

**Action Requested/Required:**

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

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

Agenda Item Title:

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:

Staff recommendations and possible conditions can be found in the staff report.

Reviews:

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

Attachments:

Application
Site plan
Traffic study
Survey
Resident letters
Staff report



Land Use Petitions: ANNX2407-001/RZON2407-004/CUP2407-002/MP2407-003

Date of Staff Report Preparation: December 11, 2024

Mayor and City Council Public Hearing Date: December 5, 2024

Action Date: December 19, 2024

Project Name/Applicant: Traton Homes LLC

Property Location: 620 Prominence Point Parkway, Parcels 002, 002C, 003, and 004, Tax Map Book 15N13

Parcel ID: Tax Map Book 15N13, Parcels 002, 002A, 002C, 003 and 004

District/Land Lot: 15th District, Land Lot 203

Acreage: 14.47

Existing Zoning District: AG (Agriculture, Cherokee County)

Proposed Zoning: PD-R (Planned Development – Residential)

Existing Land Use: One existing single family home , one utility building and vacant/undeveloped land

Future Development Map Designation: Suburban Development, Prominence

Proposed Development: Construction of 59 single family detached homes and 16 townhomes units).

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	60%	Front Yard Setback (min.)	20'
Open Space (min.)	40%	Side Yard Setback (min.)	20'
Building Height (max.)	40'	Rear Yard Setback (min.)	20'
Building Height (min.)	2.5/40'	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	N/A

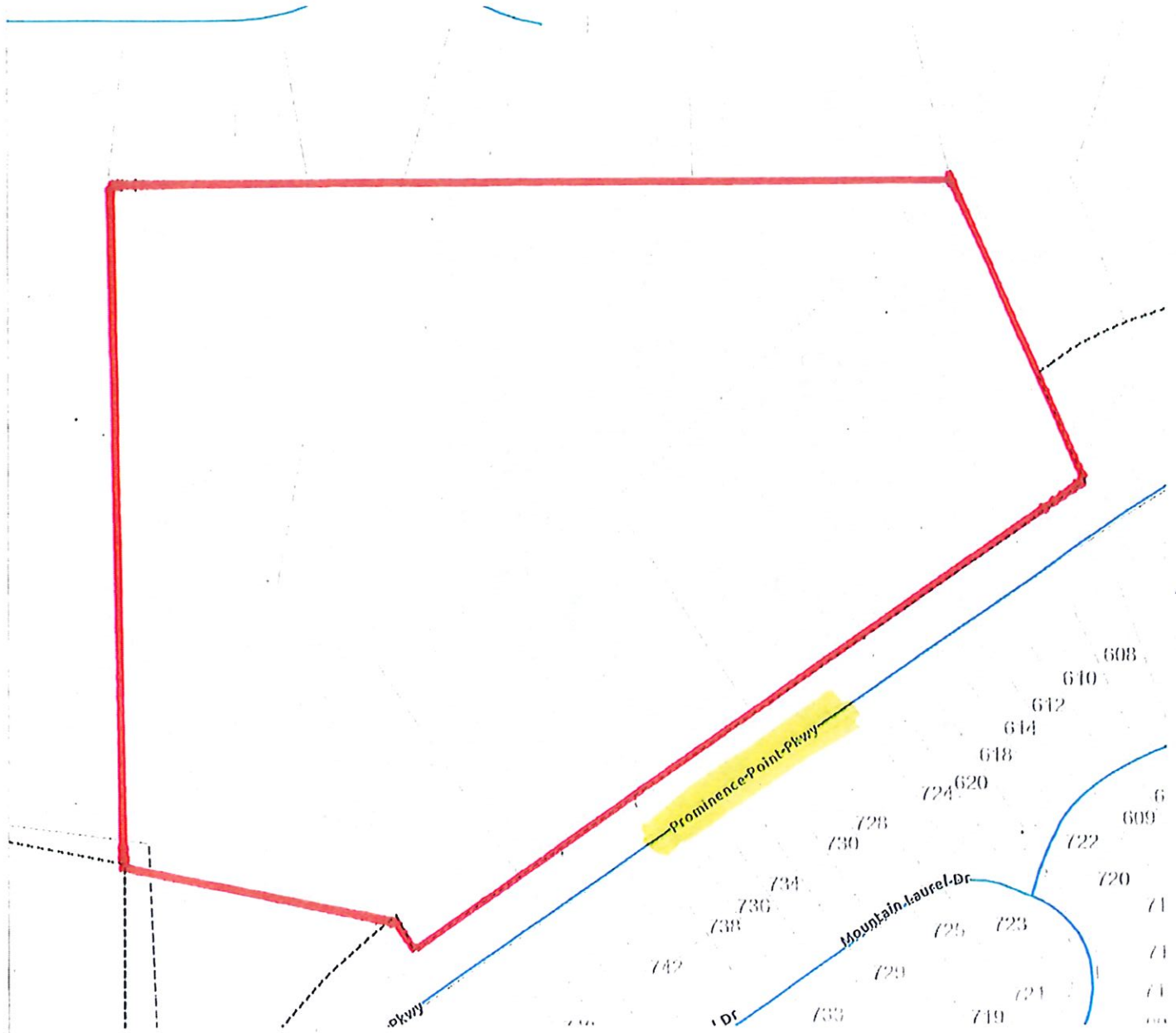
Surrounding Land Uses and Zoning:

North – Single family detached homes – R-20
South – Single family detached homes – PD-MU
East – Single family detached homes – PD-MU
West – Single family detached homes – R-20

