

**Action Requested/Required:**

- ☐ Vote/Action Requested
☐ Discussion or Presentation Only
☒ Public Hearing
Report Date: 7/27/26
Hearing Date: 8/6/26
Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Thomas Trawick, Planning and Zoning Manager

Agenda Item Title:

ZCA2605-014 - River Green, Pod J1 and J2 - Applicant seeks approval for Zoning Condition Amendment - JWC Lakeside, LLC

Summary:

The applicant seeks approval for a Zoning Condition Amendment to amend the original approved 110 attached townhomes per Ordinance ZCA2411-003 and Z0012-41 to allow for single-family detached homes.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

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

Staff Recommendations:

Should the City Council approve the request, staff recommend the following conditions. These conditions are subject to change following the City Council Public Hearing:

- (1) The applicant's submittal titled, "Proposed Zoning Condition Amendment" shall be adopted as submitted (Exhibit A-1).
- (2) The total number of residential units shall not exceed 102 on the 50.818 acres now known, or formerly known as, Tax ID Number 14N12 017L.

Reviews:

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

Attachments:

Staff Report
Application



PLANNING & ZONING STAFF REPORT

July 24, 2026

Case Numbers:	ZCA2605-014
Applicant:	Michelle Horstmeyer for JWC Lakeside, LLC
Owner:	JWC Lakeside, LLC
Council Ward:	Ward 3 – Waterman/Yawn
Parcel Number:	14N12 017L
Current Zoning:	PD-MU (Planned Development, Mixed-Use)
Character Area/ Future Land Use:	SDA Suburban Development
Acreage:	+/- 50.818 acres
Proposed Use:	Detached, Single-Family Homes

REQUEST

The applicant seeks approval for a Zoning Condition Amendment to amend the original approved 110 attached townhomes per Ordinance ZCA2411-003 and Z0012-41 to allow for single-family detached homes.

SITE

The subject property is located at the corner of Mimosa Drive and River Green Avenue within the River Green Community, PODS J1 and J2, which was approved in 2001 (Z0012-41). The property is considered part of Lakeside at River Green, phase III (FKA Lakemont at River Green), which supports both attached and detached single-family housing types. The site is currently vacant and undeveloped. The parcel is wooded with a mixture of hardwoods and pines. There is also a stream located along the northern property line which will maintain a 50-foot buffer with an additional 25-foot impervious setback.

The original approval for these PODs was for 110 single-family, detached lots. In 2008, eight (8) of those lots were platted for single-family detached homes which are reflected in recorded Plat Book 101, Page 59. In 2024 a Zoning Condition Amendment was approved by the City Council (ZCA2411-003), which allowed for townhomes, in lieu of single-family detached, to be built on the subject 50.818 +/- acres for a total of 102 new homes.

The applicant is requesting a Zoning Condition Amendment for the 50.818 +/- acres to again allow the development of the property with single-family detached residential units. The applicant is not proposing an increase in the density of already approved units (which is around 2.0 units per acre). The applicant is also proposing revised conditions to align with other phases of the River Green Community. The applicant indicates the architectural design for the homes will be consistent with the neighborhood.

City water and sewer will serve the proposed development. The applicant indicates that there will not be any amenities other than passive recreation space. This development will be gated, and age-restricted.

DISTRICT STANDARDS

CURRENT (Case ZCA2411-003)

PD-MU Zoning District Standards- DETACHED RESIDENTIAL			
Lot Size (min.)	10,000 & 20,000 sq. ft. (adj. Fieldstone)	Front Setback (min.)	20'
Open Space (min.)	25%	Side Setback (min.)	7.55'
Building Height (max.)	3 stories or 50'	Rear Setback (min.)	20'
Lot Width	60'	Buffer (min.)	40' (adj. Fieldstone)
Lot Depth	125'		
PD-MU Zoning District Standards- ATTACHED RESIDENTIAL			
Living Area (min.)	1,200 sq. ft.	Front Setback (min.)	10-20'
Open Space (min.)	25%	Side Setback (min.)	20' between buildings
Building Height (max.)	4 stories or 60'	Rear Setback (min.)	N/A
Lot Width	N/A	Buffer (min.)	40' (adj. Fieldstone)

PROPOSED (Case ZCA2605-014)

PD-MU Zoning District Standards- DETACHED			
Lot Size (min.)	4,000 & 20,000 sq. ft. (adj. Fieldstone)	Front Setback (min.)	10'
Open Space (min.)	25%	Side Setback (min.)	5'
Building Height (max.)	3 stories or 50'	Rear Setback (min.)	10'
Lot Width	42'	Buffer (min.)	50' (adj. Fieldstone)

Lot Depth	90'		
PD-MU Zoning District Standards- ATTACHED			
Living Area (min.)	1,200 sq. ft.	Front Setback (min.)	10'
Open Space (min.)	25%	Side Setback (min.)	20' between buildings
Building Height (max.)	3 stories or 50'	Rear Setback (min.)	10'
Lot Width	N/A	Buffer (min.)	50' (adj. Fieldstone)

SURROUNDING USES

North	SF Residential (<i>River Green</i>)	PD-MU (Planned Development, Mixed-Use)
South	SF Residential (<i>Fieldstone</i>)	PD-MU (Planned Development, Mixed-Use)
East	SF Residential (<i>River Green</i>)	PD-MU (Planned Development, Mixed-Use)
West	Vacant	County AG (General Agriculture)

Location Map



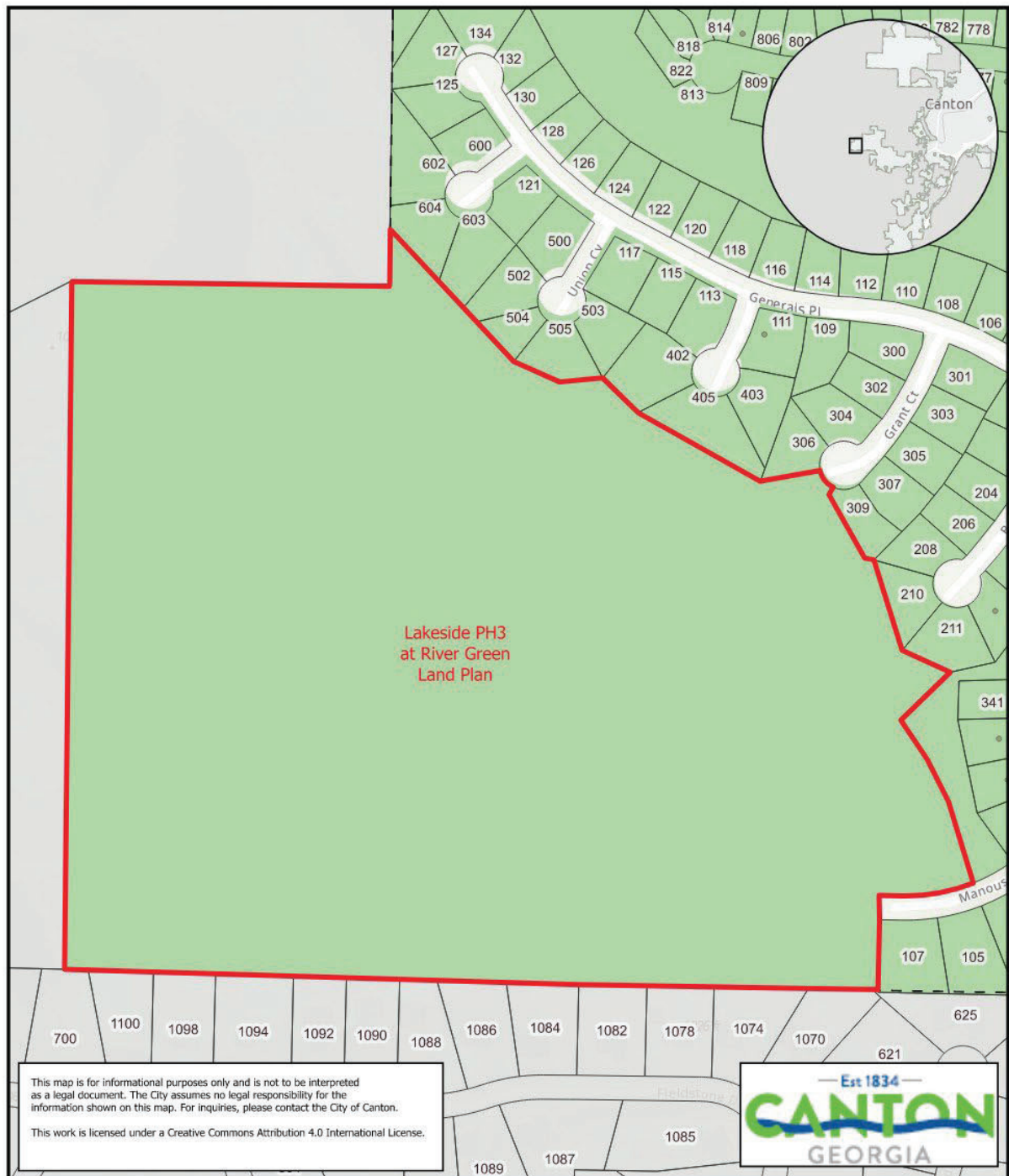
Lakeside PH3 at River Green Aerial

 Focus Area
 Cherokee County

0 62.5 125 250 375 500 Feet 

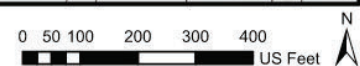
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Zoning Map



