

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 12/10/24
Hearing Date: 12/5/24
Voting Date: 12/19/24

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

Agenda Item Title:

ANNX2408-003/RZON2408-005/CUP2408-004/VAR2408-005 - Request to annex/rezone 14.91 acres for the development of a 198 multi-family residential development. A Conditional Use Permit is also sought along with variances - April Street and Lucky Street

Summary:

The applicant has submitted petitions to annex and rezone 14.91 acres along April and Lucky Streets for the purpose of developing a 198 unit multi-family project. There will be eleven buildings in the development. These units will be in a stacked flat configuration so a Conditional Use Permit is also requested.

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 and possible conditions can be found in the staff report.

Reviews:

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

Attachments:

Annexation/Rezoning/Conditional Use Permit/Variance applications

Site plan

Survey

Traffic study



Land Use Petition: ANNX2408-003, RZON2408-005, CUP2408-004

Date of Staff Report Preparation: December 10, 2024

Mayor and City Council Action Meeting Date: December 19, 2024

Applicant: O'Dwyer Properties, LLC

Property Location: April and Lucky Streets

Parcel ID: 91N28, 033, 034, 035, 035A, 035B, 040, 041, 42, 050A, MH00026

District/Land Lot: 14th District, LL 169

Acreage: 14.91

Existing Zoning District: R-40, Cherokee County

Existing Land Use: Single family homes, church, vacant parcels, road r-o-w

Future Development Map Designation: Traditional Neighborhood Redevelopment Area

Proposed Development: 198 condominium living units, 11 buildings

District Standards: RM-15

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	40%	Front Yard Setback (min.)	40'
Open Space (min.)	60%	Side Yard Setback (min.)	25'
Building Height (max.)	4/60'	Rear Yard Setback (min.)	40'
Building Height (min.)	N/A	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

North – Vacant/Undeveloped – PD-MU

South – Apartments - SU

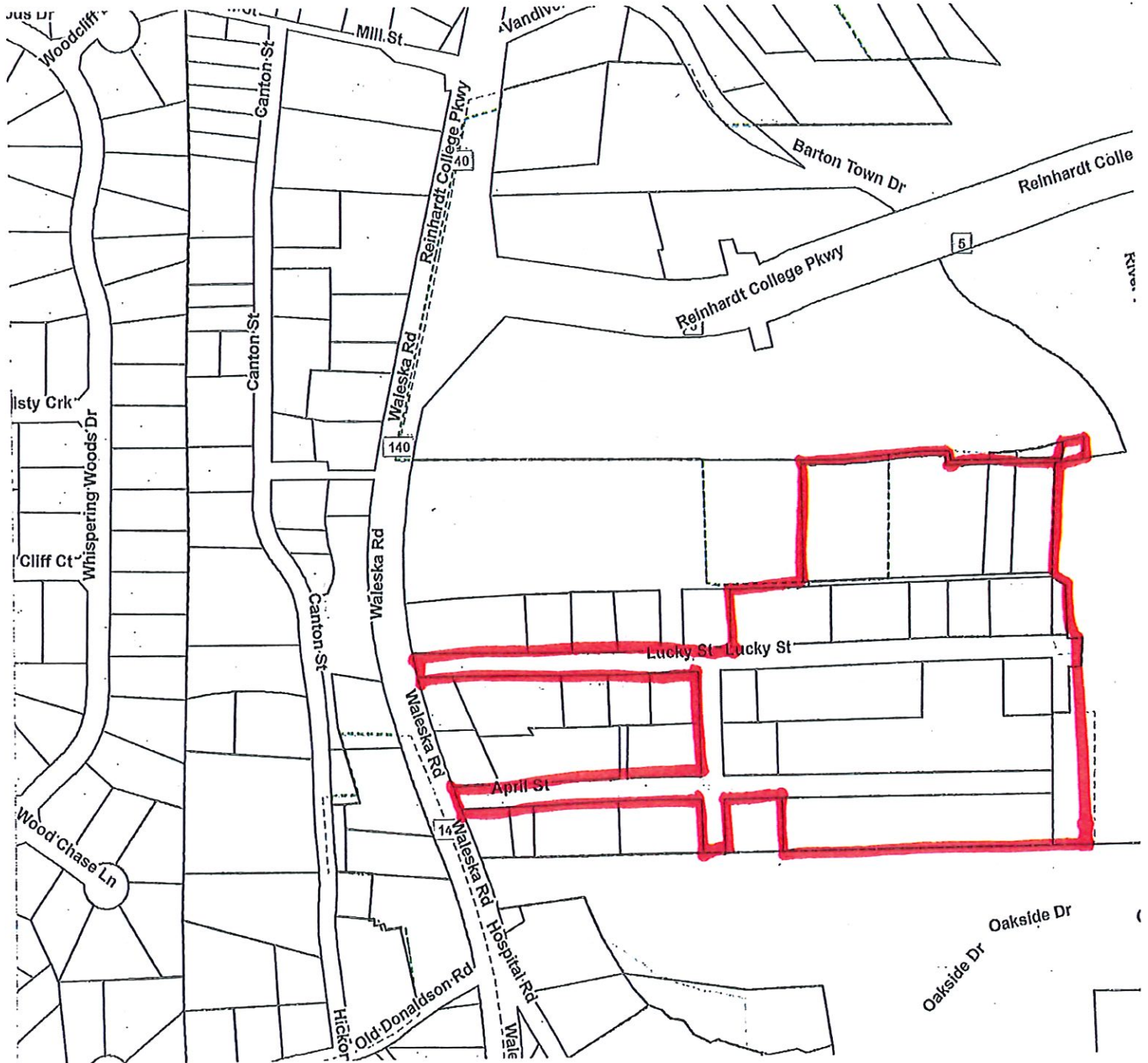
East – Apartments – PD-MU

West – Single family homes – R-40, Cherokee

County

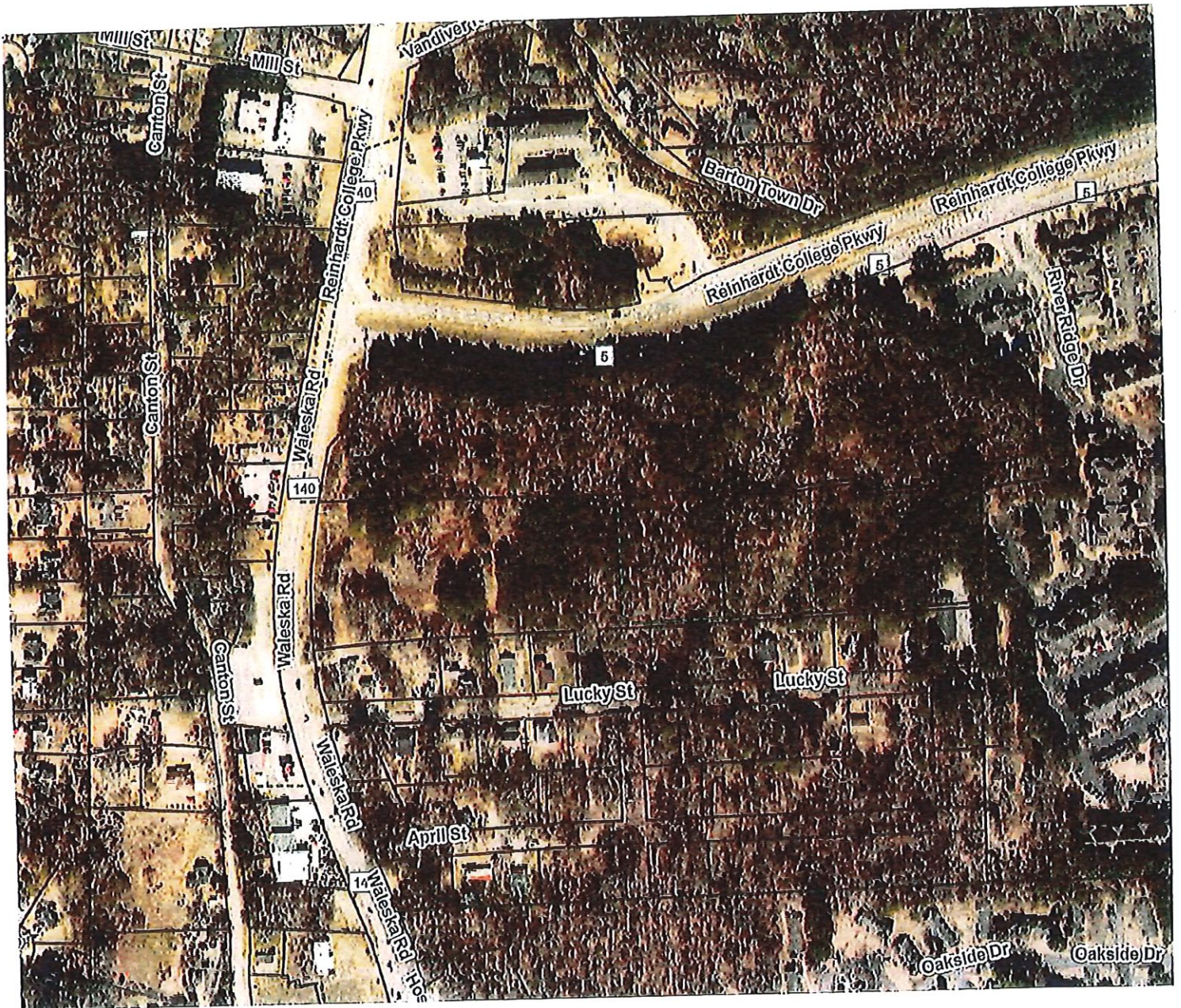
CANTON

Location Map

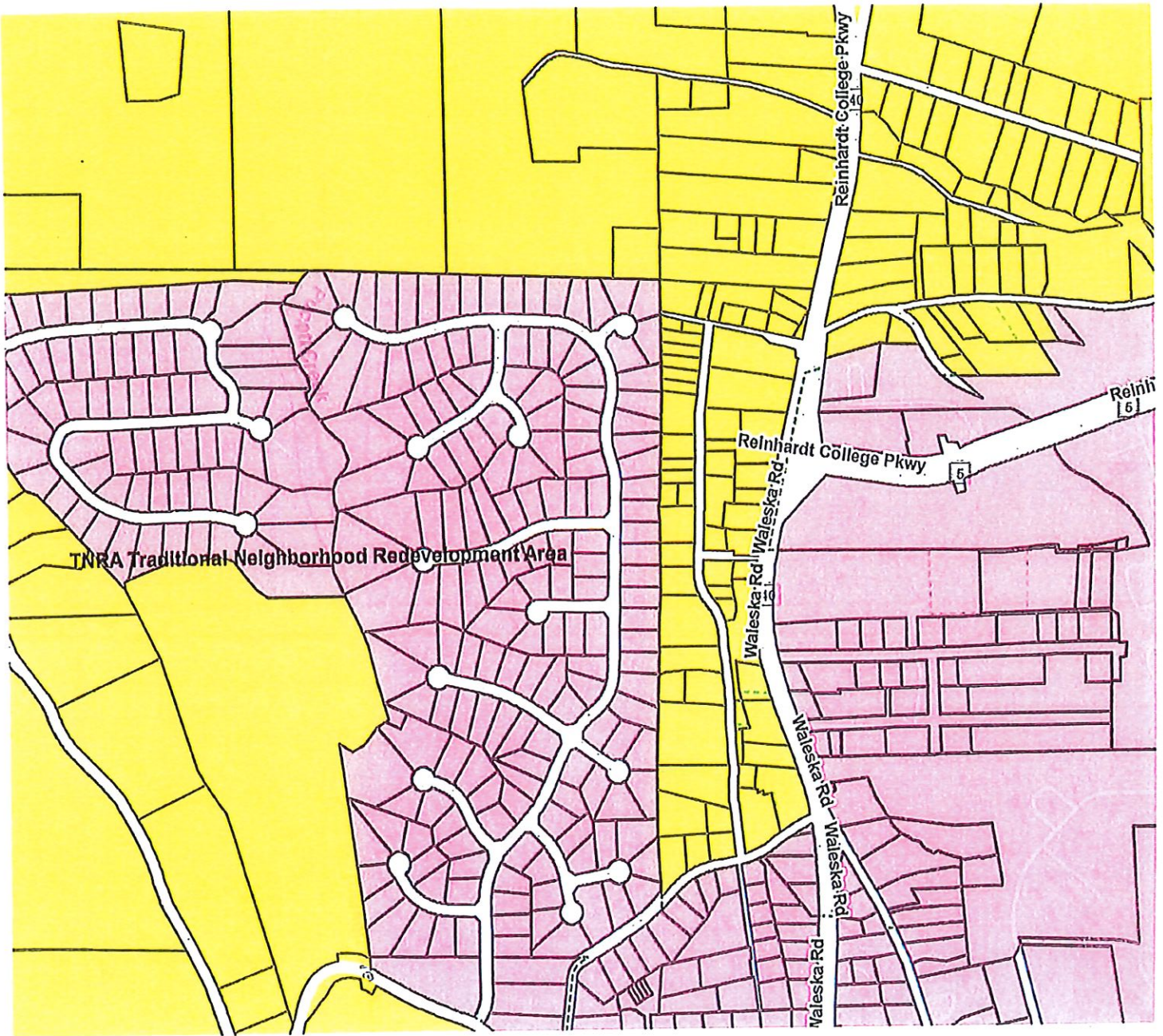


CANTON

Existing Land Use Map



Future Development Map





Site Description: The subject properties contain single family homes, a church, road rights-of-way and vacant lots.

Site History: To staffs knowledge no attempt at development or annexation of these parcels has been attempted in the recent past.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;** The immediate area is a mix of single family homes, vacant lots and a church. To the east of the subject property is the River Ridge apartment complex.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;** The annexation, rezoning, CUP and variance proposals will not adversely affect the existing use, usability of adjacent or nearby property.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;** There has been no development in the immediate area in several years. The area has maintained its current character over the years.
4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;** The construction of 198 condominium units will have definitely have a impact on Lucky Street. The school board has not provided comments on these applications.
5. **Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map;** The subject property lies within the Traditional Neighborhood Redevelopment Area. One of the suggested uses for this character area is medium density residential uses. The suggested density is 4 to 6 dwelling units per acre. At the maximum suggested density 89 living units would be developed. The applicant is requesting 198 living units which would provide a density of 13 living units per acre. This is twice the recommended number of living units.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either**



approval or disapproval of the zoning proposal. The area has been stable for quite some time. With the exception of the assisted living facility and River Ridge apartments, little to no development has taken place in the immediate area.

7. **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.** There are no known historic buildings, site or archaeological resources on the subject property.
8. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts.** All buildings will be required to have the exterior approved by the Canton Oversight Committee.

CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. **Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;** The proposal is not consistent with the comprehensive plan in terms of density.
- b. **Whether the proposed use complies with the requirements of this zoning ordinance;** The proposed use requires a change in zoning if the property is annexed.
- c. **Whether public services, public facilities and utilities are adequate to serve the proposed use;** Public services, facilities and utilities would be sufficient to serve the proposed use.
- d. **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:**
 1. **Noise, smoke, order, dust or vibration generated by the proposed use;**
None.
 2. **Hours or manner of operation of the proposed use; and**
None
 3. **Traffic volumes generated by the proposed use;**
198 living units would definitely affect the traffic volume in the area.



- e. **Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;** There are currently no condominium developments in the area.
- f. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations;** All buildings will be approved by the Canton Oversight Committee. And
- g. **Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.** The proposed project is not compatible with the surrounding land uses with the exception of the River Ridge apartment complex.

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:
- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)



- 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, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

The City of Canton has an automatic sprinkler system ordinance. All multi-family residential construction (three family dwellings or more) requires an NFPA 13R automatic sprinkler system. For commercial development, any structure over 3,500 square feet shall require an NFPA 13 automatic sprinkler system.

This project may require two or more entrances based on the number of dwelling units constructed. This requirement is in the City of Canton Unified Development Code (UDC), section 109.03.12 - Development access and the 2018 International Fire Code Appendix "D".

The minimum diameter fire main size is 8". Fire hydrant placement is based on both the City of Canton UDC, section 110.02.02 (f)- Design criteria and appendix B and C of the 2018 International Fire Code which has been adopted as law in the City of Canton.

Mail Kiosks shall meet the 2010 Federal ADA standard and USPS-STD-4C. A van accessible handicap parking space and access aisle is required to serve an accessible route to the mail kiosk.

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceeding 10% grade and for local



Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.

2. Roads throughout the development must be at minimum made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software. For tire curb clearances, bumper swing clearances or inside crimp angles, contact Cherokee County Fire & Emergency Services.

4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided an approved area for turning around fire apparatus.

5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

Conditions for Consideration

COMMUNITY DEVELOPMENT

The applicant proposes a 198 unit condominium development on 14.91 acres. This yields a density of 13.28 units per acre. This is twice the density recommended by the future land use plan. The requested number of units also requires a second means of ingress/egress. The submitted site plan indicates this second entrance will be constructed off of Oakside Drive, a property owned by the Canton Housing Authority. It is not known at this time if an agreement with the Housing Authority has been finalized. The main ingress/egress point will be from Lucky Street to Highway 140. All construction at this point will require GDOT approval.

During the public hearing the Mayor and several Council members had numerous questions for the applicant's representative. A reminder email has been sent to Mr. Huff requesting answers to the comments and concerns that were raised. As of December 10, 2024, no response has been



received. We have received correspondence from the school board but no mitigation fees have been offered by the applicant.

In staff's opinion the most important question that has not been answered is if there is an agreement between the applicant and the Canton Housing Authority to have the secondary access to the proposed development off of Oakside Drive. It is the staff's opinion that action should be delayed until such an agreement can be provided and the proposed ingress/egress point complies with the International Fire Code or the proposed number of units is reduced to a maximum of 124

Due to the proposed density being twice as much as recommended by the Future Land Use Plan the staff recommends **denial** proposed annexation. If the annexation is denied then all the other applications become moot.

The staff recommends action on the applications be postponed until such time the applicant can provide answers to questions and concerns that were raised at the public hearing.

Conditions for Consideration

If the requested annexation/rezoning/conditional use permit are approved the staff offers the following possible conditions for consideration:

- 1) The intersection of SR 140 and Lucky Street shall be improved as required by the Georgia Department of Transportation.
- 2) The entire length of Lucky Street shall be improved to City of Canton or Cherokee County street standards and requirements, whichever entity shall have jurisdiction. Any right-of-way or construction easements required for the street improvement shall be the responsibility of the owner/developer to obtain.
- 3) Interior alley ways shall have public access on each end. Alleyways shall be constructed City of Canton standards.
- 4) Required sewer easements shall be the responsibility of the owner/developer to obtain.
- 5) The water main along Lucky Street shall be upgraded to a 8 inch line to provide fire protection.
- 6) Existing homes along Lucky Street that are not included in the proposed development shall continue to have access to SR 140.

Additional possible conditions for consideration may be forthcoming once the applicant has responded to the concerns raised during the public hearing.

DEVELOPMENT SERVICES

Incorporate planned City transportation project in plans

Private Streets must be gated

Entrance to Lucky/April Street is controlled by GDOT, it appears that traffic volumes may require Left Turn Lane - need to contact GDOT

Alleys are required to have public access on both ends.

Any sewer easements required for the property will be the responsibility of the owner to obtain.



Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

The school system has not responded to this request.

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

The Board of Commissioners voted 5-0 to express that they have no objections to the proposed annexation with the following requests:

- 1 The Cherokee County Board of Commissioners encourages the city to consider the results of the traffic study before approving the development.
- 2 Lucky Street will meet the requirements of a County road which includes 20-foot wide curb and gutter and associated sidewalks.



3 Highway 140 is a state road, and the developer should coordinate with GDOT to ensure that properties adjacent to the development will continue to have access to Hwy 140.

4 Fire and Emergency Services suggest that the current water main pipe size on Lucky Street be upgraded from 6 inches to 8 inches for fire protection systems and fire hydrants.

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHALL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



Community Development Department

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

ANNX2408-003

Public Hearing Application

Project # _____

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

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

Applicant: J This 30 day of APRIL, 20 24.
Print Name: Jordon Tench for O'Dwyer Properties LLC

Applicant Information:

Name: O'Dwyer Properties LLC
Address: 850 Old Alpharetta Rd
City: Alpharetta
State: GA Zip Code: 30005
Telephone: (770) 887-2177
Fax Number: _____
Email Address: jordont@odwyerhomes.com

Owner Information:

Albert M. and Gerald M. Ashkouti
Name: as Tenants-in-Common
Address: 1 Glenlake Parkway NE
Suite 1050
City: Atlanta
State: _____ Zip Code: 30328
Telephone: _____
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

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

Fee Schedule:

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

Staff Use Only

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

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Albert M. Ashkouti, 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 April, 20 24.

Owner Signature: [Signature]

Print Name: Albert M. Ashkouti

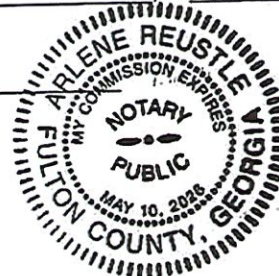
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- ☒ A Annexation
- ☒ B Rezoning
- ☒ C Master Plans
- ☐ D Master Plan Revisions
- ☒ E Conditional Use Permit
- ☐ F Land Use Modification

- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan
- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☒ K Variance

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature: [Signature]





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

Authorization Of Applicant

This form is to be executed under oath. I, Albert M. Ashkouti, 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 April, 20 21.

Owner Signature: [Signature]

Print Name: Albert M. Ashkouti

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

- ☒ A Annexation
- ☒ B Rezoning
- ☒ C Master Plans
- ☐ D Master Plan Revisions
- ☒ E Conditional Use Permit
- ☐ F Land Use Modification

- ☐ G Zoning Condition Amendment
- ☐ H Density Transfer within Master Plan
- ☐ I Temporary Use Permit
- ☐ J Zoning Ordinance Text Amendment
- ☒ K Variance

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature: [Signature]

Jordan Tench for O'Dwyer Properties LLC

Mailing Address: 850 Old Alpharetta Rd

Applicant Status:

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

City: Alpharetta

State: GA Zip Code: 30005

Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

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

Sworn To and Subscribed Before Me This 30 Day Of April

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, David W. Shirley, 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 30 day of APRIL, 20 24.

Owner Signature: David W. Shirley Print Name: David W. Shirley

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

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature: Arlene Reustle





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

(Application Type A : ONLY)

Address of Property to be Annexed: 315 Barton Town Drive

Land Lot(s): 169 District: 14th Section: 2nd Map #: _____ Parcel #: 035

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

1. Intended Use of the Land:

- ☒ Residential
☐ Commercial
☐ Vacant

- ☐ Other (Specify) _____
☐ Existing Structures _____

2. Number of persons currently residing on the property: 0; Number 18 years or older: _____;
Number registered to vote: _____

3. The number of all residents occupying the property:

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

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

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

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

Property Owner's Signature

Date

Albert M. Ashkouri
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 2024.

Notary Signature: [Signature]

(Seal)





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

Authorization Of Applicant

This form is to be executed under oath. I, David W. Shirley, 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 3rd day of April, 20 24.

O Owner Signature: David W. Shirley Print Name: David W. Shirley

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

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

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature: Jordan Tench Jordan Tench for O'Dwyer Properties LLC

Mailing Address: 850 Old Alpharetta Rd

City: Alpharetta

State: GA Zip Code: 30005

Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

Applicant Status:

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

This Authorization of Applicant Form has been completed and the property owner's signature is on file.
Sworn To and Subscribed Before Me This 30 Day Of April

Notary Signature: Arlene Reustle



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

(Application Type A : ONLY)

Address of Property to be Annexed: No address

Land Lot(s): 169 District: 14th Section: 2nd Map #: _____ Parcel #: 050A

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

1. Intended Use of the Land:

- | | |
|---|--|
| ☒ Residential | ☐ Other (Specify) _____ |
| ☐ Commercial | ☐ Existing Structures _____ |
| ☐ Vacant | _____ |

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

3. The number of all residents occupying the property:

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

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

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

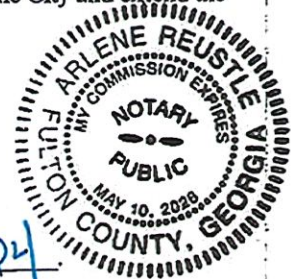
I/We the undersigned, being the owner(s) of real property of the territory described herein, respectfully request that the Mayor and City Council of the City of Canton, Georgia annex this property into the City and extend the City boundaries to include the same.

