



Action Requested/Required:

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: 2/23/26
- Hearing Date: 4/3/26
- Voting Date: 5/7/26

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

Agenda Item Title:

ANNX2601-003 / RZON2601-004 - 2521 Reinhardt College Parkway - Request to annex and rezone 4.20 acres - Joel Mero

Summary:

Joel Mero has file a annexation and rezoning request for 2521 Reinhardt College Parkway. He is seeking to rezone the property (4.20 acres) from R-40 (Single family residential, Cherokee County) to GC (General Commercial, City of Canton). The proposed use of the property is for the storage of non-hazardous materials and supplies for a pool company.

This property was denied a rezoning request by Cherokee County on January 6, 2026

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

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

Staff Recommendations:

Staff recommendation will be presented with the staff report prior to the action meeting.

Reviews:

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

Attachments:

Agenda cover sheet
Application
Survey and site plan



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

PUBLIC HEARING APPLICATION

Project #(s): ANNX 2601-003

This Application is for:

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

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

Applicant Information:

Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools, Linc

Owner Information:

Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools, Linc

I, Joel Mero, 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, Joel Mero, have received and thoroughly read the Public Hearing Procedures.

This 21 day of January, 2026.

Applicant Signature: Print Name: Joel Mero



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):
Merodynamic Pools 2521 Reinhardt College Drive

This form is to be executed under oath. I, Joel Mero,
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 21 day of January, 20 26.

Owner Signature: [Signature] Print Name: Joel Mero

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

Name of Authorized Applicant: Joel Mero

Signature: [Signature]

Mailing Address: 9000 Matt Highway

City: Ball Ground

State: GA Zip Code: 30107

Telephone: 770 882-6876

E-mail: Joel @ Mero Pools. com

Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 21 Day Of January, 20 26.

Notary Signature: [Signature]





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

DISCLOSURE FORM

Project #(s):
Meridynamic Pools 2501 Reinhardt College Hwy

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: Joel Merd

Section 1

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

A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?

YES NO

B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?

YES NO

C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?

YES NO

D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?

YES NO

Section 2

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

N/A NONE

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

	Description
\$	_____
\$	_____
\$	_____



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

PROPERTY INFORMATION

Project #(s):

Merodynamic Pools 2521 Reinhardt College Pkwy

Address: 2521 Reinhardt College Pkwy

Land Lot(s): _____ District: _____ Section: _____ Parcel ID(s) 14-0135-0004

Existing Zoning Of Property: R40 City County Total Acreage Of Property: 4.2 Acres

Proposed Zoning Of Property: General Commercial "GC" Existing Use(s) Of Property: None

ADJACENT PROPERTY/OWNER INFORMATION:

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	<u>Pam Payne</u>	<u>R40</u>	<u>Rental</u>
SOUTH	<u>Publix Laurel Canyon</u>	<u>GC</u>	<u>Shopping Center</u>
EAST	<u>Reinhardt College Parkway</u>	<u>Roadfront</u>	<u>Highway</u>
WEST	<u>Laurel Canyon Sub Division</u>	<u>R40</u>	<u>Sub Division</u>
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Septic

Proposed managing jurisdiction: _____

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

Proposed managing jurisdiction: _____ Size Limit: _____



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

PUBLIC SCHOOL INFORMATION

Project #(s):

Methody Park 2521 Reinhardt College
Plan

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

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



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

REVIEW CRITERIA

Project #(s):

How will this proposal be compatible with surrounding properties? NO Conflicts

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

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
No. Cant store + Deliver With Current Zoning
Cant Do Business as Proposed

What would be the increase to population and traffic if the proposal were approved? minimal if any.
our traffic is By Appointment only

What would be the impact to schools and utilities if the proposal were approved? None.

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? It fits all Demographics

How is the proposal consistent with the City of Canton Roadmap of Success? Does not Effect of Interrupt. We Have
a Huge Front yard if any is Ever needed For Road Widening

Are there existing or changing conditions which affect the development of the property and support the proposed request? None

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

Merodynamic Pools Inc.

