

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 1/9/25
Hearing Date: 1/2/25
Voting Date: 1/16/25

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

Agenda Item Title:

MPA2410-003/CUP2411-001 - Request to have proposed development to have "for sale" homes as well as "for rent" homes. Applicant also seeks the ability to have detached units along with attached units - TPA Group, LLC

Summary:

The applicant seeks to have the approved Master Plan Amendment and Conditional Use Permit amended to allow for "for sale" units along with "for rent" units. The applicant also seeks the ability to have detached units along with attached units.

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

Staff recommends approval of these applications. Possible conditions can be found in the staff report.

Reviews:

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

Attachments:

Application
Site plan
Survey
Staff report



Land Use Petition: CUP2411-001 and MPA2410-003
Date of Staff Report Preparation: January 9, 2025
Mayor and City Council Public Hearing Date: January 2, 2025
Mayor and City Council action meeting: January 16, 2025

Project Name/Applicant: TPA Group, LLC

Property Location: Pod I, Riverstone

Parcel ID: Parcel 060, Tax Map Book 14N22A

District/Land Lot: 14th District, Land Lots 191 and 206

Acreage: +/- 72 acres of Pod I

Existing Zoning District: PD-MU

Existing Land Use: Vacant and heavily wooded

Future Development Map Designation: CLMURC (Community Level Mixed Use Retail Center)

Proposed Development: 250 to 300 rental townhouse units. Applicant seeks to have the ability to have "for sale" homes as well as "for rent" homes. The applicant also requests to have the ability to have detached units.

Owner: Matt Sasser

District Standards:

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	75%	Front Yard Setback (min.)	15' from RC
Open Space (min.)	25%	Side Yard Setback (min.)	20'
Building Height (max.)	N/A	Rear Yard Setback (min.)	15'
Building Height (min.)	N/A	Buffer Planting (min.)	50' from cr banks
Zoning Buffer	None	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

North – Wooded, undeveloped – PD-MU

South – Within Pod I, vacant/undeveloped and Teasley

Middle School – PD-MU

East – Across, Bluffs Parkway, vacant/undeveloped –

PD-MU

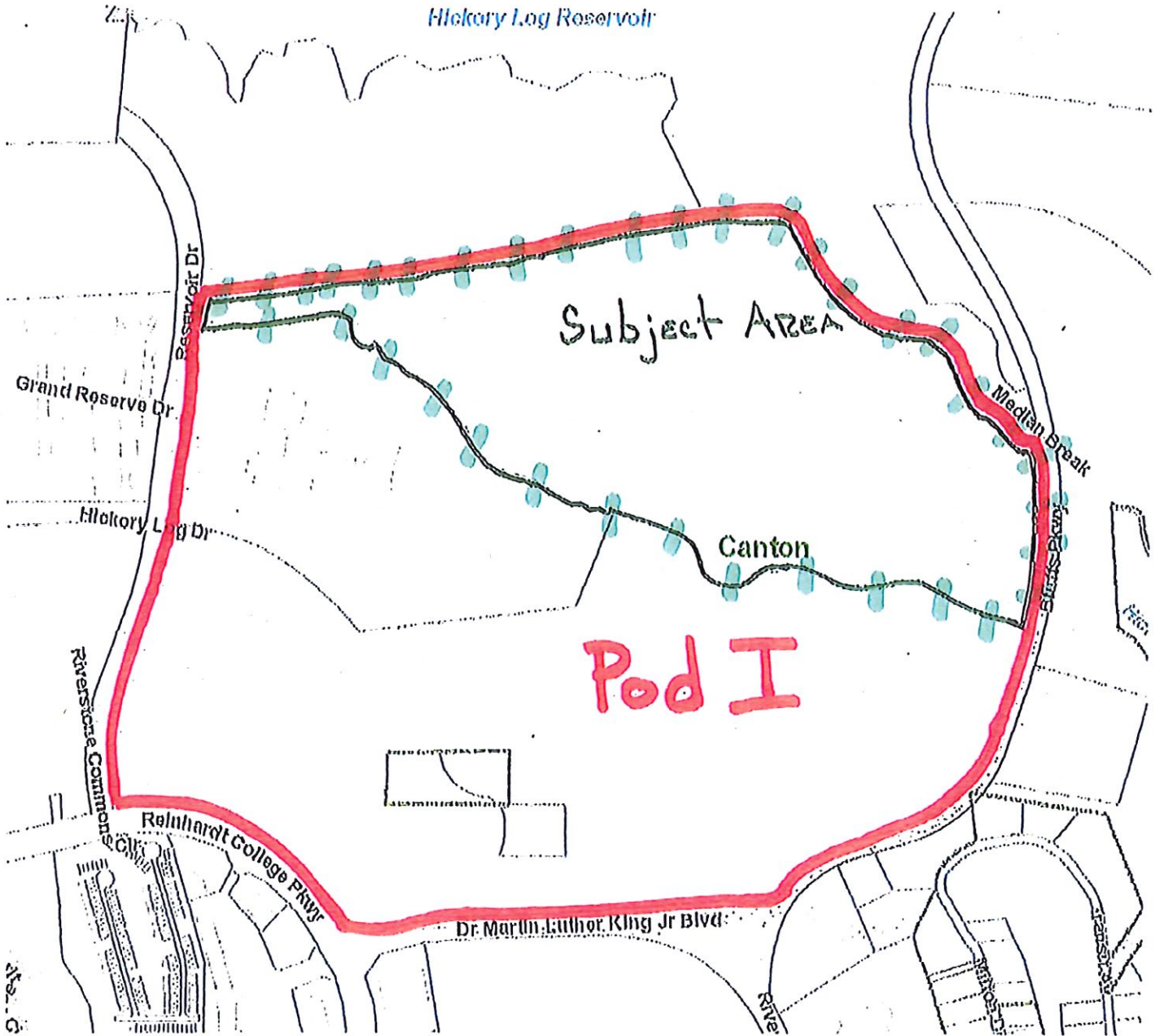
West – Across Reservoir Drive, Grand Reserve apts. And