Owner Signature: David W. Shirley 05/30/24
Date

DAVID SHIRLEY
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24

Notary Signature: Arlene Reustle (Seal)



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

Authorization Of Property Owner

This form is to be executed under oath. I, James David Moody as Executor of the Estate of Leonard Moody aka Leonard A. Moody, 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 April, 20 24.

Owner Signature: _____

Print Name: James David Moody as Executor of the Estate of Leonard Moody aka Leonard A. Moody

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

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature: _____



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

Authorization Of Applicant

This form is to be executed under oath. I, James David Moody as Executor of the Estate of Leonard Moody aka Leonard A. Moody, 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 30 day of April, 20 24.

Owner Signature: [Signature]

James David Moody as Executor of the Estate of
Print Name: Leonard Moody aka Leonard A. Moody

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

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

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature: [Signature]

Mailing Address: 850 Old Alpharetta Rd

City: Alpharetta

State: GA Zip Code: 30005

Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

Applicant Status:

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

This Authorization of Applicant Form has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 30 Day Of April

Notary Signature: [Signature]

(Seal)



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

(Application Type A : ONLY)

Address of Property to be Annexed: _____

Land Lot(s): _____ District: _____ Section: _____ Map #: _____ Parcel #: _____

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

1. Intended Use of the Land:

- ☒ Residential
☐ Commercial
☐ Vacant

- ☐ Other (Specify) _____
☐ Existing Structures _____

2. Number of persons currently residing on the property: 0; Number 18 years or older: _____;
Number registered to vote: _____

3. The number of all residents occupying the property:

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

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

- (1) Number of Existing Housing Units 0
- (2) List of addresses for each housing unit in the annexed area at the time of the annexation
- (3) Disposition of existing structures (e.g. to be Demolished, Moved, or Converted)
- (4) Names of affected subdivision
- (5) Names of affected multi-family complex.
- (6) Names of group quarters (such as school dormitories, nursing homes or jails)
- (7) Names of affected duplexes
- (8) Names of Mobile Home Parks

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

Owner Signature: _____

Date: 4/30/24

James David Moody as Executor of the Estate of
Leonard Moody aka Leonard A. Moody
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 2024

Notary Signature: _____

(Seal)



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

Authorization Of Property Owner

This form is to be executed under oath. I, Larry Bryant Roland, 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 April, 20 24.

Signature:

Larry Bryant Roland

Print Name: Larry Bryant Roland

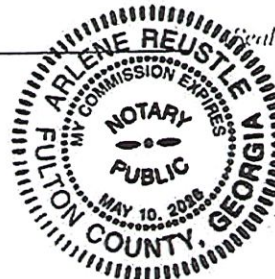
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature:

Arlene Reustle



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

Authorization Of Applicant

This form is to be executed under oath. I, Larry Bryant Roland, 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 April, 20 24.

Signature: [Signature] Print Name: Larry Bryant Roland

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

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

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature: [Signature] Jordan Tench for O'Dwyer Properties LLC

Mailing Address: 850 Old Alpharetta Rd

City: Alpharetta

State: GA Zip Code: 30005

Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

Applicant Status:

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

This Authorization of Applicant Form has been completed and the property owner has signed and sworn to before me this 30 Day Of April

Notary Signature: [Signature]



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

(Application Type A : ONLY)

Address of Property to be Annexed: 327 Lucky Street

Land Lot(s): 169 District: 14 Section: 2nd Map #: _____ Parcel #: 35A

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

1. Intended Use of the Land:

- ☒ Residential ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant _____

2. Number of persons currently residing on the property: 1; Number 18 years or older: _____;
Number registered to vote: 1

3. The number of all residents occupying the property:

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

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

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

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

Larry Bryant Roland 4/30/24

Date

Larry Bryant Roland
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 2024

Notary Signature: [Signature] (Seal)



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

Authorization Of Property Owner

This form is to be executed under oath. I, Mary Ruth Payne, 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 April, 20 24.

Owner Signature: Mary Ruth Payne Print Name: Mary Ruth Payne

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

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature: [Signature]



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

Authorization Of Applicant

This form is to be executed under oath. I, Mary Ruth Payne, 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 April, 2024.

Owner Signature: Mary Ruth Payne Print Name: Mary Ruth Payne

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

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

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature: [Signature]

Mailing Address: 850 Old Alpharetta Rd

City: Alpharetta

State: GA Zip Code: 30005

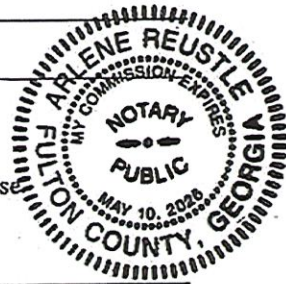
Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

Applicant Status:

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



This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 30 Day Of April, 2024.

Notary Signature: [Signature]

(Seal)

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

(Application Type A : ONLY)

Address of Property to be Annexed: 310 Lucky Street

Land Lot(s): 169 District: 14 Section: 2nd Map #: _____ Parcel #: *multiple;
see below

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

1. Intended Use of the Land:

- ☒ Residential
☐ Commercial
☐ Vacant

- ☐ Other (Specify) _____
☐ Existing Structures _____

2. Number of persons currently residing on the property: 1; Number 18 years or older: 1;
Number registered to vote: 1

3. The number of all residents occupying the property:

- | | |
|---|------------------------|
| _____ American Indian | _____ Alaskan Native |
| _____ Asian | _____ Pacific Islander |
| _____ Black, not of Hispanic Origin | _____ Hispanic |
| ☒ White, not of Hispanic Origin | |

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

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

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

Owner Signature: Mary Ruth Payne

Date

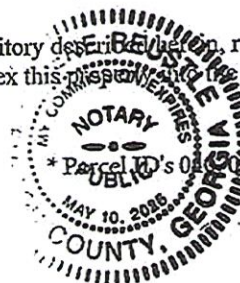
4/30/24

Mary Ruth Payne
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 2024

Notary Signature: [Signature]

(Seal)





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Phillip Wigington, 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 April, 20 24.

Owner Signature:  Print Name: Phillip Wigington

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

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature:  (Seal)





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

Authorization Of Applicant

This form is to be executed under oath. I, Phillip Wigington, 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 30 day of APRIL, 20 24.

Owner Signature: Print Name: Phillip Wigington

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

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

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature:

Mailing Address: 850 Old Alpharetta Rd

City: Alpharetta

State: GA Zip Code: 30005

Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

Applicant Status:

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

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

Sworn To and Subscribed Before Me This 30 Day Of April

Notary Signature:





Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: _____

Land Lot(s): 169 District: 14th Section: 2nd Map #: _____ Parcel #: 034

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

1. Intended Use of the Land:

- ☒ Residential ☐ Other (Specify) _____
☐ Commercial ☐ Existing Structures _____
☐ Vacant _____

2. Number of persons currently residing on the property: 1- Number 18 years or older: _____;
Number registered to vote: 1-

3. The number of all residents occupying the property:

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

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

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

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

Owner Signature: _____

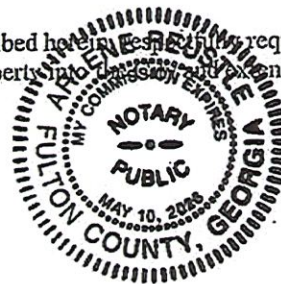
Date

Phillip Wigington
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature: _____

(Seal)





Community Development Department
110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, Keith Estes, 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 23rd day of April, 2024.

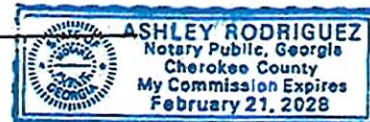
Owner Signature: [Signature] Print Name: Keith Estes

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

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

Sworn To and Subscribed Before Me This 21 Day Of February, 2028.

Notary Signature: [Signature]



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

Authorization Of Applicant

This form is to be executed under oath. I, Keith Estes, 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 23rd day of April, 2024.

Owner Signature: [Signature] Print Name: Keith Estes

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

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

Name of Authorized Applicant: OWYER PROPERTIES LLC

Signature: [Signature]

Mailing Address: _____

City: _____

State: _____ Zip Code: _____

Telephone: _____

Fax Number: _____

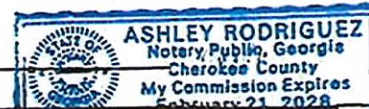
E-mail: _____

Applicant Status:

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

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 21 Day Of February, 2028.

Notary Signature: [Signature]



**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE ANNEXATION, REZONING,
CONDITIONAL USE PERMIT, MASTER PLAN AND VARIANCE APPLICATIONS**

1.

My name is KEITH ESTES. I am the officer who is delegated the responsibility for authenticating records of VICTORY BAPTIST CHURCH (the "Property Owner"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Annexation, Rezoning, ~~Master Plan~~, Conditional Use Permit and Variances ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

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

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

VICTORY BAPTIST CHURCH

[Signature]
Signature

PASTOR
Title

KEITH ESTES
Printed Name

[Signature]
Signature of Notary Public
4/30/24
Date





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

Authorization Of Property Owner

This form is to be executed under oath. I, Z & S Bobo Properties, LLC, 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 April, 20 24.

Owner Signature: 

Print Name: _____

for Z & S Bobo Properties, 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:

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24.

Notary Signature: 



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

Authorization Of Applicant

This form is to be executed under oath. I, Zack Bobo, 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 30 day of APRIL, 20 24.

Owner Signature: _____

Print Name: Zack Bobo

for Z & S Bobo Properties, LLC

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

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

Name of Authorized Applicant: O'Dwyer Properties LLC

Signature: _____

Jordan Tench for O'Dwyer Properties LLC

Mailing Address: 850 Old Alpharetta Rd

City: Alpharetta

State: GA Zip Code: 30005

Telephone: (770) 887-2177

Fax Number: _____

E-mail: jordont@odwyerhomes.com

Applicant Status:

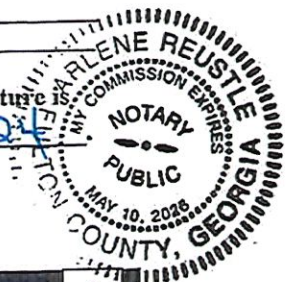
- ☐ Owner
☒ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

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

Sworn To and Subscribed Before Me This 30 Day Of April, 20 24

Notary Signature: _____

(Seal)





Community Development Department

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

(Application Type A : ONLY)

Address of Property to be Annexed: Lucky St.

Land Lot(s): 169 District: 2nd Section: 14 Map #: 35B Parcel #: 35B

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

1. Intended Use of the Land:

- ☒ Residential
☐ Commercial
☐ Vacant

- ☐ Other (Specify) _____
☐ Existing Structures _____

2. Number of persons currently residing on the property: 1; Number 18 years or older: _____;
Number registered to vote: 1

3. The number of all residents occupying the property:

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

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

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

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

Owner Signature: _____

Date: 4/30/24

2024 B2120 for Z & S Bobo Properties, LLC
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 30 Day Of April, 2024

Notary Signature: _____

(Seal)



**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE ANNEXATION, REZONING,
CONDITIONAL USE PERMIT, MASTER PLAN AND VARIANCE APPLICATIONS**

1.

My name is Zach Bobo. I am the officer who is delegated the responsibility for authenticating records of Z & S Bobo Properties, LLC, a Domestic Limited Liability Company ("Property Owner"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Annexation, Rezoning, ~~Master Plan~~, Conditional Use Permit and Variances ("Application") regarding certain real property owned by the Property Owner located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Property Owner that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant and Property Owner to which this Certificate is attached and hereby certify:

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

Z & S BOBO PROPERTIES, LLC

Signature: [Signature] (CORPORATE SEAL)

Print Name Z & S Bobo Properties

Its: MGR
Title

Date 4-30-24

[Signature]
Signature of Notary Public

NOTARY SEAL





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

Property Information:

Address: Multiple
Land Lot(s): 169 District: 14th Section: 2nd Map #: _____ Parcel #: *see below
Existing Zoning Of Property: GC and R-40 ☐ City ☐ County Total Acreage Of Property: ±13.8
Proposed Zoning Of Property: RM-15 Existing Use(s) Of Property: undeveloped, residential and church
Directions to property from Main Street in downtown Canton:
Waleska Street to Hwy 140 for approx 1 mile. Turn right onto Lucky Street

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

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	TSENG JENNY &	PD-MU	undeveloped
SOUTH	Canton Housing Authority	RM-15	public housing
EAST	RIVER RIDGE OF CANTON LP WCK PROPERTIES LLC,	PD-Mixed Use	multi-family residential
WEST	PHILLIPS BILLY E & JANICE D & WARD SUSAN	GC and R-40 (county)	undeveloped and residential
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? sewer
Proposed managing jurisdiction: City of Canton wastewater system
How will water be provided to the site? Canton public water system
Proposed managing jurisdiction: City of Canton Size Limit: 6" water main;

*14-0169-0147, 14-0169-0100, 14-0169-0101, 14-0169-0125, 14-0169-0126, 14-0169-0082, 14-0169-0083, 14-0169-0115, 14-0169-0116, 14-0169-0059, 14-0169-0034, 14-0169-0067, 14-0169-0080



Community Development Department

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

PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH _____ Cherokee _____
MIDDLE _____ Teasley _____
ELEMENTARY _____ R.M. Moore _____

TRAFFIC INFORMATION

Road/Street providing access: Lucky Street

Width at property: (Road) ± 42 feet (Right-of-way) ± 42 feet
(R/W as depicted on the site plan is parcel # 14-0169-0080)

Distance to nearest major thoroughfare: adjacent Thoroughfare Name: Highway 140

Description of Road accessing property (Classification): deadend

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

- | | |
|---|---|
| ☒ Boundary Survey | ☒ Master Plan / Site Plan |
| ☒ Legal Description | ☒ Location Map |
| ☒ Letter of Intent | ☐ Hydrology Study |
| ☐ Traffic Analysis Report | |

(Guidelines available from Planning & Zoning Dept.)

- | | |
|--|---|
| ☒ Board of Appeals Review Criteria Response | ☒ Elevation Plans |
| ☒ Petition Requesting Annexation | |
| ☒ Other (please explain) <u>Constitutional challenge</u> | |



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

Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? _____

See attached responses contained in the letter of intent

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

See attached responses contained in the letter of intent

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

See attached responses contained in the letter of intent

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

See attached responses contained in the letter of intent

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

See attached responses contained in the letter of intent

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

See attached responses contained in the letter of intent

Are there existing or changing conditions which affect the development of the property and support the proposed request? See attached responses contained in the letter of intent

Provide a Letter of Intent, which provides the necessary information to support your application.
See attached



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

Canton Board of Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? See attached

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? See attached

Has the condition from which relief or variance is sought been a result from action by the applicant? See attached

Are there conditions peculiar to the subject property? See attached

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? See attached

Provide a Letter of Intent, which provides the necessary information to support your application for Variance. See attached.



Dear Applicant,

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

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

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


Signature

Date: 5/1/24

Jordon Tench for O'Dwyer Properties LLC

Printed Name

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


Signature

Date: 5/1/24

Jordon Tench for O'Dwyer Properties LLC

Printed Name

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

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

cantonga.gov

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE ANNEXATION, REZONING,
CONDITIONAL USE PERMIT, MASTER PLAN AND VARIANCE APPLICATIONS**

1.

My name is Jordon Tench. I am the officer who is delegated the responsibility for authenticating records of *O'Dwyer Properties, LLC*, a Domestic Limited Liability Company ("Applicant"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Annexation, Rezoning, ~~Master Plan~~, Conditional Use Permit and Variances ("Application") regarding certain real property owned by the Applicant located in the City of Canton, Cherokee County, Georgia.

2.

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

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




Signature of Notary Public

O'DWYER PROPERTIES, LLC

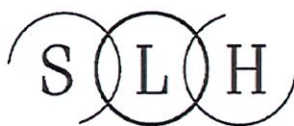
By: _____

Jordon Tench, Director of Land Acquisition & Development

Date

5/1/24

NOTARY SEAL



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

SAMS, LARKIN & HUFF

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

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

August 14, 2024

VIA ONLAMA ONLINE PORTAL

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

RE: Application of O'Dwyer Properties, LLC for Annexation, Rezoning, Conditional Use Permit and Variances for properties located in Land Lot 169 of the 14th District

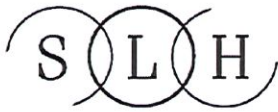
LETTER OF INTENT

Dear Steve:

O'Dwyer Properties, LLC ("O'Dwyer") proposes a for-sale condominium community at the end of Lucky Street east of its intersection with Waleska Road (SR-140). O'Dwyer's proposal will give people the option to purchase a condominium vs. renting in the nearby apartment communities. This neighborhood will help address the "missing middle" housing need. When people first enter the workforce, transition from renting, or are downsizing, there are not enough options for housing and the options are often between a very expensive single-family home or an apartment.

To create missing middle housing, O'Dwyer has filed an application for Annexation, Rezoning, Conditional Use Permit, and Variances. The Subject Property is an assemblage of multiple parcels totaling 14.91 acres as depicted on the site plan and survey filed with this application. The subject property consists of undeveloped lots, a few older single-family homes and a church. The applicant proposes to improve Lucky Street, which will access the proposed development from Highway 140. O'Dwyer is an experienced local homebuilder known for building quality neighborhoods in metro Atlanta including Cherokee County.

With the exception of a portion of one (1) parcel, the totality of the Subject Property is situated in unincorporated Cherokee County and is zoned R-40. The property to the north of the subject property is zoned PD-Mixed Use and is currently vacant and undeveloped. East of the Subject Property is the River Ridge at Canton multi-family apartment complex (zoned PD-Mixed Use). North and west of the Subject Property are older single-family homes zoned R-40 under



August 16, 2024

Page 2

Cherokee County's zoning classification. Under Cherokee County's Comprehensive Plan, the Subject Property is in the Suburban Living category.

The Applicant's proposal includes the construction of 11 (eleven) residential buildings totaling 198 units. The concept is a "stacked flat" configuration. As shown in the submitted conceptual design, this unique concept allows 6 units per floor on three levels for a total of 18 units per building.

Access to the proposed development will be from Highway 140 via Lucky Street. Currently Lucky Street is a separate parcel owned by the Moody family and is a dead-end with minimal improvements. This will be used as the main egress and exit of the development. As depicted on the filed site plan, the network within the development will be via private alleys. The property is just south of Reinhardt College Parkway which provides access to schools, shopping and the I-575.

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of RM-15 will provide a more modern look and feel of a small community in an area that has had little updating in recent years. The proposal will complement the PD-Mixed Use zoning adjacent to and North and East of the subject property. The proposed density and intensity is compatible with the existing multifamily developments in the area and the assisted living facility at the intersection of Reinhardt College Parkway and Waleska Road.

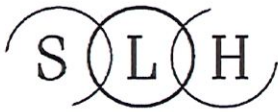
How will this proposal affect the use and value of the surrounding properties?

The annexation, zoning, CUP and variance proposals will not adversely affect the existing use, usability or value of adjacent or nearby property. This section of Waleska Road is a variety of older developments that will benefit from new investment especially the improvements to the existing roads that are in need of maintenance and repair.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned R-40 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and the development in the area.

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



August 16, 2024

Page 3

The 198 residential units would cause an increase in both population and traffic. The increase in population and traffic is consistent with current growth trends throughout Cherokee County. The Applicant is willing to work with the Department of Transportation with respect to the access from Highway 140. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. With the exception of Lucky Street and an internal street connecting the proposed development to Oakside Drive, the development will be served by alleys which will be privately owned and maintained. The Applicant has engaged the services of A&R Engineering, Inc. to perform a traffic study, the results of which will be presented to the City upon its completion. Access is good given the location on Waleska Road with close proximity to Reinhardt College Parkway which gives drivers many options to get to downtown Canton, the interstate, schools (the new high school is under construction close by) and shopping in Riverstone.

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

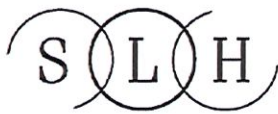
The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. The City of Canton has made recent upgrades to its wastewater system and water lines along Highway 140. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns but the proposed homes will cater to smaller families which often do not have many school age-children.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Traditional Neighborhood Redevelopment Area (TNRA). It is contiguous to the PD Mixed Use zoning category to the North and East and will provide a complementary use to the nearby developments. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

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



August 16, 2024

Page 4

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

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly distinguishable.

Parks F. Huff

phuff@samslarkinhuff.com

PFH/jcc

L E G A L D E S C R I P T I O N

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT
169 OF THE 14TH LAND DISTRICT OF CHEROKEE COUNTY, GEORGIA AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERLY 48' RIGHT OF WAY OF
APRIL STREET AND THE EASTERLY 80' RIGHT OF WAY OF WALESKA ROAD,
SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE South 85 degrees 40 minutes 52 seconds East for a
distance of 536.00 feet TO A POINT;
THENCE North 04 degrees 19 minutes 08 seconds East for a
distance of 256.75 feet TO A POINT;
THENCE North 85 degrees 56 minutes 40 seconds West for a
distance of 590.01 feet TO A POINT;
THENCE North 04 degrees 03 minutes 20 seconds East for a
distance of 40.00 feet TO A POINT;
THENCE South 85 degrees 56 minutes 40 seconds East for a
distance of 592.62 feet TO A POINT;
THENCE South 75 degrees 42 minutes 19 seconds East for a
distance of 50.79 feet TO A POINT;
THENCE South 88 degrees 49 minutes 16 seconds East for a
distance of 101.34 feet TO A POINT;
THENCE North 04 degrees 27 minutes 12 seconds East for a
distance of 121.87 feet TO A POINT;
THENCE South 86 degrees 35 minutes 00 seconds East for a
distance of 199.58 feet TO A POINT;
THENCE North 88 degrees 44 minutes 04 seconds East for a
distance of 22.82 feet TO A POINT;
THENCE North 04 degrees 27 minutes 53 seconds East for a
distance of 300.42 feet TO A POINT;
THENCE South 86 degrees 19 minutes 41 seconds East for a
distance of 242.59 feet TO A POINT;
THENCE South 04 degrees 27 minutes 53 seconds West for a
distance of 21.56 feet TO A POINT;
THENCE South 86 degrees 09 minutes 07 seconds East for a
distance of 251.30 feet TO A POINT;
THENCE North 01 degrees 27 minutes 24 seconds East for a
distance of 29.41 feet TO A POINT;
THENCE North 75 degrees 40 minutes 38 seconds East for a
distance of 37.94 feet TO A POINT;
THENCE South 02 degrees 39 minutes 15 seconds West for a
distance of 41.20 feet TO A POINT;
THENCE North 86 degrees 12 minutes 07 seconds West for a
distance of 35.68 feet TO A POINT;
THENCE South 04 degrees 14 minutes 21 seconds West for a
distance of 279.92 feet TO A POINT;
THENCE South 66 degrees 11 minutes 20 seconds East for a
distance of 45.57 feet TO A POINT;
THENCE South 01 degrees 35 minutes 30 seconds West for a
distance of 110.02 feet TO A POINT;

THENCE South 03 degrees 36 minutes 59 seconds West for a distance of 169.16 feet TO A POINT;
THENCE North 85 degrees 58 minutes 08 seconds West for a distance of 48.42 feet TO A POINT;
THENCE South 04 degrees 19 minutes 08 seconds West for a distance of 297.68 feet TO A POINT;
THENCE North 85 degrees 36 minutes 08 seconds West for a distance of 675.00 feet TO A POINT;
THENCE North 04 degrees 19 minutes 08 seconds East for a distance of 118.75 feet TO A POINT;
THENCE North 85 degrees 40 minutes 52 seconds West for a distance of 150.00 feet TO A POINT;
THENCE South 04 degrees 19 minutes 08 seconds West for a distance of 118.54 feet TO A POINT;
THENCE North 85 degrees 40 minutes 52 seconds West for a distance of 48.00 feet TO A POINT;
THENCE North 04 degrees 19 minutes 08 seconds East for a distance of 118.54 feet TO A POINT;
THENCE North 85 degrees 40 minutes 52 seconds West for a distance of 523.89 feet TO A POINT;
THENCE North 09 degrees 50 minutes 08 seconds West for a distance of 49.50 feet TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 15.67 acres more or less. LESS AND EXCEPT PARCELS 14-0169-0051 & 14-0169-0029 CONTAINING 0.75 ACRES MORE OR LESS FOR A TOTAL OF 14.91 MORE OR LESS.

