

**Action Requested/Required:**

- ☐ Vote/Action Requested
☐ Public Hearing
☐ For Discussion Only
☒ Presentation Only

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

ANNX2509-002 / RZON2509-001 / MP2509-005 / CUP2509-004 / VAR2509-001 - Request to annex and rezone +/- 48.21 acres for the purposes of developing a residential subdivision consisting of single family detached homes, townhomes and cottage style residential units. Also submitted is a Master Plan application to guide the provide development criteria, a Conditional Use Permit application for the multi-family portions (townhomes) and a variance request to reduce the 50' buffer where property within the

Summary:

The applicant has submitted applications for the annexation, rezoning, Master Plan approval, Conditional Use Permit and a variance request for +/- 48.21 acres. The proposal seeks to construct 96 single family detached homes, 77 townhomes and 21 cottage style residences. Along with the residential portion the applicant seeks approval of 1.55 acres of commercial area along Highway 5 and 7.85 acres of commercial / light industrial property off of Fate Conn Road. A concurrent variance has also been filed seeking to reduce the required 50' buffer where property within the city limits abuts property in unincorporated Cherokee County. The proposed number of residential units requires two points of ingress/egress. Two points are shown however they do not meet fire code requirements. The applicant has been made aware that the site plan as shown does not meet fire code requirements.

Budget Implications:Budgeted? ☐ Yes ☐ No ☒ N/ATotal Cost of Project: Check if Estimated ☐Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: **Staff Recommendations:****Reviews:**Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No**Attachments:**

Application(s)
Site plan



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

PUBLIC HEARING APPLICATION

Project #(s):

ANNX 2509-002

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 | |

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: Targhee Partners, LLC
Address: 121 E. Main St.
Ste 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404) 644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attched owner
Address: authorizations
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature: _____

Print Name: Benjamin Key for Targhee Partners, LLC



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANNX 2509-002

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, 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 21st day of AUGUST, 20 25.

Owner Signature: [Signature] Print Name: Benjamin Key for Targhee Partners, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.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 21st Day Of August, 20 25

Notary Signature: [Signature]

SABINE U FAVORS
Notary Public - State of Georgia
Cherokee County
My Commission Expires Mar 29, 2029

(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANNX2509-002

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

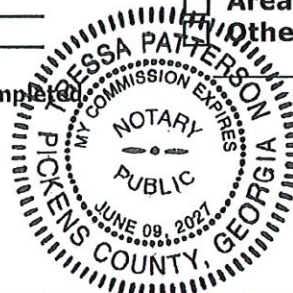
E-mail: key.benjamin@gmail.com

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 20th Day Of AUGUST, 20 25.

Notary Signature: [Signature]



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANNX2509-002

This form is to be executed under oath. I, Jesse Gunnin, 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 20th day of August, 20 25.

Owner Signature: [Signature]

Print Name: Jesse Gunnin

for JRG1, LLC

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

This Application is for:

- ☒ A Annexation
☒ B Rezoning
☒ C Master Plans
☐ D Master Plan Amendment
☒ E Conditional Use Permit
☐ F Land Use Modification
☐ G Zoning Condition Amendment
☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit
☐ J Zoning Ordinance Text Amendment
☐ Appeal
☐ Adjustment
☐ Special Exception

Name of Authorized Applicant: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

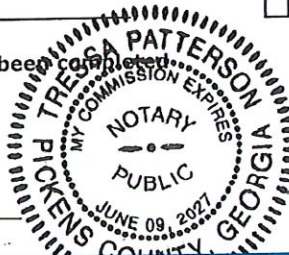
E-mail: key.benjamin@gmail.com

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 20th Day Of August, 20 25.

Notary Signature: [Signature]





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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANNX2509-002

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

This 21 day of Aug, 20 25.

Owner Signature: [Signature] Print Name: L. AUSTIN FLINT
for ABF Horizon, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

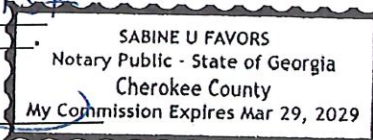
Applicant Status:

- ☒ 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 21st
Day Of August, 20 25

Notary Signature: [Signature]



(Seal)

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

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

By: _____

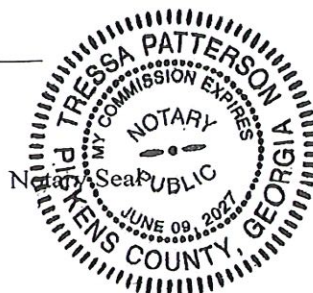
Print Name: _____

Its: _____

Title

Date: _____

Luma Patterson
Signature of Notary Public



Date

8/20/2025

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

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC**. ("Applicant and Titleholder"). 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 Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

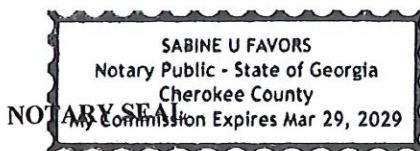
2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant 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 and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this 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 and Titleholder 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 and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY Date 8-21-25
Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date

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

1.

