

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 7/28/26
Hearing Date: 9/3/26
Voting Date: 10/1/26

Department: Community Development**Presenter(s) & Title:** Tyler PeoplesCity Planner**Agenda Item Title:**

Information Only - Cases MPA2607-005 & VAR2607-002 - Request for Master Plan Amendment to Pod J of Riverstone to Include Car Dealerships as an Allowed Use with Concurrent Variances

Summary:

Dell Cornett has filed a master plan amendment and concurrent variance request for Pod J of the Riverstone development. The Applicant is seeking to amend the Riverstone master plan (MP0606-001) to include "car dealership" as an allowed use within Pod J. Concurrent variances are additionally being sought to: (1) Waive the parking standards for Auto repair & service in Table 103-3 and redefine minimum spaces at 1 space per 500 s.f. and maximum spaces at 1 per 75 s.f., (2) eliminate 50' landscape buffers abutting SU, GC, and unincorporated Cherokee County – UDC 103.03.08.A(6) & 103.03.08.B(2), and (3) allow disturbance within the 50' stream buffer and allow impervious surface within the 75' impervious setback for the purpose of piping a drainage swale at the north of the property.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:**

A Staff Report will be presented to the Mayor and City Council at the Public Hearing on September 3, 2026. There is no recommendation at this time.

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

Applications
LOIs
Site plan



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

PUBLIC HEARING APPLICATION

Project #(s):

MPA2607-005

This Application is for:

- | | |
|---|---|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☒ D Master Plan Amendment | |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | ☐ Adjustment |
| ☐ G Zoning Condition Amendment | ☐ Special Exception |
| ☐ 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: Dell Cornett
Address: 185 Pirkle Court
City: Cumming
State: GA ZIP Code: 30040
Telephone: (770) 480-0172
Email Address: dell.cornett@icloud.com

Owner Information:

Name: Bright-Sasser Canton LLC
Address: 537 Market, Suite 400
City: Chattanooga
State: TN ZIP Code: 37402
Telephone: (678) 488-2160
Email Address: matt@meyersbrothers.com

I, Dell Cornett (Applicant), 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, Dell Cornett (Applicant), have received and thoroughly read the Public Hearing Procedures.

This 27th day of July, 2026.

Applicant Signature: _____

Dell Cornett

Print Name: _____

Dell Cornett



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MPA2607-005

This form is to be executed under oath. I, MATTHEW SASSER, 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 10 day of JULY, 202026.

Owner Signature: [Signature]

Print Name: MATTHEW SASSER

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 | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | |
| ☒ D Master Plan Amendment | ☐ Appeal |
| ☐ E Conditional Use Permit | ☐ Adjustment |
| ☐ F Land Use Modification | ☐ Special Exception |
| ☐ G Zoning Condition Amendment | |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant: DELL CORNETT

Signature: [Signature]

Mailing Address: 185 PIRKLE COURT

City: CUMMING

State: GA Zip Code: 30040

Telephone: 770-480-0122

E-mail: DELL.CORNETT@TCLCLOUD.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 10th
Day Of July, 2026.

Notary Signature: [Signature]





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

DISCLOSURE FORM

Project #(s):

MPA2607-005

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: Dell Cornett

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):***

	Description
\$	
\$	
\$	



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

PROPERTY INFORMATION

Project #(s):

MPA2607-005

Address: 535 Bluffs Parkway

Land Lot(s): 0206,227,228 District: 14 Section: 003 Parcel ID(s) 14-0206-0002

Existing Zoning Of Property: PD - Mixed Use ☒ City ☐ County Total Acreage Of Property: 40.74

Proposed Zoning Of Property: PD - Mixed Use Existing Use(s) Of Property UNOC

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>City of Canton</u>	<u>SU</u>	<u>CLMURC</u>
SOUTH	<u>Georgia Power Company</u>	<u>UNKNOWN</u>	<u>CLMURC</u>
EAST	<u>Carnes Jacob & Kelley C W</u>	<u>UNKNOWN</u>	<u>CLMURC</u>
WEST	<u>City of Canton</u>	<u>SU</u>	<u>CLMURC</u>
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Lift Station tied to existing Force Main