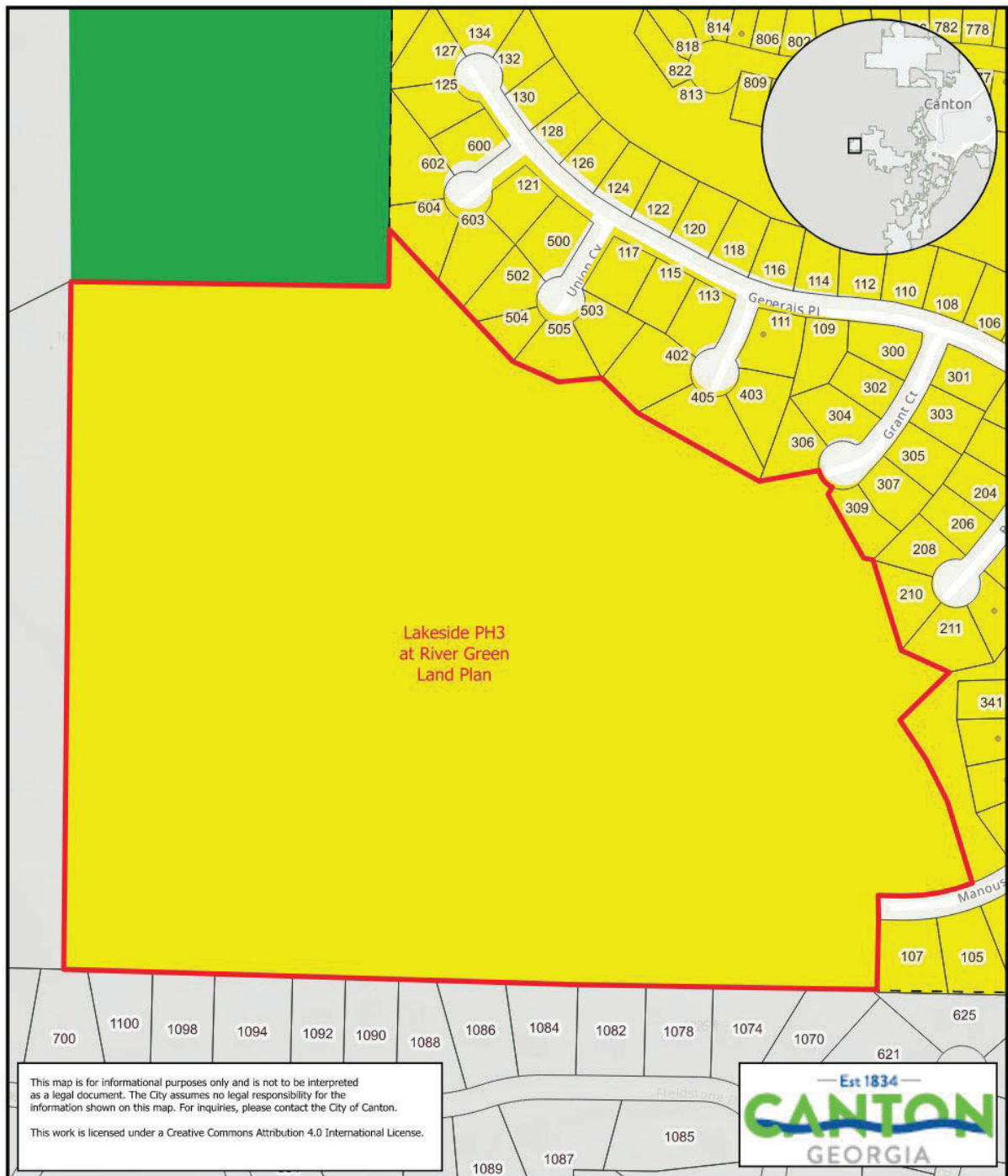
Lakeside PH3 at River Green Zoning

- Focus Area
- PD-MU Mixed Use
- Cherokee County



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Future Development Map



Lakeside PH3 at River Green Character Area (Future Land Use)

- Focus Area
- NA Natural Area
- SDA Suburban Development
- Cherokee County



Date Exported: 6/23/2026 11:39 AM

Zoning Condition Amendment

Consider the following criteria as it pertains to the proposed request:

1. *Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map;*

The compatible land use for the Suburban Developing Area is low density single family detached residential units (1-3 u/a). The density for this particular portion of River Green would be 2 +/- units per acre.

2. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;*

The density is not increasing from the previously approved Zoning Condition Amendment and is not likely to increase traffic congestion. The use is also proposed to be age-restricted, which should not result in an excessive burden on schools.

3. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;*
4. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

The use is consistent with those already located within the surrounding neighborhood and is not anticipated to impact the usability of other property.

5. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;*

The property may have a reasonable economic use as currently zoned. The applicant has indicated the market for townhomes is not as robust as it once was due to increased interest rates and general economic concerns.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

The use is consistent with those already located within the surrounding neighborhood.

DEPARTMENT COMMENTS

Planning & Zoning:

- This property is located within the Growth Boundary established by the City of Canton and Cherokee County.

RECOMMENDATION

Should the City Council approve the request, staff recommend the following conditions. These conditions are subject to change following the City Council Public Hearing:

- (1) The applicant's submittal titled, "Proposed Zoning Condition Amendment" shall be adopted as submitted (Exhibit A-1).
- (2) The total number of residential units shall not exceed 102 on the 50.818 acres now known, or formerly known as, Tax ID Number 14N12 017L.

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) PODS J1 AND J2

SITE AREA: 55.68 ACRES

Note: 8 Lots were platted along River Green Ave and Mimosa Drive on 03/12/2008 (PB 101, Pg 59) by Barton Land Surveying for Chatham-Wieland, LLC consisting of 4.858 acres.

DENSITY: $110/55.68 = 2.0$ UNITS/ACRE

Pods J1 and J2 were planned as a single-family development/pod and permitted through the City of Canton. Economic issues prevented the development of the community to proceed beyond the grading of the roadways and installation of the Lift Station with force main connecting to a gravity flow manhole that flows to a larger lift station that eventually discharges directly into the City of Canton's treatment plant. The lift station is located off of (proposed) Wisteria Place and is located on the US Army COE property.

Proposed Land Use:

RESIDENTIAL SINGLE FAMILY 14 Detached Lots, MIN. 20,000 SF

RESIDENTIAL SINGLE FAMILY 96 Detached Units of varying lot areas

TOTAL RESIDENCES 110 LOTS/UNITS

DENSITY: $110 \text{ UNITS} / 55.68 \text{ ACRES} = 2.0 \text{ UNITS/ACRE}$

PROJECTED BUILDING COVERAGE: 6 S.F. DET. AT 4,450 SF/EA PLUS (+) 96 S.F. at and Avg. +/- 2,350 SF/EA = 252,300 SF OR 5.79 ACRES. DENSITY= $5.79/50.818 = 11.4\%$ of the Site's Area.

PROJECTED IMPERVIOUS AREA COVERAGE:

With the building area of 5.79 acres projected, the rest of the impervious area would be new roadways and 3.3 acres of sidewalks added = $9.09/50.818 = 17.9\%$

The developer reserves the right to phase the 110 unit development into 3 phases stopping at sewer high points that lead to outfalls. This will decrease the impact of phasing on the residents that would be within the initial phase(s) of the development.

