Action Requested/Required:

- [ ] Vote/Action Requested
- [x] Discussion or Presentation Only
- [ ] Public Hearing

Report Date: 6/23/26
Hearing Date: 8/6/26
Voting Date: 9/3/26

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

Agenda Item Title:

Information Only - Case CUP2605-007 - Request for Conditional Use Permit Approval to Allow Multi-Family Units in Lieu of Approved Townhome Units at 151 Violet Way (aka. Riverstone Retreat)

Summary:

Fletcher K. Law has filed a conditional use permit request for the Riverstone Retreat development located at 151 Violet Way. The Applicant is seeking conditional use approval to in order to allow multi-family units in lieu of approved townhomes within the development. On March 18, 2021, the Mayor and City Council approved a master plan amendment and conditional use permit to allow a 270-unit residential mix of single-family detached and townhome units on this portion of Riverstone Pod G. The Applicant's client seeks to construct 124 of those units as stacked living units, which meet the definition of "multi-family" under the UDC and are not currently allowed under its existing conditional use approval for "townhomes". The remaining 144 detached living units are nearing the end of the construction.

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 August 6, 2026. There is no recommendation at this time.

Reviews:

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

Attachments:

Application
LOI
Site plans

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

PUBLIC HEARING APPLICATION

Project #(s):
R84F8Q CUP2605-007

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

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: Fletcher K. Law on Behalf of Q Wasi Holdings, LLC
Address: Attn: Fletcher K. Law, Flint Connolly & Walker, LLP
131 East Main Street
City: Canton
State: GA ZIP Code: 30114
Telephone: (770) 720-4411
Email Address: fletcher@fcwlawfirm.com

Owner Information:

Name: Q Wasi Holdings, LLC (contact via Attorney)
Address: Attn: Fletcher K. Law, Flint Connolly & Walker, LLP
131 East Main Street
City: Canton
State: GA ZIP Code: 30114
Telephone: (770) 720-4411
Email Address: fletcher@fcwlawfirm.com

I, Fletcher K. Law on Behalf of Q Wasi Holdings, LLC (Applicant), 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, Fletcher K. Law on Behalf of Q Wasi Holdings, LLC (Applicant), have received and thoroughly read the Public Hearing Procedures.

This 22nd day of June, 2026.

Applicant Signature: /s/ Fletcher K. Law **Print Name:** Fletcher K. Law

CANTON

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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):
R84F8Q

CUP2605-007

This form is to be executed under oath. I, _____ (Property Owner) on Behalf of Q Wasi Holdings, L 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 17th **day of** June**, 20**26**.**

Owner Signature: _____ **Print Name:** Chappell Maddux - Authorized Signatory
Q Wasi Holdings, 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: Fletcher K. Law on Behalf of Q Wasi Holdings, LLC

Signature: /s/ Fletcher K. Law

Mailing Address: Attn: Fletcher K. Law, Flint Connolly & Walker, LLP
131 East Main Street

City: Canton
State: GA **Zip Code:** 30114
Telephone: (770) 720-4411
E-mail: fletcher@fcwlawfirm.com

Applicant Status:

- ☐ **Owner**
- ☐ **Option to Purchase**
- ☐ **Leasee**
- ☐ **Area Resident**
- ☑ **Other (Explain):** Attorney for Q Wasi Holdings, LLC

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 17th
Day Of June**, 20**26**.**

(Seal)

Notary Signature: _____

JAMES M FISHER
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 13, 2025

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

DISCLOSURE FORM

Project #(s):

R84F8Q CUP2605-007

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: Fletcher K. Law

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):***

_____

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
$	
$	
$	

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

PROPERTY INFORMATION

Project #(s):
R84F8Q CUP2605-007

Address: Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z

Land Lot(s): 192 and 205 District: 14th Section: 2nd Parcel ID(s) 14-0205-0054

Existing Zoning Of Property: PD-MU ☑ City ☐ County Total Acreage Of Property: +/- 27.155

Proposed Zoning Of Property: N/A - No Change Proposed Existing Use(s) Of Property Residential Development

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	Cherokee County School System; PIN 14-1091-0009	SU	Cherokee County High School
SOUTH	United Community Bank of Georgia; PIN 14-0205-0014 HAP Canton Land LLC; PIN 14-0205-0055	PD-MU PD-MU	Bank Vacant
EAST	Generations Church of God Inc.; PIN 14-0205-0002 East; U S Postal Service; PIN 14-0205-0009	PD-MU PD-MU	Church USPS
WEST	NCWA Storage 4 LLC; PIN 14-0192-0271 Signet Clinical LLC; PIN 14-0192-0303 and 14-0192-0302	PD-MU PD-MU	Self storage Vacant
OTHER	HAP Canton Land T3 LLC; PIN 14-0192-0273	PD-MU	Vacant
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Sewer

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? City of Canton

Proposed managing jurisdiction: City of Canton Size Limit: _____

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

PUBLIC SCHOOL INFORMATION

Project #(s): N/A
R84F8Q - This request does not seek to modify previously approved density. CUP2605-007

PUBLIC SCHOOL POLICY STATEMENT:

"The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School [District] and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the Applicant and the appropriate school board representative." (105.10.04)

- **Developers whose projects consist of 25 or more residential units shall contact the Cherokee County School District and communicate with a school board representative to discuss their intent.**
- **This communication between the Applicant and the school board should take place, at a minimum, prior to the Informational Item meeting in Month Two** (see Pages iii and iv).
- The Applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken.

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

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

ZONED SCHOOLS: *(circle one each)*

HIGH:	CHEROKEE	CREEKVIEW	ETOWAH	SEQUOYAH
MIDDLE:	CREEKLAND	DEAN RUSK	FREEDOM	TEASLEY
ELEMENTARY:	AVERY	BALL GROUND	CLAYTON	HASTY
	INDIAN KNOLL	KNOX	R.M. MOORE	SIXES

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

REVIEW CRITERIA

Project #(s):

R84F8Q CUP2605-007

How will this proposal be compatible with surrounding properties?

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Please see the document titled 'Review Criteria' submitted contemporaneously with this application.

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

FLINT, CONNOLLY
& WALKER, LLP

City of Canton Planning Commission
City of Canton City Council
110 Academy Street
Canton, Georgia 30114

RE: **Letter of Intent**
Conditional Use Permit - Parcel No. 14-0205-0054
Project No. R84F8Q
Owner/Applicant: Q Wasi Holdings, LLC ("Applicant")

Members of the City of Canton Planning Commission and City Council:

Please find herein the Applicant's Letter of Intent for a conditional use permit for Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z (the "Subject Property"). The Subject Property is a ± 27.155 acre parcel of land zoned PD-MU, located in the 'Community Level Mixed Use / Retail Center' character area, and is surrounded primarily by newer commercial development and, to the north across Riverstone Boulevard, the new Cherokee County High School. The Subject Property is the location of the Applicant's Riverstone Retreat residential development which is nearing completion save for the "multi-family (townhome)" portion.

Importantly, the Applicant does not seek to deviate from previously approved densities or from that certain duly approved 'Final Plat for Riverstone Retreat' recorded in the Office of the Clerk of the Superior Court of Cherokee County, Plat Book 120, Page 2828-2835 (the "Final Plat"). A true and correct copy of the Final Plat is attached as Exhibit "A." Rather, the Applicant's intent is to complete development of the Subject Property in accordance with the Final Plat and utilities which are already constructed in accordance with the Final Plat.

The Subject Property is currently conditionally approved for "Multi-family (townhomes) in combination with single family detached homes, two hundred seventy (270) rental units." A certified copy of Conditional Use Permit, Resolution No. CUP2101-003 is attached as Exhibit "B." However, Applicant is nearing completion of the single-family component of the development and, per stated requirements from City of Canton officials[1], is seeking conditional use approval to construct multifamily stacked townhome on the Subject Property as set forth on the Final Plat.

[1] Applicant submits contemporaneously with its application to amend zoning conditions its Reservation of Constitutional and Other Legal Rights (the "Reservation) and incorporates the Reservation herein as if set forth fully.

131 EAST MAIN STREET P:770-720-4411
CANTON, GA 30114 F:770-720-3030
fcwlawfirm.com

Applicant hereby presents the City of Canton with this application to amend the zoning conditions set forth in Conditional Use Permit, Resolution No. CUP2101-003, in order to construct the final phase of development consisting of stacked townhomes with garages. Applicant proposes a conditional use permit expressly authorizing "Multi-family in combination with single family detached homes, two hundred seventy (270) rental units." A true and correct copy of the Applicant's proposed conditional use permit is attached as Exhibit "C."

I. The Stacked Townhouse Design

In support of this application, the Applicant submits floor plans depicting the proposed stacked townhome design. A true and correct copy of the Applicant's stacked townhome floorplan is attached as Exhibit "D."

The Applicant proposes to construct the stacked townhome design in the same manner as shown on the Final Plat. Therefore, the Applicant proposes to construct nine (9) - five stack buildings (each five stack building contains ten units); three (3) - four stack buildings (each four stack building contains eight units); and two (2) – three stack buildings (each three stack building contains six units). A detailed set of elevation rendering and floor plans demonstrative of the five stack building is attached as Exhibit "E." Applicant intends to build all of the multi-family in substantially similar fashion.

The stacked townhome design is desirable from a land planning and land use perspective because each residence: i) has both a private front and rear ground level entrance; ii) has a private garage for off-street parking; and iii) has dedicated, non-shared off-street guest parking in the driveway. Moreover, the stacked townhome design retains the traditional features of a townhome because each residence: i) has its own dedicated utilities (meters) for electricity, water and sewer; ii) is individually permitted and addressed; iii) no interior or exterior stairs serve multiple residences; and, iv) the design retains vertical division between each pair of stacked units. In further support of the application applicant submits renderings of the stacked townhome design and photos demonstrative similar stacked residential product attached as Exhibit "F."

II. The Stacked Townhome Design Simply Allows Each Residence a Private Garage

This conditional use permit application does not seek to increase the intensity of the land use or density authorized as a matter of right by Conditional Use Permit, Resolution No. CUP2101-003. Rather, this conditional use permit application seeks council approval to construct the Applicant's stacked townhome design in a manner whereby each residence retains its own private garage in addition to off-street driveway parking. Thereby the approval sought herein creates no greater burden to the City of Canton, the City's infrastructure, or neighboring land uses, yet authorizes a more premium and desirable housing product specifically suited to the utilities already in place on the site.

III. The Standards Governing Zoning Decisions Favors Granting the Conditional Use Permit

In addition to the practical reasons set forth hereinabove in favor of granting this conditional use permit, the City of Canton's standards for zoning decisions also favor granting this application. *See* CITY OF CANTON UNIFIED DEVELOPMENT CODE ch. 105, § 105.07.02. First, this proposal authorizes a use that is suitable in view of the existing development and is merely a *de minimis* change, if any, from those land use entitlements available to Applicant in accordance with Conditional use Permit, Resolution No. CUP2101-003. The conditional use permit sought herein simply authorizes construction of multifamily stacked townhomes with private garages for each residence in a manner suited to the utilities already in place on the site. Second, along the same lines, this proposal does not adversely affect the existing use or useability of adjacent or nearby property due to the minimal degree of change from uses the City acknowledges are authorized on the Subject Property as a matter of right. Third, under the City of Canton's current, albeit challenged, application of the City's Unified Development Code the applicant cannot develop the remainder of the Subject Property in an economically feasible fashion. Fourth, the zoning proposal does not cause any greater use of existing streets, transportation facilities, utilities, or schools because no change in density is proposed. Fifth, the proposal conforms with the policy and intent of the 'Community Level Mixed Use / Retail Center' character area by providing a diverse array of high-quality rental units for the City of Canton's residents supportive of the surrounding retail and employment centers within the area. And sixth, as further detailed in the Reservation, a lawful interpretation of the City of Canton's code of ordinances authorize the use as a matter of right under existing land use authorizations and utilities are in place in a manner specifically designed for the stacked townhome product and thereby equity, fairness, and the Applicant's legal rights, favors granting this proposal.

Applicant reserves the right to amend this Letter of Intent and the conditional use permit application by supplementing further responses and documents.

Respectfully submitted this 22nd day of June, 2026.

FLINT, CONNOLLY & WALKER, LLP

JOHN F. CONNOLLY
Georgia Bar No. 182202
DOUGLAS H. FLINT
Georgia Bar No. 264640
FLETCHER K. LAW
Georgia Bar No. 103229
Attorneys for Q Wasi Holdings, LLC

131 East Main Street
Canton, GA 30114
(770) 720-4411
jconnolly@fcwlawfirm.com
dflint@fcwlawfirm.com
fletcher@fcwlawfirm.com

EXHIBIT "A"

RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2828

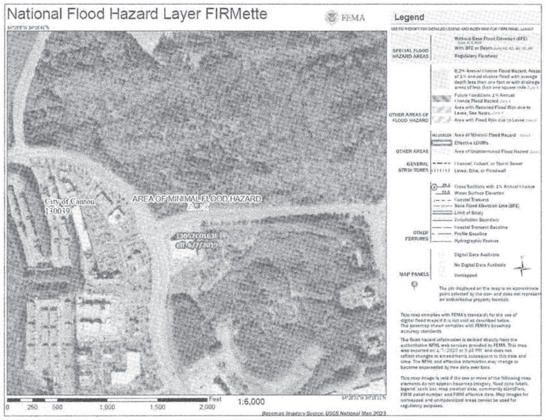
As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

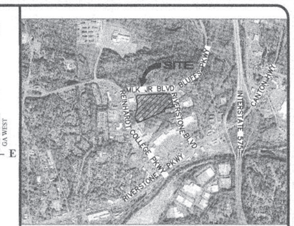
Aaron Studdard (Ga. R.L.S. #3486) — DATE: 5/19/25

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

FINAL PLAT
FOR
RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA





LOCATION MAP

GENERAL NOTES

A. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

B. THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF HUGHES RAY COMPANY, INC., AUTHORITY OF O.C.G.A. 43-15-22.

C. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. LAST DATE OF FIELD WORK WAS ON 4/25/2024

D. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TRIMBLE S6 ROBOTIC TOTAL STATION AND DATA COLLECTOR.

E. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 341,756 FEET, AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

F. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 100,000+ FEET.

G. THE BEARING BASIS IS GRID NORTH, NAD '83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING TRIMBLE VRS NOW TIME NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES

H. MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 1/2" REBAR WITH CAP (INSCRIBED LSF 000462) OR A NAIL WITH WASHER (INSCRIBED LSF 000462).

I. THIS SURVEY WAS BASED ON CURRENT COUNTY TAX RECORDS, INFORMATION PROVIDED BY THE CLIENT, OR OTHER FACTS KNOWN BY THE SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. ANY FEATURES SHOWN ARE BASED ON MINIMUM REQUIREMENTS OF GEORGIA LAW OR A SPECIFIC AGREEMENT WITH THE CLIENT AND ANY FIELD OBSERVATIONS MADE WERE BASED ON VISIBLE SURFACE EVIDENCE. OTHER SUB-SURFACE IMPROVEMENTS OR FEATURE LOCATIONS NOT REQUESTED AS PART OF THIS SURVEY MAY EXIST AND NOT BE SHOWN HEREON.

J. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 13057C0163E, WITH A DATE OF IDENTIFICATION OF AUGUST 7, 2019, FOR COMMUNITY NO. 130039, IN CHEROKEE COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED

K. THIS SITE IS TAX PARCEL 14-0206-0002.

L. THE INTERSECTION SIGHT DISTANCE MEETS OR EXCEEDS THE STREET DESIGN REQUIREMENTS OF CHAPTER 109.03.01 IN THE CITY OF CANTON DEVELOPMENT CODE.

M. ALL WATER AND SANITARY SEWER EASEMENTS ARE TO BE DEDICATED TO THE CITY OF CANTON.

N. REGISTERED LAND SURVEYOR CERTIFIES THAT ALL STORM DRAINAGE STRUCTURES, PIPE SIZES, TYPES, AND LOCATIONS ARE FIELD VERIFIED.

O. ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE CITY RIGHT-OF-WAY. THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE CITY OF CANTON ENGINEERING DEPARTMENT.

P. THE CITY OF CANTON SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY PIPES, DITCHES, DETENTION PONDS, WATER QUALITY STRUCTURES, OR OTHER STRUCTURES LOCATED WITHIN ANY DRAINAGE EASEMENT OUTSIDE THE CITY RIGHT-OF-WAY.

WARNING

THE CITY OF CANTON HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE STREETS, DRAINAGE IMPROVEMENTS, AND OTHER APPURTENANCES CONTAINED WITHIN THE GENERAL PUBLIC PURPOSE ACCESS AND UTILITY EASEMENT OR EASEMENTS FOR PRIVATE STREETS SHOWN ON THIS PLAT.

GRANT OF EASEMENT

THE GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENT(S) SHOWN ON THIS PLAT FOR PRIVATE STREET(S) IS HEREBY GRANTED AND SAID GRANT OF RIGHTS SHALL BE LIBERALLY CONSTRUED TO PROVIDE ALL NECESSARY AUTHORITY TO THE CITY OF CANTON, AND TO PUBLIC OR PRIVATE UTILITY COMPANIES SERVING THE SUBDIVISION, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES, CABLE TELEVISION LINES, AND FIBER OPTIC CABLES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

BY: ____________________

OWNER DATE

CERTIFICATE OF DEDICATION

ALL WATER AND SEWER LINES INSTALLED WITHIN THE GENERAL PURPOSE PUBLIC ACCESS AND UTILITY EASEMENT(S) SHOWN ON THIS PLAT FOR PRIVATE STREET(S) ARE HEREBY DEDICATED TO THE CITY OF CANTON.

BY: ____________________

OWNER DATE

PROJECT CONTACTS

OWNER: Q WASI HOLDINGS, LLC
3348 PEACHTREE ROAD NE, SUITE 1460
ATLANTA, GA 30326
PHONE: (866) 784-6673
CONTACT: JAMES HOWLEY
E-MAIL: jhowley@live-quinn.com

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: (770) 619-4280
CONTACT: BRIAN WEST, P.E.