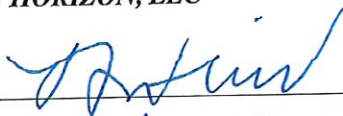
My name is L. Austin Flint, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: 

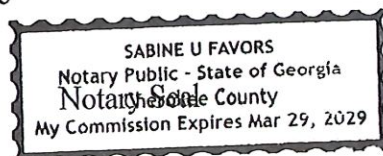
Print Name: L. AUSTIN FLINT

Its: MANAGER
Title

Date: 8/21/25


Signature of Notary Public

8/21/25
Date





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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): _____

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature: [Signature]

Print Name: Ashley R. Holcomb

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

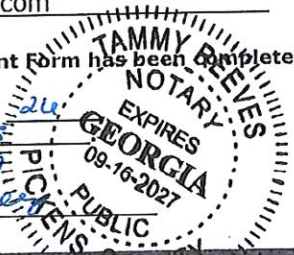
E-mail: key.benjamin@gmail.com

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 26th Day Of 2025 August, 2025.

Notary Signature: [Signature]



(Seal)



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

PROPERTY INFORMATION

Project #(s):

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd

14-0243-0009

243-244,

14-0243-0071

Land Lot(s): 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037

Existing Zoning Of Property: GC, R-80 ☐ City
and RM-10 ☒ County Total Acreage Of Property: 48.21±

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

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



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

PUBLIC SCHOOL INFORMATION

Project #(s):

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@cherookeek12.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

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

How will this proposal be compatible with surrounding properties? _____

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

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

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

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

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

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

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

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



GARVIS L. SAMS, JR.
1952-2025
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

September 2, 2025

VIA ONLAMA ONLINE PORTAL

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

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve $\pm$ 1.3 acres along Highway 5 for commercial uses and $\pm$ 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Gound is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 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 Old Vandiver Road and Highway 5. 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 public.



September 2, 2025

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. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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 Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. 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 housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

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



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

PUBLIC HEARING APPLICATION

Project #(s):

RZON 2509-001

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: Targhee Partners, LLC
Address: 121 E. Main St.
Ste 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404) 644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
Address: authorizations
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature:

Print Name: Benjamin Key for Targhee Partners, LLC



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-001

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature: [Signature] Print Name: Ashley R. Holcomb

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

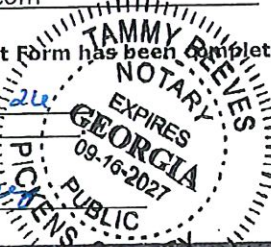
E-mail: key.benjamin@gmail.com

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 26th Day Of 26th August, 2025.

Notary Signature: [Signature]



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-001

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

This 21 day of Aug, 2025.

Owner Signature: [Signature] Print Name: L. AUSTIN FLINT
for ABF Horizon, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

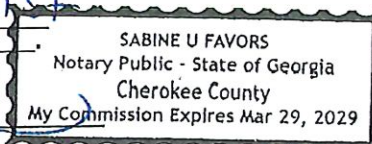
Applicant Status:

- ☒ 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 21st
Day Of August, 2025

Notary Signature: [Signature]



(Seal)

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

1.

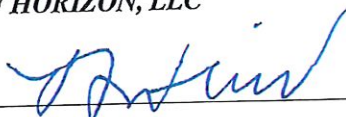
My name is L. Austin Flint, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

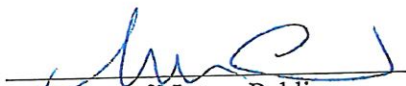
By: 

Print Name: L. AUSTIN FLINT

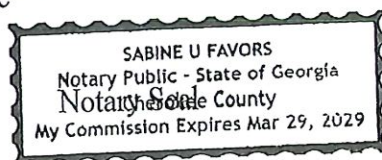
Its: MANAGER

Title

Date: 8/21/25


Signature of Notary Public

8/21/25
Date





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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-001

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, 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 21st day of AUGUST, 2025.

Owner Signature: [Signature] Print Name: Benjamin Key for Targhee Partners, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.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 21st Day Of August, 2025

Notary Signature: [Signature]

SABINE U FAVORS
Notary Public - State of Georgia
Cherokee County
My Commission Expires Mar 29, 2029

(Seal)

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

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC**. ("Applicant and Titleholder"). 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 Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

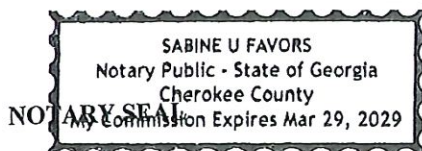
2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant 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 and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this 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 and Titleholder 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 and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY Date 8-21-25
Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON 2509 001

This form is to be executed under oath. I, Jesse Gunnin, 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 20th day of August, 20 25.

