



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 11/13/24
Hearing Date: 12/5/24
Voting Date: 12/19/24

Department: Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

Agenda Item Title:

ANNX2409-001, RZON2409-002, MP2409-003 - Request to annex, rezone and gain Master Plan approval for 57.16 acres located on Knox Bridge Highway, just west of River Green - Knox Bridge Land Partners

Summary:

The applicant seeks to annex, rezone and obtain Master Plan approval for 57.16 acres for the development of a 171 detached single family home project. The property lies just west of River Green and involves property on the north and south side of Knox Bridge Highway.

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:

Staff recommendations will be available with the action meeting staff report.

Reviews:

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

Attachments:

Application
Site plans
Surveys



Land Use Petition: ANNX2409-001/RZON2409-002/MP2409-003

Date of Staff Report Preparation: 11/13/24

Mayor and City Council Public Hearing Date: 12/05/24

Mayor and City Council Action Date: 12/19/24

Project Name/Applicant: Knox Bridge Land Partners, LLC

Property Location: Knox Bridge Highway, Tax Parcels 023/023A, Tax Map Book Number 14N12 and Tax Parcels 001/002, Tax Map Book Number 14N12B

District/Land Lot: Land Lots 89 and 90, 14th District

Acreage: 57.164

Existing Zoning District: AG and GC, Cherokee County

Existing Land Use: Single family home/Commercial structure

Future Development Map Designation: SDA, Suburban Development Area

Proposed Development: 171 single family detached subdivision

District Standards: Proposed

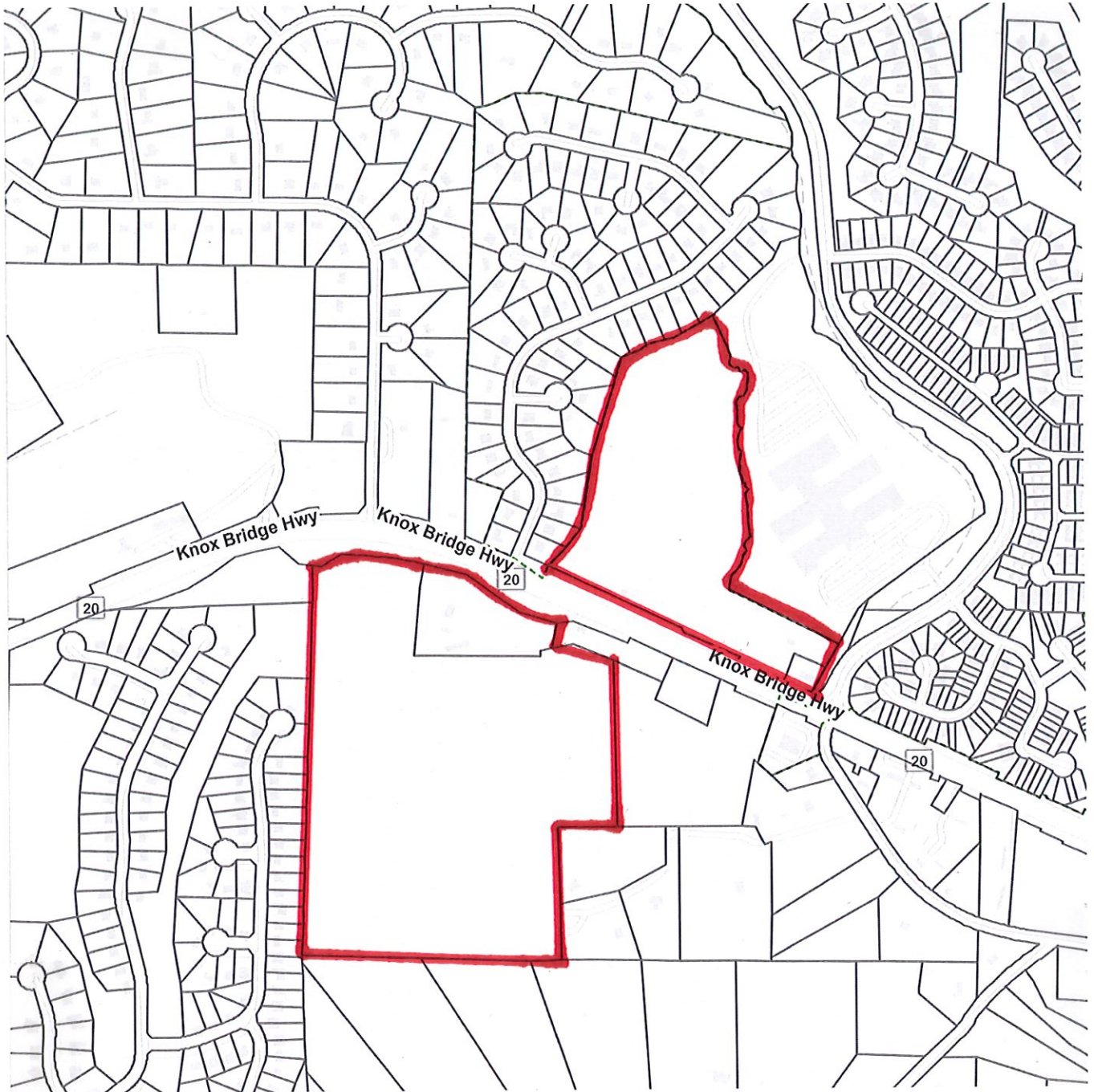
___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	TBD	Front Yard Setback (min.)	20'
Open Space (min.)	TBD	Side Yard Setback (min.)	5'
Building Height (max.)	TBD	Rear Yard Setback (min.)	15'
Building Height (min.)	TBD	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	Yes