and vacant/undeveloped property – PD-MU

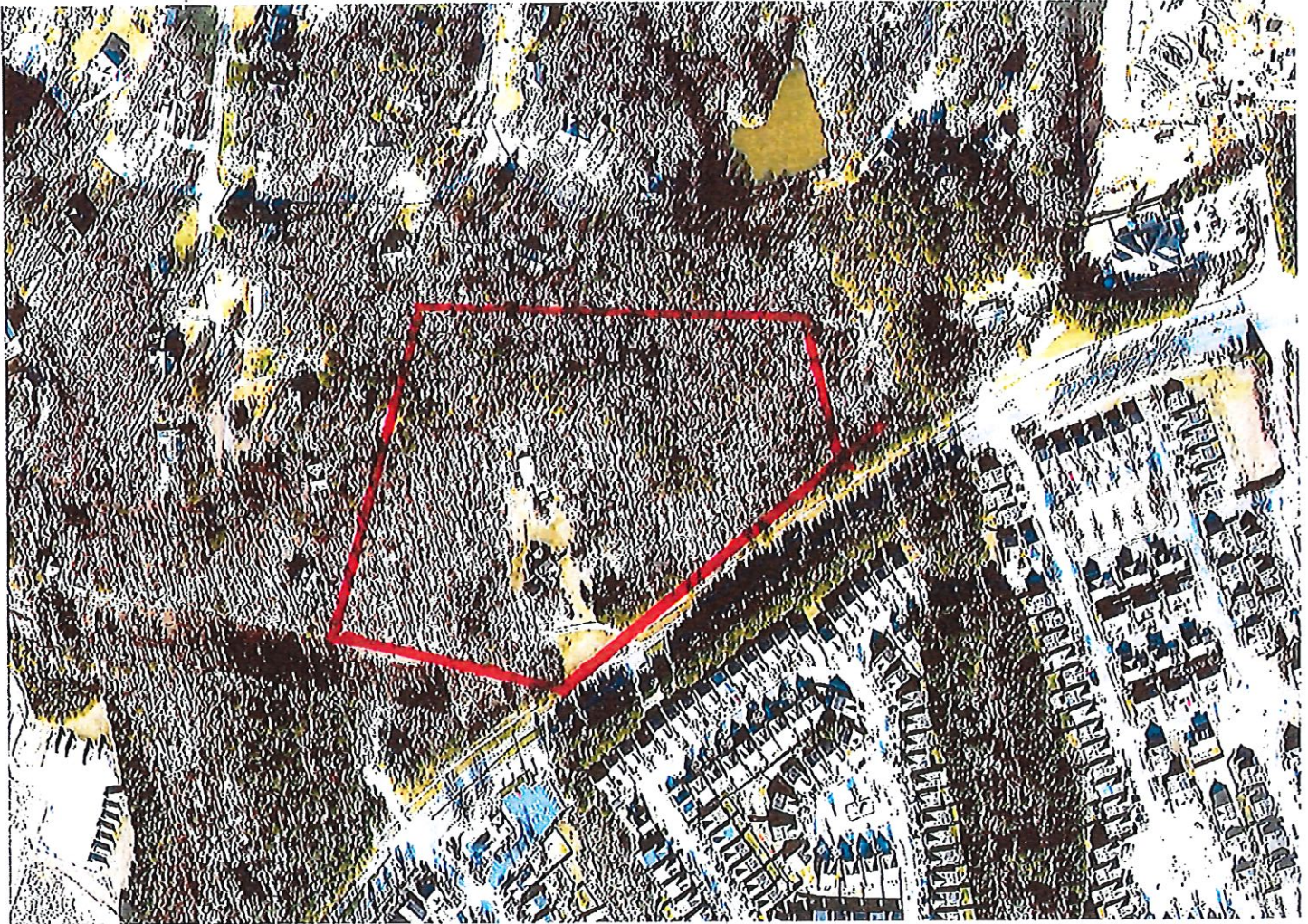
CANTON

Location Map



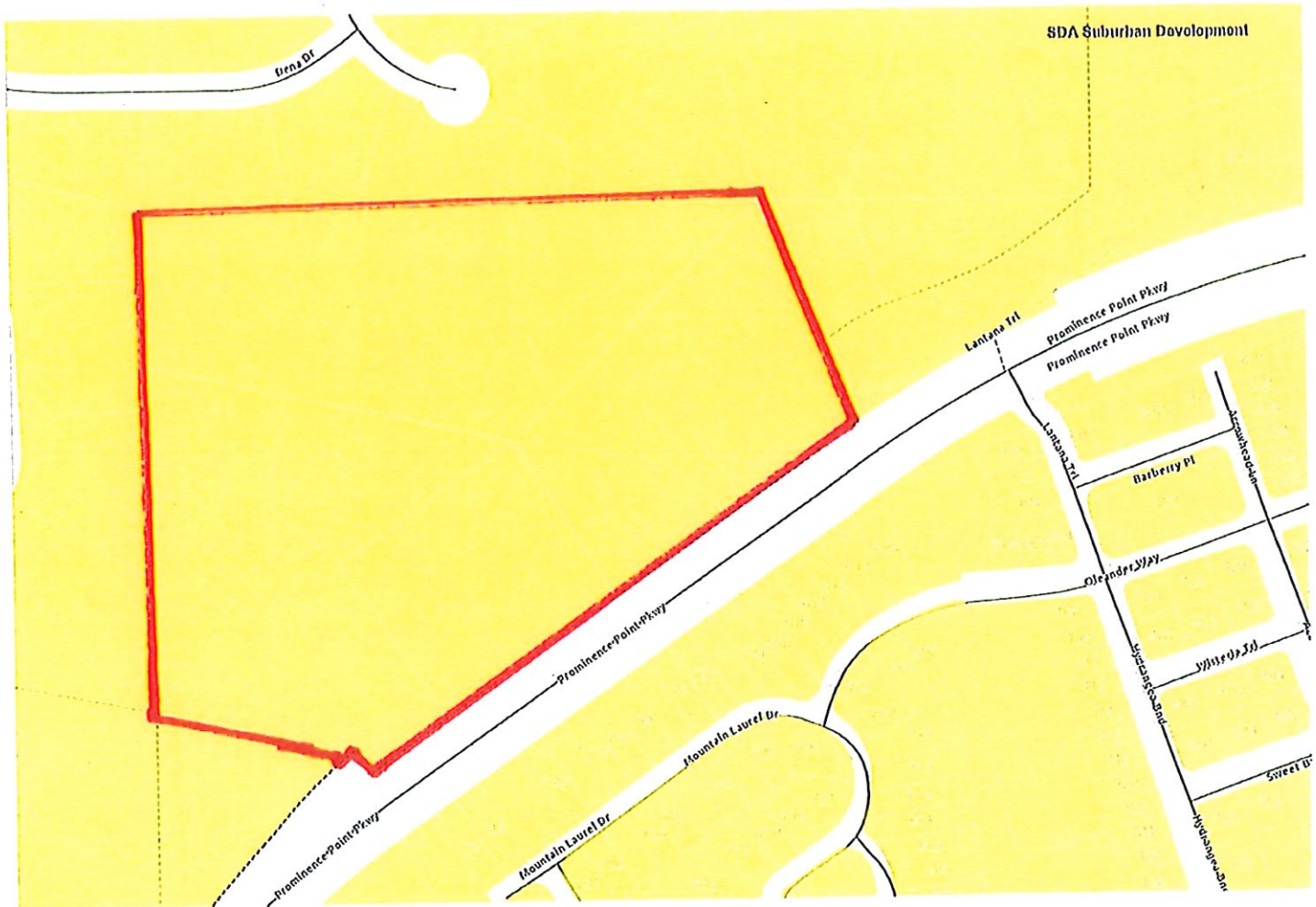
CANTON

Existing Land Use Map



CANTON

Future Development Map





Site Description: One of the subject properties is currently occupied by a single family home and the rest of the property is vacant/undeveloped.

Site History: The property was brought before the Mayor and City Council for annexation in 2022. The proposed development was for 114 townhome units. The annexation was denied.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;** The proposed use will be compatible with adjacent and nearby uses.
2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;** The proposed use will not adversely affect adjacent and nearby property.
3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;** The current zoning, AG, is not in keeping with nearby zoned properties.
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 zoning proposal will not result in a use that would cause excessive or burdensome use of streets, 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 suggested density for the Suburban Development Character Area is 1 to 3 units per acre. The applicant is requesting 75 dwelling units which equates to a density of 5.18 units per acre.
6. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.** The area has seen a new apartment complex built in recent years as well as early childhood learning facility. Also in the planning stages is a new hotel which will be located in close proximity to the Zaxby's and Wendy's restaurants.
7. **Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.** There are no historic sites, buildings or archaeological resources on the subject property.
8. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts.** If approved the townhome buildings will be reviewed and approved by the Canton Oversight Committee.



CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. **Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;** The requested density is not consistent with the recommendation of the comprehensive plan.
- b. **Whether the proposed use complies with the requirements of this zoning ordinance;** If approved the development will comply with the UDC.
- c. **Whether public services, public facilities and utilities are adequate to serve the proposed use;** The school board has not responded to these applications.
- d. **Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:**
 - 1. **Noise, smoke, order, dust or vibration generated by the proposed use;**
None
 - 2. **Hours or manner of operation of the proposed use; and**
None
 - 3. **Traffic volumes generated by the proposed use**
None
- e. **Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;** The area is mainly single family, detached homes. The addition of townhomes would provide a different means of housing.
- f. **Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations;** The townhouse component would be reviewed and approved by the Canton Oversight Committee in regards to the exterior appearance. and
- g. **Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.** The proposed use would be compatible with adjacent and nearby uses.



DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:
- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2024](#))
- International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)
- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#)), ([2024](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

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



structure over 3,500 square feet shall require an NFPA 13 automatic sprinkler system.

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

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

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

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceeding 10% grade and for local Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.
2. Roads throughout the development must be at minimum made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software. For tire curb clearances, bumper swing clearances or inside crimp angles, contact Cherokee County Fire & Emergency Services.
4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided an approved area for turning around fire apparatus.
5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not



less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

Conditions for Consideration

COMMUNITY DEVELOPMENT

The proposed development contains 59 single detached homes and 16 townhome units. The proposal is for private streets with a concurrent variance requesting the elimination of gated streets.

The proposed density (5.18) is almost twice of that recommended by the Future Land Use Plan (1-3 du/a). The area directly across Prominence Point Parkway is at a density of 4.91 du/a while the subdivision to the north is less dense.

During the public hearing the Mayor and several Council members had numerous questions for the applicant's representative. A reminder email has been sent to Mr. Huff requesting answers to the comments and concerns that were raised. As of December 11, 2024 no response has been received. We have received correspondence from the school board and a reply by the applicant but an exact amount of mitigation fees have not been agreed upon.

The staff recommends **denial** of the requested annexation. If the annexation is denied, then all the other applications become moot.

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

Conditions for Consideration

Should the annexation, rezoning, master plan and conditional use permit applications be approved the staff offers the following conditions for consideration:

- 1) An eight-foot-tall privacy fence shall be installed along the perimeter of the property.
- 2) The required fifty-foot buffer shall remain undisturbed and be enhanced in areas of sparse vegetation as determined by the Department of Community Development staff.
- 3) The project shall be developed in strict compliance with the International Fire Code.
- 4) Roadway improvements shall be installed as suggested by the submitted traffic study and approved by the City Engineer.



- 5) The Endangered Plant Society shall have access to the property to search for remove any endangered species that may be located.
- 6) The twenty-five foot by seventy-five-foot area in the southwest corner of the subject property as shown on the applicants revised survey shall not be annexed. This property shall remain in Cherokee County and retain the current AG zoning.

7)

The staff recommends **denial** of the requested variance allow the private streets to be non-gated.

DEVELOPMENT SERVICES

Comments for Prominence:

-Water and Sewer provided for by CCWSA - they reference City of Canton utilities in their LOI.

-No comment on Traffic Impact Analysis - Left and Right turn lanes to be provided (shown in their site plan)

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM



Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

The Board of Commissioners voted unanimously to express their concerns about the project relative to density, transportation and fire/emergency services. The following requests are outlined to address these concerns:

- 1 The surrounding County parcels to the north and east are zoned R-20 and are located within the Suburban Living Character area which has a density of 1-3 dwelling units per acre. Therefore, it is suggested that there be gradual decrease in the dwelling units per acre to provide a transition in density from the southern Prominence Point Subdivision (4.98 DUA) to the Mills Ridge Subdivision (located north of the proposed development).
- 2 Require transportation improvements recommended in the traffic study.
- 3 Redesign the four dead end private streets to cul-de-sacs to allow for fire emergency access.
- 4 Review the single access to the proposed development as it will create congestion.
- 5 Consider a zoning condition to ensure that it will be a For Sale development.

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



Community Development Department

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

ANNX2407-001

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:

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

Owner Information:

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

This Application For (Check Only One):

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

Fee Schedule:

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

Staff Use Only

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

Received By: _____ Date: _____

Amount Paid: _____



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:

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

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

Notary Signature: ANIKUMAR 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:

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

Name of Authorized Applicant: 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, 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:

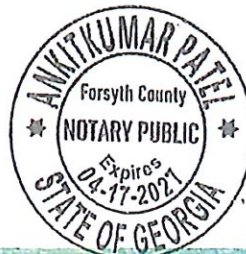
Richard Gray

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

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

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

Notary Signature:



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



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-701-1500

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:

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

Name of Authorized Applicant: Traton Homes, LLC

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 27 Day of June, 2024.

Notary Signature:



www.canton.org

5



Community Development Department

110 Academy Street, Canton, Georgia 30113
(770) 761-1500

(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 | ☐ Other (Specify) |
| ☐ Commercial | ☐ Existing Structures |
| ☐ Vacant | |

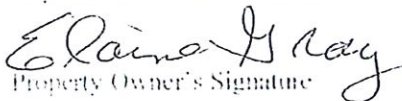
2. Number of persons currently residing on the property : _____ ; Number 18 years or older: _____
Number registered to vote: _____

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

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


Property Owner's Signature

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: 



www.canton.ga.gov



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:

- | | |
|---|--|
| ☒ 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: _____

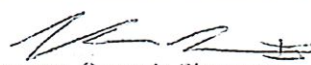
3. The number of all residents occupying the property:

- | | |
|-------------------------------|------------------|
| 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.


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: 



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, 20 24.

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:

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

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

Notary Signature: [Signature]



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

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

Authorization Of Applicant

This form is to be executed under oath. I, 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:

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

Name of Authorized Applicant: Traton Homes, LLC

Signature: [Signature]

for Traton Homes, LLC

Mailing Address: 720 Kennesaw Ave.

Applicant Status:

City: Marietta

State: Georgia Zip Code: 30060

Telephone: (770) 427-9064

Fax Number: _____

E-mail: rparvey@tratonhomes.com

☐ Owner

☒ Option to Purchase

☐ Leasee

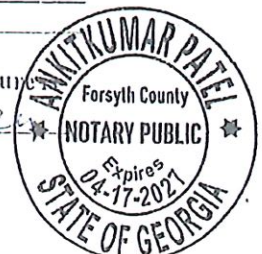
☐ Area Resident

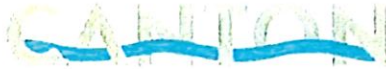
☐ Other (Explain): _____

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, 2024

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30101
(770) 485-1100

(Application Type A - ONE V)

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:

- | | |
|---|--|
| ☒ 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:

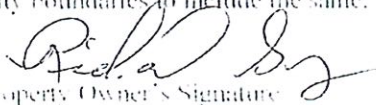
3. The number of all residents occupying the property:

- | | |
|-------------------------------|------------------|
| 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.

Property Owner's Signature:  Date: **6-27-2024**

Richard Gray
Property Owner's Printed Name

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

Notary Signature: 



www.canton.ga

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: [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:

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

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

Notary Signature: [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

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: [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:

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

Name of Authorized Applicant: 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

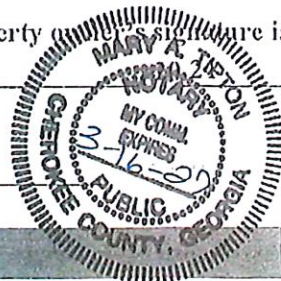
Telephone: (770) 427-9064

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 28th Day Of June.

Notary Signature: [Signature]





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

Section 2

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

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

	Description
\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING
APPLICATION**

1.

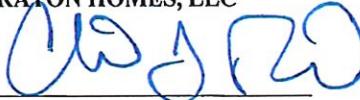
My name is Chris Poston. I am the officer who is delegated the responsibility for authenticating records of *TRATON HOMES, LLC*. (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal 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:

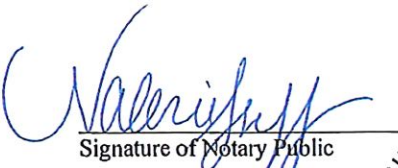
- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that 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

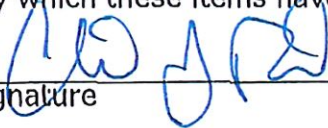


Dear Applicant,

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.

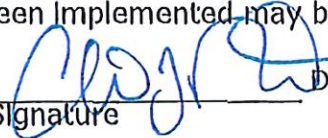
In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov.*

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.


Signature Date: 7/2/24

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.