Owner Signature: [Signature]

Print Name: Jesse Gunnin

for JRG1, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

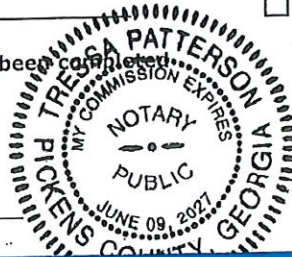
E-mail: key.benjamin@gmail.com

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 20th Day Of August, 20 25.

Notary Signature: [Signature]



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

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

By: _____

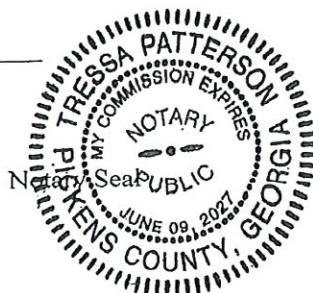
Print Name: _____

Its: _____

Title

Date: _____

Jessie Patterson
Signature of Notary Public



Date

8/20/2025



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-601

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.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 20th
Day Of AUGUST, 20 25.

Notary Signature: [Signature]



(Seal)



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

PROPERTY INFORMATION

Project #(s):

RZON2569-001

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd

14-0243-0009

14-0243-0071

Land Lot(s): 243-244, 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037

Existing Zoning Of Property: GC, R-80 and RM-10 ☐ City ☒ County Total Acreage Of Property: 48.21±

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

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



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

PUBLIC SCHOOL INFORMATION

Project #(s):

RZ001 2509-001

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@cherookeek12.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

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

RZON2509-001

How will this proposal be compatible with surrounding properties? _____

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

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

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

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

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

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

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

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



GARVIS L. SAMS, JR.
1952-2025
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

September 2, 2025

VIA ONLAMA ONLINE PORTAL

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

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve $\pm$ 1.3 acres along Highway 5 for commercial uses and $\pm$ 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Gound is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 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 Old Vandiver Road and Highway 5. 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 public.



September 2, 2025
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. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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 Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. 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 housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

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



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

PUBLIC HEARING APPLICATION

Project #(s):

MP 2509 -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 | ☐ Appeal |
| ☒ E Conditional Use Permit | ☐ Adjustment |
| ☐ F Land Use Modification | ☐ Special Exception |
| ☐ G Zoning Condition Amendment | |
| ☐ 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: Targhee Partners, LLC
Address: 121 E. Main St.
Ste 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404) 644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
Address: authorizations
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature:

Print Name: Benjamin Key for Targhee Partners, LLC



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP 2509-005

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature: [Signature] Print Name: Ashley R. Holcomb

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

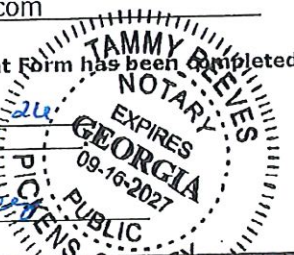
E-mail: key.benjamin@gmail.com

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 26th Day Of August, 2025.

Notary Signature: [Signature]



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP 2509-005

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

This 21 day of Aug, 20 25.

Owner Signature: [Signature] Print Name: L. AUSTIN FLINT
for ABF Horizon, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.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 21st
Day Of August, 20 25

Notary Signature: [Signature]

SABINE U FAVORS
Notary Public - State of Georgia
Cherokee County
My Commission Expires Mar 29, 2029

(Seal)

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

1.

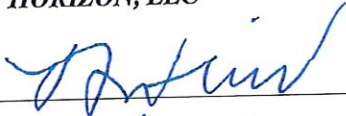
My name is L. AUSTIN FLINT, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

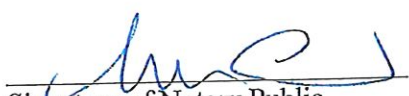
ABF HORIZON, LLC

By: 

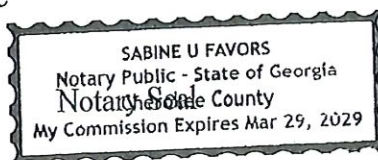
Print Name: L. AUSTIN FLINT

Its: MANAGER
Title

Date: 8/21/25


Signature of Notary Public

8/21/25
Date





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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP 2509-005

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, 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 21st day of AUGUST, 2025.

Owner Signature: [Signature] Print Name: Benjamin Key for Targhee Partners, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.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 21st Day Of August, 2025

Notary Signature: [Signature]

SABINE U FAVORS
Notary Public - State of Georgia
Cherokee County
My Commission Expires Mar 29, 2029

(Seal)

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

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC**. ("Applicant and Titleholder"). 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 Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

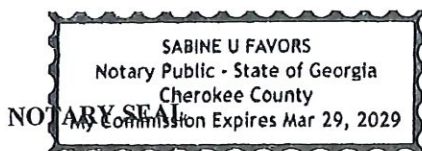
2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant 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 and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this 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 and Titleholder 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 and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY Date 8-21-25
Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP2509-005

This form is to be executed under oath. I, Jesse Gunnin, 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 20th day of August, 2025.