- A. Purpose: It is the intent for J1-J2 is a stand-alone independent tract to promote "Lakeside at River Green Ph. 3", a residential development with appropriate density to support a walkable community in a vibrant setting of mature forested conservation areas and access to the many amenities within the age qualified Lakeside at River Green and the overall River Green Community. City water and sewer service will serve Lakeside at River Green Ph 3 (aka: Lakemont at River Green).
- B. Permitted Land Uses: Single Family Residence, detached and attached. The roadways within the community will be private roadways with 5-ft wide sidewalks on both sides of the roadways designed to meet the City's roadway requirements. A mail kiosk and parking will be provided.
- C. Accessory Uses: A temporary sales office-trailer will be allowed on one of the single-family lots near the intersection of River Green Ave and Mimosa Drive. The residences within this Phase 3 of Lakeside at River Green will have access to the amenities of Lakeside at River Green and the clubhouse, swimming pool, playgrounds and athletic facilities included within the existing master development. Walking Trails are permitted to be constructed within the conservation easements.
- D. Density: A maximum of 110 Lots/Units will be constructed on 55.68 acres, making the density 2.0 Units-Lots per Acre.
- E. Height, Area and bulk Regulations:
 - 1. Single Family Residences Detached:
 - Minimum SF Detached Lot Area: 4,000 sq. ft., 20,000 sq. ft. when abutting the existing Fieldstone S/D.
 - Minimum Lot Width: 42-ft width at R/W

Minimum Lot Depth: 90-ft
Minimum Front Yard: 10-ft
Minimum Side Yard: 5-ft
Minimum Rear Yard: 10-ft with homes abutting Fieldstone having 50-ft
Maximum Building Height: three (3) stories plus optional basement, 50-ft above the basement(s).

2. Multi-Family Residences Attached:
Minimum Lot Area: N/A
Maximum attached units per Building: 10-units
Minimum Residence/Unit Living Area: 1,200 sq ft
Minimum Yard Setbacks: Front=10-ft min. Rear = 10-ft min.
Minimum Distance Between (Unit) Buildings: 20-ft
Maximum Height: 3-stories or 50-ft
3. Landscape Buffers/Buffers to Adjacent Properties:
Buffers for Residences abutting Fieldstone S/D = 50-ft undisturbed and/or planted. No planted and/or screening buffers are required within the development. Note, there are multiple conservation easements (17 acres) within the development that will be preserved in perpetuity.
4. Minimum Open Space: 25% of the overall property area, $55.67 \times 0.25 = 13.92$ acres
This requirement is met with the conservation easements that have an overall area of 17 acres. Walking trails are permitted to be constructed within the common areas and conservation easements.
5. Parking Spaces / Loading Areas:
Standard pedestrian vehicle spaces: 10-ft x 18-ft
Compact pedestrian vehicle spaces: 8 ft x 16-ft (limited to 20% of the parking spaces)
Single Family Residence Detached and Attached: 2 parking spaces within garage, with an additional 2 on the driveway outside of the right-of-way.
Residential Guest Parking: 5 parking spaces at Mail Kiosk including 1 ADA space.
Loading Area: None
6. Architectural:
Lakeside at River Green Ph. 3 intends to continue the community character of the River Green Neighborhood through thoughtful architectural consistent with traditional neighborhood design capturing the beauty of the mature forested tract. Primary building materials will be cementitious siding enhanced with distinctive details which may include porches, balconies, masonry water tables, covered entries, dormers, etc.
7. Site Plan Modifications: The overall Site Plan for residential units may be modified administratively and may be phased for development based on the owner's needs at that time.

F. General Landscaping and Signage:

1. Landscaping shall be provided at the tract's entrance off River Green Avenue in conformance with or exceeding the standards for entrance landscaping within the River Green Neighborhood. Lighting may be added to enhance the landscape areas within the proposed development.
2. A stone-masonry monument sign will be added to the entrance area visible from River Green Avenue with the development and developer's name on it. Landscaping will be added around the sign with lighting to enhance the entrance's appeal. The sign will conform to the City of Canton's regulations for signage.



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

PUBLIC HEARING APPLICATION

Project #(s):

ZCA ZGOS - 014

This Application is for:

- | | |
|---|---|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☐ D Master Plan Amendment | |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | ☐ Adjustment |
| ☒ G Zoning Condition Amendment | ☐ Special Exception |
| ☐ 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: Michelle Horstemeyer
Address: 2355 Log Cabin Dr.
City: Atlanta
State: GA ZIP Code: 30339
Telephone: _____
Email Address: _____

Owner Information:

Name: JWP Lakeside LLC
Address: 2355 Log Cabin Dr.
City: Atlanta
State: GA ZIP Code: 30339
Telephone: _____
Email Address: _____

I, Michelle Horstemeyer, 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, Michelle Horstemeyer, have received and thoroughly read the Public Hearing Procedures.

This 1 day of June, 2026.

Applicant Signature: _____

Michelle Horstemeyer

Print Name: _____

Michelle Horstemeyer



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ZCA 2605-014

This form is to be executed under oath. I, Michelle Horstemeier, 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 1 day of June, 2026.

Owner Signature:

[Signature]

Print Name:

Michelle Horstemeier

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 | |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | ☐ Adjustment |
| ☒ G Zoning Condition Amendment | ☐ Special Exception |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant:

Michelle Horstemeier

Signature:

[Signature]

Mailing Address:

2355 Log Cabin Dr.

City:

Atlanta

State:

GA

Zip Code:

30339

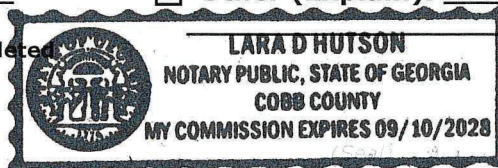
Telephone:

E-mail:

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 1st Day Of June, 2026.



Notary Signature:

[Signature]



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

DISCLOSURE FORM

Project #(s):

ZCAZ60S-014

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:

Michelle Hordemeyer

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):**

\$	
\$	
\$	

Description



Community Development Department

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

Property Information:

Address: (No Street Number) Mimosa Drive

Land Lot(s): 57 District: 14 Section: 2 Map #: 14-0057-0094 Parcel #: 14N12 017 L

Existing Zoning Of Property: PD-MU ☒ City ☐ County Total Acreage Of Property: ~~51.0~~ 50.818

Proposed Zoning Of Property: PUD with CUP & ZCA Existing Use(s) Of Property: Vacant land

Directions to property from Main Street in downtown Canton:

Waleska St north to SR 140, west on SR 140 to SR 20, west on SR 20 to the intersection of SR 20 and River Green Ave. The parcel is on the northeast corner of River Green Ave & Mimosa Drive

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	Multiple Parcels North - See "Additional Pages 1" for list		
SOUTH	Multiple Parcels South - See "Additional Pages 1" for list		
EAST	Multiple Parcels East - See "Additional Pages 1" for list		
WEST	Multiple Parcels West - See "Additional Pages 1" for list		
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? By Public Sewer Available To Property

Proposed managing jurisdiction: City of Canton

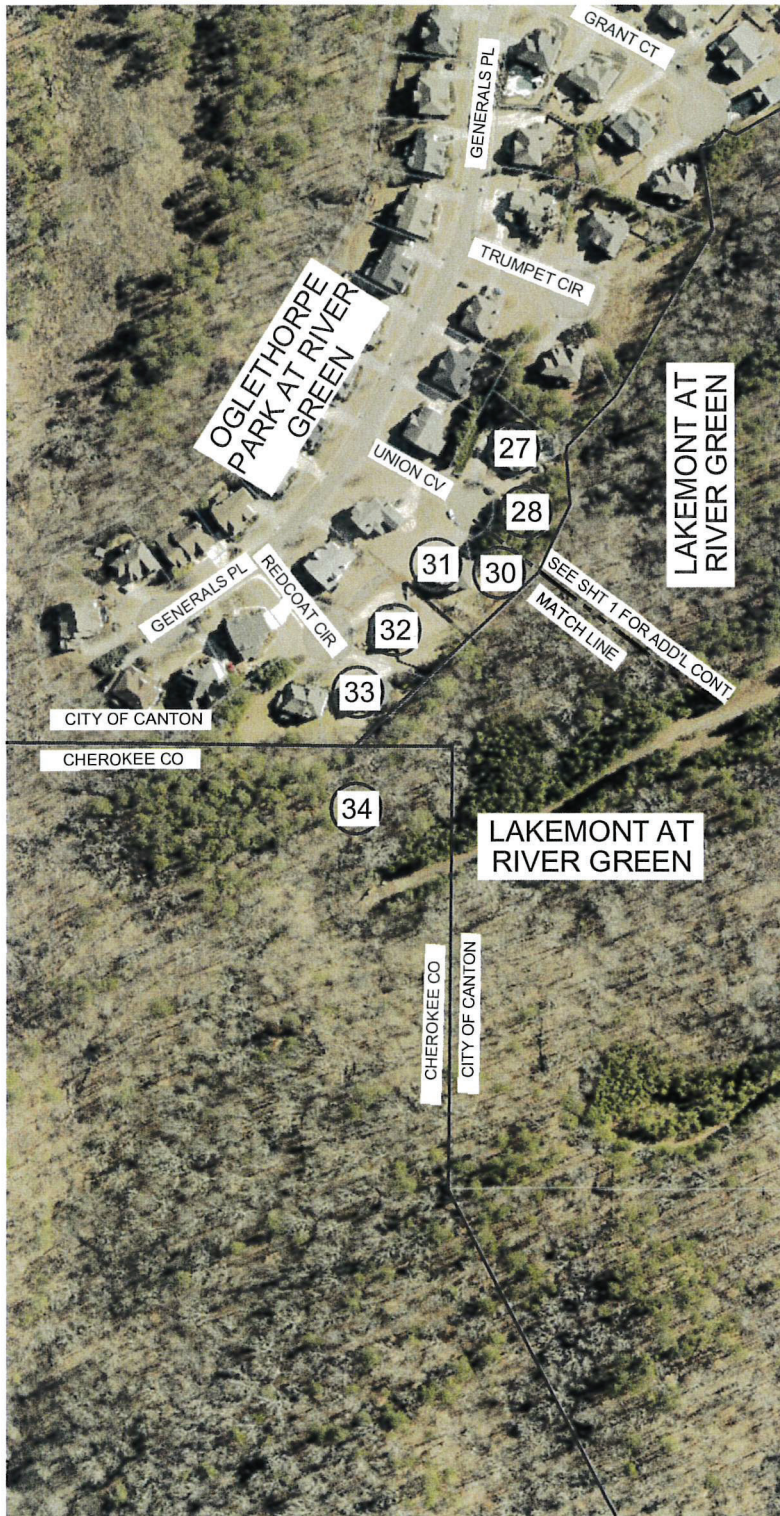
How will water be provided to the site? By Public Water Available To Property