Signature Date: 7/2/24

Chris Poston for Traton Homes, LLC
Printed Name

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

Phone: 770.704.1500 | Fax: 770.704.1530 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov



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

Property Information:

Address: 620 Prominence Point Parkway

Land Lot(s): 203 District: 15 Section: 2nd Map #: 15N13 Parcel #: multiple

Existing Zoning Of Property: AG ☐ City ☐ County Total Acreage Of Property: 14.33 ±
Proposed Zoning Of Property: PD-R Existing Use(s) Of Property: residential/undeveloped

Directions to property from Main Street in downtown Canton:

North on Prominence Pt Pkwy then left into Marietta Hwy; go N 1.5 miles to Marietta Rd. turn right onto John T. Pettit St. after crossing the RR tracks

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

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	SAVANT JERAMY K; 3480 MILLS RIDGE DR; ROCHELLE DOUGLAS R; 3491 Mills Ridge Dr BEATY CHARLES G; 600 DENA DRIVE; NORTON KENNETH R & SHELBA; 620 Dena Dr		R-20 county residential
SOUTH	22 parcels total; see attached spreadsheet		
EAST	PHILIPPONE JAMES V; 102 Oleander Way FINCHER BENJAMIN D; 641 Prominence Point Pkwy	PD-MU AG	residential
WEST	RM1 SFR PROPCO A LP; 2330 Mills Wood Run; BOYD MELISSA; 2320 Mills Wood Run; TAH 2018-1 BORROWER; 2310 Mills Wood Run; RICE ASHTON & 2300 Mills Wood Run		R-20 county residential
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? _____

Proposed managing jurisdiction: _____

How will water be provided to the site? CCWSA

Proposed managing jurisdiction: County Size Limit: 12" main



Community Development Department

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

PUBLIC SCHOOL POLICY STATEMENT

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

County Schools serving this development:

HIGH Cherokee High School

MIDDLE Freedom MS

ELEMENTARY Liberty ES

TRAFFIC INFORMATION

Road/Street providing access: Prominence Point Parkway

Width at property: (Road) varies (4 lane w/ (Right-of-way) varies (includes existing sidewalk)
median)

Distance to nearest major thoroughfare: .05 mi ± Thoroughfare Name: Marietta Hwy. (SR 5)

Description of Road accessing property (Classification): median divided roadway

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

☒ Boundary Survey

☒ Legal Description

☒ Letter of Intent

☒ Traffic Analysis Report

☒ Master Plan / Site Plan

☒ Location Map

☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

☒ Board of Appeals Review Criteria Response

☒ Elevation Plans

☒ Petition Requesting Annexation

☐ Other (please explain) _____



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

Page 2

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,

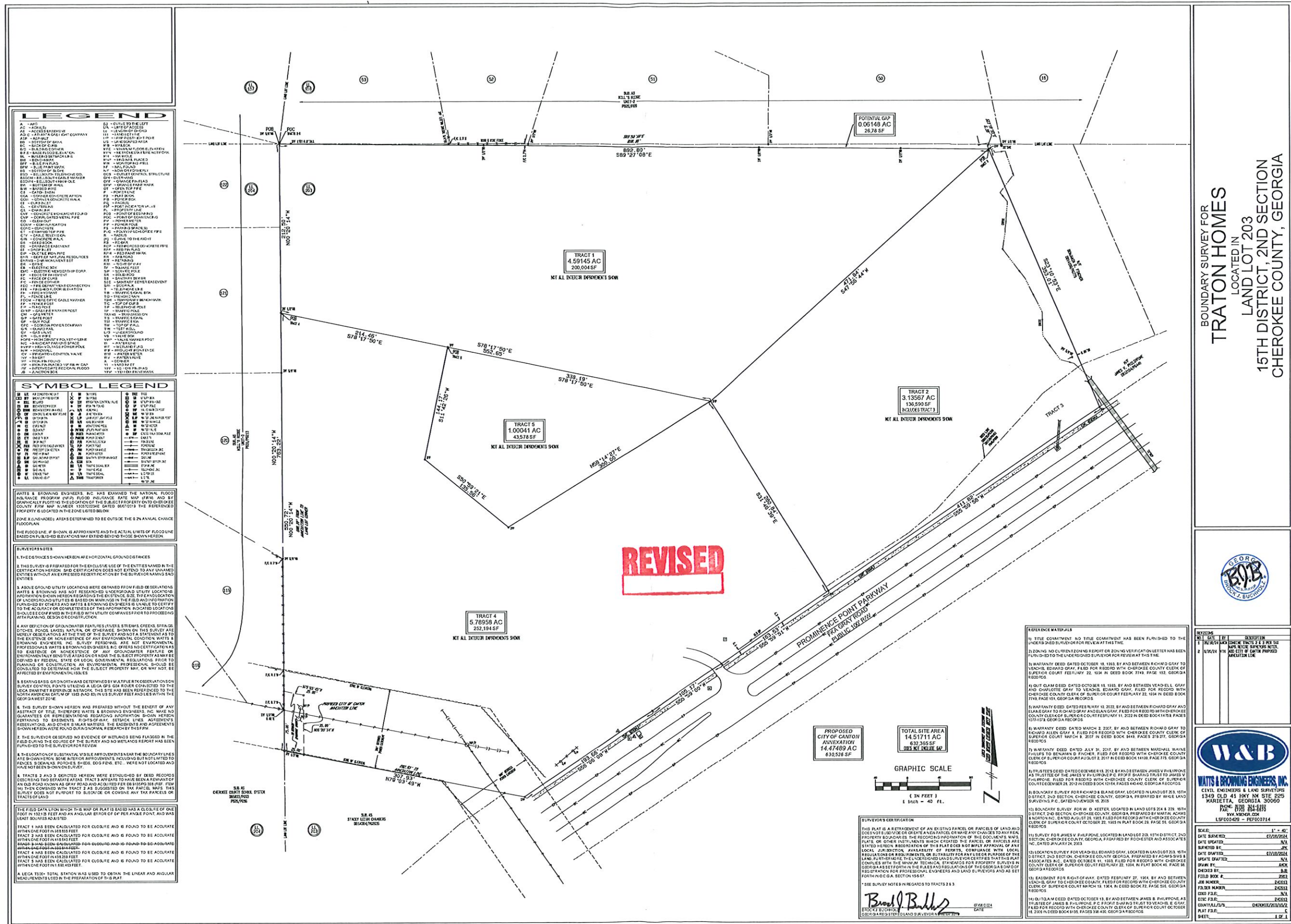
SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff

phuff@samslarkinhuff.com

PFH/jcc



LEGEND table with 2 columns: Symbol and Description. Includes entries for AC - ACCESS, AD - ADJUSTMENT, AE - ADJUSTMENT, etc.

SYMBOL LEGEND table with 2 columns: Symbol and Description. Includes entries for AC - ACCESS, AD - ADJUSTMENT, AE - ADJUSTMENT, etc.

NOTES section containing survey details and disclaimers.

SURVEYOR'S NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.

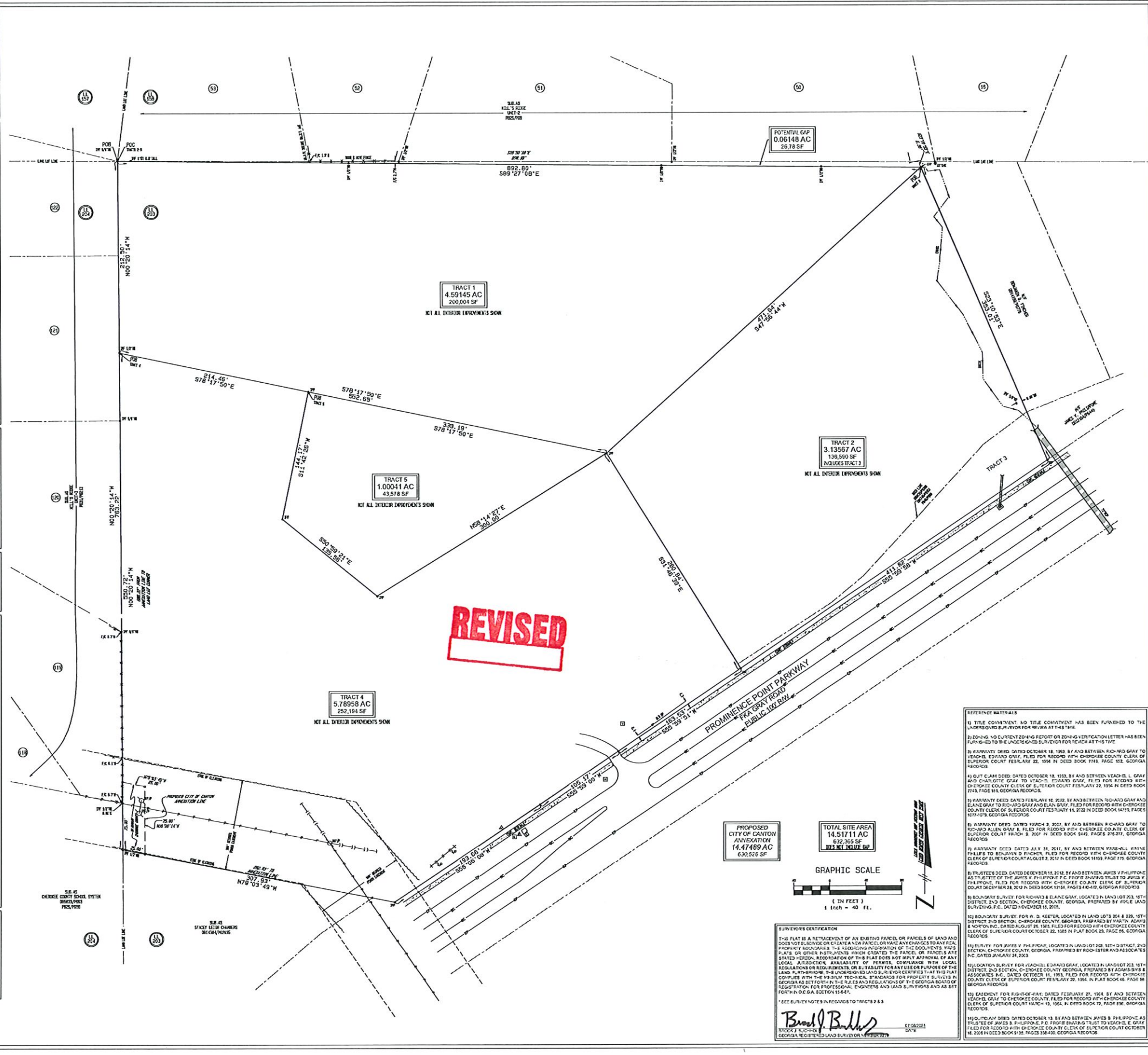
NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.

NOTES section containing survey details and disclaimers.



BOUNDARY SURVEY FOR
TRATON HOMES
LOCATED IN
LAND LOT 203
15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1345 OLD 41 HWY NW STE 225
HARTWELL, GEORGIA 30650
PHONE: 706.324.5138
WWW.WEBE.COM
LSF 005429 - REG 003114

REVISIONS table with columns: NO., DATE, BY, DESCRIPTION.