SURVEYOR: HRC ENGINEERS
6554 E. CHURCH STREET
DOUGLASVILLE, GA 30134
PHONE: (770) 942-0196
CONTACT: AARON STUDDARD

CONTRACTOR: NORTH GEORGIA GRADING

LAND LOT 192 & 205 - 14th DISTRICT, 2nd SECTION
PARCEL NO.: 14-0206-0002

ZONING: P-D - MIXED USE
CITY OF CANTON, CHEROKEE COUNTY, GEORGIA

PROPERTY AREA = 27.16 ACRES
PROPERTY AREA EXCLUDING R/W DEDICATION ALONG RIVERSTONE BLVD. = 27.08 ACRES

TOTAL DISTURBED AREA = 27.40 ACRES

24-HOUR CONTACT
FRED SNELL
LYNWOOD GROUP
PHONE: (404) 993-3343

OWNERS CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT ANY AND ALL DETENTION PONDS, RETENTION PONDS AND SEDIMENT PONDS (TEMPORARY AND PERMANENT) SHALL BE THE SOLE RESPONSIBILITY FOR MAINTENANCE AND OPERATION OF THE DULY SIGNED. THE SUBSCRIBED FURTHER ACKNOWLEDGES BY SIGNATURE OF THIS STATEMENT THAT THE CITY OF CANTON SHALL NOT HAVE ANY RESPONSIBILITY FOR THE PURPOSE TO MAINTAIN, REPAIR, RECONSTRUCT, OR ABANDON AND SHALL NOT ACCEPT FOR PERPETUAL MAINTENANCE OF THE SAME.

OWNER / REPRESENTATIVE

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Fred Snell

WITNESS

David T Burr 6/25/2025

NOTARY PUBLIC

DAVID T. BURR NOTARY EXPIRES GEORGIA 02/28/2026 PUBLIC FULTON COUNTY

OWNERS CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY, AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

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SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Fred Snell

WITNESS

David T Burr 6/25/2025

NOTARY PUBLIC

DAVID T. BURR NOTARY EXPIRES GEORGIA 02/28/2026 PUBLIC FULTON COUNTY

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS "FUTURE," AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN.

BY: ____________________ 5/19/25

REGISTERED GEORGIA LAND SURVEYOR NO.: 3486 DATE

CITY OF CANTON ENGINEERING CERTIFICATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF CANTON REGULATIONS.

BY: Kat Watson 6/26/25

ENGINEERING DATE

CITY OF CANTON PLANNING DEPARTMENT CERTIFICATE

THIS PLAT HAS BEEN ADMINISTRATIVELY REVIEWED FOR COMPLIANCE WITH THE CITY OF CANTON ZONING ORDINANCE AND IS APPROVED FOR RECORDING.

BY: Steve Green 6/26/25

PLANNING AND ZONING ADMINISTRATOR DATE

APPROVAL CERTIFICATE

PURSUANT TO THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA,A ND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN PRELIMINARY APPROVAL ON ______/______/______, 20______, AND FINAL APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR AND CITY ENGINEER AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR COURT.

Steve Green 6/26/25

PLANNING AND ZONING ADMINISTRATOR DATE

Kat Watson 6/26/25

ENGINEERING DATE

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- X — FENCE
- GAS — GAS LINE
- UGE — UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- W — WATER LINE
- T — COMMUNICATIONS LINE
- APPROX. PIPE DIRECTION
- CALCULATED POINT
- IRON PIN FOUND
- IRON PIN SET (1/2" REBAR)
- RB — REBAR
- RBC — REBAR CAPPED
- CTP — CRIMPED TOP PIPE
- OTP — OPEN TOP PIPE
- R/W MONUMENT
- R/W — RIGHT OF WAY
- N/F — NOW OR FORMERLY
- BL — BUILDING LINE
- CMP — CORRUGATED METAL PIPE
- RCP — REINFORCED CONCRETE PIPE
- HDPE — HIGH DENSITY POLYETHYLENE PIPE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- SQUARE CATCH BASIN
- HEADWALL
- JUNCTION BOX
- DROP INLET
- YARD INLET
- CURB INLET
- LIGHT POLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- GAS METER
- POWER METER
- GAS VALVE
- TRANSFORMER
- ELECTRIC BOX
- POWER POLE
- GUY ANCHOR
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- F.D.C. — FIRE DEPT. CONNECTION
- CONCRETE
- WALL
- GRAVEL/RIP RAP

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 1019A, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
WQ	WATER QUALITY DEVICE (CONTECH CDS)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

UTILITY LEGEND:

- C900 WATER MAIN
- C900 FIRE WATER MAIN
- SS — SANITARY SEWER PIPE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER GREASE TRAP
- WATER VALVE
- FIRE DEPARTMENT CONNECTION (FDC)
- FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- WATER MAIN TAPPING SLEEVE
- WATER CONNECTIONS AND BENDS

SHEET 1/8

PREPARED BY:

HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.hrcengineers.com

STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING HUGHES RAY COMPANY, INC.

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1.	5/19/25	COMMENTS

DRAWING NO. H24108.01 WASI BLUFF FP
DRAWN BY: JAS
CHECKED BY: WAS
JOB NO.: H24108.01
SCALE: AS SHOWN

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RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2829

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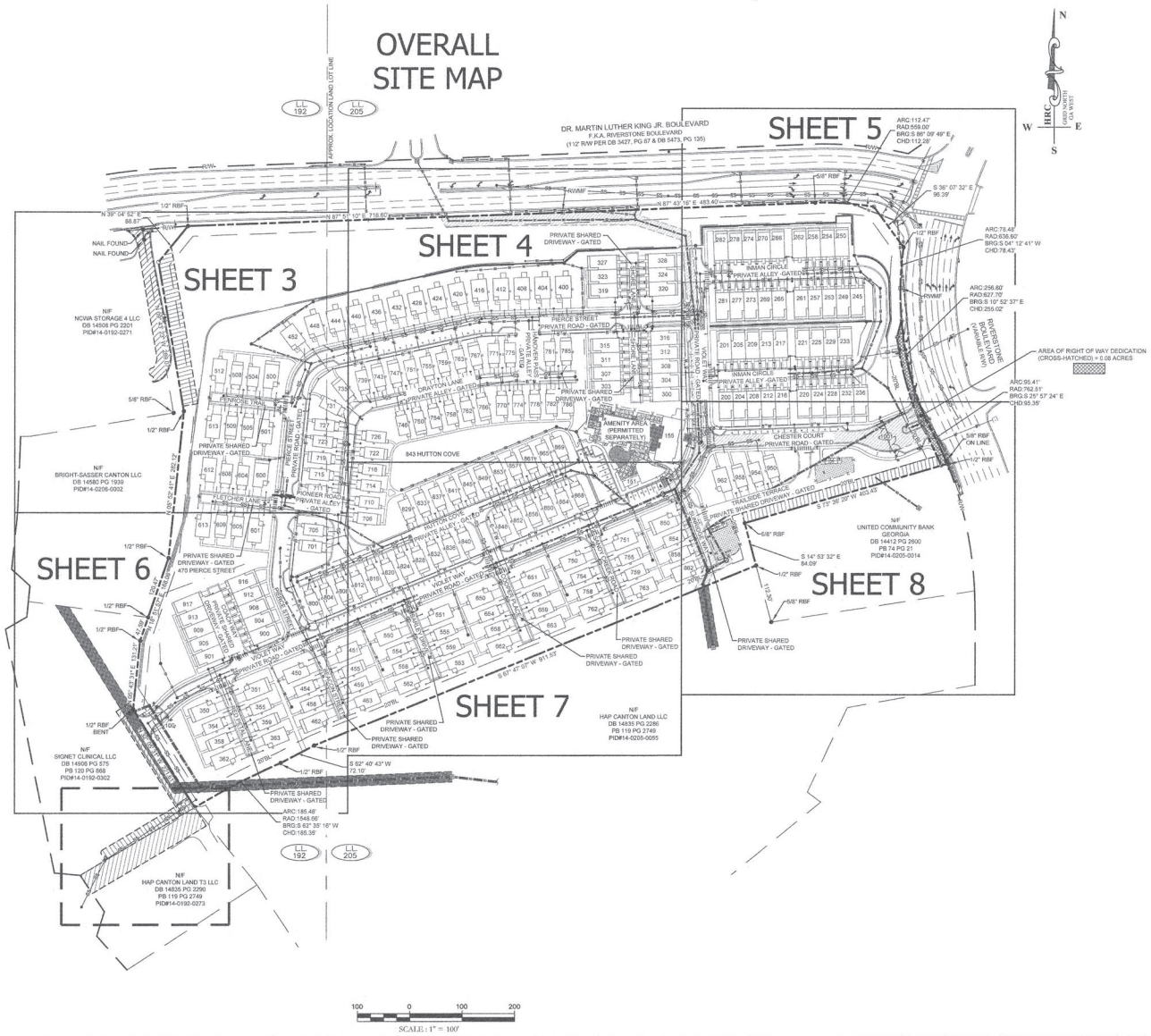
Aaron Studdard (Ga. R.L.S. #3486) — DATE 5/19/25

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD

OVERALL SITE MAP



NOTE:
ALL WATER MAINS ARE C900 PVC
ALL SEWER MAINS ARE SDR-26/SDR-35 PVC

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 1019IA, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
WQ	WATER QUALITY DEVICE (CONTECH CDS)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

UTILITY LEGEND:

4"W	C900 WATER MAIN
8"FW	C900 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
WV	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
X	FENCE
GAS	GAS LINE
UGE	UNDERGROUND POWER LINE
	OVERHEAD POWER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
T	COMMUNICATIONS LINE
	APPROX. PIPE DIRECTION
	CALCULATED POINT
	IRON PIN FOUND
	IRON PIN SET (1/2" REBAR)
RB	REBAR
RBC	REBAR CAPPED
CTP	CRIMPED TOP PIPE
OTP	OPEN TOP PIPE
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	SQUARE CATCH BASIN
	HEADWALL
	JUNCTION BOX
	DROP INLET
	YARD INLET
	CURB INLET
	LIGHT POLE
WM	WATER METER
WV	WATER VALVE
	FIRE HYDRANT
S	SANITARY SEWER MANHOLE
	CLEANOUT
GT	GREASE TRAP
GM	GAS METER
PM	POWER METER
GV	GAS VALVE
T	TRANSFORMER
E	ELECTRIC BOX
	POWER POLE
	GUY ANCHOR
	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	FIBER OPTIC MARKER
F.D.C.	FIRE DEPT. CONNECTION
	CONCRETE
	WALL
	GRAVEL/RIP RAP

SHEET 2/8

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
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p 770.942.0196
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www.hrceng.net
STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
COA: LSF000806 EXPIRES 06/30/26
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION
HUGHES-WAY COMPANY, INC.
LB#3 003842 EXPIRES 06/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1	5/19/25	COMMENTS

DRAWING NO. H24108.01 WASI BLUFF PP
DRAWN BY: JAS
CHECKED BY: WAS
JOB NO.: H24108.01
SCALE: AS SHOWN

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RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2830

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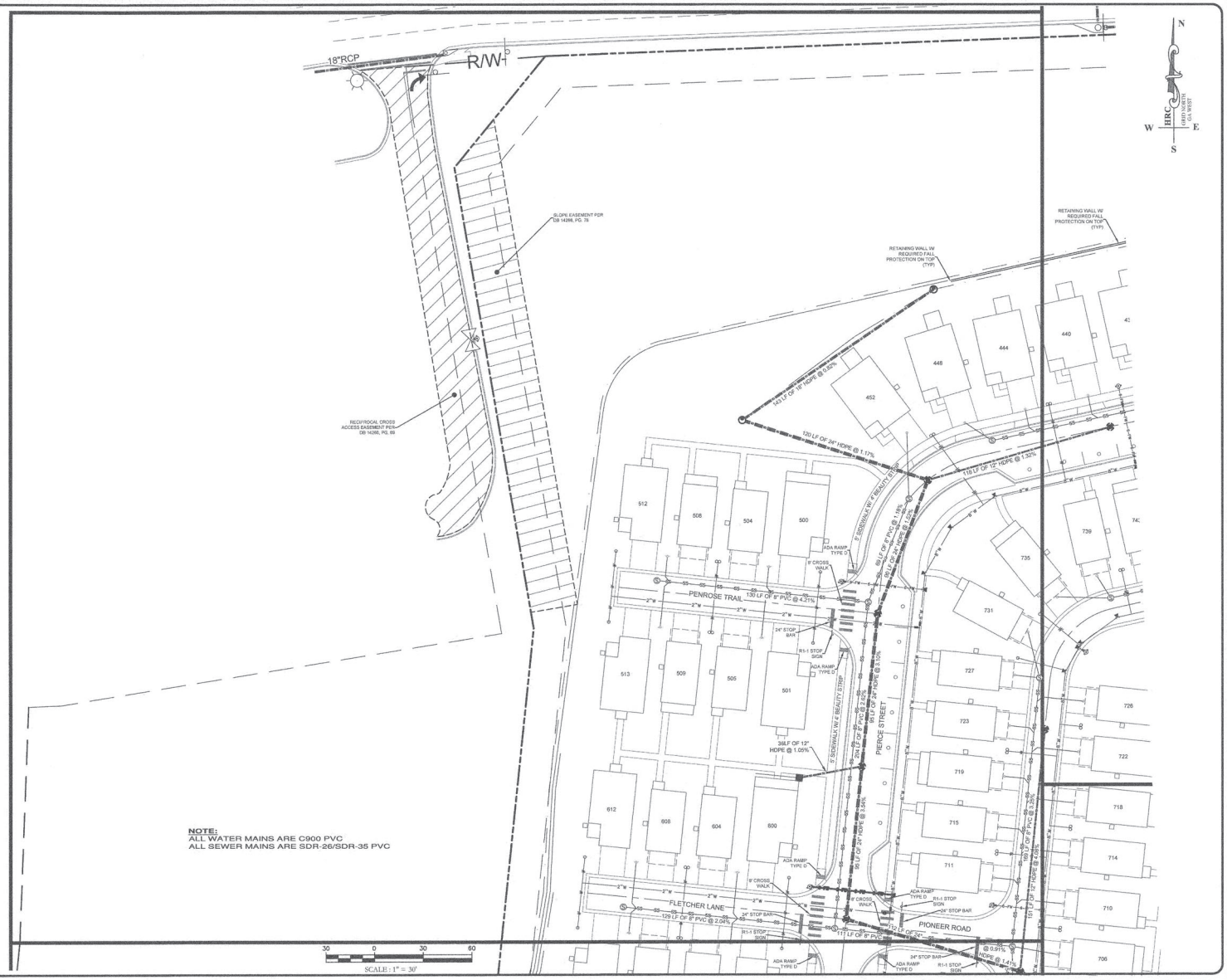
Aaron Studdard (Ga. R.L.S. #3486) — DATE 5/19/25

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD



NOTE:
ALL WATER MAINS ARE C900 PVC
ALL SEWER MAINS ARE SDR-26/SDR-35 PVC

STORM DRAINAGE LEGEND:

JB		JUNCTION BOX
CI		HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI		GRATE INLET (GDOT 10191A, TYPE A)
SWCB		SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB		DOUBLE WING CATCH BASIN (GDOT 1034D)
WQ		WATER QUALITY DEVICE (CONTECH CDS)
OCS		OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
		STORM PIPE

UTILITY LEGEND:

4"W	C900 WATER MAIN
8"FW	C800 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
WM	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

SHEET 3/8

PREPARED BY:
HRC ENGINEERS
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DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION: HRC ENGINEERS, INC. HUSEBAN COMPANY, INC. LEP#-023662 EXPIRES 06/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1.	5/19/25	COMMENTS

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CHECKED BY: WAS
JOB NO.: H24108.01
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RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2831

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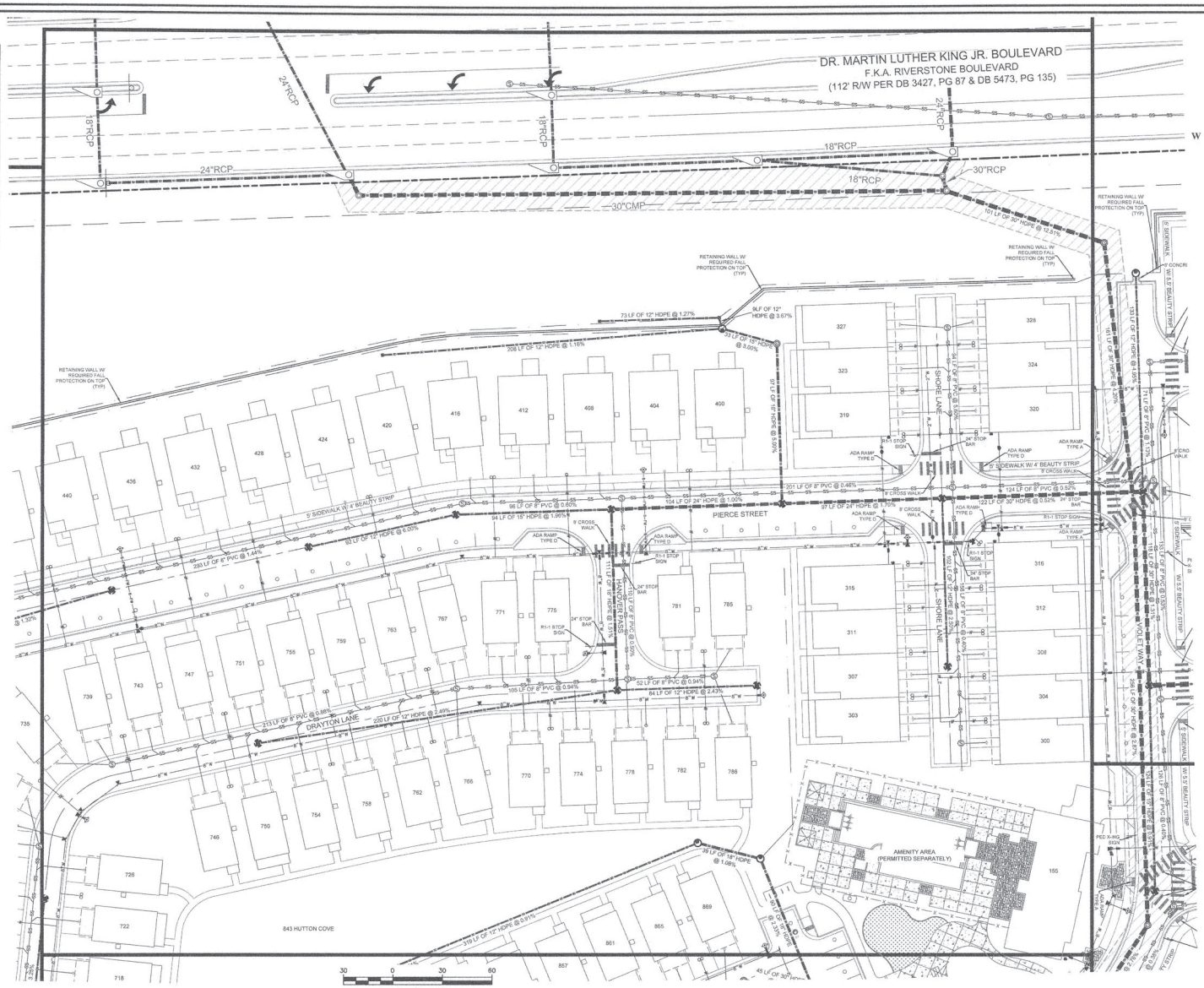
Aaron Studdard (Ga. R.L.S. #3486) 5/19/25 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD



