



Action Requested/Required:

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

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

Agenda Item Title:

ANNX2407-001, RZON2407-004, MP2407-003, CUP2407-002 - Request to annex, rezone, gain CUP and Master Plan approval - Prominence Point Parkway - Traton Homes

Summary:

The applicant seeks to annex, rezone, gain CUP and Master Plan approval for 14.33 acres on Prominence Point Parkway. The subject properties are located just west of the Publix shopping center on the north side of the roadway. The applicant seeks to develop 59 single family detached homes and 16 townhomes.

These properties were brought before the Mayor and City Council for annexation and development in 2022. The annexation was denied. The proposed development at that time was for 114 townhome units.

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:

No staff recommendation at this time.

Reviews:

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

Attachments:

Application
Site plan



Land Use Petitions: ANNX2210-006/RZON2211-002/CUP2211-007

Date of Staff Report Preparation: December 7, 2022

Mayor and City Council Public Hearing Date: January 5, 2023

Action Date: January 19, 2023

Project Name/Applicant: 620 Prominence Point Development Partners, LLC

**Property Location: 620 Prominence Point Parkway, Parcels 002, 002A, 002C, and 004,
Tax Map Book 15N13**

Parcel ID: Tax Map Book 15N13, Parcels 002, 002A, 002C, 003 and 004

District/Land Lot: 15th District, Land Lot 203

Acreage: 14.365

Existing Zoning District: AG (Agriculture, Cherokee County)

Proposed Zoning: RA-8 (Residential Attached, 8 du/acre)

**Existing Land Use: One existing single family home , one utility building and
vacant/undeveloped land**

Future Development Map Designation: Suburban Development, Prominence

Proposed Development: Construction of 114 townhome units

Owner/Petitioner: Gray family/ 620 Prominence Point Development Partners, LLC

District Standards:

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	60%	Front Yard Setback (min.)	20'
Open Space (min.)	40%	Side Yard Setback (min.)	20'
Building Height (max.)	40'	Rear Yard Setback (min.)	20'
Building Height (min.)	2.5/40'	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

