

**Action Requested/Required:**

- ☐ Vote/Action Requested
☐ Discussion or Presentation Only
☒ Public Hearing
Report Date: 6/23/26
Hearing Date: 8/6/26
Voting Date: 9/3/26

Department: Community Development**Presenter(s) & Title:** Tyler PeoplesCity Planner**Agenda Item Title:**

Public Hearing - 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/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

Staff will present a formal recommendation at the Action meeting on September 3, 2026.

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

Application
LOI
Staff Report
Site plans



PLANNING & ZONING STAFF REPORT

July 27, 2026

Case Numbers:	CUP2605-007
Applicant:	Fletcher K. Law
Owner:	Q. Wasi Holdings, LLC.
Property Addresses:	151 Violet Way Canton, GA 30114
Council Ward:	Ward 2 – Tolan/Roach
Parcel Number:	14N22A 060 Z (14-0205-0054)
Current Zoning:	PD-MU (Planned Development – Mixed Use), City of Canton
Character Area/ Future Land Use:	Community-Level Mixed Use/Retail Center
Acreage:	+/- 27.155 acres
Proposed Use:	Allow multi-family units in lieu of approved townhomes

REQUEST

The Applicant is seeking conditional use permit approval in order to allow multi-family units in lieu of approved townhome units within the Riverstone Retreat development, which is currently under construction.

SITE

The subject property is approximately +/- 27.155 acres located within Pod G of the Riverstone development. It is situated south of Dr. Martin Luther King Jr. Boulevard (across the street from the new Cherokee High School) and west of Riverstone Boulevard. The property is a for-rent residential community which is currently under construction.

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 (MPA2101-004/CUP2101-003). The Applicant's client seeks to construct 124 of the 270 units as stacked living units, which meets the definition of "multi-family" under the Unified Development Code and is not allowed under its current conditional use permit approval for townhomes. The remaining 144 units are detached living units.

CASE CUP2605-007

On December 3, 2025, the Property Owner filed an appeal of the decision of the Community Development Director regarding the interpretation and application of the definitions of “townhouse” and “multi-family” in the Unified Development Code. It was the Director’s interpretation that the proposed residential buildings met the definition of multi-family, while the Applicant maintained that the proposed buildings were townhomes. This appeal was heard and subsequently denied by the Board of Appeals on January 12, 2026. This decision was further appealed to the Mayor and City Council, who further denied the appeal and upheld the decision of the Board of Appeals. On March 4, 2026, the Property Owner filed a Petition for Review in the Superior Court of Cherokee County (26CVE0443). The civil action against the City of Canton remains pending.

SURROUNDING USES

North	Public schools	SU
South	Vacant/Commercial	PD-MU
East	Commercial/Office	PD-MU
West	Commercial/Residential	PD-MU

CONDITIONAL USE PERMIT

Consider the following criteria as it pertains to proposed conditional use permit requests:

1. *Whether the proposed conditional use shall comply with all regulations of the applicable zoning district, site planning and project design standards, and any other applicable standards for specific land uses as set forth in the UDC.*

The subject property has already undergone all applicable site plan review to determine compliance with the requirements of the Unified Development Code (LD2206-017). The proposed multi-family units will be reviewed for compliance with development standards during the building permitting process.

2. *The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety, or comfort of persons living or working in the neighborhood, or shall be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district. In making such a determination, consideration shall be given to:*
 - a. *The location, type, and height of buildings or structures;*

The total height of the proposed buildings is approximately 41’ from slab to ridge based on preliminary designs. Approved designs for the other detached residential buildings range from 26’-10” to 35’-8” from slab to ridge. While the proposed buildings would be taller than the approved detached structures, the increased height is characteristic of the proposed multi-family building type and is compatible with the mixed-use character of the Riverstone development, which contains other multi-family residential developments.

b. The type and extent of landscaping and screening on the site; and

Approved landscape and tree protection plans for the property satisfy all City requirements for tree density and recompense (LD2206-017). While no supplemental buffer protections are required as the site is adjoined on all sides by other PD-MU zoned property, existing trees have been retained along Dr. Martin Luther King Jr. Boulevard which provide visual screening looking into the site. Canopy trees were additionally planted along all exterior property lines including the rights-of-way of Dr. Martin Luther King Jr. Boulevard and Riverstone Boulevard.

c. Whether the proposed use is consistent with any policy of the comprehensive plan that encourages mixed uses and/or densities.

The Comprehensive Plan supports high-density residential including loft and condominium development within the Community-Level Mixed Use/Retail Center character area in which the subject property is located.

3. Whether the proposed conditional use complies with applicable resource management provisions as set forth in chapter 107 of the UDC.

All applicable resource management provisions to protect natural features and resources of the City of Canton were reviewed as part of the land disturbance permitting process (LD2206-017). The proposed change in residential building type does not alter the approved limits of disturbance or otherwise introduce additional impacts to protected natural resources.

4. Whether adequate utilities shall be provided as set forth in the UDC.

Utilities have already been installed on the property to adequately serve the proposed multi-family residential use (LD2206-017).

5. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

The site will continue to utilize previously approved access points serving the overall development. Operational improvements to the surrounding public roadways have already been installed to minimize any potential traffic hazards and impacts from this development.

6. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

The proposed conditional use does not pose a threat in becoming noxious or offensive by means of vibration, noise, odor, dust, smoke, or gas.

7. The proposed use shall not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.

The subject property is surrounded by property zoned PD-MU and is located within the established Riverstone mixed-use development. The proposed use would not increase the number of residential units previously approved for the property, and potential visual impacts

would be addressed through required landscaping and architectural review. Given the surrounding development pattern and the continuation of approved residential use, the proposal is not expected to injure the use and enjoyment of nearby property or substantially diminish surrounding property values.

8. *The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

The surrounding properties are largely fully developed and improved. The parcel to the south received master plan approval for residential uses in 2021 (MPA2101-001) and received conditional use permit approval for fee-simple multi-family condos (CUP2101-002). The proposed use is therefore consistent with the established and approved development pattern and is not expected to impede the orderly development or improvement of surrounding property.

9. *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.*

The proposed conditional use does not pose a threat in becoming detrimental or endangering to public welfare, safety, morals, comfort, or general welfare.

10. *The public interest and welfare supporting the proposed use shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.*

The proposed conditional use would facilitate a residential building type supported by the Community-Level Mixed Use/Retail Center character area while maintaining the previously approved number of residential units within the development, therefore the public interests supporting the proposed use are sufficient to outweigh any individual interests that may be adversely affected.

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

The proposed buildings are subject to the City's community design guidelines and require approval of the Canton Design Review team prior to the issuance of a building permit. Being a part of the Riverstone development, the elevations for these buildings must additionally receive approval from the Riverstone Architectural Committee as dictated by the restrictive covenants for the property.

DEPARTMENT COMMENTS

Fire:

- The buildings will be required to be protected by an NFPA 13R residential automatic sprinkler system.
- 2-hour fire-resistance-rated horizontal and vertical assemblies shall be shown on the architectural plans.

Engineering/Development/Utilities/Transportation:

- No comments, as it does not impact water, sewer, or transportation.

Planning & Zoning:

- The Riverstone master plan was amended in 2021 for this parcel to permit residential uses, however a conditional use permit is required for multi-family or stacked unit living arrangements.
- There is no increase in unit count or overall density requested as a part of this application.
- The Comprehensive Plan supports high-density residential such as loft/condo within the Community-Level Mixed Use/Retail Center character area. Townhomes are additionally supported.

RECOMMENDATION

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



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

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

Applicant Information:

Name: 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, 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, have received and thoroughly read the Public Hearing Procedures.

This 22nd day of June, 202026.

Applicant Signature: /s/ Fletcher K. Law

Print Name: Fletcher K. Law



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2605-007

R84F8Q

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 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 17th day of June, 2026.

Owner Signature:

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

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, 2026.

Notary Signature: *[Signature]*





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):***

	Description
\$	
\$	
\$	



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.)

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 $\pm$ 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 officials¹, 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.

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”

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 (a) of O.G.A. Section 154-67, this plat has been prepared by a land surveyor and approved by an appropriate local government. The surveyor certifies that the plat is a true and correct copy of the original survey, and that the survey was made in accordance with the laws, rules, and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.G.A. Section 154-67.

5/19/25
 DATE

 (Seal of the Surveyor)

 (Seal of the Local Government)

5/19/25
DATE

Karon Studdard (Ga. P.L.S. #3486)

[illegible][illegible]

PREPARED BY:

HRC

HRC ENGINEERS
ENGINEERING SERVICES LANGKAT ARCHITECTS
6554 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
F 770.942.0152

SHEET 1/8

RIVERSTONE RETREAT
BY QUINN RESIDENCES

[illegible]

OWNER: O. WASSI INC. ENGINEERS, LLC
3348 PEACHTREE ROAD NE, SUITE 1460
ATLANTA, GA 30328
PHONE: (770) 412-1100
CONTACT: JAMES HOWLEY
E-MAIL: jhowley@o-wassi.com

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
11729 AMBER PARK DRIVE, SUITE 600
DUBLIN, CA 94568
PHONE: (770) 814-2400
CONTACT: BRIAN WEST, P.E.

SURVEYOR: HNC ENGINEERS
5504 E. CHURCH STREET
DUBLIN, CA 94568
PHONE: (770) 840-1000
CONTACT: AARON STODOLINO

CONTRACTOR: NORTH GEORGIA GRADING

[illegible]

I, _____, the owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certified that this plat was made from an actual survey of the land shown on this plat, and county taxes or other assessments now due on this land have been paid.

I, _____, 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 pertinent laws, rules, regulations, orders, ordinances, resolutions, decrees, judgments, court decisions, and administrative actions pertaining to maintenance and operation of the dam shown on this plat are known by me and my agents, employees, servants, and assigns, and I hereby agree to accept full responsibility for the maintenance and operation of the dam shown on this plat, and to keep it in good repair and condition at all times, so as to prevent any possibility of the purpose to maintain, repair, reconstruct, or abandon and shall remain liable therefor until the termination of the same.

SUBSCRIBED AND SIGNED BY ME OR MY AGENT, EMPLOYEE, SERVANT, OR ASSIGNS:

AGENT REPRESENTATIVE

BY: 5/19/25 DATE _____

REGISTRATION NO. 2456

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

DATE 10/24/25

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

APPROVAL CERTIFICATE

PURSUANT TO THE UNITED DEVELOPMENT CODE OF THE CITY OF CANTON, GEORGIA NO ALL
REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL MAP WAS GRANTED BY
THE CITY OF CANTON, GEORGIA, ON THIS 12th DAY OF MAY, 2015, AND WAS SUBMITTED BY
THE COMMUNITY DEVELOPMENT DIRECTOR AND CITY ENGINEER AND IT IS ENTITLED TO
RECORDATION IN THE CLERK'S OFFICE, CHEROKEE COUNTY SUPERIOR COURT:

Ann-buen *6/26/15*
CITY OF CANTON, GEORGIA DATE

Williamson *07/14/15*
COUNTY AND ZONING ADMINISTRATOR

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

C500 WATER MAIN
 C600 FIRE WATER MAIN
 8" S
 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

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

SCALE: AS SHOWN

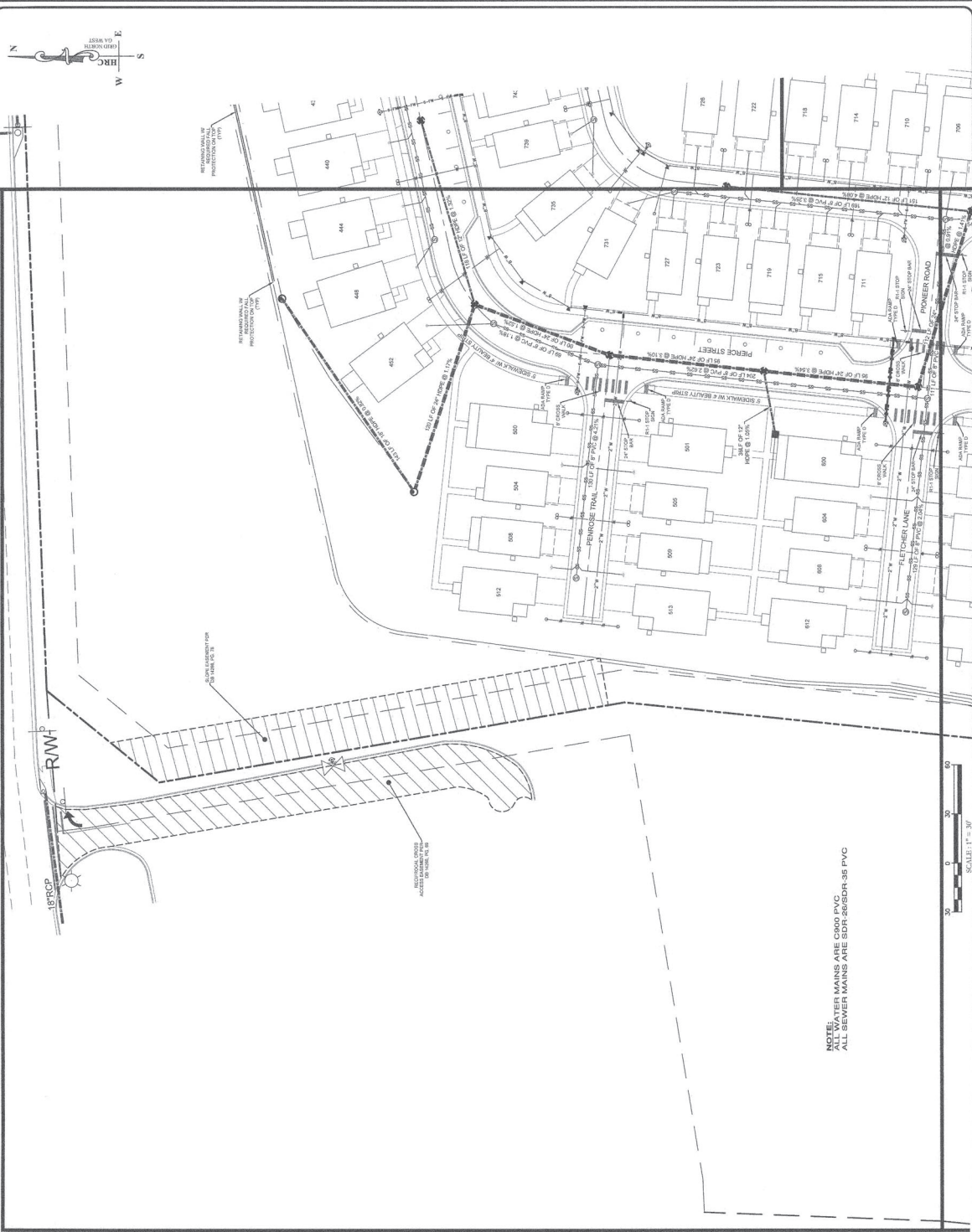
RECORDATION AREA

Plot
Recorded 6/26/2025 4:48 PM
Patty Bayer
Cherokee County, GA
Book 120 Page 2830