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 3723549315 SubmitterID: 7067927936

TAX ID: 91N28 035

Record and Return to:
GOGGANS, STUTZMAN, HUDSON, WILSON & MIZE LLP
2921 PIEDMONT ROAD, SUITE B
ATLANTA, GEORGIA 30305
22-1070

QUITCLAIM DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made the 2nd day of May, 2024, between

DIANE DOMIT

as party or parties of the first part, hereinafter called Grantor, and

**ALBERT ASHKOUTI and JERRY ASHKOUTI,
AS TENANTS IN COMMON**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said grantee,

All that tract or parcel of land lying and being in Land Lot 169 of the 14th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

To ascertain the True Point of Beginning, begin at northeast corner of Lot number 1 of Block B of Mrs. E.B. Green Subdivision, thence North 86 degrees 09 minutes 15 seconds West 152.5 feet to the Point of Beginning. From said Point of Beginning, thence South 04 degrees 27 minutes 53 seconds West 280.13 feet to an iron pin, thence North 86 degrees 16 minutes 27 seconds West 116.90 feet to an iron pin, thence North 85 degrees 57 minutes 27 seconds West 227.48 feet to an iron pin, thence North 04 degrees 27 minutes 53 seconds East 300.42 feet to an iron pin, thence South 86 degrees 19 minutes 41 seconds East 242.59 feet to an iron pin, thence South 04 degrees 27 minutes 53 seconds West 21.56 feet to an iron pin, thence South 85 degrees 09 minutes 25 seconds East 102.00 feet to the Point of Beginning.

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 3723549315 SubmitterID: 7067927936

Said tract contains 2.33 acres of land.

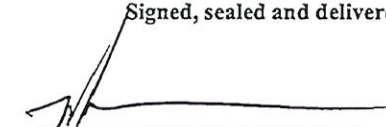
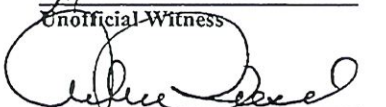
This is the same property conveyed in that certain Limited Warranty Deed from JLM Highway 92, LLC to Albert M. Ashkouti and Gerald J. Ashkouti dated May 24, 1999 recorded in Deed Book 3666, Page 235, Cherokee County Deed Records.

TAX ID 91N28 035

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness

Notary Public


DIANE DOMIT [SEAL]

_____[SEAL]



SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME KIMBERLY E. BOBO AS TRUSTEE OF THE KIMBERLY E. BOBO LIVING ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 885 SMITH ROAD				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY BALL GROUND, GA 30107 USA		DATE OF SALE 7/7/2009		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Z & S BOBO PROPERTIES, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) C/O KIMBERLY E. HOWELL 885 SMITH ROAD				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY BALL GROUND, GA 30107 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION LUCKY Street			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 91N28 035B	ACCOUNT NUMBER
TAX DISTRICT 001	GMD	LAND DISTRICT 14TH	ACRES	LAND LOT 169	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

...* This symbols signifies that the data was to big for the field. The original values are shown below.

SELLER'S BUSINESS NAME: KIMBERLY E. BOBO AS TRUSTEE OF THE KIMBERLY E. BOBO LIVING TRUST DATED 7/19/2006

COPY

Transfer Tax \$0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Please return to:
James H. Turner, P.C.
Attorney at Law
4396 Earnsey Road
Woodstock, GA 30188

WARRANTY DEED

Deed Service Only / No Certification as to Title

State of Georgia
Cherokee County

THIS INDENTURE, made this 7th day of July, 2009 between **Kimberly E. Bobo as Trustee of the Kimberly E. Bobo Living Trust dated July 19, 2006**, of the State of Georgia and County of Cherokee, as party of the first part, and **Z & S Bobo Properties, LLC, a Georgia limited liability company**, of the State of Georgia and County of Cherokee, as party of the second part.

WITNESSETH: That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed unto the said party of the second part its heirs and assigns, all that tract or parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lot 169 of the 14th District, 2nd Section, Cherokee County, Georgia and being Lot 6, of Block B, of the J. A. Pinyan subdivision as per plat recorded in Deed Book MM, Page 477, Cherokee County Deed Records, which recorded plat is incorporated herein and made a part hereof by reference for a more complete description of the property.

This is the same property as was conveyed from Kimberly Ellen Bobo to Kimberly E. Bobo as Trustee of the Kimberly E. Bobo Living Trust dated July 19, 2006, by Warranty Deed dated July 19, 2006 and recorded August 15, 2006 in Deed Book 8978, Pages 455-456, Cherokee County, Georgia deed records.

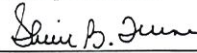
This conveyance is made subject to all restrictive covenants and easements of record.

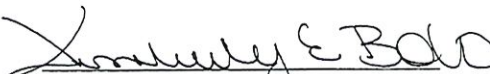
TO HAVE AND TO HOLD, the said bargained premises together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the other proper use, benefit and behoof of the said party of the second part, its heirs and assigns, forever in Fee Simple Absolute.

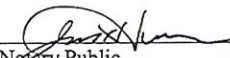
AND THE SAID party of the first part, for her successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, its heirs and assigns, against the claims of all person claiming by, through or under party of the first part.

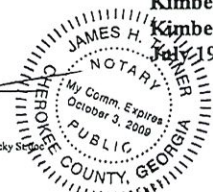
IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal the day and year above written.

Signed, sealed and delivered
in the presence of:


Witness


Kimberly E. Bobo as Trustee of the
Kimberly E. Bobo Living Trust dated
July 19, 2006,


Notary Public



DEED TO BE RETURNED TO:

David W. Shirley
PO Box 4968
Canton, GA 30114

QUIT CLAIM DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made the 3 day of January in the year 2005,
Between Leonard A. Moody, as party of the first part, hereinafter called Grantor, and
David W. Shirley, as party of the second part, hereinafter call Grantee (the words
"Grantor" and "Grantee" to include their respective heirs, successors and assigns where
the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar
(\$1.00) and other valuable considerations in hand paid at and before the sealing and
delivery of these presents, the receipt whereof is hereby acknowledged, by these presents
does hereby remise, convey and forever QUITCLAIM unto the said grantee, David W.
Shirley, a one-half (1/2) undivided interest in the following tract of land:

All that tract or parcel of land lying and being in Land Lot 169 of the 14th District,
2nd Section of Cherokee County, Georgia and being more particularly described as all that
tract or parcel of land being shown as a street or road on those plats of survey recorded at
Deed Book MM, Page 553, and Deed Book MM, Page 475, Cherokee County Deed
Records and more completely shown and depicted as the shaded area shown on Exhibit
"A: which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness [Signature]
WITNESS

[Signature]
LEONARD A. MOODY

Barbara L. Carter
NOTARY PUBLIC

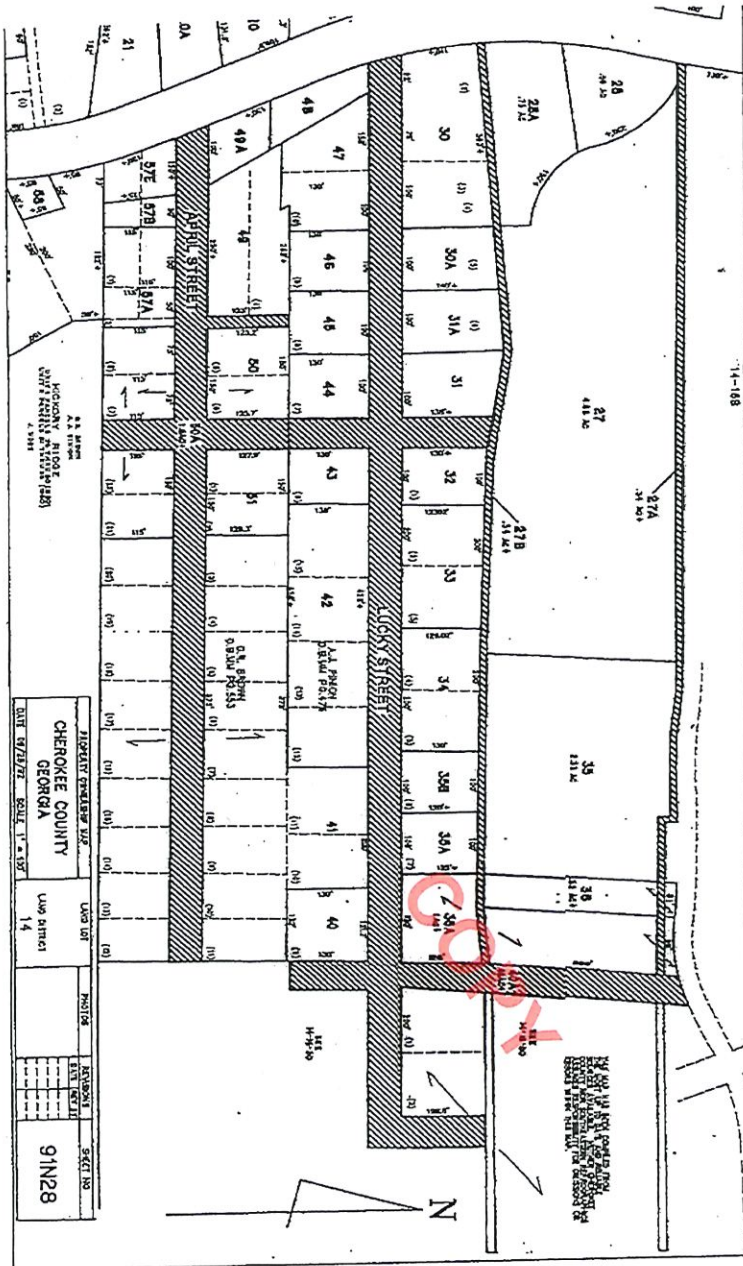
My commission expires:

**My Commission Expires
April 17, 2007**



COPY

EXHIBIT "A"



<http://www.gsccca.org/sb57/reporting/ordersindexed.asp>

1/14/05

PT-61 (Rev. 11/04)				PT-61 028-2005-000614	
SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION		
SELLER'S LAST NAME MOODY	FIRST NAME LEONARD	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) LEONARD MOODY LANE			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 1/3/2005	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	\$0.00	
BUYER'S LAST NAME SHIRLEY	FIRST NAME DAVID	MIDDLE WALTER	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 108 ROCK CREEK ROAD			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$1.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION		SUITE NUMBER	
COUNTY CHEROKEE		CITY (IF APPLICABLE)		ACCOUNT NUMBER	
TAX DISTRICT	QMD	LAND DISTRICT 14	ACRES	LAND LOT 169	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE 1-19-05	DEED BOOK 7654	DEED PAGE 284	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 1st day of September in the year of our Lord One Thousand Nine Hundred and Seventy-three between Leonard C. Payne

of the State of Georgia and County of Cherokee of the first part, and Mary Ruth (Young) Payne

of the State of Georgia and County of Cherokee of the second part:

WITNESSETH That the said part y of the first part, for and in consideration of the sum of Ten dollars, love & affection and other valuable considerations the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said part y of the second part her heirs and assigns, all that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia and being part of original land lot No. 169 in said district and section described as follows: Being two town lots, numbers 10 and 11, and each lot fronting on Lucky Street 100 feet and running back south a distance of 128 feet, more or less, to the original line of said lots, and located thereon on Lot 10, a four-room dwelling (which burned) and with all improvements thereon said lots. This being lots numbers 10 and 11 of the J. A. Pinyan Subdivision in Block B thereof, as more particularly described by plat thereof as recorded in Deed Book MM, pages 476 and 477 Deed Records, Cherokee County, Georgia to which reference is herein made for a more complete description of said lands.

This deed is given subject to a Security Deed to Etowah Bank, Canton, Georgia.

COPY

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Mary Ruth (Young) Payne the said part y of the second part her heirs and assigns forever in Fee Simple.

And the said part y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part y of the second part her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part y of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

Witnesses: *Lydia M. West* (Seal), *Leonard C. Payne* (Seal), *John B. West* (Seal), *Notary Public*, *My Comm. expires 4/4/77*, *rec. 9/4/73* (Seal)

W. A. COLE
Clerk Superior Court of Cherokee County

STATE OF GEORGIA,
COUNTY OF CHEROKEE

TAX SALE DEED

THIS INDENTURE, Made this *5th day of April, 2011* between

Sonya Little, Ex-Officio Sheriff of Cherokee County

Party or parties of the first part, hereinafter referred to as "Grantor", and

Roland, Larry Bryant
450 Old Shoal Creek Road, Canton, GA 30114

Party or parties of the second part hereinafter referred to as "Grantee", the words "Grantor and Grantee" to include the masculine and feminine gender, the singular and the plural, and the respective heirs, legal representatives, successors and assigns of the parties were where the content requires or permits;

WHEREAS, Sonya Little, Ex-Officio Sheriff of Cherokee County, Georgia, did levy a writ of fieri facias issued by Sonya Little, Tax Commissioner of Cherokee County, Georgia against **Ceeds LLC** and,

WHEREAS said levy was made for the purpose of collecting delinquent state and county ad valorem property taxes for the year 2009, 2008; and,

WHEREAS said levy was made on *February 14, 2011* on the following described tract of land, to wit:

All that tract or parcel of land lying and being in Land Lot 169, of the 14th District and 2nd Section, Cherokee County, Georgia, being Lot 7, Block B, of the J.A. Pinyan Subdivision, as per plat recorded in Deed Book MM, Page 477, Cherokee County, Georgia records, which plat is incorporated herein and made a part hereof by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit & behoof of the party of the second part, and assigns forever in FEE SIMPLE.

As described in Deed Book 8623, Page 496. Further described as Map & Parcel 91N28035A.

WHEREAS said property was levied upon as the property of **Ceeds LLC a/k/a Ceed of Cumming LLC**, followed by advertisement by due and legal publication as required by law being made in *The Cherokee County Tribune*, a newspaper published in Cherokee County, Georgia in which Sheriff's sales are published; and,

WHEREAS said Ex-Officio Sheriff did proceed to expose for sale the above described tract during the legal hours of sale in accordance with law, before the courthouse doors of Cherokee County Courthouse the same being the *5th day of April, 2011*, the same being the date advertised for sale; and,

WHEREAS the above named grantees were the highest and best bidders for the sum of *\$1,796.51 (ONE THOUSAND SEVEN HUNDRED NINETY SIX and 51/100) DOLLARS.*

WITNESSETH:

For and in consideration of the above payment, in hand paid, the receipt which of is hereby acknowledged, the undersigned Ex-Officio Sheriff does hereby bargain, grant and convey, and sell unto grantees herein, in accordance with her lawful authority granted by the laws of the State of Georgia to conduct sheriff's sales, the above described tract or parcel of land together with improvements thereon. To have and to hold the above granted premises unto the grantees herein in as full and ample a manner as the same was held by *Ceeds LLC a/k/a Ceed of Cumming LLC* when the said property was levied on and sold.

This conveyance is made without warranty of title and is further made subject to the rights of redemption of *Ceeds LLC a/k/a Ceed of Cumming LLC* in accordance with O.C.G.A. sec. 48-4-40 et. Seq.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, Sealed and Delivered in the presence of

Andrea Evans
Unofficial Witness
Dana M. McKnight
Notary Public, State of Georgia

My commission expires: MY COMMISSION EXPIRES JUNE 17, 2014

Sonya Little seal
Sonya Little, Ex-Officio Sheriff
Cherokee County, Georgia

SEAL

COPY

To be filed in CHEROKEE COUNTY

PT-61 028-2011-003182

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Sonya Little Ex Officio Sheriff of Cherokee County				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 2780 Marietta Highway				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$1,797.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		DATE OF SALE 4/5/2011		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Roland	FIRST NAME Larry	MIDDLE Bryant	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 450 Old Shoal Creek Road				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30114 USA		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 327		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Lucky Street			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 91N28035A	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 169	SUB LOT & BLOCK Lot 7 JA Pinyan
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

02771
0095

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX

PAID \$ 65.00

DATE 7-14-97

Anne M. Remy
CLERK OF SUPERIOR COURT
WARRANTY DEED

1883 After recording
please return to:
Roach & Gelger
P.O. Box 677
Canton, Georgia 30114
BK PG
2771 095

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 10th day of July in the year of our Lord One Thousand Nine Hundred and Ninety-seven between
NORTH CANTON CHURCH OF GOD OF PROPHECY
("Grantor") of the State of Georgia and County of Cherokee, and
VICTORY BAPTIST CHURCH
("Grantee") of the State of Georgia and County of Cherokee, (the terms "Grantor" and "Grantee" to include the singular and the plural, and shall be deemed to refer equally to each of said persons, firms or entities, their respective heirs, successors and assigns where the context hereof requires or permits),

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 169 of the 14th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

BEGINNING at an iron pin found on the north right of way of Lucky Street (40 foot right of way), said iron pin also located a distance of 1307.0 feet as measured along said right of way east of its intersection with the east right of way of Georgia Highway 140 (80 foot right of way); thence North 05 degrees 23 minutes 00 seconds East a distance of 126.25 feet to an iron pin; thence South 86 degrees 07 minutes 25 seconds East a distance of 18.55 feet to an iron pin; thence North 04 degrees 29 minutes 17 seconds East a distance of 280 feet to an iron pin on the south edge of a dirt street; thence along the south edge of said dirt street South 86 degrees 09 minutes 05 seconds East a distance of 98.50 feet to an iron pin; thence South 04 degrees 29 minutes 17 seconds West a distance of 280 feet to an iron pin; thence South 03 degrees 41 minutes 10 seconds West a distance of 126.10 feet to an iron pin found on the north right of way of Lucky Street; thence along said right of way North 86 degrees 10 minutes 35 seconds West a distance of 120.80 feet to an iron pin and point of beginning. Said tract being the same as was conveyed to the Trustees of the North Canton Church of God of Prophecy from Marvin Redd by warranty deed dated November 23, 1968, recorded in Deed Book 98, page 670, and being Lot 8, Block B of the J. A. Pinyan Subdivision and Lots 1 and 2, Block B of the E. B. Green Subdivision.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND, SUBJECT TO the title matters expressly set forth hereinabove, if any, Grantor will warrant and forever defend the right and title to the above described property unto the Grantee against the claims of all persons whomsoever.

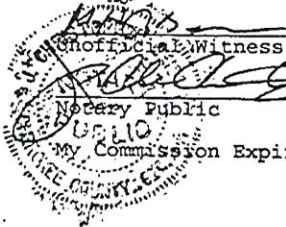
Georgia, Cherokee County
Filed in office this 16 day of July 1997
at 4:45 P. M. Recorded in Book 3771 Page 95
this 17 day of July 1997
Anne M. Remy
Clerk Superior Court

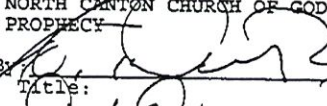
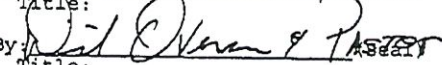
02771
0096

BK PG
2771 096

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed
the day and year first above written.

Signed, sealed and delivered NORTH CANTON CHURCH OF GOD OF
in the presence of: PROPHECY



By:  (Seal)
Title:
By:  Pastor
Title:

COPY

Rec. 7-17-97

ANNE. M. RENEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

WARRANTY DEED — STATE OF GEORGIA, COUNTY OF COBB

THIS INDENTURE made this 25th day of February in the Year of our
Lord One Thousand Nine Hundred and Eighty-seven, Between

William K. Wigington

as Grantor, and

William K. Wigington and Margaret A. Wigington, as joint tenants with
rights of survivorship

the Grantee.

In this deed, wherever the context so requires, the masculine gender includes feminine and/or neuter and the singular number includes the plural. Wherever herein a verb, pronoun or other part of speech is used in the singular, and there be more than one Grantor or Grantee, said singular part of speech shall be deemed to read as the plural, and each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein. Wherever herein Grantor or Grantee is used, the same shall be considered to mean as well, the heirs, executors, administrators, successors, representatives and assigns of the same.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the said GRANTEE, the following described property:

All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia, and being Lot No. 4, Block B of the J.A. Pinyon Subdivision, Plat made by E. Billings C.E. and recorded in Deed Book MM, Page 476, of the Superior Court of said County. Said lot fronting on Luckie Street 90 feet and running back equal width 124.60 feet.

ALSO:

All that tract or parcel of land lying and being in the 14th District and 2nd Section of Cherokee County, Georgia, and being Lot #5, Block B of the J.A. Pinyon Subdivision, plat made by E. Billings, C.E., and recorded in Deed Book MM, Page 476, of the Superior Court Records of Cherokee County, Georgia. Said lot fronting on Luckie Street 100 feet, and running back same width 125.52 feet.

The above property is located in Land Lot 169.

2/4 P# 500
Pet
Cutler + Schellman

CHEROKEE COUNTY, GA.
CLERK SUPERIOR COURT
March 10 day of
19 87 945 A.M. recorded in Book 607
Page 324 this 11 day of March 19 87
Clerk

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID None
DATE 3-10-87
Clerk of Superior Court

TO HAVE AND TO HOLD the said tract of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, his heirs and assigns, forever, in Fee Simple.

