



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 4/20/26
Hearing Date: 4/2/26
Voting Date: 5/7/26

Department: Community Development **Presenter(s) & Title:** Kevin Turner
Community Development Director

Agenda Item Title:

Discussion and Possible Action on Cases ANN2601-003, RZON2601-004 - Request to Annex +/- 4.2 Acres located at 2521 Reinhardt College Parkway and Rezone from R-40 (County) to GC (City)

Summary:

Joel Mero has filed an annexation and rezoning request for 2521 Reinhardt College Parkway. The Applicant is seeking to rezone the property from R-40 (Single-family residential, Cherokee County) to GC (General Commercial, City of Canton). The proposed use of the property is as an administrative office for a in-ground pool contractor. He is also seeking to construct a warehouse at the rear of the property for the purpose of storing non-hazardous materials and supplies.

The Cherokee County Board of Commissioners denied a rezoning for this property on January 6, 2026. The Applicant is now seeking approval with the City. On March 3, 2026, The Board of Commissioners voted unanimously to express no concern with the annexation and rezoning of the property.

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 recommends approval of the annexation and a rezoning to the O-I (Office-Institutional) zoning district.

Reviews:

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

Attachments:

Staff report
Application
LOI
Site Plans



PLANNING & ZONING STAFF REPORT

April 20, 2026

Case Numbers:	ANNX2601-003, RZON2601-004
Applicant:	Joel Mero
Property Address:	2621 Reinhardt College Parkway Canton, GA 30114
Council Ward:	Ward 1 - Johnson/Rice (upon annexation)
Parcel Number:	14N16 007 (14-0135-0004)
Current Zoning:	R-40 (Single-Family Residential), Cherokee County
Proposed Zoning:	GC (General Commercial), City of Canton
Character Area/ Future Land Use:	Suburban Development
Acreage:	+/- 4.2 acres
Proposed Use:	Administrative office and warehouse

REQUEST

The Applicant seeks to annex +/- 4.2 acres located at 2621 Reinhardt College Parkway into the City of Canton. Additionally, the Applicant seeks to re-zone the property from County R-40 to City GC (General Commercial). The owner's intent is to utilize the existing structure on the property as administrative offices and construct a 40'x60' warehouse to the rear of the property for a pool contractor business.

SITE

The subject property is located along Reinhardt College Parkway (SR-140) just north of the intersection with Laurel Canyon Parkway and Great Sky Parkway. The property is currently occupied by a single-family detached residence that is currently vacant.

On January 5, 2026, the Cherokee County Board of Commissioners considered a rezoning application by this Applicant to change the zoning from R-40 to GC in Cherokee County. The Applicant additionally applied for Special Use Permit approval as this is required for specialty trade contractors in unincorporated Cherokee County. The Board of Commissioners unanimously

denied the rezoning and special use permit requests. The Applicant has now applied for potential annexation and rezoning within the City of Canton.

The Applicant presently operates an in-ground pool installation company that operates approximately 0.6 miles north of the Subject Property in unincorporated Cherokee County. The Applicant seeks to re-zone the Subject Property from R-40 (County) to GC (City) in order to relocate their business from their present location. The Applicant intends to utilize the site for administrative offices. The Applicant states that 8-10 employee parking spaces will be constructed, and no commercial vehicles or equipment will be stored overnight. The Applicant states that operating hours will be limited to 9:00am to 5:00pm, Monday through Friday. The Applicant further intends to construct a 40'x60' warehouse to the rear of the property to store non-hazardous materials and supplies.

SURROUNDING USES

North	Single-family detached residential	R-40 (Cherokee County)
South	Shopping center, office, commercial	PD-MU
East	Single family detached residential, approved commercial space	PD-MU
West	Single-family detached residential	PD-MU

ANNEXATION

This annexation and rezoning application was heard by the Cherokee County Board of Commissioners at their March 3, 2026 meeting. The Board voted unanimously (5-0) to express **no objection** to the annexation request.

The following comments were received:

“The applicant will need to pursue approval from the Georgia Department of Transportation for the driveway entrance as it is a state route.” (Transportation)

Consider the following criteria as it pertains to proposed annexations:

1. *Whether the property considered for annexation is within the City of Canton Growth Boundary Agreement area.*

The property is located within the City of Canton Growth Boundary Agreement area.

2. *Whether the property considered for annexation is within the City of Canton Utility Services Areas.*

The property is not located within the City of Canton’s Water or Sanitary Sewer Service Areas. Water is provided by the City of Waleska. Sanitary sewer is not currently available on the property.

REZONING

Consider the following criteria as it pertains to proposed rezoning requests:

1. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*

The Subject Property currently contains a single-family home constructed in 1961. The Applicant intends to repurpose the existing structure for administrative office use. There are similar existing structures along Reinhardt College Parkway that are single-family homes repurposed for commercial and office uses. South of the property is the Laurel Canyon Village shopping center which contains a grocery store, restaurants, office, and other general commercial uses.

2. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.*

The Subject Property is currently enveloped by the Laurel Canyon development. To the east is an undeveloped pod of Laurel Canyon which is approved for neighborhood commercial, institutional, and office uses.

3. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*

The Subject Property is restricted to use as a single-family detached residence under its current R-40 (County) zoning designation.

4. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The Subject Property is located along a state highway which maintains sufficient capacity for the proposed use. There will be no excessive or burdensome use of existing utilities, transportation facilities, utilities, or schools.

