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:

Public Hearing - Cases ANNX2605-011, 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/A**

Total Cost of Project: _____ Check if Estimated ☐

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

Staff Recommendations:

A Staff recommendation will be presented at the Action meeting on September 3.

Reviews:

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

Attachments:

Application
Staff Report
LOI
Site plans

PLANNING & ZONING STAFF REPORT
July 28, 2026

Case Numbers:	ANNX2605-011, RZON2605-010, MP2605-013, CUP2605-012, VAR2605-003
Applicant:	Targhee Partners, LLC.
Owner:	Targhee Partners, LLC., J. Philip Cato, JRC1, LLC., ABF Horizon, LLC., Ashley R. Holcomb
Property Addresses:	2829 Ball Ground Highway & 3830 Fate Conn Road Canton, GA 30114
Council Ward:	Ward 2 – Tolan/Roach (upon annexation)
Parcel Number:	14N22 094, 14N22 094B, 14N21 082A
Current Zoning:	GC (General Commercial), R-80 (Single-Family Residential), RM-10 (Multi-Family Residential), Cherokee County
Proposed Zoning:	PD-MU (Planned Development – Mixed Use), City of Canton
Character Area/ Future Land Use:	Employment Center
Acreage:	+/- 48.192 acres
Proposed Use:	167-unit fee-simple subdivision and commercial/light industrial areas

---

REQUEST

The Applicant seeks to annex +/- 48.192 acres of property located along Ball Ground Highway, Old Vandiver Drive, and Fate Conn Road into the City of Canton. Additionally, the Applicant seeks to re-zone the property from R-80, RM-10, and GC (Cherokee County) to PD-MU (City of Canton). A master plan is requested to establish development standards for the site, and a conditional use permit is requested for the construction of townhouses.

Three (3) concurrent variances are being sought:

1. Allow only one (1) development entrance when the number of units is between 125-304 - UDC 109.03.12
2. Elimination of portion of required 50’ landscape buffer abutting Cherokee County that lies within a power line easement - UDC 103.03.08.A(6) & 103.03.08.B(2)

3. Elimination of portion of required 50’ landscape buffer abutting Cherokee County along the southern property line of Tract 3 - UDC 103.03.08.A(6) & 103.03.08.B(2)

The intent of the applications is to construct a 167-unit fee-simple residential subdivision consisting of 15 cottages, 40 townhomes, and 112 detached homes, as well as a commercial tract near Ball Ground Highway and a future commercial/light industrial tract along Fate Conn Road. The resulting residential density is approximately 4.29 du/ac.

<table>
<tr><th colspan="6">PROPOSED MASTER PLAN DEVELOPMENT STANDARDS (MP2605-013)</th></tr>
<tr><td></td><td>COTTAGES (STUDIO, 1 & 2 BEDROOM UNITS)</td><td>22’-24’ FRONT ENTRY TOWNHOMES</td><td>50’ DETACHED LOTS</td><td>COMMERCIAL</td><td>FUTURE COMMERCIAL/LIGHT INDUSTRIAL</td></tr>
<tr><td>PROPOSED YIELD</td><td>15 units</td><td>40 units</td><td>112 units</td><td>+/- 1.44 ac.</td><td>+/- 7.85 ac.</td></tr>
<tr><td>NET RESIDENTIAL DENSITY</td><td colspan="3">4.29 du/ac
(38.9 acres of residential)</td><td colspan="2">N/A</td></tr>
<tr><td>MINIMUM LOT AREA</td><td colspan="2">N/A (Sold at fee-simple footprint)</td><td>6,000 S.F.</td><td colspan="2" rowspan="3">**Commercial tract and future commercial/light industrial tract to follow all applicable City of Canton Development Standards**</td></tr>
<tr><td>MINIMUM SETBACKS</td><td>Front: 5’
Side: N/A
Corner Side: 5’
Rear: N/A</td><td>Front: 15’
Side: N/A
Corner Side: 10’
Rear: N/A</td><td>Front: 15’
Side: 5’
Corner Side: 10’
Rear: 20’</td></tr>
<tr><td>MINIMUM FOUNDATION SEPARATION</td><td colspan="3">10’</td></tr>
</table>

SITE

The subject property is located within the Keithsburg community of unincorporated Cherokee County. The subject property is situated between Ball Ground Highway and Interstate 575 to the south and north, as well as Old Vandiver Road and Fate Conn to the west and east. The property is primarily vacant and undeveloped with an abandoned residence and small accessory structures. The property is mostly wooded with a mixture of hardwoods and pines. A 100’ Georgia Power Company powerline easement travels through the property.

In April 2004, the Cherokee County Board of Commissioners approved a rezoning for 15.09 acres of the subject property from R-80 to GC (Res. 2004-R-028). No development has occurred on the property as a result of that rezoning action.

In 2025, the Mayor and City Council considered an annexation and rezoning application for the same subject property. The proposed development was for a 194-unit residential subdivision consisting of 21 cottages, 77 townhomes, and 96 detached homes on +/- 38.81 acres, as well as

a +/- 1.55 acre commercial tract near Ball Ground Highway and a +/- 7.85 acre future commercial/light industrial tract along Fate Conn Road. The resulting residential density was around 5 du/ac. Staff recommended denial of the application due to non-compliance with the Comprehensive Plan. At the Action meeting on February 5, 2026, the Mayor and City Council approved the Applicant's request for a withdrawal without prejudice

SURROUNDING USES

North	Interstate 575	N/A
South	Commercial / Light Industrial	LI (County)
East	Commercial / Vacant	R-80, RM-10, GC (County)
West	Single-family detached residential	R-40 (County)

ANNEXATION

This annexation request was heard by the Cherokee County Board of Commissioners at their July 21, 2026 meeting. The Board voted unanimously (5-0) to express their feedback regarding the annexation request.

The following comments were received:

Transportation:

1. Install a left turn lane on Ball Ground Highway
2. Install a deceleration lane on Ball Ground Highway
3. Consider improvement of the intersection at Fate Conn Road
4. Consider the extension of Ball Ground Highway (north of the Bojangle's entrance) to 2 thru lanes northbound and southbound

Fire and Emergency Services:

1. Two entrances are recommended for this proposed development
2. Provide details for the proposed boulevard entrance to ensure that details support Fire and Emergency Services
3. Trees are not recommended as vegetation for the proposed boulevard entrance

Consider the following criteria as it pertains to proposed annexations:

1. *Whether the property considered for annexation is within the City of Canton Growth Boundary Agreement area.*

The property is located within the City of Canton Growth Boundary Agreement area.

2. *Whether the property considered for annexation is within the City of Canton Utility Services Areas.*

The property is not located within the City of Canton's Water or Sanitary Sewer Service Areas. Water and sanitary sewer is available and is provided by Cherokee County Water and Sewerage Authority (CCWSA).