Proposed managing jurisdiction: City of Canton Size Limit:

Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton

The adjacent parcels are not within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in dark line and Cherokee County's limits are denoted in light line. Lakemont at River Green's boundary is denoted with a thicker bold line.



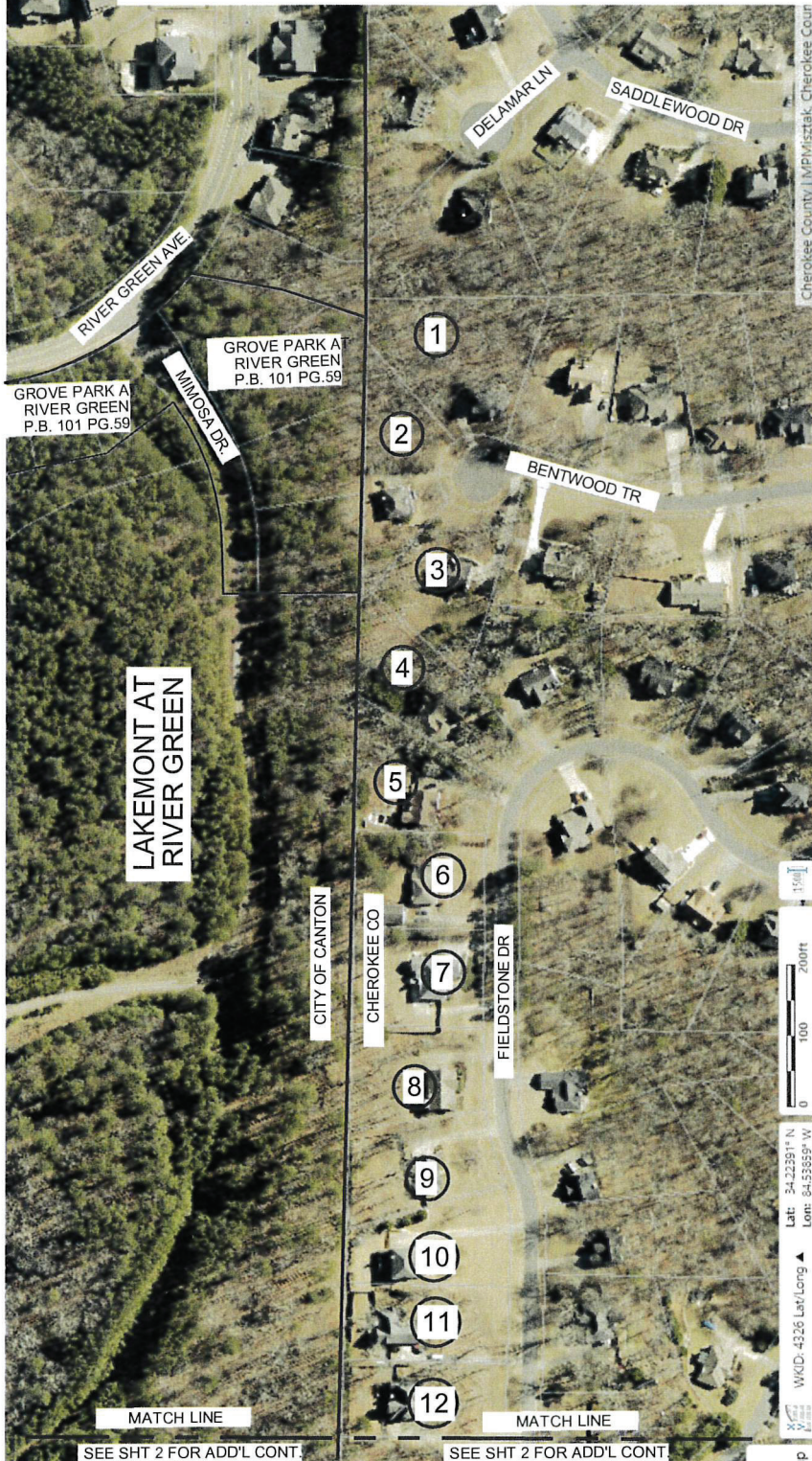
Owner's Name and Address

- 30. RIVER GREEN
COMMUNITY ASSOC
1465 NORTHSIDE DR
SUITE 128
ATLANTA, 30318
- 31. Bernard M Oakley
502 Union Cv
- 32. Roberto J Verdaguer
210 Beacon Cv
- 33. William Scott Guion
604 Redcoat Cir
- 34. U.S.A. GSA
203 Bells Ferry Rd
1138 GA Hwy 20 Spur
Cartersville, GA 30121

Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton

The adjacent parcels not within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in dark line and Cherokee County's limits are denoted in light line. Lakemont at River Green's boundary is denoted with a thicker bold line.



Owner's Name and Address

1. Jeffrey P Lawson
624 Brentwood Tr
2. Scott and Ann Head
625 Brentwood Tr
3. Andrew David Mephram
621 Brentwood Tr
4. Deborah Williams
1070 Fiedstone Dr
5. Brandon L West Estate
1074 Fieldstone Dr
6. Frank R Utsch
1078 Fieldstone Dr
7. Travis S Perkins
1082 Fieldstone Dr
8. Jeffrey P Edwards
1084 Fieldstone Dr
9. Bryant Head
1086 Fieldstone Dr
10. L&H Rentals of Canton, LLC
1088 Fieldstone Dr
11. Jeffrey B Godfrey
1090 Fieldstone Dr
12. Mark Little
1092 Fiedstone Dr

FIELDSTONE SHT 1 OF 2
EXHIBIT PRODUCED MAY 2026
EXHIBIT PRODUCED BASED ON
CHEROKEE GIS AND TAX
ACCESSOR ONLINE RECORDS

Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton

The adjacent parcels are not within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in dark line and Cherokee County's limits are denoted in light line. Lakemont at River Green's boundary is denoted with a thicker bold line.