Teasley Middle School – PD-MU

CANTON

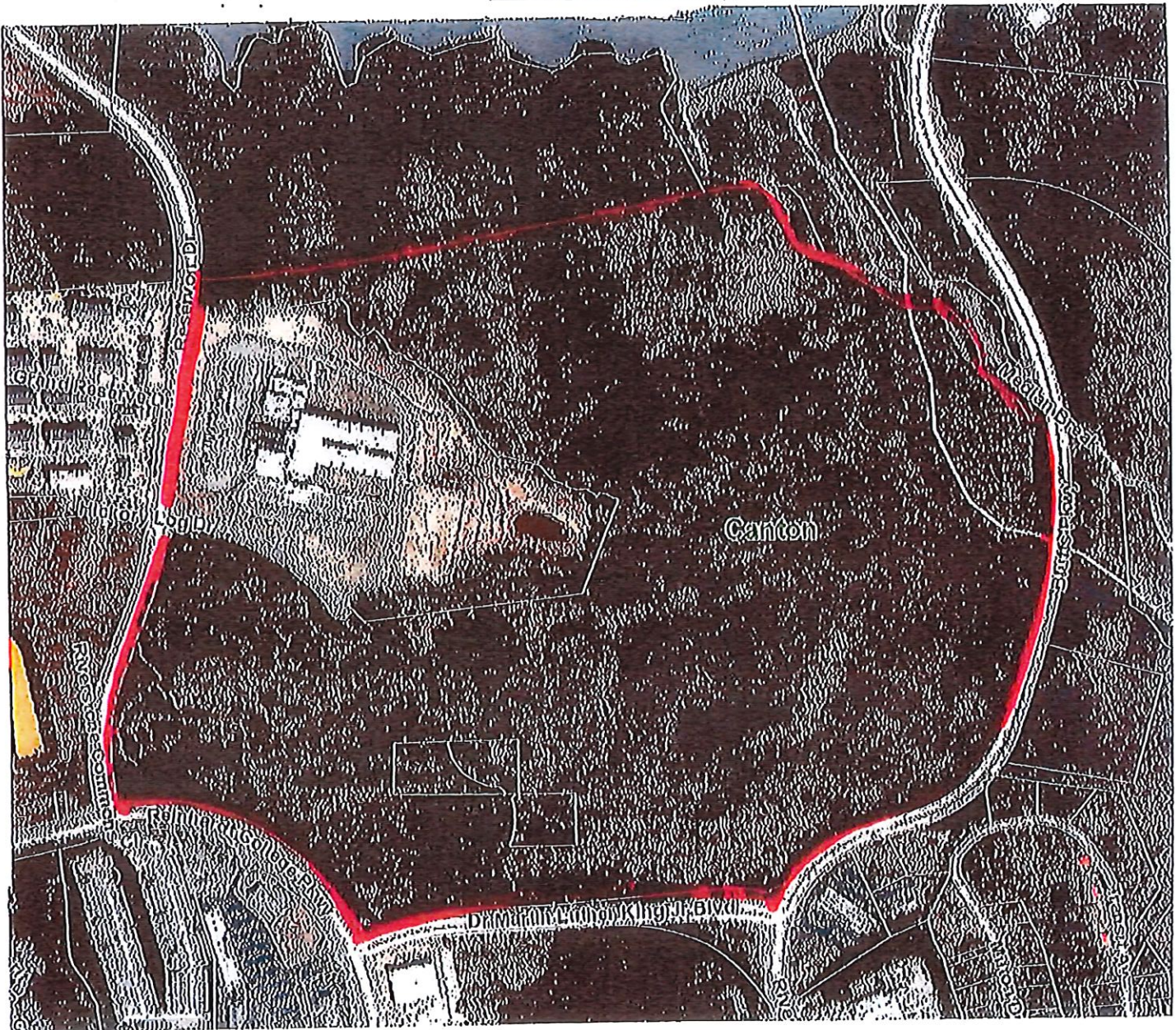
Location Map

Hickory Log Reservoir



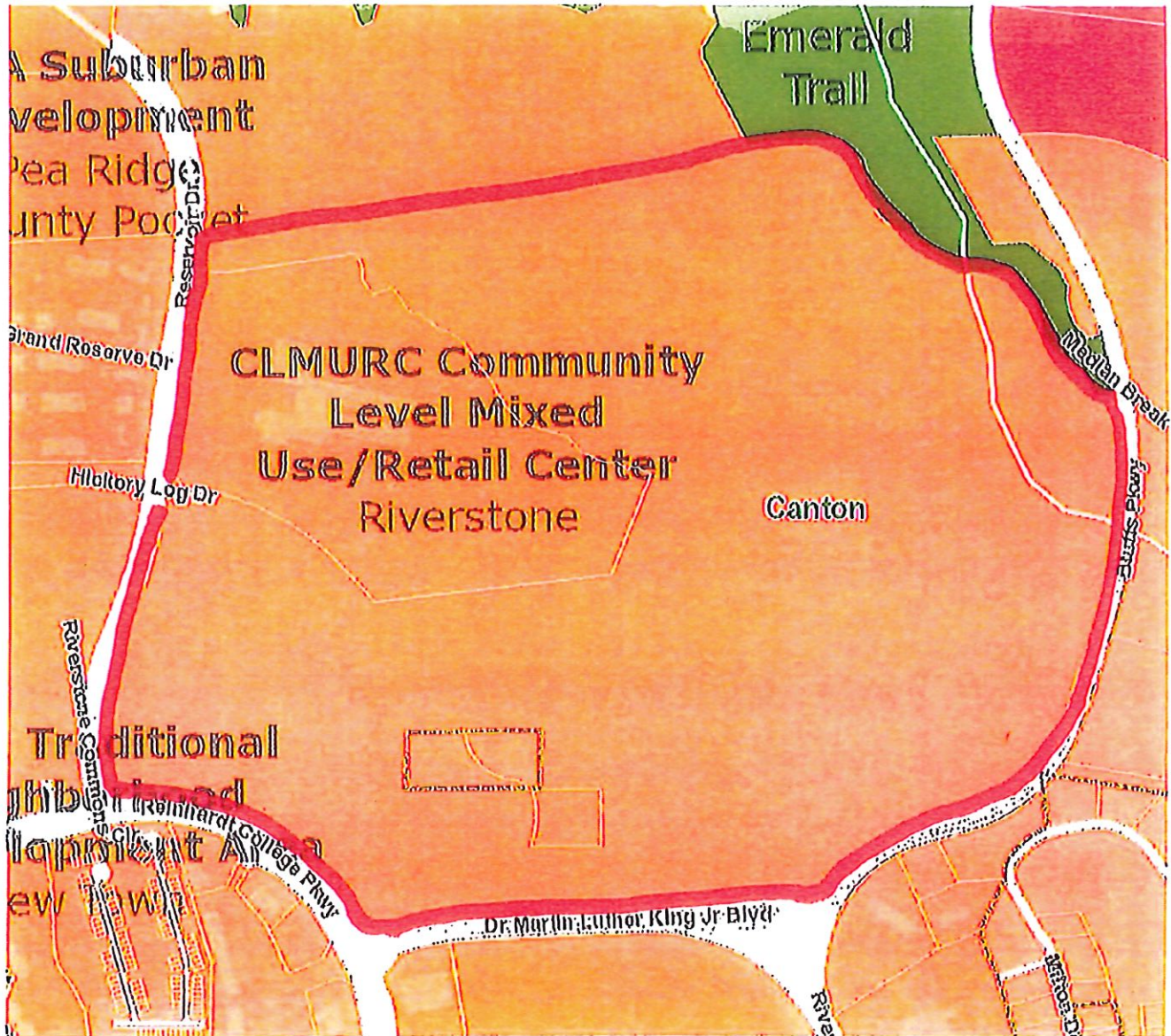
CANTON

Existing Land Use Map



CANTON

Future Development Map





Site Description: The subject area is vacant and heavily wooded with a mixture of hardwoods and pines.

Site History: In 2020 this particular site in Pod I was approved for a rental community for up to 300 living units. The applicants Letter of Intent in both the Master Plan Amendment and Conditional Use Permit was very specific in requesting a "for rent" development. These applications were approved along with reducing the house minimum house size from 2,400 square feet to 1,000 square feet.

CRITERIA TO BE APPLIED – LAND USE PETITION (Master Plan amendment)

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; **The proposed townhomes are an approved use for Pod I. The recent development of Grand Reserve supports additional residential development in the area. The applicant is also requesting the ability to construct detached homes.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It will not.**
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The affected area has a reasonable economic use as currently approved.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; **The school board has not yet replied to these applications**
5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map; **The proposed amendment does not affect the Future Land Use Plan as the proposed development was approved in 2007.**
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either



approval or disapproval of the zoning proposal. Rental projects such as this have been developed in other areas. Moss Pointe, a single family detached subdivision on Fate Conn, is a primarily rental subdivision.