REZONING

Consider the following criteria as it pertains to proposed rezoning requests:

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

The Subject Property is currently vacant. Immediately surrounding the proposed entrance to the property are commercial and light industrial uses along Ball Ground Highway. The proposed development may create a compatibility concern, particularly near the entrance to the development and for residences abutting the powerline easement shall a variance for landscape buffering be granted in that area.

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

The proposed development may introduce compatibility concerns with the established commercial and light industrial uses located near the entrance to the Subject Property. These businesses may generate noise, lighting, truck traffic, and other activity that is customary within a commercial corridor but may be objectionable to future residents. The introduction of residential development could therefore result in future conflicts or complaints regarding the continued operation of nearby businesses. However, the proposal is not anticipated to directly impair the existing use or usability of adjacent or nearby properties provided that adequate buffering, screening, and separation is incorporated into the development.

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

The majority of the Subject Property is restricted to use as a commercial property under its current GC (County) zoning designation. A portion of the property is zoned R-80 which may be utilized for low-density single-family detached residential. Another portion of the property is zoned RM-10 which permits high-density multi-family residential development. Recent residential Cherokee County rezonings approved along the corridor indicate an increased market interest for residential uses in the area.

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

The Subject Property is located along an arterial highway designed to accommodate greater traffic volumes than local or collector streets. Operational improvements will be required at the development's entrance per Cherokee County regulations. The Cherokee County School District estimates an increase of 122 students as a result of this development, requiring six (6) additional classrooms. The Cherokee County Water & Sewerage Authority indicates that there are no capacity concerns with the proposed development tying into their system.

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

The Subject Property is located within the Employment Center Character Area, which supports mixed-use commercial, office, institutional, and light industrial uses. The proposed residential use of the property is not in conformity with the policy and intent of the Comprehensive Plan and Future Land Use Map.

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

The Subject Property is located along the Ball Ground Highway corridor which consists of commercial, light industrial, and residential uses. Located near the entrance to the proposed development is an established cluster of commercial and light industrial properties including automobile repair & service and warehousing businesses. Recent residential County rezonings have yielded housing developments both newly complete and under construction located near this property along Ball Ground Highway, including the Keithsburg Crossing development, which is a RZL subdivision consisting of 102 detached units. This activity indicates a changing land use pattern along the corridor, with residential uses becoming increasingly prevalent amongst the established commercial and light industrial uses.

7. *Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.*

There are no known historic sites or archaeological resources within the Subject Property.

8. *Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Area, and any Overlay Districts.*

Townhome units and complementary accessory structures (i.e. mailbox kiosks, amenity buildings) are subject to the City's community design guidelines and require approval of the Canton Design Review team prior to the issuance of a building permit. Single-family detached residential dwellings are exempt from this requirement. There are no overlay standards applicable to this area.

DEPARTMENT COMMENTS

Planning & Zoning:

- This property is located within the Growth Boundary established by the City of Canton and Cherokee County. The Boundary establishes a geographic area of properties that are generally seen as appropriate for annexation.

Fire:

- A divided boulevard entrance is permissible in order to meet the requirements of the International Fire Code.

Engineering/Development/Utilities/Transportation:

- A Traffic Study will be required prior to LDP issuance.

- A Hydrology Study will be required prior to LDP issuance.
- A Georgia Power Encroachment Agreement will be required.
- Water and sewer are provided by CCWSA.

Cherokee County Water & Sewerage Authority:

- CCWSA agrees to this proposed development's connections to their water and sewer infrastructure.

RECOMMENDATION

A recommendation will be presented to the Mayor and City Council at the Action meeting on September 3, 2026.

CANTON
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, ANNX2605-011

This Application is for:

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

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 attched 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, ANNX2605-011

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

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

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.)

CANTON
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, J. Philip Cato *(Property Owner)*, **do solemnly swear and attest, subject to criminal penalites 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 theron.**

This 20th **day of** August, **20** 25.

Owner 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:

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

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:

- [x] **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: _____

TERESSA PATTERSON NOTARY PUBLIC PICKENS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 09, 2027

(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
$	
$	

CANTON
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, J. Philip Cato (Property Owner), do solemnly swear and attest, subject to criminal penalites 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 theron.

This 20th **day of** August, **20** 25.

Owner 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: _____

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: _____

TRESSA PATTERSON NOTARY PUBLIC PICKENS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 09, 2027 (Seal)

CANTON
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 penalites 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 theron.

This 20th **day of** August, **20** 25.

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

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 20th **Day Of** August, **20** 25.

Notary Signature: Tresa Patterson

TRESA PATTERSON NOTARY PUBLIC PICKENS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 09, 2027

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

_____ 8/20/2025

Signature of Notary Public Date

Notary Seal

TRESSA PATTERSON NOTARY PUBLIC PICKENS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 09, 2027

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 penalites 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 theron.

This 20th **day of** August, **20** 25.

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:

- [x] *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:
- [x] **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: Tressa Patterson

TRESSA PATTERSON
NOTARY PUBLIC
PICKENS COUNTY, GEORGIA
MY COMMISSION EXPIRES
JUNE 09, 2027

CANTON
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 penalites 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 theron.

This 21st **day of** August, **20** 25.

Owner 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:

- [x] *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:
- [x] **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, **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 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

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

NOTARY SEAL

_____
Signature of Notary Public

8-21-25
Date

CANTON
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 penalites 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 theron.**

This 21st **day of** August **, 20** 25 **.**

Owner 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:

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

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:

- [x] **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)

CANTON
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 penalites 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 theron.

This 21st **day of** August, **20**25.

Owner Signature: BJK **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:

- [x] *Pre-Construction* Variance
- [ ] *Post-Construction* Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: BJK

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:
- [x] **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 **20**25

Notary Signature:

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

(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 penalites 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 theron.**

This 21st **day of** August, **20** 25.

Owner Signature: BJK **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:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: BJK

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:

- [x] **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)

CANTON
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 (Print Name of Owner) for ABF Horizon, LLC do solemnly swear and attest, subject to criminal penalites 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 theron.

This _____ **day of** _____, **20**_____.

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 a:

- [x] *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:
- [x] **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, **20**25.

Notary Signature: _____

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

(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, _____ (Property Owner) for ABF Horizon LLC, do solemnly swear and attest, subject to criminal penalites 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 theron.

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:

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: _____

Mailing Address: 121 E. Main St.
Suite 201
City: Canoton
State: GA **Zip Code:** 30114
Telephone: (404) 644-8909
E-mail: key.benjamin@gmail.com

Applicant Status:

- [x] **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

_____ 8/21/25

Signature of Notary Public Date

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

Notary 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 penalites 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 theron.