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? Water Main off Bluffs Parkway

Proposed managing jurisdiction: City of Canton Size Limit: Unknown



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

PUBLIC SCHOOL INFORMATION

Project #(s):

MPA2607-005

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)

HIGH: CHEROKEE CREEKVIEW ETOWAH SEQUOYAH

MIDDLE: CREEKLAND DEAN RUSK FREEDOM TEASLEY

ELEMENTARY: 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):

MPA2607-005

How will this proposal be compatible with surrounding properties? Car Dealership use will work well with the City properties on the North and East. The business and clientele of the car dealership will bring productive use to the local residential and employees of the local businesses.

How will this proposal affect the use and value of surrounding properties? This new business will increase local property values and entice other businesses to look to be near the facility.

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

No, current zoning doesn't allow for Car Dealership, which is why we're submitting this Master Plan Amendment.

What would be the increase to population and traffic if the proposal were approved? The traffic would increase approximately 30% over the other uses noted in this zoning.

What would be the impact to schools and utilities if the proposal were approved? The facility would provide work 30-50 new families at minimum.

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

This seems to be in line with the plan.

How is the proposal consistent with the City of Canton Roadmap of Success? Provide productive services and community for the people of the community.

Are there existing or changing conditions which affect the development of the property and support the proposed request? No.

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

City of Canton
Community Development Department
110 Academy Street,
Canton, GA 30114

July 27, 2026

To Community Development Team,

This is a letter of intent to request Car Dealership to be added to the Pod J Master Development Zoning.

1. These Pod J parcels are currently wooded with no past developments. The parcels are owned by Matt Sasser. We're using the 40.74 Acres for the property area in lieu of what is shown on the survey.
2. The history we know is it's been subdivided to allow for Bluffs Parkway to be installed and drainage from the dam. Otherwise, no development on this property has been completed.
3. Traffic study was noted not required at this time for the evaluation of this Zoning adjustment
4. A Car Dealership will provide positive impact to the adjacent properties based on the productive traffic engaged. The clientele will be looking to purchase and service their vehicles, which allows for interest and time to invest in the surrounding markets.
5. We're requesting Car Dealership to be added as a use for these Pod J parcels. This type of add is already included in the current Master Development zoning, but not defined specifically as Car Dealership. Tire Shop and Service are included currently as well as other retail sales use. These same uses are part of the Dealership uses.
6. The full design of use for these parcels is still under consideration. There would be no phasing and all new development would be for the Dealership and parking. We've included a site plan and renderings of the current design considerations. We are requesting a parking variance due to the owners current dealerships parking use/requirements, landscape buffer variances due to property use, which would cause the site to not have enough usable space, and a stream buffer variance to allow impervious surfaces within the 75' buffer and disturbance in the 50' disturbance buffer.
7. Looking to add Car Dealership to all of Pod J, 40.74 Acres.
8. Planned expectation of density is 4,128sf/acre
9. We expect to maintain the current City of Canton Zoning Ordinances, except the parking requirements, landscape buffers and stream buffers, which we're requesting variances.
10. We requesting a variance for the landscape buffer to allow for proper use of the property.
11. We expect to maintain the General Commercial guidelines for signage.

Looking forward to finalize the requirements of this Zoning adjustment.

Sincerely,

Dell Cornett – Representative for Beaver Dealerships and Matt Sasser – current property owner