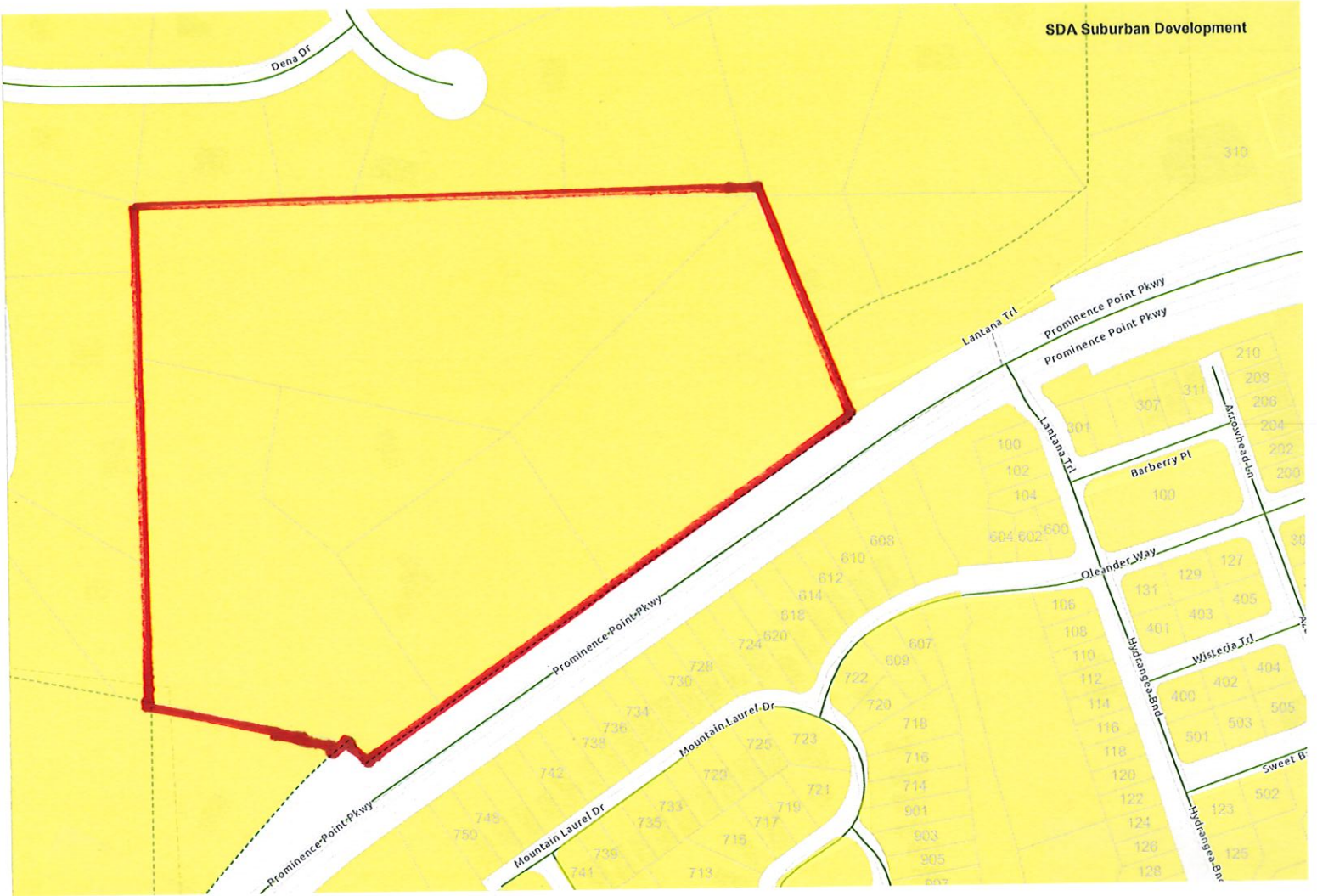
North – Single family detached homes – R-20
 South – Single family detached homes – PD-MU
 East – Single family detached homes – PD-MU
 West – Single family detached homes – R-20

and vacant/undeveloped property – PD-MU

Existing Land Use Map



Future Development Map





Site Description: One of the subject properties are currently occupied by a single family home and the rest of the property is vacant/undeveloped.

Site History: To staffs knowledge the property (620 Prominence Point Parkway) has only been used for a single family, detached home. The other parcels have never been developed.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

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

CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;
- b. Whether the proposed use complies with the requirements of this zoning ordinance;



- c. **Whether public services, public facilities and utilities are adequate to serve the proposed use;**
- d. **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:**
 - 1. **Noise, smoke, order, dust or vibration generated by the proposed use;**
 - 2. **Hours or manner of operation of the proposed use; and**
 - 3. **Traffic volumes generated by the proposed use**
- e. **Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;**
- f. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; and**
- g. **Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.**

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:

- SAFETY SERVICES:
-



Conditions for Consideration

COMMUNITY DEVELOPMENT

Conditions for Consideration

DEVELOPMENT SERVICES

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM



Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



Community Development Department

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

ANNX2407-001

Public Hearing Application

Project # _____

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

This form is to be executed under oath. I, Chris Poston for Traton Homes, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Chris Poston, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 2nd day of July, 2024.
Print Name: Chris Poston for Traton Homes, LLC

Applicant Information:

Name: Traton Homes, LLC
Address: 720 Kennesaw Avenue
City: Marietta
State: GA Zip Code: 30066
Telephone: (770) 427-9064
Fax Number: _____
Email Address: _____

Owner Information:

Name: Multiple; see attached signatures
Address: _____
City: _____
State: _____ Zip Code: _____
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

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

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
Advertising Fee _____ + (#Acres _____ x \$50.00 = _____) = _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____ Date: _____ Amount Paid: _____



TIN: 15N13 003
PIN: 15-0203-0075

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

Authorization Of Property Owner

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

This 27 day of June, 2024.