5. *Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map.*

The Subject Property is located within the Suburban Development Character Area, which supports neighborhood commercial, mixed use, low-density single-family detached residential (1-3 du/ac), institutional, parks, recreation, and green space.

6. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting ground for either approval or disapproval of the zoning proposal.*

The Subject Property is located along the Reinhardt College Parkway (SR 140) corridor which is experiencing a transition in land use patterns from primarily residential to commercial uses. The Laurel Canyon Village shopping center is located just south of the Subject Property and offers a mixture of commercial and office uses. The zoning proposal is consistent with these emerging trends.

7. *Whether the zoning proposal will adversely affect historic buildings, site, districts, or archaeological resources.*

There are no known historic sites or archaeological resources within the Subject Property.

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

The property is located along a Corridor of Influence and is therefore subject to the Overlay Zone Community Standards Ordinance. Any exterior modifications to the building will be required to be reviewed and approved by the Canton Design Review Team.

DEPARTMENT COMMENTS

Fire:

Regarding the above case, the following codes and information will be pertinent to these projects:

- International Building Code, 2024 Edition, with Georgia Amendments
 - **2026**
- International Residential Code, 2024 Edition, with Georgia Amendments
 - **2026**
- International Fire Code, 2024 Edition (GA 120-3-3 / 27 May 2025 Amendments)
- NFPA 101, Life Safety Code, 2024 edition (GA120-3-3 / 27 May 2025 Amendments)
- GA 120-3-20 / 2010 Federal ADA Standard
- International Plumbing Code, 2024 Edition, with Georgia Amendments
 - **2026**
- International Mechanical Code, 2024 Edition, with Georgia Amendments
 - **2026**
- International Fuel Gas Code, 2024 Edition, with Georgia Amendments
 - **2026**
- National Electrical Code, 2023 Edition, with Georgia Amendments
 - **2026**
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments
 - **2020**
 - **2022**
 - **2022**
 - **2023**
- International Swimming Pool and Spa Code, 2024 Edition, with Georgia Amendments
 - **2026**

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

This project may require two or more fire apparatus access roads (entrances) based on the number of dwelling units constructed, the height of the structure or the square footage of the structure. This requirement is in the 2024 International Fire Code Appendix "D" and the City of Canton Unified Development Code (UDC), section 109.03.12 – Development access.

Approved fire apparatus access roads shall be provided within 150 feet of the exterior walls of all buildings or facilities at grade level as measured along an approved route around the exterior of the building. The

distance may be extended to 200 feet on one side of the building or facility when equipped with a full NFPA 13 fire sprinkler system and when approved by the fire code official.

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs and red painted curbs. All sign locations must be *approved* by the fire code official.

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

Specific 2024 IFC requirements for civil plans:

1. The 2024 International Fire Code, appendix "D" requires fire apparatus access roads not exceeding 10% grade and for local Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.
2. Roads throughout the development must be at a minimum, made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software for a 50' emergency vehicle. For tire curb clearances, bumper swing clearances or inside crimp angles or break over/Break under angles, contact Cherokee County Fire & Emergency Services.
4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum. One or more of the aerial access routes meeting the building height condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.
6. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
7. Fire Department Connections (FDC) serving commercial properties shall be remote. All FDC's shall be within 100' of a fire hydrant.
8. PIVs, or other approved indicating valves, serving buildings 40 feet or more in height shall be located a minimum of 40 feet from the building. For buildings less than 40 feet tall, the valve shall be located no closer than the height of the building.
9. FDCs and PIVs, shall be painted OSHA safety red.
10. Private gates for single-family homes, multi-family complexes or commercial properties shall be installed with back-up batteries that are programmed to fail safe (open completely) during a power outage and stay open when back-up battery power fails. This applies to all gate configurations. Depending on the gate configuration, you may need a double pole "Knox switch" keyed for the City of Canton from knoxbox.com.

Engineering/Development/Utilities/Transportation:

- A driveway access permit from the Georgia Department of Transportation will be required prior to approval of a land disturbance permit.
- A stormwater/hydrology study will be required prior to approval of a land disturbance permit.
- Sewer is not available via gravity or force without a private easement.

Planning & Zoning:

- This property is located within the Growth Boundary established by the City of Canton and Cherokee County. The Boundary establishes a geographic area of properties that are generally seen as appropriate for annexation.
- Two attendees were present at the required Community Information and Input Meeting for this proposal. The Applicant's requested additional landscaping around the proposed warehouse building and requested the storage building be painted a "medium gray" with black gutters and a black roof.
- A City Council member asked at the Public Hearing if the proposed use would be allowed in the Office-Institutional (O-I) zoning district. The proposed use as presented is allowed within the O-I district.
- A City Council member asked at the Public Hearing about the slope of the property and if any grading will occur. Any land disturbance activity including grading will require a permit and is subject to the City's standard plan review procedures.