As required by subsection (d) of O.C.G.A. Section 44-6-27 this plat has been prepared by a Professional Engineer or Professional Surveyor, as indicated by the seal of the Georgia Board of Professional Engineers and Surveyors, and is hereby certified to be a true and correct copy of the original as recorded in the Office of the Clerk of the Superior Court, Cherokee County, Georgia, on this 5th day of February, 2025.

DATE: 5/19/25

Professional Engineer or Professional Surveyor



STORM DRAINAGE LEGEND:

- INLET BOX
- HOODED GRATE CURB INLET (GOOT 1019A, TYPE E)
- GRATE INLET (GOOT 1019A, TYPE A)
- SMOB
- DOUBLE WING CATCH BASIN (GOOT 1032D)
- WATER QUALITY DEVICE (CONTECH CDS)
- WQ
- WATER CONTROL STRUCTURE (CAST-IR-PLATE)
- STORM PIPE

UTILITY LEGEND:

- 6\"/>

PREPARED BY:



HRC ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
1000 GLENVIEW AVENUE, SUITE 100
DALLAS, TEXAS 75243
714.442.0100
www.hrcengineers.com

SHEET %

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, SECTION 1
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

FINAL PLAT FOR

DATE: 5 FEBRUARY 2025

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

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Plat
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Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 120 Page 2831

STORM DRAINAGE LEGEND:	
JB	JUNCTION BOX
C1	HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
G1	GRATE INLET (GDOT 10191A, TYPE A)
SWCB	SINGLE WING CATCH-BASIN (GDOT 10230)
DWB-2	DOUBLE WING CATCH-BASIN (GDOT 10240)
WC	WATER QUALITY DEVICE (CONTECH CDS)
QCS	OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
IP	STORM PIPE

UTILITY LEGEND:

	COLD WATER MAIN
	FIRE WATER MAIN
	SANITARY SEWER PIPE
	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 JOINTS

[illegible]

RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
Patty Baker
Cherokee County, GA
Book 120 Page 2832

As required by Subchapter (G) of O.C.G.A. Section 15-6-67 this plat has been prepared by the Engineer as a record of the approved plat. It is not to be used for any other purpose and no liability shall be assumed by the Engineer for any use of this plat for any other purpose. The Engineer's responsibility is limited to the preparation of this plat and the accuracy of the information provided herein. The Engineer does not warrant the accuracy of the information provided herein for any other purpose. The Engineer's responsibility is limited to the preparation of this plat and the accuracy of the information provided herein. The Engineer does not warrant the accuracy of the information provided herein for any other purpose.

5/19/25

DATE



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

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODS GRATE CURB INLET (SDOT 1918A, TYPE B)
- GI GRATE INLET (SDOT 1918A, TYPE A)
- SWCS SINGLE WING CATCH BASIN (SDOT 1033D)
- DWCS DOUBLE WING CATCH BASIN (SDOT 1040D)
- OCB OVERFLOW CATCH BASIN (SDOT 1040D)
- CCS CATCH BASIN (SDOT 1040D)
- OCB OUTLET CONTROL STRUCTURE (CASE-IN-PLACE)
- STORM PIPE

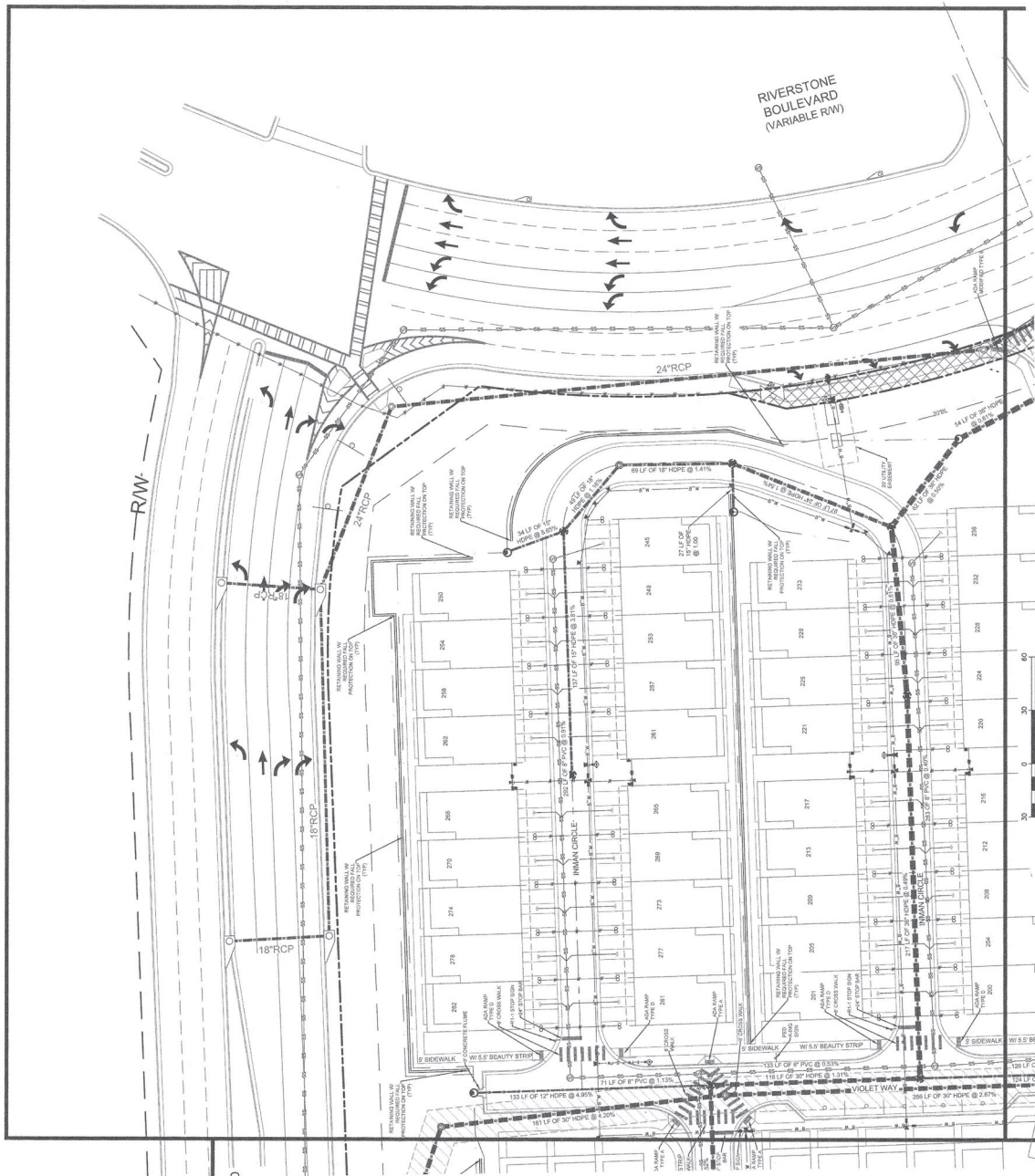
UTILITY LEGEND:

- 1" CWB WATER MAIN
- 1" CWB FIRE WATER MAIN
- 1" SANITARY SEWER MANHOLE
- 1" SANITARY SEWER CLEANOUT
- 1" SANITARY SEWER MANHOLE
- 1" SANITARY SEWER GREASE TRAP
- 1" WATER VALVE
- 1" FIRE DEPARTMENT CONNECTION (FDC)
- 1" FIRE HYDRANT
- 1" WATER MAIN VALVE (WV)
- 1" WATER MAIN TAPPING SLEEVE
- 1" WATER CONNECTIONS AND BENDS



HRC ENGINEERS
INCORPORATED
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DECATUR, GEORGIA 30034
P 770.441.8122
www.hrcengineers.com

SHEET 56



FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

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

DATE: 5 FEBRUARY 2025

NO.	DATE	REVISION DESCRIPTION	COMMENTS
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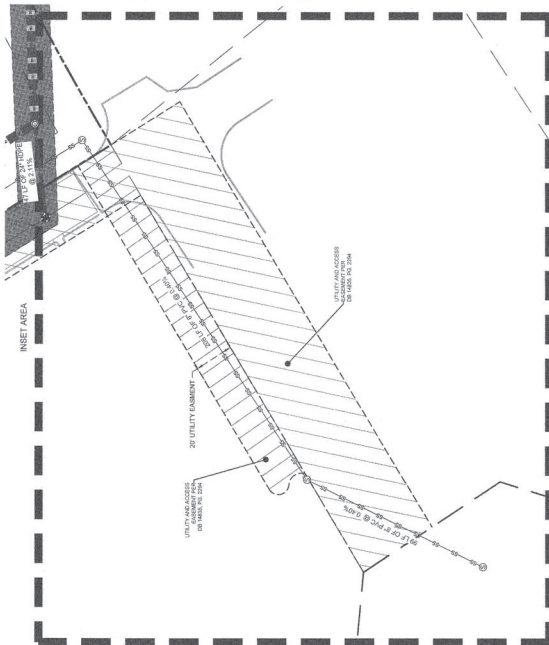
DRAWING NO. 14-108-01 WASH BLUFF PP

DRAWN BY: JAS
CHECKED BY: WAS
JOB NO.: 14-108-01
SCALE: AS SHOWN

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RECORDATION AREA

Plot
Recorded 6/26/2025 4:48 PM
Patty Baker
Cherokee County, GA
Book 120 Page 2833



UTILITY LEGEND:

- 1" - 4" C900 WATER MAIN
- 1" - 4" C900 FIRE WATER MAIN
- 1" - 4" SANITARY SEWER PIPE
- 1" - 4" SANITARY SEWER MANHOLE
- 1" - 4" SANITARY SEWER GREASE TRAP
- 1" - 4" WATER VALVE
- 1" - 4" FIRE DEPARTMENT CONNECTION (FDC)
- 1" - 4" FIRE HYDRANT
- 1" - 4" WATER MAIN TAPPING SLEEVE
- 1" - 4" WATER CONNECTIONS AND BRIDS

STORM DRAINAGE LEGEND:

- 1" - 4" JUNCTION BOX
- 1" - 4" HOODED GRATE CURB INLET (GOOT 15184 TYPE E)
- 1" - 4" SINGLE WING CATCH BASIN (GOOT 10330)
- 1" - 4" DOUBLE WING CATCH BASIN (GOOT 10340)
- 1" - 4" WATER QUALITY DEVICE (COTECH CDS)
- 1" - 4" OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- 1" - 4" STORM PIPE

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

SEE INSET AT LEFT FOR
DASHED AREA BELOW

SCALE: 1" = 30'

FINAL PLAT FOR

RIVERSTONE RETREAT BY QUINN RESIDENCES

LOCATED IN LAND LOTS 192 & 205
14TH DISTRICT, SECTION 1
14TH CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

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

DRAWING NO. 141818.01
CHECKED BY: JAS
JAS NO. 141818.01
SCALE: AS SHOWN

DATE: 5 FEBRUARY 2025
DRAWN BY: JAS
JAS NO. 141818.01
SCALE: AS SHOWN

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SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF
HRC ENGINEERS, INC.

SHEET %



PREPARED BY

RECORDATION AREA

Plat
Recorded 6/26/2025 4:48 PM
City of Cherokee
Cherokee County, GA
Book 120 Page 2854

As required by the Georgia Department of Transportation (GDOT), the undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief, and that he is not aware of any facts or circumstances which might render the same misleading or incomplete. This certificate is given for the purpose of certifying the accuracy of the information contained herein, and it is not intended to constitute a warranty or representation of any kind. The undersigned further certifies that he is not aware of any facts or circumstances which might render the same misleading or incomplete. This certificate is given for the purpose of certifying the accuracy of the information contained herein, and it is not intended to constitute a warranty or representation of any kind.

