

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
- Report Date: 6/23/26
Hearing Date: 8/6/26
Voting Date: 9/3/26

Department: Community Development**Presenter(s) & Title:** Tyler Peoples

City Planner

Agenda Item Title:

Information Only - Cases ANN2605-011, RZON2605-010, MP2605-013, CUP2605-012, and VAR2605-003 - Request to Annex and Rezone +/- 48.192 Acres Located Along Ball Ground Highway and Fate Conn Road for the Purpose of Constructing a 167-Unit Subdivision and Commercial/Light Industrial Areas

Summary:

Targhee Partners, LLC. has filed applications for annexation, rezoning, master plan, conditional use permit, and concurrent variances for property located along Ball Ground Highway and Fate Conn Road. The Applicant is seeking approval in order to develop a 167-unit fee simple subdivision consisting of 15 cottages, 40 townhomes, and 112 detached homes. A commercial tract is proposed along Ball Ground Highway and a future commercial/light industrial tract is proposed along Fate Conn Road. A conditional use permit is required to construct the townhome units. Concurrent variances are being sought to allow only one development entrance and to eliminate the 50' landscape buffer abutting Cherokee County within a powerline easement and the southern property line of Tract 3. This same property was subject to rezoning actions in 2025 for 194 homes, commercial, and light-industrial uses. The Applicant was allowed to withdraw the applications without prejudice in February 2026.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

A Staff Report will be presented to the Mayor and City Council at the Public Hearing on August 6, 2026. There is no recommendation at this time.

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

Application
LOI
Site plans



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PUBLIC HEARING APPLICATION

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANN2605-011

This Application is for:

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

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. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: Targhee Partners, LLC
Address: 121 E. Main St.
Ste 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404) 644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
Address: authorizations
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature: _____

Print Name: Benjamin Key for Targhee Partners, LLC



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

PROPERTY INFORMATION

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANN2605-011

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd

Land Lot(s): 243-244, 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0243-0009
14-0243-0071
14-0261-0037

Existing Zoning Of Property: GC, R-80 and RM-10 ☐ City ☒ County Total Acreage Of Property: 48.21±

Proposed Zoning Of Property: PD-Mixed Use Existing Use(s) Of Property Undeveloped

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main)

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



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PUBLIC SCHOOL INFORMATION

Project #(s):
CUP2605-012, VAR2605-003,
MP2605-013, RZON2605-010,
ANNX2605-011

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 [District] 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." (105.10.04)

- **Developers whose projects consist of 25 or more residential units shall contact the Cherokee County School District and communicate with a school board representative to discuss their intent.**
- **This communication between the Applicant and the school board should take place, at a minimum, prior to the Informational Item meeting in Month Two (see Pages iii and iv).**
- 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.

The current Cherokee County School District contact regarding any potential mitigation required for this application and proposal is:

Mitch Hamilton
Director of Planning, Facilities, and Compliance
200 Mountain Brook Court
Canton, GA 30115
(770) 721-8429
mitch.hamilton@cherokeek12.net

ZONED SCHOOLS: (circle one each)

HIGH:

CHEROKEE

CREEKVIEW

ETOWAH

SEQUOYAH

MIDDLE:

CREEKLAND

DEAN RUSK

FREEDOM

TEASLEY

ELEMENTARY:

AVERY

BALL GROUND

CLAYTON

HASTY

INDIAN KNOLL

KNOX

R.M. MOORE

SIXES



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

REVIEW CRITERIA

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

CUP2605-012, VAR2605-003,
MP2605-013, RZON2605-010,
ANNX2605-011

How will this proposal be compatible with surrounding properties? _____

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.

What would be the increase to population and traffic if the proposal were approved? _____

What would be the impact to schools and utilities if the proposal were approved? _____

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? _____

How is the proposal consistent with the City of Canton Roadmap of Success? _____

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

(These criteria should additionally be addressed in the required Letter of Intent.)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANN2605-011

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

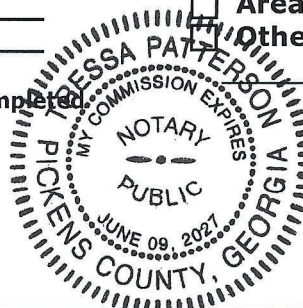
Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 20th
Day Of AUGUST, 20 25.