Owner Signature:

Print Name:

Jesse Gunnin
for JRG1, LLC

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: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

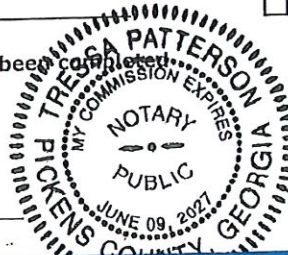
Applicant Status:

- ☒ 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 20th Day Of August, 2025.

Notary Signature:

Jessie Patterson



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

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

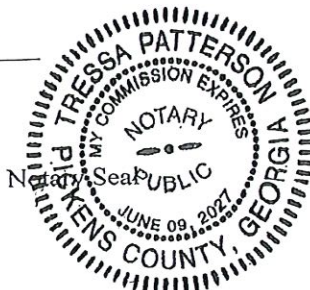
By: _____

Print Name: Jesse Gunnin

Its: Managing Member
Title

Date: 8/20/2025

Jessie Patterson
Signature of Notary Public



8/20/2025
Date



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP2905-005

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

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 | ☐ Appeal |
| ☐ D Master Plan Amendment | ☐ Adjustment |
| ☒ E Conditional Use Permit | ☐ Special Exception |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

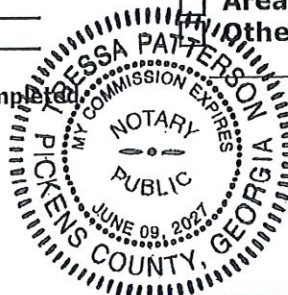
Applicant Status:

- ☒ 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 20th
Day Of August, 20 25.

Notary Signature: [Signature]



(Seal)



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

PROPERTY INFORMATION

Project #(s):

MP 2509-005

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd

14-0243-0009

14-0243-0071

Land Lot(s): 243-244, 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037

Existing Zoning Of Property: GC, R-80 ☐ City and RM-10 ☒ County Total Acreage Of Property: 48.21±

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

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main)

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



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

PUBLIC SCHOOL INFORMATION

Project #(s):

MP 2509-005

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

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

MP2509-005

How will this proposal be compatible with surrounding properties? _____

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

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

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

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

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

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

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

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



GARVIS L. SAMS, JR.

1952-2025

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

September 2, 2025

VIA ONLAMA ONLINE PORTAL

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

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve $\pm$ 1.3 acres along Highway 5 for commercial uses and $\pm$ 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Gound is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 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 Old Vandiver Road and Highway 5. 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 public.



September 2, 2025

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. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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 Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. 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 housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

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@samlarkinbuff.com

PFH/jcc



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

PUBLIC HEARING APPLICATION

Project #(s):

CUP2509-004

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: Targhee Partners, LLC
Address: 121 E. Main St.
Ste 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404) 644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
Address: authorizations
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature:

Print Name: Benjamin Key for Targhee Partners, LLC



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature:

Print Name: Ashley R. Holcomb

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: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

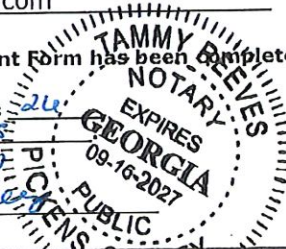
E-mail: key.benjamin@gmail.com

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 26th Day Of 26th August, 2025.

Notary Signature:



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

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

This 21 day of Aug, 20 25.

Owner Signature: [Signature] Print Name: L. AUSTIN FLINT
for ABF Horizon, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

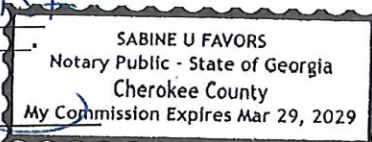
Applicant Status:

- ☒ 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 21st
Day Of August, 20 25

Notary Signature: [Signature]



(Seal)

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

1.

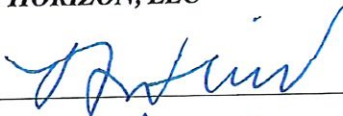
My name is L. Austin Flint, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: 

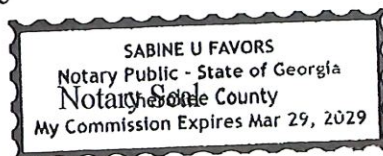
Print Name: L. AUSTIN FLINT

Its: MANAGER
Title

Date: 8/21/25


Signature of Notary Public

8/21/25
Date





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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, 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 21st day of AUGUST, 20 25.

Owner Signature: [Signature] Print Name: Benjamin Key for Targhee Partners, LLC

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

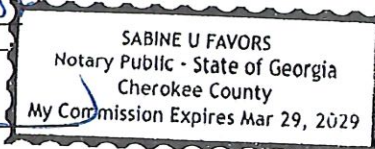
E-mail: key.benjamin@gmail.com

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 21st Day Of August, 20 25

Notary Signature: [Signature]



(Seal)

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

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC**. ("Applicant and Titleholder"). 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 Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

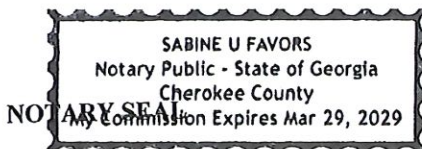
2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant 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 and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this 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 and Titleholder 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 and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY Date 8-21-25
Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, Jesse Gunnin, 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 20th day of August, 2025.