Owner Signature: Elaine Gray Print Name: Elaine Gray

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Sworn To and Subscribed Before Me This 27 Day Of June, 2024.

Notary Signature: ANKITKUMAR PATEL



TIN: 15N13 003
PIN: 15-0203-0075



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

Authorization Of Applicant

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

This 27 day of June, 2021.

Owner Signature: Elaine Gray Print Name: Elaine Gray

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature] for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

Applicant Status:

City: Marietta

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

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

Fax Number: _____

E-mail: rparvey@tratonhomes.com

This Authorization of Applicant Form has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This 27 Day Of June, 2021.

Notary Signature: [Signature]



TIN: 15N13 003
PIN: 15-0203-0075



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

Authorization Of Property Owner

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

This 27 day of June, 20 24.

Owner Signature: *Richard Gray* Print Name: Richard Gray

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Sworn To and Subscribed Before Me This 27 Day Of June, 20 2024.

Notary Signature: *Ankit Patel*



TIN: 15N13 003
PIN: 15-0203-0075



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-701-1500

Authorization Of Applicant

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

This 27 day of June, 2024

Owner Signature: [Signature] Print Name: Richard Gray

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature] for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

City: Marietta

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

Fax Number: _____

E-mail: rparvey@tratonhomes.com

Applicant Status:

Owner

Option to Purchase

Leasee

Area Resident

Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27 Day of June, 2024

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30113
770.761.1509

(Application Type A: ONLY)

Address of Property to be Annexed: 620 Prominence Point and 3 other parcels

Land Lot(s): 203 District: 15th Section: 2nd Map #: Parcel #: _____

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 7 of the Voting Rights Act

1. Intended Use of the Land:

- Residential
- Commercial
- Vacant
- Other (Specify)
- Existing Structures

2. Number of persons currently residing on the property: _____ ; Number 18 years or older: _____ ;
Number registered to vote: _____

3. The number of all residents occupying the property:

American Indian	Alaskan Native
Asian	Pacific Islander
Black, not of Hispanic Origin	Hispanic
White, not of Hispanic Origin	

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex.
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Elaine Gray 6/27/2024
Property Owner's Signature Date

Elaine Gray
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 27 Day Of June, 2024

Notary Signature: *[Signature]*





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

(Application Type A : ONLY)

Address of Property to be Annexed: 620 Prominence Point and 3 other parcels

Land Lot(s): 203 District: 15th Section: 2nd Map #: Parcel #:

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of the Land:

- Residential (checked), Commercial, Vacant, Other (Specify), Existing Structures

2. Number of persons currently residing on the property: ; Number 18 years or older: ;
Number registered to vote:

3. The number of all residents occupying the property:
American Indian, Asian, Black, not of Hispanic Origin, White, not of Hispanic Origin, Alaskan Native, Pacific Islander, Hispanic

- 4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.
(1) Number of Existing Housing Units
(2) List of addresses for each housing unit in the annexed area at the time of the annexation
(3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
(4) Names of affected subdivision
(5) Names of affected multi-family complex.
(6) Names of group quarters (such as school dormitories, nursing homes or jails)
(7) Names of affected duplexes
(8) Names of Mobile Home Parks

I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Property Owner's Signature (handwritten) Date: 6/28/24

Richard Gray, II
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 28 Day Of June, 2024

Notary Signature: (handwritten)



TIN: 15N13 002C
PIN: 15-0203-0075

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

Authorization Of Property Owner

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

This 28 day of June, 2024.

Owner Signature: [Signature] Print Name: Richard Gray, II

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Sworn To and Subscribed Before Me This 28 Day Of June, 20 2024.