Notary Signature: [Signature]



(Seal)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

DISCLOSURE FORM

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013,
RZON2605-010, ANNX2605-011

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 Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: _____ Benjamin Key for Targhee Partners, LLC (Applicant) _____

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 Mayor and City 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):**

_____ Darrell Rice - City Council Ward 1 _____

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
\$1,000.00	campaign donation
\$	
\$	



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AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

- ☒ Pre-Construction Variance
☐ Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: [Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain: _____)

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 20th
Day Of August, 20 25.

Notary Signature: [Signature]





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, Jesse Gunnin,
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 20th day of August, 2025.

Owner Signature: [Signature] Print Name: Jesse Gunnin
for JRG1, LLC

I, the above signed legal owner of the subject property, do hereby authorize the following
application to be submitted to the City of Canton and do hereby authorize the following
person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

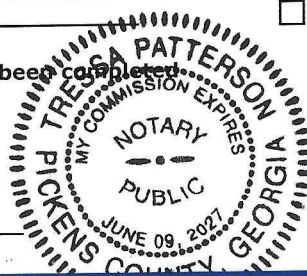
E-mail: key.benjamin@gmail.com

Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is
Sworn To and Subscribed Before Me This 20th
Day Of August, 2025.

Notary Signature: Jessa Patterson



**CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING**

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

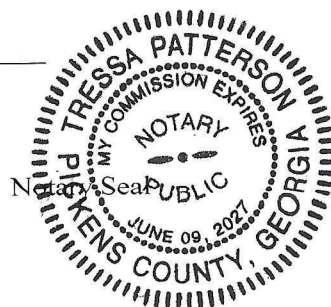
By: _____

Print Name: Jesse Gunnin

Its: Managing Member
Title

Date: 8/20/2025

Jessie Patterson
Signature of Notary Public



8/20/2025
Date



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, Jesse Gunnin,
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 20th day of August, 2025.

Owner Signature: _____

Print Name: _____

for JRG1, LLC

I, the above signed legal owner of the subject property, do hereby authorize the following
application to be submitted to the City of Canton and do hereby authorize the following person
named below to act as Applicant in the pursuit of a request for a:

☒ Pre-Construction Variance

☐ Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: _____

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain: _____)

This Authorization of Owner and Applicant Form has been completed
and the property owner's signature is

Sworn To and Subscribed Before Me This 20th
Day Of August, 2025.

Notary Signature: _____

Jenna Patterson





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, Benjamin Key for Targhee Partners LLC, 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 21st day of AUGUST, 20 25.

Owner Signature: [Signature] Print Name: Benjamin Key for Targhee Partners, LLC

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

☒ Pre-Construction Variance

☐ Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: [Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

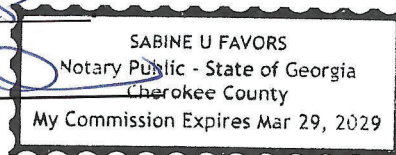
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Applicant Status:

- ☒ Owner
☐ Option to Purchase
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☐ Other (explain: _____)

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 21st Day Of August, 20 25

Notary Signature: [Signature]



(Seal)

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING
APPLICATION**

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of ***TARGHEE PARTNERS, LLC***. ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

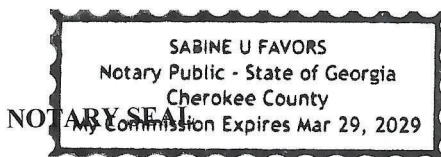
2.

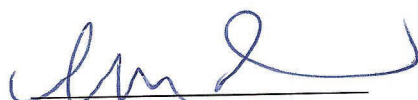
In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY Date 8-21-25
Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

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This 21st day of AUGUST, 2025.

Owner Signature: [Signature] Print Name: Benjamin Key for Targhee Partners, LLC

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

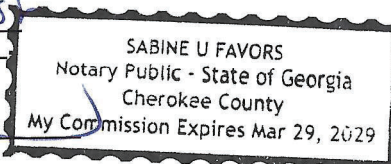
Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 21st
Day Of August, 2025

Notary Signature: [Signature]



(Seal)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANN2605-011

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This 21st day of AUGUST, 2025.