SCALE: 1" = 40'
DATE SURVEYED: 07/28/2024
DATE UPDATED: N/A
SURVEYED BY: JPS
DATE DRAFTED: 07/28/2024
DRAFTER: JPS
CHECKED BY: JPS
FIELD BOOK NO.: 2024
JOB NUMBER: 240011
FOLDER NUMBER: 240011
DSD FILE: N/A
DSD FRM: 240011
QUANTITY/VS: CHANGES/2024/1/2
PLT FRM: N/A
SHEET: 1 OF 1

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SYMBOL LEGEND	
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DATE: 11/11/2024
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

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THE DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES.
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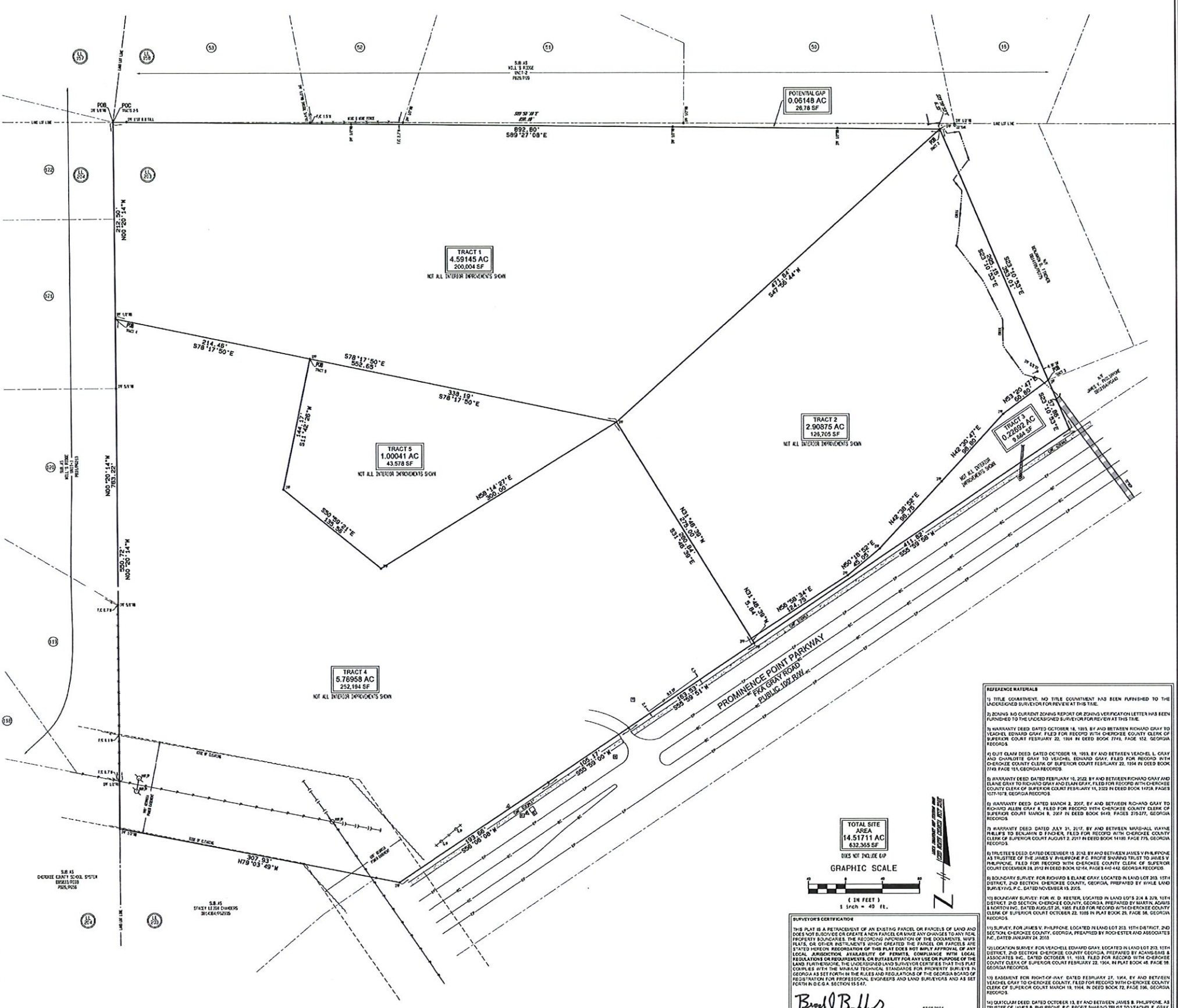
ALL INFORMATION OF GROUNDWATER FEATURES (PIEDS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES, NATURAL OR OTHERWISE SHOWN ON THIS SURVEY ARE VERIFIED OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURES. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS OR ON THE SUBJECT PROPERTY AS MAY BE OFFERED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

THE BEARING BASIS, GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS 550 ROVER CONNECTED TO THE LOCAL NAD83 REFERENCE NETWORK. THIS SITE HAS BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND IS IN SURVEY FEET AND LIES WITHIN THE GEORGIA WEST ZONE.

THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE. THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEE OR REPRESENTATION REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, EASEMENT LINES, AGREEMENTS, RESTRICTIONS, AND OTHER EASLAW MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.

THE SURVEYOR OBSERVED NO EVIDENCE OF SETBACKS BEING PLACED IN THE FIELD DURING THE COURSE OF THE SURVEY AND NO SETBACK REPORT HAS BEEN FURNISHED TO THE SURVEYOR FOR REVIEW.

THE LOCATION OF SUBSTANTIAL VISIBLE IMPROVEMENTS NEAR THE BOUNDARY LINES ARE SHOWN HEREON. SOME INTERIOR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, SIDEWALKS, PORCHES, DECKS, DOGS, ETC., WERE NOT LOCATED AND HAVE NOT BEEN SHOWN ON SURVEY.



BOUNDARY SURVEY FOR
TRATON HOMES
 LOCATED IN
 LAND LOT 203
 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA



WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 RDY HWY STE 225
 MARIETTA, GEORGIA 30060
 P: 770.474.1111
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 LSF000429 - PEF000114

DATE SURVEYED: 07/05/2024
 DATE DRAFTED: 07/11/2024
 DATE REVISION: 07/11/2024
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

SCALE: 1" = 40'
 DATE SURVEYED: 07/05/2024
 DATE DRAFTED: 07/11/2024
 DATE REVISION: 07/11/2024
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

REFERENCE MATERIALS
 1) TITLE COMMITMENT, NO TITLE COMMITMENT HAS BEEN FURNISHED TO THE UNDERGROUND SURVEYOR FOR REVIEW AT THIS TIME.
 2) NO CLARITY NO CLARITY REPORT OR EVIDENCE VERIFICATION LETTER HAS BEEN FURNISHED TO THE UNDERGROUND SURVEYOR FOR REVIEW AT THIS TIME.
 3) WARRANTY DEED DATED OCTOBER 18, 1993, BY AND BETWEEN RICHARD GRAY AND ELAINE GRAY TO RICHARD GRAY AND ELAINE GRAY, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT FEBRUARY 22, 1994 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 4) OUI CLAIM DEED DATED OCTOBER 18, 1993, BY AND BETWEEN RICHARD GRAY AND ELAINE GRAY TO RICHARD GRAY AND ELAINE GRAY, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT FEBRUARY 22, 1994 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 5) WARRANTY DEED DATED FEBRUARY 16, 2002, BY AND BETWEEN RICHARD GRAY AND ELAINE GRAY TO RICHARD GRAY AND ELAINE GRAY, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT FEBRUARY 14, 2002 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 6) WARRANTY DEED DATED MARCH 2, 2007, BY AND BETWEEN RICHARD GRAY AND ELAINE GRAY TO RICHARD GRAY AND ELAINE GRAY, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT MARCH 2, 2007 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 7) WARRANTY DEED DATED JUNE 31, 2011, BY AND BETWEEN MARSHALL WAYNE PHILLIPS TO BETHANN D. FACKER, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT AUGUST 2, 2011 IN DEED BOOK 1119, PAGE 275, GEORGIA RECORDS.
 8) TRUSTEES DEED DATED DECEMBER 15, 2014, BY AND BETWEEN JAMES V. PHILLIPS AS TRUSTEE OF THE JAMES V. PHILLIPS P.C. FIDUCIARY TRUST TO JAMES V. PHILLIPS, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT DECEMBER 15, 2014 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 9) HENRY GRAY SURVEY FOR BROWNS BLAKE GRAY LOCATED IN LAND LOT 203, 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED NOVEMBER 15, 2005.
 10) BOUNDARY SURVEY FOR RICHARD GRAY LOCATED IN LAND LOT 203, 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED AUGUST 26, 2011, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT OCTOBER 22, 2011 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 11) SURVEY FOR JAMES V. PHILLIPS, LOCATED IN LAND LOT 203, 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED JANUARY 24, 2023.
 12) LOCATION SURVEY FOR RICHARD GRAY LOCATED IN LAND LOT 203, 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, PREPARED BY WATTS & BROWNING ENGINEERS, INC., DATED OCTOBER 11, 1993, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT FEBRUARY 22, 1994 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.
 13) EASEMENT FOR FRONT OF WAY, DATED FEBRUARY 27, 1964, BY AND BETWEEN RICHARD GRAY TO CHEROKEE COUNTY, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT MARCH 18, 1964 IN DEED BOOK 72, PAGE 596, GEORGIA RECORDS.
 14) OUTCLAM DEED DATED OCTOBER 13, 1993, BY AND BETWEEN JAMES B. PHILLIPS AS TRUSTEE OF JAMES B. PHILLIPS P.C. FIDUCIARY TRUST TO JAMES B. PHILLIPS, FILED FOR RECORD WITH CHEROKEE COUNTY CLERK OF SUPERIOR COURT OCTOBER 13, 1993 IN DEED BOOK 1174, PAGE 102, GEORGIA RECORDS.

SURVEYOR'S CERTIFICATION
 THIS PLAN IS A RETRACEMENT OF AN EXISTING PLAN OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OR HAVE ANY CHANGE TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENT, MAPS, PLANS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCELS ARE STATED HEREON. RE-CERTIFICATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LEGAL JUDGMENT, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR LIABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERGROUND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN CHEROKEE COUNTY, GEORGIA, AND THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING.
 SURVEYOR'S SIGNATURE: [Signature]
 DATE: 07/05/2024
 GEORGIA REGISTERED LAND SURVEYOR NUMBER 3215

**TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
AT 620 PROMINENCE POINT PARKWAY**

CITY OF CANTON, GEORGIA



Prepared for:

*Traton Homes
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Prepared By:



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July 02, 2024
A & R Project # 24-125