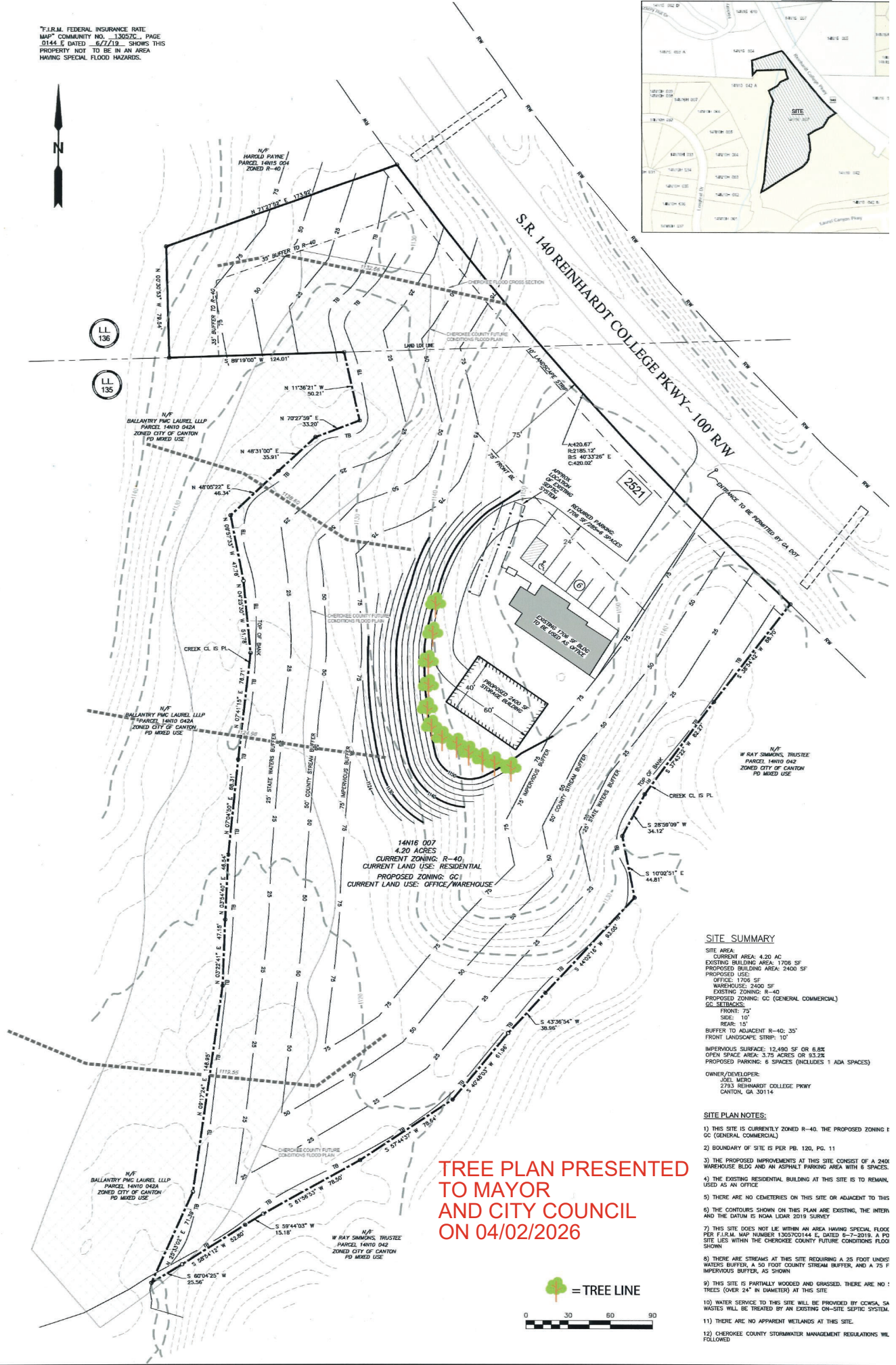
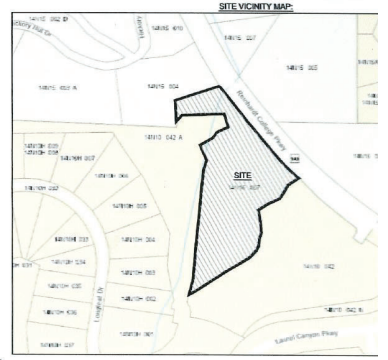
RECOMMENDATION

Staff recommend **APPROVAL** of the annexation and a rezoning to the **O-I (Office-Institutional)** zoning district.

Should the Mayor and City Council consider approving the request, the following conditions of approval should be considered:

1. A landscape screening of Leyland cypress and/or other evergreen trees of the like shall be installed in close conformance with the tree plan presented to the Mayor and City Council on April 2, 2026. A landscape plan shall be submitted and approved by the Community Development Director prior to planting.

"F.I.R.M. FEDERAL INSURANCE RATE MAP" COMMUNITY NO. 13057C, PAGE 0144, DATED 6/27/19, SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



14N16 007
4.20 ACRES
CURRENT ZONING: R-40
CURRENT LAND USE: RESIDENTIAL
PROPOSED ZONING: GC (GENERAL COMMERCIAL)
CURRENT LAND USE: OFFICE/WAREHOUSE

SITE SUMMARY

SITE AREA: 4.20 AC
CURRENT AREA: 4.20 AC
EXISTING BUILDING AREA: 1708 SF
PROPOSED BUILDING AREA: 2400 SF
PROPOSED USE:
OFFICE: 1708 SF
WAREHOUSE: 2400 SF
EXISTING ZONING: R-40
PROPOSED ZONING: GC (GENERAL COMMERCIAL)
GC SETBACKS:
FRONT: 75'
SIDE: 10'
REAR: 15'
BUFFER TO ADJACENT R-40: 35'
FRONT LANDSCAPE STRIP: 10'
IMPERVIOUS SURFACE: 12,490 SF OR 6.8%
GREEN SPACE AREA: 3.78 ACRES OR 83.2%
PROPOSED PARKING: 6 SPACES (INCLUDES 1 ADA SPACES)
OWNER/DEVELOPER:
JOEL MERO
2783 REINHARDT COLLEGE PKWY
CANTON, GA 30114

