



Action Requested/Required:

- Vote/Action Requested
- Discussion or Presentation Only
- Public Hearing
- Report Date: 10/30/24
- Hearing Date: 12/5/24
- Voting Date: 12/19/24

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

Agenda Item Title:

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

Summary:

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

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

Budget Implications:

Budgeted? Yes No N/A

Total Cost of Project: Check if Estimated

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

Staff Recommendations:

No staff recommendation at this time.

Reviews:

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

Attachments:

Application
Site plan



Community Development Department

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

MP2407-003

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

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

Applicant Information:

Owner Information:

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

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

This Application For (Check Only One):

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

Fee Schedule:		Staff Use Only
Application Type _____		
Base Fee _____	+ (#Acres _____ x \$25.00 = _____) = _____	Amount Due: _____
Advertising Fee _____	+ (#Acres _____ x \$50.00 = _____) = _____	Amount Due: _____
	= _____	Total Fee: _____
Received By: _____	Date: _____	Amount Paid: _____

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING APPLICATION

1.

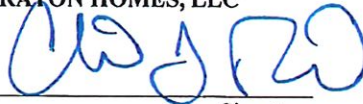
My name is Chris Poston. I am the officer who is delegated the responsibility for authenticating records of *TRATON HOMES, LLC*. (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal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

2.

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

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

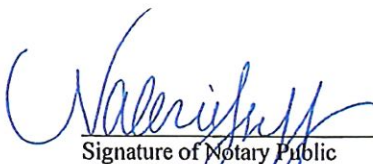
TRATON HOMES, LLC



Signature

By: Christopher Poston

Its: COO



Signature of Notary Public

Date 7/2/24



Notary Seal

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

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

Authorization Of Property Owner

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

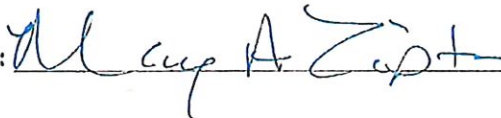
This 28TH day of June, 2024.

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

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

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

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

Notary Signature: 





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

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

Authorization Of Applicant

Veachel E. Gray II for the

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

This 28th day of JUNE, 20 24.

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

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

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

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature] for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

City: Marietta

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

Fax Number: _____

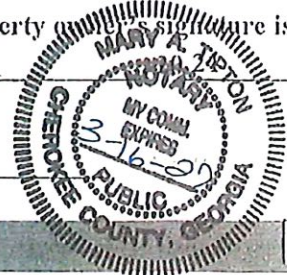
E-mail: rparvey@tratonhomes.com

Applicant Status:

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

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

Notary Signature: [Signature]





Community Development Department

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

(Application Type A : ONLY)

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

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

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

- 1. Intended Use of the Land:
[checked] 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.

[Signature]
Property Owner's Signature

6/28/24
Date

Richard Gray, II
Property Owner's Printed Name

Sworn To and Subscribed Before Me This 28 Day Of June , 20 24

Notary Signature: [Signature]



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



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

Authorization Of Applicant

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

This 28 day of June, 2024

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

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

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

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature] for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

Applicant Status:

City: Marietta

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

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

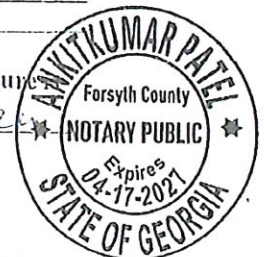
Fax Number: _____

E-mail: rparvey@tratonhomes.com

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

Sworn To and Subscribed Before Me This 28 Day Of June, 20 24

Notary Signature: [Signature]



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



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

Authorization Of Property Owner

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

This 28 day of June, 2024.

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

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

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

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

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30101
770-704-1100

(Application Type A, ONL Y)

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

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

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 2 of the Voting Rights Act

1. Intended Use of the Land:

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

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

3. The number of all residents occupying the property:

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

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

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

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

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

Richard Gray
Property Owner's Printed Name

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

Notary Signature: *Ankit Kumar Patel*



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



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

Authorization Of Applicant

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

This 27 day of June, 2024

Owner Signature: Print Name: Richard Gray

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

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

Name of Authorized Applicant: Traton Homes, LLC

Signature: for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

Applicant Status:

City: Marietta

Owner

State: Georgia Zip Code: 30060

Option to Purchase

Telephone: (770) 427-9064

Leasee

Fax Number: _____

Area Resident

E-mail: rparvey@tratonhomes.com

Other (Explain): _____

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

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

Notary Signature:



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

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

Authorization Of Property Owner

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

This 27 day of June, 2024.

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

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

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

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

Notary Signature: *A. Patel*





Community Development Department

110 Academy Street, Canton, Georgia 30114
770.704.1500

(Application Type A : ONLY)

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

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

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 2 of the Voting Rights Act

1. Intended Use of the Land:

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

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

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

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

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

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

Elaine Gray
Property Owner's Signature

6/27/2024
Date

Elaine Gray
Property Owner's Printed Name

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

Notary Signature: *ANKIT KUMAR PATEL*



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



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

Authorization Of Applicant

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

This 27 day of June, 2021.

Owner Signature: Elaine Gray Print Name: Elaine Gray

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

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

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature]

for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

Applicant Status:

City: Marietta

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

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

Fax Number: _____

E-mail: rparvey@tratonhomes.com

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

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

Notary Signature: [Signature]





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

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

Authorization Of Property Owner

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

This 27 day of June, 2024.