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

VARIANCE APPLICATION

Project # VAR2607-002

1. **Application Requirements:** All applications must be complete and include required support materials (listed on the reverse side of this application form). Incomplete applications will not be forwarded to the Canton Board of Appeals (BOA) for review. Applications shall be submitted through the City's online permitting portal system found here: <https://canton.onlama.com/>. Two (2) paper copies should also be furnished to the Community Development Department.
2. **Pre-Submittal Meeting:** A Pre-Submittal Meeting with Community Development Staff must be scheduled by the Applicant prior to submittal of the application.
3. **Application Deadline:** Applications and support materials must be submitted by the last Monday of the month, subject to change based on City Holidays. Please refer to the schedule listed on the reverse side of this application form for deadlines and meetings.
4. **Application Representation:** The Applicant or authorized representative of the Applicant must be present at the Public Hearing to support the application.
5. **Building Permit Requirements:** If a previously submitted building permit is being held pending variance action, the building permit will only be issued upon submittal of an action letter confirming variance approval.
6. **Perpetuity:** Unless otherwise conditioned by the Canton Board of Appeals or Mayor and City Council, an approved variance is held in perpetuity with the subject property so long as the property remains in its current configuration. Future modification to the subject property as a result of assemblage or subdivision may possibly deem an approved variance null and void.
7. **Adjacent Property Notification:** Applicants are required to notify adjacent property owners of the proposed variance as required by the City of Canton Unified Development Code Section 105.10.03. Such notification shall be forwarded to all contiguous property owners and their respective homeowner's association utilizing the City of Canton formatted notification letter located in this Application. Applicants should furnish a copy of each forwarded notification letter and one copy of a certified Certificate of Mailing from the United States Postal Service to the Community Development Department no later than fifteen (15) days prior to the Public Hearing meeting.
8. **Extension and Withdrawal:** The Applicant is allowed two (2) requests for extensions beyond the scheduled Public Hearing. If the request for extension is received after the Notice of Public Hearing is published, a \$500.00 readvertising fee will be assessed for each extension. An application may be withdrawn without prejudice (no waiting time to re-file) at any time prior to the Public Hearing. A request for withdrawal without prejudice must be made in writing.
9. **Appeal:** Any party aggrieved by any decision of the Board of Appeals may appeal the decision by submitting a Letter of Appeal to the Community Development Department no later than ten (10) days after the Board of Appeals decision has been rendered. The City Council will determine whether or not to hear the appeal, and if heard, will act accordingly on the appeal. Please refer to Section 105.14.02 of the Unified Development Code for more details regarding the appeals process. Any aggrieved party of the decision of the City Council may appeal the final decision to the Cherokee County Superior Court via writ of certiorari, submitted within thirty (30) days of the final decision.

If there are any questions about the Variance application process, procedures, or policies, please contact the Community Development Department at (770) 704-1559.

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE FULLY READ AND UNDERSTAND THE ABOVE POLICIES AND PROCEDURES OF SUBMITTING A VARIANCE APPLICATION WITH THE CITY OF CANTON.

X 
APPLICANT SIGNATURE

X Dell Cornett
PRINT NAME



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

VARIANCE PUBLIC HEARING APPLICATION

Project #(s):

VAR2607-002

This Application is for a:

☒ **Pre-Construction Variance**

☐ **Post-Construction Variance**

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) 704-1559.

Applicant Information:

Name: Dell Cornett
Address: 185 Pirkle Court
City: Cumming
State: GA ZIP Code: 30040
Telephone: (770) 480-0172
Email Address: dell.cornett@icloud.com

Owner Information:

Name: Bright-Sasser Canton LLC
Address: 537 Market, Suite 400
City: Chattanooga
State: TN ZIP Code: 37402
Telephone: (678) 488-2160
Email Address: matt@meyersbrothers.com

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

This 27th day of July, 20 26.

Applicant Signature:

Dell Cornett

Print Name:

Dell Cornett



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR2607-002

This form is to be executed under oath. I, MATTHEW SASSER, 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 10 day of JULY, 2026.

Owner Signature:

Print Name: MATTHEW SASSER

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 a:

☒ Pre-Construction Variance

☐ Post-Construction Variance

Authorized Applicant Name:

DELL CORNETT

Signature:

[Signature]

Mailing Address:

185 PIRILLER COURT

City: CUMMING

State + ZIP: GA 30040

Email: DELL.CORNETT@ICLOUD.COM

Telephone: 770-480-0172

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Lessee
☐ 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

Day Of July, 2026.