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1.0 INTRODUCTION

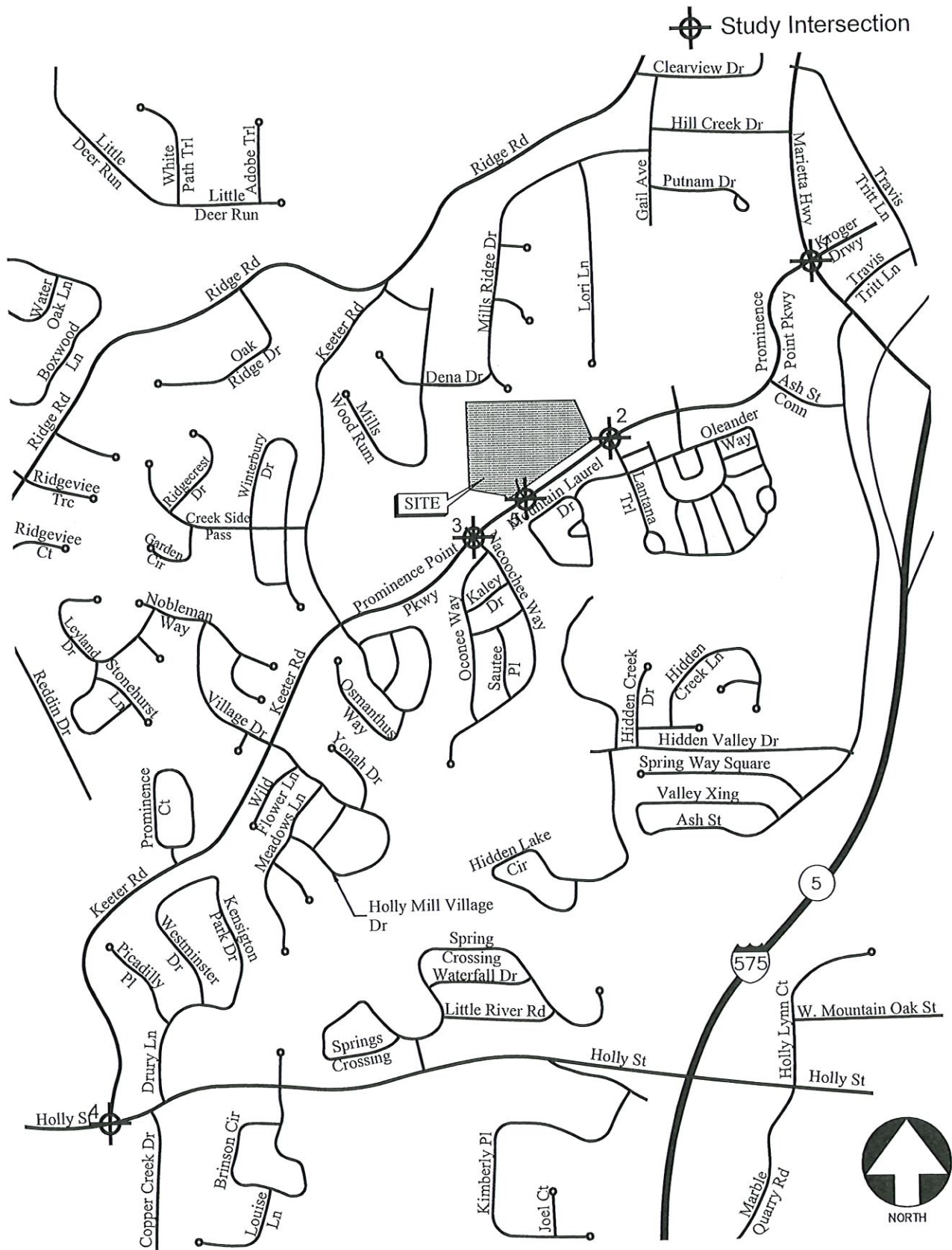
The purpose of this study is to determine the traffic impact from the proposed residential development that will be located at 620 Prominence Point Parkway in the City of Canton, Georgia. The traffic analysis evaluates the current operations and future conditions with the traffic generated by the development. The residential development will consist of 59 detached single-family houses along with 16 townhomes and proposes a full access driveway on Prominence Point Parkway.



The AM and PM peak hours have been analyzed in this study. In addition to the site access point, this study includes the evaluation of traffic operations at the intersections of:

- Marietta Highway at Prominence Point Parkway / Kroger Driveway
- Prominence Point Parkway at Lantana Trail
- Prominence Point Parkway at Nacoochee Way
- Keeter Road at Holly Street

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



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

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

2.1.1 Marietta Highway

Marietta Highway is a north-south four-lane roadway with a two-way left-turn lane and a posted speed limit of 45 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 057-0018) indicate that the daily traffic volume on Marietta Highway in 2022 was 18,000 vehicles per day, north of Ridge Road. GDOT classifies Marietta Highway as an urban minor arterial roadway.

2.1.2 Prominence Point Parkway

Prominence Point Parkway is an east-west, two-lane, median-divided roadway with a posted speed limit of 30 mph in the vicinity of the site. To the east of Lantana Trail, Prominence Point Parkway is a four-lane median-divided roadway.

2.1.3 Keeter Road

Keeter Road is a two-lane undivided roadway with a posted speed limit of 25 mph in the vicinity of the site. In between Village Drive and Ilex Drive, Keeter Road has a posted speed limit of 30 mph.

2.1.4 Holly Street

Holly Street is an east-west, two lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 057-0303) indicate that the daily traffic volume on Holly Street in 2022 was 5,800 vehicles per day, west of Keeter Road. GDOT classifies Holly Street as an urban major collector roadway.

2.1.5 Lantana Trail

Lantana Trail is a north-south two-lane residential roadway with a posted speed limit of 25 mph.

2.1.6 Nacoochee Way

Nacoochee Way is a north-south two-lane residential roadway with a posted speed limit of 25 mph.

3.0 STUDY METHODOLOGY

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

3.1 Unsignalized Intersections

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

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

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

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

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

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

3.2 Signalized Intersections

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

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

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

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

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

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

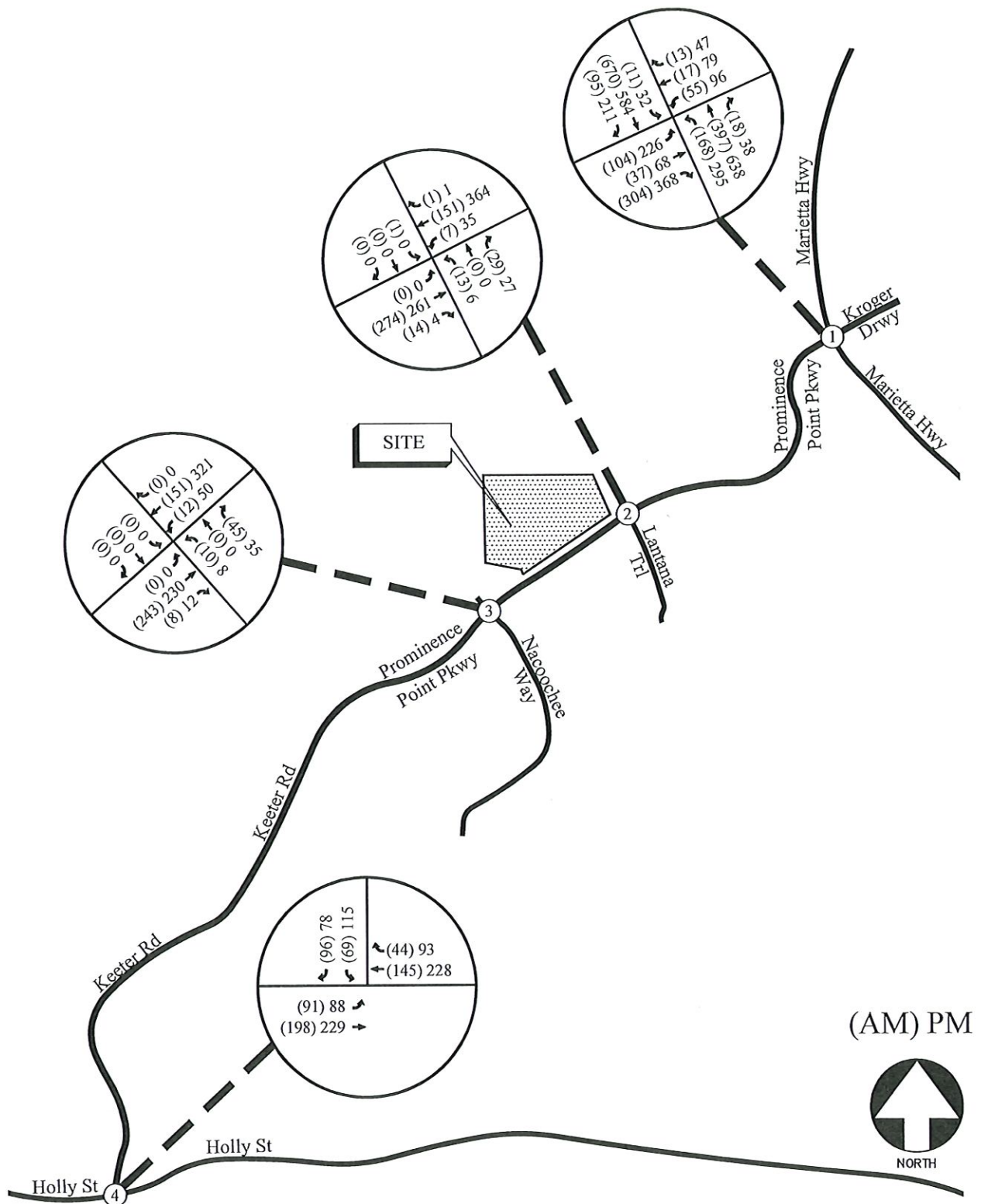
4.0 EXISTING 2024 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

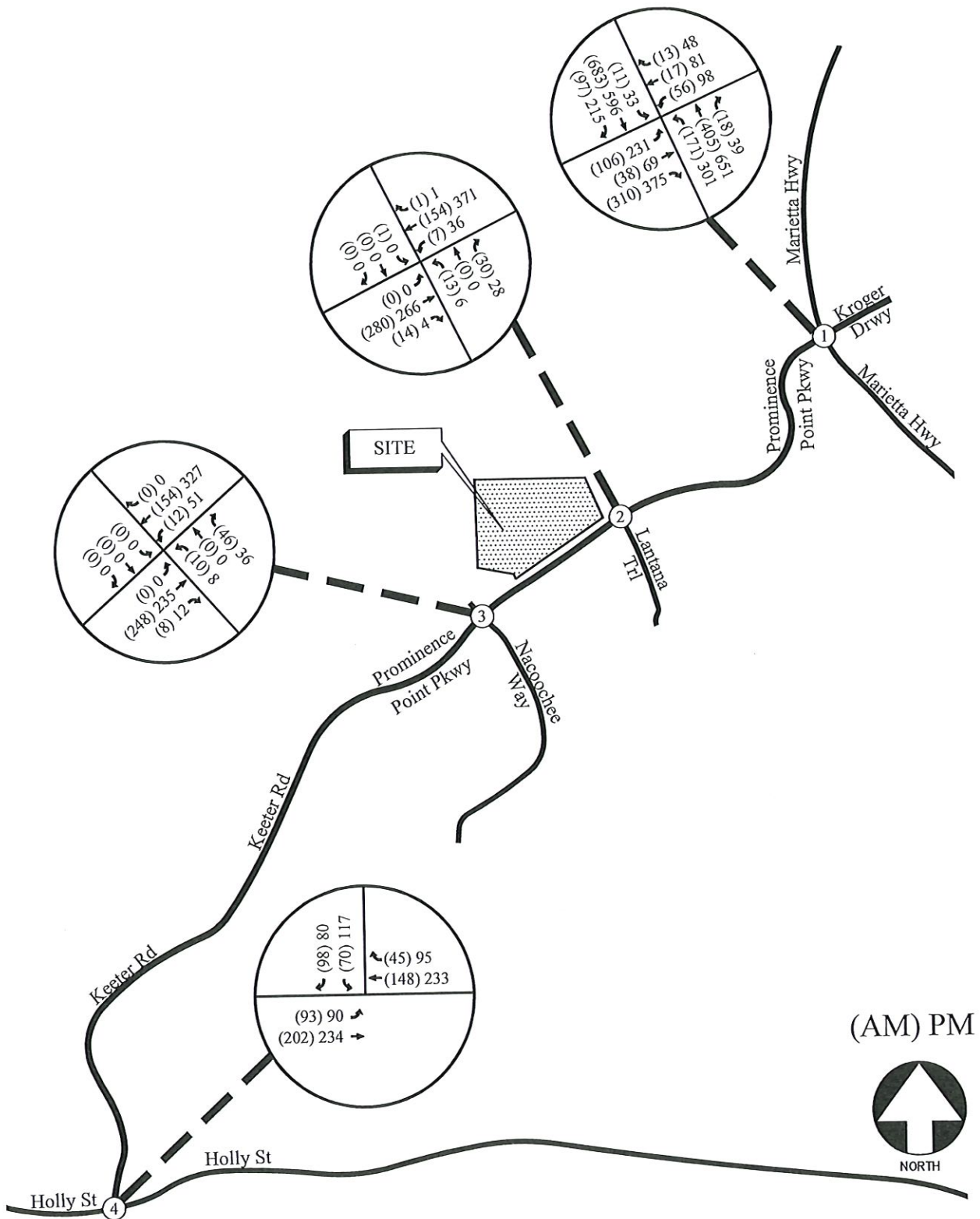
- Marietta Highway at Prominence Point Parkway / Kroger Driveway
- Prominence Point Parkway at Lantana Trail
- Prominence Point Parkway at Nacoochee Way
- Keeter Road at Holly Street