Notary Signature: [Signature]



TIN: 15N13 00 2C
PIN: 15-0203-0075



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

Authorization Of Applicant

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

This 28 day of June, 2024

Owner Signature: [Signature] Print Name: Richard Gray, II

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature] for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

Applicant Status:

City: Marietta

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

State: Georgia Zip Code: 30060

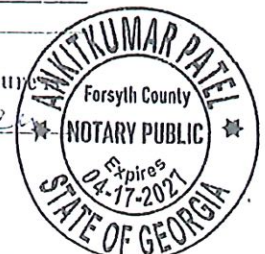
Telephone: (770) 427-9064

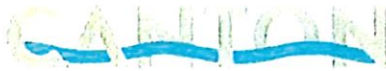
Fax Number: _____

E-mail: rparvey@tratonhomes.com

This Authorization of Applicant Form has been completed and the property owner's signature Sworn To and Subscribed Before Me This 28 Day Of June, 2024

Notary Signature: [Signature]





Community Development Department

111 Academy Street, Canton, Georgia 30104
770.701.1100

(Application Type A - ONLY)

Address of Property to be Annexed: 620 Prominence Point and 3 other parcels

Land Lots#: 203 District: 15th Section: 2nd Map #: Parcel #:

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act

1. Intended Use of the Land:

- Residential
- Commercial
- Vacant
- Other (Specify)
- Existing Structures

2. Number of persons currently residing on the property: : Number 18 years or older: :
Number registered to vote:

3. The number of all residents occupying the property:
American Indian Alaskan Native
Asian Pacific Islander
Black, not of Hispanic Origin Hispanic
White, not of Hispanic Origin

4. Please attach the following information as Exhibit "C". The Atlanta Regional Commission requires this information so that they can provide Population Estimates.

- (1) Number of Existing Housing Units
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex.
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

I We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Property Owner's Signature: *Richard Gray* Date: 6-27-2024

Richard Gray
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 27 Day Of June 2024

Notary Signature: *Ankit Kumar Patel*



TIN: 15N13 002
PIN: 15-0203-000
and
TIN: 15N13 004
PIN: 15-0203-0023

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

Authorization Of Property Owner

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

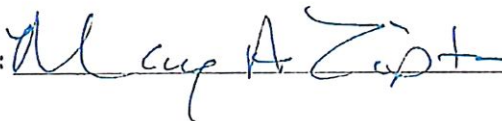
This 28TH day of June, 2024.

Owner Signature:  Print Name: Veachel E. Gray II for the Estate of Veachel Edward Gray

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> A Annexation | <input type="checkbox"/> G Zoning Condition Amendment |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> H Density Transfer within Master Plan |
| <input checked="" type="checkbox"/> C Master Plans | <input type="checkbox"/> I Temporary Use Permit |
| <input type="checkbox"/> D Master Plan Revisions | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> K Variance |
| <input type="checkbox"/> F Land Use Modification | |

Sworn To and Subscribed Before Me This 28th Day Of June, 2024.

Notary Signature: 





Community Development Department

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

TIN: 15N13 002
PIN: 15-0203-000
and
TIN: 15N13 004
PIN: 15-0203-0023

Authorization Of Applicant

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

This 28th day of June, 2024

Owner Signature: [Signature] Print Name: Veachel E. Gray II for the Estate of Veachel Edward Gray

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

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

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature] for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

City: Marietta

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

Fax Number:

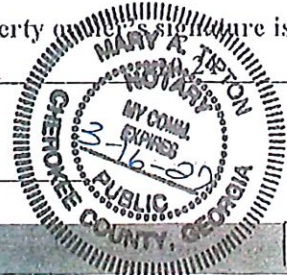
E-mail: rparvey@tratonhomes.com

Applicant Status:

- Option to Purchase (checked)
Other (Explain):

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 28th Day Of June

Notary Signature: [Signature]





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

Disclosure Form

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

1. Name of Applicant/Opponent: Chris Poston for Traton Homes, LLC Print All Responses

Section 1

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

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
 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
\$ _____	_____
\$ _____	_____
\$ _____	_____

Note: Complete a separate form for each authorized applicant.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING APPLICATION

1.