Notary Signature:

[Signature]





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

PROPERTY INFORMATION

Project #:

VAR2607-002

Address(es):

535 Bluffs Parkway

Land Lot(s): 0206,227,228 District: 14 Section: 003 Parcel ID(s) 14-0206-0002

Existing Zoning Of Property: PD - Mixed Use ☒ City ☐ County Total Acreage Of Property: 40.74

Existing Use(s) Of Property UNOC

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	City of Canton	SU	CLMURC
SOUTH	Georgia Power Company	UNKNOWN	CLMURC
EAST	Carnes Jacob & Kelley C W	UNKNOWN	CLMURC
WEST	City of Canton	SU	CLMURC
OTHER			
OTHER			
OTHER			

Ordinance section(s) for which a variance is requested: Table 103-3 Off-Street Parking, Code Sections 103.03.08.A(6) & 103.03.08.B(2) Landscape Buffers & 107.02.04.A.1 & 107.02.04.A.2 Zoning & Impervious Buffers

Please explain the reasoning for the requested variance:

The current parking calculation doesn't align with the current dealership parking experience. Goal of this parking variance request is to allow Dealership to align design to historical parking use.
Landscape variance is to allow for the flexibility to utilize the property for a dealership. We're also applying for buffer and impervious surfaces variances to allow for parking and entrance alignment.

(This should additionally be addressed in the required Letter of Intent)



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

VARIANCE REVIEW CRITERIA

Project #:

VAR2607-002

Are there any extraordinary or exceptional conditions pertaining to the subject property because of its size, shape, or topography? yes, everything you could consider for this site are in play.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? yes, much more parking than needed and with the limit usability of the property.

Does a literal interpretation of the Zoning code deprive the Applicant of any rights that others in the same district are allowed? UNKNOWN

Has the condition from which relief or variance is sought been a result from action by the Applicant?
NO

Are there conditions peculiar to the subject property? Yes, shape, streams and other constraints cause peculiar conditions for added need for parking, landscaping, and stream buffer/imperious variances.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City? No, based on the review of the current code and our use, these would benefit these items!

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

City of Canton
Community Development Department
110 Academy Street,
Canton, GA 30114

July 27, 2026

To Community Development Team,

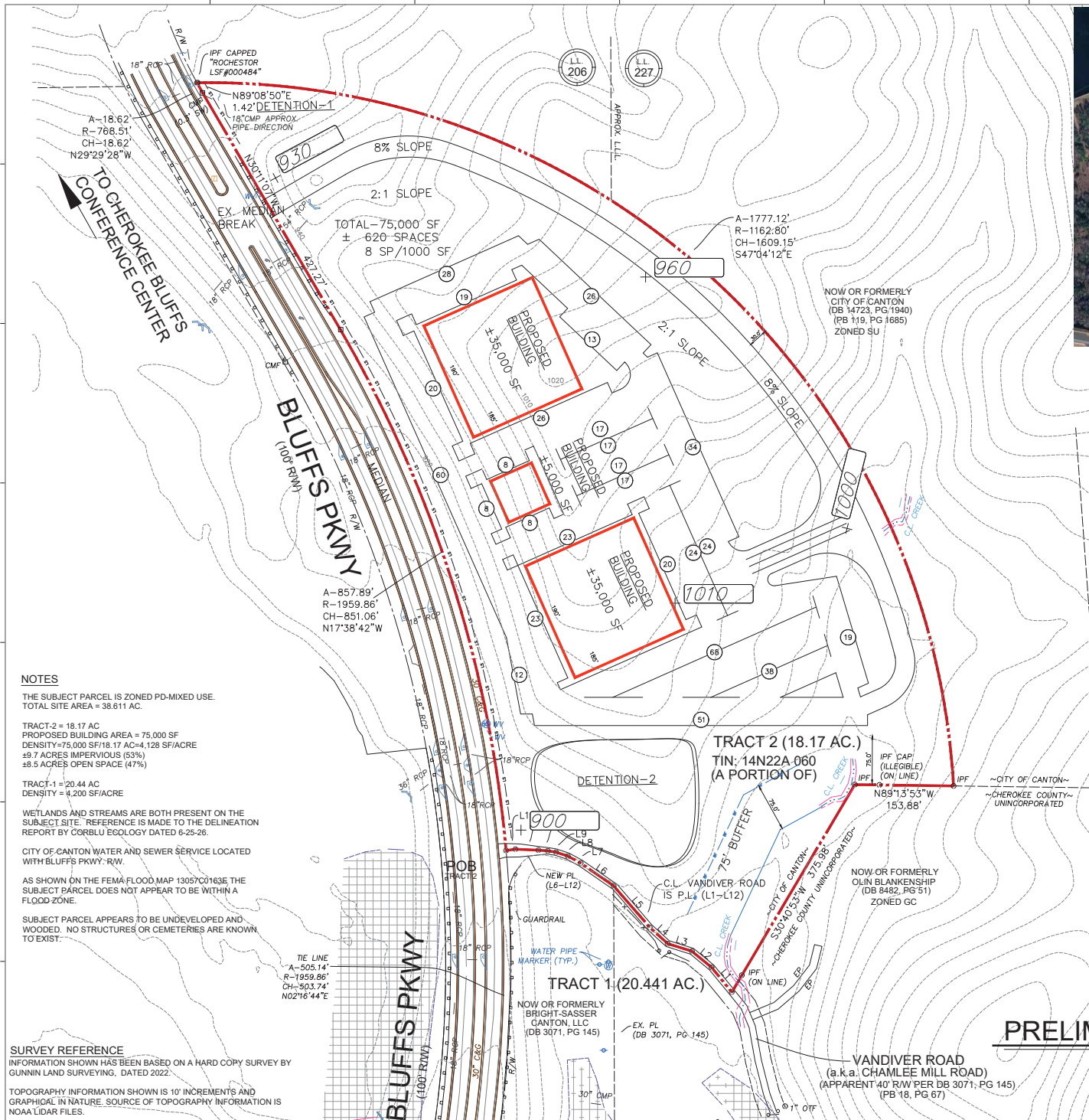
This is a letter of intent to request the following two variance adjustments:

1. Parking calculations for Vehicle and Marine Craft Sales to be calculated based on the following adjusted calculation in lieu of the details shown in Table 103-3 Off-Street Parking Standards. We'd like this calculation to be done more simply by calculating off the building square footage. We'd like the calculation to be a minimum of 1 space per 500sf and maximum to be 1 space per 75sf.
2. Landscape buffers will limit the use of this property as a Car Dealership with the need to park display vehicles and provide appropriate drive lanes to access the site. We are asking for the buffers noted in code sections 103.03.08.A(6) & 103.03.08.B(2) be reduced to 0' buffers.
3. Stream buffer variance to allow for the North Entrance of the design layout to tie into the existing median crossing and gain reasonable access to the site. The current noted stream is a drainage swale from the upper pond and current site to the storm drainage under Bluffs Parkway. We'd be able to clean up the existing washout by piping the outfalls and fill in these swales to pipe to current drainage system. This would be requesting codes 107.02.04.A.1 & 107.02.04.A.2 to allow for disturbance and impervious surfaces within this stream buffer.

Looking forward to finalize the requirements of these parking, landscape, and stream buffer variances.

Sincerely,

Dell Cornett – Representative for Beaver Dealerships and Matt Sasser – current property owner



NOTES

THE SUBJECT PARCEL IS ZONED PD-MIXED USE.
TOTAL SITE AREA = 38.611 AC.

TRACT-2 = 18.17 AC
PROPOSED BUILDING AREA = 75,000 SF
DENSITY=75,000 SF/18.17 AC=4,128 SF/ACRE
±9.7 ACRES IMPERVIOUS (53%)
±8.5 ACRES OPEN SPACE (47%)

TRACT-1 = 20.44 AC
DENSITY = 4,200 SF/ACRE

WETLANDS AND STREAMS ARE BOTH PRESENT ON THE
SUBJECT SITE. REFERENCE IS MADE TO THE DELINEATION
REPORT BY CORBLU ECOLOGY DATED 6-25-26.

CITY OF CANTON WATER AND SEWER SERVICE LOCATED
WITH BLUFFS PKWY. R/W.

AS SHOWN ON THE FEMA FLOOD MAP 1305700163E, THE
SUBJECT PARCEL DOES NOT APPEAR TO BE WITHIN A
FLOOD ZONE.

SUBJECT PARCEL APPEARS TO BE UNDEVELOPED AND
WOODED. NO STRUCTURES OR CEMETERIES ARE KNOWN
TO EXIST.