Owner Signature: Elaine Gray Print Name: Elaine Gray

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

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

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

Notary Signature: Acceptor





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

Disclosure Form

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

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

Section 1

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

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
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?
C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
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?

Section 2

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

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

Table with 2 columns: Dollar amount (with \$ symbol) and Description.

Note: Complete a separate form for each authorized applicant.

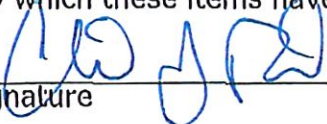


Dear Applicant,

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

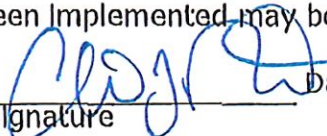
In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov.*

I, Chris Poston, as applicant ~~and/or owner~~ of the subject property(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.

 Date: 7/2/24
Signature

Chris Poston for Traton Homes, LLC
Printed Name

I, Chris Poston, as applicant ~~and/or owner~~ of the subject property(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.

 Date: 7/2/24
Signature

Chris Poston for Traton Homes, LLC
Printed Name

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



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

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

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

July 3, 2024

VIA ONLAMA ONLINE PORTAL

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

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

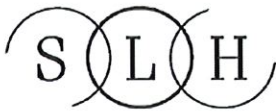
LETTER OF INTENT

Dear Steve:

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

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

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



July 5, 2024

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

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

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

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

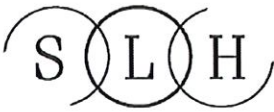
The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. This section of Prominence Point Parkway is a variety of older neighborhoods with similar or higher density.

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

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

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

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



July 5, 2024

Page 3

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

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

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

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

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

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

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

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in cursive script that reads "Parks F. Huff".

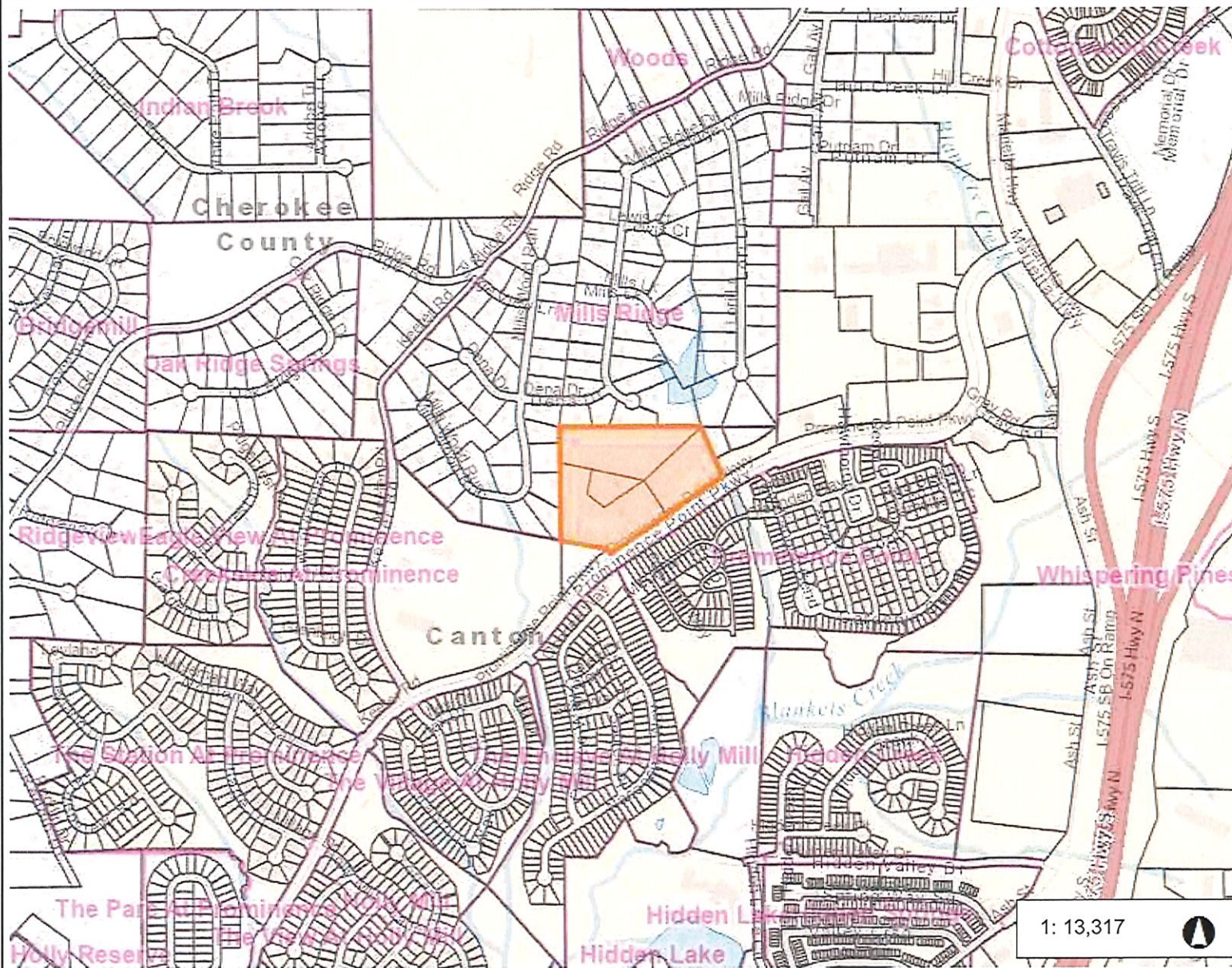
Parks F. Huff

phuff@samslarkinhuff.com

PFH/jcc



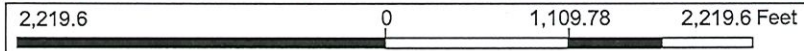
Prominence Point Parkway Location Map (subject property is in orange)