This 26th **day of** August, **20** 25.

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 Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 26th **Day Of** August **20** 25

Notary Signature: _____

TAMMY REEVES NOTARY PUBLIC PICKENS COUNTY GEORGIA EXPIRES 09-16-2027

(Seal)

CANTON
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 (owner), **do solemnly swear and attest, subject to criminal penalites 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 theron.**

This 26th **day of** August, **20**25.

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:

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

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:

- [x] **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, **20**25

TAMMY REEVES NOTARY PUBLIC GEORGIA EXPIRES 09-16-2027 PICKENS COUNTY

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.

In addition to the Applicant's proposal to construct 167 single-family homes, the Applicant will reserve ± 1.44 acres along Highway 5 for commercial uses and ± 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?

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.

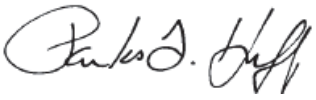
Are there existing or changing conditions which affect the development of the property and support the proposed request.

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.

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



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:

- [x] *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?

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.

.

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

Sincerely,

SAMS, LARKIN & HUFF, LLP



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.

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.

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

Sincerely,

SAMS, LARKIN & HUFF, LLP



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?

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.

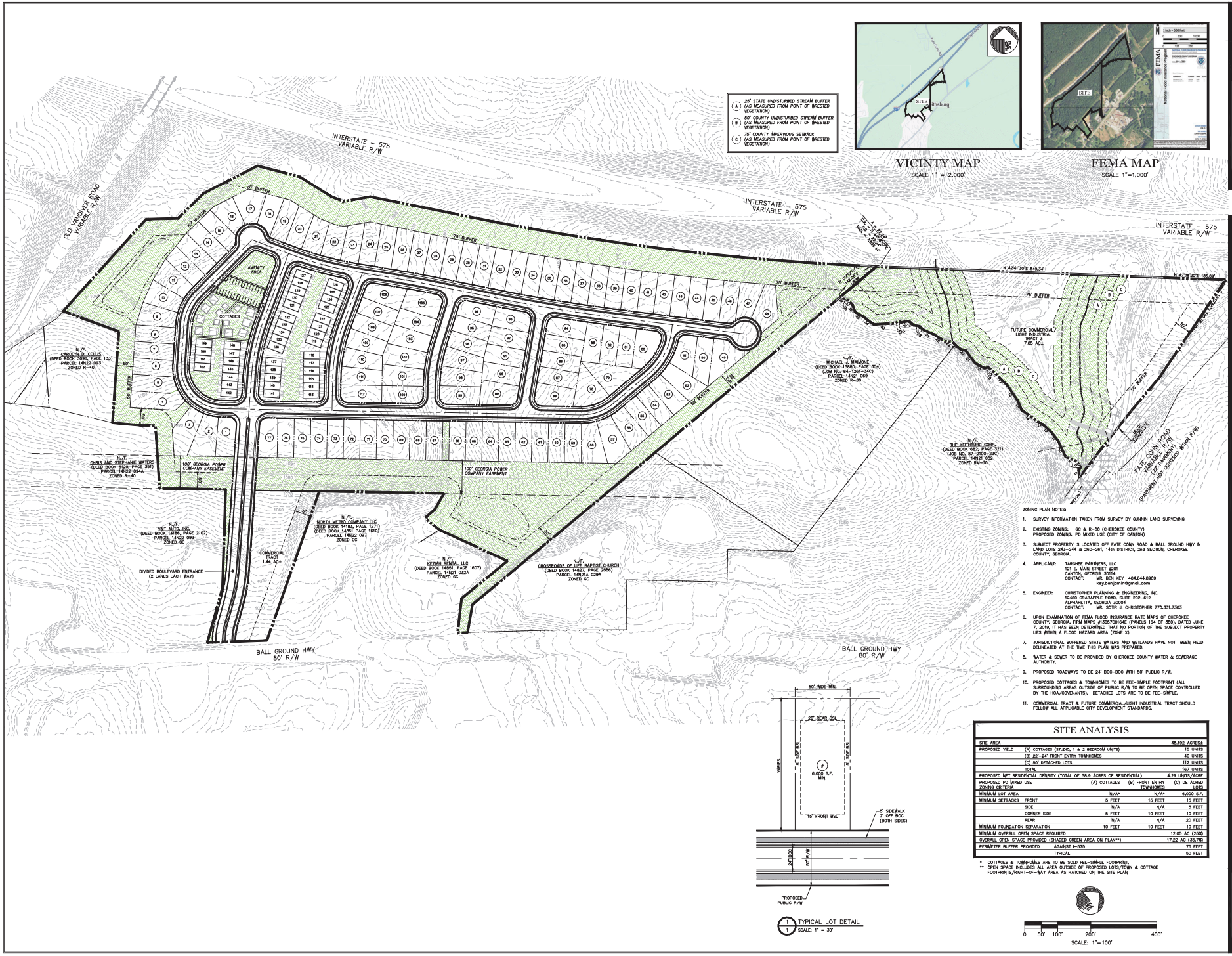
I look forward to working with you, the staff and the Board of Appeals regarding this request.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jcc



VICINITY MAP
SCALE 1" = 2,000'

FEMA MAP
SCALE 1"=1,000'

TYPICAL LOT DETAIL
SCALE: 1" = 30'

ZONING PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEY BY GUNNIN LAND SURVEYING.
2. EXISTING ZONING: GC & R-80 (CHEROKEE COUNTY)
   PROPOSED ZONING: PD MIXED USE (CITY OF CANTON)
3. SUBJECT PROPERTY IS LOCATED OFF FATE CONN ROAD & BALL GROUND HWY IN LAND LOTS 243-244 & 260-261, 14th DISTRICT, 2nd SECTION, CHEROKEE COUNTY, GEORGIA.
4. APPLICANT: TARGHEE PARTNERS, LLC
   121 E. MAIN STREET #201
   CANTON, GEORGIA 30114
   CONTACT: MR. BEN KEY 404.644.8909
   key.benjamin@gmail.com
5. ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
   12460 CRABAPPLE ROAD, SUITE 202-612
   ALPHARETTA, GEORGIA 30004
   CONTACT: MR. SCHR. CHRISTOPHER 770.331.7303
6. UPON EXAMINATION OF FEMA FLOOD INSURANCE RATE MAPS OF CHEROKEE COUNTY, GEORGIA, FIRM MAPS #13057C0164E (PANELS 164 OF 350), DATED JUNE 7, 2019, IT HAS BEEN DETERMINED THAT NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA (ZONE X).
7. JURISDICTIONAL BUFFERED STATE WATERS AND WETLANDS HAVE NOT BEEN FIELD DELINEATED AT THE TIME THIS PLAN WAS PREPARED.
8. WATER & SEWER TO BE PROVIDED BY CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY.
9. PROPOSED ROADWAYS TO BE 24' BOC-BOC WITH 50' PUBLIC R/W.
10. PROPOSED COTTAGES & TOWNHOMES TO BE FEE-SIMPLE FOOTPRINT (ALL SURROUNDING AREAS OUTSIDE OF PUBLIC R/W TO BE OPEN SPACE CONTROLLED BY THE HOA/COVENANTS). DETACHED LOTS ARE TO BE FEE-SIMPLE.
11. COMMERCIAL TRACT & FUTURE COMMERCIAL/LIGHT INDUSTRIAL TRACT SHOULD FOLLOW ALL APPLICABLE CITY DEVELOPMENT STANDARDS.