Owner Signature:

Print Name:

Jesse Gunnin
for JRG1, LLC

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:

Targhee Partners LLC

Signature:

Mailing Address:

121 E. Main St.

Suite 201

City: Canton

State: GA

Zip Code: 30114

Telephone:

(404) 644-8909

E-mail:

key.benjamin@gmail.com

Applicant Status:

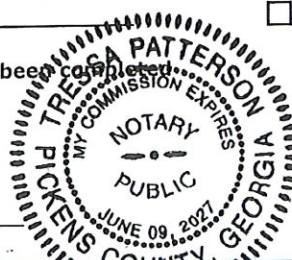
- ☒ Owner
☐ Option to Purchase
☐ Leasee
☐ Area Resident
☐ Other (Explain): _____

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

Sworn To and Subscribed Before Me This 20th Day Of August, 2025.

Notary Signature:

Jenna Patterson



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

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). 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 owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") 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 Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder 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 Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

By: _____

Print Name: _____

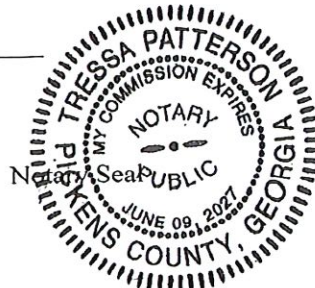
Its: _____

Managing Member
Title

Date: _____

8/20/2025

Tressa Patterson
Signature of Notary Public



Date

8/20/2025



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP 2509-004

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

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: Targhee Partners LLC

Signature: [Signature]

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.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 20th
Day Of AUGUST, 20 25.

Notary Signature: [Signature]



(Seal)



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

PROPERTY INFORMATION

Project #(s):

CUP2509-004

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd

14-0243-0009

14-0243-0071

Land Lot(s): 243-244, 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037

Existing Zoning Of Property: GC, R-80 and RM-10 ☐ City ☒ County Total Acreage Of Property: 48.21±

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

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main)

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



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

PUBLIC SCHOOL INFORMATION

Project #(s):

CUP 2509-004

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

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



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

REVIEW CRITERIA

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

How will this proposal be compatible with surrounding properties? _____

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

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

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

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

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

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

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

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



GARVIS L. SAMS, JR.

1952-2025

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

September 2, 2025

VIA ONLAMA ONLINE PORTAL

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

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve $\pm$ 1.3 acres along Highway 5 for commercial uses and $\pm$ 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Gound is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 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 Old Vandiver Road and Highway 5. 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 public.



September 2, 2025

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. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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 Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. 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 housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

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



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

VARIANCE PUBLIC HEARING APPLICATION

Project #(s):

VAR2509-001

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) 704-1500.

Applicant Information:

Name: Targhee Partners, LLC
Address: 121 E. Main St.
Suite 201
City: Canton
State: GA ZIP Code: 30114
Telephone: (404)644-8909
Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple Owners; see attached
Address: signature pages
City: _____
State: _____ ZIP Code: _____
Telephone: _____
Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of AUGUST, 2025.

Applicant Signature: _____

Print Name: Benjamin Key for Targhee Partners, LLC



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature:

Print Name:

Ashley R. Holcomb

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:

Targhee Partners, LLC

Signature:

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain: _____)

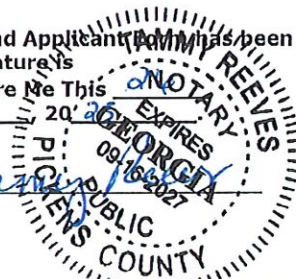
This Authorization of Owner and Applicant has been completed and the property owner's signature is

Sworn To and Subscribed Before Me This

Day Of August

2025

Notary Signature:



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, L. Austin Flint for ABF Horizon, LLC 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 _____ day of _____, 20____.

Owner Signature:

[Signature]

Print Name:

L. Austin Flint
for ABF Horizon, LLC

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:

Targhee Partners, LLC

Signature:

[Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

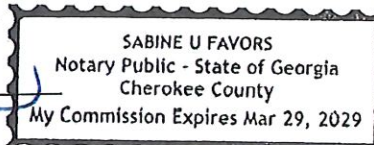
Applicant Status:

- ☒ 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 21st
Sworn To and Subscribed Before Me This _____
Day Of August, 2025.

Notary Signature:

[Signature]



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Benjamin Key ^{Owner}, 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 21st day of AUGUST, 2025.

Owner Signature:

Print Name: Benjamin Key

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:

Targhee Partners, LLC

Signature:

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

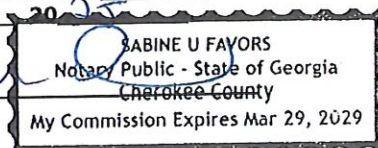
Telephone: (404)644-8909

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 21st Day Of AUGUST, 2025

Notary Signature:



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Benjamin Key for Targhee Partners LLC, 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 21st day of AUGUST, 2025.

