

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 11/25/25
Hearing Date: 1/8/26
Voting Date: 1/5/26

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

Agenda Item Title:

RZON2510-005 - Request to rezone property from O-I (Office-Institutional) to GC (General Commercial) - 264 Marietta Highway - Allison Aicher

Summary:

The applicant seeks to use the property as housing for individuals receiving treatment for substance abuse disorder as a licensed Residential Transition Treatment Program.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Staff recommendation will be presented at the action meeting.

Reviews:

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

Attachments:

Application
Survey/location map



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

PUBLIC HEARING APPLICATION

Project #(s):

RZON 2510-005

This Application is for:

- | | |
|--|--|
| <input type="checkbox"/> A Annexation | <input type="checkbox"/> I Temporary Use Permit |
| <input checked="" type="checkbox"/> B Rezoning | <input type="checkbox"/> J Zoning Ordinance Text Amendment |
| <input checked="" type="checkbox"/> C Master Plans | |
| <input type="checkbox"/> D Master Plan Amendment | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> E Conditional Use Permit | <input type="checkbox"/> Adjustment |
| <input type="checkbox"/> F Land Use Modification | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> G Zoning Condition Amendment | |
| <input type="checkbox"/> 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: Allison Aicher
Address: 200 Rose Ridge Dr
City: Canton
State: GA ZIP Code: 30115
Telephone: 543-666-3693
Email Address: allison.aicher@gmail.com

Owner Information:

Name: Craig Vickery, Administrator Annev Barton
Address: P.O. Box 5111
City: Canton
State: GA ZIP Code: 30114
Telephone: 770-605-6188
Email Address: Craig.vickery@yahoo.com

I, Allison Aicher, 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, Allison Aicher, have received and thoroughly read the Public Hearing Procedures.

This 29th day of October, 2025.

Applicant Signature:

Allison Aicher

Print Name:

Allison Aicher



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2510-005

This form is to be executed under oath. I, _____, (Property Owner), 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 30th day of October, 2025.

Owner Signature: _____

Print Name: Craig Wilkes Administrator
Amel Bork-Estak

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:

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

Name of Authorized Applicant: Allison Aicher

Signature: Allison Aicher

Mailing Address: 200 Rose Ridge Dr

City: Canton

State: GA

Zip Code: 30115

Telephone: 643-616-3643

E-mail: allison.aicher@gmail.com

Applicant Status:

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

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

Sworn To and Subscribed Before Me This 30th
Day Of October, 2025.

Notary Signature: M. Bittig





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DISCLOSURE FORM

Project #(s):

RZON2510-005

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: Allison Aicher

Section 1

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

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

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

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

	Description
\$	
\$	
\$	



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PROPERTY INFORMATION

Project #(s):

RZON2510-005

Address: 264 Marietta Highway

Land Lot(s): 158 District: 14th Section: 2nd Parcel ID(s) 91N06B010

Existing Zoning Of Property: OI ☒ City ☐ County Total Acreage Of Property: 5.15

Proposed Zoning Of Property: GC Existing Use(s) Of Property: Single family residential

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
(1) NORTH	91N06B002E WG Northwood Equities LLC	RM-15	Townhome/MF dev.
(4) SOUTH	14N17031 9460 LLC	GC	Rest - Krystal
(2) EAST	91N06B002F Goshen Valley Farm Inc	OI	Office - Health human s
(6) WEST	91N06B006 ASF TAP GA III LLC	R-20	Vacant Land
South (5) OTHER	14N17030 Somani Properties LLC	GC	Gas Station
East (3) OTHER	91N06B011A 220 Marietta Highway Canton LLC	GB	Restaurant - Mexican
West (7) OTHER	91N06B002C Mary Elizabeth Bennett	R-20	Vacant land

UTILITY INFORMATION:

How is sewage from this development to be managed? City of Canton

Proposed managing jurisdiction: City of Canton - Same

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

Proposed managing jurisdiction: City of Canton - Same Size Limit: NA



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PUBLIC SCHOOL INFORMATION

Project #(s):

RZON 2510-005

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

Not applicable;
no school age
children

ZONED SCHOOLS: (circle one each)

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



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REVIEW CRITERIA

Project #(s):

RZON2510-005

How will this proposal be compatible with surrounding properties? The zoning of GC fits with surrounding GC uses such as restaurants, office buildings and commercial developments. It fits in with nearby residential as the exterior will remain unchanged.

How will this proposal affect the use and value of surrounding properties? There should be minimal value change for surrounding properties as many are GC already and the residential is vacant land or boarded up vacant houses.

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

City of Canton Zoning has requested rezoning for the proposed use.

What would be the increase to population and traffic if the proposal were approved? No substantial traffic implications will be experienced from this proposal. Cars entering and exiting should not exceed 10 and ~~no~~ they will not occur at the same time.

What would be the impact to schools and utilities if the proposal were approved? No impact to schools as the population is 1st. Utilities are already in place, however, water and electricity use will increase.

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? The proposal is consistent as the CBD continues to grow and commercial uses expand.

How is the proposal consistent with the City of Canton Roadmap of Success? -This supports Advancing Regional Economic Success and Celebrating the Diversity of Our Community.

Are there existing or changing conditions which affect the development of the property and support the proposed request? North Georgia and the Atlanta MSA has a need for supportive housing for people recovering from substance abuse disorder.

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



October 29, 2025

City of Canton Council Members

110 Academy Street

Canton, GA 30114

RE: Rezoning 264 Marietta Highway Canton Georgia

Dear Council Members,

This document is to serve as a Letter of Intent for the rezoning of the property located at 264 Marietta Highway, Canton, GA 30114 from the existing zoning of OI to GC.