Legend

- Parcels
- Parcels
- Subdivisions
- Buildings
- Streets**
- Highway
- Highway Ramp
- Major Collector
- Minor collector
- Local
- Minor Local
- Arterial
- Cul-de-sac/deadend
- Unclassified

1: 13,317



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

PLEASE RECORD AND RETURN TO:

Mr. Veachel E. Gray
30 Bobwhite Trail
Canton, GA 30115

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between **JAMES V. PHILIPPONE**, as Trustee of the **James V. Philippone, P.C. Profit Sharing Trust**, of the State of New York, party of the first part, and **VEACHEL E. GRAY**, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, 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, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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

James V. Philippone
JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:

Rona S. Lawrence
Official Witness
Martin L. Lawrence

Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
~~Commission Expires 12/31/2011~~

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the North side of Land Lot 203 South 89 degrees 54 minutes 30 seconds East a distance of 890.25 feet to a point; thence leaving the original land lot line on the North side of Land Lot 203 South 23 degrees 15 minutes 35 seconds East a distance of 301.55 feet to a point, said point being the TRUE POINT OF BEGINNING; thence South 23 degrees 15 minutes 35 seconds East a distance of 58.78 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwesterly right-of-way of Prominence Point (a/k/a Grey, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 09 minutes 15 seconds West a distance of 21.02 feet to a point; thence South 56 degrees 18 minutes 35 seconds West a distance of 61.01 feet to a point; thence South 55 degrees 50 minutes 00 seconds West a distance of 63.28 feet to a point; thence South 55 degrees 53 minutes 25 seconds West a distance of 60.75 feet to a point; thence South 55 degrees 56 minutes 25 seconds West a distance of 61.66 feet to a point; thence South 55 degrees 59 minutes 30 seconds West a distance of 61.94 feet to a point; thence South 55 degrees 53 minutes 15 seconds West a distance of 61.76 feet to a point; thence South 56 degrees 39 minutes 45 seconds West a distance of 20.35 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 31 degrees 52 minutes 40 seconds West a distance of 6.00 feet to a point; thence North 56 degrees 52 minutes 25 seconds East a distance of 124.85 feet to a point; thence North 50 degrees 14 minutes 10 seconds East a distance of 45.05 feet to a point; thence North 42 degrees 34 minutes 10 seconds East a distance of 98.75 feet to a point; thence North 42 degrees 26 minutes 05 seconds East a distance of 98.80 feet to a point; thence North 53 degrees 16 minutes 05 seconds East a distance of 60.80 feet to the POINT OF BEGINNING.

Said tract containing 0.23 acres as shown on plat of survey for Veachel E. Gray dated March 30, 2006, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.

COPY

Jup
Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME James V. Philippon, as Trustee of the James V. Philippon ...*				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		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 Gray	FIRST NAME Veachel	MIDDLE R.	3. Amount of liens and encumbrances not removed by transfer		
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 30 Bobwhite Trail				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 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 Prominence Point			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.23	LAND LOT 203	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: James V. Philippon, as Trustee of the James V. Philippon PC Profit Sharing Trust

COPY

Richard Gray
620 Prominence Point Pkwy
Canton, GA. 30114

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

WARRANTY DEED

Deed Service Only / No Certification as to Title

State of Georgia
Cherokee County

THIS INDENTURE, made this 2nd day of March, 2007 between Richard Gray a/k/a Richard Allen Gray, of the State of Georgia and County of Cherokee of the first part, and Richard Allen Gray, II, 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 his 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 203 of the 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at a point located at the common land lot corners of Land Lots 157, 158, 203 and 204; thence leaving the common land lot corners of Land Lots 157, 158, 203 and 204 and traveling along the common land lot line of Land Lots 203 and 204 and traveling South 00°24'35" East a distance of 212.50 feet to an iron pin found (#5 rebar); thence leaving the common land lot line of Land Lots 203 and 204 and traveling South 78°21'55" East a distance of 214.46 feet to a point which is THE TRUE POINT OF BEGINNING; thence traveling South 78°21'55" East a distance of 338.04 feet to an iron pin found (#4 rebar); thence traveling South 58°07'30" West a distance of 300.00 feet to a point; thence traveling North 51°00'17" West a distance of 135.56 feet to a point; thence traveling North 11°38'05" East a distance of 144.17 feet to a point which is THE TRUE POINT OF BEGINNING. Said parcel contains 1.00 acres. Specific reference is made to a boundary survey for Richard Gray and Elaine Gray prepared by Wikle Land Surveying, P.C., David E. Mitchell, R.L.S. #2665.