SITE ANALYSIS

SITE AREA				48.192 ACRES±
PROPOSED YIELD	(A) COTTAGES (STUDIO, 1 & 2 BEDROOM UNITS)			15 UNITS
	(B) 22'-24' FRONT ENTRY TOWNHOMES			40 UNITS
	(C) 50' DETACHED LOTS			112 UNITS
	TOTAL			167 UNITS
PROPOSED NET RESIDENTIAL DENSITY (TOTAL OF 38.9 ACRES OF RESIDENTIAL)				4.29 UNITS/ACRE
PROPOSED PD MIXED USE ZONING CRITERIA		(A) COTTAGES	(B) FRONT ENTRY TOWNHOMES	(C) DETACHED LOTS
MINIMUM LOT AREA		N/A*	N/A*	6,000 S.F.
MINIMUM SETBACKS	FRONT	5 FEET	15 FEET	15 FEET
	SIDE	N/A	N/A	5 FEET
	CORNER SIDE	5 FEET	10 FEET	10 FEET
	REAR	N/A	N/A	20 FEET
MINIMUM FOUNDATION SEPARATION		10 FEET	10 FEET	10 FEET
MINIMUM OVERALL OPEN SPACE REQUIRED				12.05 AC (25%)
OVERALL OPEN SPACE PROVIDED (SHADED GREEN AREA ON PLAN**)				17.22 AC (35.7%)
PERIMETER BUFFER PROVIDED	AGAINST I-575			75 FEET
	TYPICAL			50 FEET

* COTTAGES & TOWNHOMES ARE TO BE SOLD FEE-SIMPLE FOOTPRINT.
** OPEN SPACE INCLUDES ALL AREA OUTSIDE OF PROPOSED LOTS/TOWN & COTTAGE FOOTPRINTS/RIGHT-OF-WAY AREA AS HATCHED ON THE SITE PLAN

SCALE: 1"=100'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

6/14/2026

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 03.21.2027)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 30004
PHONE 770.331.7303
schristopher@christopherplanning.com

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). DEVELOPMENTS MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY WAY, IN WHOLE OR IN PART, WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

ZONING SITE PLANS
FOR:

KEITHSBURG TRACT

LAND LOTS 243-244 & 260-261
14TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

FOR:

TARGHEE PARTNERS, LLC

121 E. MAIN STREET #201
CANTON, GA 30114

CONTACT:
MR. BEN KEY
404.644.8909

REVISIONS

1	12.10.2025	CITY/CLIENT COMMENTS
2	01.15.2026	CITY COMMENTS
3	03.26.2026	CITY/CLIENT COMMENTS
4	06.14.2026	CITY COMMENTS
5	06.19.2026	CITY/CLIENT COMMENTS
6	06.23.2026	CITY/CLIENT COMMENTS

DATE: JUNE 30, 2025
CP&E DRAWING NO: 20251312s3.dwg

ZONING SITE PLAN

SHEET NO. Z.3

TOTAL AREA= 48.192 ± ACRES

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 38,733. IT HAS BEEN ADJUSTED USING THE COMPASS METHOD.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 253,161.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S5 ROBOTIC TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(NAD83)–STATE PLANE COORDINATE SYSTEM OF GEORGIA–WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK: 08/27/2025

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13057C0164E DATED 6/7/2019.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

SITE ADDRESSES ARE LISTED AS:
TRACT 1 = 2829 BALL GROUND HWY, CANTON, GEORGIA, 30114
TRACT 2 = 3830 FATE CONN ROAD , CANTON GEORGIA, 30114.

THE CURRENT PARCEL IDENTIFICATION NUMBERS ARE:
TRACT 1 = 14N22 094 AND 14N22 094B
TRACT 2 = 14N21 082A.

REFERENCES:
1) BOUNDARY SURVEY FOR MT. PARAN CHURCH OF GOD NORTH, INC., HAMILTON STATE BANK, AND CHICAGO TITLE INSURANCE COMPANY, DATED 9-10-14, PREPARED BY GASKINS, BEARING THE SEAL OF SCOTT L. REECE GEORGIA REGISTERED LAND SURVEYOR #2648

INTERIOR FENCES WERE NOT LOCATED AS PART OF THIS SURVEY.

LOCATION OF JURISDICTIONAL WATERS IS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. SUCH WATERS MAY EXIST THAT ARE NOT SHOWN HEREON.

CHEROKEE COUNTY STREAM BUFFERS:

(A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)

(B) 50' UNDISTURBED CHEROKEE COUNTY STREAM BUFFER (AS MEASURED FROM POINT OF WRESTED VEGETATION)

(C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM POINT OF WRESTED VEGETATION)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S09°46'26"E	122.98'
L2	S11°32'28"E	107.91'
L3	S12°02'35"E	49.49'
L4	S12°09'48"E	72.36'
L5	S13°55'37"E	34.99'
L6	N84°14'20"W	194.51'
L7	S86°13'16"W	240.58'
L8	S74°38'23"W	121.57'
L9	S61°57'20"W	178.14'
L10	S49°12'38"W	115.93'
L11	S81°45'28"W	89.78'
L12	S40°29'28"E	86.35'
L13	S37°06'15"W	30.41'
L14	N43°13'14"W	105.53'
L15	N00°59'21"E	40.32'
L16	N18°30'10"W	71.41'