NOTE:
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STORM DRAINAGE LEGEND:

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CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
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OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

UTILITY LEGEND:

4"W	C900 WATER MAIN
6"FW	C900 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

SHEET 1/8

PREPARED BY:
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www.hrcengineers.com

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-BAY COMPANY, INC.
LSF0-00662 EXPIRES 06/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1.	5/19/25	COMMENTS

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CHECKED BY: WAS
JOB NO.: H24108.01
SCALE: AS SHOWN

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RECORDATION AREA

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Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2832

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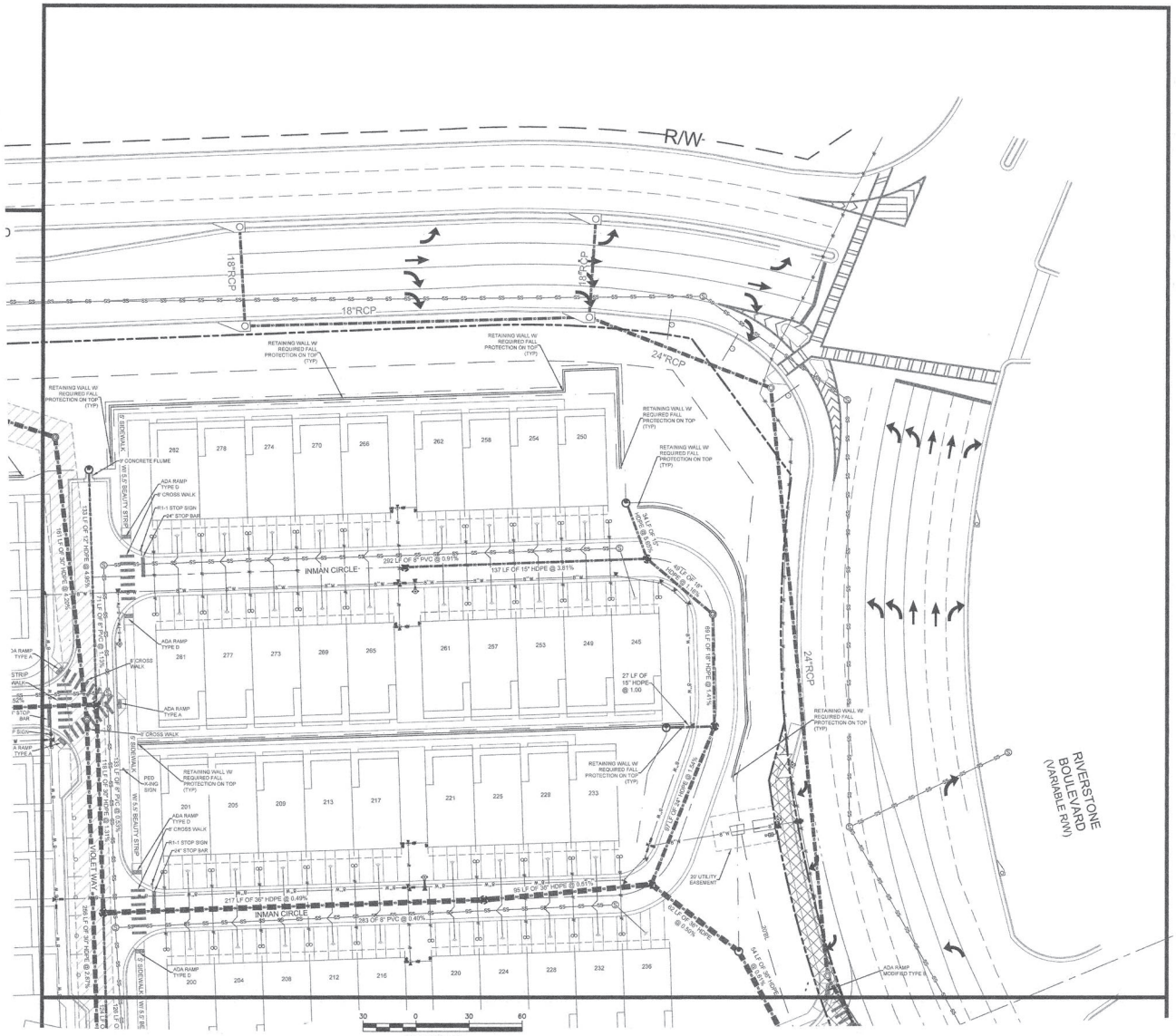
Aaron Studdard (Ga. R.L.S. #3486) 5/19/25 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD



NOTE:
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STORM DRAINAGE LEGEND:

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WQ	WATER QUALITY DEVICE (CONTECH CDS)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

UTILITY LEGEND:

4"W	C900 WATER MAIN
8"FW	C900 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

SHEET 5/8

PREPARED BY:
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DOUGLASVILLE, GEORGIA 30134
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STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC.
LSFR 000462 EXPIRES 6/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1.	5/19/25	COMMENTS

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JOB NO.: H24108.01
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RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2833

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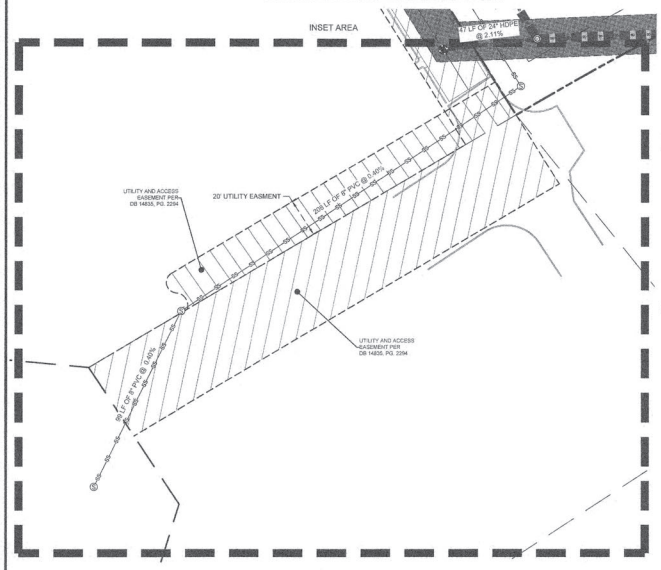
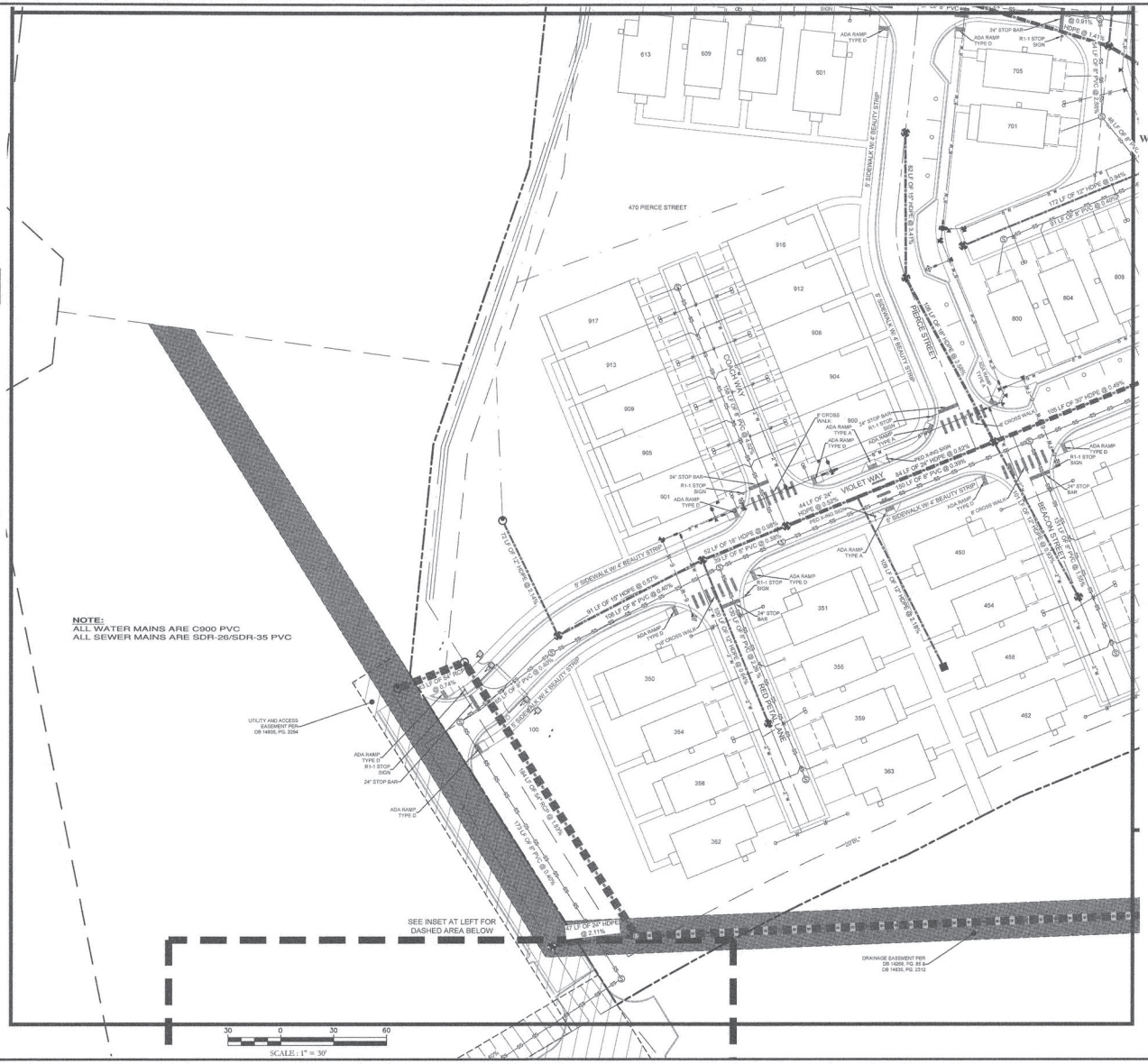
Aaron Studdard (Ga. R.L.S. #3486) 5/19/25 DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD





NOTE:
ALL WATER MAINS ARE C900 PVC
ALL SEWER MAINS ARE SDR-26/SDR-35 PVC

UTILITY LEGEND:

4"W	C900 WATER MAIN
8"FW	C900 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 10191A, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
WQ	WATER QUALITY DEVICE (CONTECH CDS)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

SHEET 6/8

PREPARED BY:
HRC ENGINEERS
ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
p 770.942.0196
f 770.942.0152
www.hrcengineers.com
STATE OF GEORGIA CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING HGBRER-BAY COMPANY, INC LSFF-000452 EXPIRES 06/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1	5/19/25	COMMENTS

DRAWING NO. H24108.01 WASI BLUFF FP
DRAWN BY: JAS
CHECKED BY: WAS
JOB NO.: H24108.01
SCALE: AS SHOWN

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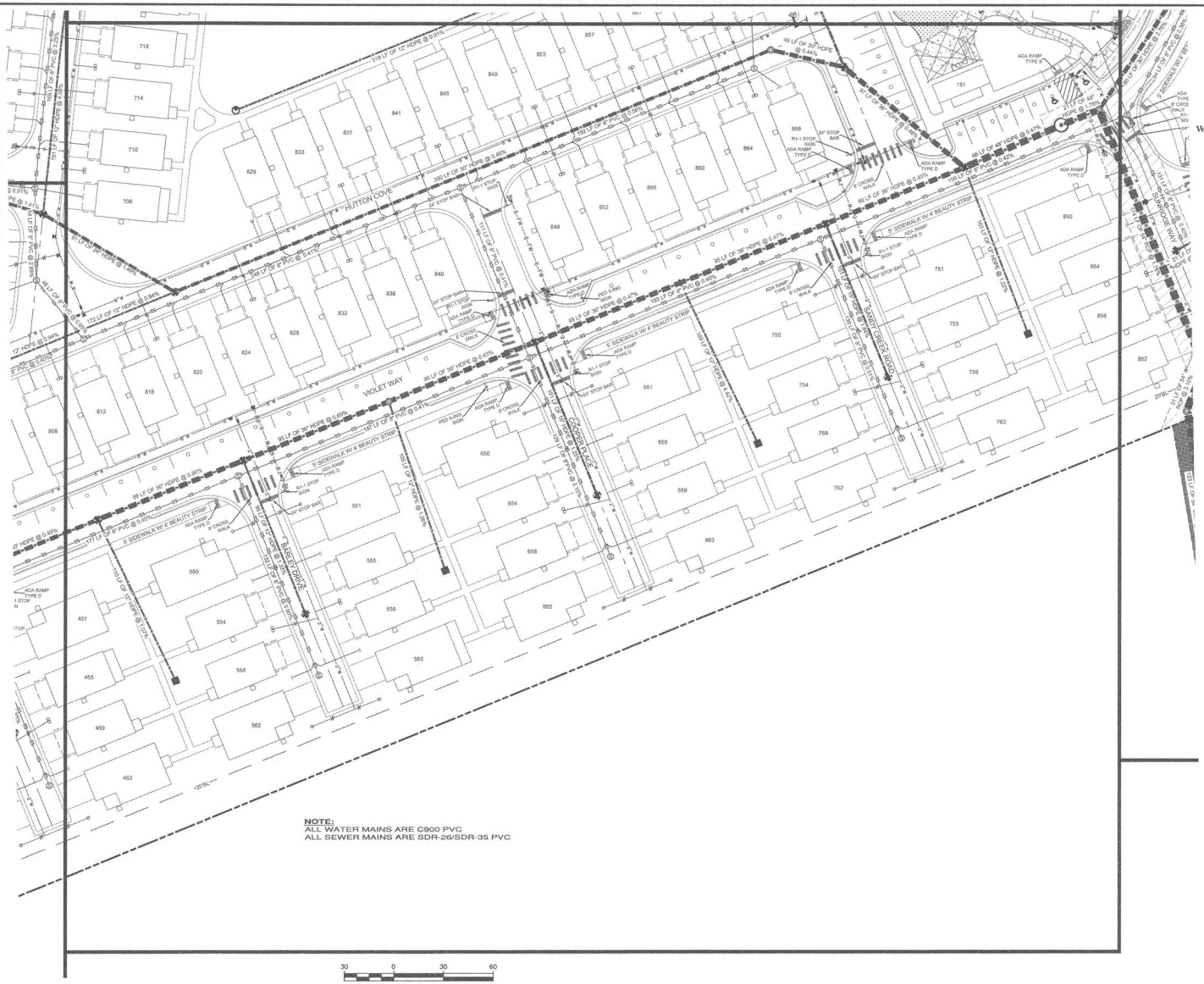
RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2834

As required by subsection (d) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. 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.