Surrounding Land Uses and Zoning:

North – Single family subdivision – R-10
 South – Single family homes - AG
 East – School – SU, Single family homes - AG
 West – Single family homes – PUD, Single family

homes – R-10

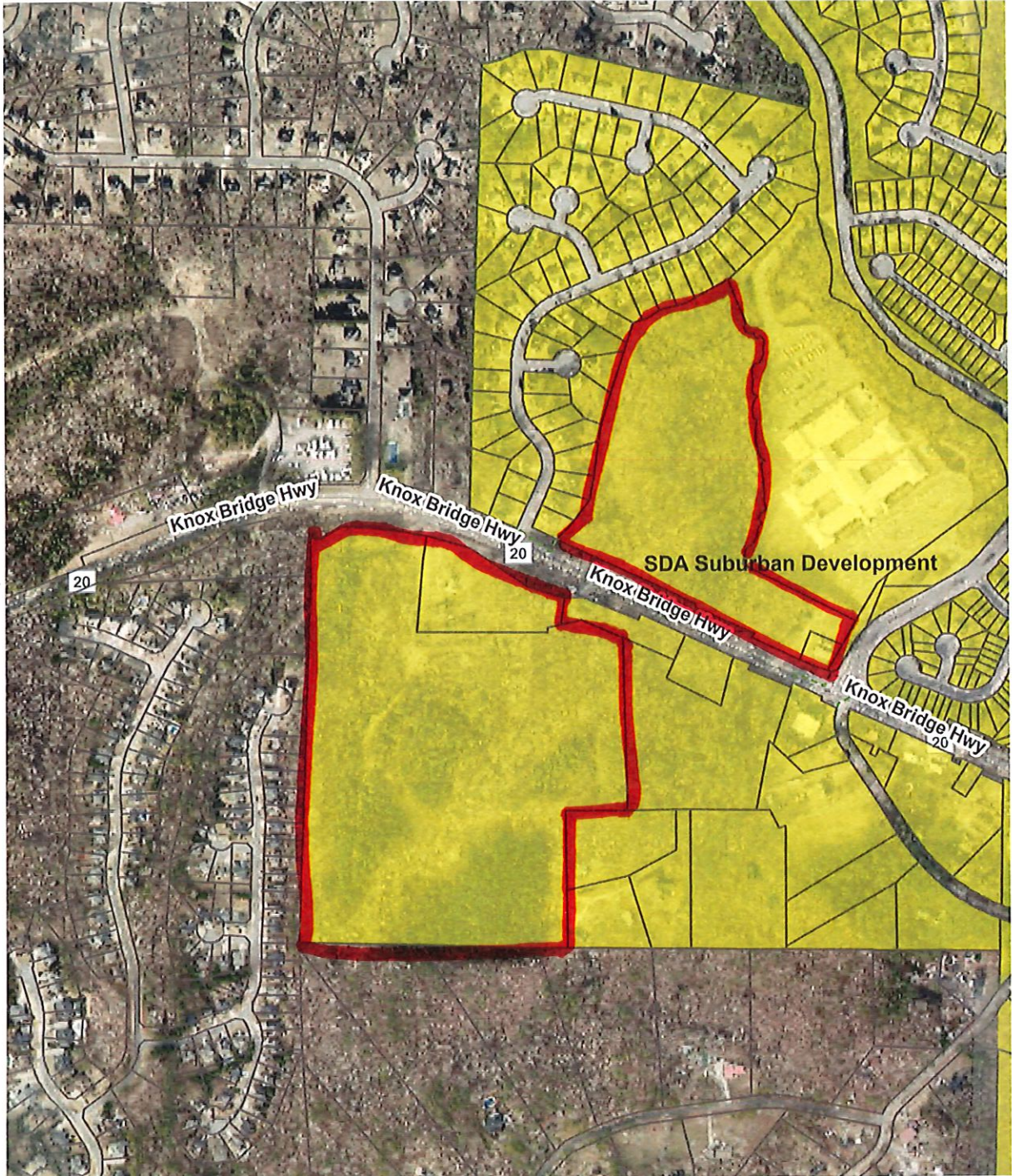
Location Map



Existing Land Use Map



Future Development Map





Site Description: The proposed development lies on the north and south side of Knox Bridge Highway. On the south side of the highway there is an existing house with out buildings. On the north side there is a commercial building. The majority of the land is vacant with several creeks/streams running through the property.

Site History: The staff has no knowledge of any past attempts to develop the property.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;**
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**
- 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;**
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map;**
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**
- 7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**
- 8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts.**



CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. **Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;**

- b. **Whether the proposed use complies with the requirements of this zoning ordinance;**

- c. **Whether public services, public facilities and utilities are adequate to serve the proposed use;**

- d. **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:**
 - 1. **Noise, smoke, order, dust or vibration generated by the proposed use;**

 - 2. **Hours or manner of operation of the proposed use; and**

 - 3. **Traffic volumes generated by the proposed use;**

- e. **Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;**

- f. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; and**

- g. **Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.**



DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:

- SAFETY SERVICES:

Conditions for Consideration

COMMUNITY DEVELOPMENT

Staff comments will be provided in the public hearing staff report.

