, with an arc length of 147.43 Minutes, being subtended by a chord bearing of South 45 Degrees 53 Minutes 38 Seconds East, with a chord length of 147.43 Minutes to a 1/2 inch rebar at the centerline of Hill Street, an unopened and unimproved street depicted on Plat Book MM Page 562; Thence leaving the right of way of Hickory Flat Highway and along the centerline of Hill Street, South 25 Degrees 55 Minutes 12 Seconds West a distance of 151.47 feet to a point; Thence leaving said centerline North 40 Degrees 55 Minutes 44 Seconds East a distance of 184.79 feet to a point; Thence North 15 Degrees 36 Minutes 47 Seconds East a distance of 19.46 feet to a 1/2 inch rebar at the centerline of May Street, an unopened and unimproved street depicted on Plat Book MM Page 562; Thence along the centerline of May Street, North 40 Degrees 32 Minutes 20 Seconds West a distance of 185.25 feet to a 1/2 inch rebar; Thence leaving said centerline North 49 Degrees 27 Minutes 40 Seconds East a distance of 14.76 feet to a 2 inch pipe on the northeasterly right of way of May Street; Thence leaving the northeasterly right of way of May Street, North 46 Degrees 47 Minutes 45 Seconds East a distance of 185.89 feet to a nail in concrete at the southwesterly right of way of Hickory Flat Highway, having an 80 foot right of way at this point; Thence along the southwesterly right of way along a curve turning to the left with a radius of 1951.08 feet, with an arc length of 74.77 feet, being subtended by a chord bearing of South 35 Degrees 31 Minutes 47 Seconds East, with a chord length of 74.76 feet to a 1/2 inch rebar and the Point of Beginning; described tract having an area of 1.23 acres more or less.



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? NOT extraordinary for the area, but due to

topography, development will be limited or restricted

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? YES. Equipment used is much more adaptable to unpaved surfaces.

Has the condition from which relief or variance is sought been a result from action by the applicant? NO

Are there conditions peculiar to the subject property? NO

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.

see Attached page

Google Maps

Location Map.



A 390 Hickory Flat Hwy

Sammy Cloud
Jones & Cloud Inc.
P.O. Box 905
Canton, GA. 30169

☐ Certified
☐ COD
☐ Delivery Confirmation
☐ Express Mail
☐ Insured

☐ Recorded Delivery (International)
☐ Registered
☐ Return Receipt for Merchandise
☐ Signature Confirmation

Affix Stamp
(If issued a
certificate of
or for addit
copies of th
Postmark
Date of R



\$3.50

R2303S103155-09

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Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	Caronell, LLC 505 Rice Planters Dr. Mt. Pleasant, SC 29464		
2.	IDH Holdings 120 Chastain Road, Apt 906 Kennesaw, GA. 30144		
3.	Georgia-Cumberland Association of Seventh Day Adventist P.O. Box 12000 Calhoun, GA. 30703		
4.	Willis & Joan Waters 511 Scott Mill Road Canton, GA. 30114		
5.	Estate of Frances Joyce Shipp Cain c/o Donna Cain, Executor 245 South Mountain Brooke Way Ball Ground, GA. 30107		
6.	Susan & Robert Arrietta P.O. Box 20 Tate, GA. 30177		
7.	Donna L. Johnson 616 Apache Trail Woodstock, GA. 30189		
8.			