5/19/25
Aaron Studdard (Ga. R.L.S. #3486) DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD



NOTE:
ALL WATER MAINS ARE C900 PVC
ALL SEWER MAINS ARE SDR-26/SDR-35 PVC

30 0 30 60
SCALE : 1" = 30'

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 1019A, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
WQ	WATER QUALITY DEVICE (CONTECH CDS)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

UTILITY LEGEND:

4"W	C900 WATER MAIN
6"FW	C900 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
S	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
WM	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

SHEET 7/8

PREPARED BY:
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p 770.942.0196
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www.hrcengineers.com

STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION
HRC ENGINEERS OF GEORGIA
FUGERS-RAY COMPANY, INC
LSFirm 02042 EXPIRES 06/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1.	5/19/25	COMMENTS

DRAWING NO. H24108.01 WASI BLUFF FP
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RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2835

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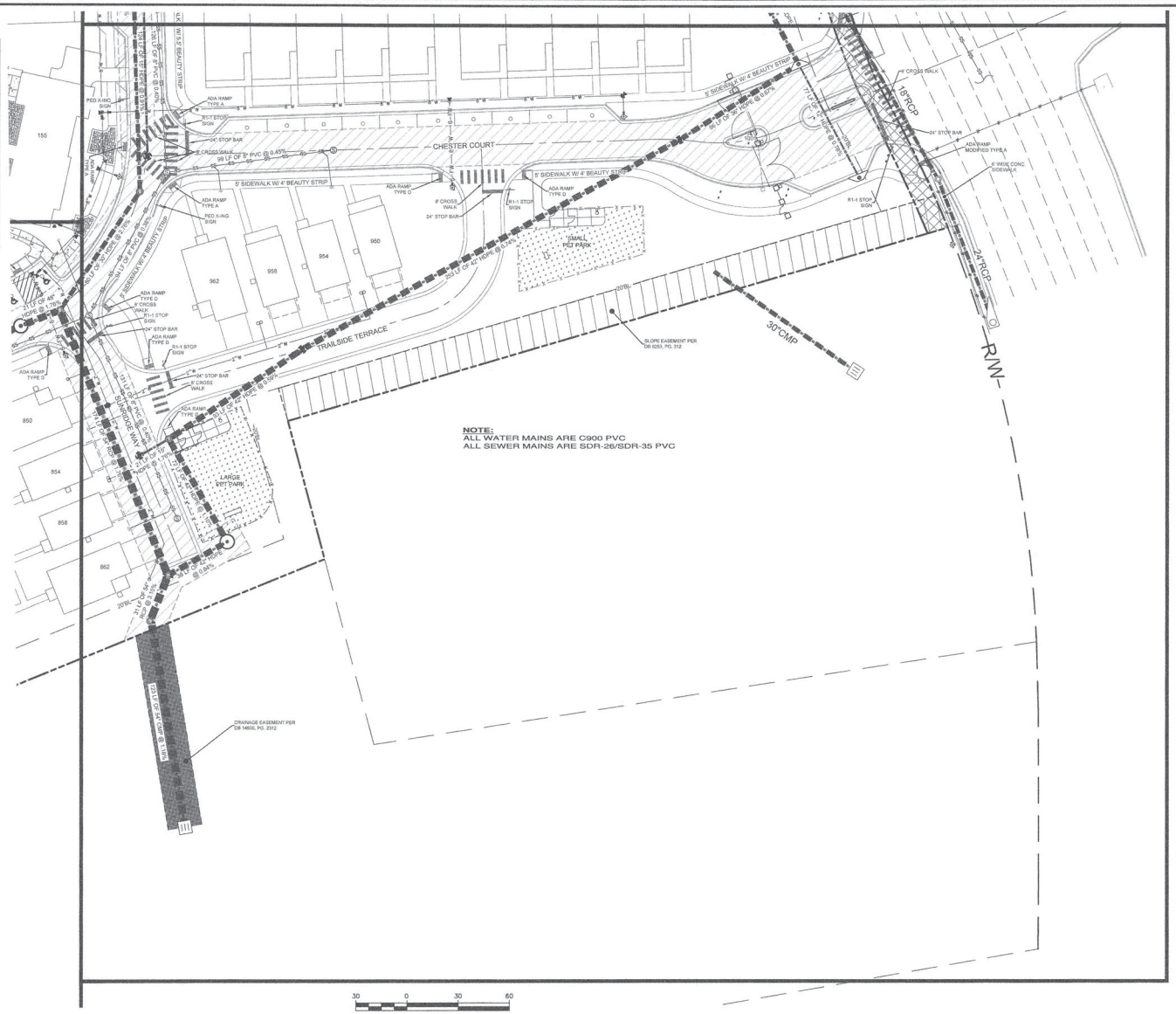
Aaron Studdard (Ga. R.L.S. #3486) 5/19/25
DATE

GEORGIA REGISTERED No. 3486 PROFESSIONAL LAND SURVEYOR AARON STUDDARD



30 0 30 60
SCALE : 1" = 30'

STORM DRAINAGE LEGEND:

JB	JUNCTION BOX
CI	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
GI	GRATE INLET (GDOT 10191A, TYPE A)
SWCB	SINGLE WING CATCH BASIN (GDOT 1033D)
DWCB	DOUBLE WING CATCH BASIN (GDOT 1034D)
WQ	WATER QUALITY DEVICE (CONTECH CDS)
OCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
	STORM PIPE

UTILITY LEGEND:

4"W	C900 WATER MAIN
8"FW	C900 FIRE WATER MAIN
SS	SANITARY SEWER PIPE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER GREASE TRAP
	WATER VALVE
	FIRE DEPARTMENT CONNECTION (FDC)
	FIRE HYDRANT
	POST INDICATOR VALVE (PIV)
	WATER MAIN TAPPING SLEEVE
	WATER CONNECTIONS AND BENDS

SHEET 8/8

PREPARED BY:
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STATE OF GEORGIA
CERTIFICATE OF AUTHORIZATION FOR LAND SURVEYING
HUGHES-RAY COMPANY, INC
LSFN 000462 EXPIRES 06/30/26

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, 2ND SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION
1.	5/19/25	COMMENTS

DRAWING NO: H24108.01 WASI BLUFF FP
DRAWN BY: JAS
CHECKED BY: WAS
JOB NO.: H24108.01
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EXHIBIT "B"

Est 1834
CANTON
GEORGIA

November 19, 2025

I, Annie Fortner, City Clerk of the City of Canton, Georgia, do hereby certify that the accompanying document is a true and accurate copy of Conditional Use Permit Resolution #CUP2101-003.

WITNESS my hand and seal of the City of Canton, Georgia this the 19th day of November 2025.

Annie Fortner, City Clerk

City of Canton
Est 1834
CANTON
GEORGIA
Official Seal

Phone: 770.704.1500 | Fax: 770.704.1538 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov

2021-9

Resolution #CUP2101-003

CONDITIONAL USE PERMIT
CITY OF CANTON

Applicant: William B. Rogers for AVANTA SFR Holdings, LLC

A Resolution approving a Conditional Use Permit for the following described property:

THAT PROPERTY identified as Tract 1 containing 28.303 acres on the survey prepared by Paramount Surveyors entitled "Preliminary Subdivision Plat For: AVANTA Residential (Tract 1) & Rohm Group (Tract 2)" dated December 30, 2020.

WHEREAS, it is hereby found and determined that an application requesting Conditional Use Permit approval was filed with the City of Canton for the aforementioned property and a public hearing was held on March 4, 2021 before the Mayor and City Council.

PROPOSED USE: Multi-family (townhomes) in combination with single family detached homes, two hundred seventy (270) rental units.

NOW THEREFORE, be it so resolved that the Mayor and City Council does hereby APPROVE the Conditional Use Permit this 18th day of March, 2021 subject to the following conditions:

1) A twenty (20) foot undisturbed buffer/setback shall be required along the perimeter of the property. Disturbance may be allowed for the installation of utilities and security fencing. Areas of sparse vegetation shall be supplemented as approved by the Department of Community Development.
2) The exterior of any retaining walls shall consist of buff colored split-faced landscape blocks.
3) The exterior of any building facing Riverstone Boulevard or Dr. Martin Luther King, Jr, Boulevard shall be fifty (50) percent brick and/or stone finish.
4) If the development is to be gated either now or in the future all security gate apparatus shall be approved by the City Manager or his designee.
5) Mail kiosk shall be provided as required by the City of Canton development regulations. The mail kiosk shall be covered and lighted.
6) A minimum of four (4) electric car charging stations shall be provided.
7) All exterior roadways shall be private and maintained by the property owner. All roadways shall be constructed to City of Canton standards.
8) Inter-parcel access shall be provided to the recreational/retail portion of the Crystal Lagoon development located to the south of the development. This shall consist of pedestrian access with a minimum eight (8) foot wide access connection.
9) Any non-substantial change may be administratively approved by the City Manager or his designee.
10) Landscaping and parking shall be provided as shown on the renderings and drawings within the application.

Bill Grant

Bill Grant, Mayor

Attest: Lou Stewart

~~Annie Fortner~~, City Clerk, Interim
Lou Stewart

Approved as to Form and Content:

Robert M. Dyer

Robert M. Dyer, City Attorney

Adopted by Council: March 18, 2021

Approved by Mayor: _____

Veto by Mayor: _____

Second Vote by Council: _____

Effective Date: _____

EXHIBIT "C"

Resolution #_____

CONDITIONAL USE PERMIT
CITY OF CANTON, GEORGIA

Applicant: Fletcher K. Law on behalf of Q Wasi Holdings, LLC

A Resolution approving a Conditional Use Permit for the following described property:

THAT PROPERTY identified as All that certain tract or parcel of land lying and being in Land Lots 192 and 205 of the 14th District, 2nd section, Cherokee County, Georgia, containing approximately 27.155 acres and being designated as Tract 1 on that certain Minor Subdivision Plat for Bright-Sasser Canton, L.L.C., recorded October 5, 2022 in Plat Book 119, Page 2749, Cherokee County, Georgia records, which shall be incorporated by reference as if set forth fully herein.

WHEREAS, it is hereby found and determined that an application requesting a Conditional Use Permit was filed with the City of Canton for the aforementioned property and a public hearing was held on _____ in the City Hall at 110 Academy Street, Canton, Georgia 30114;

PROPOSED USE: Multi-family in combination with single family detached homes, two hundred seventy (270) rental units.

NOW THEREFORE, be it so resolved that the Mayor and City Council of the City of Canton does hereby APPROVE the Conditional Use Permit.

Adopted this _____.

_____
Bill Grant, Mayor

Attest: _____
Annie Fortner, City Clerk

Approved as to Form and Content:

_____
Robet M. Dyer, City Attorney

Adopted by Council: _____

EXHIBIT "D"

NEST ASPIRE
1100 CIRCLE 75 PKWY, SUITE 270
ATLANTA, GA 30339

one car 3BR/3 bath stacked unit 2

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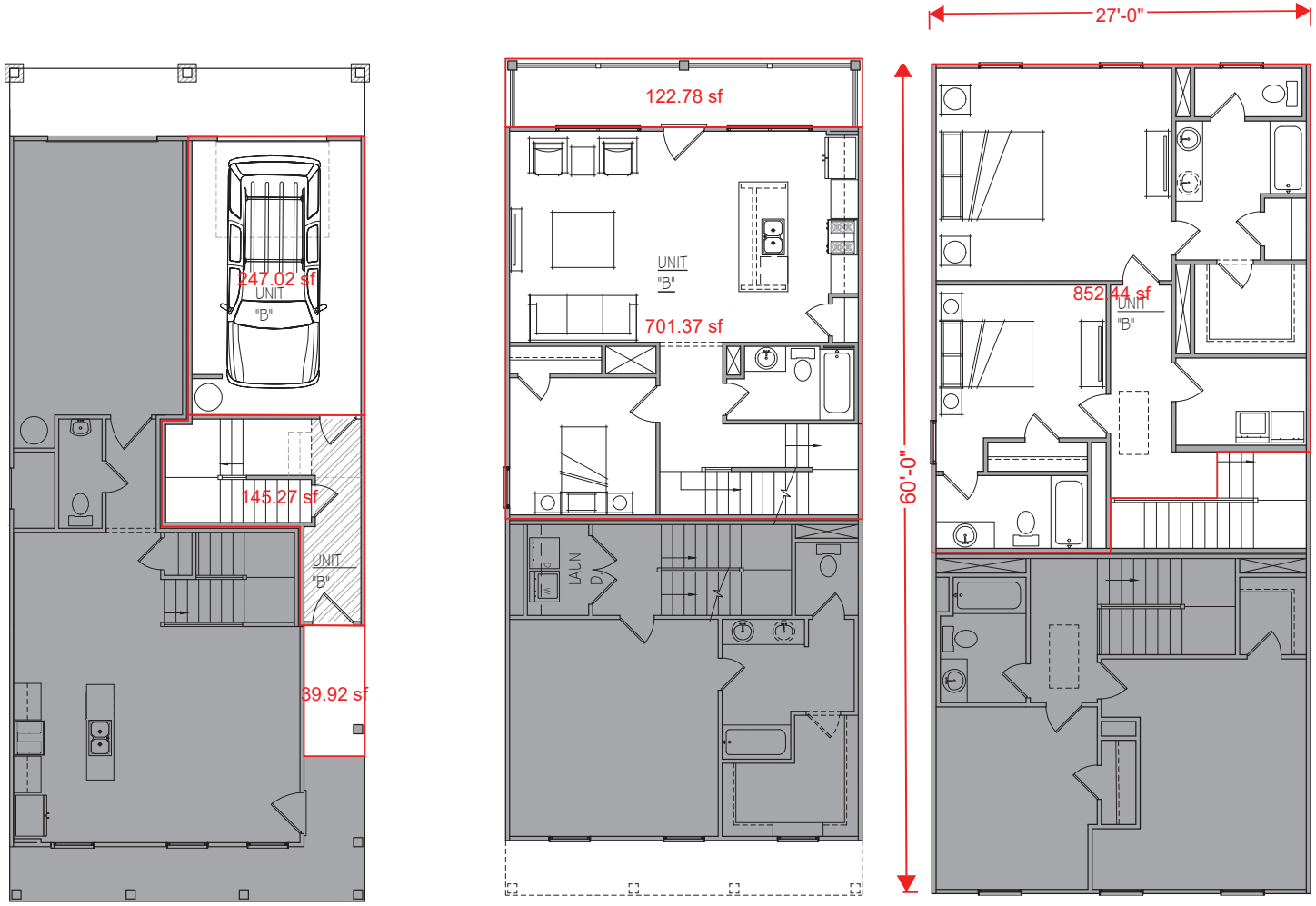

Entry level heated: 145 sf
2nd level heated: 701 sf
3rd floor heated: 852 sf
* Total heated: 1,698 sf

Garage: 247 sf
Front porch: 40 sf
Rear porch: 123 sf
* Total unheated: 410 sf

one car 3BR/2.5 bath stacked unit 1

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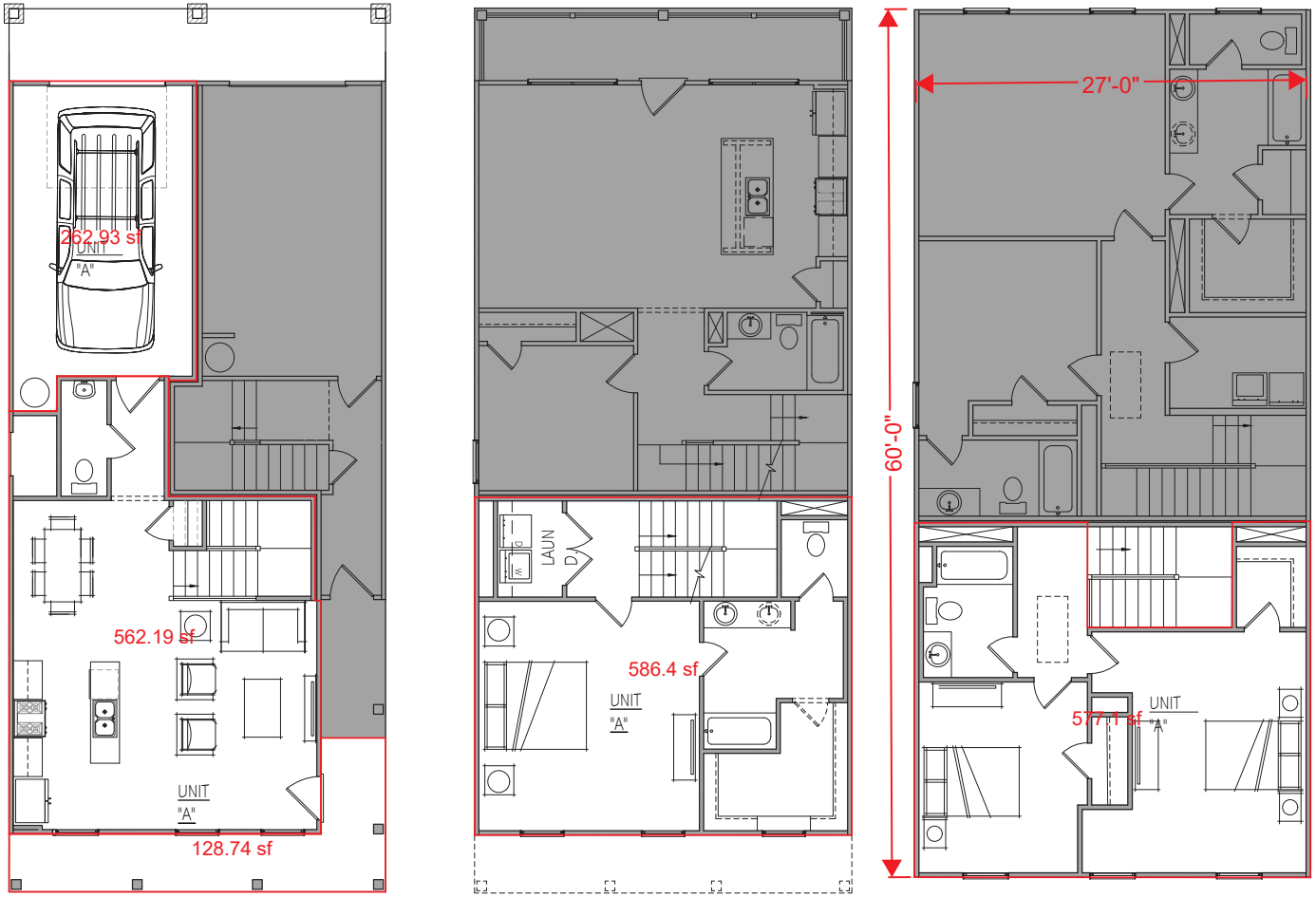

Entry level heated: 562 sf
2nd level heated: 586 sf
3rd floor heated: 577 sf
* Total heated: 1,725 sf

Garage: 263 sf
Front porch: 129 sf
* Total unheated: 392 sf

EXHIBIT "E"

HAVENN HOMES

WASI BLUFFS 5 UNIT BUILDING

APPROVED ELEVATION

SHEET SCHEDULE

CS	COVER SHEET
A-101	LOWER LEVEL PLAN
A-102	MAIN LEVEL PLAN
A-103	UPPER LEVEL PLAN
A-201	FRONT & REAR ELEVATIONS
A-202	LEFT & RIGHT ELEVATIONS
A-203	FRONT & REAR ELEVATIONS-HIGH VISIBILITY
A-204	LEFT & RIGHT ELEVATIONS-HIGH VISIBILITY
E1	LOWER LEVEL ELECTRICAL PLAN
E2	MAIN LEVEL ELECTRICAL PLAN
E3	UPPER LEVEL ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	ROOF PLAN
S3	ARCHITECTURAL DETAILS
S4	FIREWALL DETAILS

AREA SCHEDULE - UNIT A (TEASLEY)

LOWER LEVEL HEATED	570 SF
MAIN LEVEL HEATED	621 SF
UPPER LEVEL HEATED	553 SF
*TOTAL HEATED	1744 SF
GARAGE	309 SF
FRONT PORCH	175 SF
*TOTAL UNHEATED	484 SF
TOTAL UNDER ROOF	2228 SF

CODE DATA

-International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2025.)
-International Residential Code, 2018 Edition, with Georgia Amendments (2020) (2024.)
-International Fire Code, 2018 Edition
(Contact State Fire Marshal)
-International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024.)
-International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024.)
-International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022.)
-National Electrical Code, 2023 Edition
-International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2022) (2023.)
-International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020.)
For information and questions regarding the Life Safety Code (NFPA 101), IFC Georgia Amendments or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

CODE DATA

Current Permissive Codes as Adopted by DCA:
-Disaster Resilient Building Code IBC Appendix (2013.)
-Disaster Resilient Building Code IRC Appendix (2013.)
-International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021.)
-International Existing Building Code, 2018 Edition, with Georgia Amendments (2021.)
-National Green Building Standard, 2008 Edition, with Georgia Amendments (2011.)