The Property:

The current property is owned by the Vickers. It is currently a single family residence with 3 bedrooms and 3 bathrooms comprising 4,857 SF. The property has one level completely finished and offers a second level with plumbing, electrical, and framing which upon final build out would increase the SF to approximately 10,000 SF. The property has been owned by the same family since 1952 and has been used as a residence. In 2001 the original house was remodeled into the current structure.

The Impact:

The proposed use will not impact traffic patterns as most residents will be provided transportation to and from treatment, substance abuse/AA meetings, and stores. The proposed use will not change the exterior of the property, acreage of the property (5.15 acres), landscaping of the property or require signage. The primary purpose will be to provide individuals a safe living environment while minimizing the impact on adjoining properties. As such, the impact to adjoining property values will be minimal. The current zoning is OI which allows for office and institutional use, however, there is a deed restriction that the property remain residential in nature. The proposed use of the property under General Commercial (rooming and boarding) would be to provide housing for individuals receiving treatment for substance abuse disorder as a licensed Residential Transitional Treatment Program. This will have a tremendous impact on the lives and families receiving services and aligns with the City of Canton's Roadmap of Success in two key areas: Celebrating Diversity and Advancing Economic

Success. A portion of driving economic success is to engage citizens to live, work, and play here. Residents will receive help finding jobs, volunteering, and be encouraged to build community in Canton. This use will also employ 3-5 people. Celebrating Diversity is more than the exterior. Diversity of life experiences, healing, and transformation are powerful tools in any community development. This use will provide men with the ability to become part of a community and learn how their past does not solely dictate their future.

Who We Are:

Firm Foundation Treatment Center was founded in 2024 by Brian Aicher. His career spans 15-years in Behavioral Health ranging from managing sober living to private practice as an LCSW to being a program director at other facilities. He has witnessed what treatment modalities work and what modalities are harmful for patients. Furthermore, he has seen how some treatment facilities treat the patients as subhuman, merely means to bill insurance companies with very little care and therapeutic services provided. A core principle for FFTC is to love people and treat people the way that Christ would. As Christ walked with the prostitutes and lepers, we strive to walk with the marginalized who desire freedom from addiction. Our Vision Statement is simple: FIRM FOUNDATION envisions helping others better their lives from the destructive nature of substance abuse disorders, and mental health issues through an evidence-based Christ centered approach while empowering families and the community through education and advocacy.

Firm Foundation Treatment Center is located in Woodstock, GA. Firm Foundation Treatment Center is licensed through the Georgia Department of Community Health, accredited through the Joint Commission, and credentialed through Tri-Care (veteran insurance) and Blue Cross Blue Shield. 264 Marietta Highway would be a licensed Residential Transition Program under FFTC. As such, any employee on site would be screening and supervised in accordance with GA Department of Community Health and Joint Commission standards. Also, any resident would be subject to the same screening, admission criteria, suicide screening, and clinical treatment as defined in the FFTC policies and procedures. Policies and procedures have been reviewed and approved by Joint Commission and the State and include questions regarding any type of criminal history.

There will be dedicated staff to the property to oversee resident activity, provide therapeutic services, education, and case management support. This level of care falls under Rule 111-8-19-.21 Residential Transitional Treatment Programs. This requires that all activities at the property are subject to all the same policies and procedures that FFTC adheres to with the addition site specific outpatient services on site that include group and individual therapy, group activities, budgeting, education, and potential legal support. Also, there should be sufficient types and numbers of staff members on duty in the residence to provide for safe supervision of clients whenever clients are present.

The Need:

- 1) Overdose is the leading cause of death for Americans aged 18-44.
- 2) In 2023 alone, more than 107,000 people in the U.S. died of a drug overdose, with roughly 70 percent of those deaths involving fentanyl.
- 3) From 2011-2017, the number of heroin-related deaths went up by 3844% in Fulton, DeKalb, Cobb, and Gwinnett counties.
- 4) Greater Atlanta has been classified as a High Intensity Drug Trafficking Area which impacts all surrounding counties.

Substance Abuse still remains a major issue impacting families and individuals. People often stigmatize people suffering from substance abuse which leads people away from treatment due to guilt and shame. FFTC strives to break that cycle of guilt and shame through Christ's love and evidenced based therapeutic services. During their treatment stay, men are required to commit to PHP (full day treatment) for 30-days and 60-days of IOP (half day treatment).

As a result of the destructive nature of addiction, most of FFTC's clients require supportive housing throughout the treatment process, and we would use the Marietta Road property solely for this purpose: to create a safe, structured, and community-based environment for men to navigate treatment and transition either back to independent living or to a step-down sober living environment. Many treatment facilities do not offer these types of supportive services and instead cycle men through treatment without providing dynamic family support, community engagement, or proper aftercare planning. Unfortunately, this often leads to relapse and, at times, death. We are passionate about offering Christ centered care to Cherokee County and uplifting our community.

Family programming is also central to our mission. Our Program Director is a Licensed Marriage and Family Therapist with experience building robust family programs at a major treatment center in the past. We are committed to assisting families through the addiction process by helping them establish healthy boundaries and appropriate expectations throughout the treatment timeline. Additionally, community engagement is a vital part of our program. We require participants to become employed, attend 12-step meetings, participate in church services (or another spiritual group if they are not comfortable with church at their current stage of faith), and maintain accountability within the Firm Foundation community. This includes completing chores, tasks around the house, and engaging in community meetings.

The proposed use and zoning would allow Firm Foundation Treatment Center to provide safe, stable, community-oriented housing as patients transition from substance abuse treatment back into the community.

Thank you for your consideration.

Allison Aicher