Owner Signature: [Signature] Print Name: Benjamin Key

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

☒ Pre-Construction Variance

☐ Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: [Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

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Email: key.benjamin@gmail.com

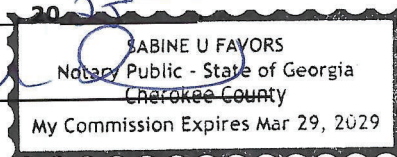
Telephone: (404)644-8909

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain: _____)

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 21st Day Of August, 2025

Notary Signature: [Signature]



(Seal)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, Benjamin Key (Property Owner), 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 21st day of AUGUST, 2025.

Owner Signature: _____

Print Name: Benjamin Key

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: _____

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

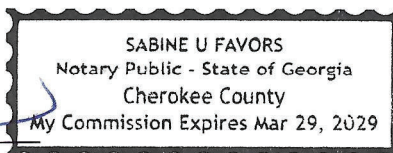
Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 21st
Day Of August, 2025.

Notary Signature: _____



(Seal)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, L. Austin Flint for ABF Horizon, LLC 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 _____ day of _____, 20____.

Owner Signature: [Signature] Print Name: L. Austin Flint
for ABF Horizon, LLC

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

- ☒ Pre-Construction Variance
- ☐ Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: [Signature]

Mailing Address: 121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

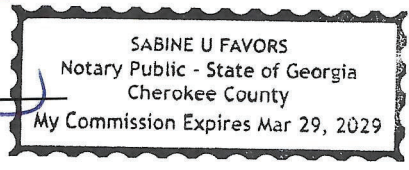
Telephone: (404)644-8909

Applicant Status:

- ☒ Owner
- ☐ Option to Purchase
- ☐ Lessee
- ☐ Area Resident
- ☐ Other (explain: _____)

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 21st Day Of August, 2025.

Notary Signature: [Signature]



(Seal)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANN2605-011

This form is to be executed under oath. I, (Property Owner) for ABF Horizon LLC, 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 21 day of Aug, 20 25.

Owner Signature:

Print Name: L. AUSTIN FLINT

for ABF Horizon, LLC

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 21st
Day Of August, 20 25.

Notary Signature:

SABINE U FAVORS
Notary Public - State of Georgia
Cherokee County
My Commission Expires Mar 29, 2029

(Seal)

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING**

1.

My name is L. Austin Flint, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: _____

Print Name: L. Austin Flint

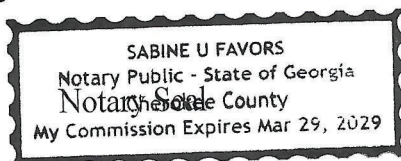
Its: MANAGER

Title

Date: 8/21/25

[Signature]
Signature of Notary Public

8/21/25
Date





Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature:

Print Name:

Ashley R. Holcomb

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

- ☒ Pre-Construction Variance
☐ Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature:

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

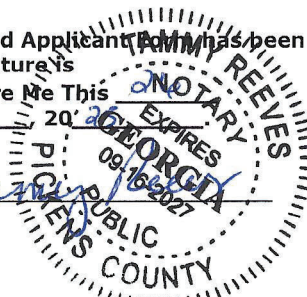
- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain):

This Authorization of Owner and Applicant has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This

Day Of August

Notary Signature:



(Seal)



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature: [Signature]

Print Name: Ashley R. Holcomb

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

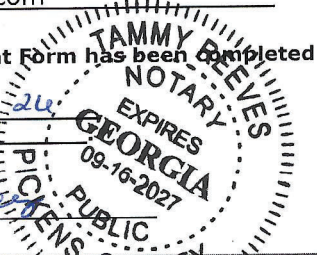
Applicant Status:

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

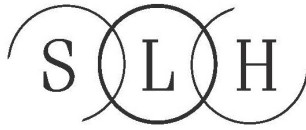
This Authorization of Owner and Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 26th
Day Of August, 2025

Notary Signature: [Signature]



(Seal)



GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

June 22, 2026

VIA ONLAMA ONLINE PORTAL
and EMAIL: thomas.trawick@cantonga.gov

Mr. Thomas E. Trawick, AICP
Planning & Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

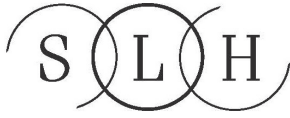
RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Thomas:

Targhee Partners, LLC proposes to build a neighborhood with 167 single-family homes consisting of 15 cottages, 40 townhomes and 112 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a minor arterial. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center. The Applicant filed an application for Annexation, Rezoning, Master Plan and Variances in September 2025 and that application was withdrawn without prejudice in February of 2026.