Turning movement counts were collected on Wednesday, August 31, 2022. All turning movement counts were recorded during the morning and afternoon peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2. Since the traffic volumes were collected in 2022, they were increased by a linear annual growth rate of 1% (as explained in Section 6.1.1 on Page 15) for 2 years to estimate the current 2024 turning movement counts, which are shown in Figure 3. The existing traffic control and lane geometry for the intersections are shown in Figure 4.



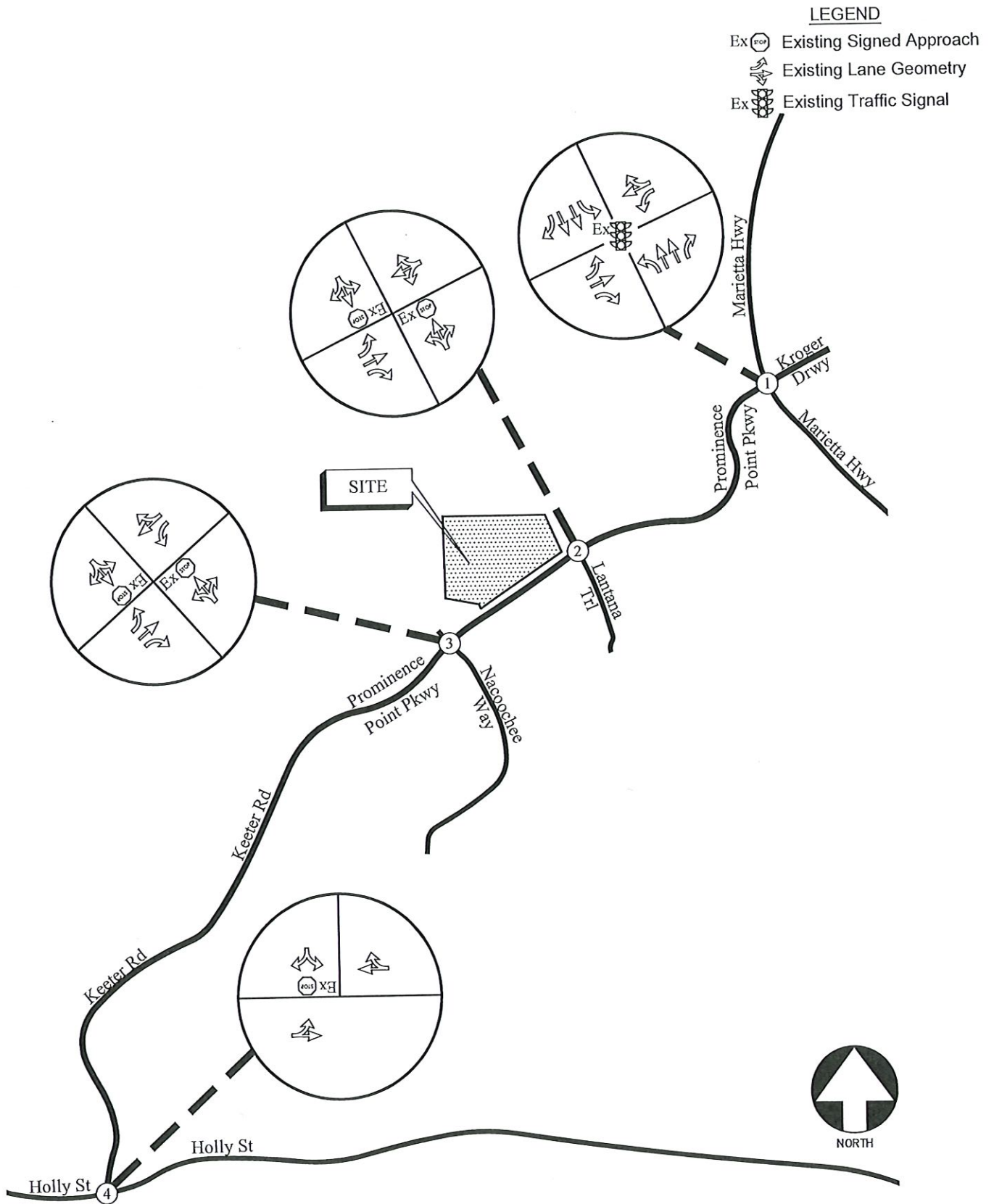
HISTORIC (2022) WEEKDAY PEAK-HOUR VOLUMES

FIGURE 2
A&R Engineering Inc.



PROJECTED (2024) WEEKDAY PEAK-HOUR VOLUMES

FIGURE 3
A&R Engineering Inc.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 4
A&R Engineering Inc.

4.2 Existing Traffic Operations

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

TABLE 3 — EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Marietta Highway @ Prominence Point Parkway / Kroger Driveway</u> -Eastbound Approach -Westbound Approach -Northbound Approach -Southbound Approach	Signalized	<u>C (23.1)</u> D (46.4) E (56.9) C (24.7) B (14.5)	<u>C (34.1)</u> D (44.2) D (54.6) C (32.5) C (28.0)
2	<u>Prominence Point Parkway @ Lantana Trail</u> -Westbound Left -Northbound Approach	Stop Controlled on NB Approach	A (8.0) B (11.1)	A (7.9) B (10.9)
3	<u>Prominence Point Parkway @ Nacoochee Way</u> -Westbound Left -Northbound Approach	Stop Controlled on NB Approach	A (7.8) B (10.7)	A (7.9) B (11.3)
4	<u>Keeter Road @ Holly Street</u> -Eastbound Left -Southbound Approach	Stop Controlled on SB Approach	A (7.9) B (14.5)	A (8.2) C (20.1)

The results of the existing traffic operations analysis indicate that the signalized study intersection of Marietta Highway at Prominence Point Parkway is operating at an overall level of service "C" in both the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections are also operating at a level of service "C" or better with peak hour traffic.

5.0 PROPOSED DEVELOPMENT

The residential development will consist of 59 detached single-family houses along with 16 townhomes and proposes a full access driveway on Prominence Point Parkway.



A site plan is shown in Figure 5.

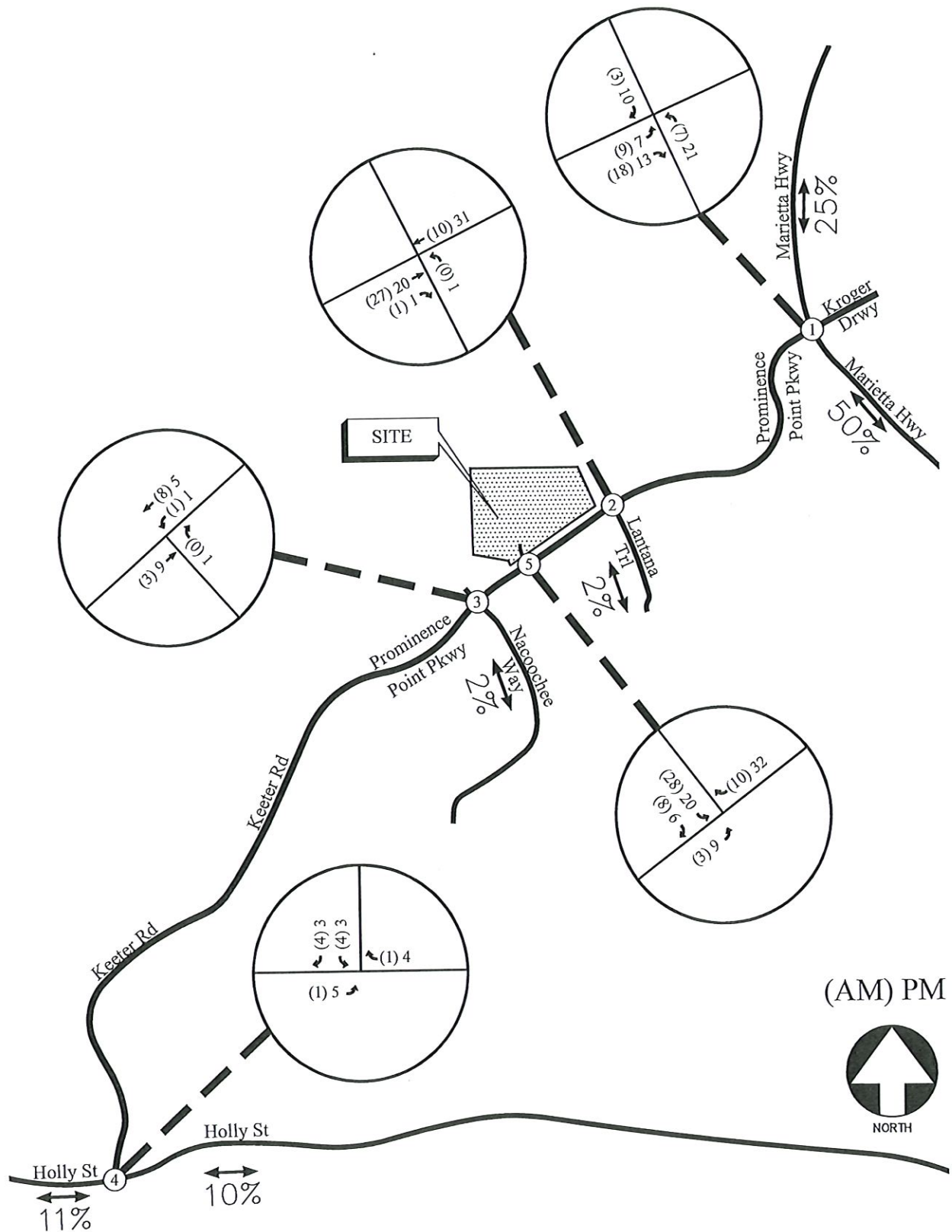
5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE land uses 210 – *Single-Family Detached Housing* and 215 – *Single-Family Attached Housing*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 210– Single-Family Detached Housing	59 Units	12	34	46	38	23	61	621
ITE 215– Single-Family Attached Housing	16 Units	1	2	3	3	3	6	71
Total External Trips		13	36	49	41	26	67	692

5.2 Trip Distribution

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



TRIP DISTRIBUTION AND SITE-GENERATED
WEEKDAY PEAK HOUR VOLUMES

FIGURE 6
A&R Engineering Inc.

