

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 7/24/26
Hearing Date: 9/3/26
Voting Date: 10/1/26

Department: Community Development**Presenter(s) & Title:** Jakob AllenCity Planner**Agenda Item Title:**

Information Only - Case MPA2606-003 - Request to Amend Master Plan to Eliminate Required Landscape Buffer for a Portion of Riverstone Pod G

Summary:

Scott Wade has filed an application to amend MP0606-001 for parcels 14-0192-0302 (TIN 14N22A 060 AC) and 14-0192-0303 (TIN 14N22A 060 AD) in Riverstone Pod G. Specifically, the Applicant seeks to eliminate condition three of said master plan, which states "the applicant shall provide an enhanced landscape buffer between residential lots and commercial / office buildings equal to the height of the tallest building on the commercial / office site adjacent to the residential uses."

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 report will be presented to the Mayor and City Council at the public hearing on September 3, 2026. There is no recommendation at this time.

Reviews:

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

Attachments:

- 1) Application
- 2) Letter of intent
- 3) Site plan
- 4) Building elevations



**PUBLIC HEARING PRE-APPLICATION REVIEW
ACKNOWLEDGEMENT AND DISCLOSURE**

Property Address: 142 Reinhardt College Pkwy

Parcel ID(s): 14N22A 060 AD

Requested Zoning/Permit: Master Plan Amendment

By initialing below, the Applicant understands and acknowledges that City Staff have conducted a preliminary review of the above-referenced proposal for general consistency with the City of Canton Comprehensive Plan.

Based on this preliminary review, the proposed request:

- ☒ Is **consistent** with the City of Canton Comprehensive Plan.
☐ Is **inconsistent** with the City of Canton Comprehensive Plan. (*Staff will recommend Denial.*)

Applicant Initials: 

(This section is to be completed by City Staff.)

By initialing below, the Applicant understands and acknowledges that, following formal submittal and full review of the application, City Staff will issue a written recommendation to the Mayor and City Council for consideration. Such recommendation may be:

- Approval,
- Approval with Conditions/Stipulations, or
- Denial

Applicant Initials: 

By initialing below, the Applicant understands and acknowledges that:

- The Mayor and City Council is the final decision-making authority on all annexation/rezoning/CUP/master plan requests.
- The Mayor and City Council may approve, approve with conditions/stipulations, deny, or table the request.
- The Mayor and City Council may agree with Staff's recommendation, disagree with Staff's recommendation, and/or impose additional conditions/stipulations as part of its decision.
- This preliminary review and acknowledgement does not constitute approval or denial, and does not guarantee any particular outcome.

Applicant Initials: 



**PUBLIC HEARING PRE-APPLICATION REVIEW
ACKNOWLEDGEMENT AND DISCLOSURE**

By signing below, the Applicant acknowledges that:

- They have participated in a pre-application and/or preliminary staff review.
- They have been informed of the preliminary determination regarding Comprehensive Plan consistency.
- They understand the role of Staff recommendations.
- They understand the authority and discretion of the Mayor and City Council.
- They understand that this acknowledgement is advisory in nature and does not bind the City of Canton, its Staff, or its elected officials to any particular action or decision.

Applicant Name (Printed): Scott Wade

Applicant Signature: [Signature]

Date: 6/24/2026

Staff Name (Printed): Jakob Allen

Staff Signature: [Signature]

Date: 07/08/2026



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

PUBLIC HEARING APPLICATION

Project #(s):

MPA2606-003

This Application is for:

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

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "**City of Canton.**"
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: Northside Hospital, Inc.
Address: 1100 Johnson Ferry Rd
City: Atlanta
State: Georgia ZIP Code: 30342
Telephone: 404-851-8381
Email Address: scott.wade@northside.com

Owner Information:

Name: Signet Clinical, LLC
Address: 1170 Peachtree Street
Suite 2400
City: Atlanta
State: Georgia ZIP Code: 30309
Telephone: _____
Email Address: _____

I, Scott Wade, 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, Scott Wade, have received and thoroughly read the Public Hearing Procedures.

This 29 day of June, 20 26.

Applicant Signature: _____

Print Name: _____

scott wade



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MPA2606-003

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

This 24 day of JUNE, 20 26.

Owner Signature: [Signature]

Print Name: Scott Wade

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

This Application is for:

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

Name of Authorized Applicant: Scott Wade

Signature: [Signature]

Mailing Address: 1100 Johnson Ferry Rd

City: Atlanta

State: Georgia

Zip Code: 30342

Telephone: 404-861-8381

E-mail: scott.wade@northside.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 24
Day Of JUNE, 20 26.