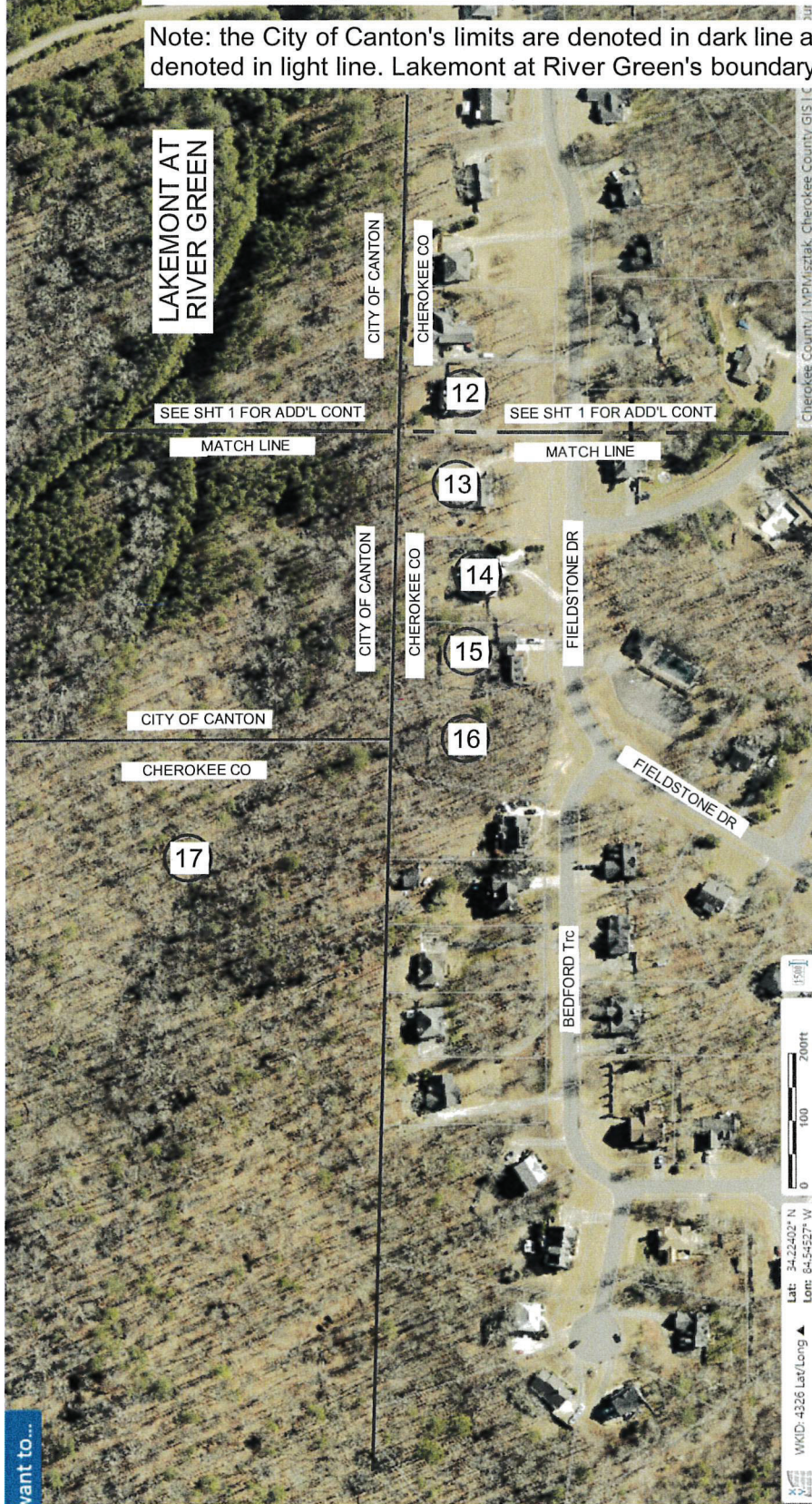
Owner's Name and Address

18. Mark & Jill Noland
209 Beacon Cv
19. Kimberly Kaptain
211 Beacon Cv
20. Roberto J Verdaguer
210 Beacon Cv
21. Randall M Kinkaid
208 Beacon Cv
22. Nicole M Laffely
309 Grant Ct
23. Keith & Jesse Hunter
306 Grant Ct
24. Keith A Schneider
402 Trumpet Cir
25. M Lyon, LLF
405 trumpet Ct
26. Stephen Michael Nuss
402 Trumpet Ct
27. & 28. Kristi Estes
503 & 505 Union Cv
29. RIVER GREEN
COMMUNITY ASSOC
1465 NORTHSIDE DR
SUITE 128
ATLANTA, 30318

Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton

The adjacent parcels not within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in dark line and Cherokee County's limits are denoted in light line. Lakemont at River Green's boundary is denoted with a thicker bold line.



Owner's Name and Address

13. Mark Little
1092 Fieldstone Dr
14. George M Greco Trustee
1094 Fieldstone Dr
15. Brooke A Wandel
1098 Fieldstone Dr
16. James M McKinney, Jr
700 Bedford Trc
17. Etowah Vale
39 Eagles View Dr
Cartersville, GA 30121

FIELDSTONE SHT 2 OF 2
EXHIBIT PRODUCED MAY 2026
EXHIBIT PRODUCED BASED ON
CHEROKEE GIS AND TAX
ACCESSOR ONLINE RECORDS



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

PUBLIC SCHOOL INFORMATION

Project #(s):

ZCA2605-014

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

Project #(s):

ZCA 2605-014

How will this proposal be compatible with surrounding properties? _____

This pod is a continuation of the existing River Green master planned community. The architecture and neighborhood design will be consistent with the current neighborhood.

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

Converting Lakeside, phase 3 from townhomes to single family detached will have a positive effect on the surrounding land values. Being age qualified will limit it's impact any adverse effects on area resales.

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

The current zoning allows for 101 townhomes which are not currently viable in the marketplace. Detached homes are more marketable and better for the overall development.

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

The proposed detached homes will be age-restricted so we do not expect the average household to be more than 2 persons. The overall density remains the same so traffic will also remain the same

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

Being age qualified, there will be minimal to no increase in school attendance from this pod. The lift station is already in place and all utilities have been anticipated since the inception of River Green.

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

The proposed land plan complies with the future land use of SDA - Suburban Development. The comprehensive plan calls for diverse housing. As an extension of Lakeside, phase 3 will ensure diversity for River Green through the age restriction and the three housing sizes and pricepoints.

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

This development speaks to several tenants of the Roadmap to Success: Creating Great Neighborhoods, Sustaining Our Natural Environment and Advancing Regional Economic Success. Lakeside phase 3 will include 17 acres of conservation easements and contribute to the ongoing success of River Green and Canton.

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

The market for townhomes is not as robust as it once was due to increased interest rates and general economic concerns. Having the flexibility to build detached homes will benefit the overall River Green development.

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

LAKESIDE AT RIVER GREEN PHASE 3
PREVIOUSLY KNOW AS LAKEMONT AT RIVER GREEN
LETTER OF INTENT

Please accept this Letter of Intent as JW Collection/JWC Lakeside LLC's request for a Zoning Condition Amendment to allow additional Single Family Detached lots in pods J1 and J2 in River Green. The additional lot sizes are to match the standards previously approved for Lakeside at River Green and are further described below and included in the proposed zoning condition amendment.

General History and Overall Description of the Proposed Development:

Lakeside at River Green, phase III, is a proposed development, on a 55.68 acre tract, of 110 single family units. The development consists of 8 previously recorded lots; 6 - 20,000 sf min, single family detached lots abutting Fieldstone and 96 additional single family lots for various size multi-level homes. The parcel is currently owned by JWC Lakeside, LLC. The site, previously known as Pods J1 and J2 was a part of the originally rezoned River Green Neighborhood planned and constructed by John Wieland and David Chatham back in the year 2000. This site was previously permitted in 2008 as Pods J1-J2 with construction started on the roadway grading, sanitary sewer lines and the lift station to serve this site and other existing pods within River Green. An asphalt entrance (Mimosa Drive varying width R/W) was originally constructed to access the site connecting to River Green Avenue. It will be completed as a part of this project with curbing, sidewalks, etc. to serve these 110 residential units. A CUP was approved in February 2025 to allow townhomes on this parcel. The site, other than the areas previously graded for roadway construction and the lift station access, has mature hardwood and pine trees throughout it. The developer plans to preserve 15 acres of the mature trees and place them into multiple conservation easements (17.0 acres) to protect them. Walking trail utilizing low impact construction will be allowed within the conservation easement area to allow the residents to be able to walk through the mature treed area from several access points along the roadways.

Traffic Analysis:

The proposed development has 110 residential units, a combination of 110 single family detached lots-residences. The proposed development has the same number of residential units as the previously developed site was permitted with, therefore we can state that the development of this 55.68 acre tract will not have an adverse effect on the neighborhood from a traffic standpoint. The roadways within the development will dedicate 4 acres of right-of-way to the City of Canton. The roadways will be constructed in accordance with the City of Canton's Type 1 residential street section, having 20-ft of pavement with 24-inch curb and gutter on each side along with five (5') foot sidewalks on each side of the roadway within 50-ft of right-of-way width. The cul-de-sacs will be designed to meet the City's Std Detail 205 for residential cul-de-sacs.

Impact of development of adjacent land uses:

The Master Plan for River Green had indicated this site area would have 110 residential units and the proposed plan is for 110 units, the same number of units. The greatly increased tree preservation and open space areas decrease any impact the development of this site would have on the adjoining residents.