SYMBOL LEGEND

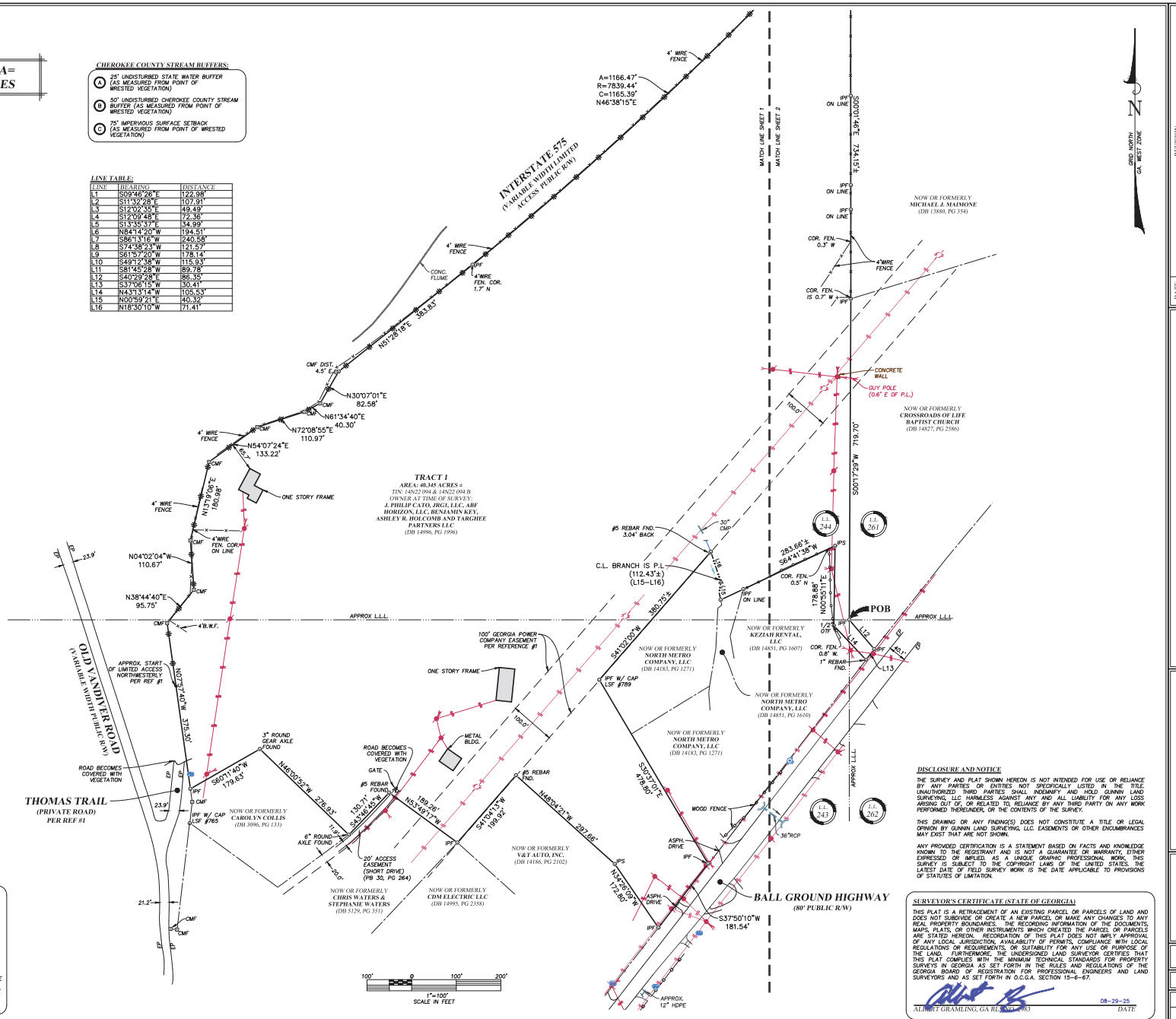
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- (40) ADJOINING LOT NUMBER
- (28) LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC 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
- GAS METER
- 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
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- 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
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- 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



DISCLOSURE AND NOTICE

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

THIS DRAWING OR ANY FINDING(S) DOES NOT CONSTITUTE A TITLE OR LEGAL OPINION BY GUNNIN LAND SURVEYING, LLC. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN.

ANY PROVIDED CERTIFICATION IS A STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. AS A UNIQUE GRAPHIC PROFESSIONAL WORK, THIS SURVEY IS SUBJECT TO THE COPYRIGHT LAWS OF THE UNITED STATES. THE LATEST DATE OF FIELD SURVEY WORK IS THE DATE APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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

ALBERT GRAMLING, GA RLS NO. 3083 — 08-29-25 DATE

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

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia CoA 000026 Alabama Land Surveying LLC