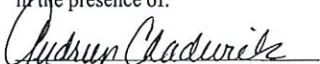
This conveyance is made subject to all restrictive covenants and easements of record.


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, his heirs and assigns, forever in Fee Simple Absolute.

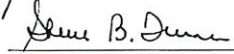
AND THE SAID party of the first part, for his successors and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all person claiming by, through or under grantor.

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

Signed, sealed and delivered
in the presence of:


Witness


Richard Gray
a/k/a Richard Allen Gray


Notary Public



COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's information)			SECTION C - TAX COMPUTATION		
SELLER'S LAST NAME GRAY	FIRST NAME RICHARD	MIDDLE	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) 620 PROMINENCE POINT PARKWAY			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30114 USA		DATE OF SALE 3/2/2007	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 GRAY, II	FIRST NAME RICHARD	MIDDLE ALLEN	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 RICHARD GRAY 620 PROMINENCE POINT PARKWAY			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 () 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 PROMINENCE POINT Parkway			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N13 002A		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15TH	ACRES 1	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

PLEASE RECORD AND RETURN TO:

Mr. and Mrs. Richard Gray
591 Gray Road
Canton, GA 30114

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between JAMES V. PHILIPPONE, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, of the State of New York, party of the first part, and RICHARD GRAY and ELAINE GRAY, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, 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, unless otherwise specifically provided herein).


WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

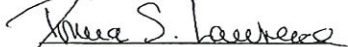
WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

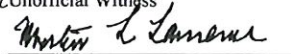
TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

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


JAMES V. PHILIPPONE [SEAL]
As Trustee of the James V. Philippone, P.C.
Profit Sharing Trust

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

MARTIN L. LAWRENCE
Notary Public, State of New York
Qualified in Monroe County
Commission Expires Oct. 31, 2014

COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the West side of Land Lot 203 South 00 degrees 24 minutes 35 seconds East a distance of 212.50 feet to an iron pin found; thence leaving the original land lot line on the West side of Land Lot 203 South 78 degrees 21 minutes 55 seconds East a distance of 552.50 feet to an iron pin found; thence South 31 degrees 52 minutes 40 seconds East a distance of 275.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence South 31 degrees 52 minutes 40 seconds East a distance of 6.00 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwesterly right-of-way of Prominence Point (a/k/a Grey Road, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 04 minutes 30 seconds West a distance of 163.50 feet to a point; thence South 55 degrees 41 minutes 50 seconds West a distance of 105.14 feet to a point; thence South 56 degrees 05 minutes 30 seconds West a distance of 193.66 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 79 degrees 08 minutes 10 seconds West a distance of 25.53 feet to an iron pin set; thence North 55 degrees 30 minutes 05 seconds East a distance of 85.71 feet to a point; thence North 56 degrees 54 minutes 25 seconds East a distance of 95.13 feet to a point; thence North 55 degrees 39 minutes 35 seconds East a distance of 105.27 feet to a point; thence North 59 degrees 29 minutes 10 seconds East a distance of 194.88 feet to the POINT OF BEGINNING.

Said tract containing 0.17 acres as shown on plat of survey for Richard Gray and Elaine Gray dated November 15, 2005, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.

COPY


Initials

Initials

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S BUSINESS/ORGANIZATION/OTHER NAME James V. Philippon, as Trustee of the James V. Philippon ...*				Exempt Code If no exempt code enter NONE	
MAILING ADDRESS (STREET & NUMBER) 31 E. Main Street Suite 4000				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Rochester, NY 14614 USA		DATE OF SALE 10/13/2006		1A. Estimated fair market value of Real and Personal property	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	
BUYER'S LAST NAME Gray		FIRST NAME Richard	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 591 Gray Rd.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	
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)	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 285A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Prominence Point			SUITE NUMBER
COUNTY CHBROX88		CITY (IF APPLICABLE) Canton		MAP & PARCEL NUMBER 15N13 (road r/w)	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.17	LAND LOT 203	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Gray, Elaine

...* This symbols signifies that the data was to big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: James V. Philippon, as Trustee of the James V. Philippon P.C. Profit Sharing Trust

COPY

01749
0151

CHEROKEE COUNTY, GA
QUIT-CLAIM DEED REAL ESTATE TRANSFER TAX
PAID _____
DATE 02-22-94

STATE OF GEORGIA,
COUNTY OF CHEROKEE.

Anne M. Ruman
CLERK OF SUPERIOR COURT

THIS INDENTURE, made this 18th day of October, in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL L. GRAY and CHARLOTTE GRAY of the State of Georgia and County of Cherokee, of the first part, and VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, the receipt whereof is acknowledged, have bargained, sold, and by these presents do remise, convey and forever, QUIT-CLAIM to the said party of the second party, his heirs and assigns,

All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 and being more particularly described as follows:

BEGINNING at an iron pin located on the North land lot line of Land Lot 203, said iron pin being located South 89° 30' 50" East a distance of 892.60 feet from an iron pin located on the original Northwest corner of Land Lot 203; thence from said beginning point South 23° 14' 50" East a distance of 295.16 feet to an iron pin located on the Northwest right-of-way of Keeter Road (Keeter Road having a 30 foot right-of-way); thence along the Northwest right-of-way of Keeter Road the following courses and distances: South 53° 16' 48" West 60.79 feet, South 42° 26' 47" West 98.78 feet, South 42° 34' 57" West 98.75 feet, South 50° 14' 55" West 45.06 feet, South 56° 55' 56" West 74.74 feet to a point; thence North 31° 51' 20" West a distance of 275.0 feet to a point; thence in a Northeasterly direction a distance of 400 feet, more or less, to an iron pin located on the North land lot line of Land Lot 203, the same being th POINT OF BEGINNING.