5/19/25
DATE

CHEROKEE COUNTY, GEORGIA
PLAT 120, PAGE 2854



NOTE:
ALL SEWER MAINS ARE 600" P.V.C.
ALL SEWER MAINS ARE GDI-2650R-35 P.V.C.



FINAL PLAT FOR
RIVERSTONE RETREAT BY QUINN RESIDENCES
LOCATED IN LAND LOTS 192 & 205
DISTRICT SECTION
14TH DISTRICT
CHEROKEE COUNTY, GEORGIA

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

DATE: 5 FEBRUARY 2025

DRAWN BY: JAL
CHECKED BY: WAB
JOB NO.: 154108.01
SCALE: AS SHOWN

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OR WHOLE IS PERMITTED.

STORM DRAINAGE LEGEND:

- JUNCTION BOX
- HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GRATE INLET (GDOT 1019A, TYPE A)
- SWITCH
- SINGLE WING CATCH BASIN (GDOT 10332)
- DOUBLE WING CATCH BASIN (GDOT 10340)
- WATER QUALITY DEVICE (CONTECH CDS)
- WQ
- CONTECH
- STORM PIPE

UTILITY LEGEND:

- 60" WATER MAIN
- 48" WATER MAIN
- 36" WATER MAIN
- 24" WATER MAIN
- 18" WATER MAIN
- 12" WATER MAIN
- 8" WATER MAIN
- 6" WATER MAIN
- 4" WATER MAIN
- 3" WATER MAIN
- 2" WATER MAIN
- 1" WATER MAIN
- 0.5" WATER MAIN
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 atty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 120 Page 2835

DRAWING NO. H24108.01 WASI BLUFF FP
DRAWN BY: JAS
CHECKED BY: WAS
JOB NO.: H24108.01
SCALE: AS SHOWN
THIS DRAWING IS COPYRIGHTED
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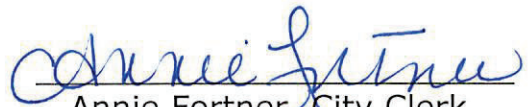
EXHIBIT “B”



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



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.



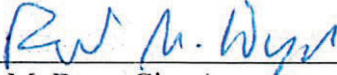
Bill Grant, Mayor



Attest:

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

Approved as to Form and Content:



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”

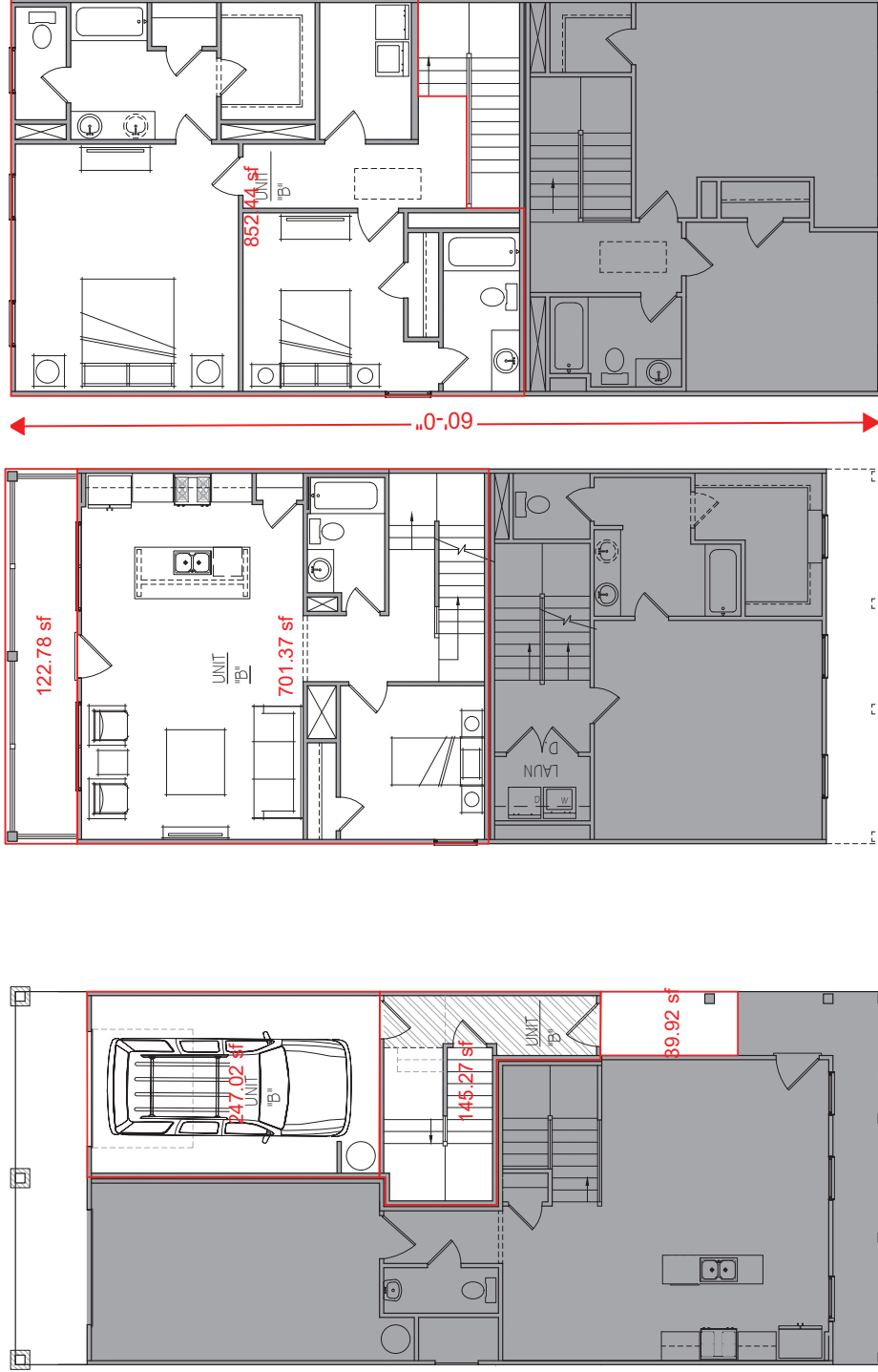


NEST ASPIRE

1100 CIRCLE 75 PKWY, SUITE 270
ATLANTA, GA 30339

one car 3BR/3 bath stacked unit 2

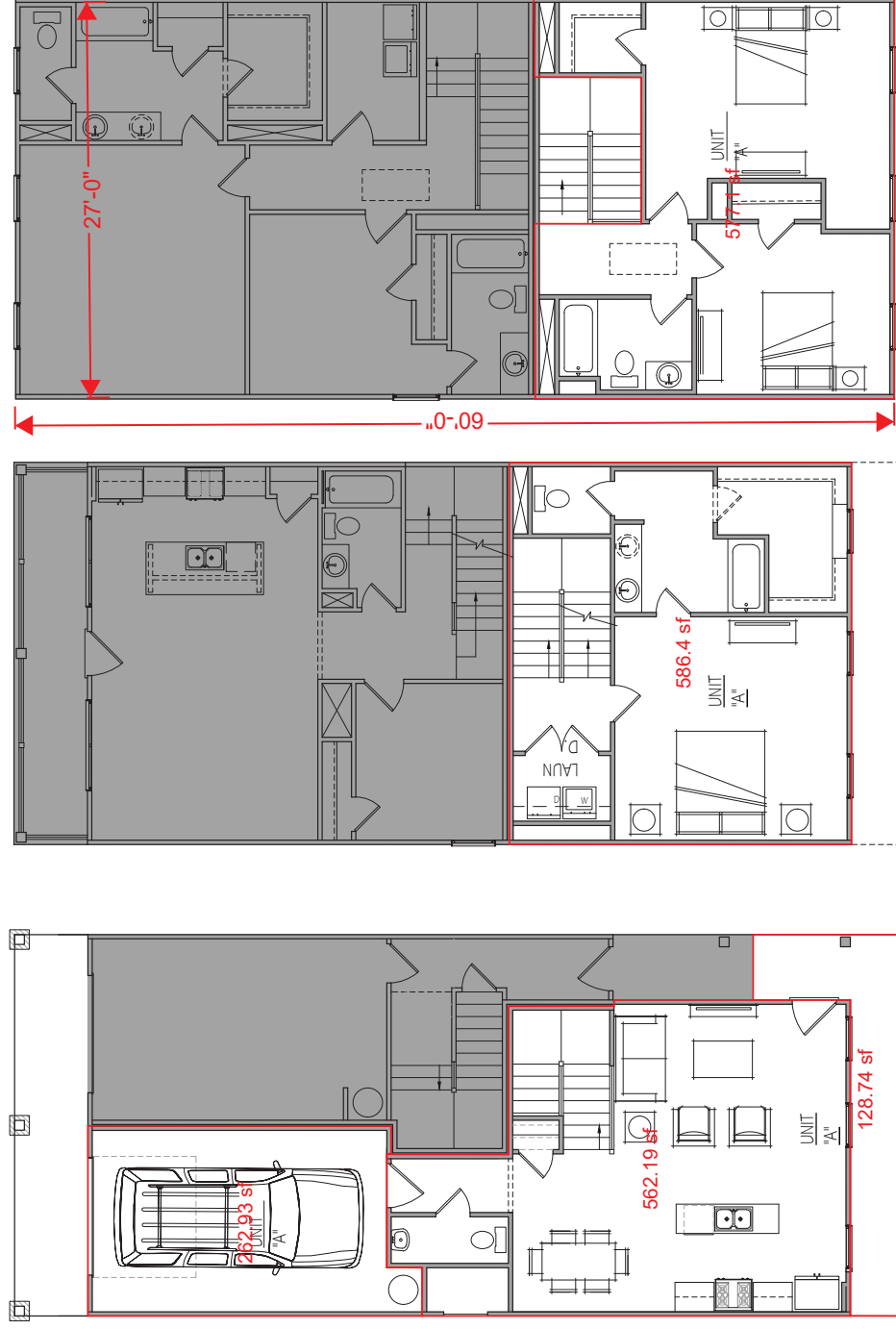
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Entry level heated: 145 sf
2nd level heated: 701 sf
3rd floor heated: 852 sf
* Total heated: 1,698 sf

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

one car 3BR/2.5 bath stacked unit 1



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



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

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WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

CONCEPT

DATE

SHEET SCHEDULE

C5	COVER SHEET
A-101	LOWER LEVEL PLAN
A-102	MAIN LEVEL PLAN
A-201	FRONT & REAR ELEVATIONS
A-202	FRONT & REAR ELEVATIONS-HIGH VISIBILITY
A-203	FRONT & REAR ELEVATIONS-HIGH VISIBILITY
A-204	LOWER LEVEL ELECTRICAL PLAN
E1	UPPER LEVEL ELECTRICAL PLAN
E2	MAIN LEVEL ELECTRICAL PLAN
E3	ROOF PLAN
S1	ARCHITECTURAL DETAILS
S2	ARCHITECTURAL DETAILS
S3	ARCHITECTURAL DETAILS
S4	ARCHITECTURAL DETAILS

AREA SCHEDULE - UNIT A (TEASLEY)

LOWER LEVEL HEATED	5710 SF
MAIN LEVEL HEATED	621 SF
UPPER LEVEL HEATED	593 SF
*TOTAL HEATED	1744 SF
GARAGE	504 SF
*TOTAL GROUND	498 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
-National Energy Conservation Code, 2018 Edition, with Georgia Supplements and Amendments (2020) (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 BC Appendix (2018)
-Disaster Resilient Building Code BC Appendix (2018)
-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 INCREASE OF ROOF SHEETING.
4-22-2025 CHANGED ALL EXTERIOR COLUMNS TO 8" BOX COLUMNS WITH 3/4" LITE. ADDED ADDITIONAL PANEL SHITERS TO ALL ELEVATIONS.
10-01-2025 ADDED ADDITIONAL BRICK AT REAR SIDE ELEVATION HIGH VISIBILITY VERSION ONLY.