7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. There no known historic buildings, sites, districts or archaeological sites in the subject area.
8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts. Any multi-unit (three or more attached units) development must be approved by the City of Canton Oversight Committee for exterior appearance.

CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City; The proposed use was approved in 2007.
- b. Whether the proposed use complies with the requirements of this zoning ordinance; The proposed use was approved in 2007 when Pods G, H, I and J were added to the original Riverstone development.
- c. Whether public services, public facilities and utilities are adequate to serve the proposed use; Public services will be adequate to serve the proposed use.
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:
 1. Noise, smoke, order, dust or vibration generated by the proposed use; The proposed use will not generate additional noise, smoke, odor, dust or vibrations.
 2. Hours or manner of operation of the proposed use; Hours of the proposed use will be typical of a residential development. and
 3. Traffic volumes generated by the proposed use; The addition of up to 300 rental/for sale units will have an affect on traffic.



- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use; **There is one townhome project in the immediate area however it is both owner occupied and rental units.**
- f. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; **The exterior design, color and materials must be approved by the City of Canton Oversight Committee.**
- g. Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design. **The proposed use is compatible with adjacent land uses as it provides a transition from single family, detached homes to attached residential units in the area. Size, scale and massing of the project is subject to approval by the City of Canton Oversight Committee.**

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:
- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)
- International Fire Code, 2018 Edition (Contact State Fire Marshal Below)



- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#)), ([2024](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2024](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments ([2020](#))

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

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

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

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

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceeding 10% grade and for local



Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.

2. Roads throughout the development must be at minimum made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

3. Turn radiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software. For tire curb clearances, bumper swing clearances or inside crimp angles, contact Cherokee County Fire & Emergency Services.

4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided an approved area for turning around fire apparatus.

5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

6. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

Conditions for Consideration

COMMUNITY DEVELOPMENT

In 2020 a Master Plan Amendment (M2008-001) and Conditional Use Permit CUP (CUP2008-001) was filed to reduce the required minimum unit size for each home and to gain approval for the attached townhome units. The application noted that this was/is to be a rental community of 250 to 300 living units. These applications were approved.

The current applications are requesting that the owner/developer have the ability to have "for sale" units along with having some structures that are single family detached.



The Department of Community Development recommends **APPROVAL** of these applications.

Conditions for Consideration

1. If the proposed development becomes a fee simple ownership project a mitigation fee shall be paid prior to the issuance of any building permit. The mitigation fee shall be as agreed upon between the Cherokee County School District and the owner/developer.

DEVELOPMENT SERVICES

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM:

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)



CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION

1. The approval should be for the current application.
2. A traffic study should be provided prior to the submittal of any land disturbance applications.



Community Development Department

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

CLP2411-001

Public Hearing Application

Project # _____

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

J. Bradford Smith for
This form is to be executed under oath. I, TPA Group, 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, J. Bradford Smith, have
received and thoroughly read the Public Hearing Procedures.

Applicant: This 30 day of September, 2024 Print Name: J. Bradford Smith for TPA Group, LLC

Applicant Information:

Name: TPA Group, LLC
Address: 1776 Peachtree Street, NW Suite 100
City: Atlanta
State: GA Zip Code: 30309
Telephone: 770 436 3400
Fax Number: _____
Email Address: _____

Owner Information:

Name: Cottages at Riverstone GA, LLC
Address: 1776 Peachtree Street NW, Suite 100
City: Atlanta
State: GA Zip Code: 30309
Telephone: (770) 436-3400
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- ☐ A Annexation
☐ B Rezoning
☐ C Master Plans
☒ D Master Plan Revisions
☒ 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
☐ K Variance : Pre-Construction
☐ K Variance : Post-Construction
☐ Appeal

☐ Adjustment
☐ Special Exception

Fee Schedule:

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

Staff Use Only

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

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, J. Bradford Smith for Cottages at Riverstone GA, 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 30 day of September, 2024.

Owner Signature: [Signature]

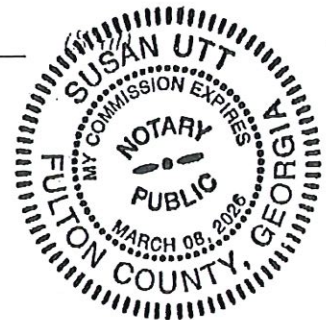
Print Name: J. Bradford Smith for
COTTAGES AT RIVERSTONE
GA LLC

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

- | | |
|---|--|
| ☐ 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 30 Day Of SEPTEMBER, 2024.

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Applicant

J. Bradford Smith for

This form is to be executed under oath. I, Cottages at Riverstone GA, 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 30 day of September, 2024.