June 22, 2026

Page 2

In addition to the Applicant's proposal to construct 167 single-family homes, the Applicant will reserve $\pm$ 1.44 acres along Highway 5 for commercial uses and $\pm$ 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway). Entrance and egress will be via a 4-lane (with median) boulevard from Highway 5. This satisfies the fire code requirements as alternate compliance in lieu of 2 (two) separate entrances into the development.

The Applicant is also requesting variances to eliminate the 50-foot buffer adjacent to county-zoned property on Tract 3 and to eliminate the additional 50-foot buffer adjacent to the utility easement to allow the 50-foot buffer to be part of the easement.

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Gound is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Cherokee County Case No. 20-10-024).

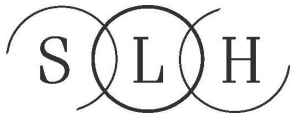
How will this proposal affect the use and value of the surrounding properties?

The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

What would be the increase to population and traffic if the proposal were approved?



June 22, 2026

Page 3

The 167 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to improvements on Highway 5. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.

What would be the impact to schools and utilities if the proposal were approved?

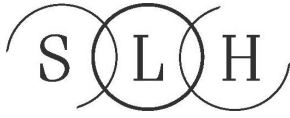
The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.



June 22, 2026

Page 4

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff

phuff@samslarkinhuff.com

PFH/jcc



Community Development Department
110 Academy Street, Canton, GA 30114
(770) 704-1500

VARIANCE PUBLIC HEARING APPLICATION

Project #(s):

This Application is for a:

☒ **Pre-Construction Variance**

☐ **Post-Construction Variance**

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. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: Targhee Partners, LLC
Address: 121 E. Main St.
Suite 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404)644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

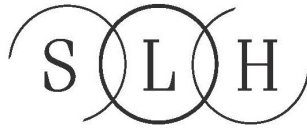
Name: Multiple Owners; see attached
Address: signature pages
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Variance Application is true and correct and contains no misleading information. I, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of AUGUST, 2025.

Applicant Signature: _____

Print Name: Benjamin Key for Targhee Partners, LLC



GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

June 23, 2026

VIA ONLAMA ONLINE PORTAL and EMAIL: thomas.trawick@cantonga.gov

Mr. Thomas E. Trawick, AICP
Planning & Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Thomas:

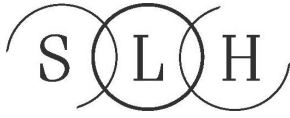
Targhee Partners, LLC proposes to build a neighborhood with 167 single-family homes consisting of 15 cottages, 40 townhomes and 112 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a minor arterial.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 109.03.12 which requires 2 (two) points of access to a development with over 124 homes. Applicant is requesting to eliminate the 2 points of access and allow 1 (one) boulevard entrance/exit.

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?



June 23, 2026

Page 2

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. As depicted on the site plan, there is a smaller strip that touches Highway 5. The smaller strip is 30± feet wide, which is not wide enough to make an entrance/exit to the development that would comply with engineering standards.

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

Requiring an additional entrance to the subdivision would eliminate greenspace in a mixed-use development and reduce the developable land in a topographically challenging area.

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

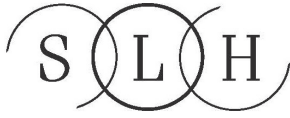
The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitate this variance request. The proposed boulevard entrance is adequate to accommodate traffic and complies with fire safety requirements.

Are conditions peculiar to the subject property?

This property is unique in size and shape. A 4-lane (with median) boulevard entrance would enhance the beauty of the proposed mixed-use development and would be in character for this corridor of Highway 5.

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 of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens. The proposed boulevard entrance is adequate to handle the entry/exit of 167 homes and would be in compliance with fire safety requirements.



June 23, 2026

Page 3

I look forward to working with you, the staff and the Board of Appeals regarding this request.

Sincerely,

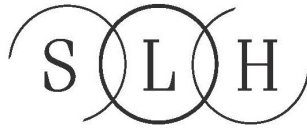
SAMS, LARKIN & HUFF, LLP

A handwritten signature in cursive script, appearing to read "Parks F. Huff".