REVISION HISTORY

6-25-2025 ROOF PLAN UPDATED TO INDICATE FIREWALL CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING.

4-22-2025 CHANGED ALL EXTERIOR COLUMNS TO 8" BOX COLUMNS ON BRICK PEDESTAL. CHANGED ALL ENTRY DOORS TO 3/4 LITE. ADDED ADDITIONAL PANEL SHUTTERS TO ALL ELEVATIONS.

10-01-2025 ADDED ADDITIONAL BRICK AT RIGHT SIDE ELEVATION (HIGH VISIBILITY VERSION ONLY.)

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2025	CONCEPT
2	6.25.2025	ROOF PLAN UPDATE
3	9.22.2025	ELEVATION UPDATES
4	10.01.2025	ELEVATION UPDATES

WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

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PHASE
CONCEPT

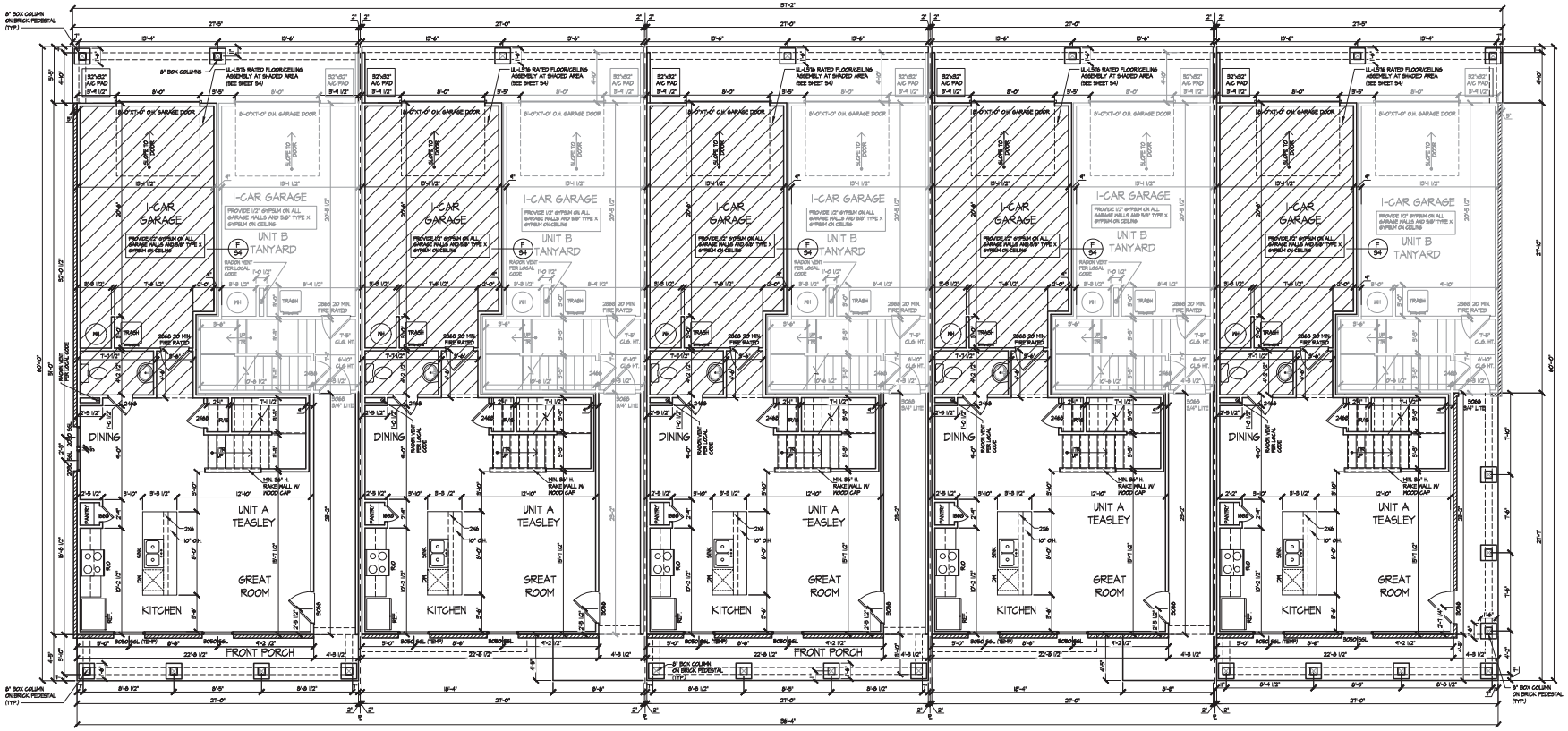
SEAL

RELEASE DATE
September 22, 2025

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
COVER SHEET

Drawn By
MD
Checked By
CS
Project#



1 LOWER LEVEL PLAN
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2025	CONCEPT
2	6.25.2025	ROOF PLAN UPDATE
3	9.22.2025	ELEVATION UPDATES
4	10.01.2025	ELEVATION UPDATES

WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

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PHASE
CONCEPT

September 22, 2025

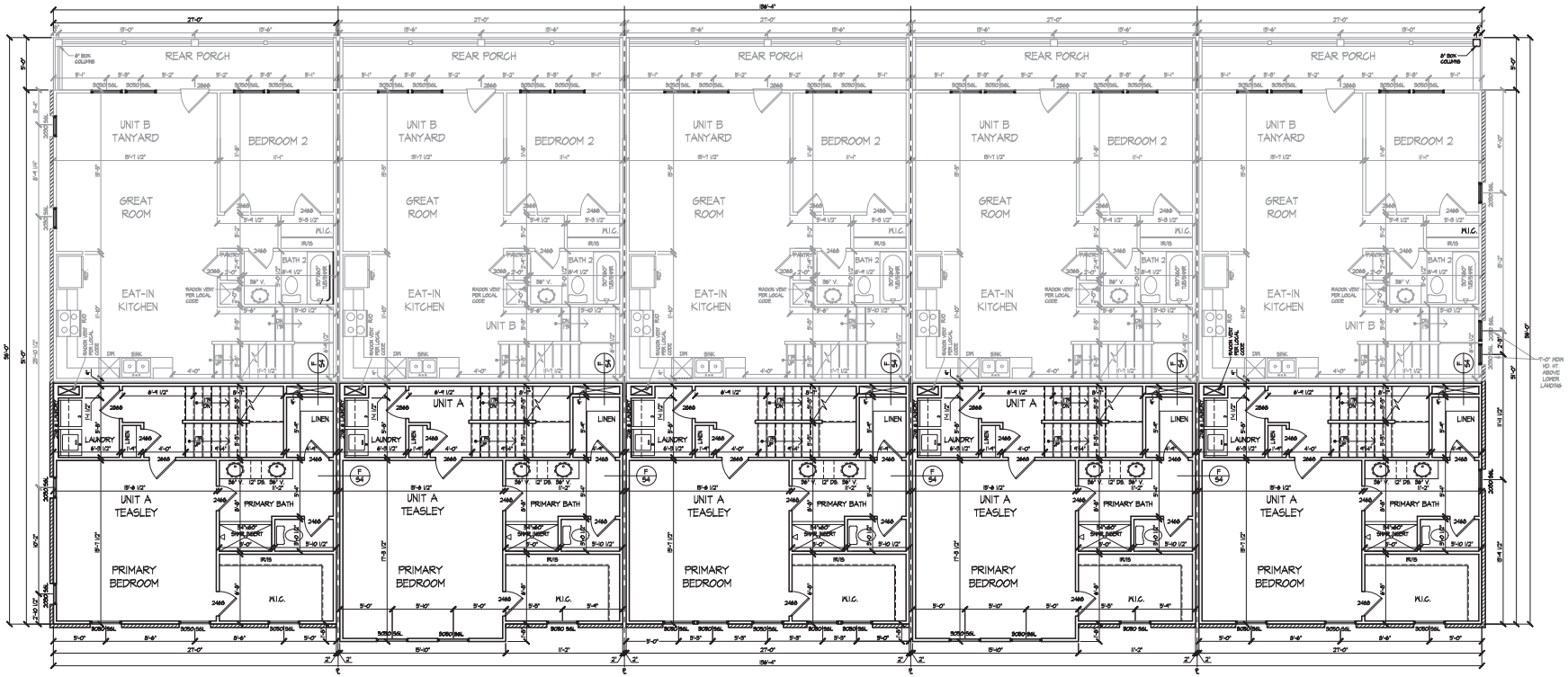
SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
LOWER LEVEL PLAN

Drawn By
MD
Checked By

Project#

A-101



1 MAIN LEVEL PLAN
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2025	CONCEPT
2	6.25.2025	ROOF PLAN UPDATE
3	9.22.2025	ELEVATION UPDATES
4	10.01.2025	ELEVATION UPDATES

WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

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PHASE
CONCEPT

SEAL

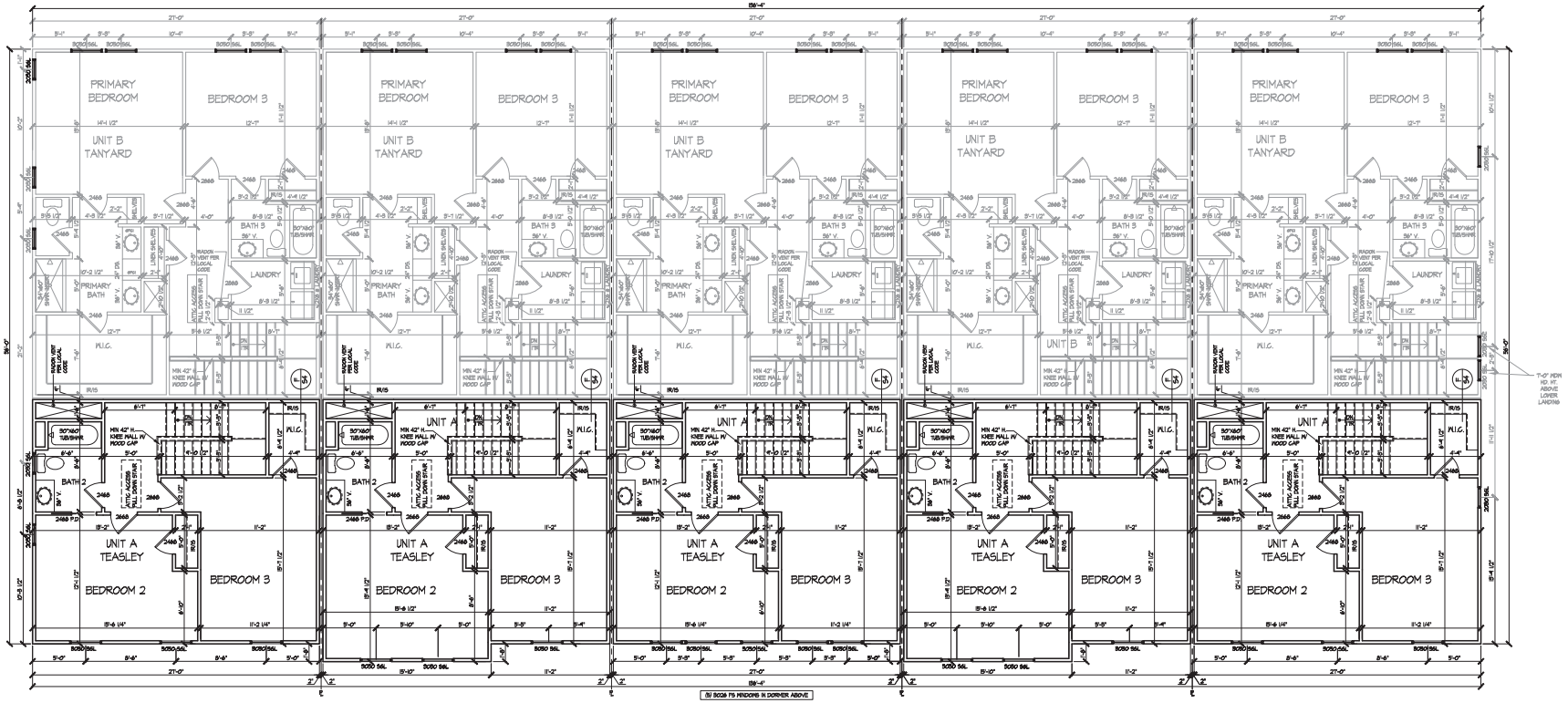
RELEASE DATE
September 22, 2025

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
MAIN LEVEL PLAN

Drawn By
MD
Checked By
Project#

A-102



UNIT 9
TEASLEY
ELEVATION "E"

UNIT 7
TEASLEY
ELEVATION "F"

UNIT 5
TEASLEY
ELEVATION "G"

UNIT 3
TEASLEY
ELEVATION "F"

UNIT 1
TEASLEY
ELEVATION "H"

1 UPPER LEVEL PLAN
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2025	CONCEPT
2	6.25.2025	ROOF PLAN UPDATE
3	9.22.2025	ELEVATION UPDATES
4	10.01.2025	ELEVATION UPDATES

WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

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PHASE
CONCEPT

SEAL

RELEASE DATE
September 22, 2025

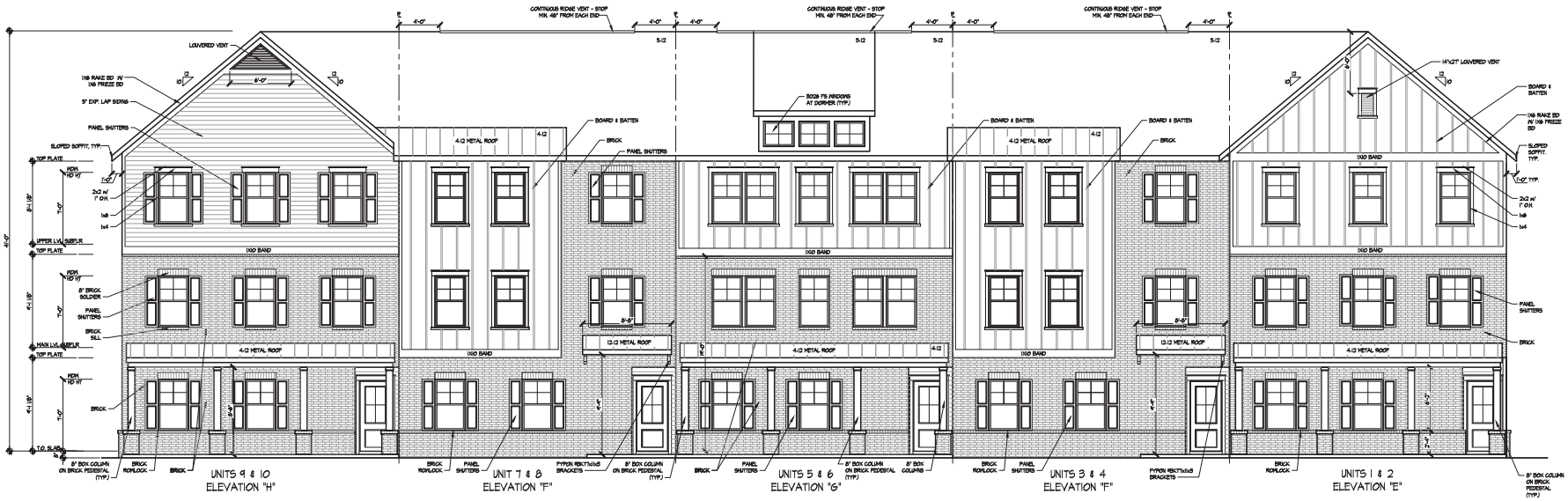
SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
UPPER LEVEL PLAN

Drawn By
MD
Checked By

Project#

A-103



1 WASI BLUFFS BUILDING - FRONT ELEVATION
SCALE 3/16"=1'-0"

2 WASI BLUFFS BUILDING - REAR ELEVATION
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

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1	5.20.2025	CONCEPT
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4	10.01.2025	ELEVATION UPDATES

WASI BLUFFS - BUILDING
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TEASLEY TOWNHOMES