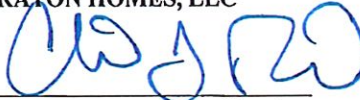
My name is Chris Poston. I am the officer who is delegated the responsibility for authenticating records of *TRATON HOMES, LLC*. (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property located in the city of Canton, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Public Hearing Application, I hereby attest on behalf of the Applicant Company that an authorized representative of Applicant Company has reviewed the Public Hearing Application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

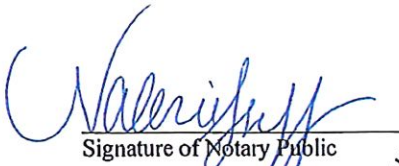
TRATON HOMES, LLC



Signature

By: Christopher Poston

Its: COO



Signature of Notary Public
Date 7/2/24



Notary Seal

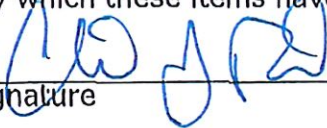


Dear Applicant,

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

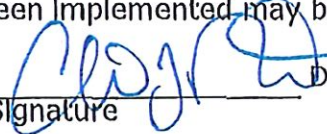
In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov.*

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

 Date: 7/2/24
Signature

Chris Poston for Traton Homes, LLC
Printed Name

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

 Date: 7/2/24
Signature

Chris Poston for Traton Homes, LLC
Printed Name

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



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

Property Information:

Address: 620 Prominence Point Parkway

Land Lot(s): 203 District: 15 Section: 2nd Map #: 15N13 Parcel #: multiple

Existing Zoning Of Property: AG City County Total Acreage Of Property: 14.33 ±

Proposed Zoning Of Property: PD-R Existing Use(s) Of Property: residential/undeveloped

Directions to property from Main Street in downtown Canton:
North on Prominence Pt Pkwy then left into Marietta Hwy; go N 1.5 miles to Marietta Rd. turn right onto John T. Pettit St. after crossing the RR tracks

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

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	SAVANT JERAMY K; 3480 MILLS RIDGE DR; ROCHELLE DOUGLAS R; 3491 Mills Ridge Dr BEATY CHARLES G; 600 DENA DRIVE ; NORTON KENNETH R & SHELBA; 620 Dena Dr		R-20 county residential
SOUTH	<u>22 parcels total; see attached spreadsheet</u>		
EAST	PHILIPPONE JAMES V; 102 Oleander Way FINCHER BENJAMIN D; 641 Prominence Point Pkwy	PD-MU AG	residential
WEST	RMI SFR PROPCO A LP; 2330 Mills Wood Run; BOYD MELISSA; 2320 Mills Wood Run; TAH 2018-1 BORROWER; 2310 Mills Wood Run; RICE ASHTON & 2300 Mills Wood Run		R-20 county residential
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? _____

Proposed managing jurisdiction: _____

How will water be provided to the site? CCWSA

Proposed managing jurisdiction: County Size Limit: 12" main



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

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 Board 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. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. 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. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH Cherokee High School
MIDDLE Freedom MS
ELEMENTARY Liberty ES

TRAFFIC INFORMATION

Road/Street providing access: Prominence Point Parkway

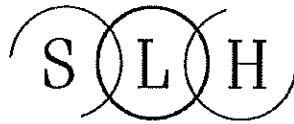
Width at property: (Road) varies (4 lane w/ (Right-of-way) varies (includes existing sidewalk) median)

Distance to nearest major thoroughfare: .05 mi +/- Thoroughfare Name: Marietta Hwy. (SR 5)

Description of Road accessing property (Classification): median divided roadway

In support of this request, I submit the following items, which are attached and made a part of this application:

- Boundary Survey, Legal Description, Letter of Intent, Traffic Analysis Report, Master Plan / Site Plan, Location Map, Hydrology Study, Board of Appeals Review Criteria Response, Elevation Plans, Petition Requesting Annexation, Other (please explain)



GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

July 3, 2024

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Traton Homes, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for properties located in Land Lot 203 of the 15th District; Cherokee County, Ga.