SITE PLAN NOTES:

- 1) THIS SITE IS CURRENTLY ZONED R-40. THE PROPOSED ZONING IS GC (GENERAL COMMERCIAL).
- 2) BOUNDARY OF SITE IS PER PB. 120, PG. 11
- 3) THE PROPOSED IMPROVEMENTS AT THIS SITE CONSIST OF A 2400 WAREHOUSE BLDG AND AN ASPHALT PARKING AREA WITH 6 SPACES.
- 4) THE EXISTING RESIDENTIAL BUILDING AT THIS SITE IS TO REMAIN, USED AS AN OFFICE.
- 5) THERE ARE NO CEMETERIES ON THIS SITE OR ADJACENT TO THIS SITE.
- 6) THE CONTOURS SHOWN ON THIS PLAN ARE EXISTING, THE INTERIOR AND THE DATUM IS NOAA LEAD 2019 SURVEY.
- 7) THIS SITE DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD PER F.I.R.M. MAP NUMBER 13057C0144 E, DATED 6-7-2019. A PD SITE LIES WITHIN THE CHEROKEE COUNTY FUTURE CONDITIONS FLOOD SHOWN.
- 8) THERE ARE STREAMS AT THIS SITE REQUIRING A 25 FOOT UNDERWATER BUFFER, A 50 FOOT COUNTY STREAM BUFFER, AND A 75 FOOT IMPERVIOUS BUFFER, AS SHOWN.
- 9) THIS SITE IS PARTIALLY WOODED AND GRASSY. THERE ARE NO TREES (OVER 24" IN DIAMETER) AT THIS SITE.
- 10) WATER SERVICE TO THIS SITE WILL BE PROVIDED BY COWSA, SA WASTES WILL BE TREATED BY AN EXISTING ON-SITE SEPTIC SYSTEM.
- 11) THERE ARE NO APPARENT WETLANDS AT THIS SITE.
- 12) CHEROKEE COUNTY STORMWATER MANAGEMENT REGULATIONS WILL FOLLOWED.

TREE PLAN PRESENTED TO MAYOR AND CITY COUNCIL ON 04/02/2026



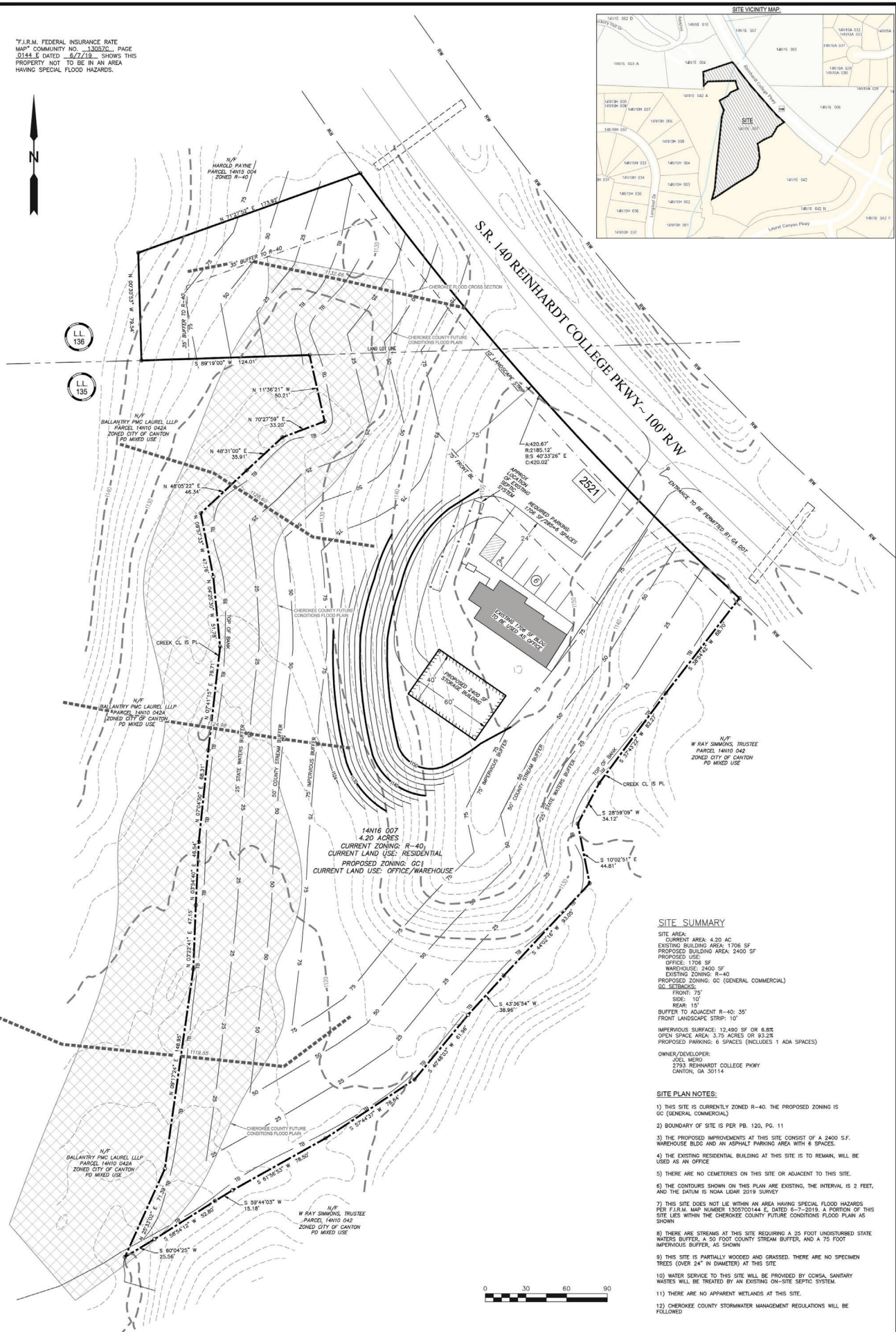
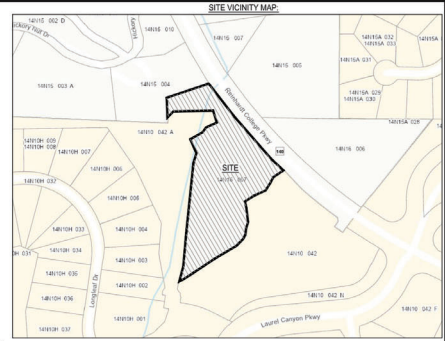
NO.	DATE	DESCRIPTION	REVISIONS
0	8-12-2020	FIRST ISSUE	