Existing Land Use: PLANNED UNIT DEVELOPMENT (PUD)

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) PODS J1 AND J2

SITE AREA: 55.68 ACRES

Note: 8 Lots were platted along River Green Ave and Mimosa Drive on 03/12/2008 (PB 101, Pg 59) by Barton Land Surveying for Chatham-Wieland, LLC consisting of 4.858 acres.

DENSITY: $110/55.68 = 2.0$ UNITS/ACRE

Pods J1 and J2 were planned as a single-family development/pod and permitted through the City of Canton. Economic issues prevented the development of the community to proceed beyond the grading of the roadways and installation of the Lift Station with force main connecting to a gravity flow manhole that flows to a larger lift station that eventually discharges directly into the City of Canton's treatment plant. The lift station is located off of (proposed) Wisteria Place and is located on the US Army COE property.

Proposed Land Use:

RESIDENTIAL SINGLE FAMILY 14 Detached Lots, MIN. 20,000 SF

RESIDENTIAL SINGLE FAMILY 96 Detached Units of varying lot areas

TOTAL RESIDENCES 110 LOTS/UNITS

DENSITY: $110 \text{ UNITS} / 55.68 \text{ ACRES} = 2.0 \text{ UNITS/ACRE}$

PROJECTED BUILDING COVERAGE: 6 S.F. DET. AT 4,450 SF/EA PLUS (+) 96 S.F. at and Avg. +/- 2,350 SF/EA = 252,300 SF OR 5.79 ACRES. DENSITY= $5.79/50.818 = 11.4\%$ of the Site's Area.

PROJECTED IMPERVIOUS AREA COVERAGE:

With the building area of 5.79 acres projected, the rest of the impervious area would be new roadways and 3.3 acres of sidewalks added = $9.09/50.818 = 17.9\%$

The developer reserves the right to phase the 110 unit development into 3 phases stopping at sewer high points that lead to outfalls. This will decrease the impact of phasing on the residents that would be within the initial phase(s) of the development.

- A. Purpose: It is the intent for J1-J2 is a stand-alone independent tract to promote "Lakeside at River Green Ph. 3", a residential development with appropriate density to support a walkable community in a vibrant setting of mature forested conservation areas and access to the many amenities within the age qualified Lakeside at River Green and the overall River Green Community. City water and sewer service will serve Lakeside at River Green Ph 3 (aka: Lakemont at River Green).
- B. Permitted Land Uses: Single Family Residence, detached and attached. The roadways within the community will be private roadways with 5-ft wide sidewalks on both sides of the roadways designed to meet the City's roadway requirements. A mail kiosk and parking will be provided.
- C. Accessory Uses: A temporary sales office-trailer will be allowed on one of the single-family lots near the intersection of River Green Ave and Mimosa Drive. The residences within this Phase 3 of Lakeside at River Green will have access to the amenities of Lakeside at River Green and the clubhouse, swimming pool, playgrounds and athletic facilities included within the existing master development. Walking Trails are permitted to be constructed within the conservation easements.
- D. Density: A maximum of 110 Lots/Units will be constructed on 55.68 acres, making the density 2.0 Units-Lots per Acre.
- E. Height, Area and bulk Regulations:
 - 1. Single Family Residences Detached:
 - Minimum SF Detached Lot Area: 4,000 sq. ft., 20,000 sq. ft. when abutting the existing Fieldstone S/D.
 - Minimum Lot Width: 42-ft width at R/W

Minimum Lot Depth: 90-ft
Minimum Front Yard: 10-ft
Minimum Side Yard: 5-ft
Minimum Rear Yard: 10-ft with homes abutting Fieldstone having 50-ft
Maximum Building Height: three (3) stories plus optional basement, 50-ft above the basement(s).

2. Multi-Family Residences Attached:
Minimum Lot Area: N/A
Maximum attached units per Building: 10-units
Minimum Residence/Unit Living Area: 1,200 sq ft
Minimum Yard Setbacks: Front=10-ft min. Rear = 10-ft min.
Minimum Distance Between (Unit) Buildings: 20-ft
Maximum Height: 3-stories or 50-ft
3. Landscape Buffers/Buffers to Adjacent Properties:
Buffers for Residences abutting Fieldstone S/D = 50-ft undisturbed and/or planted. No planted and/or screening buffers are required within the development. Note, there are multiple conservation easements (17 acres) within the development that will be preserved in perpetuity.
4. Minimum Open Space: 25% of the overall property area, $55.67 \times 0.25 = 13.92$ acres
This requirement is met with the conservation easements that have an overall area of 17 acres. Walking trails are permitted to be constructed within the common areas and conservation easements.
5. Parking Spaces / Loading Areas:
Standard pedestrian vehicle spaces: 10-ft x 18-ft
Compact pedestrian vehicle spaces: 8 ft x 16-ft (limited to 20% of the parking spaces)
Single Family Residence Detached and Attached: 2 parking spaces within garage, with an additional 2 on the driveway outside of the right-of-way.
Residential Guest Parking: 5 parking spaces at Mail Kiosk including 1 ADA space.
Loading Area: None
6. Architectural:
Lakeside at River Green Ph. 3 intends to continue the community character of the River Green Neighborhood through thoughtful architectural consistent with traditional neighborhood design capturing the beauty of the mature forested tract. Primary building materials will be cementitious siding enhanced with distinctive details which may include porches, balconies, masonry water tables, covered entries, dormers, etc.
7. Site Plan Modifications: The overall Site Plan for residential units may be modified administratively and may be phased for development based on the owner's needs at that time.

F. General Landscaping and Signage:

1. Landscaping shall be provided at the tract's entrance off River Green Avenue in conformance with or exceeding the standards for entrance landscaping within the River Green Neighborhood. Lighting may be added to enhance the landscape areas within the proposed development.
2. A stone-masonry monument sign will be added to the entrance area visible from River Green Avenue with the development and developer's name on it. Landscaping will be added around the sign with lighting to enhance the entrance's appeal. The sign will conform to the City of Canton's regulations for signage.

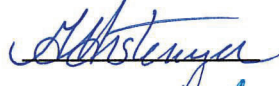
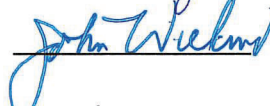
**WRITTEN CONSENT ACTION
OF THE MEMBERS OF
JWC LAKESIDE, LLC**

October 19, 2023

The undersigned, being the sole member (the "Member") of **JWC Lakeside, LLC, f/k/a River Green Land, LLC**, a Georgia limited liability company (the "Company"), acting without a meeting pursuant to relevant provisions of the Georgia Limited Liability Company Act, hereby waives notice of a meeting and hereby consents to and adopts the following resolutions, effective as of the date written above, as the actions of the Member, and hereby directs that this written consent (this "Consent") be delivered to the Company for inclusion in the minutes and filing with the Company records:

WHEREAS, Russell LaGrone was previously appointed as a manager of the Company, and Mr. LaGrone has resigned from his position with the Company and

NOW, THEREFORE, BE IT RESOLVED, and the Members hereby appoint, as of the date hereof, the following individuals as **Manager**, pursuant to the terms and provisions of the Operating Agreement:

<u>NAME</u>	<u>OFFICE</u>	<u>SIGNATURE SAMPLE</u>
Michelle Horstemeyer	Manager	
John Wieland	Manager	

RESOLVED FURTHER, that the above Managers, each acting on their own, are authorized and directed to execute and deliver on the Company's behalf documents necessary to borrow money and on the Company's behalf, including all promissory notes and security instruments necessary or required to effectuate such transactions, and further are authorized to execute all loan, financial, management, or property-related instruments and documents, including, but not limited to, loan documents, commitments, agreements, deeds, contracts, and affidavits; and

RESOLVED FURTHER, that the above Managers, each acting on their own, are hereby authorized and directed to execute and deliver on the Company's behalf any and all documents and instruments necessary to consummate the sale of the homes from the Company and/or its affiliates (including, without limitation, any company or entity for which the Company shall act, whether now or in the future, as manager, general partner or such similar position) to home purchasers including, but not limited to, contracts,

deeds, affidavits, and closing statements, and their signature shall be binding upon the Company for the uses and purposes herein mentioned; and

RESOLVED FURTHER, that any act taken or done by any Manager to facilitate the actions contemplated by these resolutions is ratified and approved, and the representatives and agents of the Company are authorized to take and to do such further acts and deeds, and to execute and deliver for and in the name of the Company, such other documents, papers, and instruments as are necessary or appropriate to effectuate the intent and purpose of these resolutions and the taking of any such acts and deeds, and the execution and delivery of any such documents, papers, and instruments, is hereby ratified and approved; and

RESOLVED FURTHER, that John Freeman is hereby appointed as the registered agent for the Company; and

RESOLVED FURTHER, that this written consent supersedes all prior resolutions, and effective this date, the above managers shall be the only officers authorized to act on the Company's behalf.