SURVEY REFERENCE

INFORMATION SHOWN HAS BEEN BASED ON A HARD COPY SURVEY BY
GUNNIN LAND SURVEYING, DATED 2022.

TOPOGRAPHY INFORMATION SHOWN IS 10' INCREMENTS AND
GRAPHICAL IN NATURE. SOURCE OF TOPOGRAPHY INFORMATION IS
NOAA LIDAR FILES.

INTERSTATE 575
(R/W VARIES)

PRELIMINARY SITE PLAN

SCALE: 1" = 60' FEET



CENTERLINE ROAD CALLS

LINE	BEARING	DISTANCE
L1	N39°25'38"W	49.79'
L2	N50°30'33"W	39.64'
L3	N72°33'42"W	39.58'
L4	N47°47'52"W	37.79'
L5	N41°06'09"W	85.64'
L6	N55°19'45"W	62.52'
L7	N61°29'58"W	22.84'
L8	N71°43'54"W	19.35'
L9	N80°34'41"W	12.89'
L10	N86°02'02"W	14.71'
L11	N87°36'21"W	35.93'
L12	S82°19'34"W	14.67'

CREEK TIE-LINE CALLS

LINE	BEARING	DISTANCE
TL1	S71°16'50"E	53.33'±
TL2	S60°37'17"E	29.90'
TL3	S42°07'19"E	71.02'
TL4	S62°28'00"E	73.80'
TL5	S57°08'19"E	134.45'
TL6	S48°15'32"E	115.94'
TL7	N88°55'56"E	29.73'
TL8	S43°38'17"E	194.86'
TL9	S33°16'38"E	149.92'
TL10	S29°16'36"E	137.89'
TL11	S34°07'23"E	115.26'
TL12	S23°18'58"E	141.15'
TL13	S19°28'40"E	128.21'
TL14	S17°46'20"E	159.32'

BEAVER

NEAR 1130 BLUFFS PKWY.
CANTON, GA
CHEROKEE COUNTY

CLIENT INFORMATION
0000 STREET ADDRESS
CITY, ST 00000



Hill Foley Rossi & Associates
ARCHITECTURE + ENGINEERING
3680 Pleasant Hill Road
Suite 200
Duluth, GA 30096
770.622.9858

SEALS AND SIGNATURES

SEAL

XX XX 20XX

ISSUED DATE

6.29.2026

NO. DATE ISSUE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 0 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 89,262. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 675,242.

GENERAL NOTES

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S3 TOTAL STATION.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSTORIAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

DATE OF FIELD WORK COMPLETION: 03/31/2022
DATE OF SUBSEQUENT SITE INSPECTION: 06/22/2022

ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "GUNNIN LGS 103"

UNLESS OTHERWISE NOTED

BY GRAPHIC PLOTTING ONLY, SOME PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR FLOOD HAZARD AREA, LABELED AS "ZONE A", AS PER FEMA CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS. COMMUNITY PANEL NUMBERS 130570163E AND 130570164E, BOTH DATED 6/7/2018.

ALL MATTERS OF TITLE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN.

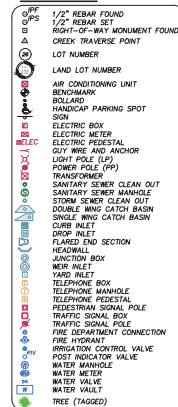
THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREON.

SOME INTERIOR STREAMS NOT SHOWN AS PART OF THIS SURVEY. PROPERTY IS SUBJECT TO APPLICABLE CITY, STATE, AND COUNTY STREAM BUFFERS.

THE CURRENT PARCEL IDENTIFICATION NUMBER IS A PORTION OF 14N22A 060.