ZONING SITE PLAN FOR:
JOEL MERO
2521 REINHARDT COLLEGE PARKWAY
LOCATED IN

PREPARED BY:
NORTH GEORGI & CONSTRUCTIC

F.I.R.M. FEDERAL INSURANCE RATE MAP* COMMUNITY NO. 130572L - PAGE 0144.F DATED 6/7/19 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



SITE SUMMARY

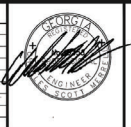
SITE AREA: 4.20 AC
 CURRENT AREA: 4.20 AC
 EXISTING BUILDING AREA: 1708 SF
 PROPOSED BUILDING AREA: 2400 SF
 PROPOSED USE: OFFICE, 1708 SF; WAREHOUSE, 2400 SF
 EXISTING ZONING: R-40
 PROPOSED ZONING: GC (GENERAL COMMERCIAL)
 GC SETBACKS:
 FRONT: 75'
 SIDE: 10'
 REAR: 15'
 BUFFER TO ADJACENT R-40: 35'
 FRONT LANDSCAPE STRIP: 10'
 IMPERVIOUS SURFACE: 12,490 SF OR 6.8%
 OPEN SPACE AREA: 3.75 ACRES OR 83.2%
 PROPOSED PARKING: 6 SPACES (INCLUDES 1 ADA SPACES)
 OWNER/DEVELOPER:
 JOEL MERO
 2793 REINHARDT COLLEGE PKWY
 CANTON, GA 30114

SITE PLAN NOTES:

- 1) THIS SITE IS CURRENTLY ZONED R-40. THE PROPOSED ZONING IS GC (GENERAL COMMERCIAL).
- 2) BOUNDARY OF SITE IS PER PB. 120, PG. 11
- 3) THE PROPOSED IMPROVEMENTS AT THIS SITE CONSIST OF A 2400 S.F. WAREHOUSE BLDG AND AN ASPHALT PARKING AREA WITH 6 SPACES.
- 4) THE EXISTING RESIDENTIAL BUILDING AT THIS SITE IS TO REMAIN, WILL BE USED AS AN OFFICE.
- 5) THERE ARE NO CEMETERIES ON THIS SITE OR ADJACENT TO THIS SITE.
- 6) THE CONTOURS SHOWN ON THIS PLAN ARE EXISTING, THE INTERVAL IS 2 FEET, AND THE DATUM IS NOAA USMR 2019 SURVEY.
- 7) THIS SITE DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS PER F.I.R.M. MAP NUMBER 1305700144.F, DATED 6-7-2019. A PORTION OF THIS SITE LIES WITHIN THE CHEROKEE COUNTY FUTURE CONDITIONS FLOOD PLAN AS SHOWN.
- 8) THERE ARE STREAMS AT THIS SITE REQUIRING A 25 FOOT UNDISTURBED STATE WATERS BUFFER, A 50 FOOT COUNTY STREAM BUFFER, AND A 75 FOOT IMPERVIOUS BUFFER, AS SHOWN.
- 9) THIS SITE IS PARTIALLY WOODED AND GRASSSED. THERE ARE NO SPECIMEN TREES (OVER 24" IN DIAMETER) AT THIS SITE.
- 10) WATER SERVICE TO THIS SITE WILL BE PROVIDED BY COWSA. SANITARY WASTES WILL BE TREATED BY AN EXISTING ON-SITE SEPTIC SYSTEM.
- 11) THERE ARE NO APPARENT WETLANDS AT THIS SITE.
- 12) CHEROKEE COUNTY STORMWATER MANAGEMENT REGULATIONS WILL BE FOLLOWED.