Owner Signature: _____

Print Name: J. Bradford Smith for

Cottages at Riverstone GA, LLC

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: TPA Group, LLC

Signature: _____

Mailing Address: 1776 Peachtree Street, NW Suite 100

City: Atlanta

State: GA Zip Code: 30309

Telephone: _____

Fax Number: _____

E-mail: _____

Applicant Status:

- ☒ Owner (through an affiliated entity)
☐ Option to Purchase
☐ Lessor
☐ Area Resident
☐ Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 30 Day of SEPTEMBER, 2024.

Notary Signature: _____

www.canton.ga.gov



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

1.

My name is J. Bradford Smith. I am the officer who is delegated the responsibility for authenticating records of TPA Group, LLC (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Public Hearing regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Applicant Company that an authorized representative of Applicant Company has reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (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 Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

TPA GROUP, LLC

Signed: _____

J. Bradford Smith, Authorized Signatory for the Applicant



Signature of Notary Public

Date 9/30/24



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

Disclosure Form

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

1. Name of Applicant/Opponent: TPA Group *Please Type Or Print All Responses*

Section 1

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

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

Section 2

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

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

Description

\$		
\$		
\$		

Note: Complete a separate form for each authorized applicant.



Community Development Department

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

Property Information:

Address: 164 Reservoir Drive

Land Lot(s): 191 & 206 District: 14th Section: 2nd Map #: 14N Parcel #: 14-0206-0004

Existing Zoning Of Property: PD-MU ☒ City ☐ County Total Acreage Of Property: 71.61±

Proposed Zoning Of Property: N/A Existing Use(s) Of Property: undeveloped

Directions to property from Main Street in downtown Canton:

Take Waleska St. North to Riverstone Pkwy (Hwy. 5) for approx. 1 mile.; turn left onto Riverstone Blvd.
(which turns into Bluffs Pkwy.); Subject property is approx. .5 miles on the left

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

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>GREAT SKY COMMERICAL HOLDINGS LLC 10006 N DALE MABRY HWY TAMPA FL 33618; PD-MU; residential</u>		
SOUTH	<u>CCSD P O BOX 769 CANTON, GA, 30169</u>	<u>PD-MU</u>	<u>Education</u>
	<u>BRIGHT-SASSER CANTON LLC, P O BOX 450233 ATLANTA GA 31145; PD-MU</u>		<u>Undeveloped</u>
EAST	<u>BRIGHT-SASSER CANTON LLC, P O BOX 450233 ATLANTA GA 31145; PD-MU</u>		<u>Undeveloped and residential</u>
WEST	<u>WESTDALE GRAND CANTON LLC</u>		
	<u>2424 RIDGE RD,</u>	<u>PD-MU</u>	<u>Multifamilyresidential</u>
	<u>ROCKWALL, TX, 75087</u>		
OTHER	<u></u>		

UTILITY INFORMATION

How is sewage from this development to be managed? City

Proposed managing jurisdiction: City

How will water be provided to the site? City

Proposed managing jurisdiction: City Size Limit: 16" water pipe @ Great Sky



Community Development Department

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

PUBLIC SCHOOL POLICY STATEMENT

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

County Schools serving this development:

HIGH Cherokee

MIDDLE Teasley

ELEMENTARY Hasty Elem.

TRAFFIC INFORMATION

Road/Street providing access: Bluffs Pkwy.

Width at property: (Road) 4 lane divided (median) (Right-of-way) variable (with median and sidewalks)

Distance to nearest major thoroughfare: ±1.4 miles Thoroughfare Name: Hwy. 140

Description of Road accessing property (Classification): Minor Collector

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

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

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

(Guidelines available from Planning & Zoning Dept.)

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



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Canton's "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, www.cantonga.gov.

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

J. Bradford Smith for

I, TPA Group, LLC, as applicant ~~and/or owner~~ of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/30/24
Signature

J. Bradford Smith
Printed Name

J. Bradford Smith for

I, TPA Group, LLC, as applicant ~~and/or owner~~ of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/30/24
Signature

J. Bradford Smith
Printed Name

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

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

cantonga.gov



GARVIS L. SAMS, JR.
(RETIRED)
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

November 7, 2024

VIA ONLAMA ONLINE PORTAL

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

RE: Application of TPA Group, LLC for a Conditional Use Permit (CUP) and to amend the Riverstone Master Plan for Pod I for property located in Land Lots 191 and 206 of the 14th District; Cherokee County, Ga.

LETTER OF INTENT

Dear Steve:

TPA Group, LLC proposes to amend the Zoning Conditions and the Master Plan and apply for a Conditional Use Permit to allow for-sale townhomes in addition to the already approved for-rent townhomes. The Subject Property is a portion of the 83.70± acre residential land use classification for Pod I. In 2020, the city approved a Conditional Use Permit for 300 rental townhomes on the subject property. TPA wishes to amend this approval to allow the townhomes to be for sale and not just a rental community. Additionally, TPA requests an amendment to the Masterplan to have the option allow the units to be detached

The totality of the Subject Property is situated in the City of Canton and is zoned PD-MU. Pod I was added to the Riverstone Master Plan in 2007 along with Pods G, H and J. The property to the south and east of the Subject Property is owned by Bright-Sasser Canton, LLC and is largely undeveloped. South and west of the subject property is owned by the Cherokee County School District where Teasley Middle School and the new location for Cherokee High School (currently under construction). Immediately to the west and located across Reservoir Drive is the Grand Reserve Canton apartment community. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is situated in the Community Level Mixed Use/Retail Center (CLMURC) Character Area.