Grantor, Veachel L. Gray, conveyed the above-described property to Veachel Edward Gray by Warranty Deed dated April 25, 1985, as recorded in Deed Book 454, Page 323, Cherokee County Deed Records and in said conveyance, Grantor reserved unto himself and his wife, Charlotte Gray, a life estate in the above-described property with remainder over at their death to the Grantee, Veachel Edward Gray. The purpose of this Quitclaim Deed is to quitclaim the interest of the Grantors in said life estate and to convey to the Grantee, Veachel Edward Gray, complete fee simple title in the above-described property free and clear of any previously reserved life estate by the Grantors.

(GRAY-3/000038DF)

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first party nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS [Signature] VEACHEL L. GRAY (SEAL)

Charlotte H. Free Charlotte Gray (SEAL)
NOTARY PUBLIC, GA, STATE AT LARGE
MY COMMISSION EXPIRES: _____

Georgia, Cherokee County
Filed in office this 22 day of Feb 19 94
at 4:50 p. m. Recorded in Book 177 Page 157
This 23 day of Feb 19 94

Anne M. Ruman
Clerk Superior Court
314 Gray + Johnson

1749 151
BK
PC



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
2023-54284	15N13 002	LL 203 DIST. 15	\$423.07	\$37.82 Fees: \$57.50	\$0.00	\$518.39	\$0.00
Totals:			\$423.07	\$95.32	\$0.00	\$518.39	\$0.00

Paid Date: 04/24/2024

Charge Amount: \$518.39

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
30115



Scan this code with your mobile phone to view this bill



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
2023-54274	15N13 002 C	LL 203 15TH DISTRICT	\$288.98	\$0.00 Fees: \$0.00	\$0.00	\$288.98	\$0.00
Totals:			\$288.98	\$0.00	\$0.00	\$288.98	\$0.00

Paid Date: 11/06/2023

Charge Amount: \$288.98

GRAY RICHARD ALLEN II
C/O RICHARD GRAY 620 PROMINENCE
POINT PW
30114



Scan this code with your mobile phone to view this bill



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
2023-54272	15N13 003	LL 203 DIST 15	\$691.50	\$0.00 Fees: \$0.00	\$0.00	\$691.50	\$0.00
Totals:			\$691.50	\$0.00	\$0.00	\$691.50	\$0.00

Paid Date: 11/06/2023

Charge Amount: \$691.50

GRAY RICHARD
GRAY ELAINE 620 PROMINENCE POINT
PKWY
30114



Scan this code with your
mobile phone to view this
bill



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
2023-54285	15N13004	LL 159-202-203 DIST. 15	\$800.40	\$84.70 Fees: \$67.50	\$0.00	\$952.60	\$0.00
Totals:			\$800.40	\$152.20	\$0.00	\$952.60	\$0.00

Paid Date: 04/23/2024

Charge Amount: \$952.60

GRAY VEACHEL EDWARD
20 BOBWHITE TRAIL
30115



Scan this code with your mobile phone to view this bill

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the North side of Land Lot 203 South 89 degrees 54 minutes 30 seconds East a distance of 890.25 feet to a point; thence leaving the original land lot line on the North side of Land Lot 203 South 23 degrees 15 minutes 35 seconds East a distance of 301.55 feet to a point, said point being the TRUE POINT OF BEGINNING; thence South 23 degrees 15 minutes 35 seconds East a distance of 58.78 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwesternly right-of-way of Prominence Point (a/k/a Grey, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 09 minutes 15 seconds West a distance of 21.02 feet to a point; thence South 56 degrees 18 minutes 35 seconds West a distance of 61.01 feet to a point; thence South 55 degrees 50 minutes 00 seconds West a distance of 63.28 feet to a point; thence South 55 degrees 53 minutes 25 seconds West a distance of 60.75 feet to a point; thence South 55 degrees 56 minutes 25 seconds West a distance of 61.66 feet to a point; thence South 55 degrees 59 minutes 30 seconds West a distance of 61.94 feet to a point; thence South 55 degrees 53 minutes 15 seconds West a distance of 61.76 feet to a point; thence South 56 degrees 39 minutes 45 seconds West a distance of 20.35 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 31 degrees 52 minutes 40 seconds West a distance of 6.00 feet to a point; thence North 56 degrees 52 minutes 25 seconds East a distance of 124.85 feet to a point; thence North 50 degrees 14 minutes 10 seconds East a distance of 45.05 feet to a point; thence North 42 degrees 34 minutes 10 seconds East a distance of 98.75 feet to a point; thence North 42 degrees 26 minutes 05 seconds East a distance of 98.80 feet to a point; thence North 53 degrees 16 minutes 05 seconds East a distance of 60.80 feet to the POINT OF BEGINNING.

Said tract containing 0.23 acres as shown on plat of survey for Veachel E. Gray dated March 30, 2006, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.