REVISIONS		
NO.	DATE	DESCRIPTION
1	8-12-2025	PERM. ISSUE



ZONING SITE PLAN FOR:
JOEL MERO
 2521 REINHARDT COLLEGE PARKWAY
 LOCATED IN
 LAND LOTS 135 & 136, DISTRICT 14, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 8-12-2025

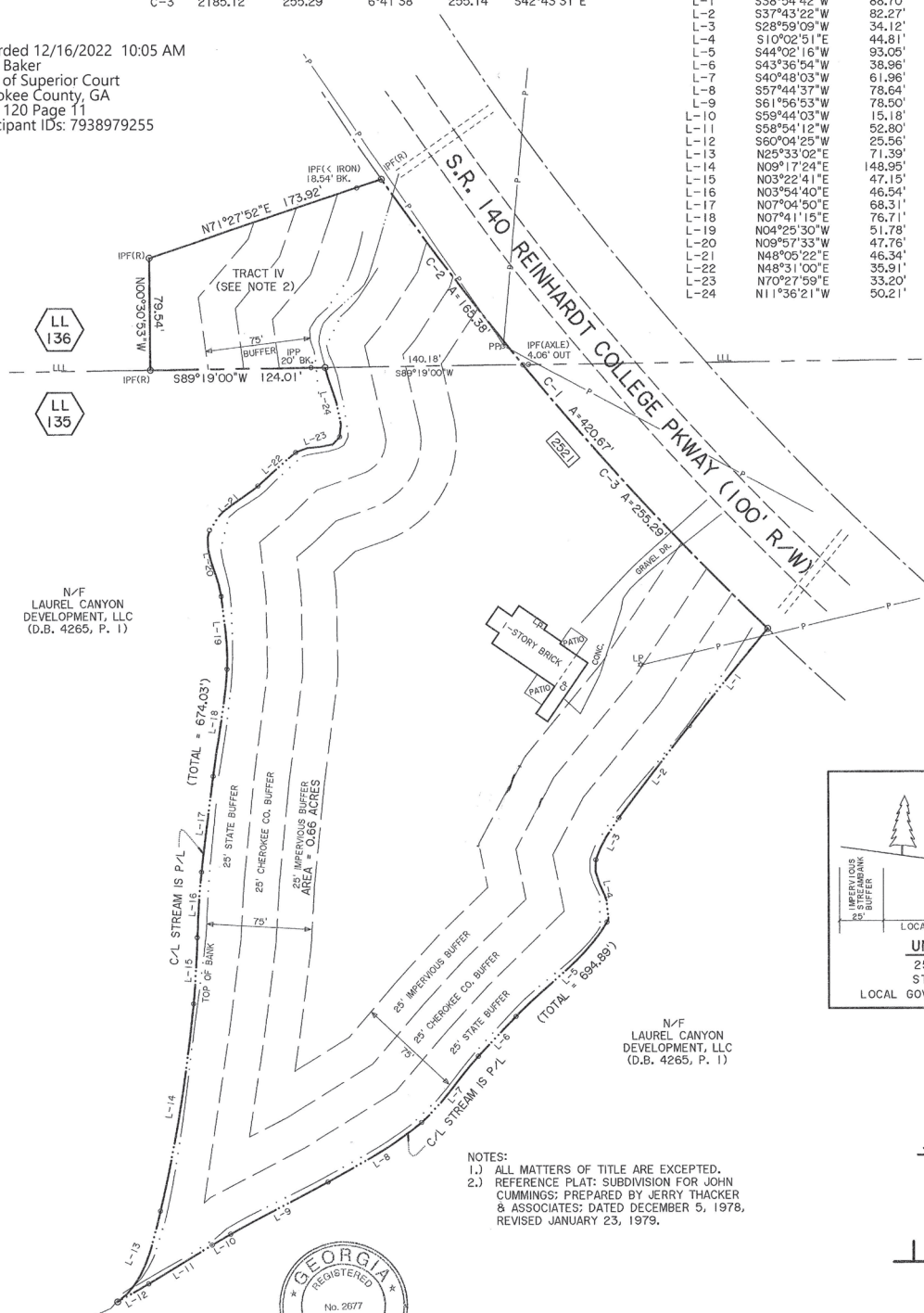
PREPARED BY:
NORTH GEORGIA DESIGN & CONSTRUCTION, INC.
 CHARLES SCOTT MERRILL, P.E.
 P.O.B. 668 WALESKA, GA 30183
 770-401-0950 smerrill@windstream.net

"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.

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	38.96'
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°41'15"E	76.71'
L-19	N04°25'30"W	51.78'
L-20	N09°57'33"W	47.76'
L-21	N48°05'22"E	46.34'
L-22	N48°31'00"E	35.91'
L-23	N70°27'59"E	33.20'
L-24	N11°36'21"W	50.21'

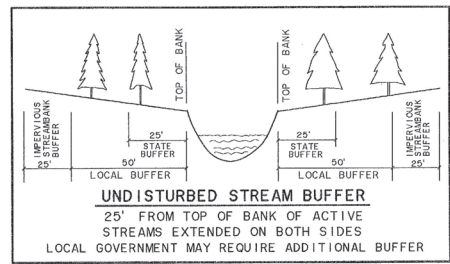
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 Recorded 12/16/2022 10:05 AM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 120 Page 11
 Participant IDs: 7938979255



LL 136
 LL 135

N/F
 LAUREL CANYON
 DEVELOPMENT, LLC
 (D.B. 4265, P. 1)

N/F
 LAUREL CANYON
 DEVELOPMENT, LLC
 (D.B. 4265, P. 1)



AREA = 4.20 ACRES

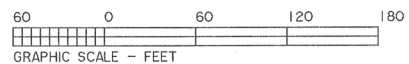
NOTES:
 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
 2.) REFERENCE PLAT: SUBDIVISION FOR JOHN CUMMINGS; PREPARED BY JERRY THACKER & ASSOCIATES; DATED DECEMBER 5, 1978, REVISED JANUARY 23, 1979.