Conditions for Consideration

DEVELOPMENT SERVICES

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration



UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



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

ANIX 2409-001

Public Hearing Application

Project # _____

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

KNOX BRIDGE LAND PARTNERS, LLC, by

*This form is to be executed under oath. I, Amy Turcotte, 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, Amy Turcotte, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 17 day of July, 2024
 Print Name: Amy Turcotte

Applicant Information:

Name: KNOX BRIDGE LAND PARTNERS LLC
 Address: 1425 Avery Road
 City: Canton
 State: GEORGIA Zip Code: 30114
 Telephone: 404-273-9757
 Fax Number: _____
 Email Address: ebchamberslaw@gmail.com

Owner Information:

Name: SEE ADDENDUM "A"
 Address: _____
 City: _____
 State: _____ Zip Code: _____
 Telephone: _____
 Fax Number: _____
 Email Address: _____

This Application For (Check Only One):

- A Annexation
- B Rezoning
- C Master Plans
- D Master Plan Revisions
- E Conditional Use Permit
- F Land Use Modification
- G Zoning Condition Amendment
- H Density Transfer within Master Plan
- I Temporary Use Permit
- J Zoning Ordinance Text Amendment
- K Variance : Pre-Construction
- K Variance : Post-Construction
- Appeal
- Adjustment
- Special Exception

Fee Schedule:		Staff Use Only
Application Type _____		
Base Fee _____	+ (#Acres _____ x \$25.00 = _____) = _____	Amount Due: _____
Advertising Fee _____	+ (#Acres _____ x \$50.00 = _____) = _____	Amount Due: _____
	= _____	Total Fee: _____
Received By: _____	Date: _____	Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Joyce Poole Lamanac f/k/a Joyce Poole Ivey Jeremiah H Howard, 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 23 day of August, 2024.

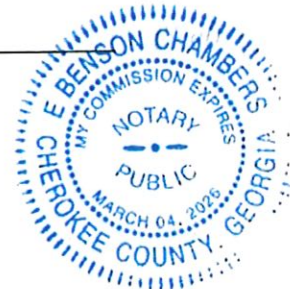
Owner Signature: [Signature] Print Name: Joyce Poole Lamanac f/k/a Joyce Poole Ivey Jeremiah H Howard

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- A Annexation (checked)
B Rezoning
C Master Plans
D Master Plan Revisions
E Conditional Use Permit
F Land Use Modification
G Zoning Condition Amendment
H Density Transfer within Master Plan
I Temporary Use Permit
J Zoning Ordinance Text Amendment
K Variance

Sworn To and Subscribed Before Me This 23 Day Of August, 2024.

Notary Signature: [Signature]





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

Authorization Of Property Owner

This form is to be executed under oath. I, Ralph E Wheeler & Dianne Poole Wheeler, 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 August, 2024.

Owner Signature: Ralph E Wheeler Print Name: Ralph E Wheeler & Dianne Poole Wheeler
Dianne Poole Wheeler

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- A Annexation
- B Rezoning
- C Master Plans
- D Master Plan Revisions
- E Conditional Use Permit
- F Land Use Modification
- G Zoning Condition Amendment
- H Density Transfer within Master Plan
- I Temporary Use Permit
- J Zoning Ordinance Text Amendment
- K Variance

Sworn To and Subscribed Before Me This 24 Day Of August, 2024.

Notary Signature: Stacy Bowman





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

Authorization Of Applicant

This form is to be executed under oath. I, Ralph E Wheeler & Dianne Poole Wheeler, 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 August, 20 24.

Owner Signature: Ralph E Wheeler Print Name: Ralph E Wheeler & Dianne Poole Wheeler
Dianne Poole Wheeler

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- A Annexation
- B Rezoning
- C Master Plans
- D Master Plan Revisions
- E Conditional Use Permit
- F Land Use Modification
- G Zoning Condition Amendment
- H Density Transfer within Master Plan
- I Temporary Use Permit
- J Zoning Ordinance Text Amendment
- K Variance

Name of Authorized Applicant: KNOX BRIDGE LAND PARTNERS LLC

Signature: [Signature]

Mailing Address: 1425 Avery Road
City: Canton
State: Georgia Zip Code: 30114
Telephone: 404-273-9757
Fax Number: _____
E-mail: ebchamberslaw@gmail.com

Applicant Status:
 Owner
 Option to Purchase
 Leasee
 Area Resident
 Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 24 Day Of August, 20 24.

Notary Signature: Stacy Bowman





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

Authorization Of Applicant

This form is to be executed under oath. I, Joyce Poole Lamanac f/k/a Joyce Poole Ivey Jeremiah H Howard, 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 thereon.

This 23 day of August, 20 24.