LETTER OF INTENT

Dear Steve:

Traton Homes, LLC proposes to build a neighborhood with 59 single-family homes and 16 townhomes on approximately 14.33 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of multiple parcels as depicted on the site plan and survey filed with this application. The subject property consists of 2 single-family home with accessory structures. The westernmost portion of the subject property consists of a power easement. Traton Homes an experienced local homebuilder known for building quality neighborhoods in Florida and metro Atlanta including projects currently under construction in Cherokee County.

The totality of the Subject Property is situated in unincorporated Cherokee County and is zoned AG. The property to the north and west of the subject property is an established subdivision known as Mills Ridge consisting of R-20 (county) zoning, which was constructed in the 1980's. East of the Subject Property is are a single-family home and a mobile home. South of the Subject Property is the Prominence Point subdivision, which is in the City of Canton. Under Cherokee County's Comprehensive Plan, the Subject Property is in the Suburban Living category.

The Applicant's proposal includes the construction of 75 single-family for-sale homes, 16 of those homes will be attached. All internal streets will be private. A concurrent variance is being filed to eliminate the gate requirement for private streets. The property is a transition from the intensity of uses and development on Prominence Point Parkway and the lower-density neighborhood to the west. The site plan includes a fifty (50) foot buffer adjacent to the existing neighborhood to the west.



July 5, 2024

Page 2

Access to the proposed development will be from Prominence Point Parkway, a four-lane median-divided roadway. The proposed development will have one driveway at a median break as depicted on the proposed site plan. A Traffic Impact Study is submitted with this application. The Applicant plans to conduct an updated study after the 2024-2025 school year begins and submit that revised study to supplement this application.

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Residential will provide a mix of housing in the Prominence Point corridor. The proposed density is far less than the multifamily Indigo Apartments to the north and similar to the density to the existing residential across Prominence Point Parkway.

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

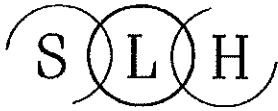
The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. This section of Prominence Point Parkway is a variety of older neighborhoods with similar or higher density.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned AG in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and the development in the area.

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

The 75 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to the access and improvements from Prominence Point. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be private. The Applicant has engaged the services of A&R Engineering, Inc. to perform a traffic study, the results of which will be presented to the City upon its completion.



July 5, 2024

Page 3

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. The City of Canton has made recent upgrades to its wastewater system and water lines. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns, but the proposed homes will cater to smaller families which often do not have many school age-children.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Suburban Development (SDA) Character Area of the City's Future Land Use Map. Townhomes will provide a transition from the R-20 subdivision to the north and the PD Mixed Use zoning category to the South and will provide a complementary use to the nearby developments. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional for-sale housing options.