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PHASE
CONCEPT

SEAL

RELEASE DATE
September 22, 2025

SCALE: 1/8"=1'-0" ON 11x17 SHEET

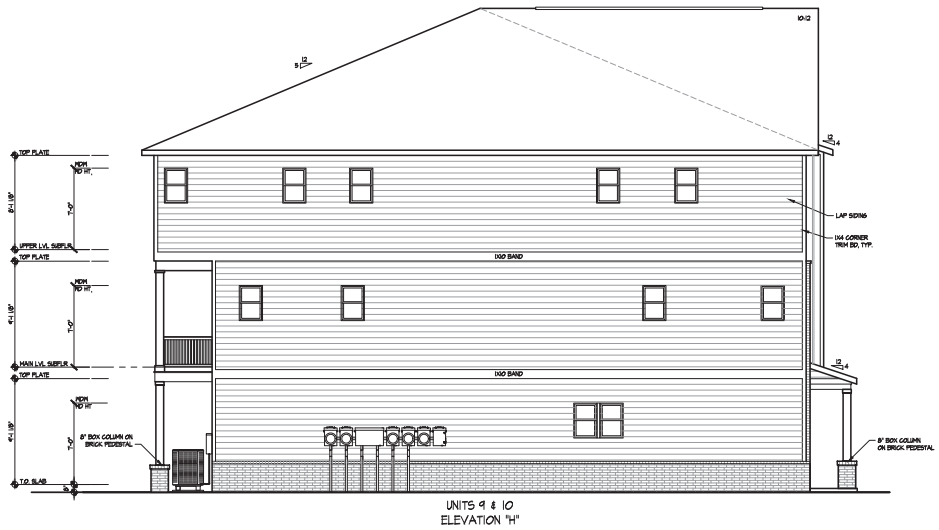
DRAWING TITLE
FRONT & REAR ELEVATIONS

Drawn By
MD

Checked By

Project#

A-201



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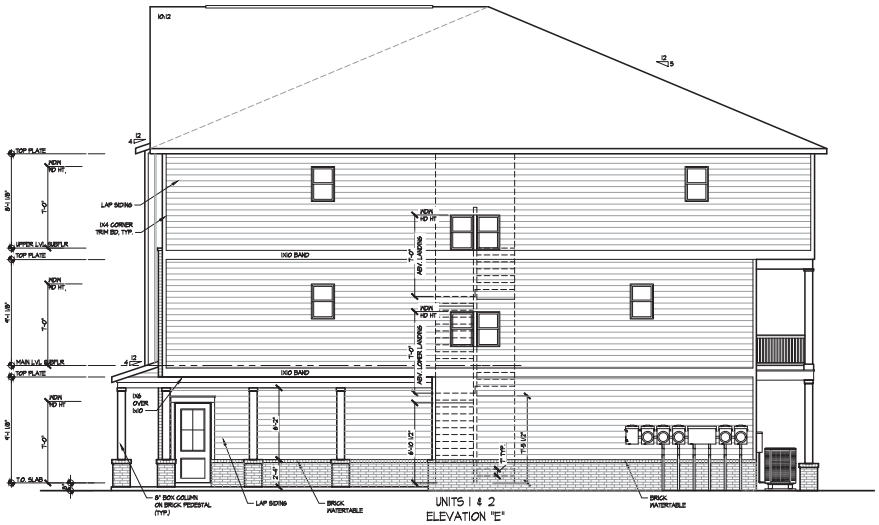
SCALE 3/16"=1'-0"



2 WASI BLUFFS BUILDING - RIGHT ELEVATION
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2025	CONCEPT
2	6.25.2025	ROOF PLAN UPDATE
3	9.22.2025	ELEVATION UPDATES
4	10.01.2025	ELEVATION UPDATES

WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

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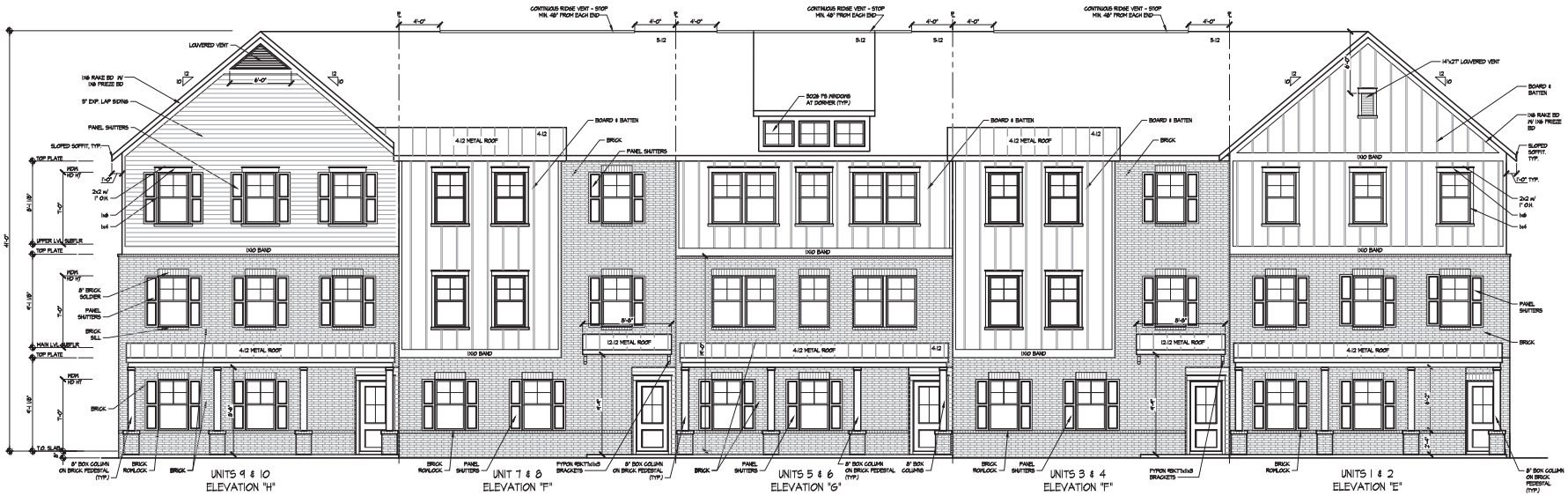
RELEASE DATE
September 22, 2025

SCALE: 1/8"=1'-0" ON 11x17 SHEET

DRAWING TITLE
LEFT & RIGHT ELEVATIONS

Drawn By
MD
Checked By
Project#

A-202



1 WASI BLUFFS BUILDING - FRONT ELEVATION (HIGH VISIBILITY)
SCALE 3/16"=1'-0"

2 WASI BLUFFS BUILDING - REAR ELEVATION (HIGH VISIBILITY)
SCALE 3/16"=1'-0"

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1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

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WASI BLUFFS - BUILDING 1
(UNITS 1-10)
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SCALE: 1/8"=1'-0" ON 11x17 SHEET

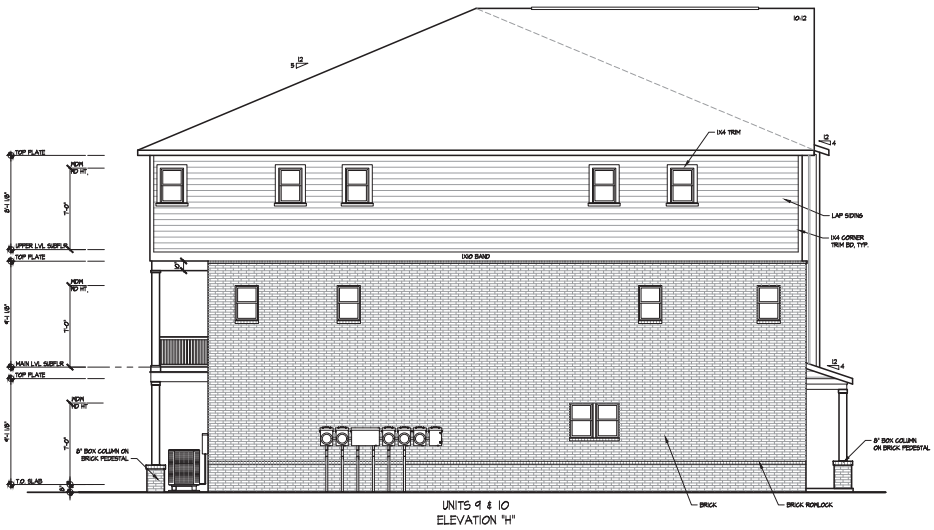
DRAWING TITLE
FRONT & REAR ELEVATIONS

Drawn By
MD

Checked By

Project#

A-203



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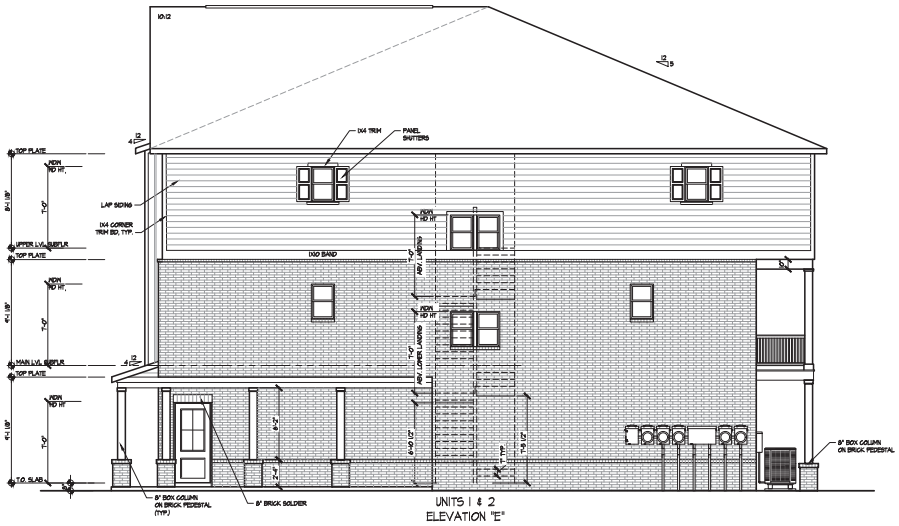

2 WASI BLUFFS BUILDING - RIGHT ELEVATION (HIGH VISIBILITY)
SCALE 3/16"=1'-0"

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1100 CIRCLE 75 PARKWAY
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ATLANTA, GA 30339

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WASI BLUFFS - BUILDING 1
(UNITS 1-10)
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March 20, 2025

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DRAWING TITLE
LEFT & RIGHT ELEVATIONS

Drawn By
MD
Checked By
Project#

A-204

HAVENN HOMES

WASI BLUFFS 5 UNIT BUILDING

APPROVED ELEVATION

SHEET SCHEDULE

CS	COVER SHEET
A-101	LOWER LEVEL PLAN
A-102	MAIN LEVEL PLAN
A-103	UPPER LEVEL PLAN
A-201	FRONT & REAR ELEVATIONS
A-202	LEFT & RIGHT ELEVATIONS
A-203	FRONT & REAR ELEVATIONS-HIGH VISIBILITY
A-204	LEFT & RIGHT ELEVATIONS-HIGH VISIBILITY
E1	LOWER LEVEL ELECTRICAL PLAN
E2	MAIN LEVEL ELECTRICAL PLAN
E3	UPPER LEVEL ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	ROOF PLAN
S3	ARCHITECTURAL DETAILS
S4	FIREWALL DETAILS

AREA SCHEDULE - UNIT B (TANYARD)

LOWER LEVEL HEATED	114 SF
MAIN LEVEL HEATED	752 SF
UPPER LEVEL HEATED	807 SF
*TOTAL HEATED	1673 SF
GARAGE	274 SF
FRONT PORCH	175 SF
REAR PORCH	135 SF
*TOTAL UNHEATED	584 SF
TOTAL UNDER ROOF	2257 SF

CODE DATA

-International Building Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2024) (2025.)
-International Residential Code, 2018 Edition, with Georgia Amendments (2020) (2024.)
-International Fire Code, 2018 Edition
(Contact State Fire Marshal)
-International Plumbing Code, 2018 Edition, with Georgia Amendments (2020) (2022) (2023) (2024.)
-International Mechanical Code, 2018 Edition, with Georgia Amendments (2020) (2024.)
-International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020) (2022.)
-National Electrical Code, 2023 Edition
-International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020) (2022) (2022) (2023.)
-International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020.)
For information and questions regarding the Life Safety Code (NFPA 101), IFC Georgia Amendments or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

CODE DATA

Current Permissive Codes as Adopted by DCA:
-Disaster Resilient Building Code IBC Appendix (2013.)
-Disaster Resilient Building Code IRC Appendix (2013.)
-International Property Maintenance Code, 2018 Edition, with Georgia Amendments (2021.)
-International Existing Building Code, 2018 Edition, with Georgia Amendments (2021.)
-National Green Building Standard, 2008 Edition, with Georgia Amendments (2011.)

REVISION HISTORY

6-25-2025 ROOF PLAN UPDATED TO INDICATE FIREWALL CONTINUOUS TO UNDERSIDE OF ROOF SHEATHING.

4-22-2025 CHANGED ALL EXTERIOR COLUMNS TO 8" BOX COLUMNS ON BRICK PEDESTAL. CHANGED ALL ENTRY DOORS TO 3/4 LITE. ADDED ADDITIONAL PANEL SHUTTERS TO ALL ELEVATIONS.

10-01-2025 ADDED ADDITIONAL BRICK AT RIGHT SIDE ELEVATION (HIGH VISIBILITY VERSION ONLY.)

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

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WASI BLUFFS - BUILDING
(5 UNITS)
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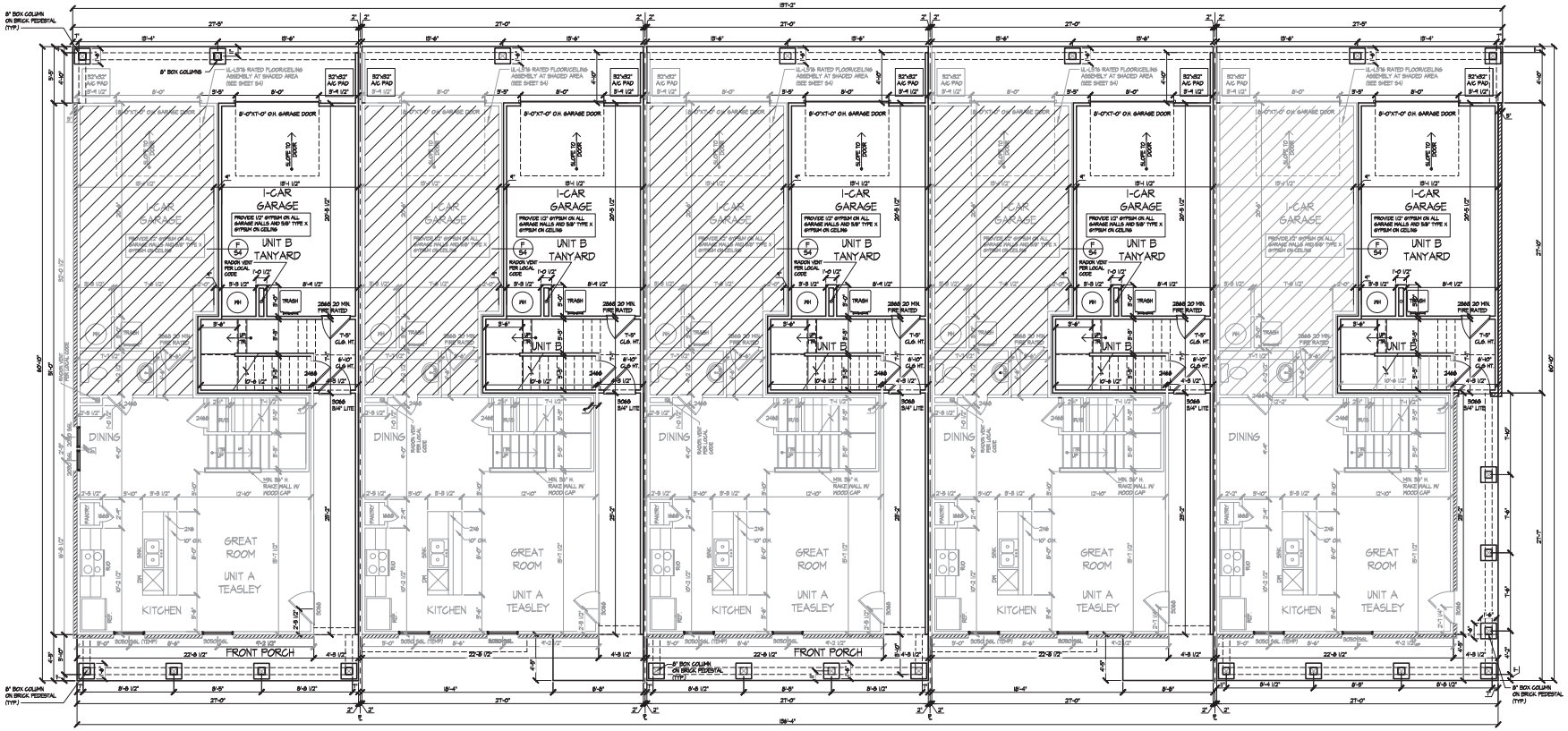
September 22, 2025

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
COVER SHEET

Drawn By
MD
Checked By
CS
Project#



1 LOWER LEVEL PLAN
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

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WASI BLUFFS - BUILDING (5 UNITS)
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CONCEPT

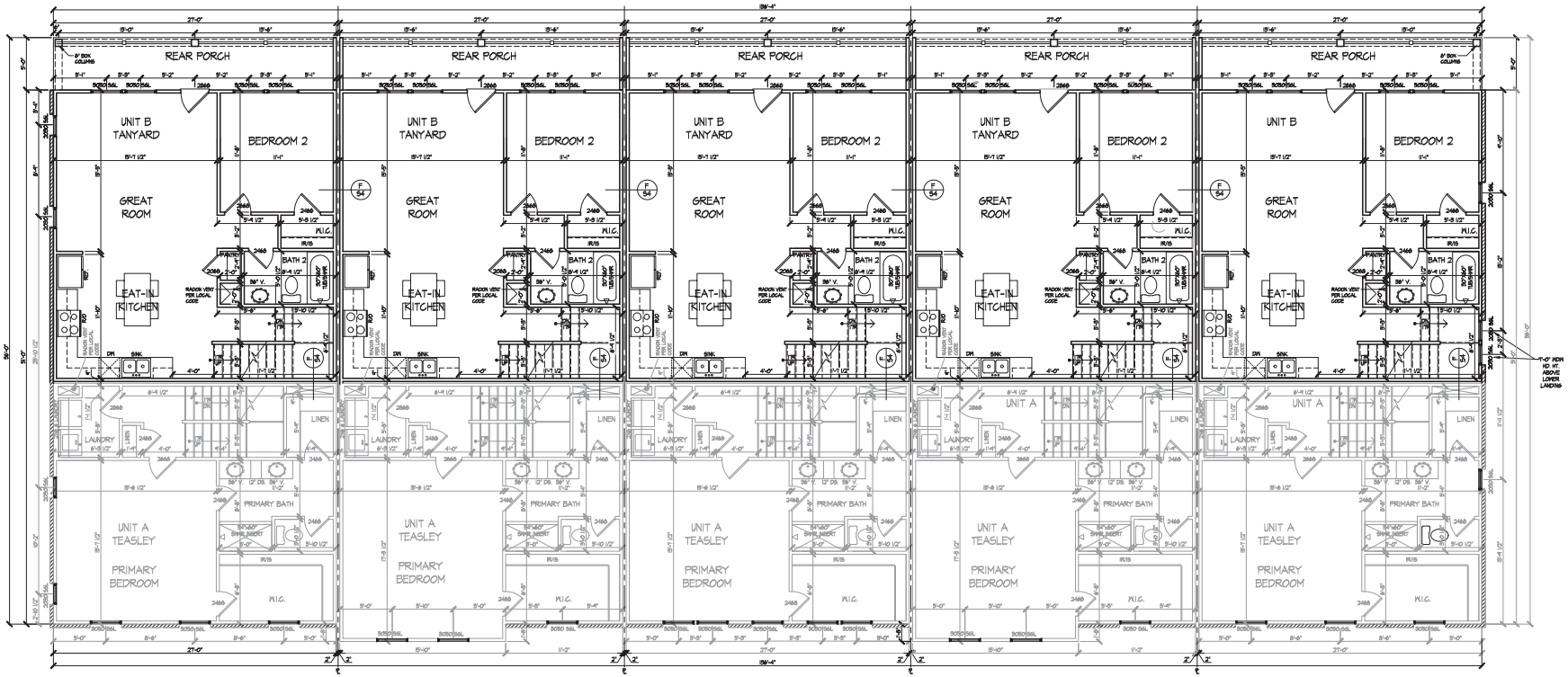
September 22, 2025

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
LOWER LEVEL PLAN

Drawn By
MD
Checked By
Project#

A-101



UNITS 10
TANYARD
ELEVATION "E"

