



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Public Hearing Application

Project # VAR2306-001

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Jeff Ransom, 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, Jeff Ransom, have received and thoroughly read the Public Hearing Procedures.

Applicant: Jeff Ransom This 2nd day of August, 2023.
Print Name: Jeff Ransom

Applicant Information:

Name: Jeff Ransom
Address: 1610 Nightfall Court
City: Cumming
State: GA Zip Code: 30040
Telephone: 678-858-2833
Fax Number: _____
Email Address: jransom@dwhomes.com

Owner Information:

Name: David Weekday Homes
Address: 100 Mansell Court East
Suite 100
City: Roswell
State: GA Zip Code: 30076
Telephone: 678-858-2833
Fax Number: _____
Email Address: jransom@dwhomes.com

This Application For (Check Only One):

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

Fee Schedule:

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

Staff Use Only

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

Received By: _____

Date: _____

Amount Paid: _____



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Authorization Of Property Owner

This form is to be executed under oath. I, Adam Cornett, 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 4th day of August, 2023.

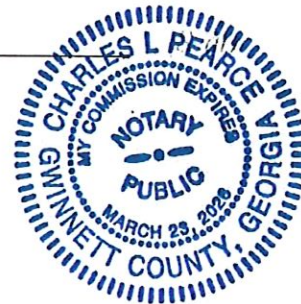
Owner Signature: [Signature] Print Name: Adam Cornett

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

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

Sworn To And Subscribed Before Me This 4th Day Of August, 2023.

Notary Signature: [Signature]





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Authorization Of Applicant

This form is to be executed under oath. I, Adam Cornett, 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 4th day of August, 2023.

Owner Signature: [Signature]

Print Name: Adam Cornett

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

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

Name of Authorized Applicant: Jeff Ransom

Signature: [Signature]

Mailing Address: 1610 Nightfall Court

City: Cumming

State: GA Zip Code: 30040

Telephone: 678-858-2833

Fax Number: _____

E-mail: jransom@dwshomes.com

Applicant Status:

- | |
|--|
| ☐ Owner |
| ☐ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☒ Other (Explain): <u>owner's representative</u> |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To And Subscribed Before Me This 4th Day Of Aug, 2023.

Notary Signature: [Signature]





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Disclosure Form

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

1. Name of Applicant/Opponent: Jeff Ranson / David Warkley Homes

Section 1

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

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

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made (*Please use a separate form for each official to whom a contribution has been made in the past (2) years*):
- _____
2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

	Description
\$ _____	_____
\$ _____	_____
\$ _____	_____

Note: Complete a separate form for each authorized applicant.



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Property Information:

Address: 3002 Aster Bend Canton, GA 30114
Land Lot(s): 188, 209 District: 14th Section: 1st Map #: _____ Parcel #: _____

Existing Zoning Of Property: PD-MU ☒ City ☐ County
Proposed Zoning Of Property: PD-MU Total Acreage Of Property: 43.32
Existing Use(s) Of Property: residential homes

Directions to property from Main Street in downtown Canton:

Take Walaska Street to Reinhardt College Pkwy. Turn right onto Reinhardt College Pkwy. Turn left onto Reservoir Drive. Turn right onto Aster Bend.

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

	OWNER NAME/ADDRESS	CURRENT ZONING	CURRENT LAND USE
NORTH	<u>TIBD</u>	<u>PD-MU</u>	<u>residential homes</u>
SOUTH	_____	_____	_____
EAST	_____	_____	_____
WEST	<u>Toll Brothers</u>	<u>PD-MU</u>	<u>residential homes</u>
OTHER	_____	_____	_____

UTILITY INFORMATION

How is sewage from this development to be managed? E-1 system
Proposed managing jurisdiction: City of Canton
How will water be provided to the site? 8" water main
Proposed managing jurisdiction: City of Canton Size Limit: _____



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PUBLIC SCHOOL POLICY STATEMENT