GEORGIA REGISTERED LAND SURVEYOR 3083 ALBERT GRAMLING

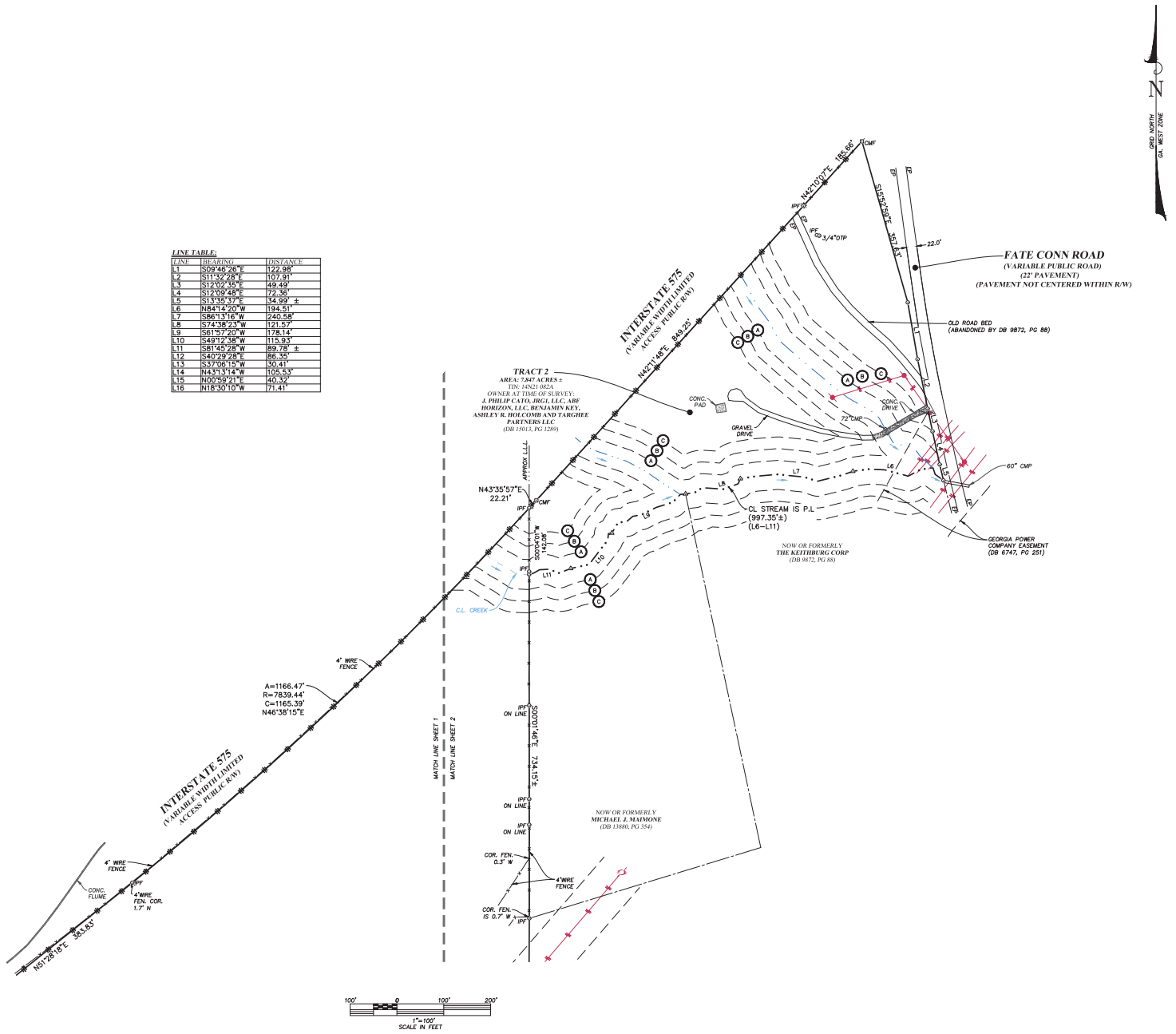
DRAWN BY: PRW
CHECKED BY: AWG

PROJECT NO. 24088

SHEET 1 OF 2

FILENAME 24088 Ball Ground Hwy 2829 FW 8-29-25.dwg PLOT DATE: 08.28.2025

RESERVED FOR PLAT FILING



LINE TABLE:

LINE	BEARING	DISTANCE
L1	S09°46'26"E	122.98'
L2	S11°32'28"E	107.91'
L3	S12°02'35"E	49.49'
L4	S12°09'48"E	72.36'
L5	S13°55'17"E	34.99' ±
L6	N84°14'20"W	194.51'
L7	S86°13'16"W	240.58'
L8	S74°38'23"W	121.57'
L9	S61°57'20"W	178.14'
L10	S49°12'38"W	115.93'
L11	S81°45'28"W	89.78' ±
L12	S40°29'28"E	86.35'
L13	S37°06'15"W	30.41'
L14	N43°13'14"W	105.53'
L15	N00°59'21"E	40.32'
L16	N18°30'10"W	71.41'

LINE TYPE LEGEND

- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- CREEK CENTERLINE
- LAND LOT LINE
- METAL FENCE
- WIRE FENCE
- WOOD FENCE
- GUARDRAIL
- 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

- IPF 1/2" REBAR FOUND
- IPS 1/2" REBAR SET
- RIGHT-OF-WAY MONUMENT FOUND
- (42) ADJOINING LOT NUMBER
- (28) LOT NUMBER
- LAND LOT NUMBER
- AIR CONDITIONING UNIT
- BENCHMARK
- BOLLARD
- HANDICAP PARKING SPOT
- SIGN
- MANHOLE – UNKNOWN TYPE
- HANDHOLE
- CABLE TV BOX
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELELEC 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
- GAS METER
- 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
- YARD INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- PEDESTRIAN SIGNAL POLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- W WATER VAULT
- TREE

ABBREVIATIONS

A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
P.G.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
U.E.	UTILITY EASEMENT
CI	CURB INLET
DI	DROP INLET
DWCB	DOUBLE WING CATCH BASIN
FES	FLARED END SECTION
HW	HEADWALL
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
SWCB	SINGLE WING CATCH BASIN
PI	PEDESTAL INLET
YI	YARD INLET
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE

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

GUNNIN SURVEY
141 Railroad Street, Suite 116
Canton, Georgia 30114
www.gunninsurvey.com
678.880.7502
Georgia CoA 000026 Georgia Land Surveying, LLC

GEORGIA REGISTERED LAND SURVEYOR 3083 ALBERT GUNNIN

DRAWN BY: PRW
CHECKED BY: AWG

PROJECT NO. 24088

SHEET	OF
2	2

FILENAME: 24088 Bell Ground Hwy 2829 FW B-23-25.dwg PLOT DATE: 08.28.2025

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 ANNX2509-002, 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

Cherokee County
1831
GEORGIA

PLANNING AND ZONING

July 24, 2026

Thomas Trawick
Planning and Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: ANNX2605-011: 2829 Ball Ground Highway, 3830 Fate Conn Road

Dear Mr. Trawick:

The annexation case ANNX2605-011 was on the agenda of the Cherokee County Board of Commissioners regular meeting on July 21, 2026. The applicant is requesting to annex and rezone three parcels totaling 48.192 +/- acres (14N21 082A, 14N22 094, 14N22 094B) along Ball Ground Hwy from GC, R-80, and RM-10 (Cherokee County) to PD-Mixed Use (City of Canton). The proposed development is for the construction of 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.

The Board of Commissioners voted unanimously (5-0) to express their concerns about the project related to transportation, and fire and emergency services. The following requests are outlined:

1. Transportation
    a. Install a left run lane on Ball Ground Highway.
    b. Install a deceleration lane on Ball Ground Highway.
    c. Consider improvement of the intersection at Fate Conn Road.
    d. Consider the extension of Ball Ground Highway (north of Bojangle's entrance) to 2 thru lanes northbound and south bound.
2. Fire and Emergency Services
    a. Two entrances are recommended for this proposed development.
    b. Provide details for the proposed boulevard entrance to ensure that details support Fire and Emergency Services.
    c. Trees are not recommended as vegetation for the proposed boulevard entrance.

The staff analysis is included as an attachment and provides further details. Please reach out should you have any questions.

Sincerely,

Catherine Long

Catherine Long
Planning Division Manager

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 07/2026

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City		Canton	
Case Number	ANNX2605-011	Applicant	Targhee Partners, LLC
Receipt of Annexation Notice			06/24/2026
Meeting date the Board of Commissioners must decide whether to object.			07/21/2026
45- day period to object expires on			08/07/2026
Earliest date for a City Council decision			09/03/2026

Staff are requested to review the application for annexation and provide a response to the following questions.

		Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?		X	
Future Development Map designation	Workplace Center		
Surrounding / Contiguous City Future Development Map	EC Employment Center		
Surrounding County Future Development Map	Workplace Center		
Does this annexation create an “island” of unincorporated land?			X

1) If the application is granted will there be a material increase in burden upon the County directly related to:

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

	Yes	No
2) Will delivery of services be affected by the annexation?		X
If the answer to (2) is yes, is the affect on delivery of services directly related to		
a) the proposed change in zoning or land use?		
b) the proposed increase in density?		
c) infrastructure demands related to the proposed change in zoning or land use?		
Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.		