Owner Signature: Joyce Poole Lamanac Print Name: Joyce Poole Lamanac f/k/a Joyce Poole Ivey Jeremiah H Howard

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- A Annexation
B Rezoning
C Master Plans
D Master Plan Revisions
E Conditional Use Permit
F Land Use Modification
G Zoning Condition Amendment
H Density Transfer within Master Plan
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Name of Authorized Applicant: KNOX BRIDGE LAND PARTNERS LLC

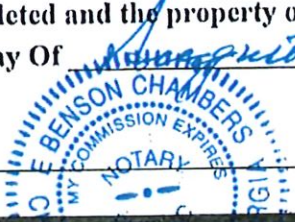
Signature: [Handwritten Signature]

Mailing Address: 1425 Avery Road
City: Canton
State: Georgia Zip Code: 30114
Telephone: 404-273-9757
Fax Number:
E-mail: ebchamberlaw@gmail.com

Applicant Status:
Owner
Option to Purchase
Leasee
Area Resident
Other (Explain):

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 23 Day Of August, 20 24.

Notary Signature: [Handwritten Signature]





Community Development Department

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

Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Community Development.

1. Name of Applicant/Opponent: KNOX BRIDGE LAND PARTNERS LLC

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
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?
C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
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?

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made (Please use a separate form for each official to whom a contribution has been made in the past (2) years):

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

Table with 2 columns: Dollar amount/value and Description. Includes three rows for data entry.

Note: Complete a separate form for each authorized applicant.



Community Development Department

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

Property Information:

Address: 7961, 7963, 7840, & 7386 KNOX BRIDGE HIGHWAY

Land Lot(s): 89 & 90 District: 14TH Section: 2ND Map #: 14N12 Parcel #: 023 & 012A

Existing Zoning Of Property: AG & GC Total Acreage Of Property: 57.164

Proposed Zoning Of Property: PD-Residential Existing Use(s) Of Property: RESIDENTIAL, COMMERCIAL, VACAN

Directions to property from Main Street in downtown Canton: MAIN ST TO WALESKA ST, WALESKA ST RIGHT ON MARIETTA HWY AT RED LIGHT, SOUTH ON MARIETTA STREET, TAKE RIGHT FORK I KNOX BRIDGE HIGHWAY. PROPERTY IS ON THE NORTH AND SOUTH SIDE OF KNOX BRIDGE HWY WEST OF RIVER BEND

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.

Table with 3 columns: OWNER NAME/ADDRESS, CURRENT ZONING, CURRENT LAND USE. Rows for NORTH, SOUTH, EAST, WEST, OTHER.

UTILITY INFORMATION

How is sewage from this development to be managed? CITY OF CANTON SEWEF
Proposed managing jurisdiction: CITY OF CANTON
How will water be provided to the site? CITY OF CANTON WATEF
Proposed managing jurisdiction: CITY OF CANTON Size Limit: TBD



EUGENE B. CHAMBERS
ATTORNEY AT LAW
HISTORIC JONES & CLOUD BUILDING
121 EAST MAIN STREET
P. O. BOX 4446
CANTON, GA. 30115

September 3rd, 2024

City of Canton
Mayor and Council
110 Academy Street
Canton, GA 30114

REVISED

RE: Knox Bridge Land Partners, LLC, Letter of Intent

Greetings:

The applicant, Knox Bridge Land Partners, LLC, proposes single family residential community located on the North and the South side of Georgia Hwy 20 (Knox Bridge Highway). The property bounds on River Green, Knox Elementary, Lakeside Allatoona, and Bridgemill The proposed community consists of 57.164 acres with access from Georgia Hwy 20.

The applicant expects approximately 171 dwelling units at a density of 3 DUA with a zoning classification of R-10. Additionally, the Applicant seeks annexation as the property lies within the growth boundary agreed upon with Cherokee County. The property already lies within the City of Canton service provider area.

The City of Canton Future Land Use Plan designates this property as SDA Suburban Development which allows up to 3 units per acre. Currently the property is zoned AG Agriculture with a small area of GC General Commercial in the corner of Georgia Highway 20 and River Bend Way. The Cherokee County Future Land Use Plan allows up to 3 units per acre making the proposal consistent with both the City of Canton and Cherokee County Future Land Use Plans.

On behalf of Knox Bridge Land Investments, LLC thank you for your consideration of this information and proposal.

Yours sincerely,

E. Benson Chambers
Attorney for Applicant
Knox Bridge Land Partners, LLC

404-273-9757
ebchamberslaw@gmail.com

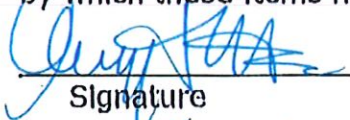


Dear Applicant,


By signing this letter you have acknowledged that you have read and understand the City of Cantons "Housing Needs Assessment & Market Study. A copy of this study may be found on the City's website, www.cantonga.gov.

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov. *

I, Amy Turcotte, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

 Date: 9.13.2024
Signature
Amy Turcotte
Printed Name

I, Amy Turcotte, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

 Date: 9.13.2024
Signature
Amy Turcotte
Printed Name

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



EUGENE B. CHAMBERS

ATTORNEY AT LAW
HISTORIC JONES & CLOUD BUILDING
121 EAST MAIN STREET
P. O. BOX 4446
CANTON, GA. 30115

July 8th, 2024

City of Canton
Mayor and Council
110 Academy Street
Canton, GA 30114

RE: Knox Bridge Land Investments, LLC
Amended Letter of Intent

Greetings:

The applicant, Knox Bridge Land Investments, LLC, proposes single family residential community located on the North and the South side of Georgia Hwy 20 (Knox Bridge Highway). The property bounds on River Green, Knox Elementary, Lakeside Allatoona, and Bridgemill The proposed community consists of 57.164 acres with access from Georgia Hwy 20.