COPY

Jup
Initials

Initials

PLEASE RECORD AND RETURN TO:

Mr. and Mrs. Richard Gray
591 Gray Road
Canton, GA 30114

QUITCLAIM DEED

STATE OF NEW YORK

COUNTY OF MONROE

THIS INDENTURE, made this 13th day of October in the year of our Lord Two Thousand Six, between JAMES V. PHILIPPONE, as Trustee of the James V. Philippone, P.C. Profit Sharing Trust, of the State of New York, party of the first part, and RICHARD GRAY and ELAINE GRAY, of the State of Georgia, County of Cherokee, party of the second part (the term "party" to include the neuter, masculine and feminine genders, 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, unless otherwise specifically provided herein).

WITNESSETH that the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part, his heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have in and to:

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described in Exhibit "A" attached hereto and made a part hereof.

WITH ALL THE RIGHTS, members and appurtenances to the said described premises in anywise appertaining or belonging.

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 203 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

TO ASCERTAIN the beginning point of the property herein conveyed, commence at the common corner of Land Lots 157, 158, 203 and 204; thence along the original land lot line on the West side of Land Lot 203 South 00 degrees 24 minutes 35 seconds East a distance of 212.50 feet to an iron pin found; thence leaving the original land lot line on the West side of Land Lot 203 South 78 degrees 21 minutes 55 seconds East a distance of 552.50 feet to an iron pin found; thence South 31 degrees 52 minutes 40 seconds East a distance of 275.10 feet to an iron pin set, said iron pin being the TRUE POINT OF BEGINNING; thence South 31 degrees 52 minutes 40 seconds East a distance of 6.00 feet to an iron pin set on a line which runs parallel to and a distance of 5' from the Northwestern edge of a concrete walk, which concrete walk runs along the Northwestern right-of-way of Prominence Point (a/k/a Grey Road, Keeter Road) (variable width right-of-way), said iron pin and line being a distance of 50' from the centerline of Prominence Point; thence along said line the following courses and distances: South 56 degrees 04 minutes 30 seconds West a distance of 163.50 feet to a point; thence South 55 degrees 41 minutes 50 seconds West a distance of 105.14 feet to a point; thence South 56 degrees 05 minutes 30 seconds West a distance of 193.66 feet to an iron pin set; thence leaving the line which runs parallel to the concrete walk North 79 degrees 08 minutes 10 seconds West a distance of 25.53 feet to an iron pin set; thence North 55 degrees 30 minutes 05 seconds East a distance of 85.71 feet to a point; thence North 56 degrees 54 minutes 25 seconds East a distance of 95.13 feet to a point; thence North 55 degrees 39 minutes 35 seconds East a distance of 105.27 feet to a point; thence North 59 degrees 29 minutes 10 seconds East a distance of 194.88 feet to the POINT OF BEGINNING.

Said tract containing 0.17 acres as shown on plat of survey for Richard Gray and Elaine Gray dated November 15, 2005, prepared by Wikle Land Surveying, P.C. and certified by David E. Mitchell, Georgia R.L.S. No. 2665, said plat being incorporated herein and made a part hereof by reference.

COPY

JP
Initials

Initials

01749
0151

QUIT-CLAIM DEED

REAL ESTATE TRANSFER TAX

PAID

DATE 02-22-94

STATE OF GEORGIA,
COUNTY OF CHEROKEE.

Anne M. Roman
CLERK OF SUPERIOR COURT

THIS INDENTURE, made this 18th day of October, in the Year of Our Lord One Thousand Nine Hundred and Ninety-Three, between VEACHEL L. GRAY and CHARLOTTE GRAY of the State of Georgia and County of Cherokee, of the first part, and VEACHEL EDWARD GRAY of the State of Georgia and County of Cherokee, of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, the receipt whereof is acknowledged, have bargained, sold, and by these presents do remise, convey and forever, QUIT-CLAIM to the said party of the second party, his heirs and assigns,

All that tract or parcel of land lying and being in the 15th District, 2nd Section of Cherokee County, Georgia and being a portion of Land Lot 203 and being more particularly described as follows:

BEGINNING at an iron pin located on the North land lot line of Land Lot 203, said iron pin being located South 89° 30' 50" East a distance of 892.60 feet from an iron pin located on the original Northwest corner of Land Lot 203; thence from said beginning point South 23° 14' 50" East a distance of 295.16 feet to an iron pin located on the Northwest right-of-way of Keeter Road (Keeter Road having a 30 foot right-of-way); thence along the Northwest right-of-way of Keeter Road the following courses and distances: South 53° 16' 48" West 60.79 feet, South 42° 26' 47" West 98.78 feet, South 42° 34' 57" West 98.75 feet, South 50° 14' 55" West 45.06 feet, South 56° 55' 56" West 74.74 feet to a point; thence North 31° 51' 20" West a distance of 275.0 feet to a point; thence in a Northeasterly direction a distance of 400 feet, more or less, to an iron pin located on the North land lot line of Land Lot 203, the same being th POINT OF BEGINNING.