6.0 FUTURE 2026 TRAFFIC ANALYSIS

The future 2024 traffic operations are analyzed for the “Build” and “No-Build” conditions.

6.1 Future “No-Build” Conditions

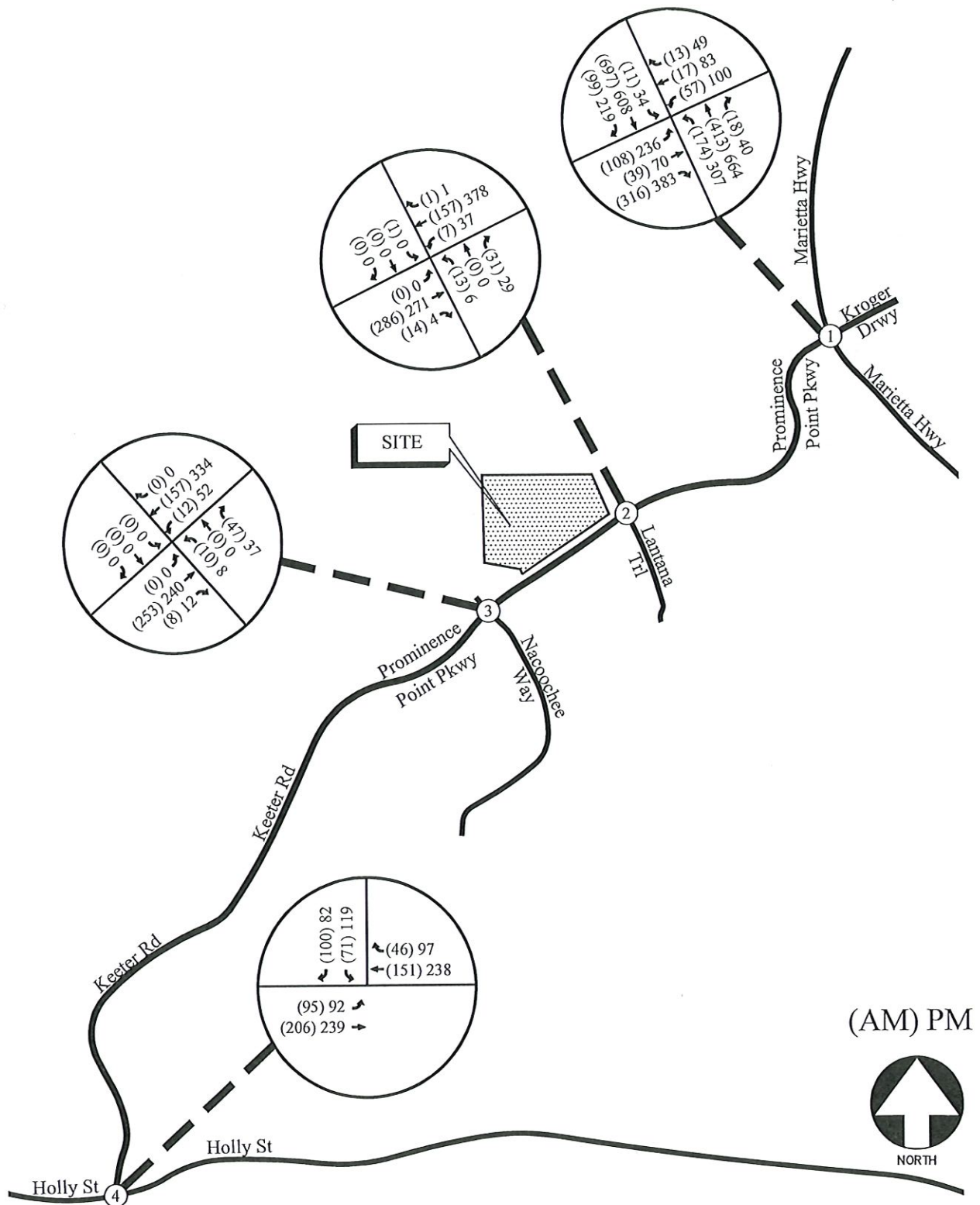
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The future “No-Build” volumes consist of the existing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

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last five years (2017-2019 & 2021-2022) revealed a traffic volume increase of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting future “No-Build” volumes on the roadway are shown in Figure 7.

6.2 Future “Build” Conditions

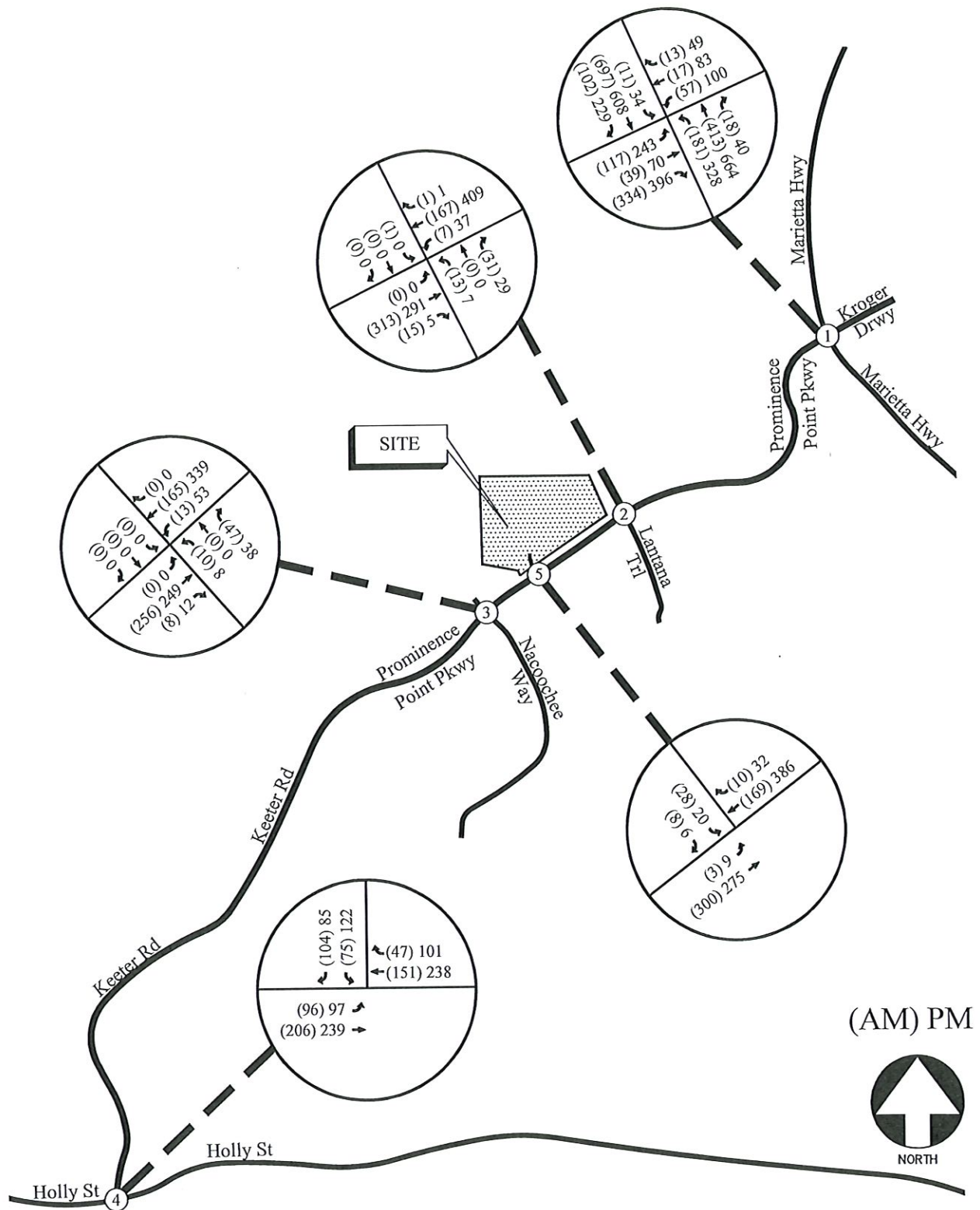
The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 6) were added to base traffic volumes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



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8
A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for turn lanes at the proposed site driveway per GDOT standards. According to the projected ITE site trip generation, the 24-hour two-way volume for traffic entering and exiting the site is 692 vehicles. The ADT on Prominence Point Parkway was assumed to be less than 6,000 vehicles per day based on GDOT volumes on the surrounding roadway network.

6.3.1 Left Turn Lane Analysis

As Prominence Point Parkway already has a left turn lane built at the location of the study intersection which will be available for traffic entering the development, no left turn analysis was necessary for this study.

6.3.2 Deceleration Turn Lane Analysis

For two-lane roadways with an AADT under 6,000 vehicles and a posted speed limit of 30 mph, the daily site-generated traffic right turn movements threshold to warrant a deceleration lane is 200 right-turning vehicles a day. The projected right turn volumes per day for each driveway is included in Table 5.

TABLE 5 – GDOT REQUIREMENTS FOR DECELERATION LANES					
Intersection	Right Turn Traffic (% total entering)	Right Turn Volume (vehicles/day)	Roadway Speed / # Lanes / ADT	GDOT Threshold (vehicles/day)	Warrants Met?
Prominence Point Parkway @ Site Driveway	77%	266 $(\text{Total Trips}) \div 2 \times 0.77 =$ $(692) \div 2 \times 0.77 = 266$	30 mph / 2-Lane / < 6,000	200	Yes