The applicant expects approximately 171 dwelling units at a density of 3 DUA with a zoning classification of PD-Residential. Additionally, the Applicant seeks annexation as the property lies within the growth boundary agreed upon with Cherokee County. The property already lies within the City of Canton service provider area.

The City of Canton Future Land Use Plan designates this property as SDA Suburban Development which allows up to 3 units per acre. Currently the property is zoned AG Agriculture with a small area of GC General Commercial in the corner of Georgia Highway 20 and River Bend Way. The Cherokee County Future Land Use Plan allows up to 3 units per acre making the proposal consistent with both the City of Canton and Cherokee County Future Land Use Plans.

On behalf of Knox Bridge Land Investments, LLC thank you for your consideration of this information and proposal.

Yours sincerely,

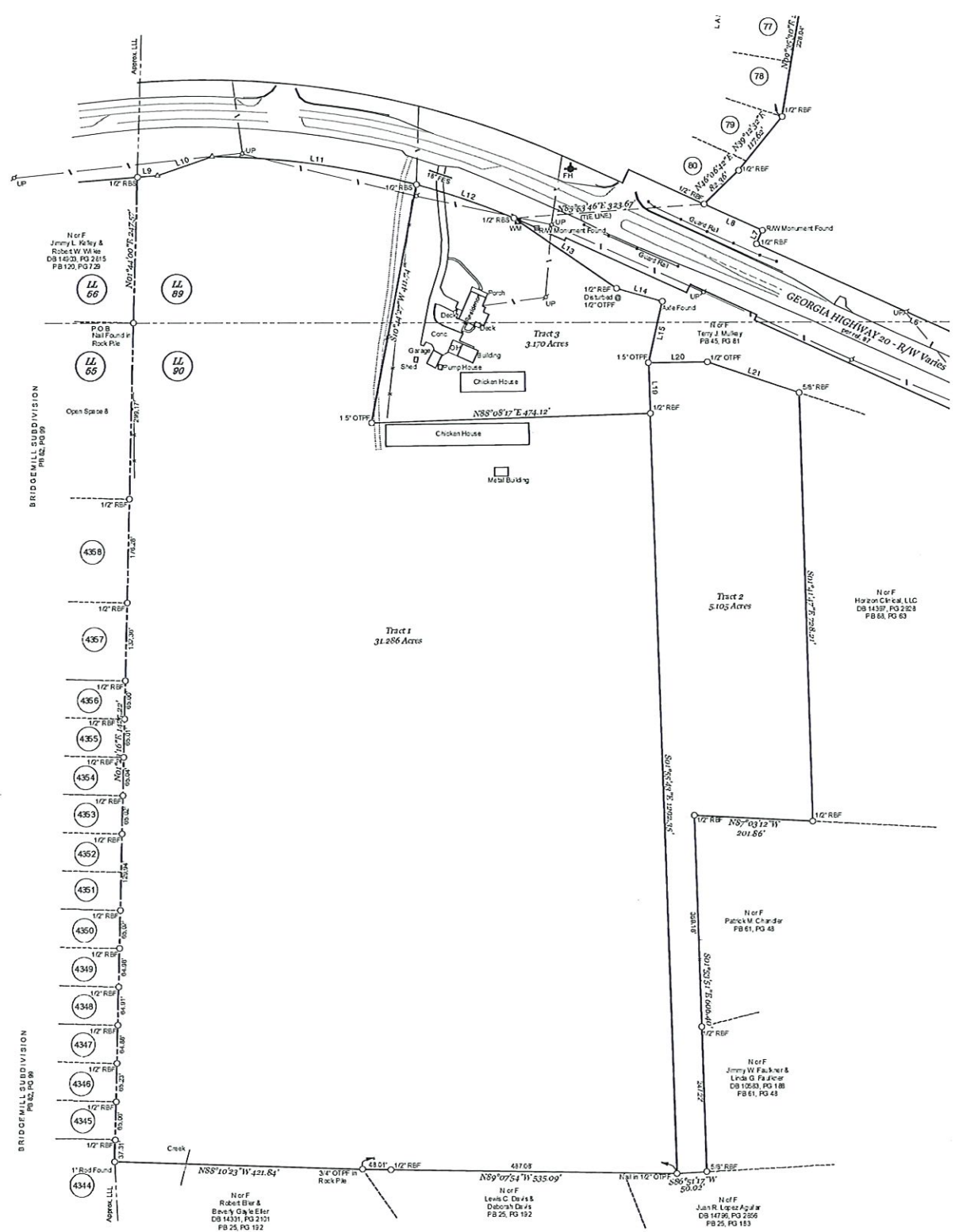
E. Benson Chambers
Attorney for Applicant
Knox Bridge Land Investments, LLC