SYMBOL LEGEND



ABBREVIATIONS

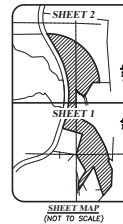
A.E. ACCESS EASEMENT
B.M. BACK OF CURB
B.M. BENCHMARK
B.S. BUILDING SETBACK LINE
C.G. CURB AND GUTTER
C.L. CENTERLINE
C.L.F. CHAIN LINK FENCE
CONC. CONCRETE
COP. COMPACT TOP PIPE
DB. DEED BOOK
D.E. DRAINAGE EASEMENT
EX. EXISTING
EP. EDGE OF PAVEMENT
FEN. FENCE
F.L. LAND LOT LINE
G.P. GUY WIRE AND ANCHOR
O.P. OPEN TOP PIPE
P.B. PLAT BOOK
P.C. POINT OF BEGINNING
P.C. POINT OF COMMENCEMENT
PRO.P. PROPOSED
R/W. RIGHT OF WAY
S.S. SANITARY SEWER
S.S.E. SANITARY SEWER EASEMENT
S.S.M. SANITARY SEWER MANHOLE
U.E. UTILITY EASEMENT
U. CURB INLET
D. DROP INLET
D.W.B. DOUBLE WING CATCH BASIN
FES. FIRE DEPARTMENT CONNECTION
FES. FIRE HYDRANT
FES. IRRIGATION CONTROL VALVE
FES. FOOT INDICATOR VALVE
FES. WATER MANHOLE
FES. WATER METER
FES. WATER VALVE
FES. WATER VAULT
PVC. POLYVINYL CHLORIDE PIPE
R.C.P. REINFORCED CONCRETE PIPE
V.C.P. VITRIFIED CLAY PIPE

LINE TYPE LEGEND

ADJOINING PROPERTY LINE
RIGHT-OF-WAY CENTERLINE
CREEK CENTERLINE
LAND LOT LINE
UTILITY EASEMENT
WIRE FENCE
WOOD FENCE
RAILROAD TRACK
OVERHEAD UTILITY LINE
UNDERGROUND CABLE TV LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND GAS PIPE
UNDERGROUND SANITARY SEWER PIPE
UNDERGROUND STORM SEWER PIPE
UNDERGROUND STREET LIGHTING LINE
UNDERGROUND TELEPHONE LINE
UNDERGROUND WATER PIPE

TOTAL AREA =
40.740± ACRES

TOTAL AREA OUTSIDE 100-YR FLOODPLAIN =
37.686± ACRES



GRID NORTH
GA. WEST ZONE

BOUNDARY SURVEY FOR:

FRONT DOOR COMMUNITIES

LOCATED IN LAND LOTS 206, 227 & 228

CITY OF CANTON

CHEROKEE COUNTY, GEORGIA

APRIL 30, 2022

GUNNIN
SURVEY



DRAWN BY: JEC
CHECKED BY: JRG

PROJECT NO. 21031

SHEET 1 OF 2

CREEK TIE-LINE CALLS

LINE	BEARING	DISTANCE
TL1	S57°08'19"E	134.45'
TL2	S48°51'32"E	115.94'
TL3	N88°55'56"E	29.73'
TL4	S54°56'17"E	194.86'
TL5	S33°18'38"E	149.92'
TL6	S29°16'36"E	137.69'
TL7	S34°07'23"E	115.26'
TL8	S23°18'38"E	141.15'
TL9	S19°28'40"E	128.21'
TL10	S17°46'20"E	159.32'

CENTERLINE ROAD CALLS

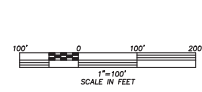
LINE	BEARING	DISTANCE
L1	N39°25'36"W	49.79'
L2	N50°30'33"W	39.64'
L3	N72°33'42"W	39.58'
L4	N47°47'52"W	37.79'
L5	N41°06'09"W	85.64'

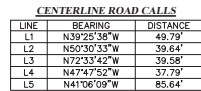
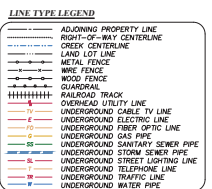
SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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

JESSE R. GUNNIN, GA RLS NO. 10379

06/22/2022
DATE





LINE	BEARING	DISTANCE
TL1	S57°08'19"E	134.45'
TL2	S48°51'32"E	115.94'
TL3	N88°55'56"E	29.73'
TL4	S54°56'17"E	194.86'
TL5	S33°18'38"E	149.92'
TL6	S29°16'36"E	137.89'
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TL8	S23°18'38"E	141.15'
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Service