November 7, 2024
Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Riverstone Master Plan is located adjacent to the Great Sky Master Plan to the north and Bluffs at Technology Park Master Plan to the east. The Applicant's proposal to add a fee-simple option for home ownership to this area will provide a mix of housing in the Bluffs/Technology corridor. The option to allow all or some of the units to be detached also creates the potential for a mixture of housing types in the area.

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

The request to amend the Master Plan will not adversely affect adjacent or nearby properties' existing use, usability, or value. The proposed amendments will create more housing options in Canton.

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

The Applicant is not requesting a change in zoning only adding additional options for housing which is beneficial for the city. The property has reasonable economic use as zoned.

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

Increases to population and traffic were taken into account when the Master Plan was approved. The proposed additional options do not increase traffic as compared to the already approved plans.

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. The City of Canton has made recent upgrades to its wastewater system and water lines. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns, but the proposed homes will cater to smaller families which often do not have many school age-children. Additionally, the proposed zoning condition change and Masterplan amendment do not increase the impact over the already approved plans.

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?

The Subject Property lies within Community Level Mixed Use/Retail Center (CLMURC) Character Area of the City's Future Land Use Map. Single family dwellings (attached or detached)



November 7, 2024

Page 3

are prescribed housing types as outlined in the Pod I Master Plan description. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional for-sale housing options.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly distinguishable.

Parks F. Huff

phuff@samlarkinhuff.com

PFH/jcc

DEED BOOK:14776 PG:823 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793
Rec: \$25.00 TRANSFER TAX \$4,125.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 8859860905 SubmitterID: 7067927936

This Document Prepared by and
Upon Recording Return to:
Ryan E. Spell, Esq.
Coleman Talley LLP
3475 Lenox Road NE, Suite 400
Atlanta, Georgia 30326
Tax PIN No.: 71.610-acre portion of 14N22A 060
File No.: 46143.024

LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of March 2022, between **BRIGHT-SASSER CANTON, L.L.C.**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **COTTAGES AT RIVERSTONE GA, LLC**, a Delaware limited liability company, having an address of 1776 Peachtree Street NW, Suite 100, Atlanta, Georgia 30309 ("Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee all of Grantor's interest in that tract or parcel of land being more particularly described on Exhibit "A", attached hereto and by reference made a part hereof, TOGETHER with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the said described Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Premises unto the said Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise; except for claims arising under or by virtue of the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

[SIGNATURES ON FOLLOWING PAGE]

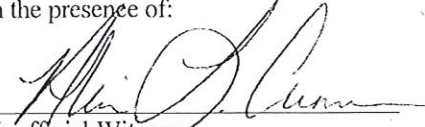
Rec: \$25.00 TRANSFER TAX \$4,125.00

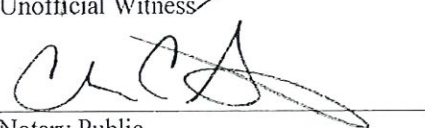
Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 8859860905 SubmitterID: 7067927936

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

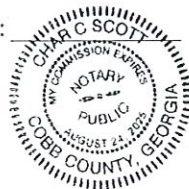
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

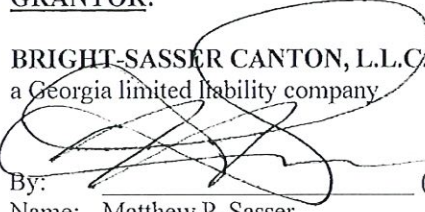
My Commission Expires:

(Notarial Seal)



GRANTOR:

BRIGHT-SASSER CANTON, L.L.C.
a Georgia limited liability company

By:  (SEAL)
Name: Matthew P. Sasser
Its: Manager

COPY

EXHIBIT "A"

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with a stamped cap ("RCE LSF #6850") found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southwest corner of "Pod 16 A" per Deed Book 14175, Pages 2355-2380, Cherokee County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence leaving said easterly right of way of Reservoir Drive (100' R/W) along a curve to the left, an arc distance of 1,016.10 feet, said curve having a radius of 7,714.02 feet and being subtended by a chord of 1,015.36 feet, at North 83 Degrees 11 Minutes 36 Seconds East to a point;

Thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

Thence South 74 Degrees 53 Minutes 08 Seconds East a distance of 209.71 feet to a 1/2" rebar set;

Thence South 28 Degrees 31 Minutes 59 Seconds East a distance of 316.84 feet to a 1/2" rebar set;