2793 Reinhardt College Parkway Canton Ga. 30114
Sales (770) 720-9905 Technical (770) 885-7514



“Where the “Son” Always Shines !”

Merodynamic Pools is a five-star, faith-based swimming pool company that has proudly served Cherokee County, Georgia for more than 17 years. Throughout this time, the company has experienced steady and responsible growth, allowing it to provide stable employment and support for an increasing number of local families. Merodynamic Pools is committed to operating with integrity, professionalism, and respect for the surrounding community.

The purpose of this concept plan is to request annexation of the subject property into the City of Canton and rezoning of the 4.2-acre parcel (Tax Parcel 14N16 007), located at 2521 Reinhardt College Parkway, Canton, Georgia 30114, from Residential (R-40) to General Commercial (GC). This request is consistent with the existing character and ongoing commercial development along Reinhardt College Parkway and represents an appropriate transitional use for the corridor.

The proposed use is low-impact in nature and will not alter the existing primary structure. No changes are proposed to the building’s footprint, configuration, or orientation. The only new improvement requested is a 40-foot by 60-foot accessory storage building located at the rear of the property, as shown on the submitted plans. This structure will be used solely for storage of non-hazardous supplies and materials; no chemicals will be stored on site.

The property will function primarily as an administrative and operational support facility. Proposed uses include office space, employee meetings, construction plan reviews, client consultations, architectural meetings, and phone-based administrative operations. The site is not intended for retail sales or high-traffic commercial activity.

Parking demand will be minimal, with approximately 8–10 employee parking spaces located at the front of the property. No commercial vehicles or equipment will be stored on site overnight. Operating hours will be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday, further minimizing impacts to adjacent properties.

This annexation and rezoning request will allow a long-standing local business to continue growing responsibly while maintaining compatibility with surrounding uses. The proposed General Commercial zoning will bring the property under City of Canton standards and oversight, improve land-use consistency along the corridor, and support the city’s economic development goals by retaining and expanding a locally owned business that contributes positively to the community.

For these reasons, the proposed annexation and rezoning to General Commercial is reasonable, appropriate, and in the best interest of the City of Canton and the surrounding area.

1. Legal Description

(Annexation, Rezoning, Staff Report & Ordinance-Ready)

All that tract or parcel of land lying and being in **Land Lot 135, Section 2, 14th District, Cherokee County, Georgia**, containing **4.20 acres**, more or less, as shown on a plat prepared by **Cherokee Surveying Co., Inc.**, Billy E. Moss, Georgia Registered Land Surveyor, and recorded in **Plat Book 120, Page 11**, Cherokee County Superior Court records.

Said property fronts along **State Route 140 / Reinhardt College Parkway** (100-foot right-of-way) and is commonly known as **2521 Reinhardt College Parkway, Canton, Georgia 30114**, and further identified as **Cherokee County Tax Parcel 14N16 007**.

2. Concept Plan Narrative

(Persuasive, Shortened, Canton-Friendly)

Merodynamic Pools is a five-star, faith-based swimming pool company that has served Cherokee County for more than 17 years, providing stable employment and supporting local families through responsible growth.

This request seeks annexation of the 4.20-acre property located at **2521 Reinhardt College Parkway** into the City of Canton and rezoning from **Residential (R-40)** to **General Commercial (GC)**. The request is consistent with the existing commercial character of Reinhardt College Parkway and represents a low-impact, appropriate use for the corridor.

No changes are proposed to the existing primary structure. The only improvement requested is a **40-foot by 60-foot accessory storage building** located at the rear of the property, as shown on the submitted plans. The storage building will house non-hazardous materials only; **no chemicals will be stored on site**.

The property will be used for administrative and business-support functions including office space, employee meetings, construction plan reviews, and client consultations. Parking demand will be minimal with approximately **8–10 employee spaces, no overnight vehicle storage**, and operating hours limited to **9:00 a.m. to 5:00 p.m., Monday through Friday**.