COVER SHEET

Drawn By

MD

Checked By

Project#

C5

RELEASE DATE

September 22, 2025

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

DRAWING TITLE



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

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2023	CONCEPT
2	6.25.2023	ROOF PLAN UPDATE
3	9.22.2023	ELEVATION UPDATES
4	10.01.2023	ELEVATION UPDATES

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WASI BLUFFS - BUILDING (5 UNITS) TEASLEY TOWNHOMES

CONCEPT

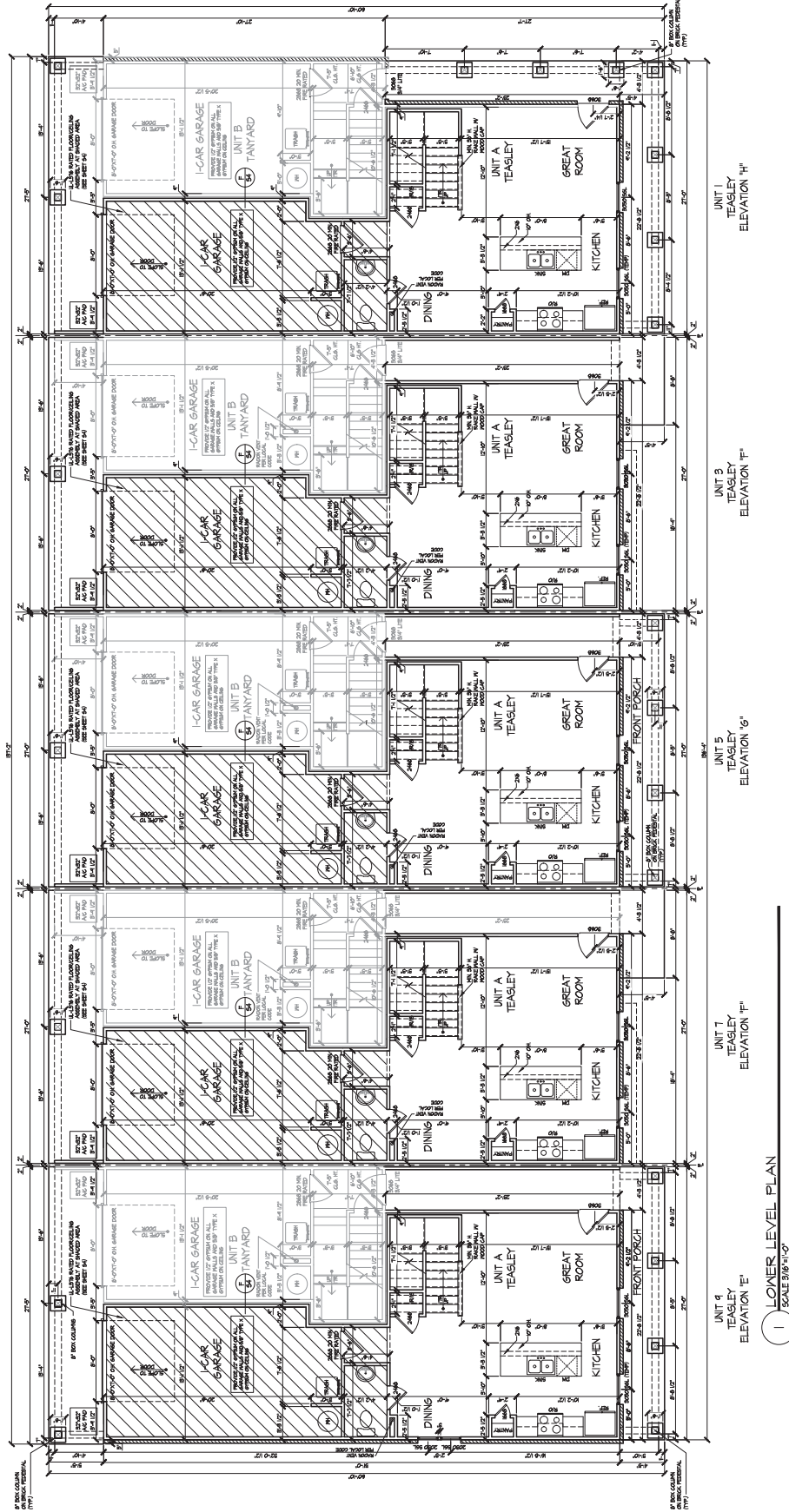
September 22, 2025

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

LOWER LEVEL PLAN

Drawn By
MD
Checked By
Project#

A-101





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

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2023	CONCEPT
2	6.25.2023	ROOF PLAN UPDATE
3	9.22.2023	ELEVATION UPDATES
4	10.01.2023	ELEVATION UPDATES

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WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

CONCEPT

DATE

SCALE

RELEASE DATE

September 22, 2025

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

DRAWING TITLE

MAIN LEVEL
PLAN

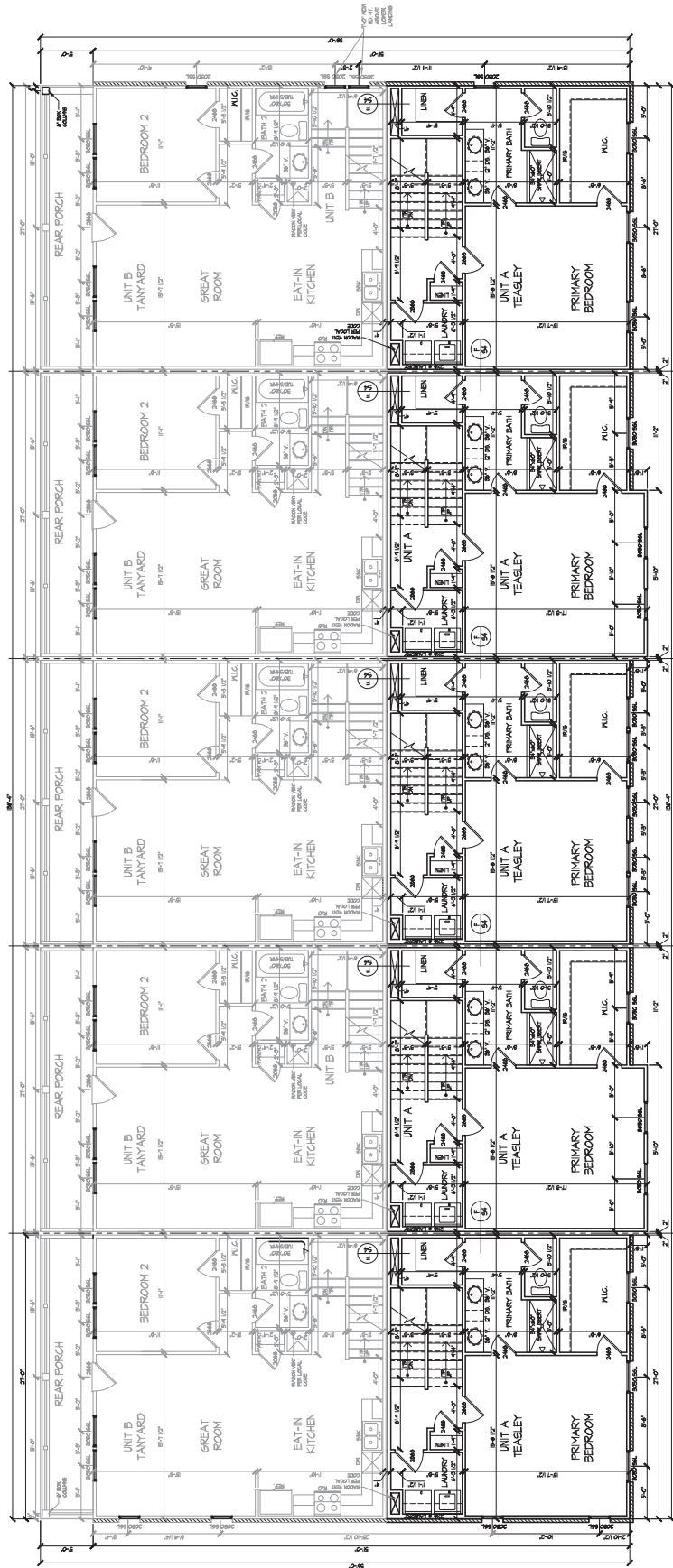
Drawn By

MD

Checked By

A-102

Project#



UNIT 1
TEASLEY
ELEVATION 1'

UNIT 2
TEASLEY
ELEVATION 1'

UNIT 3
TEASLEY
ELEVATION 1'

UNIT 4
TEASLEY
ELEVATION 1'

UNIT 5
TEASLEY
ELEVATION 1'

1 MAIN LEVEL PLAN

SCALE 3/16"=1'-0"



1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2023	CONCEPT
2	6.25.2023	ROOF PLAN UPDATE
3	9.22.2023	ELEVATION UPDATES
4	10.01.2023	ELEVATION UPDATES

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WASI BLUFFS - BUILDING
(5 UNITS)
TEASLEY TOWNHOMES

CONCEPT

NAME

DATE

RELEASE DATE

September 22, 2025

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

DRAWING TITLE

UPPER LEVEL
PLAN

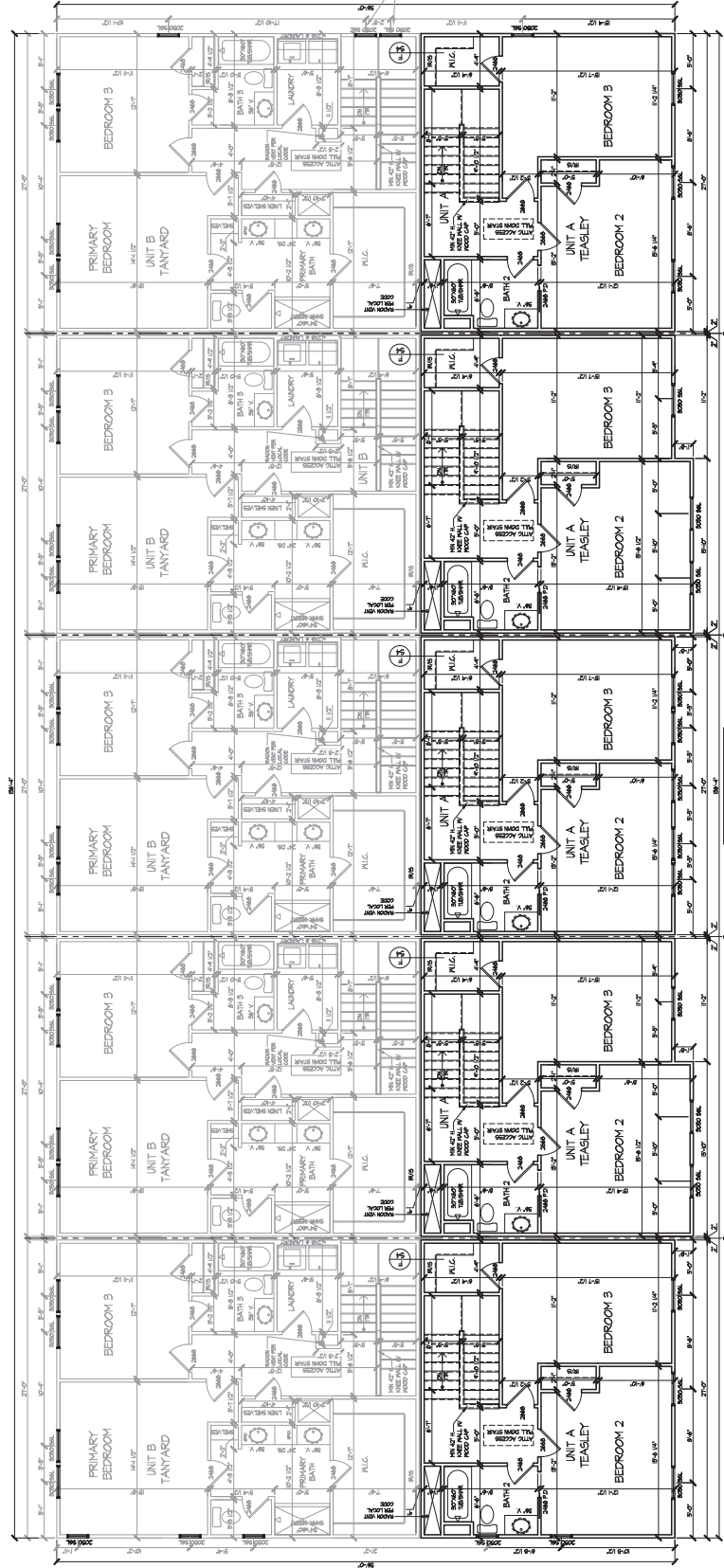
Drawn By

MD

Checked By

A-103

Project#



UNIT 1
TEASLEY
ELEVATION 11"

UNIT 3
TEASLEY
ELEVATION 11"

UNIT 5
TEASLEY
ELEVATION 16"

UNIT 1
TEASLEY
ELEVATION 11"

UNIT 4
TEASLEY
ELEVATION 11"

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



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

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TEASLEY TOWNHOMES
(5 UNITS)