AND THE SAID GRANTOR, for himself, his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property, unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Franklin
Unofficial Witness

William K. Wigington (Seal)
William K. Wigington

Paul Steven Cutler
Notary Public, Georgia, State at Large
PAUL STEVEN CUTLER
Notary Public, Georgia, County of Cobb
My Comm. Exp. May 15, 1989

Rec 3-11-87 (Seal)

Executed on 3-11-87

Printed: 05/01/2024 19:18:02 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023- 125782	91N28 035 B	LOT 6, LL 169;14TH D	\$410.59	\$0.00 Fees: \$0.00	\$0.00	\$410.59	\$0.00
Totals:			\$410.59	\$0.00	\$0.00	\$410.59	\$0.00

Paid Date: 11/13/2023

Charge Amount: \$410.59

Z & S BOBO PROEPRTIES LLC
C/O KIMBERLY E HOWELL 885 SMITH
ROAD
BALLGROUND, GA 30107



Scan this code with your
mobile phone to view this
bill

Printed: 05/01/2024 19:19:37 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-122079	91N28034	LL 169 DIST 14	\$1,925.12	\$33.70 Fees: \$0.00	\$0.00	\$1,958.82	\$0.00
Totals:			\$1,925.12	\$33.70	\$0.00	\$1,958.82	\$0.00

Paid Date: 12/22/2023

Charge Amount: \$1,958.82

WINGTON WILLIAM K &
MARGARET A 301 LUCKY ST
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 05/01/2024 19:17:17 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-100694	91N28 035 A	LL 169 DIST 14 DBMM/PG477	\$410.59	\$0.00 Fees: \$0.00	\$0.00	\$410.59	\$0.00
Totals:			\$410.59	\$0.00	\$0.00	\$410.59	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$410.59

ROLAND LARRY BRYANT
327 LUCKY ST
CANTON, GA 301142241



Scan this code with your
mobile phone to view this
bill

Printed: 05/01/2024 19:22:00 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2024-217627	MH00026		\$52.94	\$0.00 Fees: \$0.00	\$0.00	\$52.94	\$0.00
Totals:			\$52.94	\$0.00	\$0.00	\$52.94	\$0.00

Paid Date: 03/01/2024

Charge Amount: \$52.94

PAYNE MARY RUTH YOUNG
310 LUCKY ST
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 05/01/2024 19:24:06 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-90800	91N28 042	LL 169 DIST 14	\$384.61	\$0.00 Fees: \$0.00	\$0.00	\$384.61	\$0.00
Totals:			\$384.61	\$0.00	\$0.00	\$384.61	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$384.61

PAYNE MARY RUTH YOUNG
310 LUCKY ST
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 05/01/2024 19:28:43 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-90799	91N28 041	LL169 DIST 14	\$142.41	\$0.00 Fees: \$0.00	\$0.00	\$142.41	\$0.00
Totals:			\$142.41	\$0.00	\$0.00	\$142.41	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$142.41

PAYNE MARY RUTH YOUNG
310 LUCKY ST
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

Printed: 05/01/2024 19:27:28 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-90798	91N28 040	LL 169 DIST 14	\$384.61	\$0.00 Fees: \$0.00	\$0.00	\$384.61	\$0.00
Totals:			\$384.61	\$0.00	\$0.00	\$384.61	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$384.61

PAYNE MARY RUTH YOUNG
310 LUCKY ST
CANTON, GA 30114



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bill

Printed: 05/01/2024 19:22:55 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-90797	91N28 033	LL 169 DIST 14	\$384.61	\$0.00 Fees: \$0.00	\$0.00	\$384.61	\$0.00
Totals:			\$384.61	\$0.00	\$0.00	\$384.61	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$384.61

PAYNE MARY RUTH YOUNG
310 LUCKY ST
CANTON, GA 30114



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Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-83200	91N28 050 A	LL 169; 14TH DIST	\$5.19	\$0.00 Fees: \$0.00	\$0.00	\$5.19	\$0.00
Totals:			\$5.19	\$0.00	\$0.00	\$5.19	\$0.00

Paid Date: 10/23/2023

Charge Amount: \$5.19

MOODY LEONARD A&SHIRLEYDAVID
C/O ERA SUNRISE REALTY 157
REINHARDT COLLEGE PKWY SUITE 100
CANTON, GA 30114



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Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-42782	91N28 035	LL 169 14 DIST	\$480.25	\$4.20 Fees: \$-4.20	\$0.00	\$480.25	\$0.00
Totals:			\$480.25	\$0.00	\$0.00	\$480.25	\$0.00

Paid Date: 12/04/2023

Charge Amount: \$480.25

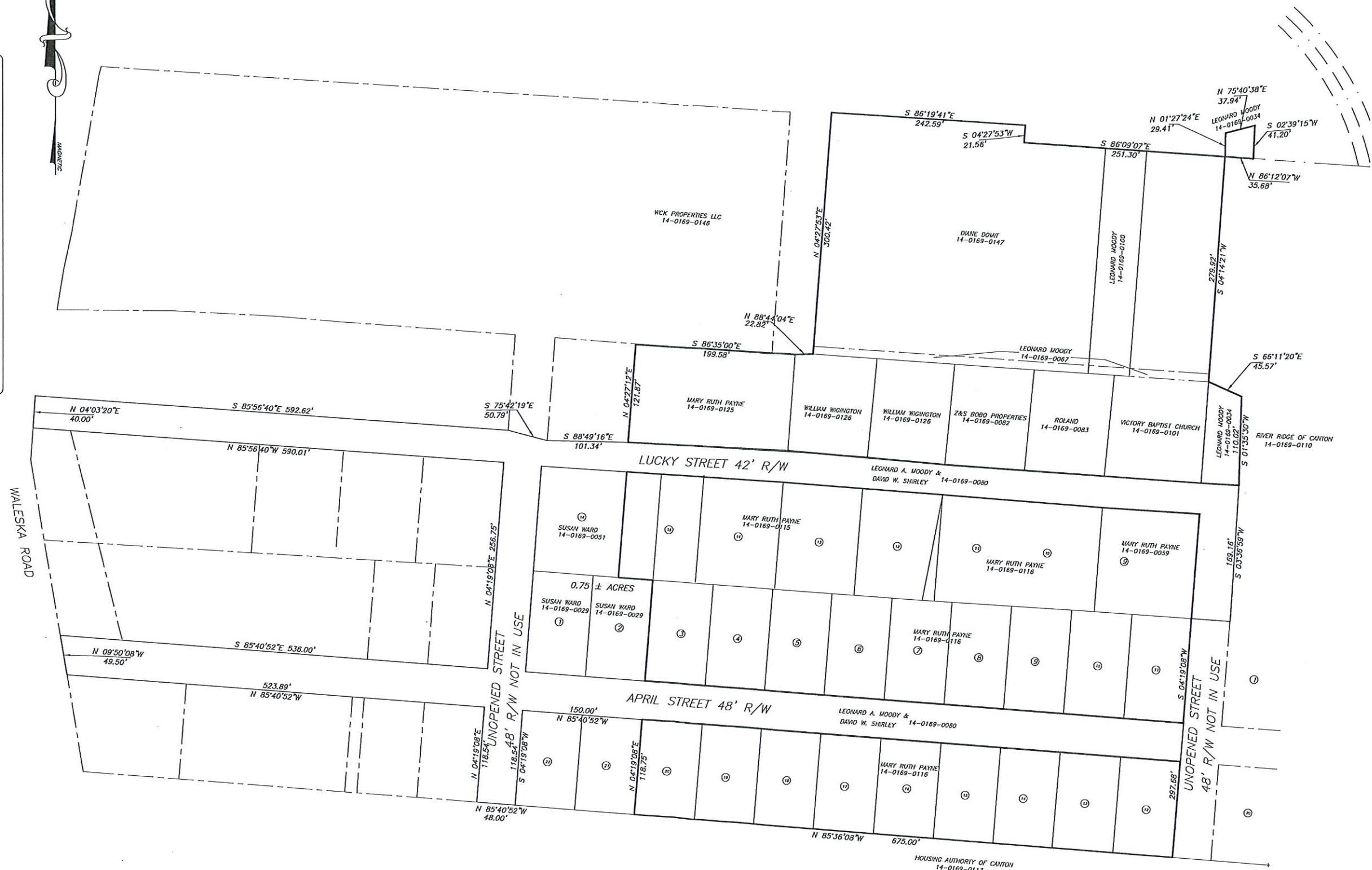
DOMIT DIANE
315 BARTON TOWN DR
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

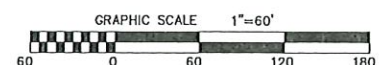
AREA AROUND PERIMETER 14.91± ACRES INCLUDING STREET R/W
AREA WITHIN STREET R/W'S 3.44± ACRES

- LEGEND:
- POB POINT OF BEGINNING
 - LL LAND LOT LINE
 - R/W RIGHT OF WAY
 - N/F NOW OR FORMERLY
 - CTF CRUMP TOP FOUND
 - RBF REBAR FOUND
 - OTF OPEN TOP FOUND
 - RBS REBAR SET
 - CUP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - DP DUCTILE IRON PIPE
 - PVC POLYVINYLCHLORIDE PIPE
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - CI CURB INLET
 - DI DROP INLET
 - OCS OUTLET CONTROL SYSTEM
 - JB JUNCTION BOX
 - FES FLARED END SECTION
 - HW HEAD WALL
 - WI WEIR INLET
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - INV INVERT
 - OHP- OVERHEAD POWER LINE
 - OTL- OVERHEAD TELEPHONE LINE
 - UTL- UNDERGROUND TELEPHONE LINE
 - EO ELECTRIC OUTLET
 - UP UTILITY POLE
 - P- UNDERGROUND POWER LINE
 - W- GUY WIRE
 - PP POWER POLE
 - L/P LIGHT POLE
 - C/I/T CABLE/INTERNET/TELEPHONE
 - FI FIRE HYDRANT
 - W- WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - VM VALVE MARKER
 - SI SIGN POST
 - BL BUILDING LINE
 - CL CENTERLINE
 - EP EDGE OF PAVEMENT
 - SMP SAMPLING POINT
 - MP MONITORING POINT
 - WETLANDS
 - SL STREET LIGHT



THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES. VARIOUS COORDINATE, ADDRESS, AND ASSESSOR INFORMATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY SUCH EXCAVATION ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

NOTE:
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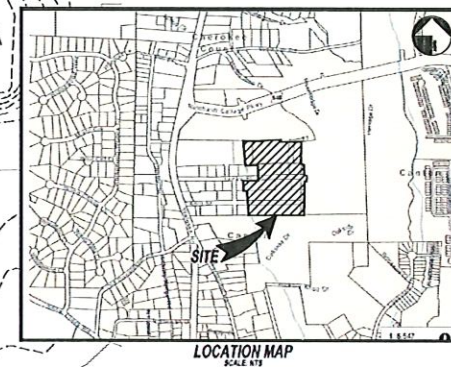
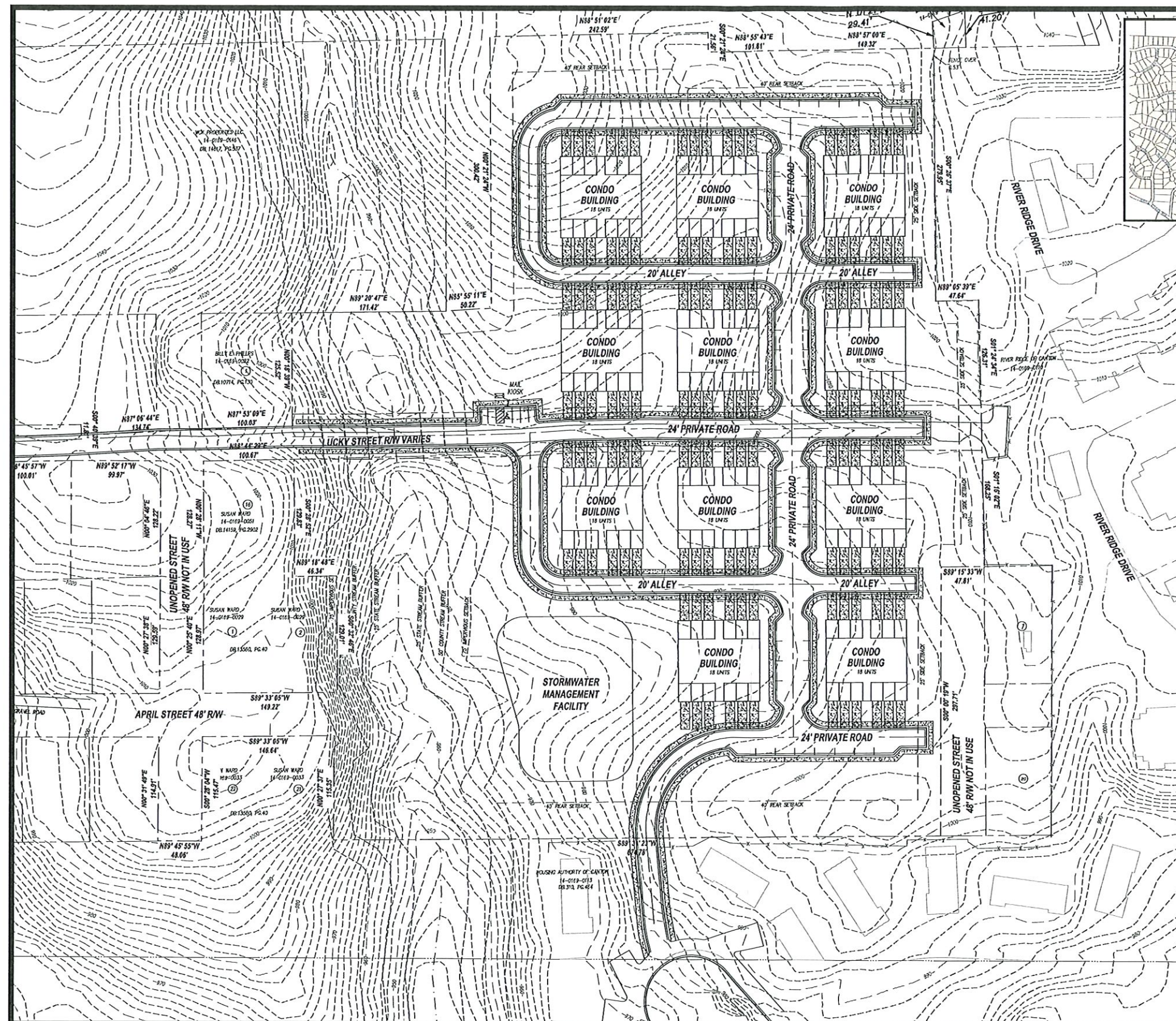
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

CONSULTANTS
RINGO ABERNATHY & ASSOCIATES
SURVEYORS
ENGINEERS
PLANNERS
174 DACULA ROAD - DACULA, GA 30019
Phone (770) 952-8456 - Fax (770) 277-3981

COUNTY:	CHEROKEE
LAND LOT:	L.L. 169
DISTRICT:	14TH
DATE:	04/24/24
SCALE:	1"=60'
JOB NO.:	24035

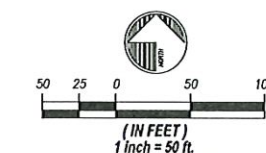
DEED COMPILATIONS FOR:
O'DWYER
LUCKY STREET

REVISIONS	NO.	DATE



DEVELOPMENT SUMMARY		
ZONING	EXISTING ZONING	R-42 COUNTY
	PROPOSED ZONING	PM-15
AREA	SITE AREA	13.8 ACRES
	OPEN SPACE	2.3X ACRES
DENSITY	NUMBER OF UNITS	198 UNITS
	PROPOSED DENSITY	14.4 UNITS/ACRE
	MAXIMUM DENSITY	15 UNITS/ACRE
PERIMETER SETBACKS	FRONT	45 FEET
	SIDE	25 FEET
	SIDE CORNER	35 FEET
	REAR	40 FEET
	MAXIMUM BUILDING HEIGHT	60 FEET
	MAXIMUM COVERAGE	40%

24 HOUR CONTACT:
JEFF SMITH
404.328.6280.



GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

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



RIDGE PLANNING AND ENGINEERING[®]
 6524 Old Highway 25
 Suite D900
 Santa Barbara, CA 93108
 OFFICE 770.939.9000

LAND PLAN
WALESKA ROAD
LAND LOT XXX
XX DISTRICT
JURISDICTION, GEORGIA

OWNER/DEVELOPER

REVISIONS

ZONING PLAN
Z100

23060 LPJ.DWG 65.13.2024
Copyright © 2023

ALL THAT TRACT OR PARCELS OF LAND LYING AND BEING IN LAND LOT 169 OF THE 14TH LAND DISTRICT OF CHEROKEE COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE NORTHERLY 48' RIGHT OF WAY OF APRIL STREET AND THE EASTERLY 80' RIGHT OF WAY OF WALESKA ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

Thence N 89°44'36" E a distance of 452.83'to a 1/2" REBAR FOUND;
Thence N 89°40'08" E a distance of 48.12'to a 1/2" REBAR FOUND;
Thence N 89°37'36" E a distance of 147.18'to a 1/2" REBAR FOUND;
Thence N 00°23'26" E a distance of 130.71'to a 3/4" CONDUIT FOUND;
Thence S 87°42'39" W a distance of 46.46'to a point;
Thence N 00°28'52" W a distance of 129.83'to a FLAT IRON FOUND;
Thence S 88°44'29" W a distance of 100.67'to a ANGLE IRON FOUND;
Thence N 89°52'17" W a distance of 46.82'to a point;
Thence N 89°52'17" W a distance of 99.97'to a 1" CRIMP TOP FOUND;
Thence S 88°45'57" W a distance of 100.01'to a 1/2" REBAR FOUND;
Thence S 89°23'38" W a distance of 340.85'to THE 80' R/W OF WALESKA ROAD;
Thence with a curve turning to the right with an arc length of 40.97', with a radius of 1087.30', with a chord bearing of N 11°53'51" W, with a chord length of 40.97'to a point;
Thence N 89°19'21" E a distance of 460.08'to a point;
Thence S 00°40'39" E a distance of 11.81'to a 1" OTP FOUND;
Thence N 87°06'44" E a distance of 134.74'to a 1" OTP FOUND;
Thence N 87°53'09" E a distance of 100.03'to a 3/4" REBAR FOUND;
Thence N 00°18'39" W a distance of 125.52'to a point;
Thence N 89°20'47" E a distance of 171.42'to a point;
Thence N 85°55'11" E a distance of 50.22'to a point;
Thence N 00°21'24" W a distance of 300.42'to a point;
Thence N 88°51'02" E a distance of 242.59'to a point;
Thence S 00°21'24" E a distance of 21.56'to a point;
Thence N 88°55'43" E a distance of 101.81'to a 1/2" REBAR FOUND;
Thence N 88°57'00" E a distance of 149.32'to a 1/2" REBAR FOUND;
Thence S 00°26'37" E a distance of 279.95'to a 1/2" REBAR FOUND;
Thence N 89°05'39" E a distance of 47.64'to a 1/2" REBAR FOUND;
Thence S 01°24'34" E a distance of 126.31'to a 1/2" REBAR FOUND;
Thence S 01°16'02" E a distance of 168.25'to a 1/2" REBAR FOUND;
Thence S 89°15'33" W a distance of 47.81'to a point;
Thence S 00°00'08" W a distance of 297.78'to a 1/2" REBAR FOUND;
Thence S 89°31'46" W a distance of 674.80'to a 1/2" REBAR FOUND;
Thence N 00°27'37" E a distance of 115.35'to a point;
Thence S 89°33'05" W a distance of 146.64'to a 1/2" REBAR FOUND;
Thence S 89°33'22" W a distance of 47.94'to a 1/2" REBAR;
Thence S 89°44'36" W a distance of 434.92'to a point;
Thence N 20°18'56" W a distance of 50.99'to a point;
which is THE TRUE POINT OF BEGINNING,
having an area of 623329.76 square feet, 14.310 acres.

Together with and subject to covenants, easements, and Restrictions of record.

REVISED
12/5/24

TOTAL AREA = 14.31 ACRES

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MAXIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

KEVIN V. RINGO - RLS NO. 2278

DATE

REVISED
12-5-24

JENNY TSENG
14-0169-0031
DB 14431, PG.128

UNABLE TO CLEARLY
DEFINE SUBJECT PARCEL
NOT INCLUDED IN ACREAGE

N 75°40'38"E
37.94'
N 01°27'24"E
29.41'
S 02°39'15"W
41.20'

N 88°51'02"E 242.59'
S 00°21'24"E 21.56'
N 88°55'43"E 101.81'
N 88°57'00"E 149.32'

N 89°05'39"E 47.64'
S 01°24'24"E 126.31'
S 01°16'02"E 168.23'

N 89°19'21"E 460.08'
S 89°23'38"W 340.85'
S 89°44'36"E 434.92'

N 89°52'17"W 46.82'
S 89°52'17"W 46.82'
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S 89°44'36"E 434.92'

LEGEND :

- POB POINT OF BEGINNING
- LL LAND LOT LINE
- R/W RIGHT OF WAY
- N/F NOW OR FORMERLY
- OTF CRAMP TOP FOUND
- RBF REBAR FOUND
- OTF OPEN TOP FOUND
- RBS REBAR SET
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- DIP DUCTILE IRON PIPE
- PVC POLYVINYLCHLORIDE PIPE
- SWCB SINGLE WING CATCH BASIN
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- UT- UNDERGROUND TELEPHONE LINE
- EO ELECTRIC OUTLET
- UP UTILITY POLE
- P- UNDERGROUND POWER LINE
- PP POWER POLE
- L/P LIGHT POLE
- C/I/T CABLE/INTERNET/TELEPHONE
- FH FIRE HYDRANT
- W- WATER LINE
- WM WATER METER
- WV WATER VALVE
- VM VALVE MARKER
- SI SIGN POST
- BL BUILDING LINE
- CL CENTERLINE
- EP EDGE OF PAVEMENT
- * SAMPLING POINT
- MP MONITORING POINT
- WETLANDS
- SL STREET LIGHT

SURVEY NOTATIONS:
90% OF THE DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS. IT INCLUDES ALL HORIZONTAL AND VERTICAL CONTROL POINT INFORMATION. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A CARLSON SURVEYOR+ GLOBAL NAVIGATION SATELLITE SYSTEM WITH A CARLSON SURVEYOR+ DATA COLLECTOR. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE GPS SOLUTIONS VS NETWORK. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.019 FEET HORIZONTALLY AND 0.03 FEET VERTICALLY AT THE 95% CONFIDENCE LEVEL.

BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH REFERENCED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM WEST ZONE. ALL HORIZONTAL LOCATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD83).

EQUIPMENT USED: CARLSON BRX7 SYSTEM AND A CARLSON RT4 DATA COLLECTOR.

THIS PLAT HAS BEEN CALCULATED FOR PRECISION AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 263,122 FEET

REFERENCE MATERIAL:
ALTA/ACSM LAND TITLE SURVEY FOR RIVER RIDGE OF CANTON, LP, PREPARED BY ROCHESTER & ASSOCIATES, INC. DATED OCTOBER 15, 2001 PROVIDED BY SURVEYOR.
J.A. PHIPPS SUBDIVISION DATED JULY 30, 1923 AND RECORDED IN DB.M.M. PAGE 476.
SUBDIVISION OF MRS E.B. GREEN PROPERTY DATED JULY 31, 1923 AND RECORDED IN DB. 2, PAGE 228.
PLAT SHOWING G.R. BROWN ESTATE'S DATED SEPT 3, 1923 AND RECORDED IN DB.M.M. PAGE 553.
PLAT OF SURVEY FOR SANDRA PECK JURKOWITZ, PREPARED BY DAB LAND SURVEYING, INC. DATED 09/26/99 AND RECORDED IN PLAT BOOK 61, PAGE 88.
PLAT OF SURVEY FOR CARLTON FOX, PREPARED BY JERRY THACKER & ASSOCIATES DATED 04/23/88 AND RECORDED IN PLAT BOOK 30, PAGE 60.
PLAT OF SURVEY FOR BILL KENT, PREPARED BY NIXLE LAND SURVEYING, P.C. DATED NOVEMBER 12, 2005 PROVIDED BY SURVEYOR.
PLAT OF SURVEY FOR JENNY TSENG, PREPARED BY CHARLES A. PAYNE DATED 11/27/89.