This annexation and rezoning will allow a long-standing local business to continue operating responsibly while remaining compatible with surrounding uses and supporting the City of Canton's economic development objectives.

3. Zoning & Use Summary

(Staff Review Checklist Item)

- **Current Zoning:** R-40 (Cherokee County)
- **Proposed Zoning:** General Commercial (GC) – City of Canton
- **Proposed Use:**
 - Office / administrative operations
 - Employee meetings and plan reviews
 - Client consultations
 - Storage of non-hazardous supplies

- **Retail Sales:** None
- **Chemical Storage:** None
- **Overnight Vehicle Storage:** None

4. Parking & Operations Statement

(Frequently Requested by Planning Staff)

- Approximately **8–10 employee parking spaces**
- No customer or retail traffic
- No overnight parking of vehicles or equipment
- Hours of operation limited to **9:00 a.m. – 5:00 p.m., Monday through Friday**

5. Annexation Justification Statement

(Commission & City Council Language)

The proposed annexation and rezoning will bring the property under City of Canton jurisdiction and development standards, promote consistent land use along the Reinhardt College Parkway corridor, and support the continued operation and growth of a locally owned business that contributes positively to the community. The request represents a reasonable and low-impact transition from residential zoning to a compatible commercial use.

6. Public Hearing Notice Description

(Clerk-Ready)

A public hearing will be held to consider the annexation and rezoning of approximately **4.20 acres** located at **2521 Reinhardt College Parkway**, being **Land Lot 135, Section 2, 14th District, Cherokee County, Georgia**, from **Residential (R-40) to General Commercial (GC)**.

7. Exhibits Checklist

(Attach These — You Already Have Them)

- ✓ Final Plat (Plat Book 120, Page 11)
- ✓ Concept Plan / Site Plan
- ✓ Location Map (Subject Property Exhibit)
- ✓ Narrative & Legal Description



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

PUBLIC HEARING APPLICATION

Project #(s): RZON2601-004

This Application is for:

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

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

Applicant Information:

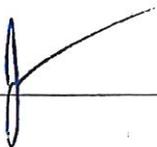
Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools. Lvm

Owner Information:

Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools. Lvm

I, Joel Mero, 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, Joel Mero, have received and thoroughly read the Public Hearing Procedures.

This 21 day of January, 20 26.

Applicant Signature:  Print Name: Joel Mero



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): Meredynamic Pools 2521 Reinhardt College Drive

This form is to be executed under oath. I, Joel Mero, 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 21 day of January, 20 26.

Owner Signature: [Signature] Print Name: Joel Mero

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

- This Application is for:
- A Annexation
 - B Rezoning
 - C Master Plans
 - D Master Plan Amendment
 - E Conditional Use Permit
 - F Land Use Modification
 - G Zoning Condition Amendment
 - H Density Transfer within Master Plan
 - I Temporary Use Permit
 - J Zoning Ordinance Text Amendment
 - Appeal
 - Adjustment
 - Special Exception

Name of Authorized Applicant: Joel Mero

Signature: [Signature]

Mailing Address: 9000 Matt Highway

City: Ball Ground

State: GA Zip Code: 30107

Telephone: 770 882-6876

E-mail: Joel @ Mero Pools . Com

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 21 Day Of January, 20 26.

Notary Signature: [Signature]





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

DISCLOSURE FORM

Project #(s):
Meredith Kramic Pools 2501 Reinhardt College Hwy

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: Joel Merz

Section 1

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

A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council?

YES NO

B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?

YES NO

C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?

YES NO

D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?