Walter H. Cagle 9/28/06
 NO APPROVAL NEEDED.

- LEGEND
1. IPP - IRON PIN PLACED (1/2" RB)
 2. IPF - IRON PIN FOUND
 3. CT - CRIMP TOP PIN
 4. OT - OREN TOP PIN
 5. R - REINFORCING BAR
 6. LL - LAND LOT LINE
 7. R/W - RIGHT OF WAY
 8. PL - PROPERTY LINE
 9. CL - CENTER LINE
 10. BL - BUILDING LINE
 11. -X- - FENCE LINE
 12. -P- - POWER LINE
 13. -#- - ADDRESS

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 141,103 FEET.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN OPEN FEET AND AN ANGULAR ERROR OF N/A PER ANGLE POINT, AND WAS ADJUSTED USING N/A RULE.
 THIS PLAT HAS BEEN PREPARED USING A TOPCON TOTAL STATION READING DIRECTLY TO 5 SECONDS OF ARC AND 1 ONE THOUSANDTH OF A FOOT.



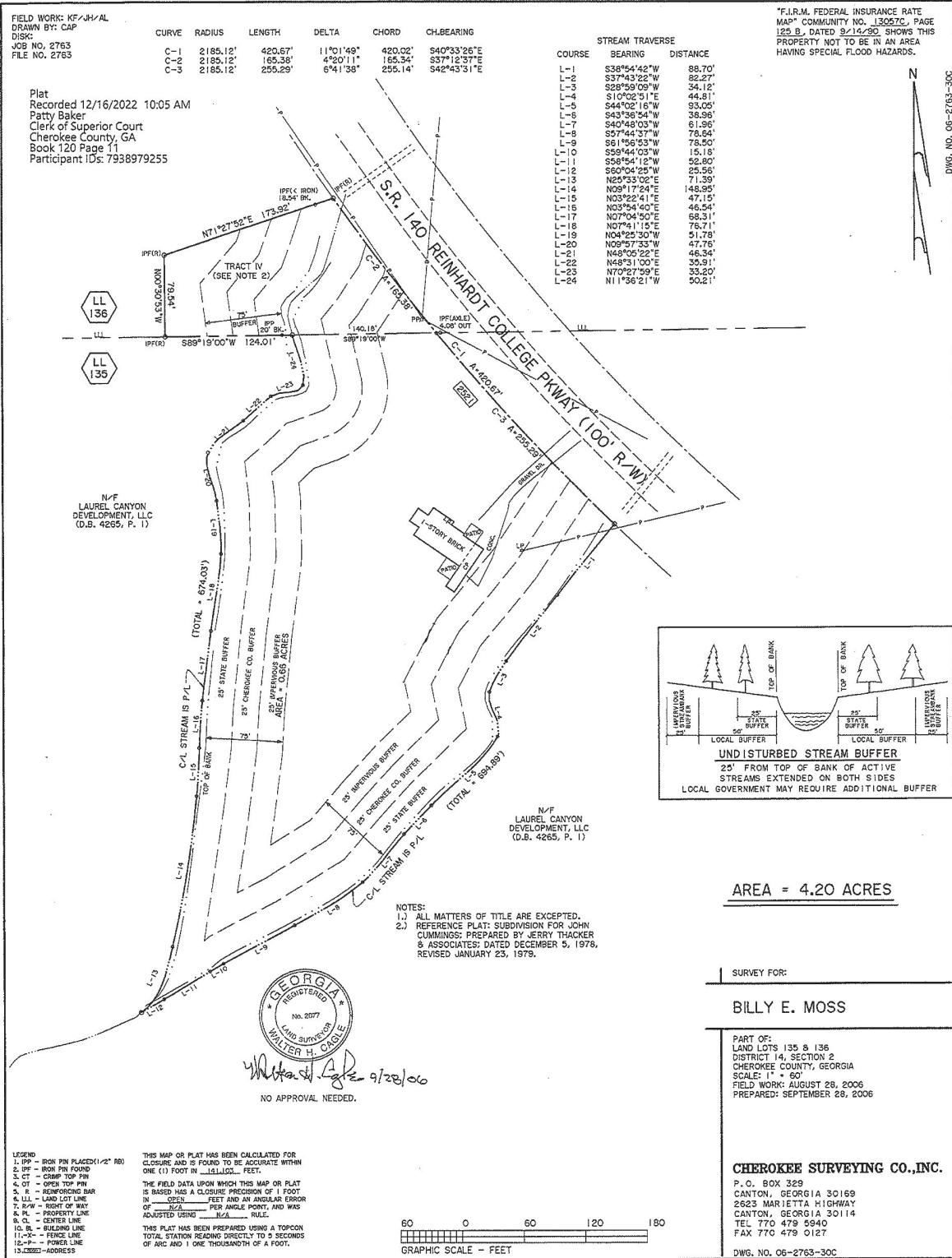
SURVEY FOR:
BILLY E. MOSS

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

CHEROKEE SURVEYING CO., INC.
 P. O. BOX 329
 CANTON, GEORGIA 30169
 2623 MARIETTA HIGHWAY
 CANTON, GEORGIA 30114
 TEL 770 479 5940
 FAX 770 479 0127
 DWG. NO. 06-2763-30C