WASI BLUFFS - BUILDING

CONCEPT

DATE

SCALE

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



1 WASI BLUFFS BUILDING - LEFT ELEVATION
SCALE 3/8" = 1'-0"

2 WASI BLUFFS BUILDING - RIGHT ELEVATION
SCALE 3/8" = 1'-0"



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

TEASLEY TOWNHOMES
(UNITS 1-10)
WASI BLUFFS - BUILDING 1

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CONCEPT

DATE

DATE

RELEASE DATE

March 20, 2025

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

DRAWING TITLE

FRONT & REAR
ELEVATIONS

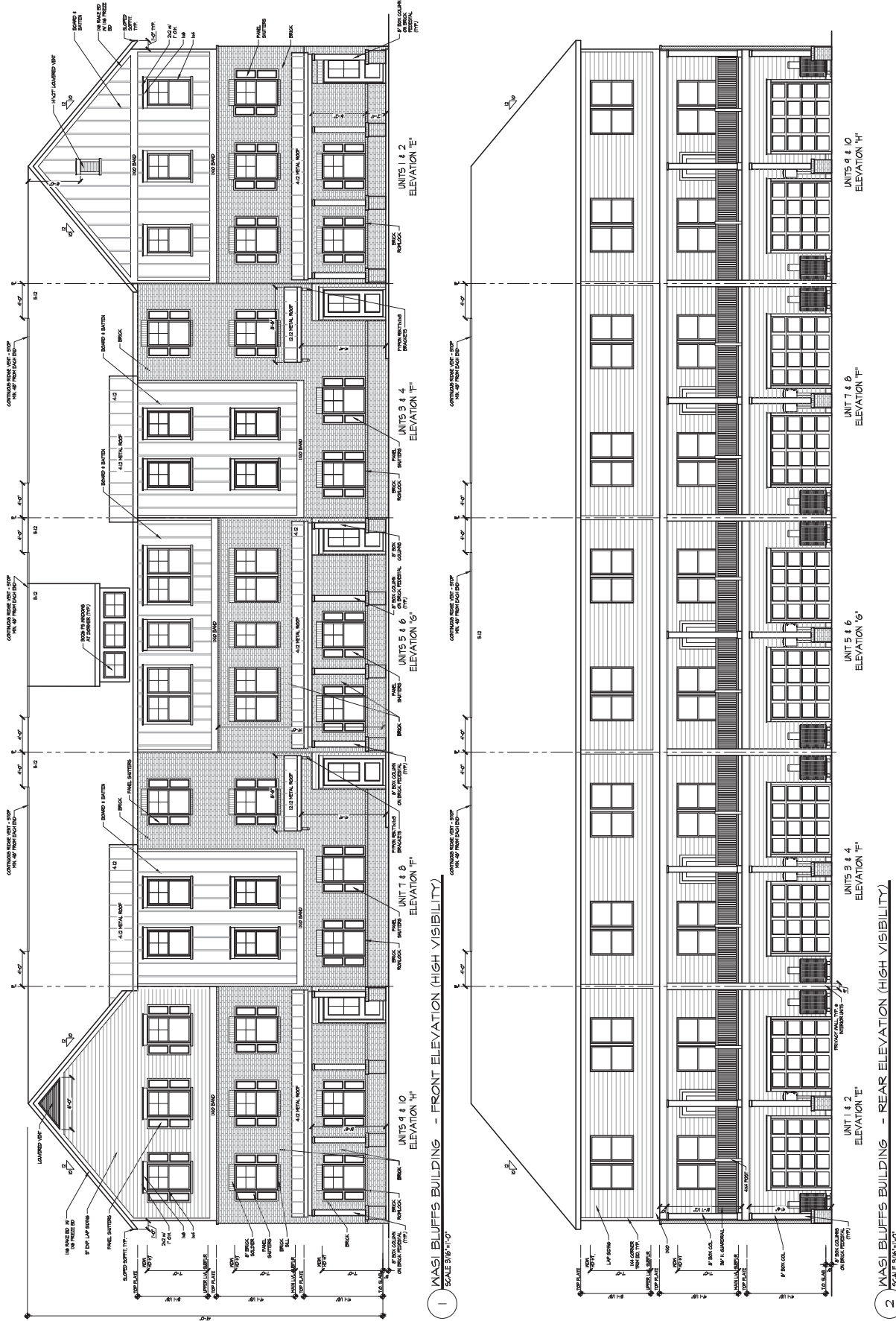
Drawn By

MD

Checked By

Project#

A-203





#	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 1
(UNITS 1-10)
TEASLEY TOWNHOMES

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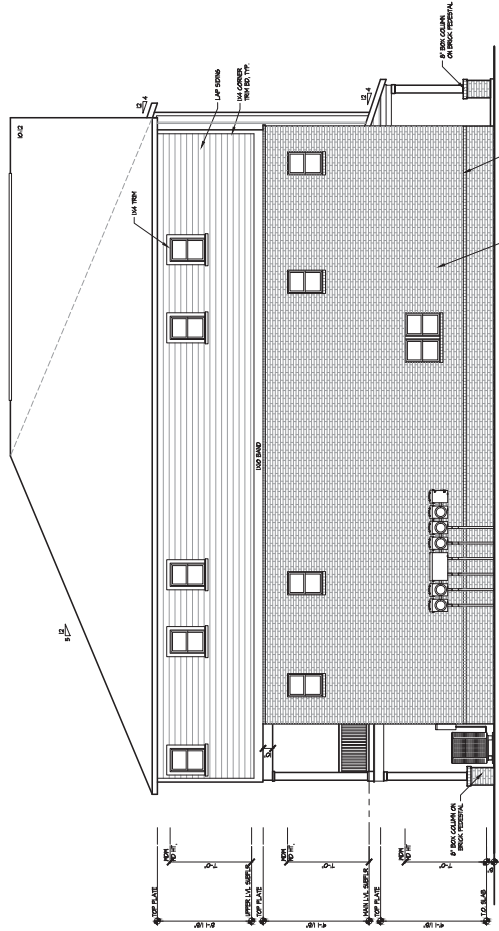
CONCEPT

March 20, 2025

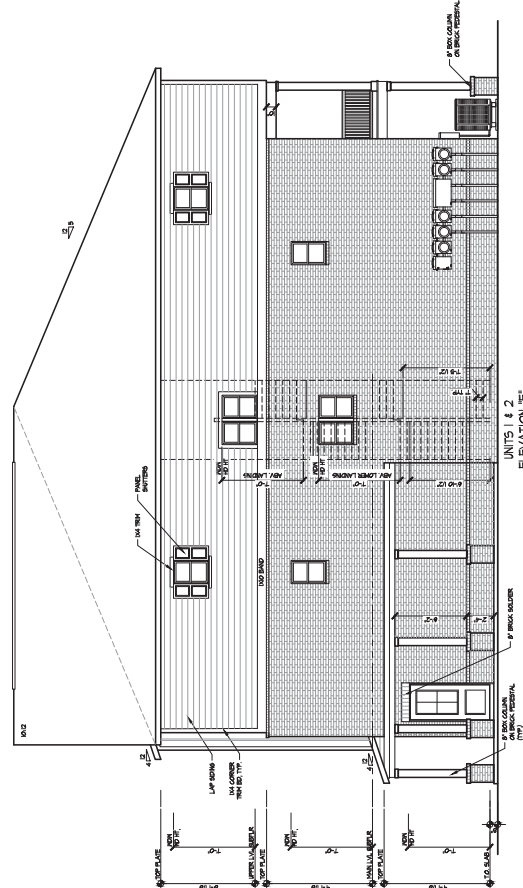
SCALE: 1/8"=1'-0" ON 11X17 SHEET

LEFT & RIGHT
ELEVATIONS

Drawn By
MD
Checked By
Project#
A-204

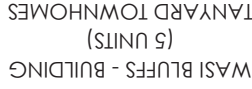


1 WASI BLUFFS BUILDING - LEFT ELEVATION (HIGH VISIBILITY)
SCALE 3/8"=1'-0"



2 WASI BLUFFS BUILDING - RIGHT ELEVATION (HIGH VISIBILITY)
SCALE 3/8"=1'-0"

WASI BLUFFS 5 UNIT BUILDING
APPROVED ELEVATION



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PHASE I

CFM

C5	COVER SHEET
A-01	LOWER LEVEL PLAN
A-02	MAIN LEVEL PLAN
A-03	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	MAIN LEVEL ELECTRICAL PLAN
E2	UPPER LEVEL ELECTRICAL PLAN
E3	FOUNDATION PLAN
S1	ROOF PLAN
S2	ARCHITECTURAL DETAILS
S3	ARCHITECTURAL DETAILS
S4	FIREWALL DETAILS

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	195 SF
*TOTAL UNHEATED	584 SF
TOTAL UNDER ROOF	2257 SF

International Building Code, 2018 Edition, with Georgia Amendments (2020) (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) (2022) (2023) (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) (2023) (2023)
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)
International Life Safety Code, 2018 Edition, with Georgia Amendments (2020)
Code (NFPA, Inc.) IFC Georgia Amendments or the Georgia Accessibility Code please contact the State Fire Marshal's Office.

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)

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

4-22-2025 CHANGED ALL EXTERIOR COLUMNS TO 8" BOX COLUMNS ON BRICK FIREWALL. 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 VIBRATION VERSION ONLY)

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

PRINT RECORD



1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30328

COVER SHEET

Drawn By

Checked By _____

Project#

3

September 22, 2025

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

DRAWING TITLE:



1100 CIRCLE 75 PARKWAY
SUITE 270
ATLANTA, GA 30339

PRINT RECORD

DATE DESCRIPTION

#	DATE	DESCRIPTION
1	5.20.2023	CONCEPT
2	6.25.2023	ROOF PLAN UPDATE
3	9.22.2023	ELEVATION UPDATES
4	10.01.2023	ELEVATION UPDATES

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WASI BLUFFS - BUILDING (5 UNITS) TANYARD TOWNHOMES

CONCEPT

September 22, 2025

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

DRAWING TITLE

LOWER LEVEL PLAN

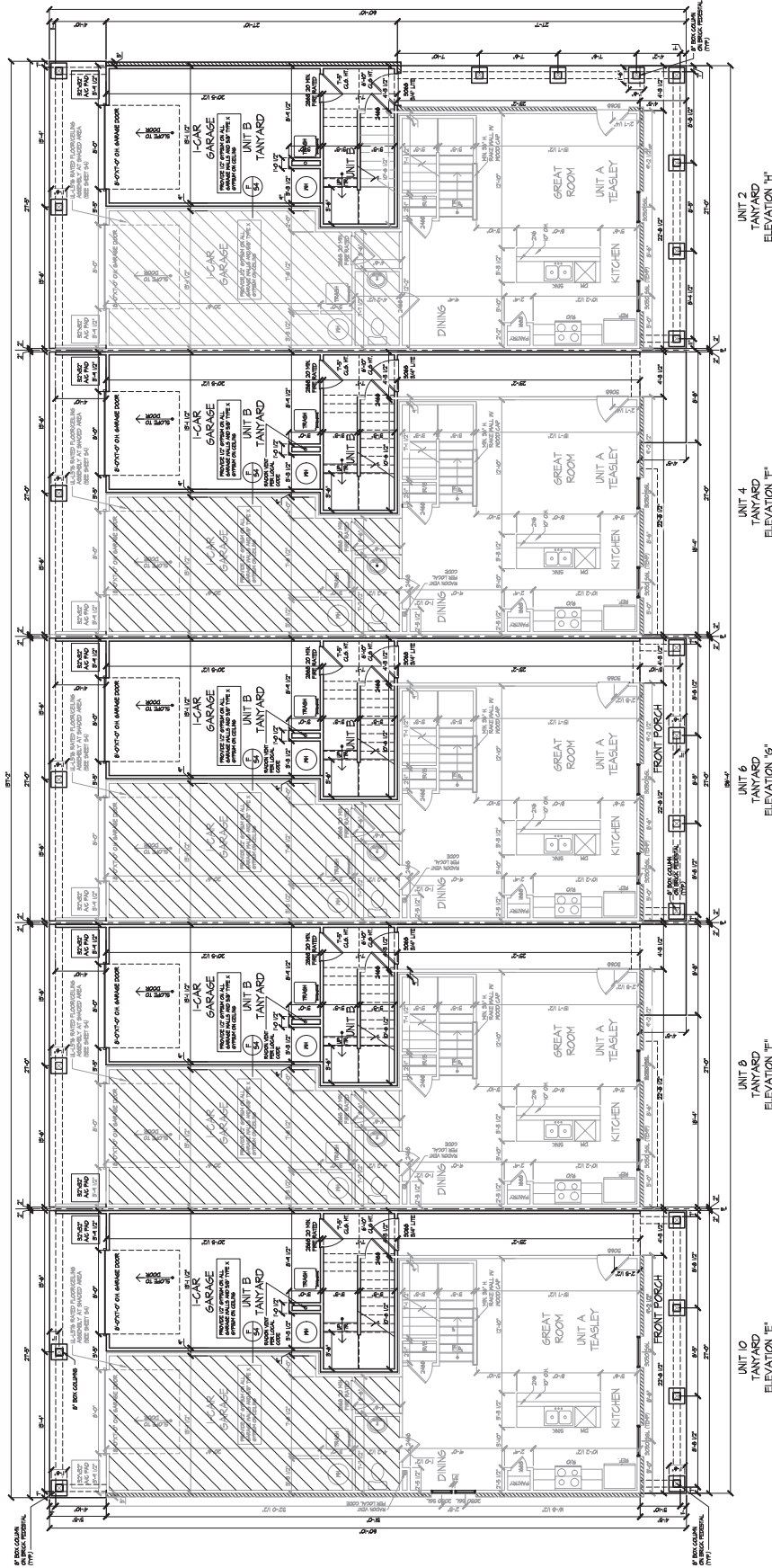
Drawn By

MD

Checked By

A-101

Project#



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



PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2023	CONCEPT
2	6.25.2023	ROOF PLAN UPDATE
3	9.22.2023	ELEVATION UPDATES
4	10.01.2023	ELEVATION UPDATES