UNIT 8
TANYARD
ELEVATION "F"

UNIT 6
TANYARD
ELEVATION "G"

UNIT 4
TANYARD
ELEVATION "F"

UNIT 2
TANYARD
ELEVATION "H"

1 MAIN LEVEL PLAN
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

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WASI BLUFFS - BUILDING
(5 UNITS)
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CONCEPT

SEAL

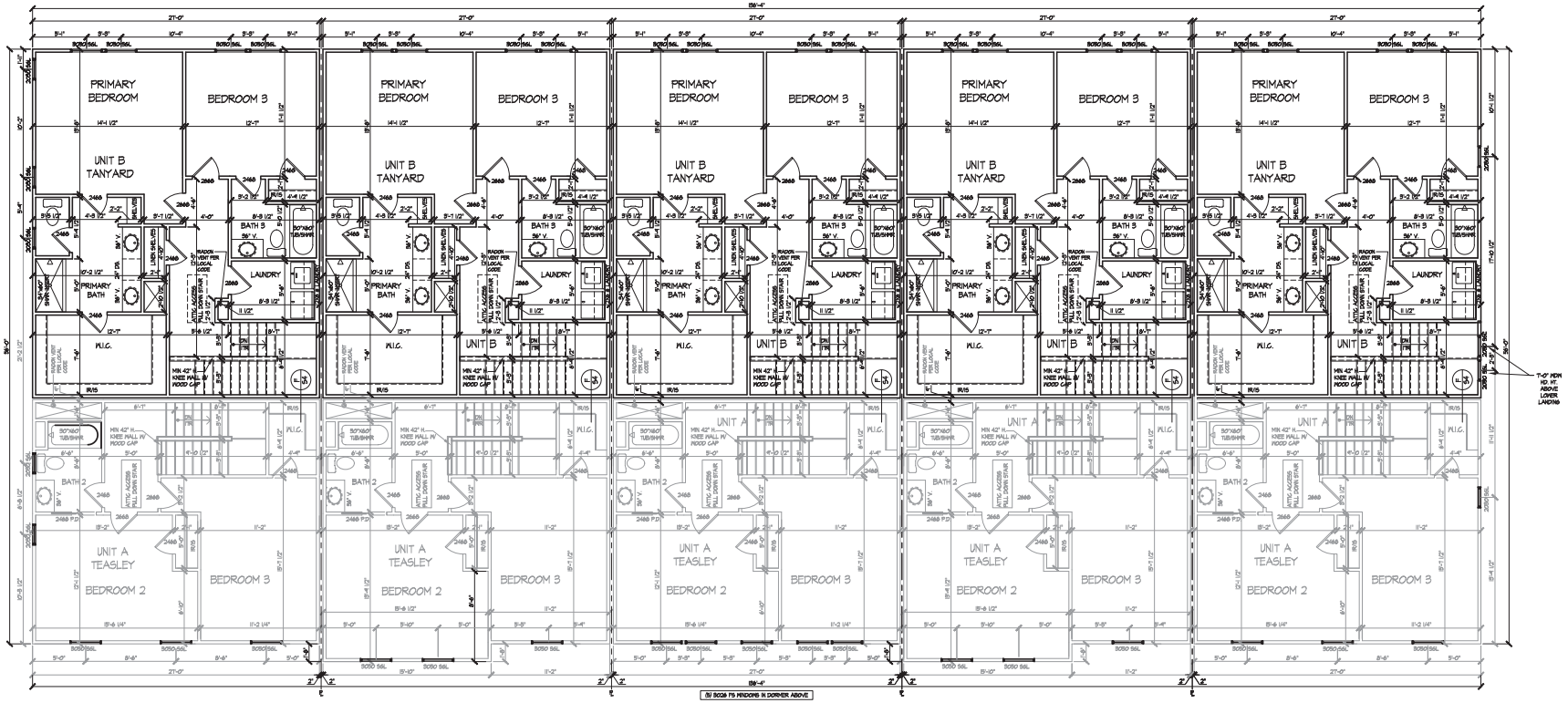
RELEASE DATE
September 22, 2025

SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
MAIN LEVEL PLAN

Drawn By
MD
Checked By
Project#

A-102



UNIT 10
TANYARD
ELEVATION "E"

UNIT 8
TANYARD
ELEVATION "F"

UNIT 6
TANYARD
ELEVATION "G"

UNIT 4
TANYARD
ELEVATION "F"

UNIT 2
TANYARD
ELEVATION "H"

1 UPPER LEVEL PLAN
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

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(5 UNITS)
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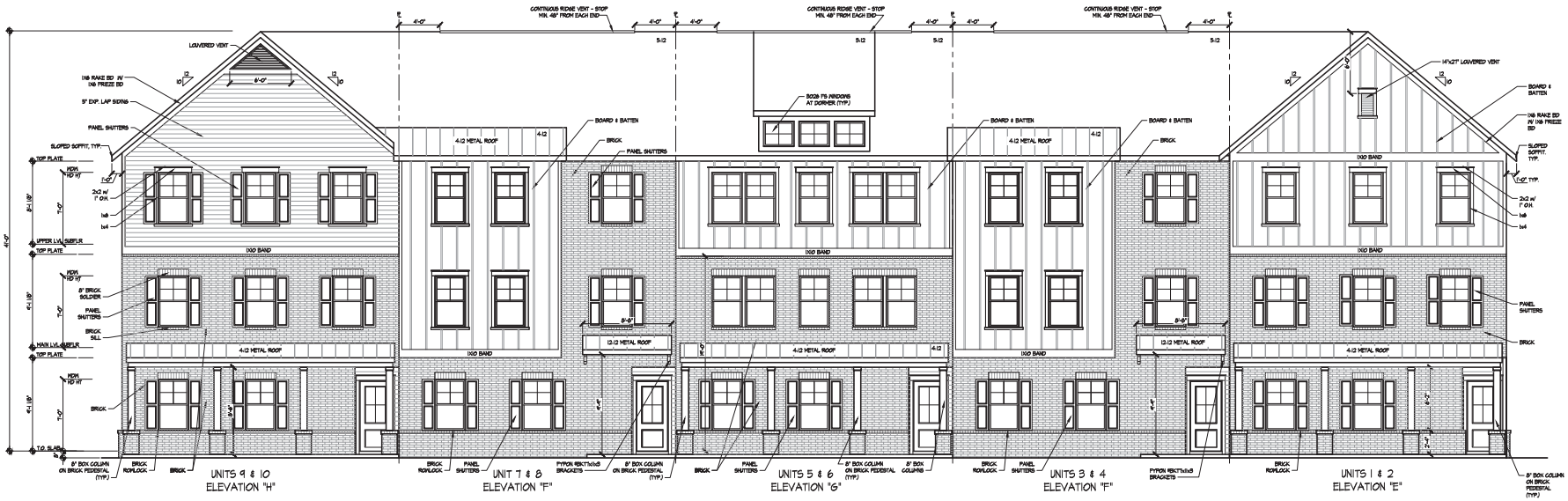
SCALE: 3/16"=1'-0" ON 22X34 SHEET

DRAWING TITLE
UPPER LEVEL PLAN

Drawn By
MD
Checked By
Project#

A-103



1 WASI BLUFFS BUILDING - FRONT ELEVATION
SCALE 3/16"=1'-0"

2 WASI BLUFFS BUILDING - REAR ELEVATION
SCALE 3/16"=1'-0"

HAVENN HOMES
1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

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SCALE: 1/8"=1'-0" ON 11x17 SHEET

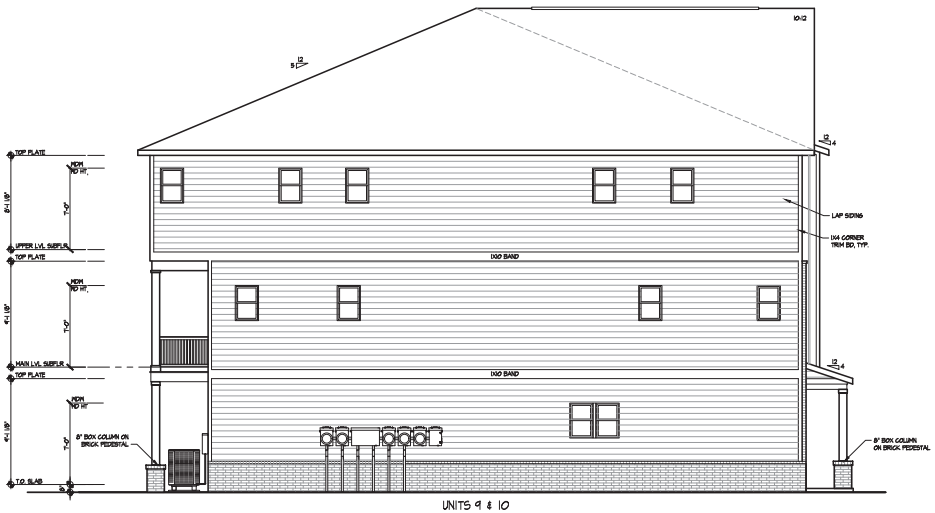
DRAWING TITLE
FRONT & REAR ELEVATIONS

Drawn By
MD

Checked By

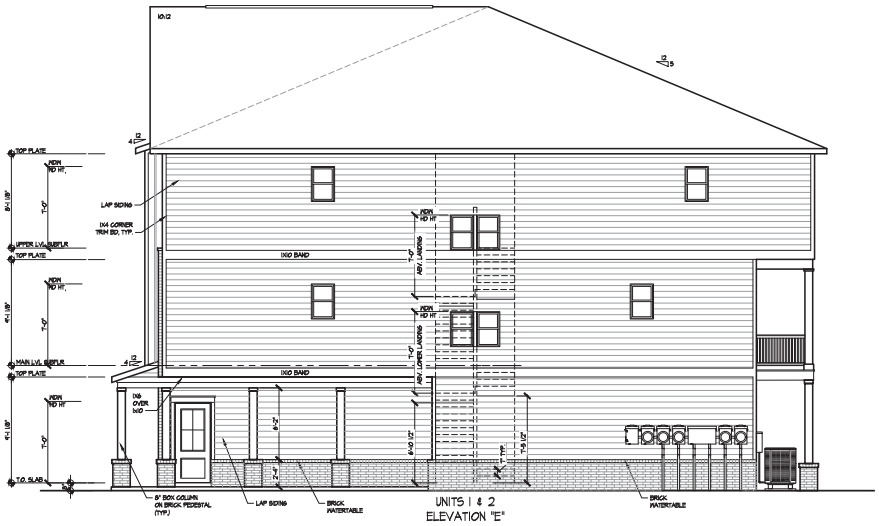
Project#

A-201



UNITS 9 & 10
ELEVATION "H"

1 WASI BLUFFS BUILDING - LEFT ELEVATION
SCALE 3/16"=1'-0"



UNITS 1 & 2
ELEVATION "E"

2 WASI BLUFFS BUILDING - RIGHT ELEVATION
SCALE 3/16"=1'-0"

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ATLANTA, GA 30339

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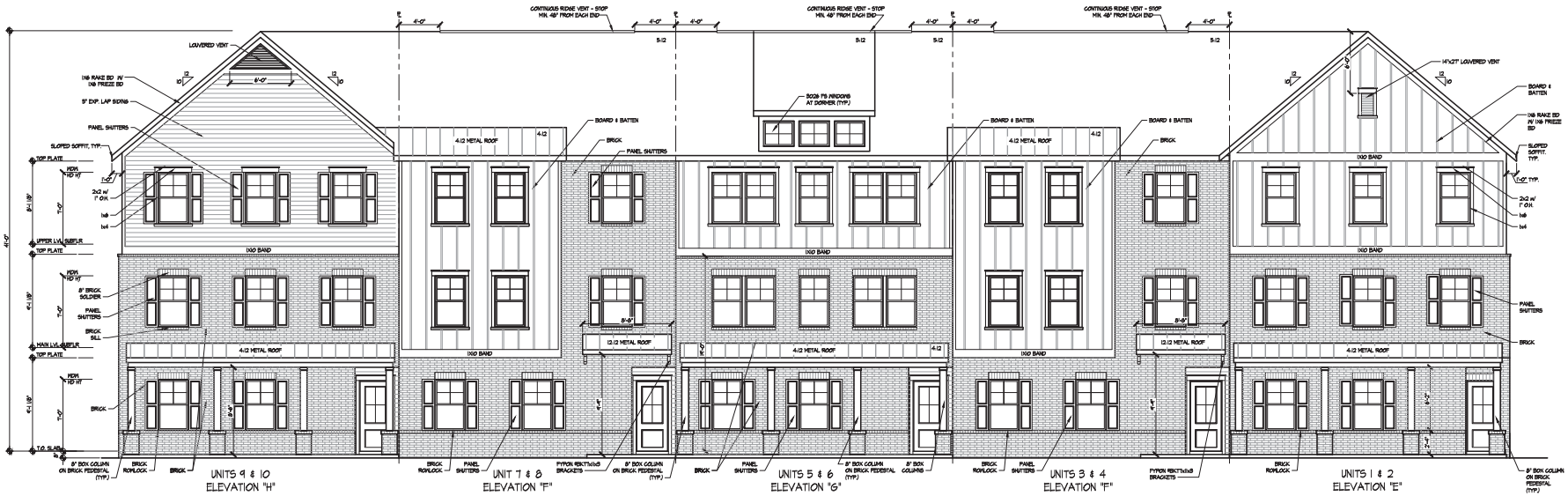

1 WASI BLUFFS BUILDING - FRONT ELEVATION (HIGH VISIBILITY)
SCALE 3/16"=1'-0"

2 WASI BLUFFS BUILDING - REAR ELEVATION (HIGH VISIBILITY)
SCALE 3/16"=1'-0"

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WASI BLUFFS - BUILDING 1
(UNITS 1-10)
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FRONT & REAR ELEVATIONS

Drawn By
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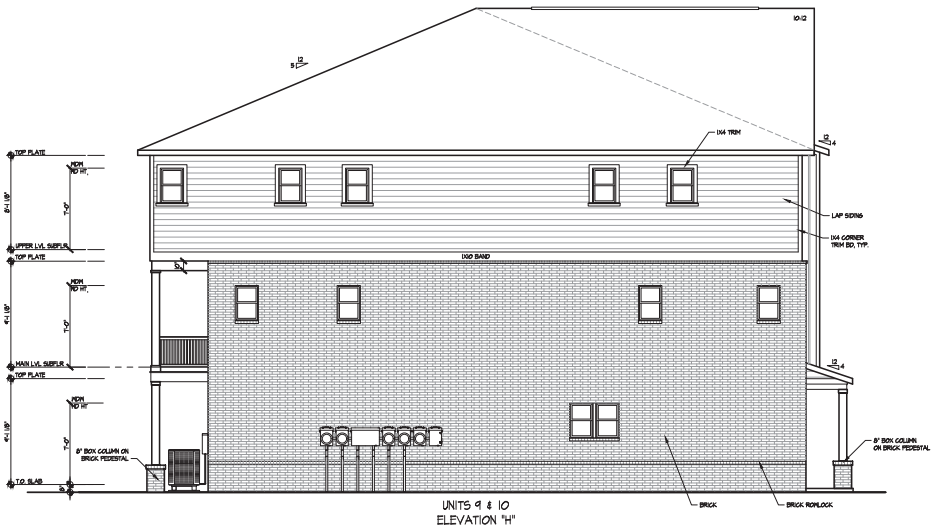
Checked By

Project#

A-203



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ELEVATION "H"

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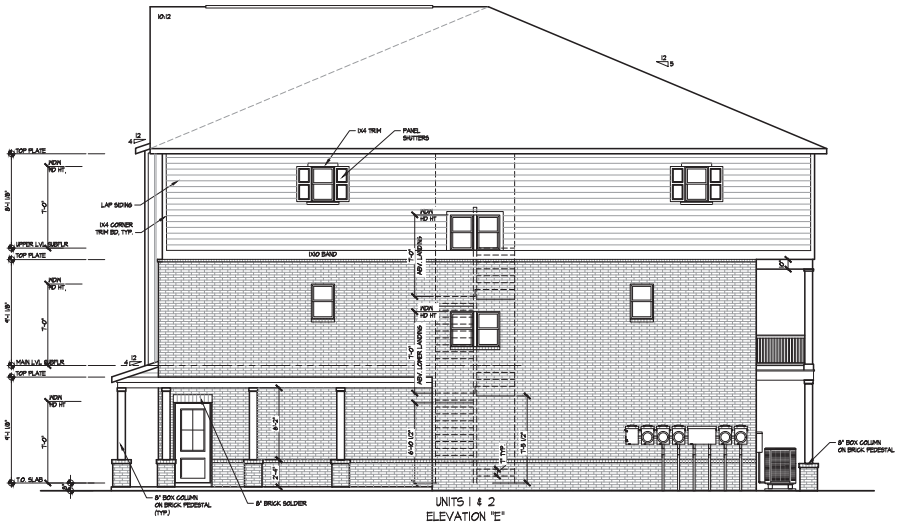

UNITS 1 & 2
ELEVATION "E"

2 WASI BLUFFS BUILDING - RIGHT ELEVATION (HIGH VISIBILITY)
SCALE 3/16"=1'-0"

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(UNITS 1-10)
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DRAWING TITLE
LEFT & RIGHT ELEVATIONS

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MD
Checked By
Project#

A-204

EXHIBIT "F"

thankful

NOT
TER
PRIVATE
RESIDENCE

FLINT, CONNOLLY
& WALKER, LLP

City of Canton Planning Commission
City of Canton City Council
110 Academy Street
Canton, Georgia 30114

RE: **Review Criteria**
Conditional Use Permit - Parcel No. 14-0205-0054
Project No. R84F8Q
Owner/Applicant: Q Wasi Holdings, LLC ("Applicant")

Members of the City of Canton Planning Commission and City Council:

Please find herein the Applicant's response statements to Review Criteria in support of its application for conditional use permit for Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z (the "Subject Property"). The Subject Property is a ± 27.155 acre parcel of land zoned PD-MU, located in the 'Community Level Mixed Use / Retail Center' character area, and is surrounded primarily by newer commercial development and, to the north across Riverstone Boulevard, the new Cherokee County High School. The Subject Property is the location of the Applicant's Riverstone Retreat residential development which is nearing completion save for the "multi-family (townhome)" portion.