YES NO

Section 2

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

N/A NONE

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

	Description
\$	_____
\$	_____
\$	_____



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

PROPERTY INFORMATION

Project #(s):
 Aerodynamic Pools 2521 Reinhardt College Pkwy

Address: 2521 Reinhardt College Pkwy

Land Lot(s): _____ District: _____ Section: _____ Parcel ID(s) 14-0135-0004

Existing Zoning Of Property: R40 City County Total Acreage Of Property: 4.2 Acres

Proposed Zoning Of Property: General Commercial "GC" Existing Use(s) Of Property None

ADJACENT PROPERTY/OWNER INFORMATION:

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	<u>Pam Payne</u>	<u>R40</u>	<u>Rental</u>
SOUTH	<u>Publix Laurel Canyon</u>	<u>GC</u>	<u>Shopping Center</u>
EAST	<u>Reinhardt College Parkway</u>	<u>Roadfront</u>	<u>Highway</u>
WEST	<u>Laurel Canyon Sub Division</u>	<u>R40</u>	<u>Sub Division</u>
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Septic

Proposed managing jurisdiction: _____

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

Proposed managing jurisdiction: _____ Size Limit: _____



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

**PUBLIC SCHOOL
 INFORMATION**

Project #(s):

Methody Park Pools 2521 Remondet College Place

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: *(circle one each)*

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



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

REVIEW CRITERIA

Project #(s):

How will this proposal be compatible with surrounding properties? NO Conflicts

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

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

No. Cant Store + Deliver With Current Zoning
Cant Do Business as Proposed

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

our traffic is By Appointment only

What would be the impact to schools and utilities if the proposal were approved? None.

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

It fits all Demographics

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

Does not Effect of Interrupt. We Have
a Huge Front yard if any is Ever needed For Road Widening

Are there existing or changing conditions which affect the development of the property and support the proposed request? None

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

Merodynamic Pools Inc.

2793 Reinhardt College Parkway Canton Ga. 30114
Sales (770) 720-9905 Technical (770) 885-7514



“Where the “Son” Always Shines !”

Merodynamic Pools is a five-star, faith-based swimming pool company that has proudly served Cherokee County, Georgia for more than 17 years. Throughout this time, the company has experienced steady and responsible growth, allowing it to provide stable employment and support for an increasing number of local families. Merodynamic Pools is committed to operating with integrity, professionalism, and respect for the surrounding community.

The purpose of this concept plan is to request annexation of the subject property into the City of Canton and rezoning of the 4.2-acre parcel (Tax Parcel 14N16 007), located at 2521 Reinhardt College Parkway, Canton, Georgia 30114, from Residential (R-40) to General Commercial (GC). This request is consistent with the existing character and ongoing commercial development along Reinhardt College Parkway and represents an appropriate transitional use for the corridor.

The proposed use is low-impact in nature and will not alter the existing primary structure. No changes are proposed to the building’s footprint, configuration, or orientation. The only new improvement requested is a 40-foot by 60-foot accessory storage building located at the rear of the property, as shown on the submitted plans. This structure will be used solely for storage of non-hazardous supplies and materials; no chemicals will be stored on site.

The property will function primarily as an administrative and operational support facility. Proposed uses include office space, employee meetings, construction plan reviews, client consultations, architectural meetings, and phone-based administrative operations. The site is not intended for retail sales or high-traffic commercial activity.

Parking demand will be minimal, with approximately 8–10 employee parking spaces located at the front of the property. No commercial vehicles or equipment will be stored on site overnight. Operating hours will be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday, further minimizing impacts to adjacent properties.

This annexation and rezoning request will allow a long-standing local business to continue growing responsibly while maintaining compatibility with surrounding uses. The proposed General Commercial zoning will bring the property under City of Canton standards and oversight, improve land-use consistency along the corridor, and support the city’s economic development goals by retaining and expanding a locally owned business that contributes positively to the community.

For these reasons, the proposed annexation and rezoning to General Commercial is reasonable, appropriate, and in the best interest of the City of Canton and the surrounding area.

1. Legal Description

(Annexation, Rezoning, Staff Report & Ordinance-Ready)

All that tract or parcel of land lying and being in **Land Lot 135, Section 2, 14th District, Cherokee County, Georgia**, containing **4.20 acres**, more or less, as shown on a plat prepared by **Cherokee Surveying Co., Inc.**, Billy E. Moss, Georgia Registered Land Surveyor, and recorded in **Plat Book 120, Page 11**, Cherokee County Superior Court records.