POSTAL SERVICE

\$3.50

R2303S103155-09

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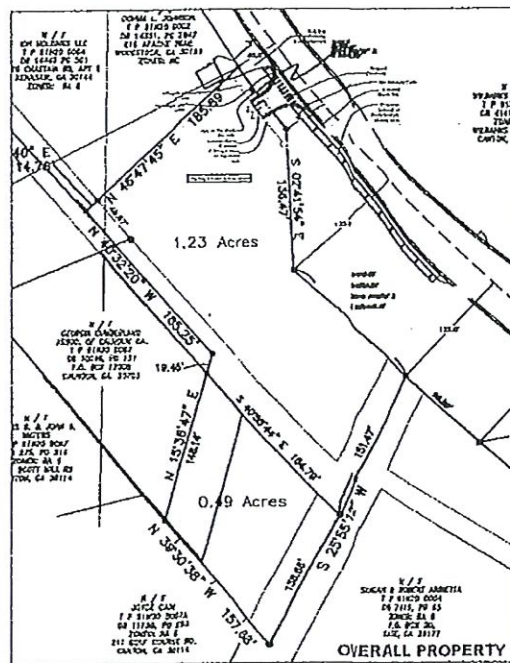
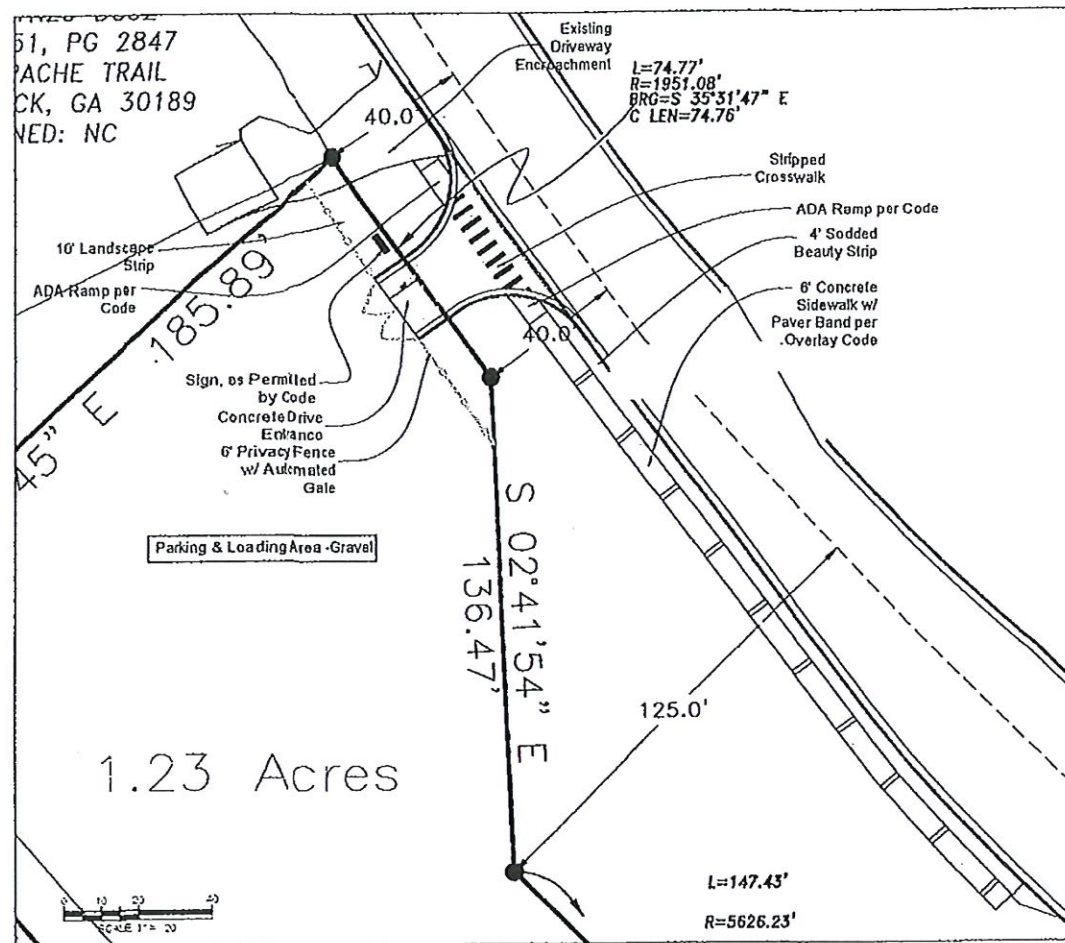



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

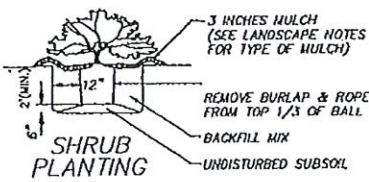
Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