Parks F. Huff

phuff@samslarkinhuff.com

PFH/jcc



GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

June 23, 2026

VIA ONLAMA ONLINE PORTAL and EMAIL: thomas.trawick@cantonga.gov

Mr. Thomas E. Trawick, AICP
Planning & Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

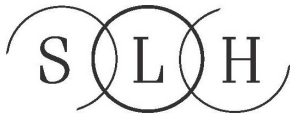
Dear Thomas:

Targhee Partners, LLC proposes to build a neighborhood with 167 single-family homes consisting of 15 cottages, 40 townhomes and 112 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a minor arterial.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 103.03.08 A. 6) and B. 2) which require a 50-foot buffer adjacent to properties in unincorporated Cherokee County. Applicant is requesting to eliminate the 50-foot buffer requirement contiguous to the Georgia Power Company easement.



June 23, 2026

Page 2

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. The power line easement is already undisturbed and will provide visual screening between Highway 5 and the proposed development.

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

Adding a 50-foot buffer to an existing 100-foot power easement will create an unnecessary encroachment to the proposed rear yards of the single-family homes of the proposed development.

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

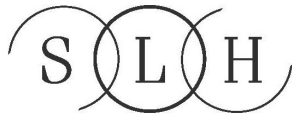
The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitate this variance request. Topographically, there is a steep change in elevation south of the easement toward Highway 5 which was not created by the applicant.

Are conditions peculiar to the subject property?

The shape, size and shape of the Subject Property support the granting of this proposal and are unique to the Subject Property. The proposed rear yards of the detached units and the power easement are relatively flat, there is a steep change in elevation south of the easement toward Highway 5.

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 of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens.



June 23, 2026
Page 3

I look forward to working with you, the staff and the Board of Appeals regarding this request.

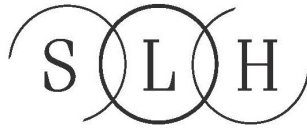
Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jcc



GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

June 22, 2026

VIA ONLAMA ONLINE PORTAL and EMAIL: thomas.trawick@cantonga.gov

Mr. Thomas E. Trawick, AICP
Planning & Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Thomas:

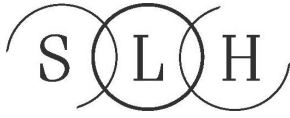
Targhee Partners, LLC proposes to build a neighborhood with 167 single-family homes consisting of 15 cottages, 40 townhomes and 112 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a minor arterial.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 103.03.08 A. 6) and B. 2) which require a 50-foot buffer adjacent to properties in unincorporated Cherokee County. Applicant is requesting to waive the 50-foot buffer requirement on the south side of Tract 3.

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?



June 22, 2026

Page 2

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. The location and probable future use of the adjacent property does not require a 50 foot buffer.

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

There are natural separations between the uses and adjacent properties such as a power line easement. There is no need to buffer the commercial parcels from the adjacent commercially zoned property in the county.

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

The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitate this variance request.

Are conditions peculiar to the subject property?

The shape, size and shape of the Subject Property support the granting of this proposal and are unique to the Subject Property. Extenuating circumstances include additional buffer areas and compatible uses on adjacent property in unincorporated Cherokee County.

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 of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens.

I look forward to working with you, the staff and the Board of Appeals regarding this request.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff

phuff@samslarkinhuff.com

RESERVED FOR PLAT FILING

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREAK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- RAILROAD TRACK
- OVERHEAD UTILITY LINE
- UNDERGROUND CABLE TV LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND GAS PIPE
- UNDERGROUND SANITARY SEWER PIPE
- UNDERGROUND STORM SEWER PIPE
- UNDERGROUND STREET LIGHTING LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND TRAFFIC LINE
- UNDERGROUND WATER PIPE