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WASI BLUFFS - BUILDING
(5 UNITS)
TANYARD TOWNHOMES

CONCEPT

SCALE

RELEASE DATE

September 22, 2025

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

DRAWING TITLE

MAIN LEVEL
PLAN

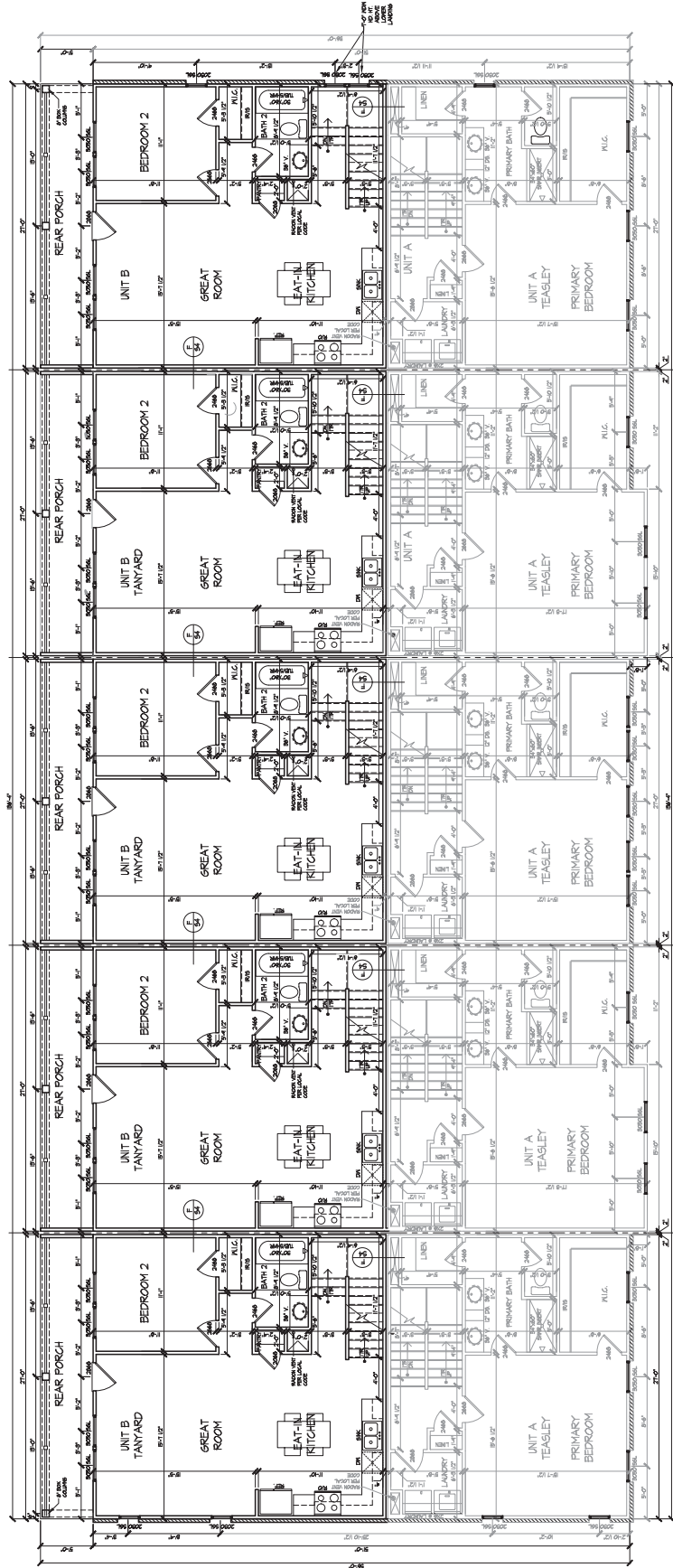
Drawn By

MD

Checked By

A-102

Project#



UNIT 2
TANYARD
ELEVATION 11'

UNIT 4
TANYARD
ELEVATION 1'

UNIT 6
TANYARD
ELEVATION 6'

UNIT 8
TANYARD
ELEVATION 1'

UNIT 10
TANYARD
ELEVATION 1'

MAIN LEVEL PLAN

SCALE 3/16"=1'-0"



PRINT RECORD

#	DATE	DESCRIPTION
1	5.20.2023	CONCEPT
2	6.25.2023	ROOF PLAN UPDATE
3	9.22.2023	ELEVATION UPDATES
4	10.01.2023	ELEVATION UPDATES

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WASI BLUFFS - BUILDING
(5 UNITS)
TANYARD TOWNHOMES

CONCEPT

DATE

DATE

RELEASE DATE

September 22, 2025

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

DRAWING TITLE

UPPER LEVEL
PLAN

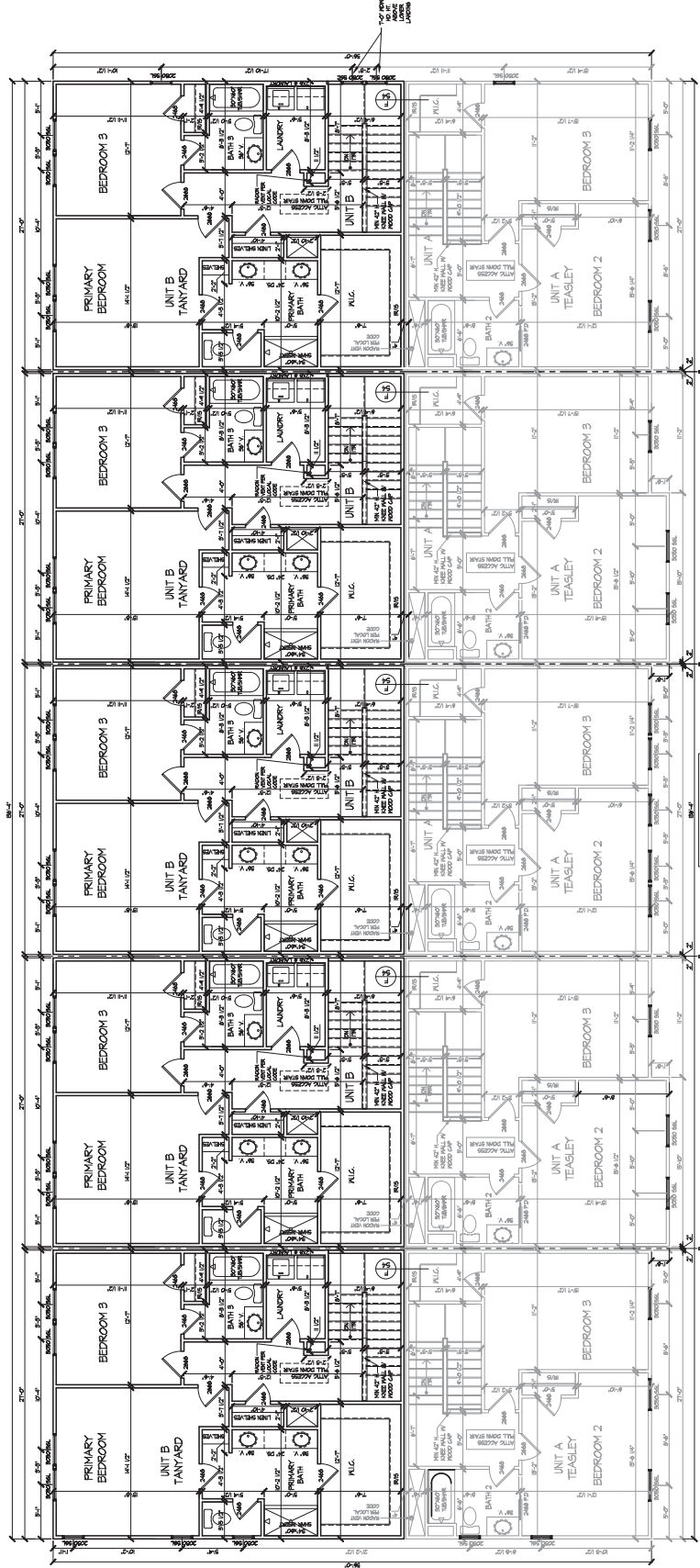
Drawn By

MD

Checked By

A-103

Project#



UNIT 2
TANYARD
ELEVATION "H"

UNIT 4
TANYARD
ELEVATION "F"

UNIT 6
TANYARD
ELEVATION "G"

UNIT 8
TANYARD
ELEVATION "I"

UNIT 10
TANYARD
ELEVATION "E"

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



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

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WASI BLUFFS - BUILDING
(5 UNITS)
TANYARD TOWNHOMES

CONCEPT

DATE

SCALE

RELEASE DATE

September 22, 2025

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

DRAWING TITLE

FRONT & REAR
ELEVATIONS

Drawn By

MD

Checked By

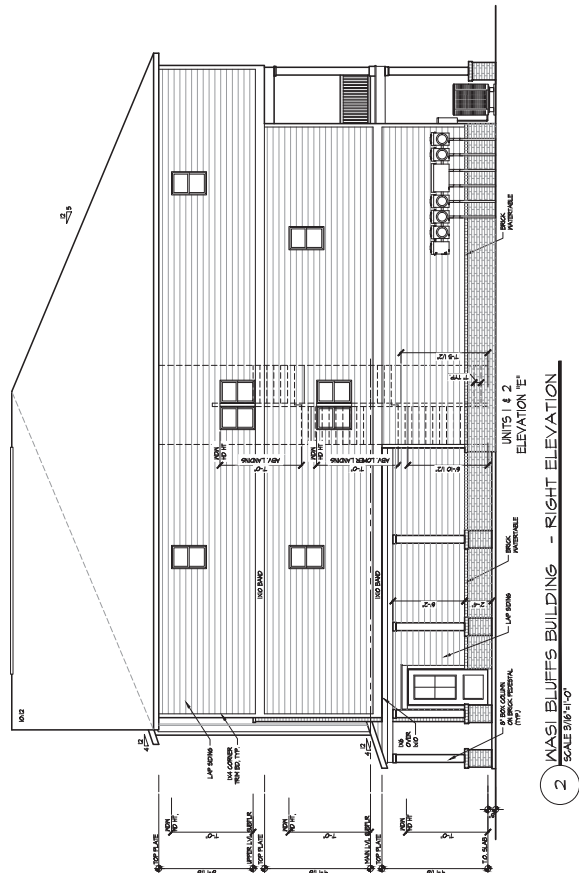
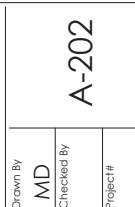
Project#

A-201



1 WASI BLUFFS BUILDING - FRONT ELEVATION
SCALE 3/8"=1'-0"

2 WASI BLUFFS BUILDING - REAR ELEVATION
SCALE 3/8"=1'-0"





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

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TANYARD TOWNHOMES
(UNITS 1-10)
WASI BLUFFS - BUILDING 1

CONCEPT

DATE

SCALE

RELEASE DATE

March 20, 2025

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

DRAWING TITLE

FRONT & REAR ELEVATIONS

Drawn By

MD

Checked By

Project#

A-203



1 WASI BLUFFS BUILDING - FRONT ELEVATION (HIGH VISIBILITY)
SCALE 3/8"=1'-0"

2 WASI BLUFFS BUILDING - REAR ELEVATION (HIGH VISIBILITY)
SCALE 3/8"=1'-0"

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

EXHIBIT “F”











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 $\pm$ 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.

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 commercial. *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.

FLINT, CONNOLLY & WALKER, LLP



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DOUGLAS H. FLINT

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Georgia Bar No. 103229

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fletcher@fcwlawfirm.com

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.

FLINT, CONNOLLY & WALKER, LLP

/s/ Fletcher K. Law

JOHN F. CONNOLLY

Georgia Bar No. 182202

DOUGLAS H. FLINT

Georgia Bar No. 264640

FLETCHER K. LAW

Georgia Bar No. 103229

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July 22, 2026

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

RE: Community Information and Input Meeting Report
Conditional Use Permit – Parcel No. 14-0205-0054
Project No. CUP2605-007; Ref. No. R84F8Q
Owner/Applicant: Q Wasi Holdings, LLC (“Owner”)

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

The Community Information and Input Meeting regarding the conditional use permit application Project No. CUP2605-007 related to Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z (the “Subject Property”) was held in the Salacoa Room of the Cherokee County Conference Center located at 1130 Bluffs Parkway, Canton, Georgia 30114 on Tuesday, July 21, 2026, at 6:30 p.m. The meeting remained open until 7:30 p.m.

The Owner/Applicant, through legal counsel, notified by mail all property owners deemed to be located within 1,000 feet of the Subject Property, along with all persons registered as Interested Parties pursuant to the list provided by the City of Canton Community Development Department. A sample of the notice that was sent to each person is attached hereto as Exhibit “A.” Certificates of Mailing are attached as Exhibit “B.”

Informational packets were available at the meeting, containing: a site plan, contact information for the Applicant’s undersigned representative, procedural information and contact information for the City of Canton’s Community Development Department. During the meeting, I presented the Owner’s plan, what the conditional use permit application requests and welcomed discussion on any issues of concern.

Including myself, two people attended the Community Information and Input Meeting. The Meeting Sign-In Sheet is attached hereto as Exhibit “C.”

The attendees expressed interest in learning more about the project, whether the project entails development of an adjacent parcel (Parcel ID 14-0192-0302; Tax ID 14N22A 060 AC) and whether the proposal would increase traffic. The undersigned Owner’s Representative explained the project and the purpose for seeking a renewed conditional use permit (stacked townhomes), that the proposed conditional use permit does not seek any additional dwelling units beyond what is already authorized and that the Applicant does not own and is not involved with any development that may occur on Parcel ID 14-0192-0302.

Respectfully submitted this 22nd day of July, 2026.

FLINT, CONNOLLY & WALKER, LLP



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Georgia Bar No. 182202

DOUGLAS H. FLINT

Georgia Bar No. 264640

FLETCHER K. LAW

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Exhibit “A”

July 6, 2026

RE: Adjacent Property Owner Notice & Community Information and Input Meeting Notice
Q Wasi Holdings, LLC ("Applicant")
Conditional Use Permit Application Project No. R84F8Q (the "Application")

Dear Property Owner:

This letter is to inform you that Q Wasi Holdings, LLC has applied to the City of Canton for a conditional use permit for its development, Riverstone Retreat, located on Parcel Identification Number 14-0205-0054, the same being Tax Identification Number 14N22A 060 Z (the "Subject Property"). You are receiving this notice because you own property within 1,000' of the proposed project or are listed as an Interested Party.