Said property fronts along **State Route 140 / Reinhardt College Parkway** (100-foot right-of-way) and is commonly known as **2521 Reinhardt College Parkway, Canton, Georgia 30114**, and further identified as **Cherokee County Tax Parcel 14N16 007**.

2. Concept Plan Narrative

(Persuasive, Shortened, Canton-Friendly)

Merodynamic Pools is a five-star, faith-based swimming pool company that has served Cherokee County for more than 17 years, providing stable employment and supporting local families through responsible growth.

This request seeks annexation of the 4.20-acre property located at **2521 Reinhardt College Parkway** into the City of Canton and rezoning from **Residential (R-40)** to **General Commercial (GC)**. The request is consistent with the existing commercial character of Reinhardt College Parkway and represents a low-impact, appropriate use for the corridor.

No changes are proposed to the existing primary structure. The only improvement requested is a **40-foot by 60-foot accessory storage building** located at the rear of the property, as shown on the submitted plans. The storage building will house non-hazardous materials only; **no chemicals will be stored on site**.

The property will be used for administrative and business-support functions including office space, employee meetings, construction plan reviews, and client consultations. Parking demand will be minimal with approximately **8–10 employee spaces, no overnight vehicle storage**, and operating hours limited to **9:00 a.m. to 5:00 p.m., Monday through Friday**.

This annexation and rezoning will allow a long-standing local business to continue operating responsibly while remaining compatible with surrounding uses and supporting the City of Canton's economic development objectives.

3. Zoning & Use Summary

(Staff Review Checklist Item)

- **Current Zoning:** R-40 (Cherokee County)
- **Proposed Zoning:** General Commercial (GC) – City of Canton
- **Proposed Use:**
 - Office / administrative operations
 - Employee meetings and plan reviews
 - Client consultations
 - Storage of non-hazardous supplies

- **Retail Sales:** None
- **Chemical Storage:** None
- **Overnight Vehicle Storage:** None

4. Parking & Operations Statement

(Frequently Requested by Planning Staff)

- Approximately **8–10 employee parking spaces**
- No customer or retail traffic
- No overnight parking of vehicles or equipment
- Hours of operation limited to **9:00 a.m. – 5:00 p.m., Monday through Friday**

5. Annexation Justification Statement

(Commission & City Council Language)

The proposed annexation and rezoning will bring the property under City of Canton jurisdiction and development standards, promote consistent land use along the Reinhardt College Parkway corridor, and support the continued operation and growth of a locally owned business that contributes positively to the community. The request represents a reasonable and low-impact transition from residential zoning to a compatible commercial use.

6. Public Hearing Notice Description

(Clerk-Ready)

A public hearing will be held to consider the annexation and rezoning of approximately **4.20 acres** located at **2521 Reinhardt College Parkway**, being **Land Lot 135, Section 2, 14th District, Cherokee County, Georgia**, from **Residential (R-40)** to **General Commercial (GC)**.

7. Exhibits Checklist

(Attach These — You Already Have Them)

- ✓ Final Plat (Plat Book 120, Page 11)
- ✓ Concept Plan / Site Plan
- ✓ Location Map (Subject Property Exhibit)
- ✓ Narrative & Legal Description

PLAT BOOK: 120 PG: 11
 Filed: 12/16/2022 10:05 AM
 Clerk File Number: 28-2022-001255
 Rec: S10.00
 Patty Baker, Clerk of Superior Court
 Cherokee County, GA