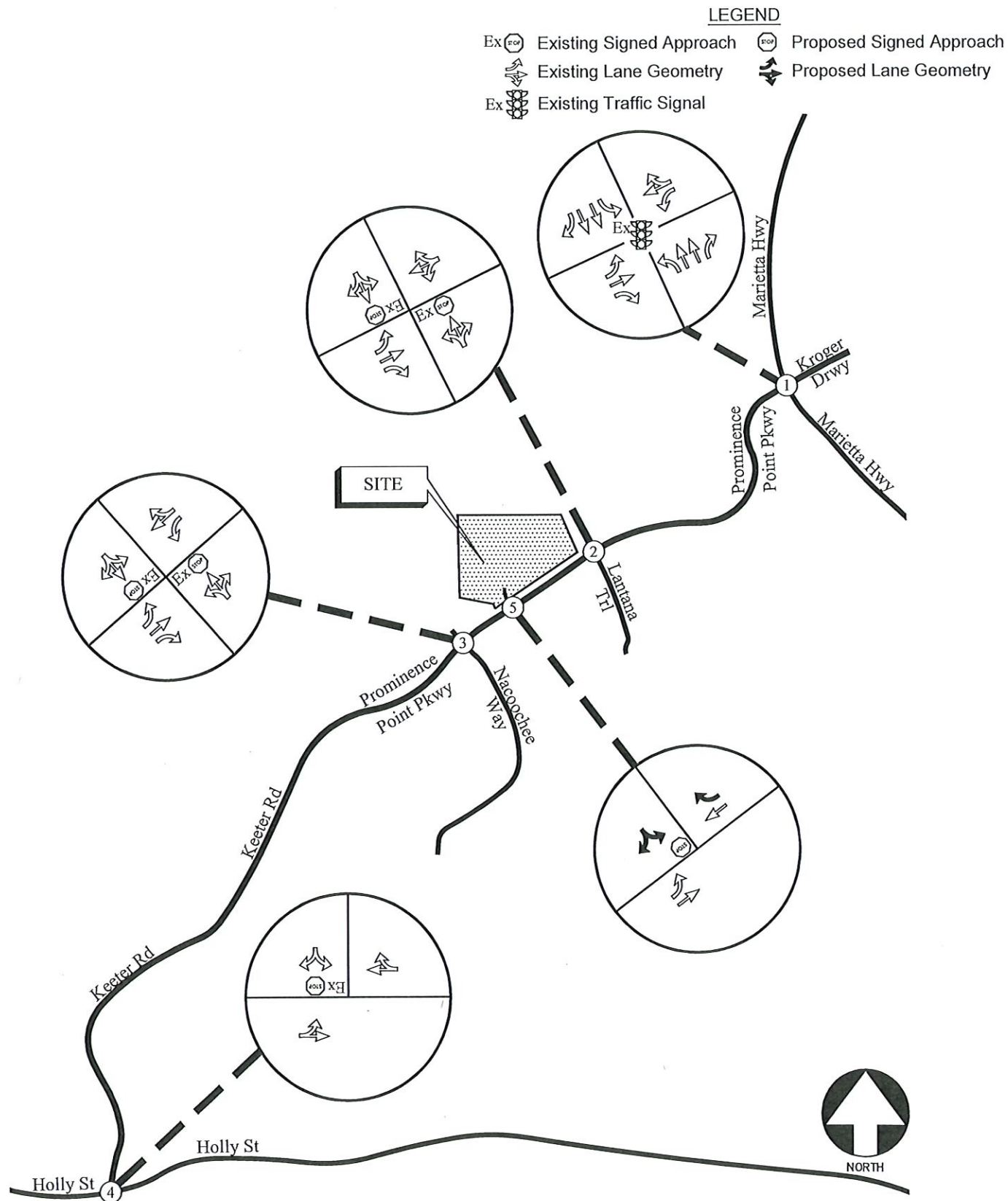
A right turn lane is warranted at the site driveway.

6.4 Future Traffic Operations

The future “No-Build” and “Build” traffic operations were analysed using the volumes in Figures 7 and 8, respectively. The results of the future traffic operations analysis are shown below in Table 6. Recommendations on traffic control and lane geometry are shown in Figure 9.

TABLE 6 — FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>Marietta Highway @ Prominence Point Parkway / Kroger Driveway</u>	<u>C (23.3)</u>	<u>C (34.5)</u>	<u>C (24.1)</u>	<u>D (35.8)</u>
	-Eastbound Approach	D (46.2)	D (44.7)	D (46.0)	D (45.9)
	-Westbound Approach	E (56.8)	D (54.5)	E (56.8)	D (54.5)
	-Northbound Approach	C (25.1)	C (32.8)	C (26.0)	C (34.8)
	-Southbound Approach	B (14.8)	C (28.5)	B (15.4)	C (29.5)
2	<u>Prominence Point Parkway @ Lantana Trail</u>				
	-Westbound Left	A (8.0)	A (7.9)	A (8.1)	A (8.0)
	-Northbound Approach	B (11.1)	B (10.9)	B (11.5)	B (11.3)
3	<u>Prominence Point Parkway @ Nacoochee Way</u>				
	-Westbound Left	A (7.9)	A (7.9)	A (7.9)	A (8.0)
	-Northbound Approach	B (10.7)	B (11.4)	B (10.8)	B (11.5)
4	<u>Keeter Road @ Holly Street</u>				
	-Eastbound Left	A (7.9)	A (8.3)	A (7.9)	A (8.3)
	-Southbound Approach	B (14.8)	C (21.0)	B (15.2)	C (21.9)
5	<u>Prominence Point Parkway @ Site Driveway</u>				
	-Eastbound Left	-	-	A (7.6)	A (8.3)
	-Southbound Approach			B (11.8)	B (14.2)

The results of the future “No-Build” and “Build” conditions traffic analysis indicate that the signalized study intersection of Marietta Highway at Prominence Point Parkway will operate at an overall level of service “D” or better in the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “C” or better with peak hour traffic.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9
A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed residential development that will be located at 620 Prominence Point Parkway in the City of Canton, Georgia. The residential development will consist of 59 detached single-family houses along with 16 townhomes and proposes a full access driveway on Prominence Point Parkway.

Existing and future operations after completion of the project were analysed at the intersections of:

- Marietta Highway at Prominence Point Parkway / Kroger Driveway
- Prominence Point Parkway at Lantana Trail
- Prominence Point Parkway at Nacoochee Way
- Keeter Road at Holly Street
- Prominence Point Parkway at Site Driveway

The analysis included the evaluation of future operations for “No-Build” and “Build” conditions, both of which account for increases due to the annual growth of through traffic. The results of the future “No-Build” and “Build” conditions traffic analysis indicate that the signalized study intersection of Marietta Highway at Prominence Point Parkway will operate at an overall level of service “D” or better in the AM and PM peak hours, while the stop-controlled approaches at the unsignalized study intersections will continue to operate at a level of service “C” or better with peak hour traffic. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendations for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection:

Site Driveway: Full Access Driveway on Prominence Point Parkway

- One entering lane and one exiting lane
- Stop-sign controlled on the driveway approach with Prominence Point Parkway remaining free flow
- A right turn lane for entering traffic
- Provide/confirm adequate sight distance per AASHTO standards



Steve Green <steve.green@cantonga.gov>

Cases ANN2407-001 RZON2407-004 MP24007-003 CUP2407-002

2 messages

Jenny Twible <JTwible@rbcbearings.com>

Thu, Nov 21, 2024 at 9:05 AM

To: "bill.grant@cantonga.gov" <bill.grant@cantonga.gov>, "dwayne.waterman@cantonga.gov" <dwayne.waterman@cantonga.gov>, "shawn.tolan@cantonga.gov" <shawn.tolan@cantonga.gov>, "steve.green@cantonga.gov" <steve.green@cantonga.gov>

Good morning,

I will be unable to attend the meeting tonight and I know the subject matter will be discussed. The current proposal is better than the one that was offered previously in that it is less homes. However, this is proposal will still be an issue in this area.

Prominence Parkway is already a maze of entrances and exits on a small two-lane road. In the past few years an apartment complex, day care/preschool and now a gas station have been built on this road and turning in and out of all of them is dangerous. There are constant near misses at the entrances between the Publix shopping center and Walgreens.

The traffic in the area is a constant headache. The intersections of Prominence Parkway and Marietta Hwy are constantly backed up in the morning and the afternoons. There have been multiple accidents at the intersection. This leads people to use Ash Street and that area is an accident magnet. Cars turning in and out of Ash plus cars coming out of the gas stations, urgent care and Starbucks have made this one of the most dangerous areas of the city.

The current proposal is for I believe 74 homes but more than likely that will lead to 100 (if not more) vehicles added to this very small, congested area. And another entrance where cars will be turning in and out of Prominence Parkway.

The City of Canton needs to stop approving more housing. The area cannot handle more people with the current road issues we have. I am urging to focus on bringing in more of the what the area needs. We need building that meets the needs of the people, day cares and businesses that provide not just jobs but career building jobs.

Cherokee County currently has a program of "Live in Cherokee, Work in Cherokee" trying to give residents the ability to work close to home without driving in traffic (that now starts at exit 14 where you want to add more homes). The City of Canton should join in this program by helping to bring in real jobs that people can take care of their families with.

Jenny Twible, SHRM SCP

12/10/24, 10:54 AM
Office Manager

City of Canton Mail - Cases ANNX2407-001 RZON2407-004 MP24007-003 CUP2407-002

RBC AeroComponents

jtwible@rbcbearings.com

770-345-0660 ext 1907

Jenny Twible <JTwible@rbcbearings.com>

Fri, Dec 6, 2024 at 10:50 AM

To: "bill.grant@cantonga.gov" <bill.grant@cantonga.gov>, "dwayne.waterman@cantonga.gov" <dwayne.waterman@cantonga.gov>, "shawn.tolan@cantonga.gov" <shawn.tolan@cantonga.gov>, "steve.green@cantonga.gov" <steve.green@cantonga.gov>

Good morning,

I did watch the meeting from 12/5 and have a few comments.

The question was asked do the majority of those us living in the Mills Ridge neighborhood agree with Linda Steding regarding this proposed build. I can only speak for myself. Again, to reiterate this is a better option that what was proposed previously. Personally, I would prefer less homes and a bigger buffer area. 50 feet isn't much when you will have six homes located against your backyard. Right now, if I stand in my backyard, I can only see and hear the noise from 2 other homeowners. This proposal may be consistent with the dense community located across the street on Prominence Pkwy but it is not consistent with the neighborhood that it will literally be located in the backyards of.

My original email below mostly addressed the traffic issues that we already have in the area. I know that two other people stood up and voiced those issues as well. Please consider this. Again, personally there are so many days when I am driving home in the evenings that I cannot access Ash St or Prominence Pkwy due to traffic being backed up. I have to drive up and use Hillcreek Dr or Ridge Rd to get home.

I would also like to point to the comment that was of who are these homes being built for with the high sales prices. I agree. I don't believe that most of the new builds are being submitted for the benefit of those already living in the area and have lived in for most of our lives. Mr Huff stated himself that this was a great build because it's located near the highway as are most of the new homes (mostly apartments). These are being marketed to those living in the Atlanta area to get more bang for their buck, not ours. I have two adult daughters who along with their spouses cannot afford to purchase homes. They are paying more in rent for an apartment than my husband and I are paying for our mortgage. This used to be the other way around.

I know that you have difficult decisions ahead of you and only ask that you consider is this what the area really needs and does it solve a current issue or will it cause more. Thank you.

Jenny Twible, SHRM SCP

Office Manager

RBC AeroComponents

12/10/24, 10:54 AM
jtwible@rbcbearings.com

City of Canton Mail - Cases ANNX2407-001 RZON2407-004 MP24007-003 CUP2407-002

770-345-0660 ext 1907

[Quoted text hidden]

Roger Leaders

612 Stonehurst Lane

Canton, Ga. 30114

12/9/2024

Canton, Ga. City Council

110 Academy St.

Canton, Ga. 30114

Dear City Council Members,

I am writing to express my concerns regarding the proposed development of 14.47 acres on Prominence Point Parkway. The Public Hearing for this development was on 12/5/2024 case # ANNX. 2407-001, REZON.2401-004, MP. 2407-003, CUP, 2407-002. The map showing the Townhomes at the main entrance of the development is one of my biggest concerns.

While I recognize the need for growth and development in our city, I am opposed to this particular project due to significant concerns about traffic congestion and parking limitations that it would create in this development.

The road (Prominence Point Parkway) in front of the proposed development is already a heavily trafficked area, especially during peak hours. Adding a high-density residential development like townhomes would significantly increase the number of vehicles entering and exiting this area, potentially leading to safety risks for drivers and pedestrians alike.

In addition, parking is already a challenge in many new developments particularly during deliveries, family events or family gatherings. The proposed townhomes would likely result in additional on-street parking,

exacerbating the problem and potentially creating tension among neighbors and visitors.

I believe it is essential to consider the long-term impact of this development on the quality of life in the proposed development.

I respectfully urge the council to reassess this proposal and explore alternative locations or solutions that would better align with the existing infrastructure and community needs.

Thank you for your attention to this matter. I hope you will consider the concerns of our neighborhood as you evaluate this development proposal.

Sincerely,

Roger Leaders

612 Stonehurst Lane

Canton, Ga. 30114