The Applicant is requesting to modify its existing conditional use approval from "Multi-family (townhomes)" to "Multifamily" per stated requirements from the City of Canton in order to construct townhomes in a stacked manner whereby each unit retains its own private ground-level garage and floor level entry. The property is currently zoned PD-MU and hosts the Applicant's Riverstone Retreat development, which is nearing completion save for the multi-family townhome portion. The Applicant does not seek any change in zoning, density, or units beyond that authorized by its existing conditional use permit. An excerpt of the already approved Final Plat for Riverstone Retreat is enclosed for your reference (the "Final Plat"). The Applicant does not seek to deviate from the Final Plat.

You are invited to attend a Community Information and Input Meeting (the "CIIM Meeting") to learn more about the proposal. The CIIM Meeting will be held on July 21, 2026, from 6:30 p.m. to 7:30 p.m., in the Salacoa Room at the Cherokee County Conference Center located at 1130 Bluffs Parkway, Canton, GA 30114. This will be an informal meeting for information gathering purposes and to answer any questions you may have about the project.

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

The hearing on this matter is open to the public, and the Application is on file in the Community Development Department located at Canton City Hall, 110 Academy Street, Canton, Georgia 30114, and may be viewed Monday through Friday from 9:00 a.m. to 4:00 p.m. The City of Canton Community Development Department may be contacted at (770) 704-1500.

Should you have any questions regarding the Application, please do not hesitate to contact me by phone or email.

Sincerely,

/s/ Fletcher K. Law
Fletcher K. Law
fletcher@fcwlawfirm.com
Attorney for the Applicant

Enclosures (1)

Exhibit “B”

(48)



Certificate of Mailing — Firm

Name and Address of Sender Fletcher Law Flint, Connolly & Walker LLP 131 E. Main St. Canton, GA 30114		TOTAL NO of Pieces Listed by Sender 201	TOTAL NO of Pieces Received at Post Office™ (B)	Affix Stamp Here Postmark with Date of Receipt.	
		Postmaster, per (name of receiving employee) D1		 0000	
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1. COMREF GEORGIA MOB LLC ✓		110 N WACKER DR., STE 4000 CHICAGO, IL 60606		.78 1.74	
2. DONNIE ADAMS ✓		263 RIVERSTONE PL CANTON, GA 30114		.78 .74	
3. MMNSF II W1 LLC ✓		6836 MORRISON BLVD, STE 320 CHARLOTTE, NC 28211 Carnegie		.78 1.74	
4. TONY RALPH MCENTYRE ✓		217 RIVERSTONE PL CANTON GA 30114		.78 .74	
5. GRACO PROPERTIES LLC ✓		123 MERIDIAN DR. WOODSTOCK GA 30188		.78 1.74	
6. LE PAZ LLC ✓		PO BOX 1431 ALPHARETTA GA 30009		.78 74	

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1. US POSTAL SERVICE ✓	225 PARKWAY 575 WOODSTOCK GA 30188	.78 .74			
2. SUMMIT at HICKORY CREEK LP ✓	3825 PACES WALK SE, STE 100 ATLANTA GA 30339	.78 .74			
3. RIVERSTONE HOMES INC. ✓	102 OVERLOOK CIRCLE CANTON GA 30115	.78 .74			
4. JERRY L SEWELL TRUSTEE ✓	305 THE CLIFFS ATLANTA GA 30350	.78 .74			
5. RUSSELL E GUINN ✓	210 RIVERSTON PL CANTON GA 30114	.78 .74			
6. MNSF II W1 LLC ✓	6836 MORRISON BLVD, SUITE 320 CHARLOTTE NC 28211 Carnegie	.78 .74			



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1. BARBARA KRUPA ✓	204 RIVERSTONE PL CANTON GA 30114	.78 .74				
2. SANDRA BARBER ✓	224 RIVERSTONE PL CANTON GA 30114	.78 .74				
3. SOODJAI POOKAEO ✓	145 RIVERSTONE COMMONS CIRCLE CANTON GA 30114	.78 .74				
4. SHIRLEY DAWS ✓	255 RIVERSTONE PL CANTON GA 30114	.78 .74				
5. LINDA NEWSOM ✓	240 RIVERSTONE PL CANTON GA 30114	.78 .74				
6. ANTHONY PERROTTA ✓	126 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74				



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1. SUSO 5 RIVERSTONE LP	321 N CLARK ST, STE 2300 CHICAGO IL 60654	.78 .74			
2. JUDITH D KAISER	223 RIVERSTONE PL CANTON GA 30114	.78 .74			
3. MNSF II W1 LLC	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211 Carnegie	.78 .74			
4. RIVERSTONE HOMES INC	102 OVERLOOK CIR CANTON GA 30115	.78 .74			
5. VICTOR RIVAS ALFREDO CASTILLO	395 MILTON DR CANTON GA 30114	.78 .74			
6. SANDRA S MARTIN TTE	206 RIVERSTONE PL CANTON GA 30114	.78 .74			



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	Postmaster, per (name of receiving employee)				
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. JOHN LUNN TRUSTEE ✓	4103 GLENAIRE WAY NW ACWORTH GA 30101		.78 .74		
2. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE. 320 CHARLOTTE NC 28211 Carnegie		.78 .74		
3. GADOL INVESTMENTS LLC ✓	2400 FENTON ST., STE 201 CHULA VISTA CA 91914		.78 .74		
4. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE. 320 CHARLOTTE NC 28211 Carnegie		.78 .74		
5. GWEN MULLINIKS LANCASTER ✓	218 RIVERSTONE PL CANTON GA 30114		.78 .74		
6. JANET BARROW ✓	158 RIVERSTONE COMMONS CIR CANTON GA 30114		.78 .74		



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1. CLIFFORD HENRY DAWSON ✓	219 RIVERSTONE PL CANTON GA 30114	.78 .74			
2. CPC OF THE WMM-USA FOUNDATION INC. ✓	452 MILTON DR CANTON GA 30114	.78 .74			
3. GENERATIONS CHURCH OF GOD, INC. ✓	110 BLUFFS PKWY, STE. 203 CANTON GA 30114	.78 .74			
4. CLINT MORRIS ✓	134 RIVERSTONE COMMONS CIR. CANTON GA 30114	.78 .74			
5. CMM INVESTMENTS LLC ✓	134 RIVERSTONE TER, STE. 301 CANTON GA 30114	.78 .74			
6. JOSHUA C JOHNSON ✓	153 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74			



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1. CYNTHIA HENRY ✓	239 RIVERSTONE PLACE CANTON GA 30114	.78 .74			
2. LARRY RAY AUSTIN ✓	410 MILTON DR CANTON GA 30114	.78 .74			
3. MNSF LII W1 LLC ✓	6836 MORRISON BLVD, STE. 320 CHARLOTTE NC 28211 Carnegie	.78 .74			
4. LLEWELLYN L ROWELL ✓	234 RIVERSTONE PL CANTON GA 30114	.78 .74			
5. CARLOS VELEZ ✓	314 CREEKSTONE RIDGE WOODSTOCK GA 30188	.78 .74			
6. NCWA STORAGE 4 LLC ✓	74 HALBACH CT FOND DU LAC, WI 54937	.78 .74			



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1. BARBARA NELSON, TRUSTEE ✓	232 RIVERSTONE PLACE CANTON GA 30114	.78 .74			
2. STEVEN F KIMPE ✓	259 RIVERSTONE PL CANTON GA 30114	.78 .74			
3. JULE CANTRELL BRYANT ✓	1492 AVERY RD CANTON GA 30115	.78 .74			
4. ODIS H & JEWELL WELCHEL ✓	221 KEETER RD CANTON GA 30114	.78 .74			
5. TERESA R MCGOWAN ✓	252 RIVERSTONE PL, UNIT 27 CANTON GA 30114	.78 .74			
6. CARRIE GODFREY ✓	257 RIVERSTONE PL CANTON GA 30114	.78 .74			

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1. ✓ TERRENCE L BOROS JR		146 RIVERSTONE COMMONS CANTON GA 30114		.74	
2. ✓ MNSF II W1 LLC		6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211 Carnegie		.78 .74	
3. ✓ CITY OF CANTON GEORGIA		110 ACADEMY CANTON GA 30114		.78 .74	
4. ✓ BETTY L UNSWORTH		248 RIVERSTONE PL CANTON GA 30114		.78 .74	
5. ✓ EDGE REAL ESTATE 2 LLC		PO BOX 5406 CANTON GA 30114		.78 .74	
6. ✓ MARY D WARREN		229 RIVERSTONE PL CANTON GA 30114		.78 .74	

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1. CMM INVESTMENTS 137 CANTON LLC ✓	134 RIVERSTONE TERRACE, STE 301 CANTON GA 30114	.78 .74			
2. JANICE SUE PURCELL ✓	159 RIVERSTONE COMMONS CANTON GA 30114	.78 .74			
3. SWAY 2014-1 BORROWER LLLC ✓	2525 W FRYE RD, STE 300 CHANDLER AZ 85224	.78 .74			
4. MNF III W1 LLC ✓	6836 MORRRISON BLVD, STE 320 CHARLOTTE NC 28211 <i>Carnegie</i>	.78 .74			
5. A S K G ENTERPRISES LLC ✓	2350 MONTEVILLA CT MARIETTA GA 30062	.78 .74			
6. DORIS L LAWRENCE ✓	117 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74			

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1. THOMAS L CORK 1623	1620 RIVERSTONE COMMONS CIR CANTON GA 30114		.78 .74		
2. DIANA R LINDSEY ✓	251 RIVERSTONE PL CANTON GA 30114		.78 .74		
3. EDGE REAL ESTATE 2 LLC ✓	POBOX 5406 CANTON GA 30114		.78 .74		
4. COMMONS AT RIVERSTONE ✓	134 RIVERSTONE TERRACE, STE 301 CANTON GA 30114		.78 .74		
5. CHRISTINE EDNA CZARNOTA ✓	260 RIVERSTONE PL CANTON GA 30114		.78 .74		
6. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211 Carnegie		.78 .74		



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1. LINDA GAIL BRYANT ✓	254 RIVERSTONE PL CANTON GA 30114	.78 .74			
2. RIVERSTONE HOMES INC ✓	102 OVERLOOK CIR CANTON GA 30115	.78 .74			
3. PICKRON FAMILY LLLP ✓	204 MARIETTA ST ALPHARETTA GA 30009	.78 .74			
4. STEPHEN R ARNOLD ✓	269 RIVERSTONE PL CANTON GA 30114	.78 .74			
5. SONDRRA D JONES ✓	227 RIVERSTONE PLACE CANTON GA 30114	.78 .74			
6. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211 Carnegie	.78 .74			



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1. CARL B WELCHEL JR ✓	221 KEETER RD CANTON GA 30114	.78 .74			
2. GLENN A FOWLER ✓	233 RIVERSTONE PL CANTON GA 30114	.78 .74			
3. HAP CANTON LAND LLC ✓	2868 JOHNSON FERRY RD MARIETTA GA 30062	.78 .74			
4. RIVERSTONE PROFESSIONAL ✓	134 RIVERSTONE TERRACE, STE 301 CANTON GA 30114	.78 .74			
5. RAFII MASOUD ✓	137 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74			
6. CARLOS STEVEN EDWIN BLACKWELL ✓	154 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74			



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1. KIMBERLY NICOLE WATTS	160 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74				
2. SAVANNA CARSON	157 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74				
3. RIVERSTONE VILLAGE LLC	134 RIVERSTONE TERRACE, STE. 301 CANTON GA 30114	.78 .74				
4. MNF III W1 LLC	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211 Carnegie	.78 .74				
5. CLEMON E & ELIZABETH CHILDERS	435 MILTON DR CANTON GA 30114	.78 .74				
6. CHEROKEE COUNTY SCHOOL SYSTEM	1205 BLUFFS PKWY CANTON GA 30114	.78 .74				



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1. HAP CANTON LLC ✓	2868 JOHNSON FERRY RD MARIETTA GA 30062	.78 .74			
2. CHERYL A TERRY ✓	265 RIVERSTONE PL CANTON GA 30114	.78 .74			
3. LAWRENCE M SANGER, TRUSTEE ✓	267 RIVERSTONE PL CANTON GA 30114	.78 .74			
4. ANTONIO SALINAS ✓	637 ELMWOOD ST CANTON GA 30114	.78 .74			
5. SIGNET CLINICAL LLC ✓	1100 JOHNSON FERRY RD, STE 400 ATLANTA GA 30342	.78 .74			
6. WALTER E HARRIS III ✓	212 RIVERSTONE PL CANTON GA 30114	.78 .74			



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift	
1. DOUG CLAYTON ✓	209 RIVERSTONE PLACE CANTON GA 30114	.78 .74			
2. HSBA2 LLC ✓	2885 GAINESWAY CT CUMMING GA 30041	.78 .74			
3. MNSF II W1 LLC (C) ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211 Carnegie	.78 .74			
4. REDWOODPARK MACON LLC ✓	2300-34TH ST, STE A KENNER LAQ 70065	.78 .74			
5. GLENN A CARVELL ✓	243 RIVERSTONE PL, UNIT 65 CANTON GA 30114	.78 .74			
6. RUTHELLE PAYNE ✓	237 RIVERSTONE PL CANTON GA 30114	.78 .74			