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

County Schools serving this development:

HIGH Cherokee High School

MIDDLE Tegsley Middle School

ELEMENTARY William G. Hasty, Canton Elementary School, Clayton

TRAFFIC INFORMATION

Road/Street providing access: public roads, Great Sky Parkway

Width at property: (Road) 24' (Right-of-way) 50'

Distance to nearest major thoroughfare: 3000' Thoroughfare Name: Great Sky Pkwy

Description of Road accessing property (Classification): public roads

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

- ☐ Boundary Survey
- ☐ Legal Description
- ☐ Letter of Intent
- ☐ Traffic Analysis Report

- ☒ Master Plan / Site Plan
- ☐ Location Map
- ☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

- ☐ Board of eals Review Criteria Response
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____
- ☐ Elevation Plans



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Canton Board of Appeals Review Criteria

Article H, Section 8-8-H-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? No.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? No.

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

Are there conditions peculiar to the subject property? No.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants or the City?

No. We just want to install sidewalks on one side of the street along the parkway.

* Please provide a Letter of Intent, which provides the necessary information to support your application for Variance.

David Weekley Homes

7/31/2023

David Weekley Homes
100 Mansell Court East, Suite 100
Roswell, GA. 30076

Dear City of Canton:

This letter is a notification of a variance that David Weekley Homes is filing with the City of Canton for Great Sky Pod 13/14. The property is located in Land Lots 188, 189, 208 of the 14th District.

Our request is to obtain a Variance from (Code Section 109.03.11 B) in order to only install sidewalks on one side of the street.

Thank you for your consideration in this matter.

Sincerely,



Jeff Ransom
Land Development Manager
678-858-2833



See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2018-19 David Weekley Homes - All Rights Reserved. Houston, TX (ALLO98958)



CGA/Practicing - Site/Hickory Lake Development, LLC/04/2020 - Great Sky, Pod 14, 140.5 - Pod 1402 - Engineer/05 - Plan Sheet/04/2021 3:50:18 PM



FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X", AS DEFINED BY HUD FIRM COMMUNITY PANEL NUMBER 130039, MAP NUMBER 13057C0163E, WITH AN EFFECTIVE DATE OF JUNE 7, 2019.



SITE LOCATION MAP
SCALE: 1"=1,000'

- GENERAL SITE NOTES:**
1. TOTAL AREA = 81.37 ACRES
 2. OWNER: HICKORY LAKE DEVELOPMENT, LLC
10930 CRANAPPLE ROAD
SUITE 204
ROSWELL, GA 30075
 3. 24-HOUR CONTACT: DAVID FRAME
770-709-6566
 4. ZONING = PD-MJ

REV	DATE	DESCRIPTION
1		
2		
3		
4		

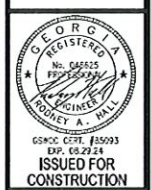
DESIGNED BY: MJB
DRAWN BY: MJB
REVIEWED BY: RVH

BCE
242 TOWNPARK DRIVE, SUITE 470
ALPHARETTA, GA 30004
WWW.BCEINC.COM
DIRECT: 770-705-0885 © 2021

HICKORY LAKE DEVELOPMENT, LLC
10930 CRANAPPLE ROAD
SUITE 204
ROSWELL, GA 30075

GREAT SKY
POD 14
LOCATED AT INTERSECT 14
LL 146 146 204
CITY OF CANTON
CHANCELLER COUNTY, GA

BOUNDARY SURVEY (1)



ISSUED FOR CONSTRUCTION
FILE NUMBER: 8498-00
DATE: 11.17.2021

C2.1

BENCHMARK: 1/2" IRON ROD
ELEVATION = 1218.33
LOCATED AT THE WEST ENTRANCE
100' NORTH OF THE EXISTING
ROAD AT PROPOSED INTERCHANGE

24 HOUR CONTACT INFORMATION:
DAVID FRAME
770-709-6566