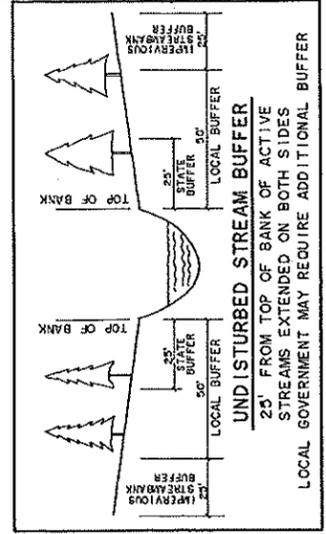
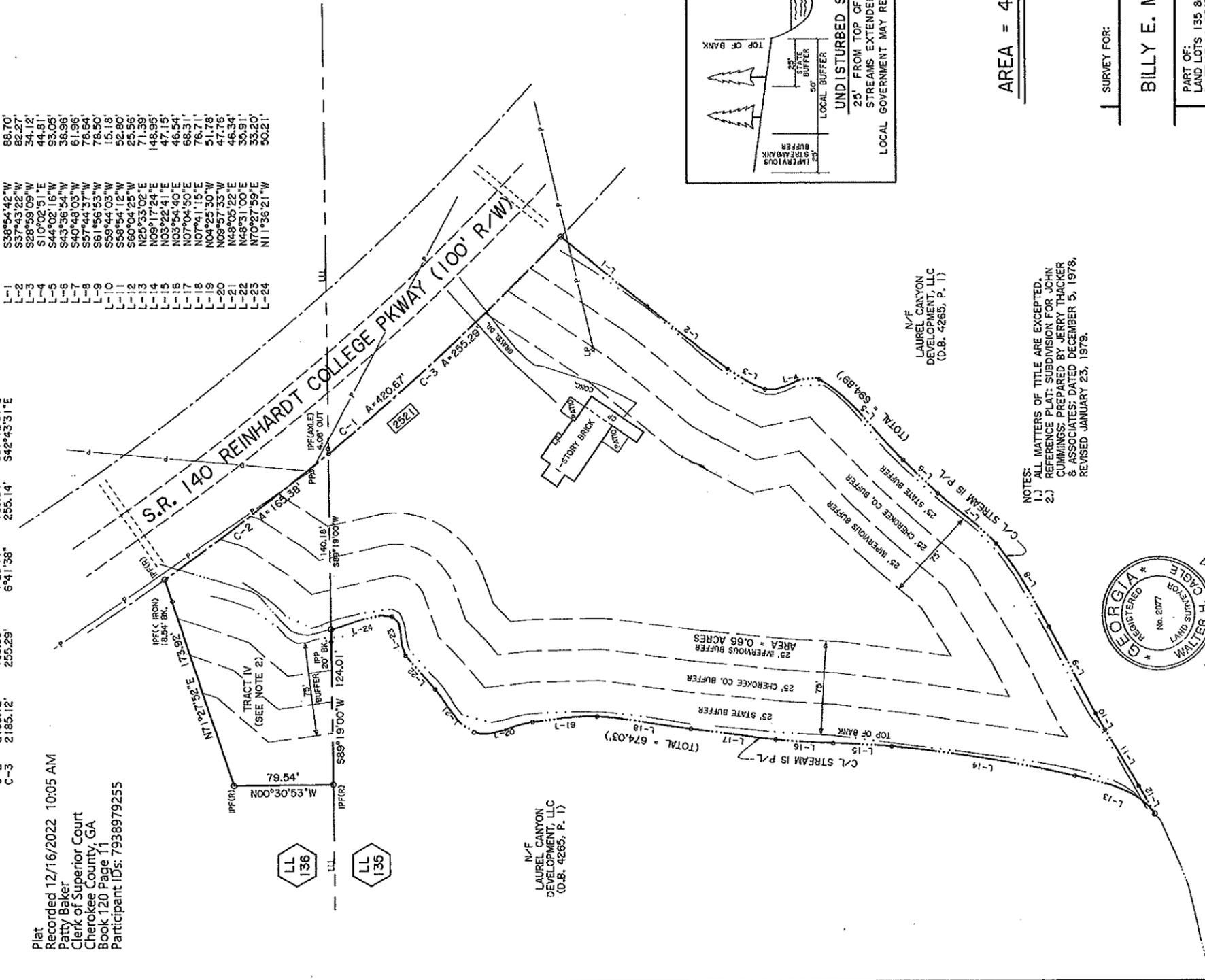
FIELD WORK: KF/JH/AL
 DRAWN BY: CAP
 JOB NO. 2763
 FILE NO. 2763