Grantor, Veachel L. Gray, conveyed the above-described property to Veachel Edward Gray by Warranty Deed dated April 25, 1985, as recorded in Deed Book 454, Page 323, Cherokee County Deed Records and in said conveyance, Grantor reserved unto himself and his wife, Charlotte Gray, a life estate in the above-described property with remainder over at their death to the Grantee, Veachel Edward Gray. The purpose of this Quitclaim Deed is to quitclaim the interest of the Grantors in said life estate and to convey to the Grantee, Veachel Edward Gray, complete fee simple title in the above-described property free and clear of any previously reserved life estate by the Grantors.

(GRAY-3/000038DF)

TO HAVE AND TO HOLD the said described premises to the said party of the second part, so that neither the said parties of the first party nor their heirs, nor any other person or persons claiming under them shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

WITNESS
Liberal H. Free
NOTARY PUBLIC, GA, STATE AT LARGE
MY COMMISSION EXPIRES: _____

Veachel L. Gray (SEAL)
Charlotte Gray (SEAL)
CHARLOTTE GRAY



Georgia, Cherokee County
Filed in office this 22 day of Feb 19 94
at 4:50 p.m. Recorded in Book 1749 Page 151
This 23 day of Feb 19 94

Anne M. Roman
Clerk Superior Court
314 Gray + Johnson

Feb 22-23-94

BK
1749
151
P.C.

**PROMINENCE POINT PARKWAY
ANNEXATION LEGAL DESCRIPTION**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 203 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (5/8" REBAR) AT THE NORTHWEST CORNER OF LAND LOT 203 (SAID CORNER BEING COMMON WITH LAND LOTS 157, 158, 203 & 204); THENCE SOUTH 89°27'08" EAST, A DISTANCE OF 892.80 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE SOUTH 23°10'53" EAST FOR A DISTANCE OF 353.01 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP) ON THE NORTHWESTERLY RIGHT-OF-WAY OF PROMINENCE POINT PARKWAY (FORMERLY KNOWN AS GRAY ROAD) (100 FOOT RIGHT-OF-WAY); THENCE PROCEED ALONG THE SAID RIGHT OF WAY OF PROMINENCE POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 55°59'58" WEST FOR A DISTANCE OF 411.82 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP)
2. SOUTH 55°59'51" WEST FOR A DISTANCE OF 163.53 FEET TO A POINT
3. SOUTH 55°59'00" WEST FOR A DISTANCE OF 105.17 FEET TO A POINT
4. SOUTH 56°06'08" WEST FOR A DISTANCE OF 193.66 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP)

THENCE DEPART THE NORTHWESTERLY RIGHT-OF-WAY OF PROMINENCE POINT PARKWAY (FORMERLY KNOWN AS GRAY ROAD) (100 FOOT RIGHT-OF-WAY) AND PROCEED NORTH 79°03'49" WEST FOR A DISTANCE OF 282.93 FEET TO A POINT; THENCE NORTH 00°20'14" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT; THENCE NORTH 79°03'49" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY LINE OF LAND LOT 203 (SAID LINE BEING COMMON TO THE LAND LOTS 203 & 204); THENCE NORTH 00°20'14" WEST ALONG SAID LAND LOT LINE FOR A DISTANCE OF 688.22 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 14.47489 ACRES, OR 630,526 SQUARE FEET.

WB240613
2024-07-25

**DESCRIPTION OF PROPERTY
OVERALL**

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 203 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (5/8" REBAR) AT THE NORTHWEST CORNER OF LAND LOT 203 (SAID CORNER BEING COMMON WITH LAND LOTS 157, 158, 203 & 204); THENCE SOUTH 89°27'08" EAST, A DISTANCE OF 892.80 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE SOUTH 23°10'53" EAST FOR A DISTANCE OF 353.01 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP) ON THE NORTHWESTERLY RIGHT-OF-WAY OF PROMINENCE POINT PARKWAY (FORMERLY KNOWN AS GRAY ROAD) (100 FOOT RIGHT-OF-WAY); THENCE PROCEED ALONG THE SAID RIGHT OF WAY OF PROMINENCE POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 55°59'58" WEST FOR A DISTANCE OF 411.82 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP)
2. SOUTH 55°59'51" WEST FOR A DISTANCE OF 163.53 FEET TO A POINT
3. SOUTH 55°59'00" WEST FOR A DISTANCE OF 105.17 FEET TO A POINT
4. SOUTH 56°06'08" WEST FOR A DISTANCE OF 193.66 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP)

THENCE DEPART THE NORTHWESTERLY RIGHT-OF-WAY OF PROMINENCE POINT PARKWAY (FORMERLY KNOWN AS GRAY ROAD) (100 FOOT RIGHT-OF-WAY) NORTH 79°03'49" WEST FOR A DISTANCE OF 307.93 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE NORTH 00°20'14" WEST FOR A DISTANCE OF 763.22 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 14.51711 ACRES, OR 632,365 SQUARE FEET.