404-273-9757

ebchamberslaw@gmail.com



CLERK OF THE COURT FILING INFORMATION



- NOTES:**
1. Field Data: This survey was conducted using GPS, static and real time kinematic methods. A 6 inch positional precision, for horizontal measurements, of less than 0.07' + 50ppm at the 95% confidence interval was achieved.
 2. Field Measurements were taken with a Carlson BR17, dual frequency receiver base station and rover on 04-19-2024 and were adjusted using the Least Squares Method.
 3. Bearings are based on Grid North, Ga West Zone, NAD 83 and established using a Carlson BR17, dual frequency receiver base station and rover.
 4. Plat Precision: Tract 1: 1/11, 430, 964', Tract 2: 1/29, 4280', Tract 3: 1/15, 049', Tract 4: 1/14, 814'.
 5. The public records referenced herein reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
 6. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 1305700233E, dated 06-07-2019.
 7. Boundary monuments and markers may not be shown hereon. They are covered by the local jurisdiction and should be confirmed prior to land planning or construction activities.
 8. Improvements at the intersection of Highway 20 and River Bend Way are approximate.
 9. Road line striping is approximate.
 10. Evidence of state waters exist on this site as shown hereon. However, should a qualified environmental engineer of county agency determine that additional state waters exist, county and state buffers will apply.

- REFERENCES:**
1. Warranty Deed granted to Diane Pocio Wheeler and Ralph E. Wheeler, dated 02-06-2013, and recorded in Deed Book 12227, Page 317.
 2. Boundary Survey for Ralph W. Wheeler and Pava Diane Wheeler, by Mark Adams and Associates, dated 06-16-1933, and recorded in Plat Book 31, Page 75.
 3. Boundary Survey for Ruby M. Poole, by Martin and Norton, Inc., dated 01-16-1935, and recorded in Plat Book 33, Page 186.
 4. Boundary Survey for Sias W. Poole, by Martin Adams and Associates, dated 05-16-1933, and recorded in Plat Book 43, Page 104.
 5. Warranty Deed granted to Joyce Poole Lamasac and Jeremiah H. Howard, dated 01-09-2023, and recorded in Deed Book 14557, Page 234.
 6. Minor Subdivision Plat for Joyce Lamasac and Jeremiah Howard, by Frontline Surveying and Mapping, Inc., and dated 06-04-2019.
 7. Department of Transportation State of Georgia R/W Proposed, project PPL-20(10).

Course	Bearing	Distance
L1	S34°13'57"W	263.10'
L2	N55°24'11"W	352.63'
L3	N23°07'47"E	19.67'
L4	N55°33'38"W	149.88'
L5	S24°13'29"W	10.00'
L6	N55°52'43"W	600.03'
L7	N23°57'45"E	25.02'
L8	N65°44'39"W	109.31'
L9	N35°48'30"E	34.48'
L10	N70°50'03"E	68.71'
L11	R: 1362.36"	A: 350.70"
	Tan: 176.32"	CA: 14°44'56"
	Chd: S69°08'30"E	349.23'
L12	R: 1362.36"	A: 175.99"
	Tan: 68.07"	CA: 7°23'51"
	Chd: S71°02'07"E	175.77'
L13	S55°28'28"E	211.11'
L14	S74°08'54"E	60.95'
L15	S12°44'32"W	106.70'
L16	N70°51'44"E	74.72'
L17	N56°12'10"E	51.02'
L18	N7°36'16"E	103.22'
L19	S01°48'04"E	66.09'
L20	N69°24'48"E	99.58'
L21	S71°30'19"E	165.04'

LEGEND

OFF	Open Top Pin Found
CIF	Crimp Top Pin Found
CIFB	Crimp Top Pin Set
RF	Rebar Found
RS	Rebar Set
B/L	Balancing Line
DB	Deed Book
PL	Plat Book
UP	Utility Pole
R/W	Right-of-Way
N or F	North or Foreman
E	Property Line
C.L.	Center Line
LL	Land Lot Line
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
P.A.L.	Point of Adjustment
USACE	U.S. Army Corps of Engineers
---	Land Lot Line
---	Fence
---	Overhead Wire
---	Not to Scale
Δ	Calculated Point

SURVEYOR'S CERTIFICATE (COUNTY):
It is hereby certified that all monuments and improvements shown hereon actually exist except as otherwise indicated, and that their location, size, type and material are correctly shown.

SURVEYOR'S CERTIFICATE (STATE):
This plat is a retacement 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 156-47.