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

Sincerely,

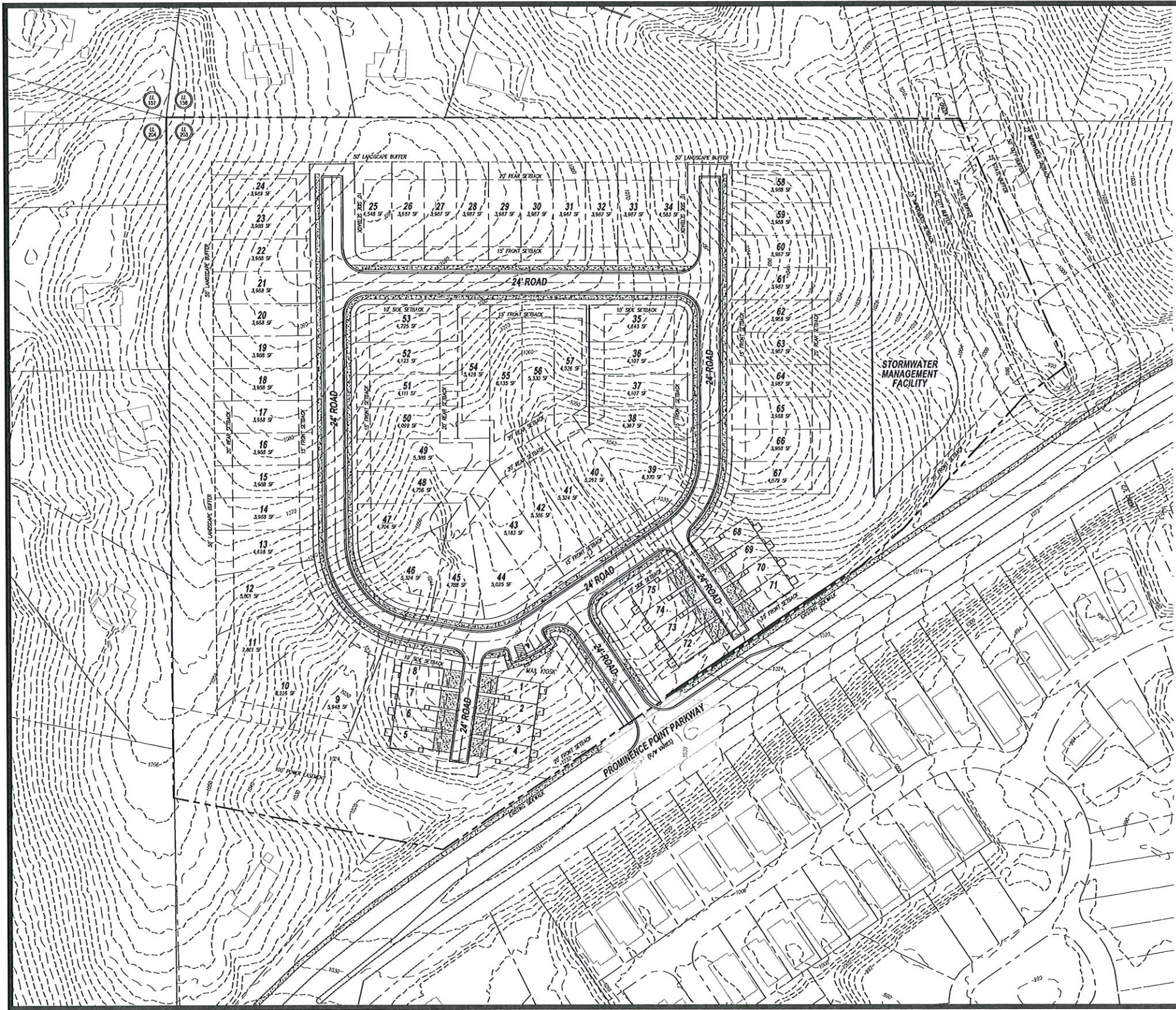
SAMS, LARKIN & HUFF, LLP

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

Parks F. Huff

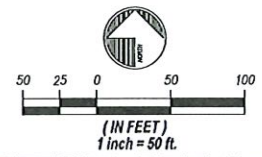
phuff@samslarkinhuff.com

PFH/jcc



DEVELOPMENT SUMMARY	
ZONING	PD-R
AREA	14.33 ACRES
SITE AREA	3.18 ACRES (22%)
OPEN SPACE	
DENSITY	
NUMBER OF UNITS	75 UNITS
PROPOSED DENSITY	5.7 UNITS/ACRE
MAXIMUM DENSITY	8 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
CORNER	10 FEET
REAR	20 FEET
MINIMUM LOT AREA	3,900 SF
MINIMUM LOT WIDTH	36 FEET
MAXIMUM BUILDING HEIGHT	30 FEET
MAXIMUM LOT COVERAGE	50%

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



GEORGIA811
 Utilities Protection Center, Inc.

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 Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING®
 Suite 205
 6534 Old Highway 28
 Canton, GA 30118
 Office: 770.938.0000

LAND PLAN
 PROMINENCE POINT
 LAND LOT 203
 15 DISTRICT
 CITY OF CANTON, GEORGIA

OWNER/DEVELOPER
TRATON HOMES
 720 KENNESAW AVENUE
 MARIETTA, GA 30060
 PHONE: 678.303.2134



REVISIONS

ZONING PLAN
Z100