Notary Signature: [Signature]





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

DISCLOSURE FORM

Project #(s):

MPA2606-003

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: Scott Wade

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

- 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):**
- 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



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

PROPERTY INFORMATION

Project #(s):

MPA2606-003

Address:

132 and 142 Reinhardt College Parkway

Land Lot(s): 192 District: 14th Section: 2nd Parcel ID(s) 14-0192-0302 & 14-0192-0303

Existing Zoning Of Property: PD-MU ☐ City ☐ County Total Acreage Of Property: 5.45

Proposed Zoning Of Property: N/A Existing Use(s) Of Property undeveloped

ADJACENT PROPERTY/OWNER INFORMATION:

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	74 HALBACH CT, FOND DU LAC, WI 54937 NCWA STORAGE 4 LLC 14-0192-0271	PD-MU	self-storage
SOUTH	2868 JOHNSON FERRY RD, ATLANTA, GA 30342 HAP CANTON LAND T3 14-0192-0273	PD-MU	undeveloped
EAST	3348 PEACHTREE RD NE, ATLANTA, GA 30326 Q WASI HOLDINGS LLC 14-0205-0054	PD-MU	hotel
WEST	209 TROY ST, TUPELO, MS 38802 RENASANT BANK 14-0192-0041	PD-MU	bank
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? City

Proposed managing jurisdiction: City

How will water be provided to the site? City

Proposed managing jurisdiction: City Size Limit:



SEE ATTACHED LETTER OF INTENT

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

REVIEW CRITERIA

Project #(s):

MPA2606-003

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? _____

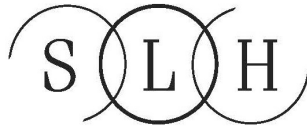
What would be the impact to schools and utilities if the proposal were approved? _____

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.)



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 23, 2026

VIA ONLAMA ONLINE PORTAL

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

RE: Application of Northside Hospital, Inc. for a Master Plan Amendment of Riverstone Pod G; Property is located in Land Lot 92 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia. TINs 14-0192-0303 and 14-0192-0302; MPA2606-003

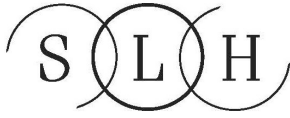
LETTER OF INTENT

Dear Thomas:

Northside Hospital, Inc. (“Northside” or “Applicant”) is proposing to amend the Riverstone Master Plan as it applies to Pod “G” to eliminate the rear buffer adjacent to the residential development located to the east of the Subject Property. The Master Plan was approved by Mayor & Council on May 3, 2007 (MP0606-001) and amended in 2017 (MP1707-001). Condition # 3 of Pod G states:

“The applicant shall provide an enhance landscape buffer between residential lots and commercial office buildings equal to the height of the tallest building on the commercial/office site adjacent to the residential uses.”

The Applicant proposes to build a 5-story, 50,000 sf medical office building. The proposed building is approximately fifty-two (52) feet tall, which would require a large buffer adjacent to the residential development to the east. The resulting buffer was unintended and counterproductive because the residential lot is separated from the office parcel by an access road. Additionally, the intent of the development was to create a mixed-use development and dividing uses with large buffers does not achieve the goal of a cohesive development where uses interact with each other.



July 23, 2026

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

Ordinance #MP-1707-001 specifies that Pod G will be used for commercial, office and retail development. As specified, a medical office would be compatible with the surrounding properties. The recently added residential rental component creates the buffer. The resulting buffer greatly reduces the developability of the Northside parcel.

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

The proposed amendment and construction of a medical office will not adversely affect adjacent or nearby properties' existing use, usability, or value. The rental residential community may house employees of the medical office building creating the opportunity to live, work, shop and eat within walking distance.

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

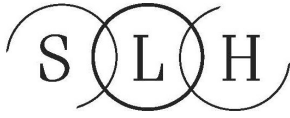
There is no request for rezoning. However, the economic utility of the subject property is harmed by the buffer required by the adjacent residential development. In approving the residential development, the city did not intend on reducing the viability of the subject office parcel.

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

There will be no increase to population as a result of the Applicant's proposal. A Master Plan takes into account traffic as part of its design. The Riverstone Master Plan was intended to have a mixture of uses including medical offices that provide jobs and medical services to the Canton Community.

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

The proposal will have a positive impact on schools by raising taxes and providing a place for Cherokee County students to work after graduation and additional training provided by Chattahoochee Tech, Reinhardt University and Kennesaw State University.



July 23, 2026

Page 3

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

The Subject Property lies within the Community Level Mixed Use/Retail designation of the City's Future Land Use Map. The Applicant's proposal is consistent with the Master Plan and Future Land Use Map.

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

Northside is one of metro Atlanta's largest employers, with around 32,000 employees.¹ An aging population and an increasing demand for medical specialty care necessitate the construction of a new medical office in the Riverstone Master Plan. Kennesaw State University's nursing program currently has around 1,200 students enrolled and the proximity and growth of the Reinhardt University nursing program will provide opportunities for jobs in the City of Canton.