Owner Signature:

[Signature]

Print Name: Benjamin Key for Targhee Partners, LLC

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:

Targhee Partners, LLC

Signature:

[Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

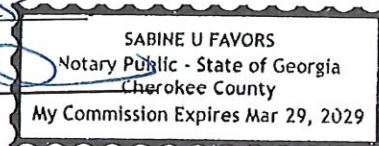
Applicant Status:

- ☒ **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 21st
Day Of August, 2025

Notary Signature:

[Signature]



(Seal)



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2569-001

This form is to be executed under oath. I, Jesse Gunnin, 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 20th day of August, 2025.

Owner Signature: [Signature] Print Name: _____ for JRG1, LLC

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:

Targhee Partners, LLC

Signature: [Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

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 20th
Day Of August, 2025.

Notary Signature: Jessa Patterson





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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, J. Philip Cato (Property Owner), 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 20th day of AUGUST, 20 25.

Owner Signature: [Signature]

Print Name: J. Philip Cato

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:

Targhee Partners, LLC

Signature: [Signature]

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

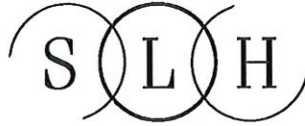
- ☒ Owner
☐ Option to Purchase
☐ Lessee
☐ Area Resident
☐ Other (explain: _____)

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

Sworn To and Subscribed Before Me This 20th
Day Of August, 20 25.

Notary Signature: [Signature]





GARVIS L. SAMS, JR.
1952-2025
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

September 2, 2025

VIA ONLAMA ONLINE PORTAL

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

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and **Variances** for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages (12 duplexes and 9 triplexes), 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 103.03.08 A. 6) and B. 1) which require a 50-foot buffer adjacent to properties in unincorporated Cherokee County.

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. The location and probable future use of the adjacent property does not require a 50 foot buffer.



September 2, 2025

Page 2

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship?

There are natural separations between the uses and adjacent properties such as a power line easement. There is no need to buffer the commercial parcels from the adjacent commercially zoned property in the county.

Has the condition from which relief or variance is sought been a result from action by the applicant?

The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitate this variance request.

Are conditions peculiar to the subject property?

The shape, size and shape of the Subject Property support the granting of this proposal and are unique to the Subject Property. Extenuating circumstances include additional buffer areas and compatible uses on adjacent property in unincorporated Cherokee County.

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 of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens.

I look forward to working with you, the staff and the Board of Appeals regarding this request.

Sincerely,

SAMS, LARKIN & HUFF, LLP

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

Parks F. Huff

phuff@samslarkinbuff.com



GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
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FACSIMILE

September 2, 2025

VIA ONLAMA ONLINE PORTAL

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

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LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages (12 duplexes and 9 triplexes), 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

The totality of the Subject Property is situated in unincorporated Cherokee County and is The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 104.03.16 B. 1) which limits the percentage of townhomes to 25% of the total dwelling units or 48 units.

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. To create a successful mixture of housing types requires flexibility in the number of smaller townhome units. The average household size is decreasing and there is a need for housing options for smaller 1- and 2-person housing units for young buyers, noncustodial parents and older persons looking to downsize.



September 2, 2025

Page 2

The majority residential component of the property is dedicated to the 96 detached single-family homes.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship?

The Applicant's proposal endeavors to bring a true mixed-use development that will appeal to a cross-section of the market. The Applicant's variance request allows flexibility to increase the affordability of the project while maintaining a robust single-family component.

Has the condition from which relief or variance is sought been a result from action by the applicant?

The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitates this variance request.

Are conditions peculiar to the subject property?

The shape, size and shape of the Subject Property support the granting of this proposal and are unique to the Subject Property.

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 of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens. Furthermore, the variance will result in a community that furthers the goals of the city to create more diverse housing types to provide more affordable housing options.

I look forward to working with you, the staff and the Board of Appeals regarding this request.