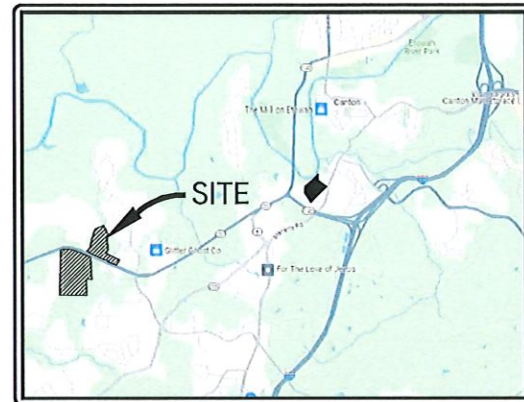
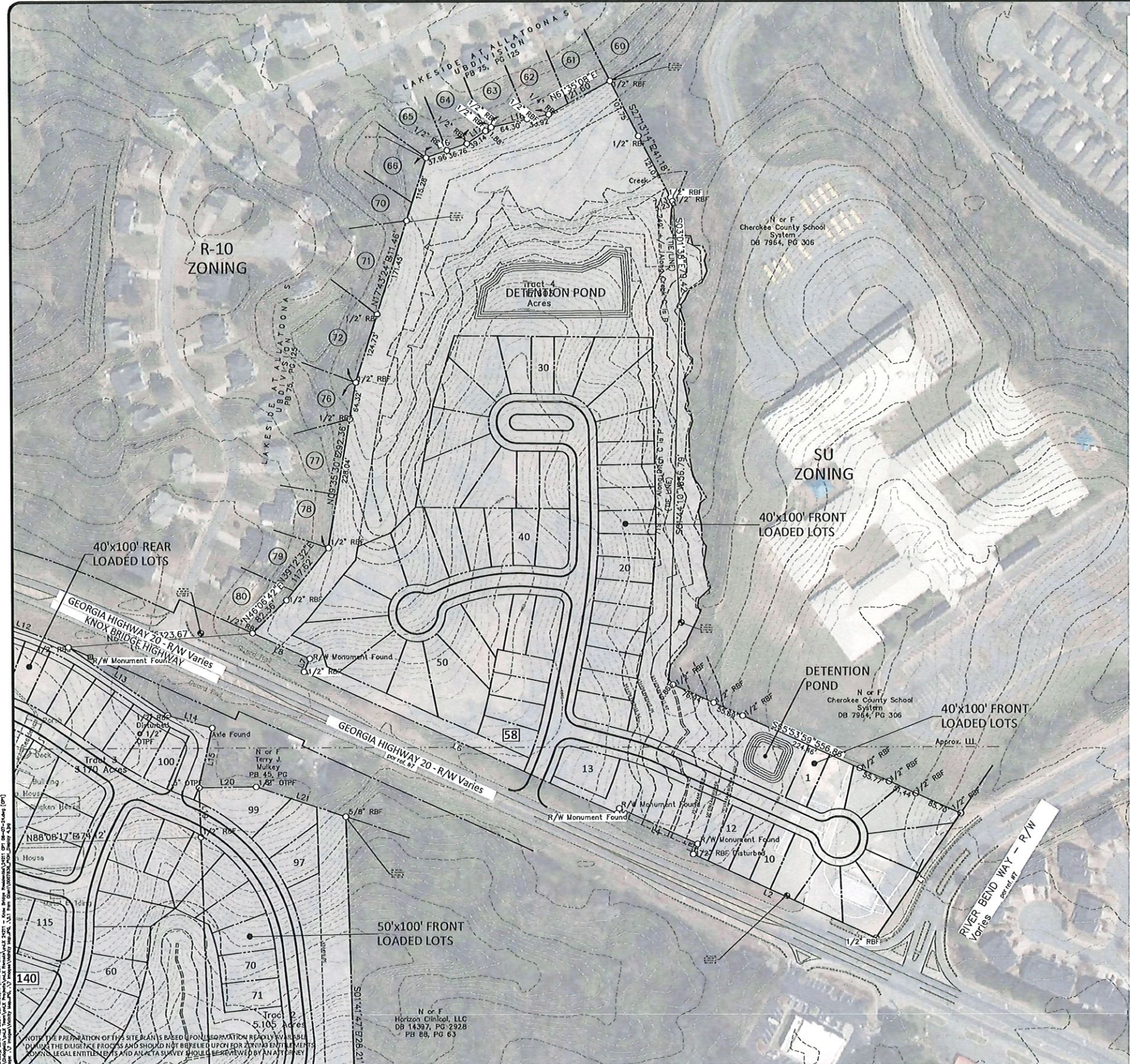
Neil A. McWhorter
Neil A. McWhorter, GARS #2644 Date 05-02-2024
K.E.Q., Inc. Certificate of Authorization Number LSF000275



Revised 05-30-2024 to show North and South tracts on separate sheets
Retacement Survey for
KNOX BRIDGE LAND PARTNERS LLC
Land Lot 69 & 80, 14th Dist., 2nd Sect
Cherokee County, Georgia
05-02-2024

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING

416 Pinks Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 689-9450
www.mga-se.com
K.E.Q., Inc. 2024
FILE 13049



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	AG	FD
Use Allowed	-	-
Use Specific Req'	-	-
Flood Zone	-	-
National Wetlands Inventory	-	-
Overlay District	-	-
Single Family Residential (40'x100' Front Loaded Lots)	-	SB
Total Property Acres	-	17.6 AC
Building Setbacks		
Front		
Side		
Rear		
Landscape Strips		
Major		
Minor		
Side		
50' Buffer from		
Boundary Buffers		
Environmental Buffers		
Level 2		
	Existing/Req'	Proposed
Parking Ratio		
Parking Spaces		
Parking Size		
Compact Parking %		
Loading Space		
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		
Adjacent Zoning South		
Adjacent Zoning East		
Adjacent Zoning West		
Water Sewer Proximity		
Overlay Requirements		

SCALE: 1" = 80'