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

Sincerely,

SAMS, LARKIN & HUFF, LLP

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

Parks F. Huff

phuff@samlarkinbuff.com

PFH/jcc

¹ <https://metroatlantachamber.com/wp-content/uploads/2025/03/2025-Top-Employers-Survey.pdf>

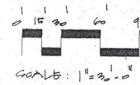
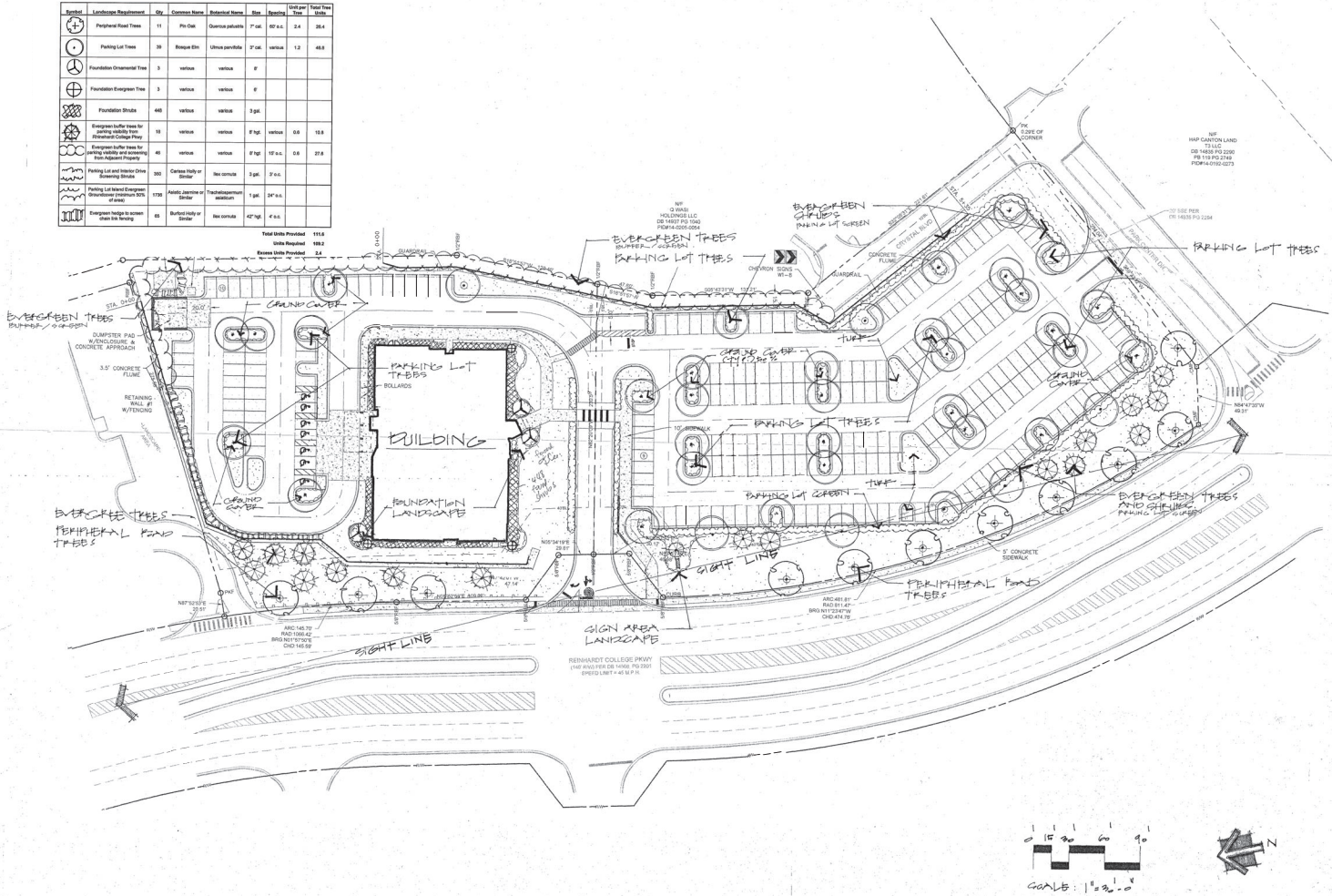
Northside Hospital Cherokee - Canton MOB

Landscape Key

Overall Site Density Requirement - 4.45 acres @ 30 units per acre
1057 units required for existing low density MOB associated lot

Symbol	Landmark Requirement	Qty	Common Name	Botanical Name	Size	Quantity	Unit per Acre	Total Units
	Peripheral Road Tree	11	Pin Oak	Quercus palustris	7' cal.	82 s.d.	2.4	26.4
	Parking Lot Tree	38	Banana Elm	Ulmus carolinianus	9' cal.	various	1.2	45.6
	Foundation Ornamental Tree	5	various	various	8'			
	Foundation Evergreen Tree	3	various	various	8'			
	Foundation Shrub	440	various	various	3' cal.			
	Evergreen buffer trees for parking lot	31	various	various	8' cal.	various	0.8	12.8
	Evergreen buffer trees for parking lot	40	various	various	8' cal.	various	0.8	27.2
	Parking lot and interior drive landscaping	200	various	various	3' cal.	various	2.4	
	Parking lot and interior drive landscaping	1700	various	various	3' cal.	various	2.4	
	Evergreen buffer trees for parking lot	65	various	various	42' cal.	various	4.4	

Total Units Provided 1114
Units Required 1057
Excess Units Provided 57



LANDSCAPE CONCEPT PLAN