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
IF YOU DIG GEORGIA... CALL FIRST

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENT AGENCIES, AND AERIAL PHOTO OBSERVATION. THE SURVEYOR AND/OR ENGINEER HAVE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION OF ADDITIONAL UTILITIES MAY BE UNDISCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

NOTE:
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WALESKA ROAD
80' R/W

WCK PROPERTIES LLC
14-0169-0146
DB 14617, PG.537

DWANE DOMIT
14-0169-0147
DB 3916, PG.247

LEONARD WOODY
14-0169-0067

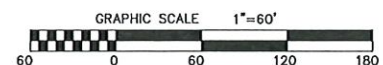
LEONARD A. WOODY &
DAVID W. SHIRLEY
14-0169-0080 DB.7654, PG.284

MARY RUTH PAYNE
14-0169-0116
DB.14419, PG.1380

MARY RUTH PAYNE
14-0169-0118

MARY RUTH PAYNE
14-0169-0116

HOUSING AUTHORITY OF CANTON
14-0169-0113
DB.310, PG.464



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

KEVIN V. RINGO
CONSULTANTS
SURVEYORS
ENGINEERS
PLANNERS
ABERNATHY & ASSOCIATES
174 DACULA ROAD - DACULA, GA. 30019
Phone (770) 962-8456 - Fax (770) 277-3981

COUNTY:	CHEROKEE
LAND LOT	LL 169
DISTRICT	14TH
DATE:	06/17/24
SCALE:	1"=60'
JOB NO.:	24035

BOUNDARY SURVEY FOR:
O'DWYER
LUCKY STREET

REVISIONS	NO.	DATE
REVISED TO REMOVE RIGHTS OF WAY & ADJACENT	1	11/2/24

**TRAFFIC IMPACT STUDY
FOR
PROPOSED LUCKY STREET
RESIDENTIAL DEVELOPMENT
CITY OF CANTON, GEORGIA**



Prepared for:

*O'Dwyer Properties
850 Old Alpharetta Road
Alpharetta, GA 30005*

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

June 27, 2024
A & R Project # 24-106

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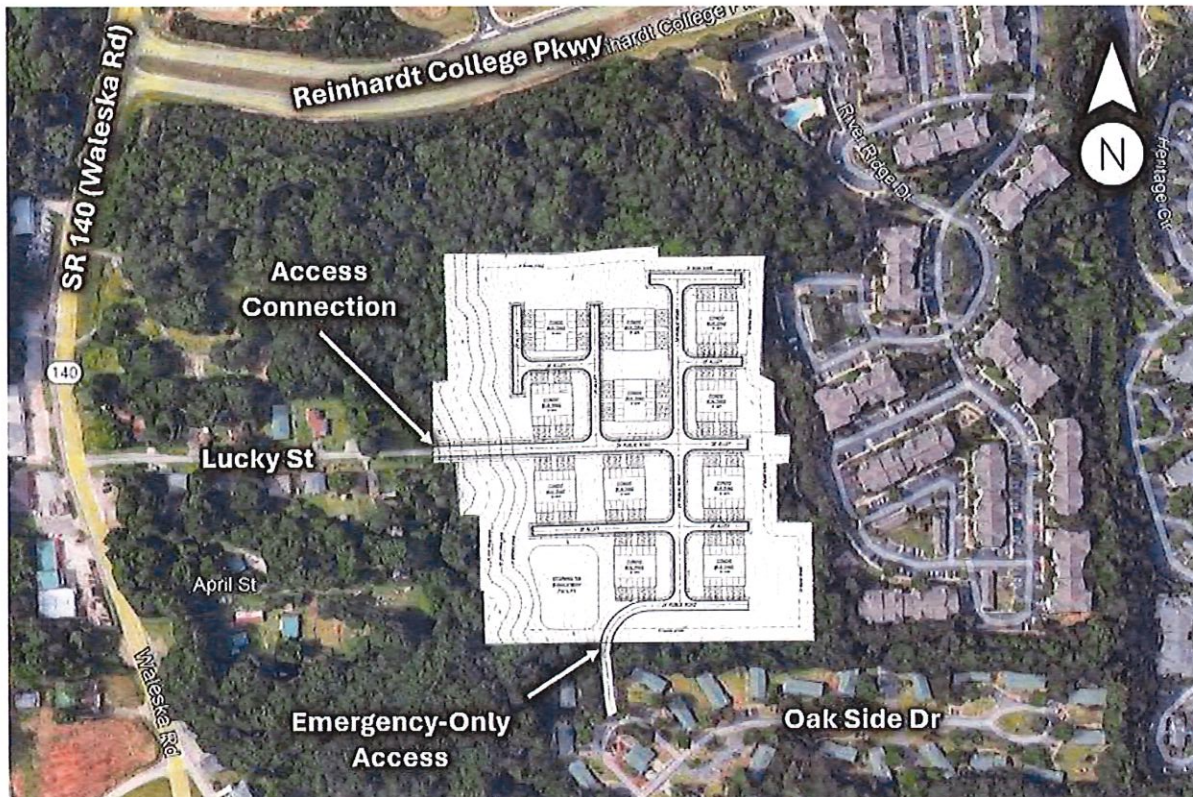
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1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located on Lucky Street in the City of Canton, Georgia. The traffic analysis evaluates the current operations and future conditions with the traffic generated by the development. The proposed development will consist of 198 condominium units.



The site driveway will connect to the eastern end of Lucky Street, and an emergency-only access driveway is proposed on Oak Side Drive.

The AM and PM peak hours have been analysed in this study. This study includes the evaluation of traffic operations at the intersections of:

1. SR 140 (Waleska Road) at Lucky Street
2. SR 140 (Waleska Road) at Reinhardt College Parkway

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.

Study Intersection



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 140 (*Waleska Road*)

SR 140 (Waleska Road) is a north-south, two-lane, undivided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 057-0104) indicate that the daily traffic volume on SR 140 (Waleska Road) in 2022 was 14,500 vehicles per day south of Lucky Street. GDOT classifies SR 140 (Waleska Road) as a minor arterial roadway.

2.1.2 Reinhardt College Parkway

Reinhardt College Parkway is an east-west, four-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 057-0115) indicate that the daily traffic volume on Reinhardt College Parkway in 2022 was 14,200 vehicles per day east of Reservoir Drive. GDOT classifies Reinhardt College Parkway as a minor arterial roadway.

2.1.3 Lucky Street

Lucky Street is an east-west, two-lane, undivided roadway with a posted speed limit of 15 mph in the vicinity of the site.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level of service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume-to-capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level of service is assigned a letter designation from "A" through "F". Level of service "A" indicates excellent operations with little delay to motorists, while level of service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 10	A	F
$> 10 \text{ and } \leq 15$	B	F
$> 15 \text{ and } \leq 25$	C	F
$> 25 \text{ and } \leq 35$	D	F
$> 35 \text{ and } \leq 50$	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio is used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favourable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favourable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favourable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

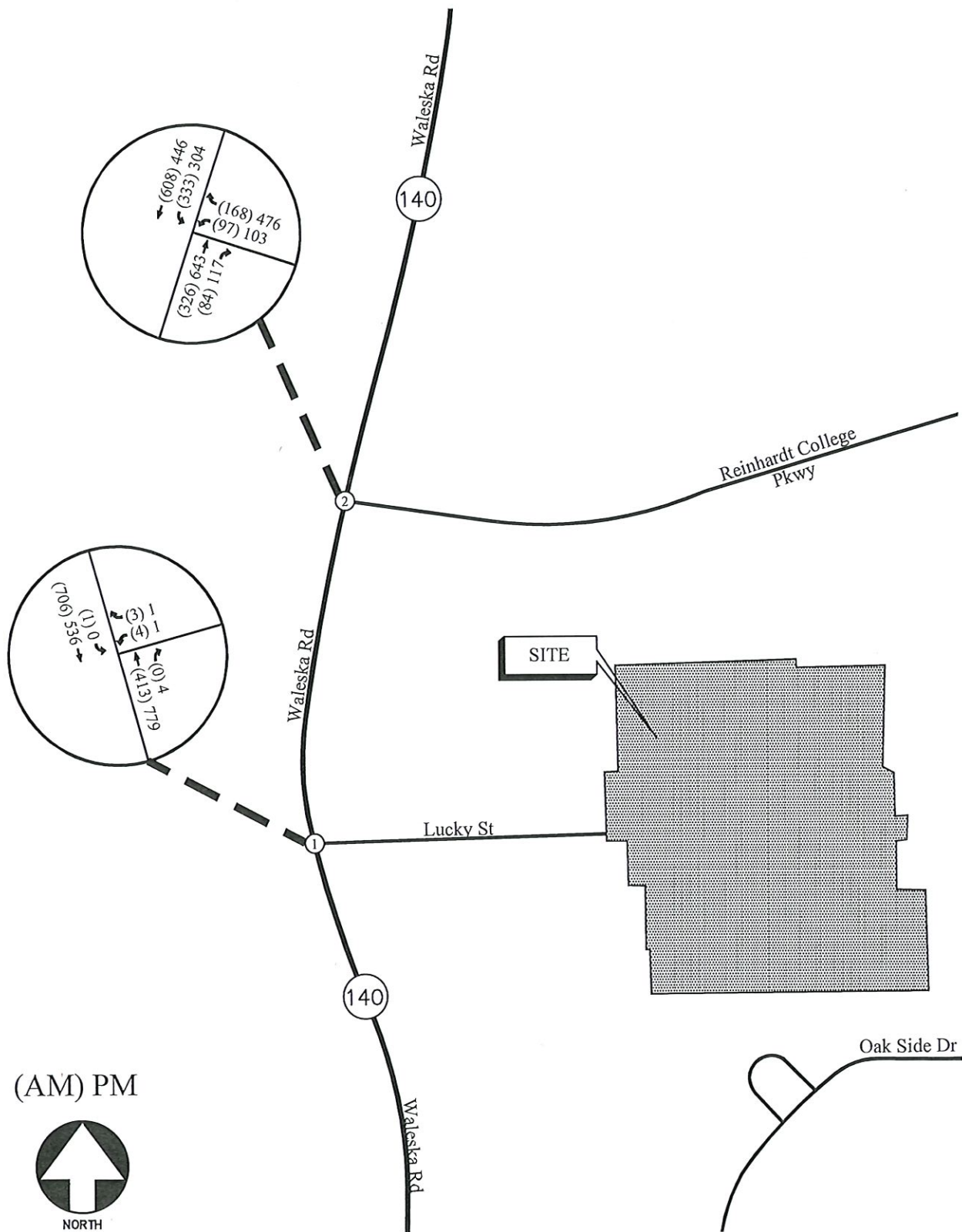
4.0 EXISTING 2024 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersection:

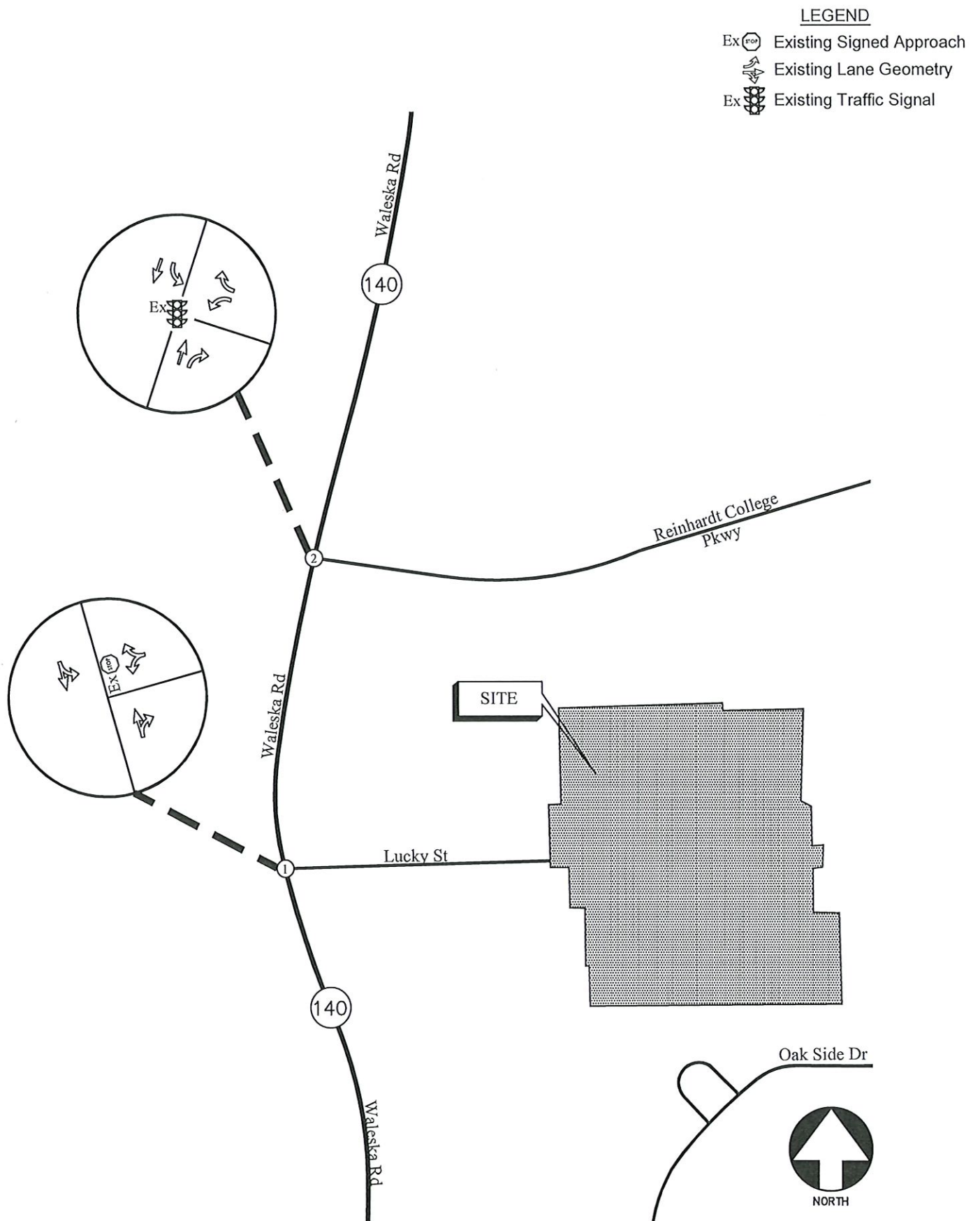
1. SR 140 (Waleska Road) at Lucky Street
2. SR 140 (Waleska Road) at Reinhardt College Parkway

Turning movement counts were collected on Thursday, June 13, 2024. All turning movement counts were recorded during the AM and PM peak hours between 7:00 am to 9:00 am and 4:00 pm to 6:00 pm, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersection was then determined. These counted volumes make up the peak hour traffic volumes for the intersection and are shown in Figure 2. The existing traffic volumes were increased by 10% to account for the fact that schools were not in session when the data was collected. These adjusted volumes are shown in Figure 3 and were used in the existing traffic operations analysis. The existing traffic control and lane geometry for the intersection is shown in Figure 4.



EXISTING WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 4
A&R Engineering Inc.

4.2 Existing Traffic Operations

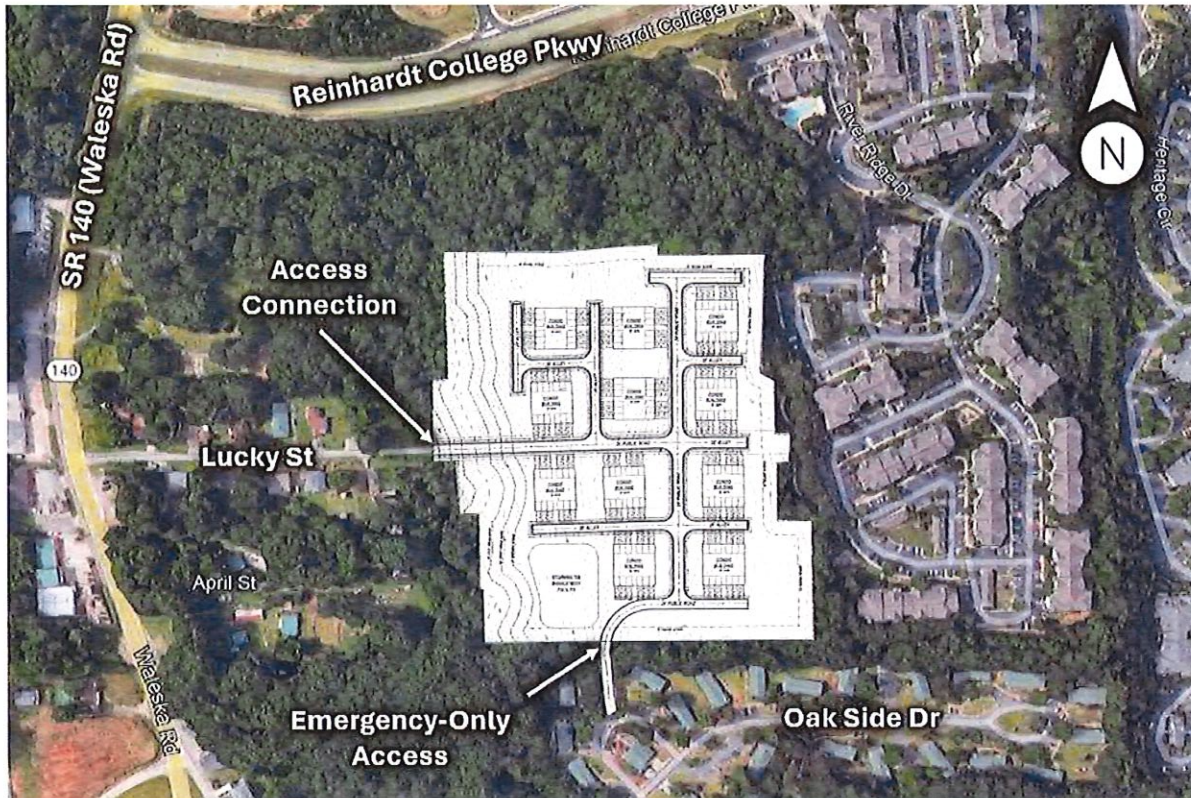
Existing 2024 traffic operations were analyzed at the study intersection in accordance with the HCM methodology. The results of the analyses are shown in Table 3.

TABLE 3 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>SR 140 (Waleska Road) @ Lucky Street</u>	Stop Controlled on WB Approach		
	-Westbound Approach -Southbound Left		C (20.9) A (8.4)	D (26.7) B (10.0)
2	<u>SR 140 (Waleska Road) @ Reinhardt College Parkway</u>	Stop Controlled on NB Approach	<u>A (9.4)</u>	<u>B (14.2)</u>
	-Westbound Approach -Northbound Approach -Southbound Approach		C (26.5) B (13.9) A (6.0)	C (34.3) B (17.0) A (9.0)

The results of the existing traffic operations analysis indicate that the signalized study intersection of SR 140 at Reinhardt College Parkway is operating at an overall level of service “B” or better in the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersection of SR 140 at Lucky Street are operating at a level of service “D” or better with peak hour traffic.

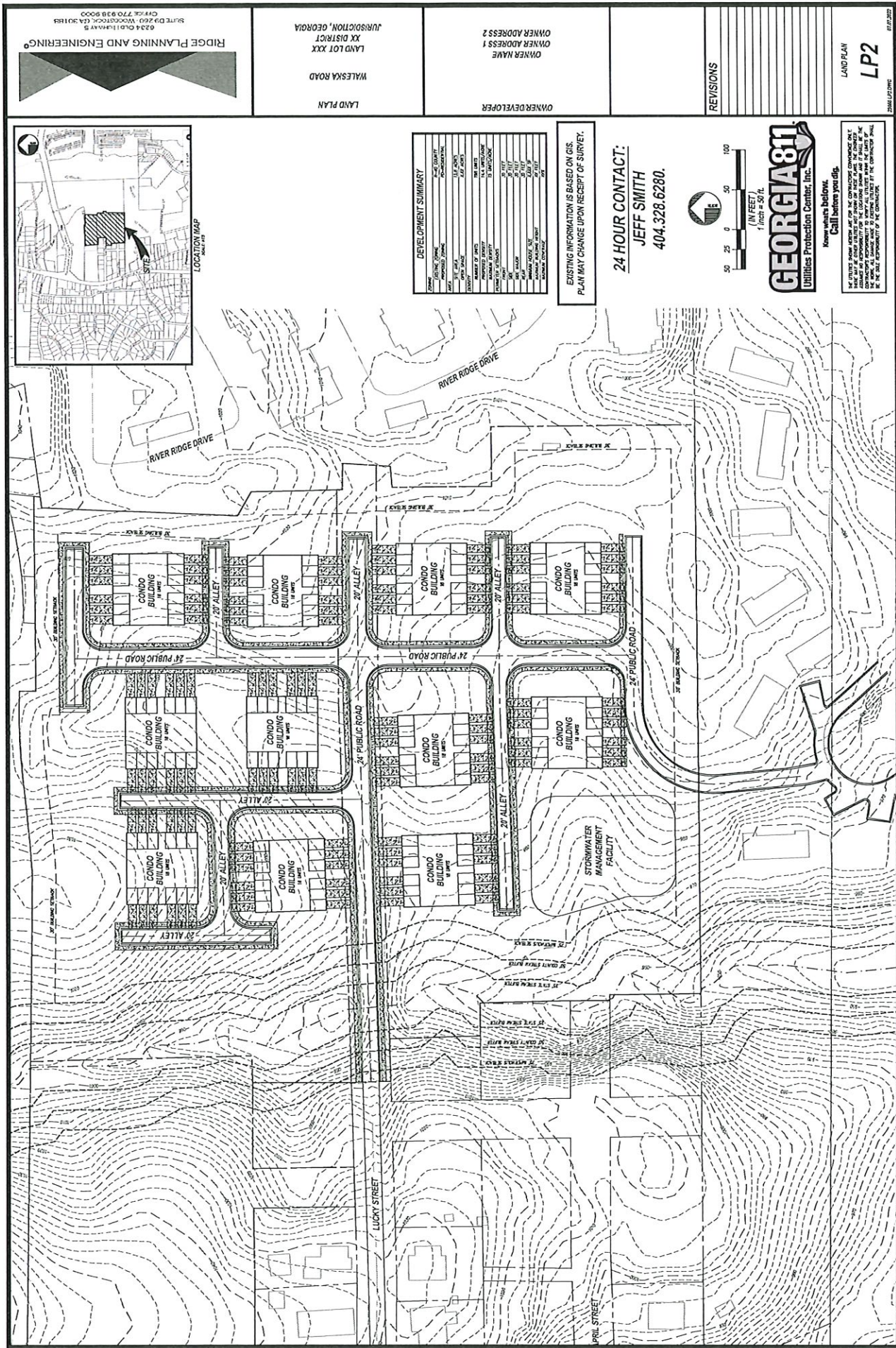
5.0 PROPOSED DEVELOPMENT

The residential development will be located on Lucky Street in the City of Canton, Georgia, and will consist of 198 condominium units.



The site driveway will connect to the eastern end of Lucky Street, and an emergency-only access driveway is proposed on Oak Side Drive.

A site plan is shown in Figure 5.



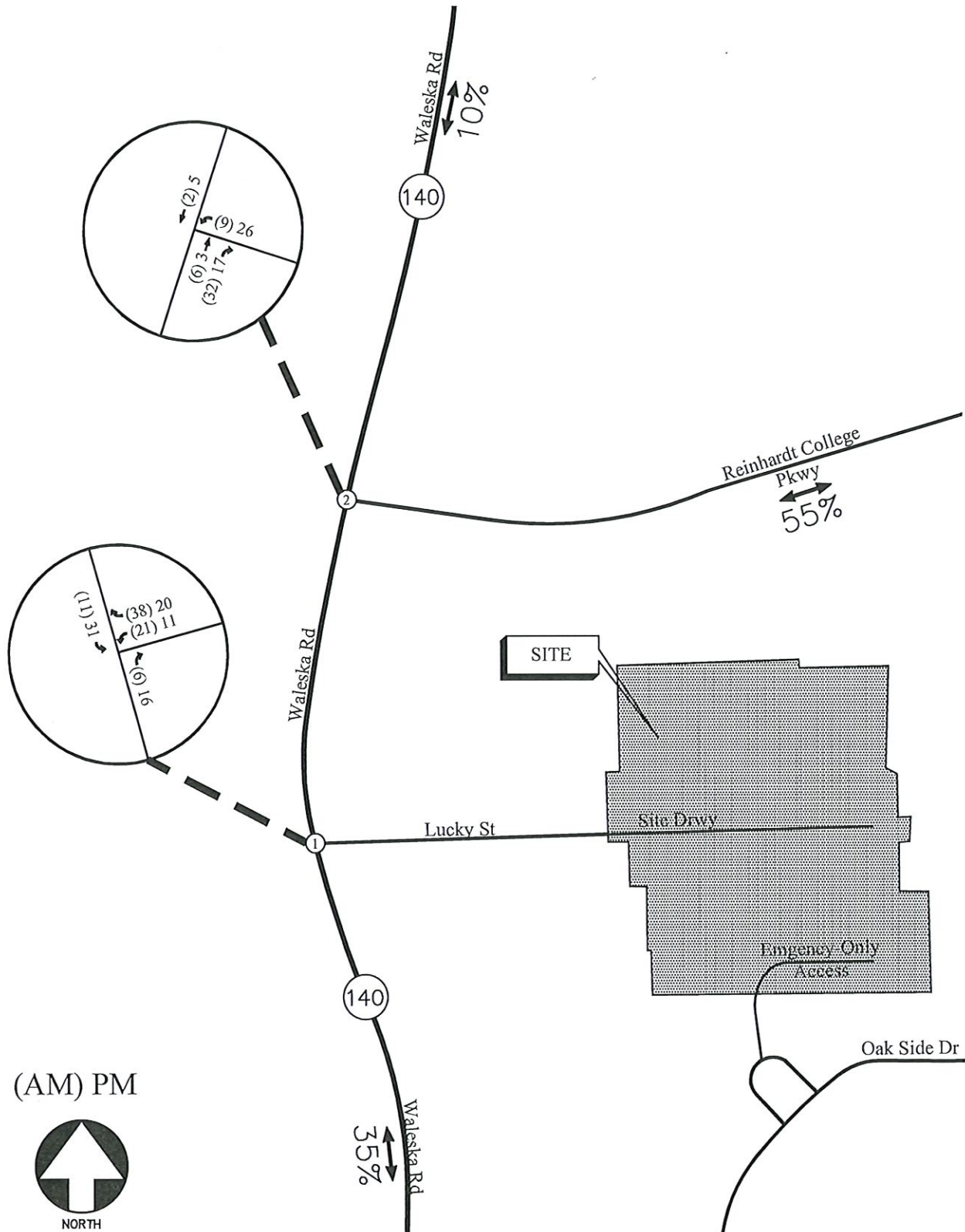
5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the ITE land use category 221 – *Multifamily Housing (Mid-Rise)*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 221 – Multifamily Housing (Mid-Rise)	198 Units	17	59	76	47	31	78	898

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersection based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 6.