Thence South 71 Degrees 54 Minutes 22 Seconds East a distance of 226.73 feet to a 1/2" rebar set,

Thence South 56 Degrees 32 Minutes 08 Seconds East a distance of 179.60 feet to a 1/2" rebar set;

Thence North 87 Degrees 24 Minutes 02 Seconds East a distance of 254.55 feet to a 1/2" rebar set;

Thence South 42 Degrees 40 Minutes 50 Seconds East a distance of 40.42 feet to a point;

Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 99.22 feet to a point;

Thence South 30 Degrees 33 Minutes 29 Seconds East a distance of 15.58 feet to a point;

Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

Thence South 09 Degrees 59 Minutes 54 Seconds East a distance of 12.94 feet to a point;

Thence South 26 Degrees 00 Minutes 12 Seconds East a distance of 11.98 feet to a point;

Thence South 07 Degrees 48 Minutes 57 Seconds East a distance of 37.79 feet to a point;

Thence South 04 Degrees 40 Minutes 39 Seconds East a distance of 35.63 feet to a point;

Thence South 31 Degrees 07 Minutes 36 Seconds East a distance of 24.07 feet to a point;
Thence South 46 Degrees 34 Minutes 59 Seconds East a distance of 22.90 feet to a point;
Thence South 38 Degrees 54 Minutes 54 Seconds East a distance of 43.19 feet to a point;
Thence South 39 Degrees 29 Minutes 43 Seconds East a distance of 5.62 feet to a point;
Thence South 60 Degrees 49 Minutes 09 Seconds East a distance of 19.30 feet to a point;
Thence South 56 Degrees 10 Minutes 00 Seconds East a distance of 42.09 feet to a point;
Thence South 52 Degrees 16 Minutes 04 Seconds East a distance of 13.19 feet to a point;
Thence South 52 Degrees 46 Minutes 35 Seconds East a distance of 28.99 feet to a point;
Thence South 44 Degrees 22 Minutes 03 Seconds East a distance of 25.85 feet to a point;
Thence South 30 Degrees 24 Minutes 33 Seconds East a distance of 20.57 feet to a point;
Thence South 29 Degrees 57 Minutes 33 Seconds East a distance of 13.06 feet to a point;
Thence South 28 Degrees 17 Minutes 17 Seconds East a distance of 22.55 feet to a point;
Thence South 16 Degrees 17 Minutes 24 Seconds East a distance of 18.95 feet to a point;
Thence South 24 Degrees 05 Minutes 33 Seconds East a distance of 11.66 feet to a point;
Thence South 37 Degrees 57 Minutes 32 Seconds East a distance of 10.22 feet to a point;
Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;
Thence North 83 Degrees 58 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set
at the westerly right of way of Bluffs Parkway (100' R/W);
Thence along said right of way along a curve to the right, an arc distance of 633.01 feet, said curve
having a radius of 1,859.86 feet and being subtended by a chord of 629.96 feet, at South 00 Degrees
38 Minutes 16 Seconds East to a 1/2" rebar set;
Thence leaving said right of way North 71 Degrees 16 Minutes 50 Seconds West a distance of
88.32 feet, more or less, to a point at the centerline of Hickory Log Creek;
Thence along the centerline of said creek, following the meanderings thereof, for a distance of
494.2 feet, more or less, to a point; said creek following a traverse line as follows:
South 89 Degrees 41 Minutes 18 Seconds West a distance of 105.85 feet to a point;
North 49 Degrees 34 Minutes 54 Seconds West a distance of 58.07 feet to a point;

North 25 Degrees 28 Minutes 07 Seconds West a distance of 120.49 feet to a point;

North 37 Degrees 26 Minutes 20 Seconds West a distance of 208.31 feet to a point at the intersection of Hickory Log Creek and the centerline of a stream;

Thence along the centerline of said stream, following the meanderings thereof, for a distance of 3504.6 feet, more or less, to a point; said stream following a traverse line as follows:

South 30 Degrees 27 Minutes 24 Seconds West a distance of 44.87 feet to a point;

North 66 Degrees 01 Minutes 49 Seconds West a distance of 106.73 feet to a point;

South 76 Degrees 14 Minutes 35 Seconds West a distance of 88.77 feet to a point;

South 49 Degrees 56 Minutes 16 Seconds West a distance of 85.63 feet to a point;

South 72 Degrees 06 Minutes 54 Seconds West a distance of 30.71 feet to a point;

North 84 Degrees 56 Minutes 00 Seconds West a distance of 36.86 feet to a point;

South 70 Degrees 05 Minutes 00 Seconds West a distance of 116.76 feet to a point;

South 81 Degrees 23 Minutes 54 Seconds West a distance of 320.88 feet to a point;

North 66 Degrees 05 Minutes 52 Seconds West a distance of 36.66 feet to a point;

South 25 Degrees 51 Minutes 11 Seconds West a distance of 130.03 feet to a point;

North 76 Degrees 14 Minutes 29 Seconds West a distance of 94.27 feet to a point;