0-15-24

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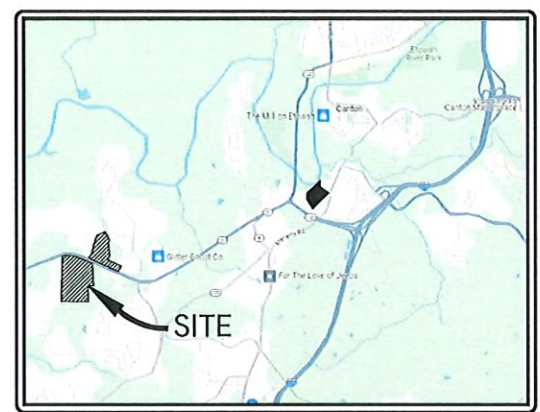
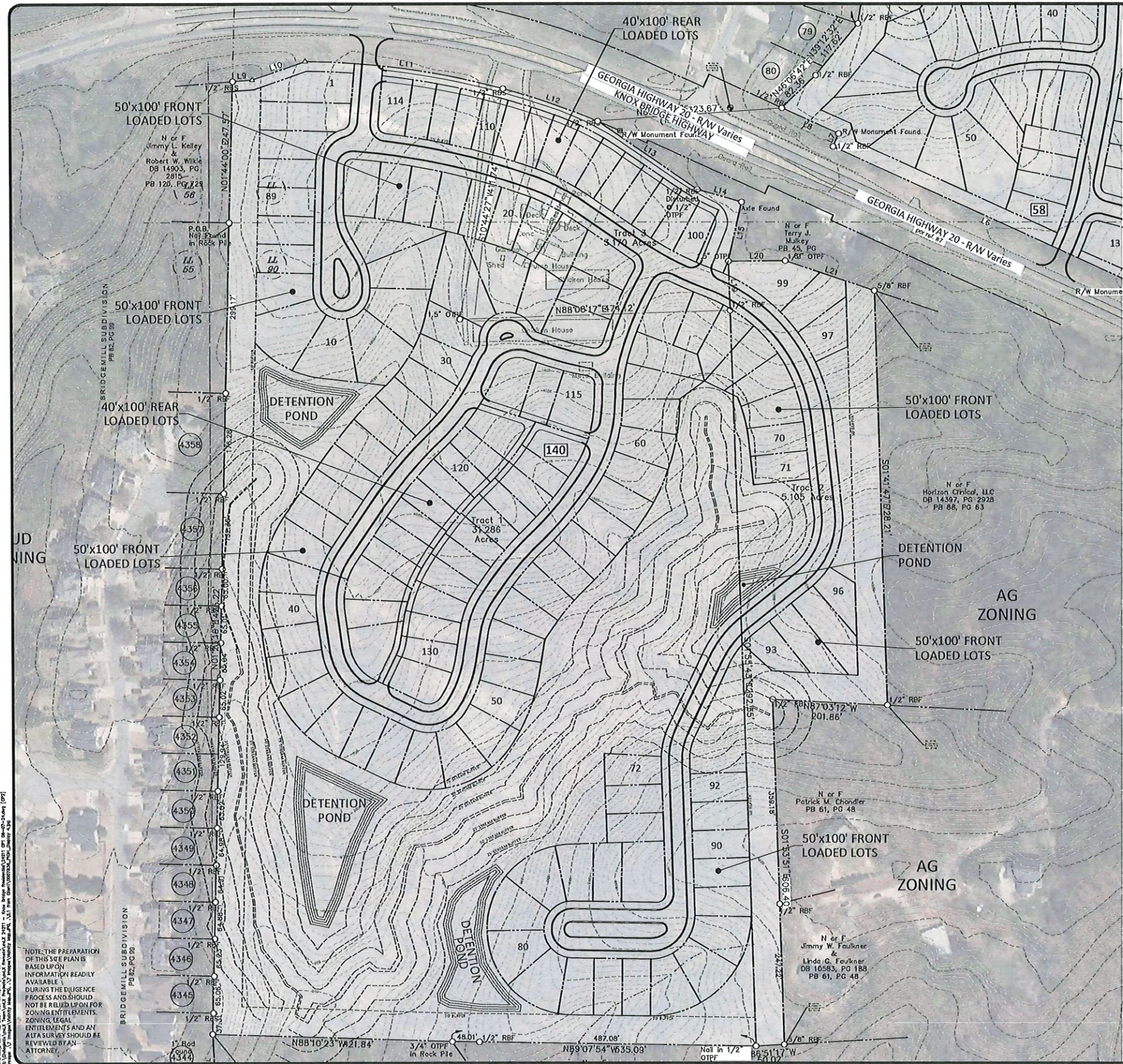
PRELIMINARY SITE PLAN-NORTH
KNOX BRIDGE RESIDENTIAL
KNOX BRIDGE HIGHWAY
CANTON, GA 30107

CP2

24211

JUNE 13, 2024
REVISIONS

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE TO THE ENGINEER AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. LEGAL ENTITLEMENTS AND AN ACTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	AG	PD
Use Allowed		-
Use Specific Req'		-
Flood Zone		-
National Wetlands Inventory		-
Overlay District		-
Single Family Residential (40'x100' Rear Loaded Lots)		41
Single Family Residential (50'x100' Front Loaded Lots)		99
Total Lots		140
Total Property Acreage		39.53 AC
Level 2		
	Existing/Req'	Proposed
Parking Ratio		
Parking Spaces		
Parking Site		
Compact Parking %		
Loading Space		
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		
Adjacent Zoning South		
Adjacent Zoning East		
Adjacent Zoning West		
Water Sewer Proximity		
Overlay Requirements		



06-13-24

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PRELIMINARY SITE PLAN-SOUTH
KNOX BRIDGE RESIDENTIAL
KNOX BRIDGE HIGHWAY
CANTON, GA 30107

CP2

24211

JUNE 13, 2024

REVISIONS

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DUE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING, ENTITLEMENTS, ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.