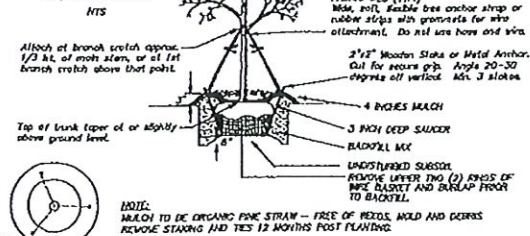


LANDSCAPE NOTES:

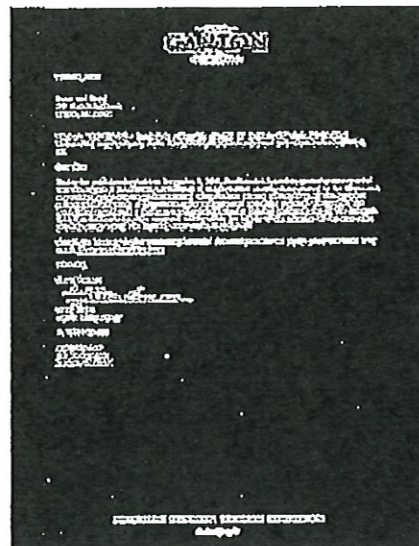
- The Contractor shall conduct the appropriate due diligence to locate the locations of any underground utilities prior to beginning work. Cautions shall be used to avoid interruption of service. The Contractor is responsible for repair of all existing utilities damaged during landscape installation.
- Plant Quality: All plants shall be sound, free of disease or pests and shall have a healthy root system. All plants shall be confirmed to the latest edition of "American Standards for Nurseries Stock" by the American Association of Nurserymen, Inc. (AANS). All plant material shall meet or exceed the specifications of the federal, state, and county laws requiring inspection for disease and insect control.
- The Contractor shall remove all dead wood, suckers, and all broken or damaged branches in accordance with the AANS in order to preserve the natural character of the plant.
- Containers for shrubs shall be removed and protected from destruction.
- No advertisements of plant species or variety shall be made without prior written approval from the Owner's Representative. All plant containers shall take precedence over common names. Containers to be removed by the Contractor.
- Final location of all plant material shall be subject to the approval of the Owner's Representative. After final plant location and prior to installation, the Contractor shall notify the Owner's Representative for inspection.
- 6-8 Varieties per Selection of Owner.