TRIP DISTRIBUTION AND NEW SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 6
A&R Engineering Inc.

6.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2026 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

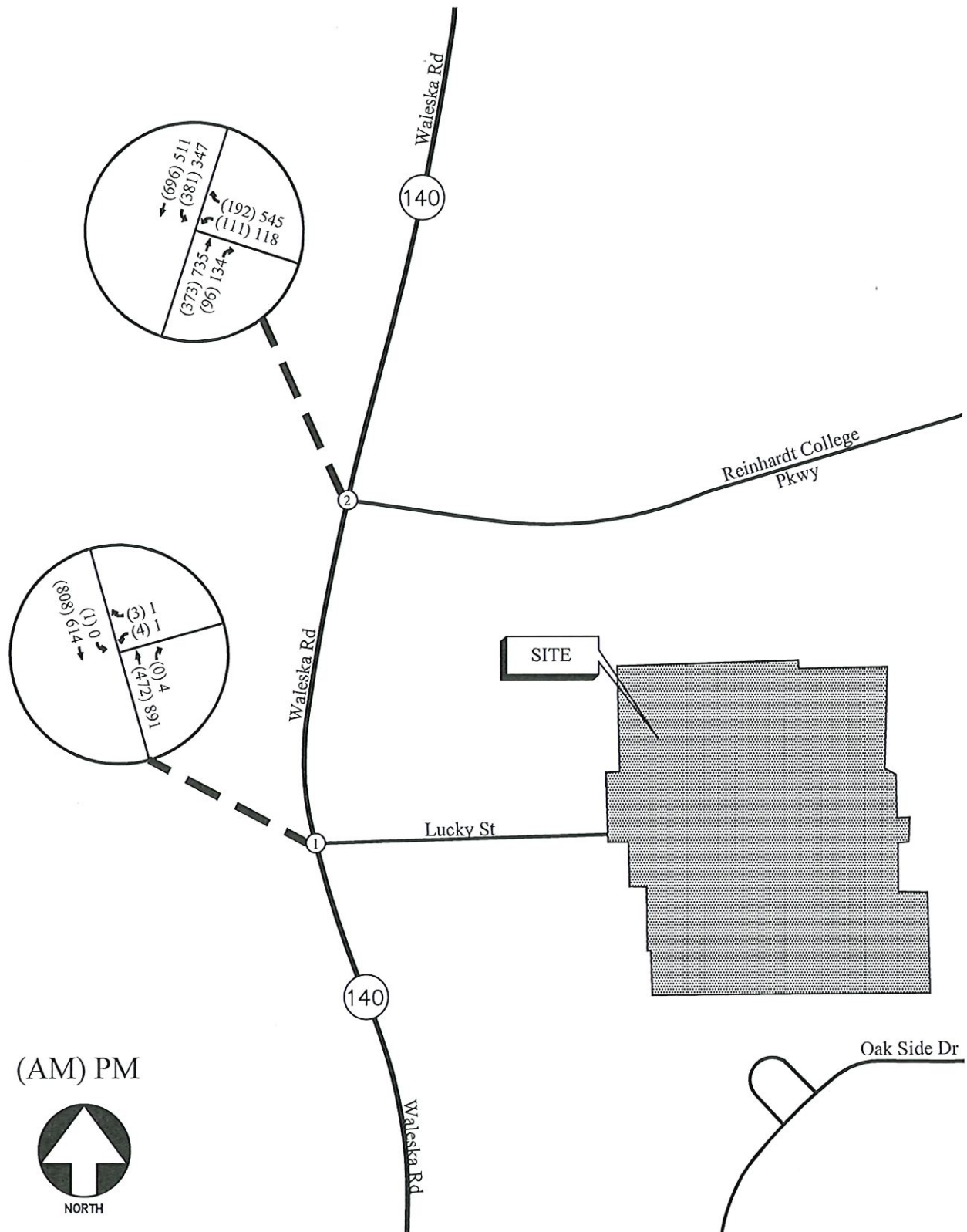
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing traffic volumes (Figure 3) plus increases for the annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2017-2019 & 2021-2022) revealed a traffic volume increase of approximately 2%. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 7.

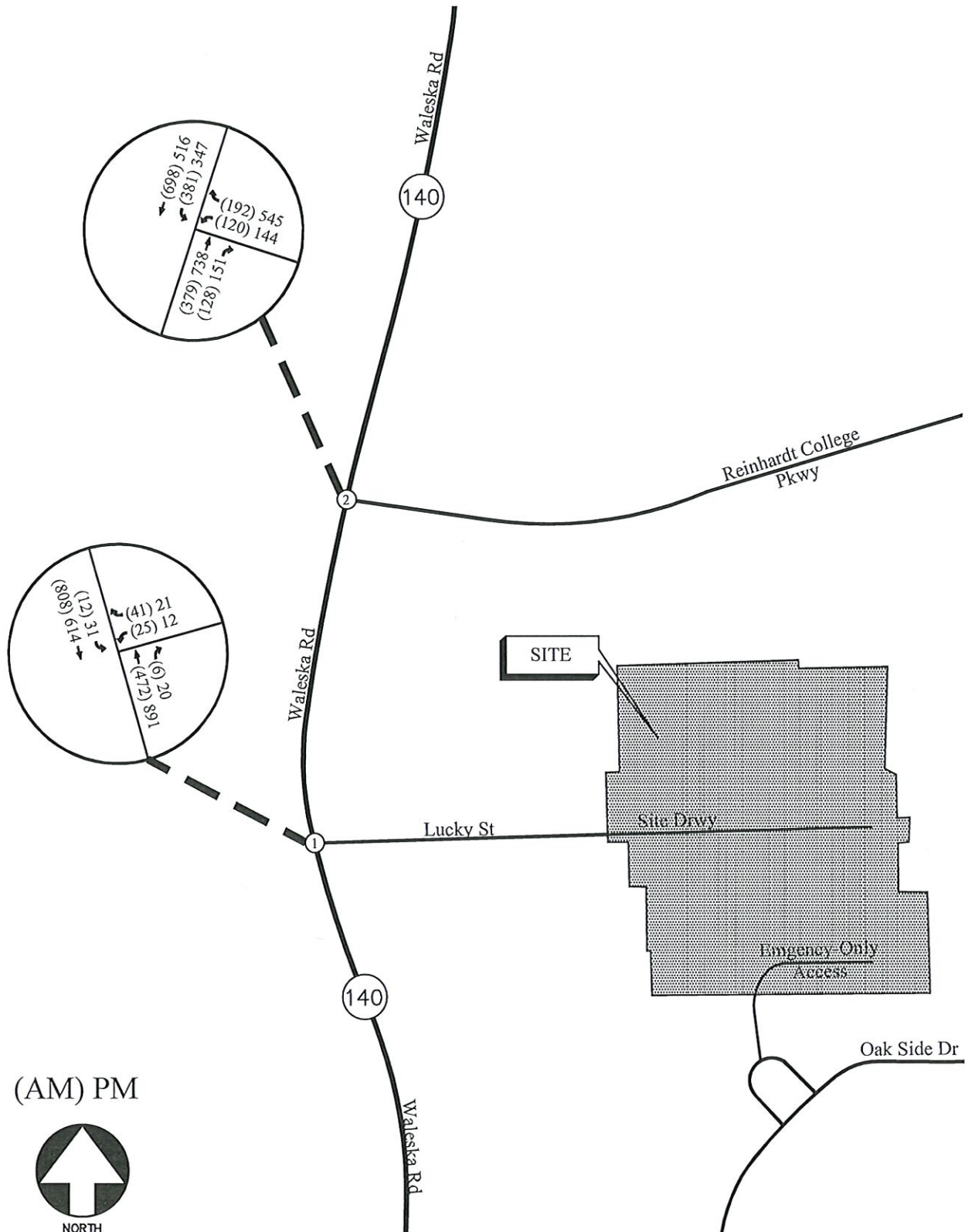
6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 8.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

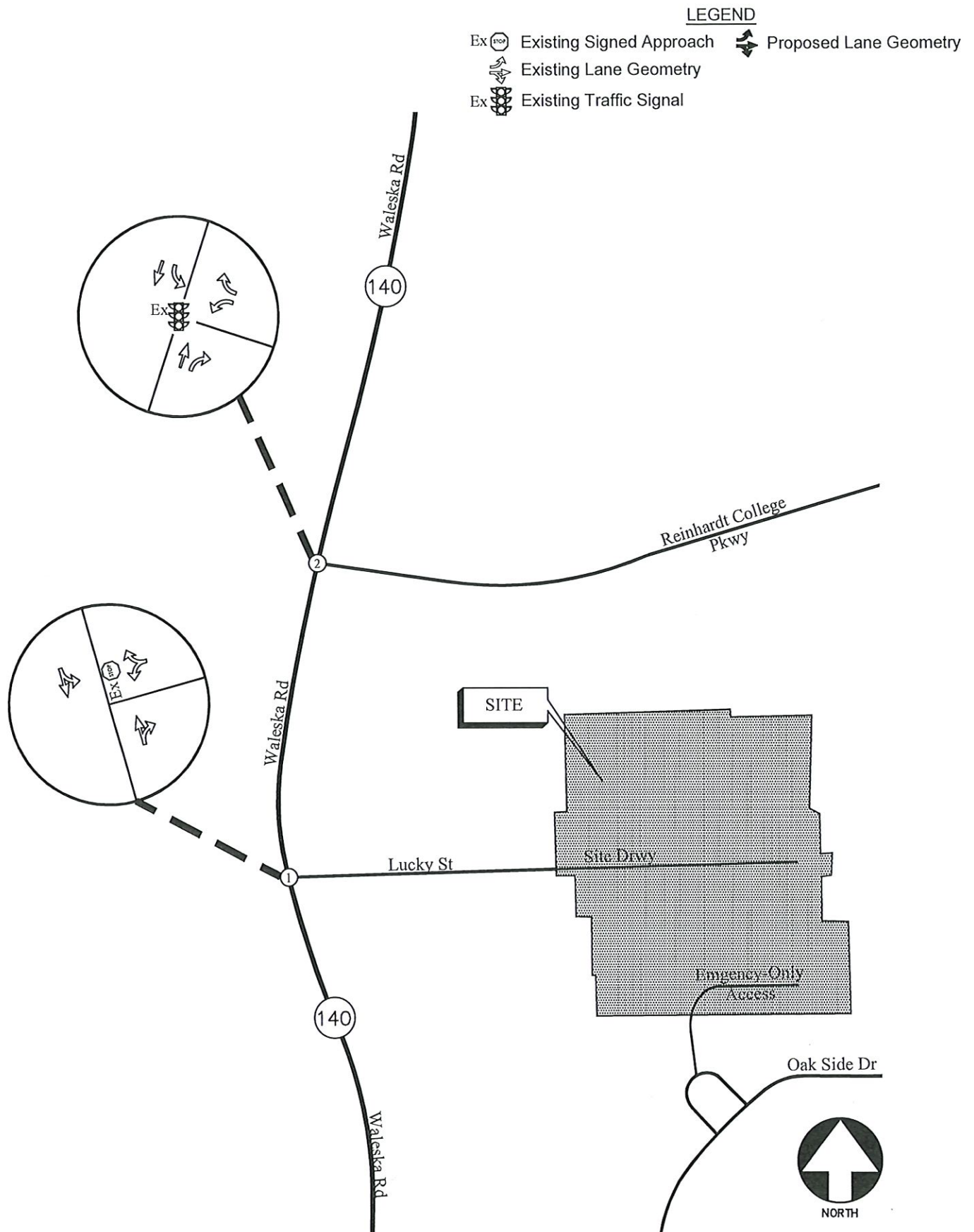
FIGURE 8
A&R Engineering Inc.

6.3 Future Buildout Year 2026 Traffic Operations

The future “No-Build” and “Build” traffic operations were analyzed using the volumes in Figures 7 and 8, respectively. The results of the future traffic operations analyses are shown below in Table 5. Recommendations on traffic control and lane geometry are shown graphically in Figure 9.

TABLE 5 — FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	SR 140 (Waleska Road) @ Lucky Street				
	-Westbound Approach	C (22.1)	D (28.6)	C (24.1)	D (34.8)
	-Southbound Left	A (8.5)	A (0.0)	A (8.5)	B (10.5)
2	SR 140 (Waleska Road) @ Reinhardt College Parkway	A (9.8)	B (16.0)	B (10.2)	B (18.4)
	-Westbound Approach	C (26.4)	D (35.3)	C (25.9)	D (35.6)
	-Northbound Approach	B (14.7)	B (18.6)	B (15.2)	C (21.2)
	-Southbound Approach	A (6.4)	B (11.1)	A (6.6)	B (13.2)

The results of the “No Build” and “Build” conditions traffic operations analyses indicate that the signalized study intersection of SR 140 at Reinhardt College Parkway will continue to operate at an overall level of service “B” or better in the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersection of SR 140 at Lucky Street will operate at a level of service “D” or better with peak hour traffic.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located on Lucky Street in the City of Canton, Georgia. The development will consist of 198 condominium units, and the site driveway will connect to the eastern end of Lucky Street.

Existing and future operations after completion of the project were analyzed at the intersection of:

1. SR 140 (Waleska Road) at Lucky Street
2. SR 140 (Waleska Road) at Reinhardt College Parkway

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, with the differences between “No-Build” and “Build” accounting for the projected increase in traffic due to the proposed development. The results of the “No Build” and “Build” conditions traffic operations analyses indicate that the signalized study intersection of SR 140 at Reinhardt College Parkway will continue to operate at an overall level of service “B” or better in the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersection of SR 140 at Lucky Street will operate at a level of service “D” or better with peak hour traffic. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendations for Site Access Configuration

- Site Driveway: Access Connection at the Eastern End of Lucky Street
 - The site driveway (continuation of Lucky Street) is proposed to consist of one entering lane and one exiting lane (24-ft roadway width).
 - Lucky Street is currently a narrow roadway with approximately 18 ft in width at its intersection with SR 140. It is recommended that necessary improvements be considered for Lucky Street to comply with Cherokee County standards.

Appendix

Existing Intersection Traffic Counts
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis.....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 140 (Waleska Road) @ Lucky Street
7-9 am | 4-6 pm

File Name : 20240252
Site Code : 20240252
Start Date : 06-13-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				Eastbound				Lucky Street Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	66	0	66	0	161	0	161	0	0	0	0	0	0	0	0	227
07:15 AM	0	68	0	68	0	179	0	179	0	0	0	0	0	0	0	0	247
07:30 AM	0	79	1	80	1	161	0	162	0	0	0	0	0	0	1	1	243
07:45 AM	0	116	0	116	0	194	0	194	0	0	0	0	2	0	1	3	313
Total	0	329	1	330	1	695	0	696	0	0	0	0	2	0	2	4	1030
08:00 AM	0	97	0	97	1	182	0	183	0	0	0	0	0	0	0	0	280
08:15 AM	0	109	0	109	0	160	0	160	0	0	0	0	1	0	2	3	272
08:30 AM	0	91	0	91	0	170	0	170	0	0	0	0	1	0	0	1	262
08:45 AM	0	115	0	115	0	173	0	173	0	0	0	0	1	0	0	1	289
Total	0	412	0	412	1	685	0	686	0	0	0	0	3	0	2	5	1103
*** BREAK ***																	
04:00 PM	0	188	0	188	0	133	0	133	0	0	0	0	1	0	0	1	322
04:15 PM	0	201	0	201	0	143	0	143	0	0	0	0	0	0	0	0	344
04:30 PM	0	195	2	197	0	128	0	128	0	0	0	0	1	0	1	2	327
04:45 PM	0	196	1	197	0	129	0	129	0	0	0	0	0	0	0	0	326
Total	0	780	3	783	0	533	0	533	0	0	0	0	2	0	1	3	1319
05:00 PM	0	187	1	188	0	136	0	136	0	0	0	0	0	0	0	0	324
05:15 PM	0	190	2	192	0	124	0	124	0	0	0	0	1	0	0	1	317
05:30 PM	0	184	2	186	1	162	0	163	0	0	0	0	1	0	0	1	350
05:45 PM	0	162	1	163	1	138	0	139	0	0	0	0	0	0	1	1	303
Total	0	723	6	729	2	560	0	562	0	0	0	0	2	0	1	3	1294
Grand Total	0	2244	10	2254	4	2473	0	2477	0	0	0	0	9	0	6	15	4746
Apprch %	0	99.6	0.4		0.2	99.8	0		0	0	0		60	0	40		
Total %	0	47.3	0.2	47.5	0.1	52.1	0	52.2	0	0	0		0.2	0	0.1	0.3	

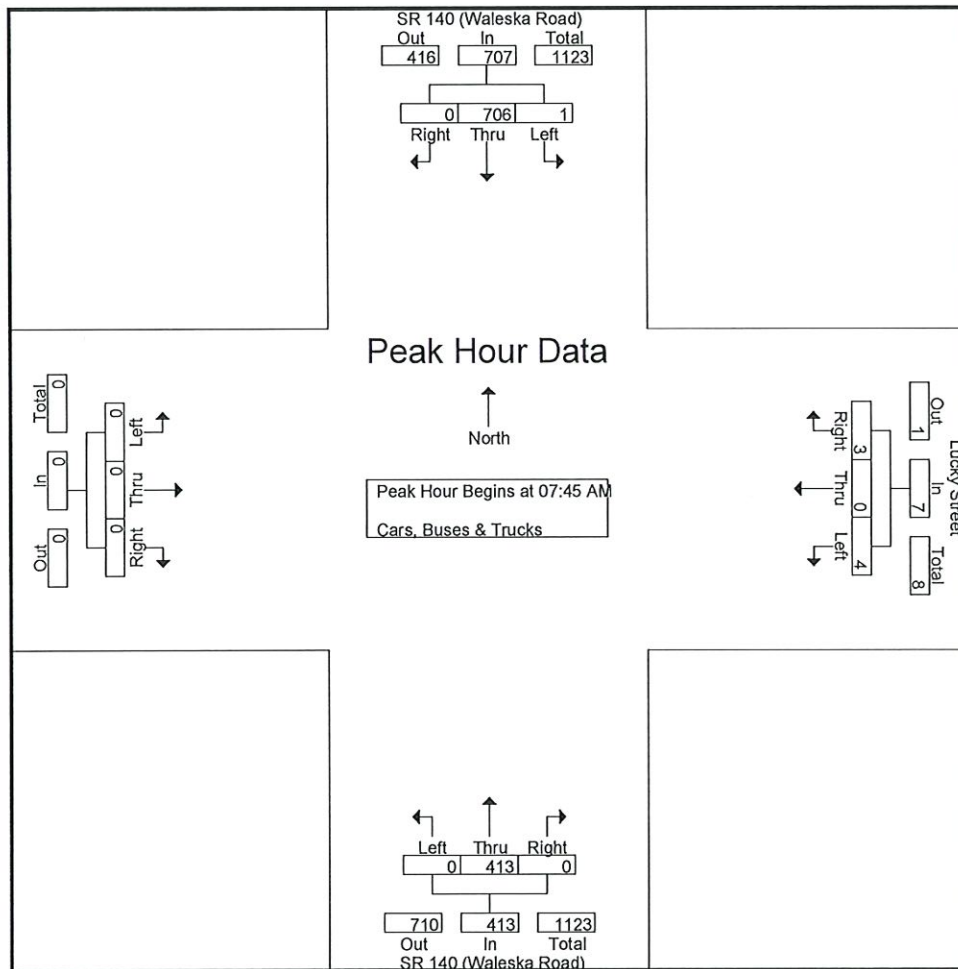
A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
SR 140 (Waleska Road) @ Lucky Street
7-9 am | 4-6 pm

File Name : 20240252
Site Code : 20240252
Start Date : 06-13-2024
Page No : 2

	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				Eastbound				Lucky Street Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1 Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	116	0	116	0	194	0	194	0	0	0	0	2	0	1	3	313
08:00 AM	0	97	0	97	1	182	0	183	0	0	0	0	0	0	0	0	280
08:15 AM	0	109	0	109	0	160	0	160	0	0	0	0	1	0	2	3	272
08:30 AM	0	91	0	91	0	170	0	170	0	0	0	0	1	0	0	1	262
Total Volume	0	413	0	413	1	706	0	707	0	0	0	0	4	0	3	7	1127
% App. Total	0	100	0		0.1	99.9	0		0	0	0		57.1	0	42.9		
PHF	.000	.890	.000	.890	.250	.910	.000	.911	.000	.000	.000	.000	.500	.000	.375	.583	.900



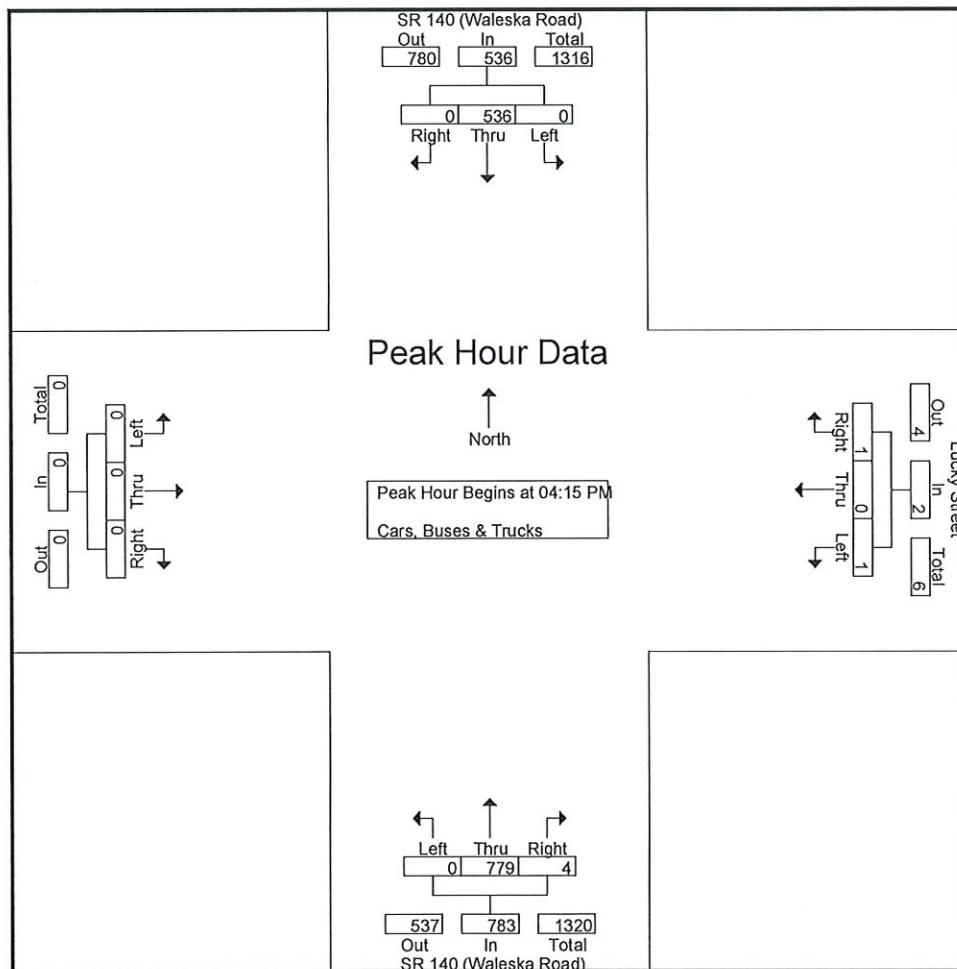
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 140 (Waleska Road) @ Lucky Street
7-9 am | 4-6 pm

File Name : 20240252
Site Code : 20240252
Start Date : 06-13-2024
Page No : 3

	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				Eastbound				Lucky Street Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:15 PM																	
04:15 PM	0	201	0	201	0	143	0	143	0	0	0	0	0	0	0	0	344
04:30 PM	0	195	2	197	0	128	0	128	0	0	0	0	0	1	0	1	2
04:45 PM	0	196	1	197	0	129	0	129	0	0	0	0	0	0	0	0	326
05:00 PM	0	187	1	188	0	136	0	136	0	0	0	0	0	0	0	0	324
Total Volume	0	779	4	783	0	536	0	536	0	0	0	0	1	0	1	2	1321
% App. Total	0	99.5	0.5		0	100	0		0	0	0		50	0	50		
PHF	.000	.969	.500	.974	.000	.937	.000	.937	.000	.000	.000	.000	.250	.000	.250	.250	.960



A & R Engineering, Inc.