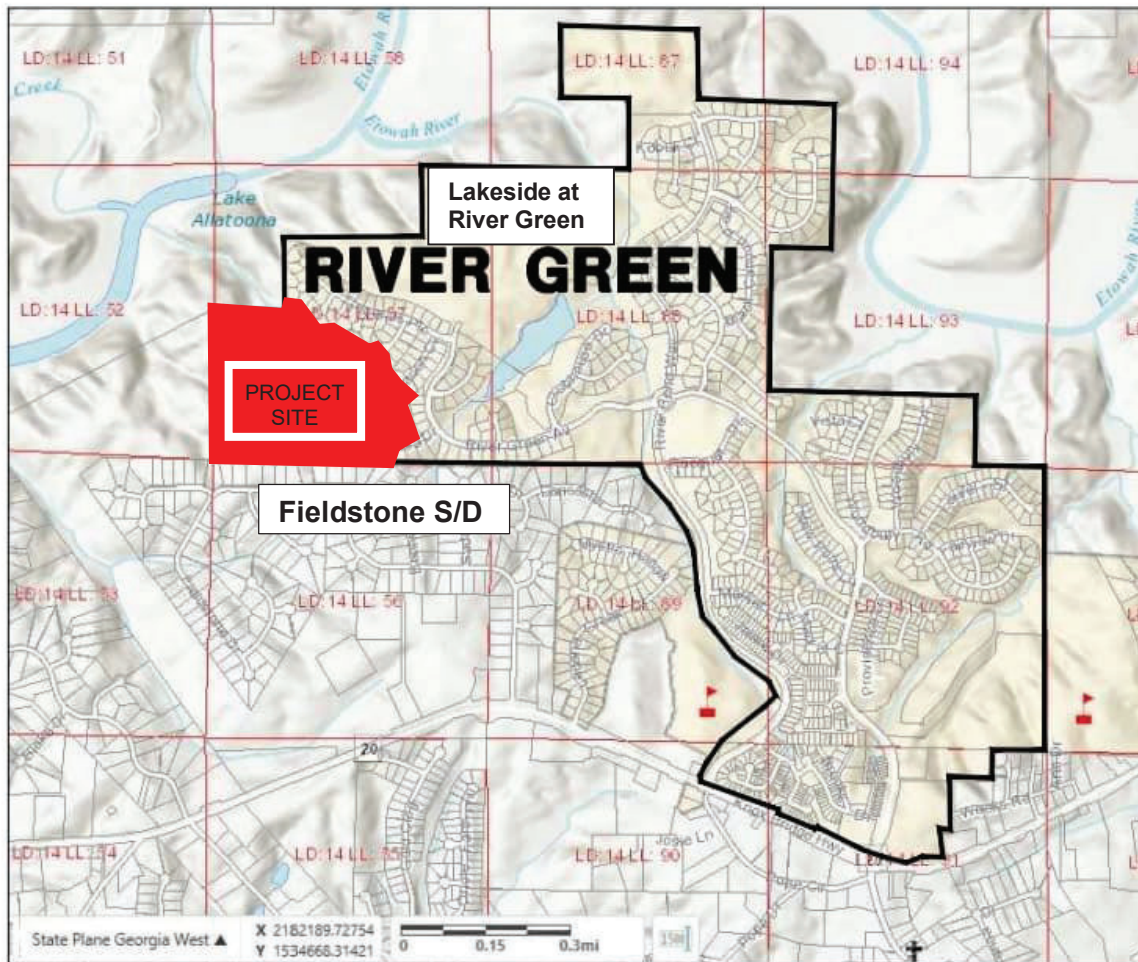
IN WITNESS WHEREOF, the undersigned has executed this written consent action as of the date first written above.

MEMBERS:

JWC Interests, LLC

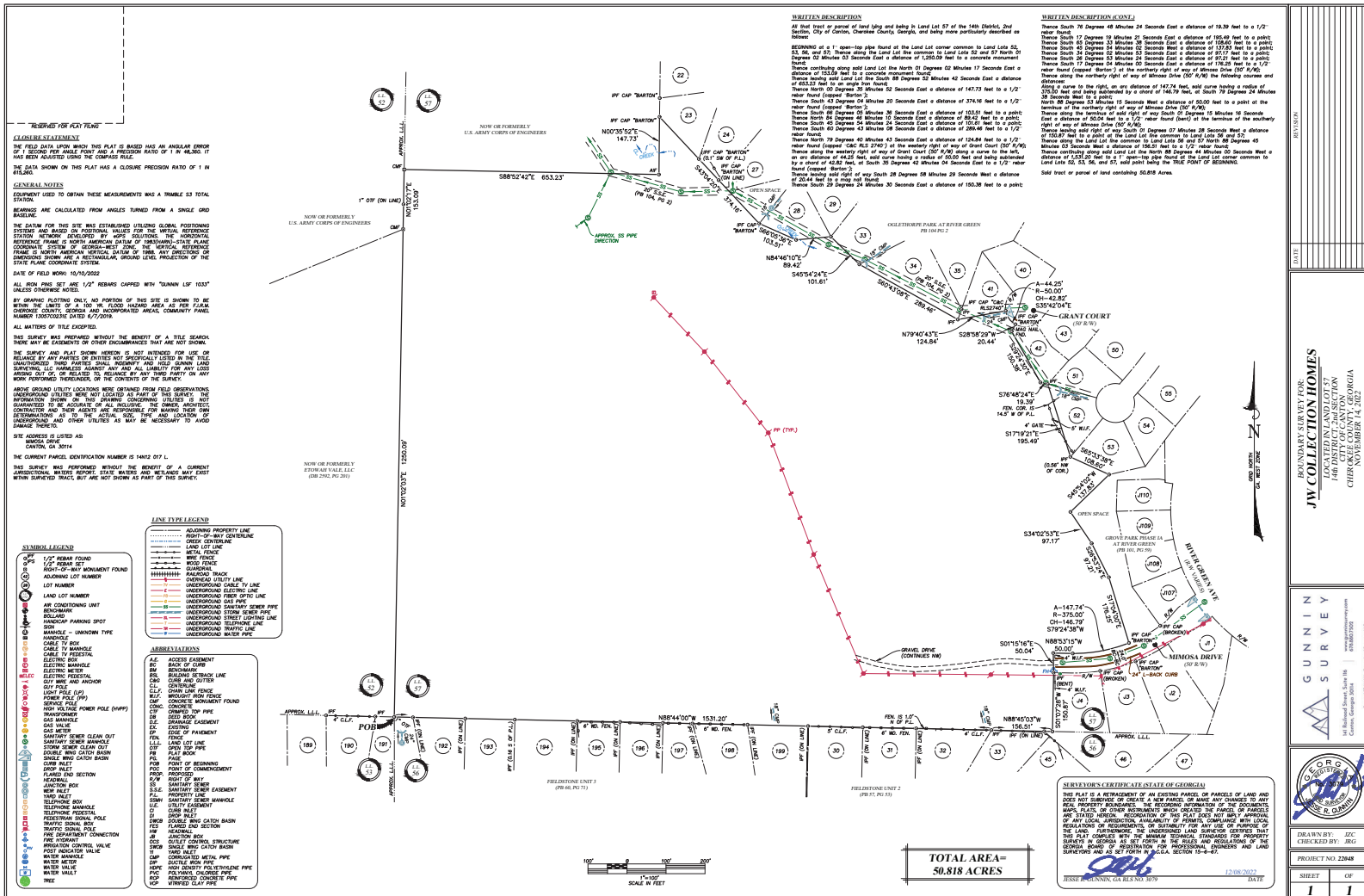
By: 
John Wieland, Manager

Dated: October, 19 2023



LOCATION SKETCH

SCALE: 1" = 0.3 miles



FIELDSTONE (ZONED R-20) UNIT-2 PB 57 PG 53

[illegible]









River Green Legal Description (51 Ac. Parcel)