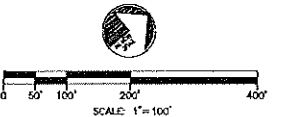
Sincerely,

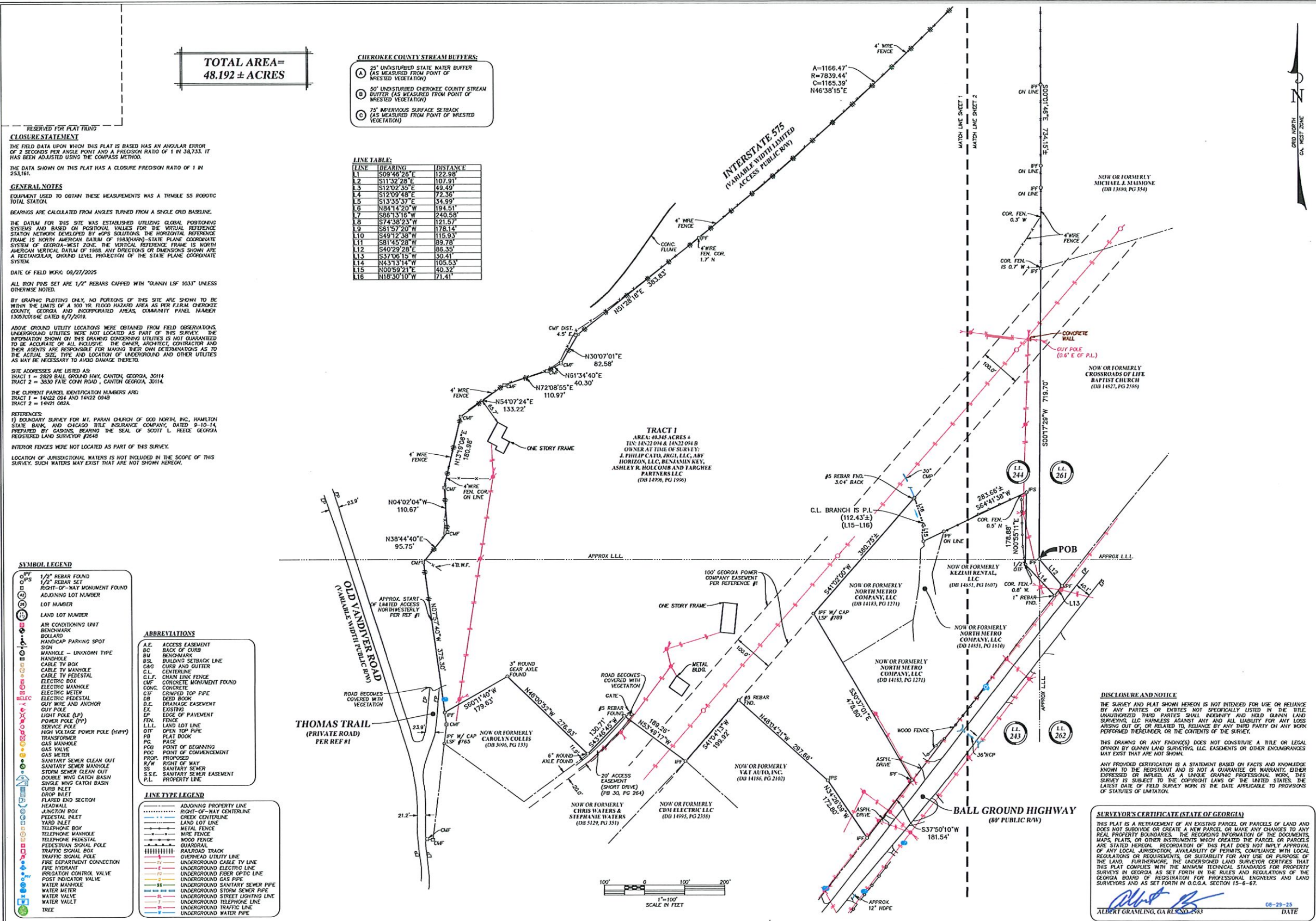
SAMS, LARKIN & HUFF, LLP

A handwritten signature in cursive script, appearing to read "Parks F. Huff".

Parks F. Huff

phuff@samslarkinhuff.com





TOTAL AREA =
48.192 ± ACRES

CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 38,733. IT HAS BEEN ADJUSTED USING THE COMPOUND METHOD.
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 253,161.

GENERAL NOTES
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE SS 8000 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 POSITIONAL VALUES FOR THE VERTICAL REFERENCE SYSTEM NETWORK DEVELOPED BY NPS 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: 08/27/2025
ALL IRON PINS SET ARE 1/2" REBARS CAPPED WITH "QUINN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY, NO PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YEAR FLOOD HAZARD AREA AS PER FLOOD CHARTER COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 1300700164E DATED 6/7/2019.

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 THEREOF.

SITE ADDRESSES ARE LISTED AS:
TRACT 1 = 2802 BALL GROUND HWY, CANTON, GEORGIA, 30114
TRACT 2 = 3830 FATE COHN ROAD, CANTON, GEORGIA, 30114.

THE CURRENT PARCEL IDENTIFICATION NUMBERS ARE:
TRACT 1 = 14022 004 AND 14022 004B
TRACT 2 = 14022 002A.

REFERENCES:
1) BOUNDARY SURVEY FOR MT. PARAN CHURCH OF GOD NORTH, INC., HAMILTON STATE BANK, AND CHICAGO TITLE INSURANCE COMPANY, DATED 9-10-14, PREPARED BY GANN LAND SURVEYING, BEARING THE SEAL OF SCOTT L. FIDEE, GEORGIA REGISTERED LAND SURVEYOR #2648.

INTERIOR FENCES WERE NOT LOCATED AS PART OF THIS SURVEY.

LOCATION OF JURISDICTIONAL WATERS IS NOT INCLUDED IN THE SCOPE OF THIS SURVEY. SUCH WATERS MAY EXIST THAT ARE NOT SHOWN HEREON.