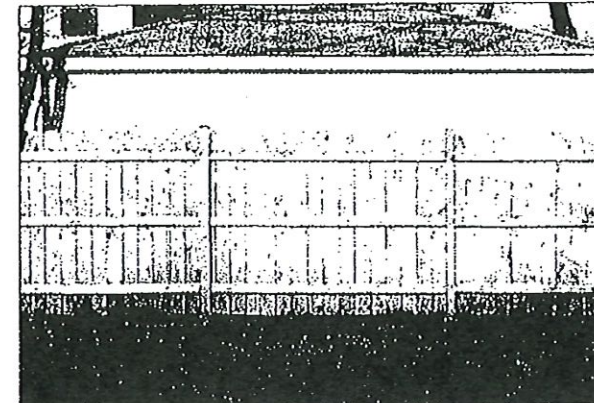
TREE PLANTING NTS



PER CONDITIONS OF CASE VAR2109-001



PROPOSED 6' PRIVACY FENCE / GATE - MATERIAL AND COMPOSITION



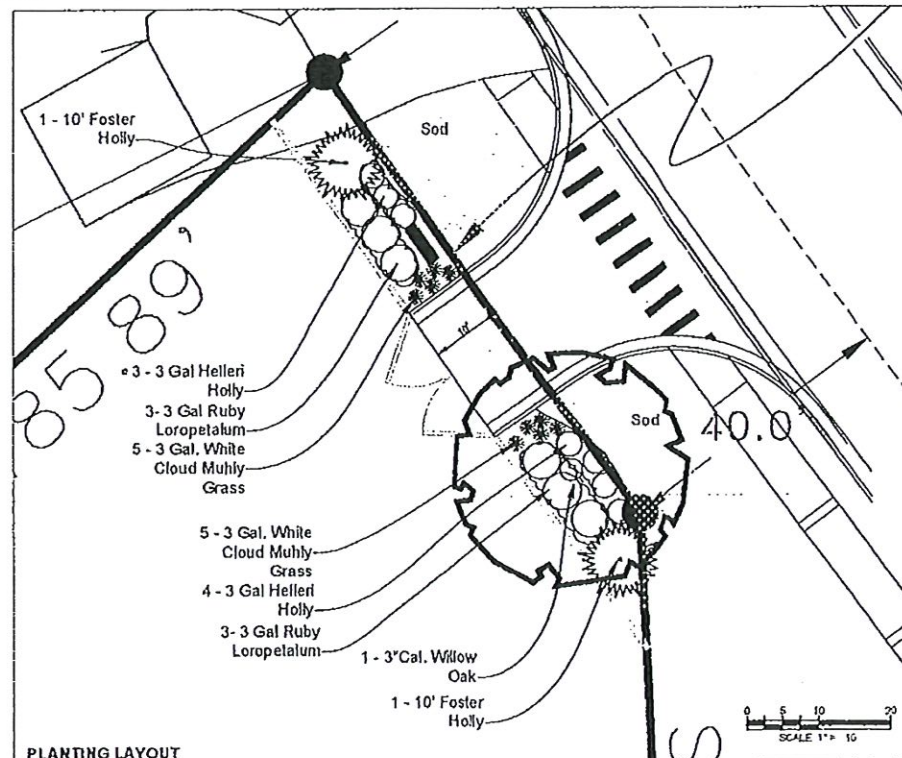
6' PRIVACY FENCE AND COORDINATING GATE TO BE PROVIDED ALONG PROPERTY FRONTAGE, AS SHOWN ON ADJACENT PLAN.

MATERIALS:

- PRESSURE TREATED PINE
- METAL MECHANICALS, AS NECESSARY
- METAL COLOR: BLACK OR BRONZE

NOTICE:

- ENTRY LAYOUT SHOWS INTENT TO SATISFY VARIANCE CONDITIONS. NOT INTENDED AS ENTRY CONSTRUCTION PLANS. REFER TO CITY OF CANTON CODES FOR DETAILS AND SPECIFICATIONS OF REQUIRED SIDEWALK TREATMENT, ADA RAMP, ENTRY DRIVE, CROSSWALK AND OTHER SITE ENGINEERING REQUIREMENTS FOR PROPOSED IMPROVEMENTS.
- SHOWN TO BE PERMITTED SEPARATELY AND LOCATION SUBJECT TO REVIEW AND APPROVAL BY CITY OF CANTON.
- REFER TO CITY OF CANTON OVERLAY ZONE CODE FOR REQUIREMENTS OF HARDSCAPE IMPROVEMENTS AND CONSTRUCTION DETAILS.



COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	QTY	COMMENTS
WILLOW OAK	<i>Salix caprea</i>	3" Cal.	14-16'	1	6-8' tall, 6-8" cal. Spread to 10' 10'.
FOSTER HOLLY	<i>Ilex aconitifolia</i>	10'	10'	2	10-12' tall to ground. Spread to 10' 10'.
RUBY LOROPETALUM	<i>Loquax 'Ruby'</i>	3 Gal.	24"	6	Full to ground. Spread to 10' 10'.
WHITE CLOUD MUHLY GRASS	<i>Muhlenbergia capensis</i>	3 Gal.	18"	10	Vigorous roots to container edge. Height 18" to 24". Spread to 10' 10'.
HELLERI HOLLY	<i>Ilex crenata 'Helleri'</i>	3 Gal.	18"	7	Height 18" to 24". Spread to 10' 10'.

REVISIONS

DATE	DESCRIPTION
11/07/22	REVISED

CLIENT: CLOUD SUPPLY
390 HICKORY BLVD HWY. CANTON, GEORGIA 30115
24 HR CONTACT: SAM CLOUD 478-294-4425



ENTRANCE / OVERLAY EXHIBIT

DATE	11/07/22
JOB NO.	AM 0248
DRAWN	EIC
CHECKED	MCC
SCALE	VARIABLE
SHEET	ZE-1