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		
If the answer to (3) is yes, please provide the evidence		

	Yes	No
4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?		X
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X
If the answer to 4(a) or 4(b) is yes, then:	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?	

Comments:

Planning

- The density is 3.46 units per acre with 1.44 acres of commercial and 7.85 acres of light industrial or commercial along Highway 5 (Ball Ground Hwy).
- The subject parcels are within the Growth Boundary.
- Contiguity is provided by Old Page Place and I-575 and Page Place Drive
- Requesting variance to eliminate the 50-foot buffer adjacent to county-zoned property on Tract 3
- Requesting variance to eliminate the additional 50-foot buffer adjacent to the utility easement to allow the 50-foot buffer to be part of the easement
- Proposing one boulevard entrance

Transportation

- Install a left turn lane on Ball Ground Hwy
- Install a deceleration lane on Ball Ground Hwy
- Consider improvement of intersection at Fate Conn Rd
- Consider extension of Ball Ground Highway (north of Bojangle's entrance) to 2 thru lanes northbound and southbound

Fire and Emergency Services

- Two entrances are recommended for this development; provide details for proposed boulevard entrance to ensure that details support Fire and Emergency Services.
- Trees are not recommended as vegetation for the boulevard entrance

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

S L H

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

July 28, 2026

VIA ONLAMA ONLINE PORTAL and E-MAIL

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

COMMUNITY INPUT AND INFORMATION MEETING SUMMARY REPORT

Dear Thomas:

As you know, this firm and the undersigned represent Targhee Partners, LLC ("Applicant") in its application to rezone 3 parcels totaling approximately 48.192 acres from GC and R-80 to PD-Mixed Use.

The Applicant conducted a Community Input and Information Meeting on Thursday July 16, 2026 at 7 pm at the Cherokee County Airport Industrial Fire Station 21 Community Room. Notice letters were mailed on July 1, 2026 to all property owners within 1,000 feet of the subject property and the interested parties per the mailing list generated from Cherokee County's GIS. The Certificate of Mailing is attached.

At the meeting held on July 16, 2026, seven (7) people total were in attendance. A sign-in sheet for the meeting is also attached to this report.

The neighbors were concerned about increased traffic on Ball Ground Highway. Although they were pleased that the development no longer included any access to Old Vandiver Road, they still worried about the additional traffic on Ball Ground Highway. Additionally, a commercial property owner was concerned about new neighbors complaining about his commercial operation which included moving dumpsters early in the morning. He also was concerned about increased drainage through his property. The applicant noted that the existing

VIA EMAIL

drainage problem should be improved because the project will have to manage its drainage using the new roads to convey water that currently sheet flows through his property.

The Applicant provided several exhibits for examination by the attendees: color renderings of the proposed site plan; an aerial showing the location of the proposed project with imagery of the layout of the project; 2025-2026 Cherokee County Inventory of School Housing chart; future land use and zoning maps for Cherokee County and the City of Canton.

The meeting concluded at 8:00 pm after confirming the attendees had adequate time to ask questions and provide their comments.

Please let me know if you have any questions or concerns regarding this matter.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jcc
Attachments

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here *Postmark with Date of Receipt.*
SAMS, LARKIN & HUFF, LLP Parks F. Huff 376 Powder Springs Street, Suite 100 Marietta, Georgia 30064	71	71	USPS GRESHAM RD JUL 01 2025 MARIETTA GA 30062
	Postmaster, per *(name of receiving employee)*		

USPS® Tracking Number / Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. See the attached list				
2.				
3.				
4.				
5.				
6.				