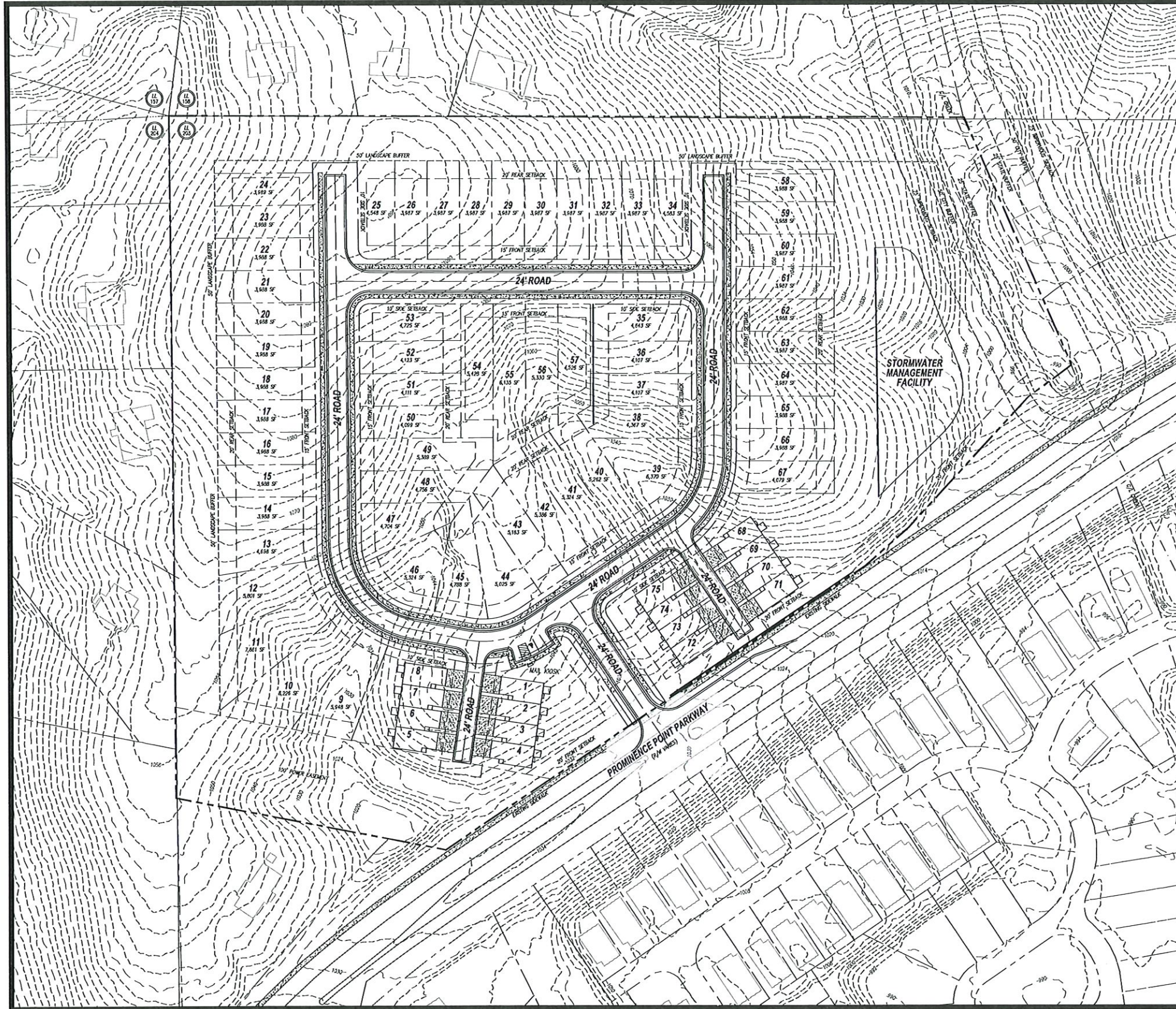


Certificate of Mailing — Firm

Name and Address of Sender Sams, Larkin & Huff, LLP Parks F. Huff 376 Powder Springs Street Suite 100 Marietta, GA 30064	TOTAL NO. of Pieces Listed by Sender 326	TOTAL NO. of Pieces Received at Post Office™ 326-	Affix Stamp Here <i>Postmark with Date of Receipt</i>
	Postmaster, per (name of receiving employee) 		

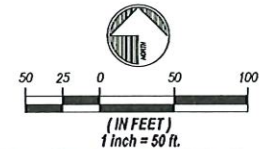
USPS® Tracking Number
Firm-specific Identifier

1. See the attached list		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9
2.		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9
3.		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9
4.		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9
5.		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9
6.		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9		U.S. POSTAGE PAID MARIETTA, GA 30062 OCT 11, 24 AMOUNT \$31.85 S2324P501224-9



DEVELOPMENT SUMMARY	
ZONING	PD-II
PROPOSED ZONING	PD-II
AREA	14.33 ACRES
SITE AREA	318 ACRES (21X)
OPEN SPACE	
DENSITY	75 UNITS
NUMBER OF UNITS	5.2 UNITS/ACRE
PROPOSED DENSITY	8 UNITS/ACRE
MINIMUM DENSITY	
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
CORNER	10 FEET
REAR	20 FEET
MINIMUM LOT AREA	1,800 SF
MINIMUM LOT WIDTH	38 FEET
MINIMUM BUILDING HEIGHT	30 FEET
MINIMUM LOT COVERAGE	SUB

24 HOUR CONTACT:
JEFF SMITH, PE
404.328.6280



Know what's below.
 Call before you dig.

THE UTILITIES SHOWN HEREIN 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
 6234 OLD HIGHWAY 5
 SUITE D9-250 - WOODSTOCK, GA 30188
 OFFICE: 770.938.9000

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

OWNER/DEVELOPER

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



REVISIONS

NO.	DATE	DESCRIPTION

ZONING PLAN
Z100