- SYMBOL LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - RIGHT-OF-WAY MONUMENT FOUND
 - ADJOINING LOT NUMBER
 - LOT NUMBER
 - LAND LOT NUMBER
 - AIR CONDITIONING UNIT
 - BENCHMARK
 - MANHOLE - UNKNOWN TYPE
 - MANHOLE - UNKNOWN TYPE
 - CABLE TV BOX
 - CABLE TV MANHOLE
 - CABLE TV FEDESTAL
 - ELECTRIC BOX
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRIC FEDESTAL
 - GUY WIRE AND ANCHOR
 - GUY POLE
 - LIGHT POLE (LP)
 - SERVICE POLE
 - IRON VOLTAGE POWER POLE (HVFP)
 - TRANSFORMER
 - GAS MANHOLE
 - GAS VALVE
 - GAS METER
 - SANITARY SEWER CLEAN OUT
 - SANITARY SEWER MANHOLE
 - STORM SEWER CLEAN OUT
 - DOUBLE WING CATCH BASIN
 - SINGLE WING CATCH BASIN
 - CURB INLET
 - DROP INLET
 - FLARED END SECTION
 - HEADWALL
 - JUNCTION BOX
 - FEDESTAL INLET
 - YARD INLET
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - TELEPHONE FEDESTAL
 - FEDESTAL SIGNAL POLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT
 - REGULATION CONTROL VALVE
 - POST INDICATOR VALVE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WATER VAULT
 - TRIE

- ABBREVIATIONS**
- A.E. ACCESS EASEMENT
 - B.C. BACK OF CURB
 - B.M. BENCHMARK
 - B.S.L. BUILDING SETBACK LINE
 - C.B. CURB AND GUTTER
 - C.L. CENTERLINE
 - C.L.F. CHAIN LINK FENCE
 - C.M.F. CONCRETE MONUMENT FOUND
 - C.M.C. CONCRETE
 - C.T.P. CRUMPLED TOP PIPE
 - D.B. DEAD BOOK
 - D.E. DRAINAGE EASEMENT
 - E.X. EXISTING
 - E.P. EDGE OF PAVEMENT
 - F.D. FENCE
 - L.L. LAND LOT LINE
 - O.T.F. OPEN TOP PIPE
 - P.B. PLAT BOOK
 - P.C. PACE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.R. PROPOSED
 - R/W RIGHT OF WAY
 - S.S. SANITARY SEWER
 - S.S.E. SANITARY SEWER EASEMENT
 - P.L. PROPERTY LINE
- LINE TYPE LEGEND**
- ADJOINING PROPERTY LINE
 - RIGHT-OF-WAY CENTERLINE
 - CHALK CENTERLINE
 - LAND LOT LINE
 - 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 TRAFFIC LINE
 - UNDERGROUND WATER PIPE

- CHEROKEE COUNTY STREAM BUFFERS:**
- (A) 25' UNDISTURBED STATE WATER BUFFER (AS MEASURED FROM POINT OF MESTED VEGETATION)
 - (B) 50' UNDISTURBED CHEROKEE COUNTY STREAM BUFFER (AS MEASURED FROM POINT OF MESTED VEGETATION)
 - (C) 75' IMPERVIOUS SURFACE SETBACK (AS MEASURED FROM POINT OF MESTED VEGETATION)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S09°46'26"E	122.98
L2	S11°32'28"E	107.91
L3	S12°02'35"E	49.49
L4	S12°09'48"E	72.30
L5	S13°35'37"E	34.99
L6	N84°14'20"W	194.51
L7	S85°13'16"W	240.58
L8	S74°38'23"W	121.57
L9	S81°57'20"W	178.14
L10	S49°12'38"W	115.93
L11	S81°45'28"W	89.78
L12	S40°29'28"E	88.33
L13	S37°06'15"W	30.41
L14	N43°13'14"W	105.53
L15	N00°59'21"E	40.32
L16	N16°30'10"W	71.41

TRACT 1
AREA: 48.192 ACRES ±
TIN: 14022 004 & 14022 004B
OWNER AT TIME OF SURVEY:
J. PHILIP CATO, JR., LLC, ABF
HORIZON, LLC, BENJAMIN KEY,
ASHLEY R. HOLCOMB AND TARGHEE
PARTNERS LLC
(DB 14996, PG 1996)

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Albert Granling, G.A. License #293
08-29-25
DATE

BOUNDARY SURVEY FOR:
TARGHEE PARTNERS, LLC
LOCATED IN LAND LOT 243, 244, 261 & 262
8TH DISTRICT, CHEROKEE COUNTY, GEORGIA
AUGUST 29, 2025

REVISION

DATE	REVISION

GEORGIA
LAND SURVEYOR
ALBERT GRANLING
LICENSE #293

DRAWN BY: PRW
CHECKED BY: AWG

PROJECT NO. 14088

SHEET	OF
1	2

PLDT DATE: 06.10.2023