SYMBOL LEGEND

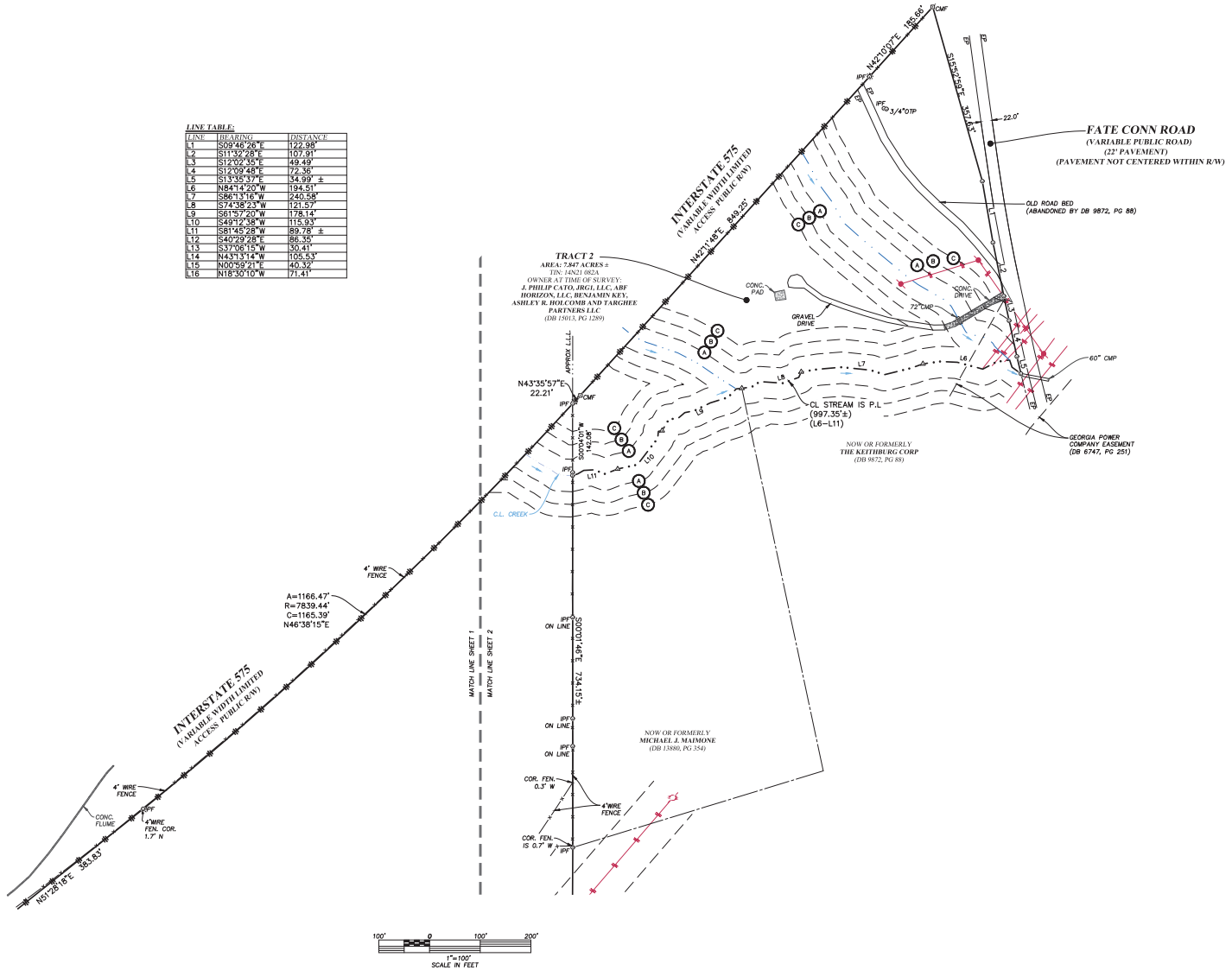
- 1/2" REBAR FOUND
- 1/3" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- ADJOINING LOT NUMBER
- LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- MANHOLE - UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- GUY WIRE AND ANCHOR
- GUY POLE
- LIGHT POLE (LP)
- POWER POLE (PP)
- SERVICE POLE
- HIGH VOLTAGE POWER POLE (HVPP)
- TRANSFORMER
- GAS MANHOLE
- GAS VALVE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- STORM SEWER CLEAN OUT
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- CURB INLET
- DROP INLET
- FLARED END SECTION
- HEADWALL
- JUNCTION BOX
- PEDESTAL INLET
- PEDESTAL MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL BOX
- PEDESTAL SIGNAL POLE
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT
- TREE