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Marietta, GA 30067

TMC Data
SR 140 (Waleska Rd) Reinhardt College
Pkw
7-9 am | 4-6 pm

File Name : 20240253
Site Code : 20240253
Start Date : 06-13-2024
Page No : 1

Groups Printed- Cars, Buses & Trucks

	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				Eastbound				Reinhardt College Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	51	13	64	45	135	0	180	0	0	0	0	24	0	29	53	297
07:15 AM	0	50	15	65	99	153	0	252	0	0	0	0	28	0	28	56	373
07:30 AM	0	65	16	81	101	143	0	244	0	0	0	0	19	0	38	57	382
07:45 AM	0	94	23	117	93	165	0	258	0	0	0	0	28	0	40	68	443
Total	0	260	67	327	338	596	0	934	0	0	0	0	99	0	135	234	1495
08:00 AM	0	73	23	96	75	156	0	231	0	0	0	0	25	0	21	46	373
08:15 AM	0	86	22	108	82	139	0	221	0	0	0	0	21	0	44	65	394
08:30 AM	0	73	16	89	83	148	0	231	0	0	0	0	23	0	63	86	406
08:45 AM	0	88	29	117	92	147	0	239	0	0	0	0	25	0	40	65	421
Total	0	320	90	410	332	590	0	922	0	0	0	0	94	0	168	262	1594
*** BREAK ***																	
04:00 PM	0	140	50	190	63	98	0	161	0	0	0	0	33	0	105	138	489
04:15 PM	0	176	24	200	50	111	0	161	0	0	0	0	33	0	129	162	523
04:30 PM	0	152	41	193	61	104	0	165	0	0	0	0	25	0	124	149	507
04:45 PM	0	160	37	197	84	105	0	189	0	0	0	0	22	0	117	139	525
Total	0	628	152	780	258	418	0	676	0	0	0	0	113	0	475	588	2044
05:00 PM	0	154	35	189	80	106	0	186	0	0	0	0	31	0	113	144	519
05:15 PM	0	173	16	189	64	103	0	167	0	0	0	0	20	0	120	140	496
05:30 PM	0	156	29	185	76	132	0	208	0	0	0	0	30	0	126	156	549
05:45 PM	0	144	17	161	86	116	0	202	0	0	0	0	23	0	118	141	504
Total	0	627	97	724	306	457	0	763	0	0	0	0	104	0	477	581	2068
Grand Total	0	1835	406	2241	1234	2061	0	3295	0	0	0	0	410	0	1255	1665	7201
Apprch %	0	81.9	18.1		37.5	62.5	0		0	0	0		24.6	0	75.4		
Total %	0	25.5	5.6	31.1	17.1	28.6	0	45.8	0	0	0	0	5.7	0	17.4	23.1	

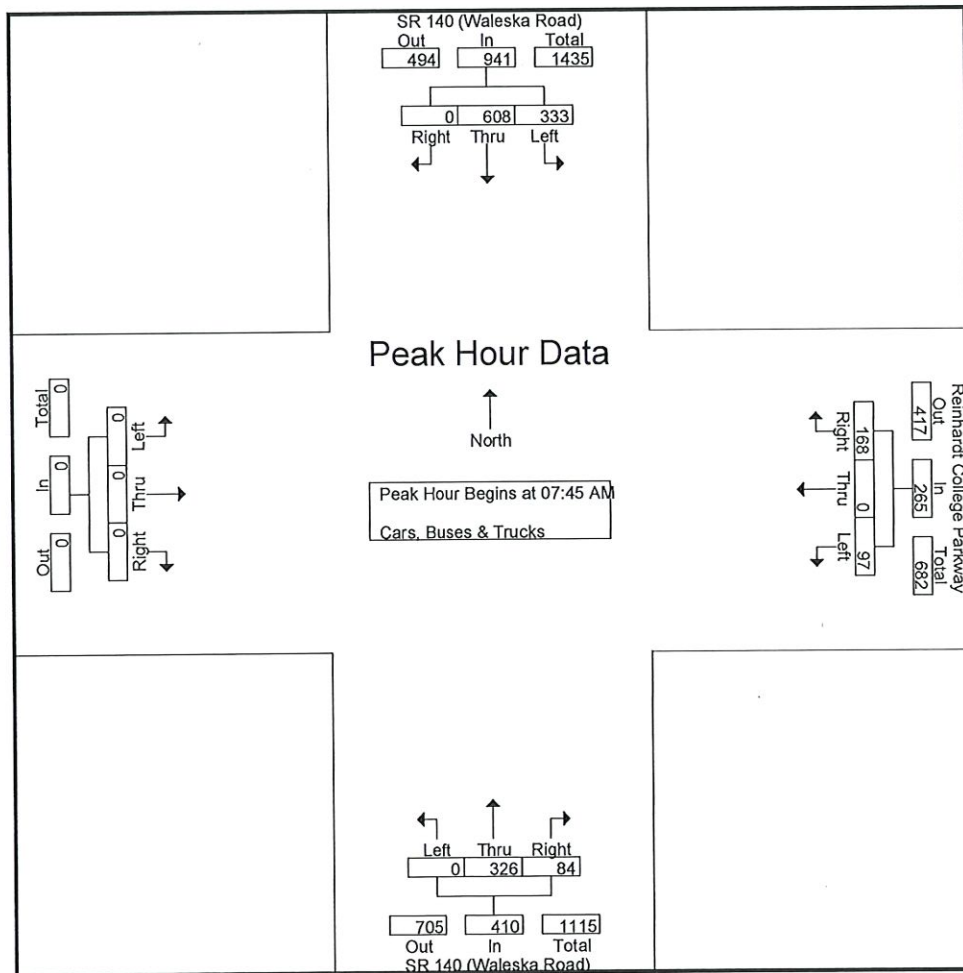
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 140 (Waleska Rd) Reinhardt College
Pkw
7-9 am | 4-6 pm

File Name : 20240253
Site Code : 20240253
Start Date : 06-13-2024
Page No : 2

	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				Eastbound				Reinhardt College Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:45 AM																	
07:45 AM	0	94	23	117	93	165	0	258	0	0	0	0	28	0	40	68	443
08:00 AM	0	73	23	96	75	156	0	231	0	0	0	0	25	0	21	46	373
08:15 AM	0	86	22	108	82	139	0	221	0	0	0	0	21	0	44	65	394
08:30 AM	0	73	16	89	83	148	0	231	0	0	0	0	23	0	63	86	406
Total Volume	0	326	84	410	333	608	0	941	0	0	0	0	97	0	168	265	1616
% App. Total	0	79.5	20.5		35.4	64.6	0		0	0	0		36.6	0	63.4		
PHF	.000	.867	.913	.876	.895	.921	.000	.912	.000	.000	.000	.000	.866	.000	.667	.770	.912



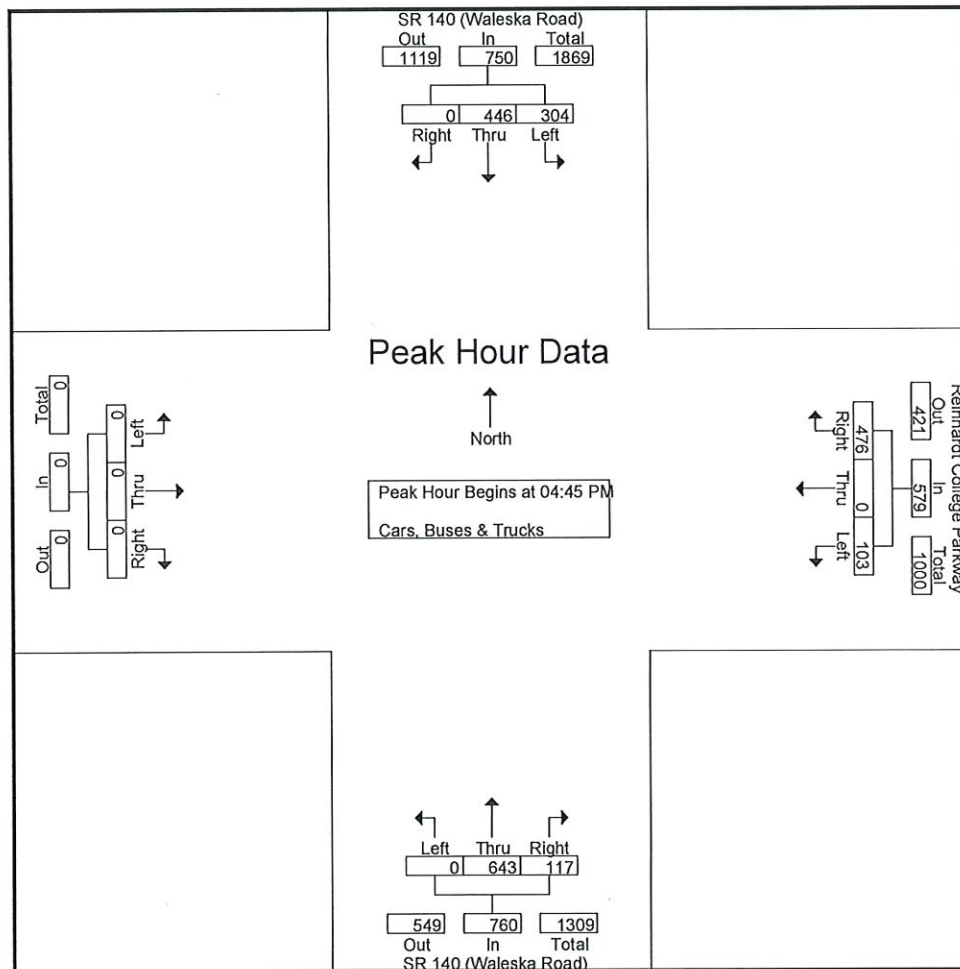
A & R Engineering, Inc.

2160 Kingston Court Suite 'O'
Marietta, GA 30067

TMC Data
SR 140 (Waleska Rd) Reinhardt College
Pkwy
7-9 am | 4-6 pm

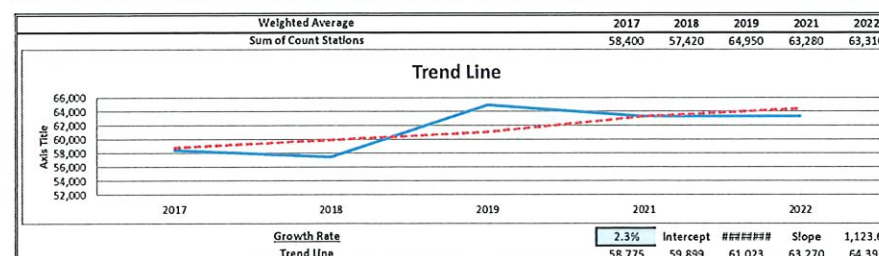
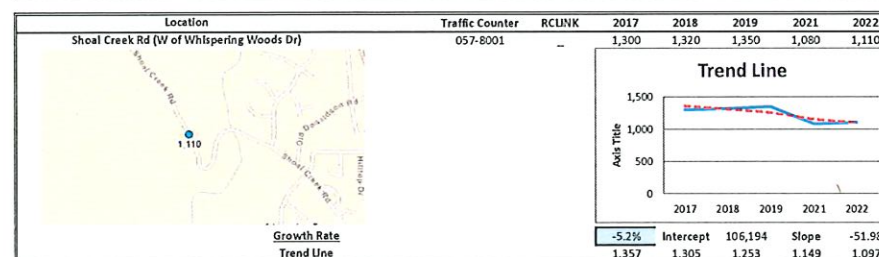
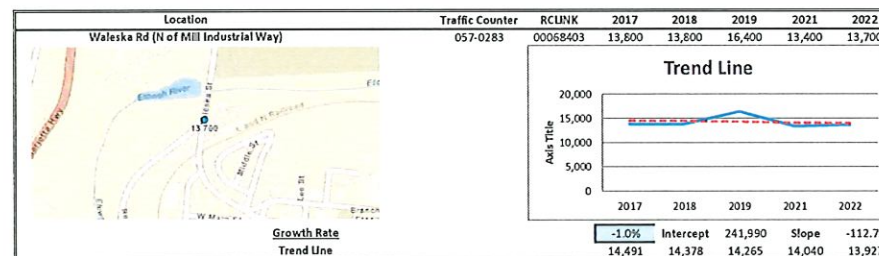
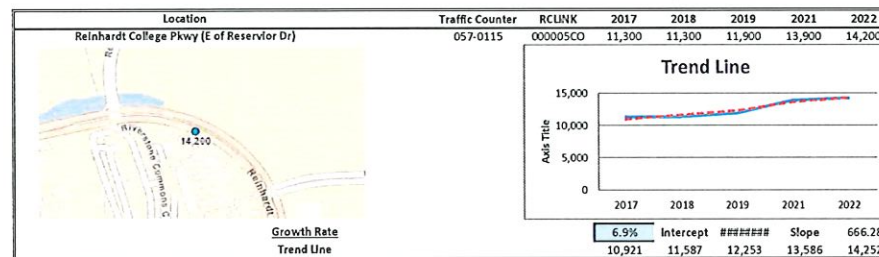
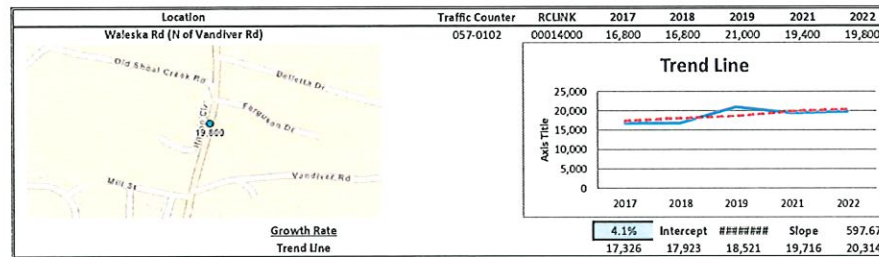
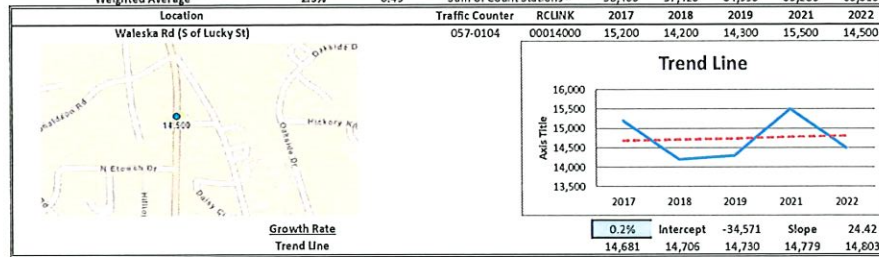
File Name : 20240253
Site Code : 20240253
Start Date : 06-13-2024
Page No : 3

	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				Eastbound				Reinhardt College Parkway Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	160	37	197	84	105	0	189	0	0	0	0	22	0	117	139	525
05:00 PM	0	154	35	189	80	106	0	186	0	0	0	0	31	0	113	144	519
05:15 PM	0	173	16	189	64	103	0	167	0	0	0	0	20	0	120	140	496
05:30 PM	0	156	29	185	76	132	0	208	0	0	0	0	30	0	126	156	549
Total Volume	0	643	117	760	304	446	0	750	0	0	0	0	103	0	476	579	2089
% App. Total	0	84.6	15.4		40.5	59.5	0		0	0	0		17.8	0	82.2		
PHF	.000	.929	.791	.964	.905	.845	.000	.901	.000	.000	.000	.000	.831	.000	.944	.928	.951



LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019	2021	2022
Waleska Rd (S of Lucky St)	0.2%	0.01	057-0104	00014000	15,200	14,200	14,300	15,500	14,500
Waleska Rd (N of Vandiver Rd)	4.1%	0.43	057-0102	00014000	16,800	16,800	21,000	19,400	19,800
Reinhardt College Pkwy (E of Reservoir Dr)	6.9%	0.94	057-0115	00005050	11,300	11,300	11,900	13,900	14,200
Waleska Rd (N of Mill Industrial Way)	-1.0%	0.04	057-0283	00068403	13,800	13,800	16,400	13,400	13,700
Shoal Creek Rd (W of Whispering Woods Dr)	-5.2%	0.72	057-8001	-	1,300	1,320	1,350	1,080	1,110
Weighted Average	2.3%	0.49	Sum of Count Stations =		58,400	57,420	64,950	63,280	63,310



EXISTING INTERSECTION ANALYSIS

HCM 6th TWSC
1: SR 140 (Waleska Rd) & Lucky St

Existing AM
06/28/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	4	3	454	0	1	777
Future Vol, veh/h	4	3	454	0	1	777
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	3	504	0	1	863
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1369	504	0	0	504	0
Stage 1	504	-	-	-	-	-
Stage 2	865	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	162	568	-	-	1061	-
Stage 1	607	-	-	-	-	-
Stage 2	412	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	162	568	-	-	1061	-
Mov Cap-2 Maneuver	162	-	-	-	-	-
Stage 1	607	-	-	-	-	-
Stage 2	411	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	20.9	0		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	234	1061	-	
HCM Lane V/C Ratio	-	-	0.033	0.001	-	
HCM Control Delay (s)	-	-	20.9	8.4	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

Timings
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Existing AM
06/28/2024

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙	↖	↑	↗	↘	↓
Traffic Volume (vph)	107	185	359	92	366	669
Future Volume (vph)	107	185	359	92	366	669
Lane Group Flow (vph)	118	203	395	101	402	735
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases		8		6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	23.5	23.5	32.5	32.5	15.0	23.5
Total Split (s)	24.0	24.0	41.0	41.0	25.0	66.0
Total Split (%)	26.7%	26.7%	45.6%	45.6%	27.8%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	Min	Min	None	Min
v/c Ratio	0.44	0.49	0.63	0.17	0.60	0.59
Control Delay	33.2	9.5	23.8	4.7	8.7	8.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	33.2	9.5	23.8	4.7	8.7	8.2
Queue Length 50th (ft)	42	0	127	0	53	122
Queue Length 95th (ft)	107	56	242	29	113	257
Internal Link Dist (ft)	1092		801			498
Turn Bay Length (ft)				240	250	
Base Capacity (vph)	525	612	1060	944	755	1678
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.33	0.37	0.11	0.53	0.44

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 64.9

Natural Cycle: 75

Control Type: Actuated-Uncoordinated

Splits and Phases: 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy



HCM 6th Signalized Intersection Summary 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Existing AM
06/28/2024

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	107	185	359	92	366	669
Future Volume (veh/h)	107	185	359	92	366	669
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	118	0	395	0	402	735
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	157		644		669	1234
Arrive On Green	0.09	0.00	0.34	0.00	0.19	0.66
Sat Flow, veh/h	1781	1585	1870	1585	1781	1870
Grp Volume(v), veh/h	118	0	395	0	402	735
Grp Sat Flow(s),veh/h/ln	1781	1585	1870	1585	1781	1870
Q Serve(g_s), s	2.8	0.0	7.7	0.0	5.3	9.6
Cycle Q Clear(g_c), s	2.8	0.0	7.7	0.0	5.3	9.6
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	157		644		669	1234
V/C Ratio(X)	0.75		0.61		0.60	0.60
Avail Cap(c_a), veh/h	756		1523		1129	2595
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	19.4	0.0	11.9	0.0	6.8	4.2
Incr Delay (d2), s/veh	7.1	0.0	2.0	0.0	0.9	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	0.0	2.6	0.0	0.9	1.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	26.5	0.0	13.9	0.0	7.7	5.1
LnGrp LOS	C		B		A	A
Approach Vol, veh/h	118		395			1137
Approach Delay, s/veh	26.5		13.9			6.0
Approach LOS	C		B			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	34.3		13.8		20.5	9.3
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	60.5		19.5		35.5	18.5
Max Q Clear Time (g_c+I1), s	11.6		7.3		9.7	4.8
Green Ext Time (p_c), s	12.3		1.0		4.4	0.2
Intersection Summary						
HCM 6th Ctrl Delay			9.4			
HCM 6th LOS			A			
Notes						

HCM 6th TWSC
1: SR 140 (Waleska Rd) & Lucky St

Existing PM
06/28/2024

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	1	1	857	4	1	590
Future Vol, veh/h	1	1	857	4	1	590
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	952	4	1	656
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1612	954	0	0	956	0
Stage 1	954	-	-	-	-	-
Stage 2	658	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	115	314	-	-	719	-
Stage 1	374	-	-	-	-	-
Stage 2	515	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	115	314	-	-	719	-
Mov Cap-2 Maneuver	115	-	-	-	-	-
Stage 1	374	-	-	-	-	-
Stage 2	514	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	26.7	0	0			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	168	719	-	
HCM Lane V/C Ratio	-	-	0.013	0.002	-	
HCM Control Delay (s)	-	-	26.7	10	0	
HCM Lane LOS	-	-	D	B	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

Timings
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Existing PM
06/28/2024

	↖	↗	↑	↘	↙	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↖	↗	↑	↘	↙	↓
Traffic Volume (vph)	113	524	707	129	334	491
Future Volume (vph)	113	524	707	129	334	491
Lane Group Flow (vph)	124	576	777	142	367	540
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases		8		6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	23.5	23.5	32.5	32.5	15.0	23.5
Total Split (s)	25.0	25.0	46.0	46.0	19.0	65.0
Total Split (%)	27.8%	27.8%	51.1%	51.1%	21.1%	72.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	Min	Min	None	Min
v/c Ratio	0.34	0.95	0.93	0.18	1.01	0.43
Control Delay	32.8	40.4	43.0	3.4	77.3	8.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	32.8	40.4	43.0	3.4	77.3	8.4
Queue Length 50th (ft)	60	132	403	0	~175	130
Queue Length 95th (ft)	110	#345	#646	32	#349	193
Internal Link Dist (ft)	1092		801			498
Turn Bay Length (ft)				240	250	
Base Capacity (vph)	398	632	872	815	362	1280
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.31	0.91	0.89	0.17	1.01	0.42

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 87

Natural Cycle: 90

Control Type: Actuated-Uncoordinated

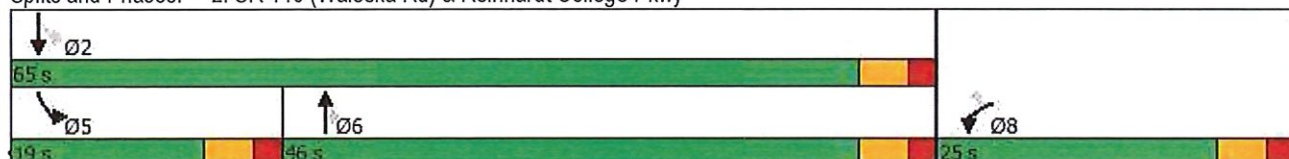
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy