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USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code)		Fee Parcel Airlift
1. DUANE B GUNKLER ✓		115 RIVERSTONE COMMONS CR CANTON GA 30114		.14
2. LINDA J FREEDMAN ✓		225 RIVERSTONE PL CANTON GA 30114		.78 .74
3. BRENDA MCCARD ✓		231 RIVERSTONE PL CANTON GA 30114		.78 .74
4. BARBARA A DRUMMOND ✓		226 RIVERSTONE PL CANTON GA 30114		.78 .74
5. QIAOLIANG ZHANG TRUSTEE ✓		269 PARC DR CANTON GA 30114		.78 .74
6. MNF III W1 LLC ✓		6836 MORRISON BLVD STE 320 CHARLOTTE NC 28211		.78 .74

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift	
1. RSDV3 LLC ✓	2955 SPINDLETOP DR CUMMING GA 30041	.78 .74			
2. CARL B WELCHELL JR ✓	221 KEETER RD CANTON GA 30114	.78 .74			
3. ASHLEY CRISTINA RODRIGUEZ ✓	639 ELMWOOD ST CANTON GA 30114	.78 .74			
4. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.78 .74			
5. CONNOR DANIEL SWING ✓	156 RIVERSTONE COMMONS CIR CANTON GA 30114	.78 .74			
6. KIMBERLY CROSSING COA INC ✓	3630 PEACHTREE RD, STE 1500 ATLANTA GA 30326	.74			



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1. MNSF II W1 LLC ✓	6836 MORRISON BLVD STE 320 CHARLOTTE NC		.74		
2. PAULA PAIGE COPELAND ✓	164 RIVERSTONE COMMONS PL CANTON GA 30114		.74		
3. DAWN NATIVO ✓	163 RIVERSTONE COMMONS CIR CANTON GA 30114		.74		
4. EDGE REAL ESTATE 2 LLC ✓	PO BOX 5406 CANTON GA 30114		.74		
5. LARRY JOHN TUCKER ✓	713 TALL OAKS DR CANTON GA 30114		.74		
6. ETTA MARSHALL ✓	241 RIVERSTONE PL CANTON GA 30114		.74		



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Postmaster, per (name of receiving employee) DAV					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift	
1. MNF III W1 LLC ✓	6836 JMORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74			
2. PHILIP L ENGELMAN ✓	410 GRAY FOX DR CANTON GA 30114	.74			
3. VIRGINIA ANN WEST ✓	325 MILTON DR CANTON GA 30114	.74			
4. ASIYA ETIENNE ✓	119 RIVERSTONE COMMONS CIR CANTON GA 30115	.74			
5. CHERYL YVONNE STORY TRUSTEE ✓	236 RIVERSTONE PL CANTON GA 30114	.74			
6. CODY W WEST ✓	1100 SOAP CREEK RD BALL GROUND GA 30107	.74			

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. EDGE REAL ESTATE 2 LLC ✓	PO BOX 5406 CANTON GA 30114		.74		
2. MILLIE LITTLE RUSSELL ✓	430 MILTON DR CANTON GA 30114		.74		
3. CANTON AL PROPCO LLC ✓	3940 BIMINI CV DULTH GA 30096		.74		
4. KAREN KELLY POPE TRUSTEE ✓	250 RIVERSTONE PI CANTON GA 30114		.74		
5. HELEN B BURNETT ✓	144 RIVERSTONE COMMONS CANTON GA 30114		.74		
6. GADOL INVESTMENTS LLC ✓	2400 FENTON ST, STE 201 CHULA VISTA CA 91914		.74		



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Postmaster, per (name of receiving employee) DN					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift	
1. MARCELINO CARRILLO ✓	130 DR JOHN T PETTIT ST CANTON GA 30114	.74			
2. MARY ELIZABETH HULSEY TRUSTEE ✓	261 RIVERSTONE PL, LOT 57 CANTON GA 30114	.74			
3. SIMON MASHAURI ✓	2902 DUNHILL TRL WOODSTOCK GA 30189	.74			
4. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74			
5. DAVID A BARRON ✓	8079 RIDGE VALLEY WOODSTOCK GA 30189	.74			
6. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74			



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift	
1. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74			
2. RC PARTNERS LLC ✓	1570 TENNESSEE WALKER DR NE ROSWELL GA 30075	.74			
3. CHERYLL D VANN ✓	253 RIVERSTONE PL CANTON GA 30114	.74			
4. KIMBERLY CROSSING COA NC ✓	3630 PEACHTREE RD, STE 1500 ATLANTA GA 30326	.74			
5. SUMMIT AT HICKORY CREEK II LP ✓	3825 PACES WALK SE, STE 100 ATLANTA GA 30339	.74			
6. ODIS HAROLD WELCHEL ✓	2899 PLEASANT ARBOR RD WALESKA GA 30183	.74			



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1. HD DEVELOPMENT OF MARYLAND INC ✓	PO BOX 105842 ATLANTA GA 30348		.74		
2. JANET L SYBERT ✓	202 RIVERSTONE PL CANTON GA 30114		.74		
3. RIVERSTONE HOMES INC ✓	102 OVERLOOK CIR #A CANTON GA 30115		.74		
4. JOHN SCOTT HOYLE ✓	310 GARDEN CIRCLE CANTON GA 30114		.74		
5. RENASANT BANK ✓	209 TROY ST TUPELO MS 38802		.74		
6. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211		.74		

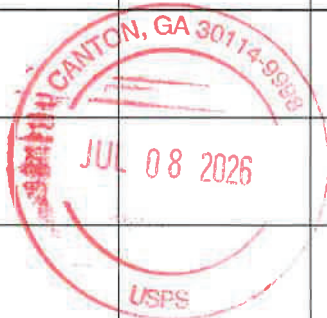
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	Postmaster, per (name of receiving employee) DN		 0000 U.S. POSTAGE PAID CANTON, GA 30114 JUL 08, 26 AMOUNT \$33.60 S2325A500153-20

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Parcel Airlift
1. EQUITY TRUST COMPANY AS ✓	3766 PEACHTREE CREST DR, STE A DULUTH GA 30097	.74		
2. SAM & BLONDINE WILSON ✓	463 CENTER ST CANTON GA 30114	.74		
3. HAP CANTON LAND T3 LLC ✓	2868 JOHNSON FERRY RD MARIETTA GA 30062	.74		
4. GINA SCHLUNEKER ✓	228 RIVERSTONE PL CANTON GA 30114	.74		
5. BRADLEY J BAIRD ✓	152 RIVERSTONE COMMONS CIR CANTON GA 30114	.74		
6. TANNER DEAN HEATHCOCK ✓	147 RIVERSTONE COMMONS CIR CANTON GA 30114	.74		





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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee USPS	Parcel Airlift
1. ANTHONY LARUSSA ✓	121 RIVERSTONE COMMONS CANTON GA 30114	.74		
2. MICHAEL W SIZEMORE ✓	465 CENTER ST CANTON GA 30114	.74		
3. PAUL KO ✓	7 CASCADE COURT SKILLMAN NJ 08558	.74		
4. RIVERSTONE VILLAGE LLC ✓	134 RIVERSTONE TERRACE, STE 301 CANTON GA 30114	.74		
5. MNSF II W1 LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74		
6. HPA BORROWER 2018-1 MS LLC ✓	PO BOX 4900 SCOTTSDALE AZ 85261	.74		



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1. HAIYAN FENG ✓	127 RIVERSTONE COMMONS CR CANTON GA 30114	.74			
2. CANTON HOTELS GROUP LLC ✓	105 ANSLEY DR CALHOUN GA 30701	.74			
3. EDGE REAL ESTATE 2 LLC ✓	PO BOX 5406 CANTON GA 30114	.74			
4. MYNOR O ESCOBAR ✓	330 KILLIAN ST CANTON GA 30114	.74			
5. CHARLES BERNARD COURTOIS JR ✓	220 RIVERSTONE PL CANTON GA 30114	.74			
6. KIMBERLY WILSON ELWELL TTE ✓	414 IVEY DR CANTON GA 30114	.74			

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1. ALICE FAYE MORGAN ✓	561 TRANSIT AVE CANTON GA 30114	.74			
2. ALICE FAYE MORGAN ✓	561 TRANSIT AVE CANTON GA 30114	.74			
3. REALTY INCOME PROPERTIES 17 ILLC ✓	11995 EL CAMINO REAL, STE 101 SAN DIEGO CA 92130	.74			
4. JUAN C GONZALEZ HERRERA ✓	415 B MILTON DR. CANTON GA 30114	.74			
5. BARBARA GUYTON SMITH ✓	242 RIVERSTONE PL CANTON GA 30114	.74			
6. CHARLES A GREENWALD ✓	221 RIVERSTONE PL CANTON GA 30114	.74			

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		Postmaster, per (name of receiving employee) DN			
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1. Q WASI HOLDINGS LLC ✓	3348 PEACHTREE RD NE, STE 1460 ATLANTA GA 30326	.74			
2. RICK ALLEN MERRITT ✓	1762 SE 164TH CR OCKLAWAHA FL 32179	.74			
3. NICOLE L FLEMING ✓	141 RIVERSTONE COMMONS CIR CANTON GA 30114	.74			
4. DARLENE D CAPINEGRO ✓	214 RIVERSTONE PL CANTON GA 30114	.74			
5. BARBARA R BUCHANAN TRUSTEE ✓	222 RIVERSTONE PL CANTON GA 30114	.74			
6. MJK TERRA FIRMA PROP MGMT LLC ✓	120 VICARAGE CT ALPHARETTA GA 30005	.74			

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1. SIGNET CLINICAL LLC ✓		1100 JOHNSON FERRY RD. STE 400 ATLANTA GA 30342		.74		
2. MNSF II W1 LLC ✓		6836 MORRISON BLVD STE 320 CHARLOTTE NC 28211		.74		
3. UNITED COMMUNITY BANK GEORGIA ✓		PO BOX 398 BLAIRSVILLE GA 30512		.74		
4. MNSF II W1 LLC ✓		6836 MORRISON BLVD STE 320 CHARLOTTE NC 28211		.74		
5. MNSF II W1 LLC ✓		6836 MORRISON BLVD STE 320 CHARLOTTE NC 28211		.74		
6. EDGE REAL ESTATE 2 LLC ✓		PO BOX 5406 CANTON GA 30114		.74		



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		Postmaster, per (name of receiving employee) DAW				
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1	CARMIKE CINEMAS INC ✓	11500 ASH ST LEAWOOD KS 66211		.74		
2	PAUL WARD ✓	249 RIVERSTONE PL CANTON GA 30114		.74		
3	VILLAS @ RIVERSTONE LLC ✓	958 MCEVER RD. STE B-5 GAINESVILLE GA 30504		.74		
4	CARL BENJIMEN WELCHEL ✓	400 MILTON DR CANTON GA 30114		.74		
5	DAVID M WILLIAMS ✓	256 RIVERSTONE PL CANTON GA 30114		.74		
6	BENGAL LAND GROUP LLC ✓	9025 INDIAN OVERLOOK TRL BALL GROUND GA 30107		.74		

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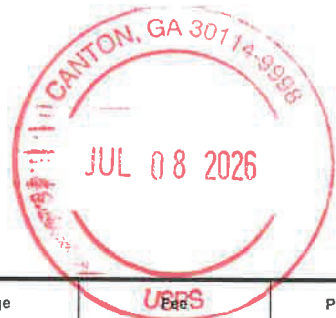
Name and Address of Sender FLETCHER LAW FLINT CONNOLLY & WALKER LLP 131 E MAIN ST CANTON GA 30114		TOTAL NO of Pieces Listed by Sender 6	TOTAL NO of Pieces Received at Post Office™ 6	Affix Stamp Here <i>Postmark with Date of Receipt.</i>		
		Postmaster, per (name of receiving employee) DW				
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. HAROLD ODIS WELCHEL ✓	2899 PLEASANT ARBOR RD WALESKA GA 30183			.74		
2. RIVERSTONE HOMES INC ✓	102 OVERLOOK CIRCLE CANTON GA 30115			.74		
3. PATRICIA M STARR ✓	235 RIVERSTONE PL CANTON GA 30114			.74		
4. KEN DUNCAN ✓	244 RIVERSTONE PL CANTON GA 30114			.74		
5. RIVERWALK PROPERTIES LLC ✓	157 REINHARDT COLLEGE PKWY, STE 400 CANTON GA 30114			.74		
6. DEBRA PROUX ✓	142 RIVERSTONE COMMONS CR CANTON GA 30114			.74		

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1 MNSF II WI LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74	
2 LYNETTE DAMICO ✓	238 RIVERSTONE PL CANTON GA 30114	.74	
3 RIVERSTONE HOMES INC ✓	102 OVERLOOK CIR CANTON GA 30115	.74	
4 DONNA C RICHARDS ✓	230 RIVERSTONE PL CANTON GA 30114	.74	
5 MNSF II WI LLC ✓	6836 MORRISON BLVD, STE 320 CHARLOTTE NC 28211	.74	
6 ASHLEY ROSE PERRY ✓	132 RIVERSTONE COMMONS CIR CANTON GA 30114	.74	

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Parcel Airlift
1. JOHN J NEUBERT III ✓	1683 WILLOW WAY WOODSTOCK GA 30188		.74		
2. RIVERSTONECT155 LLC ✓	1718 CAPITOL AVE CHEYENNE WYT 820001		.74		
3. MNSF II WI LLC	6836 Morrison Blvd Ste 520 Charlotte NC 28211-4399		.74		
4.					
5.					
6.					

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Exhibit “C”

DATE: July 21, 2026

LOCATION:
1130 Bluffs Pkwy, Canton, GA 30114
Salacoa Room



COMMUNITY INFORMATION AND INPUT MEETING SIGN-IN SHEET

[illegible]