Plat
 Recorded 12/16/2022 10:05 AM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 120 Page 11
 Participant IDs: 7938979255

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH-BEARING
C-1	2185.12'	420.67'	11°01'49"	420.02'	S40°33'26"E
C-2	2185.12'	165.38'	4°20'11"	165.34'	S37°12'37"E
C-3	2185.12'	255.29'	6°41'38"	255.14'	S42°43'31"E

COURSE	BEARING	DISTANCE
L-1	S38°54'42"W	88.70'
L-2	S37°43'22"W	82.27'
L-3	S28°59'09"W	34.12'
L-4	S10°02'51"E	44.81'
L-5	S44°02'16"W	93.05'
L-6	S43°36'54"W	36.96'
L-7	S40°48'03"W	61.96'
L-8	S57°44'37"W	78.64'
L-9	S61°56'53"W	78.50'
L-10	S59°44'03"W	15.18'
L-11	S58°54'12"W	52.80'
L-12	S60°04'25"W	25.56'
L-13	N25°33'02"E	71.39'
L-14	N09°17'24"E	148.95'
L-15	N03°22'41"E	47.15'
L-16	N03°54'40"E	46.54'
L-17	N07°04'50"E	68.31'
L-18	N07°04'15"E	76.71'
L-19	N04°23'30"W	51.78'
L-20	N09°57'33"W	47.16'
L-21	N48°05'22"E	46.34'
L-22	N48°31'00"E	55.91'
L-23	N70°27'59"E	55.20'
L-24	N11°36'21"W	50.21'

F.I.R.M. FEDERAL INSURANCE RATE
 MAP® COMMUNITY NO. 13057C, PAGE
 125 B, DATED 9/14/90, SHOWS THIS
 PROPERTY NOT TO BE IN AN AREA
 HAVING SPECIAL FLOOD HAZARDS.



AREA = 4.20 ACRES

NOTES:
 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
 2.) REFERENCE PLAT: SUBDIVISION FOR JOHN CUMMINGS; PREPARED BY JERRY THACKER & ASSOCIATES; DATED DECEMBER 5, 1978, REVISED JANUARY 23, 1979.



Walter H. Ogle
 9/28/06

NO APPROVAL NEEDED.

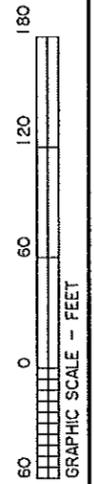
SURVEY FOR:

BILLY E. MOSS

PART OF:
 LAND LOTS 135 & 136
 DISTRICT 14, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 60'
 FIELD WORK: AUGUST 28, 2006
 PREPARED: SEPTEMBER 28, 2006

- LEGEND
- 1. IPP - IRON PIN FOUND
 - 2. C/P - COMPASS PIN
 - 3. R - REINFORCING BAR
 - 4. L/L - LAND LOT LINE
 - 5. R/W - RIGHT OF WAY
 - 6. P/L - PROPERTY LINE
 - 7. B/L - BUILDING LINE
 - 8. F/L - FENCE LINE
 - 9. A - ADDRESS

THIS MAP OR PLAT HAS BEEN CALCULATED FOR
 CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
 ONE (1) FOOT IN 10,000 FEET.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT
 IS BASED HAS A CLOSURE PRECISION OF 1 FOOT
 IN 10,000 FEET AND AN ANGULAR ERROR
 OF 1" PER ANGLE POINT, AND WAS
 ADJUSTED USING THE LEAST SQUARES RULE.
 THIS PLAT HAS BEEN PREPARED USING A TOPCON
 TOTAL STATION READINGS DIRECTLY TO 5 SECONDS
 OF ARC AND 1 ONE THOUSANDTH OF A FOOT.



CHEROKEE SURVEYING CO., INC.
 P.O. BOX 329
 CANTON, GEORGIA 30169
 2823 MARJETTA HIGHWAY
 CANTON, GEORGIA 30114
 TEL 770 479 5940
 FAX 770 479 0127
 DWG. NO. 06-2763-30C