All that tract or parcel of land lying and being in Land Lot 57 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1" open-top pipe found at the Land Lot corner common to Land Lots 52, 53, 56, and 57; Thence along the Land Lot line common to Land Lots 52 and 57 North 01 Degrees 02 Minutes 03 Seconds East a distance of 1,250.09 feet to a concrete monument found;
Thence continuing along said Land Lot line North 01 Degrees 02 Minutes 17 Seconds East a distance of 153.09 feet to a concrete monument found;
Thence leaving said Land Lot line South 88 Degrees 52 Minutes 42 Seconds East a distance of 653.23 feet to an angle iron found;
Thence North 00 Degrees 35 Minutes 52 Seconds East a distance of 147.73 feet to a 1/2" rebar found (capped "Barton");
Thence South 43 Degrees 04 Minutes 20 Seconds East a distance of 374.16 feet to a 1/2" rebar found (capped "Barton");
Thence South 66 Degrees 05 Minutes 36 Seconds East a distance of 103.51 feet to a point;
Thence North 84 Degrees 46 Minutes 10 Seconds East a distance of 89.42 feet to a point;
Thence South 45 Degrees 54 Minutes 24 Seconds East a distance of 101.61 feet to a point;
Thence South 60 Degrees 43 Minutes 08 Seconds East a distance of 289.46 feet to a 1/2" rebar found;
Thence North 79 Degrees 40 Minutes 43 Seconds East a distance of 124.84 feet to a 1/2" rebar found (capped "C&C RLS 2740") at the westerly right of way of Grant Court (50' R/W);
Thence along the westerly right of way of Grant Court (50' R/W) along a curve to the left, an arc distance of 44.25 feet, said curve having a radius of 50.00 feet and being subtended by a chord of 42.82 feet, at South 35 Degrees 42 Minutes 04 Seconds East to a 1/2" rebar found (capped "Barton");
Thence leaving said right of way South 28 Degrees 58 Minutes 29 Seconds West a distance of 20.44 feet to a mag nail found;
Thence South 29 Degrees 24 Minutes 30 Seconds East a distance of 150.38 feet to a point;
Thence South 76 Degrees 48 Minutes 24 Seconds East a distance of 19.39 feet to a 1/2" rebar found;
Thence South 17 Degrees 19 Minutes 21 Seconds East a distance of 195.49 feet to a point;
Thence South 65 Degrees 33 Minutes 38 Seconds East a distance of 108.60 feet to a point;
Thence South 45 Degrees 54 Minutes 02 Seconds West a distance of 137.83 feet to a point;
Thence South 34 Degrees 02 Minutes 53 Seconds East a distance of 97.17 feet to a point;
Thence South 26 Degrees 53 Minutes 24 Seconds East a distance of 97.21 feet to a point;
Thence South 17 Degrees 04 Minutes 00 Seconds East a distance of 176.25 feet to a 1/2" rebar found (capped "Barton") at the northerly right of way of Mimosa Drive (50' R/W);
Thence along the northerly right of way of Mimosa Drive (50' R/W) the following courses and distances:
Along a curve to the right, an arc distance of 147.74 feet, said curve having a radius of 375.00 feet and being subtended by a chord of 146.79 feet, at South 79 Degrees 24 Minutes 38 Seconds West to a point;
North 88 Degrees 53 Minutes 15 Seconds West a distance of 50.00 feet to a point at the terminus of the northerly right of way of Mimosa Drive (50' R/W);
Thence along the terminus of said right of way South 01 Degrees 15 Minutes 16 Seconds East a distance of 50.04 feet to a 1/2" rebar found (bent) at the terminus of the southerly right of way of Mimosa Drive (50' R/W);

Thence leaving said right of way South 01 Degrees 07 Minutes 28 Seconds West a distance of 150.87 feet to a point at the Land Lot line common to Land Lots 56 and 57;

Thence along the Land Lot line common to Land Lots 56 and 57 North 88 Degrees 45 Minutes 03 Seconds West a distance of 156.51 feet to a 1/2" rebar found;

Thence continuing along said Land Lot line North 88 Degrees 44 Minutes 00 Seconds West a distance of 1,531.20 feet to a 1" open-top pipe found at the Land Lot corner common to Land Lots 52, 53, 56, and 57, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 50.818 Acres.

Proposed Zoning Condition Amendment

Proposed Land Use:

RESIDENTIAL SINGLE FAMILY 110 Lots

TOTAL RESIDENCES 110 LOTS/UNITS

DENSITY: 110 UNITS / 50.818 ACRES + 4.858 Acres = 55.676 Acres / 2.0 UNITS/ACRE

PROJECTED BUILDING COVERAGE: 6 S.F. DET. (R-20 lots) AT 4,450 SF/EA PLUS (+) 96 S.F. DET AT 2,350 SF/EA = 252,300 SF OR 5.79 ACRES. DENSITY= 5.79/50.818 = 11.4% of the Site's Area.

PROJECTED IMPERVIOUS AREA COVERAGE:

With the building area of 5.79 acres projected, the rest of the impervious area would be new roadways and 3.3 acres of sidewalks added = 9.09/50.818 = 17.9%

The developer reserves the right to phase the new 102 unit development into 3 phases stopping at roadway intersections to decrease the impact of phasing on the residents that would be within the initial phase(s) of the development.

- A. Purpose: It is the intent for J1-J2 is a stand-alone independent tract to promote "Lakeside at River Green, phase III", a residential development with appropriate density to support both Single-Family detached residences and Single-Family attached residences (Townhomes), with a walkable community in a vibrant setting of mature forested conservation areas and access to the many amenities within the River Green Community. City water and sewer service will serve Lakeside at River Green, phase III.
- B. Permitted Land Uses: Single Family Residence, both detached and attached (Townhomes). The roadways within the community will be public roadways with 5-ft wide sidewalks on both sides of the roadways designed to meet the City's roadway requirements. A mail kiosk with parking will be provided.
- C. Accessory Uses: A temporary sales office-trailer will be allowed on one of the single-family lots near the intersection of River Green Ave and Mimosa Drive.. No clubhouse, swimming pool, playgrounds or athletic facilities will be included within this development. Walking Trails are permitted to be constructed within the conservation easements.
- D. Density: A maximum of 102 new Lots/Units will be constructed on 50.818 acres, making the density 2.0 Units-Lots per Acre.
- E. Height, Area and bulk Regulations:
 - 1. Single Family Residences Detached:
 - Minimum SF Detached Lot Area: 4,000 sq. ft., 20,000 sq. ft. when abutting the existing Fieldstone S/D.
 - Minimum Lot Width: 42-ft width at R/W
 - Minimum Lot Depth: 90-ft
 - Minimum Front Yard: 10-ft
 - Minimum Side Yard: 5-ft
 - Minimum Rear Yard: 10-ft
 - Maximum Building Height: three (3) stories plus optional basement, 50-ft above the basement(s).
 - 2. Multi-Family Residences Attached:
 - Minimum Lot Area: N/A
 - Maximum attached units per Building: 10-units
 - Minimum Residence/Unit Living Area: 1,200 sq. ft.
 - Minimum Yard Setbacks: Front =10-ft min., Rear = 10-ft min.
 - Minimum Distance Between (Unit) Buildings: 20-ft
 - Maximum Height: 3 stories or 50 ft

3. Landscape Buffers/Buffers to Adjacent Properties:
Buffers for Residences abutting Fieldstone S/D = 50-ft undisturbed and/or planted
No planted and/or screening buffers are required within the development. Note, there are multiple conservation easements (24.3 acres) within the development that will be preserved in perpetuity.
4. Minimum Open Space: 25% of the overall property area, $55.67 \times 0.25 = 13.92$ acres.
This requirement is met with the conservation easements that have an overall area of 17.43 acres. Walking trails are permitted to be constructed within the common areas and conservation easements.
5. Parking Spaces / Loading Areas:
Standard pedestrian vehicle spaces: 10-ft x 18-ft
Compact pedestrian vehicle spaces: 8 ft x 16-ft (limited to 20% of the parking spaces)
Single Family Residence Detached and Attached: 2 parking spaces within garage, with an additional 2 on the driveway outside of the right-of-way.
Residential Guest Parking: 5 parking spaces at Mail Kiosk including 1 ADA space.
Loading Area: None
6. Architectural:
Lakeside at River Green, phase III intends to continue the community character of the River Green Neighborhood through thoughtful architecture consistent with traditional neighborhood design capturing the beauty of the mature forested tract. Primary building materials will be cementitious siding enhanced with distinctive details which may include porches, balconies, masonry water tables, covered entries, dormers, etc.
7. Site Plan Modifications: The overall Site Plan for residential units may be modified administratively and may be phased for development based on the owner's needs at that time.

F. General Landscaping and Signage:

1. Landscaping shall be provided at the tract's entrance off River Green Avenue in conformance with or exceeding the standards for entrance landscaping within the River Green Neighborhood. Lighting may be added to enhance the landscape areas within the proposed development.
2. A stone-masonry monument sign will be added to the entrance area visible from River Green Avenue with the development and developer's name on it. Landscaping will be added around the sign with lighting to enhance the entrance's appeal. The sign will conform to the City of Canton's regulations for signage.