DWG. NO. 06-2763-30C

PLAT BOOK:120 PG:11
 Filed: 12/16/2022 10:05 AM
 Clerk File Number: 28-2022-001235
 Rec: S10.00
 Patty Baker, Clerk of Superior Court
 Cherokee County, GA



PUBLIC HEARING NOTICE

The City of Canton shall hold a public hearing concerning this property

TYPE: ANNEX & REZONE

CASE #: ANNX2601-003

DATE: RZON2601-004

DATE: 4-2-26 TIME: 6:00pm

REQUEST: Applicant seeks to

ANNEX & REZONE 4.2 ACRES

FROM R-40 to G6 to

OPERATE A BUSINESS

OFFICE & CONSTRUCT A

STORAGE building

THE PUBLIC HEARING WILL BE HELD AT CANTON CITY HALL,
110 ACADEMY STREET, CANTON, GEORGIA 30114
FOR FURTHER INFORMATION CALL: 770-704-1500.



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, Llc

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, Llc

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 @ M 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.)



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"/> E Conditional Use Permit	<input type="checkbox"/> Appeal
<input type="checkbox"/> F Land Use Modification	<input type="checkbox"/> Adjustment
<input type="checkbox"/> G Zoning Condition Amendment	<input type="checkbox"/> Special Exception
<input type="checkbox"/> H Density Transfer within Master Plan	

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:

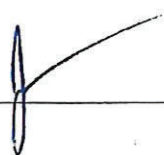
Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools. Lvm

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 Kamin Pool 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 Mero

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 Pools 2521 Rembrandt 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)

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- 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 or 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



Steve Green <steve.green@cantonga.gov>

C.I.M. 2521 Reinhardt Colle Ge Parkway

joel mero <joel@mdpools.com>

Tue, Mar 17, 2026 at 12:19 PM

To: Steve Green <steve.green@cantonga.gov>

Good afternoon Steve,

Attached are the Community Information Meeting (C.I.M.) results from last night's meeting at the Charles Ferguson Center regarding the proposed annexation and rezoning for [2521 Reinhardt College Parkway](#).

The same two gentlemen attended and presented a few straightforward requests, all of which I had previously agreed to. These are noted on the sign-in sheet, and are summarized below for convenience:


- Installation of Leyland Cypress trees along the east side of the property, behind the proposed storage building, to provide a natural buffer over time
- Finishing the storage building in a medium gray color, with a black roof and black gutters

No additional attendees were present.

Please let me know the next steps in the process at your convenience.

Thank you,
Warm regards,
Joel

God Bless!
(770) 882-6876
Joel Mero
Merodynamic Pools
www.MDPOOLS.com

 **CIM 2521 Meeting results.pdf**
1317K

Cherokee County



PLANNING AND ZONING

March 5, 2026

Steve Green
Zoning Manager
City of Canton
110 Academy Street
Canton, GA 30114

RE: ANNX2601-003 – Reinhardt College Parkway

Dear Mr. Green:

The annexation and rezoning application reference above was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on March 3, 2026. The applicant is requesting to annex and rezone a parcel totaling 4.2 +/- acres (14N21 045) along Reinhardt College Parkway from R-40 (Cherokee County) to GC (City of Canton). The proposed development is the use of an existing 1,700 square foot single-family residence as an administrative office for a pool company. Included in the application is the addition of a 40 x 60 ft accessory structure building to be used for the storage of non-hazardous materials.

The Board of Commissioners voted unanimously (5-0) to express no objection to the annexation request. It is located within the Growth Boundary Agreement area as determined by the County and the city of Canton.

Transportation staff provided the following comment:

1. The applicant will need to pursue approval from the Georgia Department of Transportation for the driveway entrance as it is a state route.

The staff analysis is included as an attachment. Please reach out should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Catherine Long". The signature is written in a cursive, flowing style.

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested

City	Canton		
Case Number	ANNX2601-003	Applicant	Joel Mero
Receipt of Annexation Notice Date		2/17/2026	
Meeting date the Board of Commissioners must decide whether to object.		3/3/2026	
45- day period to object expires on		4/3/2026	
Earliest date for a City Council decision		5/7/2026	

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Future Development Map designation	Country Estates	
Surrounding / Contiguous City Future Development Map	Mixed Use – Commercial	
Surrounding County Future Development Map	Country Estates and Suburban Living	
Does this annexation create an “island” of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to :	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

	Yes	No
2) Will delivery of services be affected by the annexation?		X
If the answer to (2) is yes, is the affect on delivery of services directly related to		
a) the proposed change in zoning or land use?		
b) the proposed increase in density?		
c) infrastructure demands related to the proposed change in zoning or land use?		
Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.		

	Yes	No
3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?		X
If the answer to (3) is yes, please provide the evidence		

	Yes	No
4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	X	
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X

If the answer to 4(a) or 4(b) is yes, then:	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		

Comments:

Planning and Zoning

- This was a rezoning application in January. It was denied.
- The Property is within the Growth Boundary.
- The applicant is requesting to rezone the property from R-40 to GC for an administrative office for a pool business. The request includes the addition of 40 x 60 ft accessory storage building located at the rear of the property.
- 8-10 employees
- Hours of operation: Monday – Friday from 9:00am-5:00pm
- No storage of chemicals or no commercial vehicles or equipment stored overnight.

Transportation

- Entrance will require approval from the Georgia Department of Transportation

Fire and Emergency Services

- No comment.

Cherokee County Water and Sewer

- Water provided by the City of Waleska
- No sewer on the property

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.