Currently, the Applicant possesses land use entitlement derived from Conditional Use Permit, Resolution #CUP2101-003 which approves the use of the Subject Property as follows:

> PROPOSED USE: Multi-family (townhomes) in combination with single family detached homes, two hundred seventy (270) rental units.

The Applicant seeks a renewed conditional use permit to amend the 'proposed use' to expressly authorize the construction of "multi-family"[1] in accordance with the 'Final Plat for Riverstone Retreat' recorded in the Office of the Clerk of the Superior Court of Cherokee County, Plat Book 120, Page 2828-283 (the "Final Plat"). In summary, the Applicant **does not** seek to deviate from previously approved densities or the Final Plat and therefore the impact to any

[1] The Applicant submits with its application a proposed resolution granting its application for a conditional use permit which modifies the proposed use, as follows: "PROPOSED USE: Multi-family in combination with single family detached homes, two hundred seventy (270) rental units." The Applicant proposes all other conditions remain unchanged.

131 EAST MAIN STREET P:770-720-4411
CANTON, GA 30114 F:770-720-3030
fcwlawfirm.com

surrounding properties, land uses, the general public and the City of Canton's infrastructure is negligible, if any. Nevertheless, each of the Review Criteria are addressed below, as follows:

I. Compatibility with Surrounding Properties

The proposed conditional use permit is compatible with surrounding properties and land uses because the application proposes only a *de minimis* change from the conditional uses already approved by Conditional Use Permit, Resolution #CUP2101-003. This application does not seek to rezone the Subject Property and does not seek to deviate from previously approved densities. Moreover, the Subject Property is located in a commercial area which stands to benefit from a diverse offering of residential units supportive of the surrounding retail and employment centers.

II. No Negative Impact on Surrounding Properties Use and Value

The proposed conditional use permit will have no negative impact on surrounding properties use and value. As explained above, the application merely seeks express approval for the Applicant's multi-family stacked townhome residential product and does not seek additional density nor a more intense land use. Therefore, because the proposed conditional use permit is only a design change from those land use entitlements already available to Applicant and acknowledged by the City of Canton, surrounding properties use and value will not be impacted.

III. No Impact on Population and Traffic

The proposed conditional use permit will similarly have no impact on population or traffic because the Applicant is not seeking additional density beyond that already approved as a matter of right by Conditional Use Permit, Resolution #CUP2101-003.

IV. No Impact on Schools and Utilities

In the same way, the proposed conditional use permit will have no impact on schools or utilities because the Applicant is not seeking additional density beyond that already approved as a matter of right by Conditional Use Permit, Resolution #CUP2101-003.

V. This Application for Conditional Use Permit is Consistent with the City of Canton's Comprehensive Plan and Future Land Use Map

As acknowledged by the City of Canton previously approving the Conditional Use Permit, Resolution #CUP2101-003, the residential development of the Subject Property is in accordance with the City of Canton's comprehensive plan and future land use map. As stated above, the Subject Property is located within the 'Community Level Mixed Use / Retail Center' ("CLMURC") character and future land use area. *See generally* CITY OF CANTON COMPREHENSIVE PLAN 2045 (the "Comprehensive Plan"). The CLMURC character area is envisioned by the Comprehensive Plan as a diverse commercial and residential zone with mixed use development, including, townhomes, lofts/condos, institutional, retail, and office/professional commercia. *Id.* at 60. Accordingly, the Applicant's proposed conditional use permit furthers the CLMURC vision by

broadening the diversity of residential offerings. First, the proposed conditional use permit seeks only to expressly approve the Applicant's stacked townhome design and therefore does not implicate the type of consistency concerns prevalent when a property is rezoned to a different land use category. Second, the intensely commercial CLMURC character area favors the development of "high residential density" in order to support the zone's retail, commercial and employment centers including through providing Canton's diverse population a "mixture of housing types and costs." *Id.* at 60-61. And while the stacked townhome design is not new in the residential real estate development market, it would be a first for the City of Canton and advances the goal of providing residents with a diverse choice of high-quality residential offerings in the CLMURC character area.

VI. Riverstone Retreat Embodies the City of Canton's Roadmap for Success

The proposed conditional use permit directly advances the City of Canton's Roadmap for Success by aligning with several of its core tenets—particularly those focused on housing diversity, infrastructure and economic vitality. While Riverstone Retreat nears completion, save for the multifamily townhome portion of the development, it already stands as a testament to precisely the type of diverse housing options and responsible land development idealized by the Roadmap for Success. It offers the City's residents high quality single family detached and multifamily townhomes, with modern amenities and efficient designs, and expands the availability of housing stock in the City consistent with the Comprehensive Plan 2045.

More specifically, the Roadmap for Success specifically sets goal posts for the City of Canton to "increase variety of housing through varied price-points, design, and construction." The proposed conditional use permit sought by the Applicant does just that—varies the types of housing available to the City's residents and seeks to offer a new-to-Canton product. The proposed conditional use permit simply seeks to authorize a stacked townhome design that can provide the City's residents desirable features, such as private off-street parking, which is generally reserved to residents of single-family homes. Hence, Riverstone Retreat, and the proposed conditional use permit, displays the type of coordinated development and diverse residential offerings envisioned by the Roadmap for Success.

VII. Existing Conditions Favor Granting the Application to Amend the Zoning Conditions

Existing conditions also favor the granting the Applicant's proposed conditional use permit. First, utilities are in place on the site today in accordance with the Final Plat. Those utilities were placed in a manner specifically suited for the Applicant's stacked townhome design. The Applicant, acting in reasonable reliance on the Conditional Use Permit, Resolution #CUP2101-003 and definitions set forth in the City of Canton's Unified Development Code, has invested tremendously into the City of Canton through its Riverstone Retreat development. Inherent in the Applicant's development plan is the ability to utilize the density to it granted by the Conditional Use Permit, Resolution #CUP2101-003 and to construct the multifamily townhome portion of the development as shown in the Final Plat. Accordingly, the site having been planned, developed, a Final Plat duly

approved, and utilities actually constructed; existing conditions favoring granting the application to amend the zoning conditions.

VIII. The Subject Property Cannot Be Developed for a Reasonable Economic Use Unless this Application for Conditional Use Permit is Approved

As stated above, the Applicant has invested substantially into developing Riverstone Retreat in a manner specifically suited to utilize the density allocated by Conditional Use Permit, Resolution #CUP2101-003. Part of that plan, as reflected in the Final Plat, is the construction of stacked townhomes for the final phase of the development. Absent approval from the City Council, the Applicant will be unable to derive the type of economic returns from this development which justify the costs and, failing to grant the application as proposed, results in a loss of reasonable economic use under the circumstances.[2]

Applicant reserves the right to amend these Review Criteria response statements and the conditional use permit application by supplementing further responses and documents.

Respectfully submitted this 22nd day of June, 2026.

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[2] Applicant submits contemporaneously with its application to amend zoning conditions its Reservation of Constitutional and Other Legal Rights (the "Reservation) and incorporates the Reservation herein as if set forth fully.

BEFORE THE PLANNING COMMISSION AND CITY COUNCIL
CITY OF CANTON, GEORGIA

IN RE: Q WASI HOLDINGS, LLC
PROJECT NO. R84F8Q

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

COMES NOW, Q Wasi Holdings, LLC (the "Applicant"), by and through the undersigned counsel, and asserts this *Reservation of Constitutional and Other Legal Rights*, as follow:

1.

The Applicant is the owner of that property commonly known as Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z (the "Subject Property").

2.

The Applicant has filed a timely application, has provided all required information, and has submitted the appropriate application fees. The Application for Conditional Use Permit, Project No. R84F8Q (the "Application") meets all local, judicial and statutory requirements for approval. The filing of this Application is not an admission of the need for approval of the Applicant's use of the Subject Property. The Applicant reserves the right to challenge the current zoning conditions, interpretations of those conditions, and other restrictions affecting the Subject Property.

3.

The Applicant objects to the standing of any opponents who are not landowners adjoining the Subject Property, and to the consideration by the City of Canton of testimony or evidence presented by any party without standing in its decision on the Application. The Applicant further

objects to consideration of testimony or evidence that violates any applicable rule of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

4.

The facts giving rise to this Application arose when the Applicant applied for design review permits for the "multi-family (townhome)" portion of its development, Riverstone Retreat, located on Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z (the "Subject Property").

5.

The Applicant sought permits to construct stacked townhomes in accordance with its Conditional Use Permit, Resolution No. CUP 2101-003 (the "2021 CUP") and the duly approved 'Final Plat for Riverstone Retreat by Quinn Residences,' approved July 26, 2025, and recorded in the Office of the Clerk of the Superior Court of Cherokee County in Plat Book 120, Pages 2828-2835 (the "Final Plat").

6.

The 2021 CUP expressly authorizes the following proposed uses of the Subject Property:

> **PROPOSED USE:** Multi-family (townhomes) in combination with single family detached homes, two hundred seventy (270) rental units.

7.

The City has refused to issue the permits pursuant to the Community Development Director's interpretation of the definition of "townhome" as set forth in the City of Canton Unified Development Code (the "UDC"), as follows:

Review Comments

Division	Status	Comment
Design Review	Open	Item was tabled to allow further review of whether proposed townhomes actually meet the definition of townhomes listed in the code.
Design Review	Open	After discussing this further with staff, it was determined that the homes as submitted/presented do not meet the City's definition of townhomes. If you would like to move forward as submitted/presented, you would have to go before the City Council for an amendment to the zoning conditions as mentioned during the virtual meeting this morning. If not, you can change the plans/buildings to meet the definition of townhomes and then resubmit for design review approval. We will cancel the meeting for next week until we have heard back from you regarding wanting to move forward with the revised renderings/application of the townhomes for design review approval.

8.

The UDC expressly provides the following definition of townhouse:

Dwelling, townhouse. A building that has three or more separate dwelling units divided vertically, and each unit has separate entrances to a front and rear yard.

9.

A challenge to the Community Development Director's interpretation and application of the City of Canton's Unified Development Code is pending before the Superior Court of Cherokee County, styled as Q Wasi Holdings, LLC v. City of Canton, Georgia; Civil Action File Number 26CVE0443. Applicant hereby incorporates by reference its *Petition for Review to Superior Court*

and Complaint for Unconstitutional Taking filed in the aforementioned action on March 4, 2026, as if set forth fully herein.

10.

The Applicant expressly reserves that, notwithstanding the instant application for a conditional use permit, it is entitled to construct its stacked townhome design under the 2021 CUP.

11.

The Applicant desires to seek an amicable resolution to the aforementioned action without resort to further litigation and therefore has submitted the Application for conditional use permit seeking express authorization to construct multifamily stacked townhomes on the Subject Property in accordance with the Final Plat.

12.

However, the Applicant's 2021 CUP entitles it to build multi-family townhomes and the City of Canton's interpretation and application of the UDC is contrary to the code's plain and explicit terms and forces an arbitrary construction for purposes of extending the code's operations against the free use of property.

13.

Moreover, the 2021 CUP expressly authorizes "Multi-family (townhomes)."

14.

Considering the plain definition of townhouse set forth in the UDC, stacked townhomes are not prohibited, and any other interpretation is forced, unnatural, and contradicts the UDC's express terms.

15.

Zoning ordinances must be "strictly construed in favor of the property owner and must never extend beyond the ordinances' plain and explicit terms." *Sprayberry v. Bd. of Commrs of Punam Cnty.*, 366 Ga. App. 810, 810 (2023).

16.

To the extent any ambiguity exists in the UDC, it must be "resolved in favor of the free use of property." *Id.* at 811.

17.

Moreover, ordinances must be "read as a whole according to the natural and most obvious import of the language, without resorting to subtle and forced constructions, for the purposes of either limiting or extending its operation." *May v. Morgan Cnty.*, 343 Ga. App. 255, 258 (2017).

18.

The City of Canton's prohibitive interpretation and forced construction of the UDC's definition of townhouse is arbitrary, capricious, and an abuse of discretion.

19.

The City of Canton's stated requirement that the stacked townhouse design requires a new or amended multifamily conditional use approval also conflicts with the Applicant's vested rights under the duly approved 2021 CUP.

20.

In reliance on the 2021 CUP, the Applicant has expended millions of dollars acquiring and developing the Subject Property.

21.

In accordance with the 2021 CUP, the City of Canton has duly approved the Applicant's Final Plat.

22.

The Applicant has developed the site in accordance with the Final Plat and expended substantial sums constructing utilities in a manner specifically suited for the stacked townhouse design.

23.

In accordance with its 2021 CUP and the Final Plat, the Applicant has expended substantial sums in site development for "Multi-family (townhomes)."

24.

The Applicant's land use entitlements derived from the 2021 CUP are subject only to those conditions "expressly made within the four corners of the rezoning resolution." *Cherokee Cnty. v. Martin*, 253 Ga. App. 395, 396 (2002).

25.

The City of Canton's attempt to invalidate the "Multi-family (townhome)" conditional use approval infringes the Applicant's property rights and more specifically its vested rights.

26.

The City of Canton lack authority to review and reverse the issuance of 2021 CUP and is without authority to refuse authorization to develop the Subject Property pursuant thereto. See

e.g., *Westbook v. Albany Planning Comm'n*, 148 Ga. App. 338, 340 (1978); see also *Gifford-Hill & Co v. Harrison*, 229 Ga. 260, 266 (1972) and *Martin Marietta Corp. v. Douglas Cnty.*, 230 Ga. 721 (1973).

27.

None of the express conditions on the 2021 CUP relate to or form the basis for the City of Canton's unlawful interpretation of the code or the arbitrary requirement that an additional or amended conditional use permit is required.

28.

The City of Canton abuses its discretion and commits error by interpreting and constructing the UDC in a manner that prohibits stacked living units in a townhouse.

29.

The City of Canton abuses its discretion and commits error by refusing to acknowledge the 2021 CUP expressly authorizes development of the Subject Property for "Multi-family (townhomes)."

30.

The Applicant substantially changed its position based on reasonable reliance upon the 2021 CUP which was ignored when the City refused to issue permits in accordance therewith.

31.

The City of Canton's refusal to issue permits for construction of "Multi-family (townhomes)" deprives the Applicant of constitutionally guaranteed property rights without just

and adequate compensation and constitutes a violation of the rights and privileges secured by Article I, Section III, Paragraph I of the 1983 Constitution of the State of Georgia.

32.

A refusal to grant the Application as proposed deprives the Applicant of constitutionally guaranteed property rights without just and adequate compensation and constitutes a violation of the rights and privileges secured by Article I, Section III, Paragraph I of the 1983 Constitution of the State of Georgia.

33.

A refusal to grant the Application as proposed destroys the Applicant's property rights without first paying fair, adequate, and just compensation for such rights, in violation of Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Just Compensation Clause of the Fifth Amendment and Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

34.

A refusal to grant the Application as proposed is unconstitutional, illegal, null, and void constituting a taking of Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, by denying the Applicant a use of its property of which it is entitled under applicable law.

35.

A refusal to grant the Application as proposed results in no gain to the public in general, fails to promote public health, safety, morals, and welfare, constitutes a substantial destruction of Petitioner's property values, and is confiscatory, and void.

36.

The Applicant has and continues to suffer a significant detriment as a result of the City of Canton's refusal to issue permits in accordance with the 2021 CUP.

37.

The City of Canton's interpretation of the 2021 CUP violates the Applicant's right to the unfettered use of the Subject Property in that the City of Canton's interpretation does not bear a reasonable relation to the public health, safety, or morality or general welfare, and is therefore confiscatory and void. Furthermore, said interpretation is unconstitutional in that the stated requirements are arbitrary, unreasonable, result in no gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

38.

Pursuant to O.C.G.A. § 36-33-5, please consider this *Reservation of Constitutional and Other Legal Rights* notice that the Applicant contends the City of Canton's interpretation of its ordinances in the manner set forth hereinabove cause damage to the Applicant. As a direct and proximate result of the unconstitutional interpretation and application of the UDC, the Applicant has suffered and continues to suffer damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans related to the Subject Property, loss of income from the Subject Property, construction delays, and other related damages. The damages therefrom cannot be

calculated to an exact certainty, however, the Applicant will assist the City of Canton by providing whatever additional information, if any, the City of Canton deems necessary to adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed the City of Canton does not require any additional information and can make a determination within the proscribed statutory period.

39.

The City of Canton's zoning ordinances and zoning procedures are unconstitutional in that they violate the aforementioned constitutional provisions in that said procedures lack procedural and evidentiary safeguards, do not restrict evidence to the issues and lawful considerations at hand, and, under certain circumstances, are controlled wholly and solely by political consideration rather than objective facts and considerations properly considered under Georgia law.

Respectfully submitted this 1st day of June, 2026.

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