ABBREVIATIONS

- A.E. ACCESS EASEMENT
- B.C. BACK OF CURB
- B.M. BENCHMARK
- B.S. BUILDING SETBACK LINE
- C.B. CURB AND GUTTER
- C.L. CENTERLINE
- C.L.F. CHAIN LINK FENCE
- C.M.F. CONCRETE MONUMENT FOUND
- C. CONCRETE
- C.T. CRIMPED TOP PIPE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- E.X. EXISTING
- E.P. EDGE OF PAVEMENT
- F.E. FENCE
- L.L. LAND LOT LINE
- O.T. OPEN TOP PIPE
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.P.O.B. PROPOSED
- R/W. RIGHT OF WAY
- S.S. SANITARY SEWER
- S.S.E. SANITARY SEWER EASEMENT
- P.L. PROPERTY LINE
- S.M. SANITARY SEWER MANHOLE
- U.E. UTILITY EASEMENT
- C. CURB INLET
- D. DRAINAGE
- D.W.C. DOUBLE WING CATCH BASIN
- F. FLARED END SECTION
- J. JUNCTION BOX
- K. KILN DRY CONTROL STRUCTURE
- S.W.C. SINGLE WING CATCH BASIN
- P. PEDESTAL INLET
- Y. YARD INLET
- C.M.P. CORRUGATED METAL PIPE
- D.I.P. DUCTILE IRON PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. POLYVINYL CHLORIDE PIPE
- R.C.P. REINFORCED CONCRETE PIPE
- V.C.P. VITRIFIED CLAY PIPE

LINE TABLE

LINE	BEARING	DISTANCE
1	S09°46'20"E	127.88
2	S11°32'28"E	107.91
3	S17°00'40"E	149.49
4	S17°00'48"E	72.36
5	S13°35'37"E	14.99 ±
6	N84°14'20"W	194.51
7	S86°13'16"W	240.58
8	S74°58'23"W	121.57
9	S81°57'20"W	178.14
10	S48°12'38"W	115.93
11	S81°45'28"W	89.78 ±
12	S40°29'28"E	86.35
13	S37°06'15"W	150.41
14	N4°51'14"E	105.83
15	N00°59'21"E	40.32
16	N16°30'10"W	71.41



REVISION

DATE

BOUNDARY SURVEY FOR:

TARGHEE PARTNERS, LLC

LOCATED IN LAND LOT 243, 244, 261 & 262
14th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
AUGUST 29, 2025

GUN SURVEY

141 Railroad Street, Suite 106
Canton, Georgia 30144
www.gunsurvey.com
404.860.7592
Georgia L.P. 0000101 - Gun Survey, LLC

DRAWN BY: PRW
CHECKED BY: AWG

PROJECT NO. 24088

SHEET 2 OF 2

City Engineer Bethany Watson provided updates on two projects along the Highway 140 corridor north discussing the background and costs which the City is responsible for 20% of the project share that is paid for using Special Purpose Local Option Sales Tax (SPLOST) and Impact Fees. Ms. Watson noted that the projects are currently in the right-of-way acquisition phase.

8. Other Announcements

None

9. Ten Minute Public Input

Mr. Thomas Weaver spoke about the road condition along West Marietta Street and asked when it would be repaved. Mr. Weaver also discussed upcoming legislative changes.

Mr. Lee Oliver spoke in support of the East Main Street pedestrian crossing project.

10. Consent Agenda

None

11. Old Business

A.

Discussion and Possible Action on Cases ANN2509-002, RZON2509-001, MP2509-005, CUP2509-004, and VAR2509-001 - Request to annex and rezone +/- 48.21 Acres for the Purposes of Developing a Residential Subdivision and Commercial Area Along Ball Ground Highway - Zoning Administrator Steve Green

Attachments: [Ball Ground Highway Documentation](#)

Mr. Green informed that the applicant's attorney has submitted a request to withdraw the applications without prejudice. Councilor Tolan made a motion to approve the withdrawal of the applications without prejudice. Councilor Roach seconded the motion, and it was approved unanimously.

B.

Discussion and Possible Action on Cases ZCA2510-003 and VAR2510-001 - Request to Amend Previous Zoning Conditions to Allow Commercial and Office Use in Lieu of Condominiums, Eliminate Required Gates on Private Streets, and Provide Sidewalks along One Side of the Private Streets at River Green Village - Zoning Administrator Steve Green

Attachments: [ZCA2510-003 & VAR2510-001 Documentation](#)

Mr. Green reviewed the information that was provided to Council during the public hearing that was held on January 8th. Staff recommends approval of the requests. Councilor Waterman made a motion to approve the request to amend previous zoning conditions to allow commercial and office use in lieu of condominiums, eliminate required gates on private streets, and provide sidewalks along one side of the private streets at River Green Village. Councilor