HCM 6th Signalized Intersection Summary 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Existing PM
06/28/2024

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	113	524	707	129	334	491
Future Volume (veh/h)	113	524	707	129	334	491
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	124	0	777	0	367	540
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	164		961		460	1365
Arrive On Green	0.09	0.00	0.51	0.00	0.13	0.73
Sat Flow, veh/h	1781	1585	1870	1585	1781	1870
Grp Volume(v), veh/h	124	0	777	0	367	540
Grp Sat Flow(s),veh/h/ln	1781	1585	1870	1585	1781	1870
Q Serve(g_s), s	4.2	0.0	21.3	0.0	5.2	6.8
Cycle Q Clear(g_c), s	4.2	0.0	21.3	0.0	5.2	6.8
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	164		961		460	1365
V/C Ratio(X)	0.76		0.81		0.80	0.40
Avail Cap(c_a), veh/h	563		1228		623	1804
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	27.3	0.0	12.5	0.0	11.7	3.2
Incr Delay (d2), s/veh	7.0	0.0	4.5	0.0	5.2	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	7.6	0.0	2.8	1.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	34.3	0.0	17.0	0.0	16.9	3.6
LnGrp LOS	C		B		B	A
Approach Vol, veh/h	124		777			907
Approach Delay, s/veh	34.3		17.0			9.0
Approach LOS	C		B			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	50.5		13.3		37.2	11.2
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	59.5		13.5		40.5	19.5
Max Q Clear Time (g_c+1), s	8.8		7.2		23.3	6.2
Green Ext Time (p_c), s	7.7		0.6		8.4	0.2
Intersection Summary						
HCM 6th Ctrl Delay	14.2					
HCM 6th LOS	B					

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

**FUTURE "NO-BUILD" INTERSECTION
ANALYSIS**

HCM 6th TWSC
1: SR 140 (Waleska Rd) & Lucky St

No Build AM
06/28/2024

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	4	3	472	0	1	808
Future Vol, veh/h	4	3	472	0	1	808
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	3	524	0	1	898
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1424	524	0	0	524	0
Stage 1	524	-	-	-	-	-
Stage 2	900	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	150	553	-	-	1043	-
Stage 1	594	-	-	-	-	-
Stage 2	397	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	150	553	-	-	1043	-
Mov Cap-2 Maneuver	150	-	-	-	-	-
Stage 1	594	-	-	-	-	-
Stage 2	396	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	22.1	0	0			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	218	1043	-	
HCM Lane V/C Ratio	-	-	0.036	0.001	-	
HCM Control Delay (s)	-	-	22.1	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	0.1	0	-	

Timings
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

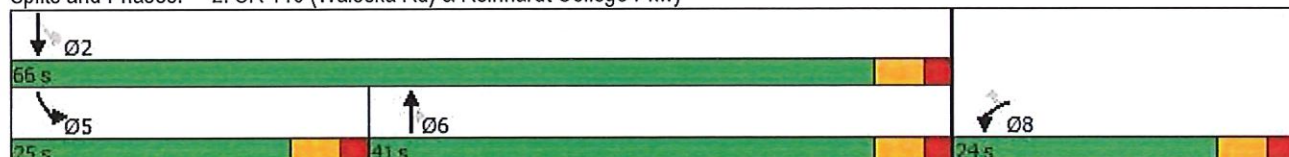
No Build AM
06/28/2024

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙	↖	↑	↗	↘	↓
Traffic Volume (vph)	111	192	373	96	381	696
Future Volume (vph)	111	192	373	96	381	696
Lane Group Flow (vph)	122	211	410	105	419	765
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases		8		6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	23.5	23.5	32.5	32.5	15.0	23.5
Total Split (s)	24.0	24.0	41.0	41.0	25.0	66.0
Total Split (%)	26.7%	26.7%	45.6%	45.6%	27.8%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	Min	Min	None	Min
v/c Ratio	0.46	0.50	0.64	0.17	0.63	0.61
Control Delay	34.3	9.5	24.2	4.6	9.9	8.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.3	9.5	24.2	4.6	9.9	8.5
Queue Length 50th (ft)	46	0	138	0	57	134
Queue Length 95th (ft)	111	58	254	29	134	277
Internal Link Dist (ft)	1092		801			498
Turn Bay Length (ft)				240	250	
Base Capacity (vph)	513	608	1037	927	740	1652
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.24	0.35	0.40	0.11	0.57	0.46

Intersection Summary

Cycle Length: 90
Actuated Cycle Length: 66.4
Natural Cycle: 75
Control Type: Actuated-Uncoordinated

Splits and Phases: 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy



HCM 6th Signalized Intersection Summary
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

No Build AM
06/28/2024

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	111	192	373	96	381	696
Future Volume (veh/h)	111	192	373	96	381	696
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	122	0	410	0	419	765
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	162		635		662	1234
Arrive On Green	0.09	0.00	0.34	0.00	0.20	0.66
Sat Flow, veh/h	1781	1585	1870	1585	1781	1870
Grp Volume(v), veh/h	122	0	410	0	419	765
Grp Sat Flow(s),veh/h/ln	1781	1585	1870	1585	1781	1870
Q Serve(g_s), s	3.0	0.0	8.2	0.0	5.7	10.4
Cycle Q Clear(g_c), s	3.0	0.0	8.2	0.0	5.7	10.4
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	162		635		662	1234
V/C Ratio(X)	0.75		0.65		0.63	0.62
Avail Cap(c_a), veh/h	746		1502		1099	2560
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	19.6	0.0	12.4	0.0	7.1	4.3
Incr Delay (d2), s/veh	6.8	0.0	2.4	0.0	1.0	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	0.0	2.8	0.0	1.0	1.2
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	26.4	0.0	14.7	0.0	8.1	5.4
LnGrp LOS	C		B		A	A
Approach Vol, veh/h	122		410			1184
Approach Delay, s/veh	26.4		14.7			6.4
Approach LOS	C		B			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	34.7		14.2		20.5	9.5
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	60.5		19.5		35.5	18.5
Max Q Clear Time (g_c+l1), s	12.4		7.7		10.2	5.0
Green Ext Time (p_c), s	13.1		1.0		4.6	0.2
Intersection Summary						
HCM 6th Ctrl Delay			9.8			
HCM 6th LOS			A			
Notes						

HCM 6th TWSC
1: SR 140 (Waleska Rd) & Lucky St

No Build PM
06/28/2024

Intersection						
Int Delay, s/veh	0					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	T	T
Traffic Vol, veh/h	1	1	891	4	0	614
Future Vol, veh/h	1	1	891	4	0	614
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	1	990	4	0	682

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1674	992	0
Stage 1	992	-	-
Stage 2	682	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	105	298	696
Stage 1	359	-	-
Stage 2	502	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	105	298	696
Mov Cap-2 Maneuver	105	-	-
Stage 1	359	-	-
Stage 2	502	-	-

Approach	WB	NB	SB
HCM Control Delay, s	28.6	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	155	696	-
HCM Lane V/C Ratio	-	0.014	-	-
HCM Control Delay (s)	-	28.6	0	-
HCM Lane LOS	-	D	A	-
HCM 95th %tile Q(veh)	-	0	0	-

Timings
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

No Build PM
06/28/2024

	↙	↖	↑	↗	↘	↓
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙	↖	↑	↗	↘	↓
Traffic Volume (vph)	118	545	735	134	347	511
Future Volume (vph)	118	545	735	134	347	511
Lane Group Flow (vph)	130	599	808	147	381	562
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases		8		6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	23.5	23.5	32.5	32.5	15.0	23.5
Total Split (s)	25.0	25.0	46.0	46.0	19.0	65.0
Total Split (%)	27.8%	27.8%	51.1%	51.1%	21.1%	72.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	Min	Min	None	Min
v/c Ratio	0.34	0.98	0.96	0.19	1.09	0.46
Control Delay	32.8	47.3	48.9	3.6	101.7	8.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	32.8	47.3	48.9	3.6	101.7	8.8
Queue Length 50th (ft)	63	158	432	2	~196	137
Queue Length 95th (ft)	115	#385	#687	34	#374	204
Internal Link Dist (ft)	1092		801			498
Turn Bay Length (ft)				240	250	
Base Capacity (vph)	384	615	839	790	348	1233
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.34	0.97	0.96	0.19	1.09	0.46

Intersection Summary

Cycle Length: 90

Actuated Cycle Length: 89.9

Natural Cycle: 100

Control Type: Actuated-Uncoordinated

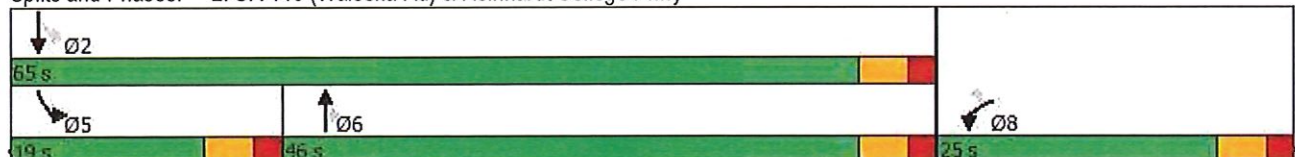
~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy



HCM 6th Signalized Intersection Summary
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

No Build PM
06/28/2024

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	118	545	735	134	347	511
Future Volume (veh/h)	118	545	735	134	347	511
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	130	0	808	0	381	562
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	171		973		444	1372
Arrive On Green	0.10	0.00	0.52	0.00	0.13	0.73
Sat Flow, veh/h	1781	1585	1870	1585	1781	1870
Grp Volume(v), veh/h	130	0	808	0	381	562
Grp Sat Flow(s),veh/h/ln	1781	1585	1870	1585	1781	1870
Q Serve(g_s), s	4.6	0.0	23.5	0.0	5.6	7.4
Cycle Q Clear(g_c), s	4.6	0.0	23.5	0.0	5.6	7.4
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	171		973		444	1372
V/C Ratio(X)	0.76		0.83		0.86	0.41
Avail Cap(c_a), veh/h	539		1176		590	1728
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	28.4	0.0	13.0	0.0	12.6	3.3
Incr Delay (d2), s/veh	6.9	0.0	5.6	0.0	9.5	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	8.6	0.0	3.6	1.1
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	35.3	0.0	18.6	0.0	22.1	3.7
LnGrp LOS	D		B		C	A
Approach Vol, veh/h	130		808			943
Approach Delay, s/veh	35.3		18.6			11.1
Approach LOS	D		B			B
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	52.7		13.7		39.0	11.7
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	59.5		13.5		40.5	19.5
Max Q Clear Time (g_c+I1), s	9.4		7.6		25.5	6.6
Green Ext Time (p_c), s	8.2		0.6		8.0	0.3
Intersection Summary						
HCM 6th Ctrl Delay			16.0			
HCM 6th LOS			B			
Notes						

FUTURE "BUILD" INTERSECTION ANALYSIS

Intersection						
Int Delay, s/veh	1.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	N	N	S	S
Traffic Vol, veh/h	25	41	472	6	12	808
Future Vol, veh/h	25	41	472	6	12	808
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	46	524	7	13	898
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1452	528	0	0	531	0
Stage 1	528	-	-	-	-	-
Stage 2	924	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	144	550	-	-	1036	-
Stage 1	592	-	-	-	-	-
Stage 2	387	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	140	550	-	-	1036	-
Mov Cap-2 Maneuver	140	-	-	-	-	-
Stage 1	592	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	24.1	0	0.1			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	261	1036	-	
HCM Lane V/C Ratio	-	-	0.281	0.013	-	
HCM Control Delay (s)	-	-	24.1	8.5	0	
HCM Lane LOS	-	-	C	A	A	
HCM 95th %tile Q(veh)	-	-	1.1	0	-	

Timings
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Future AM
06/28/2024

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	120	192	379	128	381	698
Future Volume (vph)	120	192	379	128	381	698
Lane Group Flow (vph)	132	211	416	141	419	767
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases		8		6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	23.5	23.5	32.5	32.5	15.0	23.5
Total Split (s)	24.0	24.0	40.0	40.0	26.0	66.0
Total Split (%)	26.7%	26.7%	44.4%	44.4%	28.9%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	Min	Min	None	Min
Act Effct Green (s)	10.6	10.6	23.0	23.0	45.6	45.6
Actuated g/C Ratio	0.16	0.16	0.34	0.34	0.67	0.67
v/c Ratio	0.48	0.50	0.66	0.22	0.63	0.61
Control Delay	35.0	9.3	25.2	4.4	10.4	8.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	35.0	9.3	25.2	4.4	10.4	8.8
LOS	C	A	C	A	B	A
Approach Delay	19.2		19.9			9.3
Approach LOS	B		B			A
Queue Length 50th (ft)	50	0	144	0	59	139
Queue Length 95th (ft)	119	57	268	34	145	288
Internal Link Dist (ft)	1092		801			498
Turn Bay Length (ft)				240	250	
Base Capacity (vph)	505	602	991	908	747	1631
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.26	0.35	0.42	0.16	0.56	0.47
Intersection Summary						
Cycle Length: 90						
Actuated Cycle Length: 67.6						
Natural Cycle: 75						
Control Type: Actuated-Uncoordinated						
Maximum v/c Ratio: 0.66						
Intersection Signal Delay: 13.8				Intersection LOS: B		
Intersection Capacity Utilization 61.5%				ICU Level of Service B		
Analysis Period (min) 15						

HCM 6th Signalized Intersection Summary
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Future AM
06/28/2024

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	120	192	379	128	381	698
Future Volume (veh/h)	120	192	379	128	381	698
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	132	0	416	0	419	767
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	176		629		653	1227
Arrive On Green	0.10	0.00	0.34	0.00	0.20	0.66
Sat Flow, veh/h	1781	1585	1870	1585	1781	1870
Grp Volume(v), veh/h	132	0	416	0	419	767
Grp Sat Flow(s),veh/h/ln	1781	1585	1870	1585	1781	1870
Q Serve(g_s), s	3.2	0.0	8.5	0.0	5.8	10.7
Cycle Q Clear(g_c), s	3.2	0.0	8.5	0.0	5.8	10.7
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	176		629		653	1227
V/C Ratio(X)	0.75		0.66		0.64	0.63
Avail Cap(c_a), veh/h	735		1439		1117	2524
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	19.7	0.0	12.7	0.0	7.4	4.5
Incr Delay (d2), s/veh	6.3	0.0	2.5	0.0	1.1	1.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	0.0	3.0	0.0	1.1	1.3
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	25.9	0.0	15.2	0.0	8.4	5.6
LnGrp LOS	C		B		A	A
Approach Vol, veh/h	132		416			1186
Approach Delay, s/veh	25.9		15.2			6.6
Approach LOS	C		B			A
Timer - Assigned Phs	2		5		6	8
Phs Duration (G+Y+Rc), s	34.9		14.3		20.6	9.9
Change Period (Y+Rc), s	5.5		5.5		5.5	5.5
Max Green Setting (Gmax), s	60.5		20.5		34.5	18.5
Max Q Clear Time (g_c+I1), s	12.7		7.8		10.5	5.2
Green Ext Time (p_c), s	13.1		1.0		4.6	0.3
Intersection Summary						
HCM 6th Ctrl Delay			10.2			
HCM 6th LOS			B			
Notes						

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	T	T
Traffic Vol, veh/h	12	21	891	20	31	614
Future Vol, veh/h	12	21	891	20	31	614
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	23	990	22	34	682
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1751	1001	0	0	1012	0
Stage 1	1001	-	-	-	-	-
Stage 2	750	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	94	295	-	-	685	-
Stage 1	355	-	-	-	-	-
Stage 2	467	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	86	295	-	-	685	-
Mov Cap-2 Maneuver	86	-	-	-	-	-
Stage 1	355	-	-	-	-	-
Stage 2	430	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	34.8	0	0.5			
HCM LOS	D					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	157	685	-	
HCM Lane V/C Ratio	-	-	0.234	0.05	-	
HCM Control Delay (s)	-	-	34.8	10.5	0	
HCM Lane LOS	-	-	D	B	A	
HCM 95th %tile Q(veh)	-	-	0.9	0.2	-	

Timings
2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Future PM
06/28/2024

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	144	545	738	151	347	516
Future Volume (vph)	144	545	738	151	347	516
Lane Group Flow (vph)	158	599	811	166	381	567
Turn Type	Prot	Perm	NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases		8		6	2	
Detector Phase	8	8	6	6	5	2
Switch Phase						
Minimum Initial (s)	5.0	5.0	15.0	15.0	5.0	15.0
Minimum Split (s)	23.5	23.5	32.5	32.5	15.0	23.5
Total Split (s)	25.0	25.0	46.0	46.0	19.0	65.0
Total Split (%)	27.8%	27.8%	51.1%	51.1%	21.1%	72.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.5	5.5	5.5	5.5	5.5	5.5
Lead/Lag			Lag	Lag	Lead	
Lead-Lag Optimize?			Yes	Yes	Yes	
Recall Mode	None	None	Min	Min	None	Min
Act Effct Green (s)	19.4	19.4	40.5	40.5	59.5	59.5
Actuated g/C Ratio	0.22	0.22	0.45	0.45	0.66	0.66
v/c Ratio	0.41	0.98	0.97	0.21	1.09	0.46
Control Delay	34.3	47.3	49.7	3.6	101.7	8.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	34.3	47.3	49.7	3.6	101.7	8.9
LOS	C	D	D	A	F	A
Approach Delay	44.6		41.9			46.2
Approach LOS	D		D			D
Queue Length 50th (ft)	78	158	434	2	~196	139
Queue Length 95th (ft)	137	#385	#689	36	#374	206
Internal Link Dist (ft)	1092		801			498
Turn Bay Length (ft)				240	250	
Base Capacity (vph)	384	615	839	800	348	1233
Starvation Cap Reductn	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0
Reduced v/c Ratio	0.41	0.97	0.97	0.21	1.09	0.46
Intersection Summary						
Cycle Length: 90						
Actuated Cycle Length: 89.9						
Natural Cycle: 100						
Control Type: Actuated-Uncoordinated						
Maximum v/c Ratio: 1.09						
Intersection Signal Delay: 44.2				Intersection LOS: D		
Intersection Capacity Utilization 81.8%				ICU Level of Service D		
Analysis Period (min) 15						
~ Volume exceeds capacity, queue is theoretically infinite.						

Timings
 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

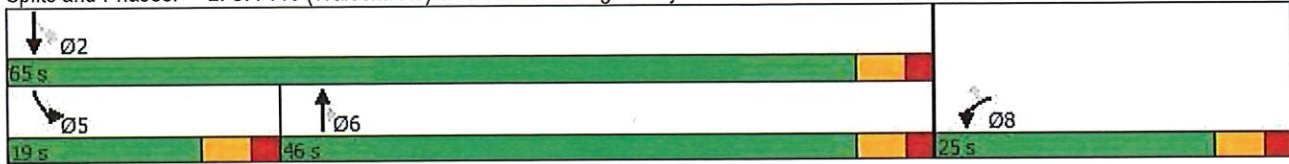
Future PM
 06/28/2024

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy



HCM 6th Signalized Intersection Summary 2: SR 140 (Waleska Rd) & Reinhardt College Pkwy

Future PM
06/28/2024

						
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	144	545	738	151	347	516
Future Volume (veh/h)	144	545	738	151	347	516
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	158	0	811	0	381	567
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	203		955		433	1354
Arrive On Green	0.11	0.00	0.51	0.00	0.13	0.72
Sat Flow, veh/h	1781	1585	1870	1585	1781	1870
Grp Volume(v), veh/h	158	0	811	0	381	567
Grp Sat Flow(s),veh/h/ln	1781	1585	1870	1585	1781	1870
Q Serve(g_s), s	5.9	0.0	25.5	0.0	6.5	8.2
Cycle Q Clear(g_c), s	5.9	0.0	25.5	0.0	6.5	8.2
Prop In Lane	1.00	1.00		1.00	1.00	
Lane Grp Cap(c), veh/h	203		955		433	1354
V/C Ratio(X)	0.78		0.85		0.88	0.42
Avail Cap(c_a), veh/h	511		1114		551	1637
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	0.00	1.00	1.00
Uniform Delay (d), s/veh	29.3	0.0	14.4	0.0	14.1	3.7
Incr Delay (d2), s/veh	6.3	0.0	6.8	0.0	12.6	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	0.0	9.9	0.0	4.1	1.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	35.6	0.0	21.2	0.0	26.7	4.2
LnGrp LOS	D		C		C	A
Approach Vol, veh/h	158		811			948
Approach Delay, s/veh	35.6		21.2			13.2
Approach LOS	D		C			B
Timer - Assigned Phs		2			5	6
Phs Duration (G+Y+Rc), s		54.7			14.5	40.2
Change Period (Y+Rc), s		5.5			5.5	5.5
Max Green Setting (Gmax), s		59.5			13.5	40.5
Max Q Clear Time (g_c+I1), s		10.2			8.5	27.5
Green Ext Time (p_c), s		8.3			0.6	7.3
Intersection Summary						
HCM 6th Ctrl Delay			18.4			
HCM 6th LOS			B			
Notes						
Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.						

TRAFFIC VOLUME WORKSHEETS

24-106 Lucky Street Residential Development - Canton, GA -TIS
Traffic Volumes

A&R Engineering
June 2024

1.SR 140 @ Lucky St
A.M. Peak Hour

Condition	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				- Eastbound				Lucky Street Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	413	0	413	1	706	0	707	0	0	0	0	4	0	3	7
Existing 2024 Volumes Adjusted for School Traffic:	0	454	0	454	1	777	0	778	0	0	0	0	4	0	3	7
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	472	0	472	1	808	0	809	0	0	0	0	4	0	3	7
Total New Trips:	0	0	6	6	11	0	0	11	0	0	0	0	21	0	38	59
Future 2026 Traffic Volumes:	0	472	6	478	12	808	0	820	0	0	0	0	25	0	41	66

P.M. Peak Hour

Condition	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				- Eastbound				Lucky Street Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	779	4	783	0	536	0	536	0	0	0	0	1	0	1	2
Existing 2024 Volumes Adjusted for School Traffic:	0	857	4	861	0	590	0	590	0	0	0	0	1	0	1	2
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	891	4	895	0	614	0	614	0	0	0	0	1	0	1	2
Total New Trips:	0	0	16	16	31	0	0	31	0	0	0	0	11	0	20	31
Future 2026 Traffic Volumes:	0	891	20	911	31	614	0	645	0	0	0	0	12	0	21	33

24-106 Lucky Street Residential Development - Canton, GA -TIS
Traffic Volumes

A&R Engineering
June 2024

2.SR 140 @ Reinhardt Coll. Pkwy

A.M. Peak Hour

Condition	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				- Eastbound				Reinhardt College Parkway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	326	84	410	333	608	0	941	0	0	0	0	97	0	168	265
Existing 2024 Volumes Adjusted for School Traffic:	0	359	92	451	366	669	0	1035	0	0	0	0	107	0	185	292
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	373	96	469	381	696	0	1077	0	0	0	0	111	0	192	303
Total New Trips:	0	6	32	38	0	2	0	2	0	0	0	0	9	0	0	9
Future 2026 Traffic Volumes:	0	379	128	507	381	698	0	1079	0	0	0	0	120	0	192	312

P.M. Peak Hour

Condition	SR 140 (Waleska Road) Northbound				SR 140 (Waleska Road) Southbound				- Eastbound				Reinhardt College Parkway Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2024 Traffic Counts:	0	643	117	760	304	446	0	750	0	0	0	0	103	0	476	579
Existing 2024 Volumes Adjusted for School Traffic:	0	707	129	836	334	491	0	825	0	0	0	0	113	0	524	637
Growth Factor (%):	2	2	2		2	2	2		2	2	2		2	2	2	
No-Build 2026 Volumes:	0	735	134	869	347	511	0	858	0	0	0	0	118	0	545	663
Total New Trips:	0	3	17	20	0	5	0	5	0	0	0	0	26	0	0	26
Future 2026 Traffic Volumes:	0	738	151	889	347	516	0	863	0	0	0	0	144	0	545	689