UNITED STATES POSTAL SERVICE®
0000
U.S. POSTAGE PAID
MARIETTA, GA
30062
JUL 01, 26
AMOUNT
$34.30
S2322P501731-15

UNITED STATES POSTAL SERVICE®
0000
U.S. POSTAGE PAID
MARIETTA, GA
30062
JUL 01, 26
AMOUNT
$15.40
S2322P501731-15

ADAMS CHARLES LYLE
395 OLD VANDIVER DR
CANTON GA 30114

ADAMS CHARLES LYLE
714 OLD VANDIVER DR
CANTON GA 30114

ADAMS WILLIAM KYLE
714 OLD VANDIVER DR
CANTON GA 30114

ARP REBA T
PO BOX 84
ADAIRSVILLE GA 30103

BALLARD JACKSON ELLIS
119 OLD VANDIVER DR
CANTON GA 30114

CATO J PHILIP
121 E MAIN ST
CANTON GA 30114

CDM ELECTRIC LLC
2145 HICKORY RD
CANTON GA 30115

CHADWICK PEGGY L
2535 BALL GROUND HW
CANTON GA 30114

CHALCEDONIA BAPTIST CHURCH
VIA HAND DELIVERY



CHAVEZ SILVIA E
2340 KEENLAND COURT
CUMMING GA 30040

CHEROKEE COUNTY GOVERNMENT
1130 BLUFFS PKWY
CANTON GA 30114

CODY JAMES CALEB
259 OLD VANDIVER DR
CANTON GA 30114

COLLIS CAROLYN D
280 OLD VANDIVER ROAD
CANTON GA 30114

CROSSROADS OF LIFE BAPTIST CH
7872 EAST CHEROKEE DRIVE
CANTON GA 30115

D & R QUALITY FOUNDATIONS LLC
500 MISTY CREEK
CANTON GA 30114

D R HORTON INC
8800 ROSWELL RD STE B - 100
SANDY SPRINGS GA 30350

DARCHINYAN ELENA
224 OLD VANDIVER DR
CANTON GA 30114

EATON EULA ESTELENE
143 SEQUOYAH CIR
CANTON GA 30115

FOWLER JASON
121 ETOWAH DOWNS CT
BALL GROUND GA 30107

FOWLER RODNEY K
PO BOX 4757
CANTON GA 30114

GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308

HAYNES LUMBER COMPANY
P O BOX 4007
CANTON GA 30114

HENSON DANNY E
119 MCWHORTER ST
JASPER GA 30143

HOLLIFIELD JOSHUA DEAN
2533 BALL GROUND HWY
CANTON GA 30114

HOWELL GREGORY KEN
3232 BALL GROUND HWY
CANTON GA 30114

HOWELL KINS
3232 BALL GROUND HWY
CANTON GA 30114

J P HAYNES LUMBER COMPANY INC
P O BOX 4007
CANTON GA 30114

JAGO VIVIAN KERR
175 GREEN DR
CANTON GA 30114

JENKINS WILLIAM C
3620 FATE CONN RD
CANTON GA 30114

JONES DAVID H III
2538 BALL GROUND HW
CANTON GA 30114

KEITHBURG CORP
P O BOX 705
LEBANON GA 30146

KEZIAH RENTAL LLC
PO BOX 1167
HOLLY SPRINGS GA 30142

LAYFIELD KRISTEN
147 OLD VANDIVER DR
CANTON GA 30114

LITTLE RIVER PROPERTIES INC
287 OLD VANDIVER RD
CANTON GA 30114

MAIMONE MICHAEL J
4674 NORTHVIEW RD NW
KENNESAW GA 30144

MARSH BERTHA K
2540 BALL GROUND HWY
CANTON GA 30114



MCARTHUR ALAN KEITH
2431 BALL GROUND HWY
CANTON GA 30114

MCKERROW GEORGE W JR
3885 PACES FERRY DRIVE
ATLANTA GA 30339

MICKELSON KRISTINE SIRAN
213 HOLLY DR
DUBLIN GA 31021

MORROW REBECCA BRONWYN
180 GREEN CIR
CANTON GA 30114

MURDOCK DONALD EUGENE
6313 EMERALD TL
ACWORTH GA 30102

NAVARRO JOHN LINDSAY TRUSTEE
2640 BALL GROUND HWY
CANTON GA 30114

NOBLE MARK
265 OLD VANDIVER RD
CANTON GA 30114

NORTH CHEROKEE ELECTRICAL
PO BOX 4098
CANTON GA 30114

NORTH CHEROKEE HOLDINGS LLC
2915 BALL GROUND HWY
CANTON GA 30114

NORTH METRO COMPANY LLC
149 RIVER MILL DR
BALL GROUND GA 30107

NORTH METRO COMPANY LLC
301 LIVING WATER WAY
JASPER GA 30143

OHMSHIV PROPERTIES II LLC
805 PROGRESS CT STE A
LAWRENCEVILLE GA 30114

PARK VILLAGE COMM ASSOC INC
1100 NORTHMEADOW PKWY STE 114
ROSWELL GA 30076

PERRY DONALD E
17849 LAWSON RD
SILOAM SPRINGS AR 72761

PHAN BICHVAN THI
2203 EAST CHEROKEE DR
WOODSTOCK GA 30188

PHILLIPS RICKY LEE JR
230 GREEN CR
CANTON GA 30114

PHOENIX BUSINESS PROPERTIES LLC
2225 STEPHEN LONG DR
ATLANTA GA 30305

PRANCE WILLIAM L SR &
P O BOX 1261
CANTON GA 30169

PRANCE WILLIMA LAMAR SR &
P O BOX 1261
CANTON GA 30114

QUEZADA EDGAR PINON
161 OLD VANDIVER DRIVE
CANTON GA 30114

RAMPLEY JERRY
P O BOX 292
WALESKA GA 30183

SMITH WANDA JOYCE &
43 PUMPKINVINE TL SE
CARTERSVILLE GA 30120

TARGHEE PARTNERS LLC
121 E MAIN ST #201
CANTON GA 30114

TATUM PAULA LISA RENEE
1430 WOOTEN DR
CANTON GA 30114

TERRA PRIMA PROPERTIES LLC
1725 STONEMILL LN
CUMMING GA 30041

TIPPENS PATRICIA FAYE
2536 BALL GROUND HWY
CANTON GA 30114

V&T AUTO INC
2665 BALL GROUND HW
CANTON GA 30114

VAUGHN DIAN W
715 OLD VANDIVER ROAD
CANTON GA 30114

VELAZQUEZ MARIBEL
331 KNOLLWOOD LN
WOODSTOCK GA 30188

WATERS CHRIS &
278 OLD VANDIVER DR
CANTON GA 30114



WELCHEL ODIS HAROLD
2899 PLEASANT ARBOR RD
WALESKA GA 30183

WILKIE ETHEL GHORLEY
811 KELLY DRIVE
CANTON GA 30114

WILKINS MICHAEL W
820 OLD VANDIVER DR
CANTON GA 30114

WORLEY GLORIA N
413 HICKORY LAKE DR
ACWORTH GA 30101

ZIMMERMAN NORMAN R &
2660 BALL GROUND HWY
CANTON GA 30114

ZURITA DANIEL
274 OLD VANDIVER RD
CANTON GA 30114

PROJECT NO. Targhee Keithsburg Assemblage AX/RZ/MP/CUP/VAR
COMMUNITY INFORMATION AND INPUT MEETING
SIGN-IN SHEET

Name	Address	Email/Phone
David Collic	Jasper	678-296-5960
Dwayne Casteel	Old Vandiver Dr Canton	678-283-1274
Telena Casteel	Old Vandiver Dr. Canton	
S Adams	" " "	
CHRIS MIXON	2701 BALLGROUND HWY	(404) 732-7426 CMixon@MixonELECTRIC.Com

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

July 1, 2026

Re: Case Nos. CUP2605-012, VAR2605-003, MP2605-013, RZON2605-010, ANNX2605-011

Dear Property Owner:

Targhee Partners, LLC ("Applicant") has filed an application for Annexation, Rezoning, Variances, Conditional Use Permit and Master Plan with the City of Canton for approximately 48.21 acres of land located between I-575 and Ball Ground Highway. The property is located in Land Lots 243, 244, 261 and 262 of the 14th District. The parcel numbers of the subject property are: 14-0243-0009, 14-0243-0071 and 14-0261-0037. You are receiving this notice because you own property within 1,000 feet of the proposed project or are listed as an Interested Party. A copy of the proposed site plan is enclosed with this notice.

Our request is to develop a mixed-use community consisting of 167 homes. This includes 15 cottages, 40 townhomes and 112 detached homes and approximately 9 acres of retail/mixed use.

You are invited to attend a Community Information and Input Meeting to learn more about the proposal. This will be an informal meeting that will allow the Applicant to tell you about the proposal and to answer any questions you may have about the project. The Community Information and Input Meeting will be held on Thursday, July 16, 2026, beginning at 7:00 pm at:

Airport Industrial Fire Station 21 Community Room
1190 Evenflo Drive
Ball Ground, GA 30107

A public hearing will be held on August 6, 2026 at 6:00 p.m. in the Canton City Hall, 110 Academy Street, Canton, Georgia 30114. Please note that this date is subject to change.

If you are unable to attend the Community Information and Input Meeting or would like additional information, please contact me by e-mail at phuff@samslarkinhuff.com. Please contact staff at the City of Canton Community Development Department at (770) 704-1500 should any questions about the case arise.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff, Attorney for the Applicant
phuff@samslarkinhuff.com

PFH/jcc
Enclosure