South 68 Degrees 31 Minutes 48 Seconds West a distance of 85.81 feet to a point;

North 22 Degrees 51 Minutes 09 Seconds West a distance of 33.96 feet to a point;

South 38 Degrees 27 Minutes 56 Seconds West a distance of 35.19 feet to a point;

North 31 Degrees 15 Minutes 28 Seconds West a distance of 84.03 feet to a point;

North 71 Degrees 05 Minutes 19 Seconds West a distance of 54.85 feet to a point;

North 53 Degrees 24 Minutes 12 Seconds West a distance of 119.00 feet to a point;

South 81 Degrees 29 Minutes 40 Seconds West a distance of 128.14 feet to a point;

North 39 Degrees 53 Minutes 42 Seconds West a distance of 102.03 feet to a point;

North 66 Degrees 37 Minutes 38 Seconds West a distance of 88.77 feet to a point;

South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;

North 53 Degrees 25 Minutes 51 Seconds West a distance of 60.18 feet to a point;
South 80 Degrees 20 Minutes 39 Seconds West a distance of 33.87 feet to a point;
North 66 Degrees 43 Minutes 53 Seconds West a distance of 132.81 feet to a point;
North 38 Degrees 14 Minutes 21 Seconds West a distance of 62.06 feet to a point;
North 67 Degrees 09 Minutes 22 Seconds West a distance of 41.58 feet to a point;
North 77 Degrees 50 Minutes 54 Seconds West a distance of 162.14 feet to a point;
North 37 Degrees 41 Minutes 30 Seconds West a distance of 161.43 feet to a point;
North 27 Degrees 17 Minutes 25 Seconds West a distance of 84.29 feet to a point;
North 37 Degrees 25 Minutes 16 Seconds West a distance of 186.98 feet to a point;
North 61 Degrees 25 Minutes 41 Seconds West a distance of 219.59 feet to a point;
North 40 Degrees 19 Minutes 03 Seconds West a distance of 143.21 feet to a point;
South 69 Degrees 53 Minutes 36 Seconds West a distance of 98.59 feet to a point;
North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;
North 07 Degrees 04 Minutes 09 Seconds West a distance of 77.10 feet to a point;
North 38 Degrees 36 Minutes 11 Seconds West a distance of 40.65 feet to a point;
Thence leaving said centerline stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;
Thence along a curve to the right, an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at South 89 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (bent);
Thence South 53 Degrees 37 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (bent) at the easterly right of way of Reservoir Drive (100' R/W);
Thence along said right of way the following courses and distances:
North 08 Degrees 25 Minutes 19 Seconds East a distance of 154.06 feet to a point;
Along a curve to the left, an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap ("RCE LSF #6850") found, said point being the **TRUE POINT OF BEGINNING**.

DEED BOOK:14776 PG:829 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793

Rec: \$25.00 TRANSFER TAX \$4,125.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 8859860905 SubmitterID: 7067927936

Said tract or parcel of land containing 71.610 Acres, more or less.

Together with the easements contained in the Declaration of Easements by Bright-Sasser Canton, LLC, a Georgia limited liability company dated March 30, 2022, and recorded March 31, 2022, in Deed Book 14775, Page 2564, aforesaid records.

COPY

DEED BOOK:14776 PG:830 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793
Rec: \$25.00 TRANSFER TAX \$4,125.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 8859860905 SubmitterID: 7067927936

EXHIBIT "B"

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable.
2. Easement to Georgia Power Company, filed June 22, 1945, and recorded in Deed Book 13, Page 10, Cherokee County, Georgia records.

COPY

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2022-003855

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Bright-Sasser Canton, L.L.C.				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 1301 Hightower Trail Suite 350				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$4,125,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30350 USA		DATE OF SALE 3/30/2022		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Cottages at Riverstone GA, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1776 Peachtree Road NW Suite 100				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$4,125,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30309 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$4,125.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14N22A 060	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

Printed: 10/08/2024 15:51:00 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023- 37503	14N22A 060 Y	LL192,193,204,205;14 TH D	\$35,492.52	\$0.00 Fees: \$0.00	\$0.00	\$35,492.52	\$0.00
Totals:			\$35,492.52	\$0.00	\$0.00	\$35,492.52	\$0.00

Paid Date: 12/08/2023

Charge Amount: \$35,492.52

COTTAGES AT RIVERSTONE GA LLC
1776 PEACHTREE RD NW STE 100
30309



Scan this code with your
mobile phone to view this
bill

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

OWNER'S POLICY OF TITLE INSURANCE

EXHIBIT "A"

Policy No.: OX08307712

File No.: GA20005699

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with a stamped cap ("RCE LSF #6850") found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southwest corner of "Pod 16 A" per Deed Book 14175, Pages 2355-2380, Cherokee County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

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Thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

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Thence South 71 Degrees 54 Minutes 22 Seconds East a distance of 226.73 feet to a 1/2" rebar set,

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Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 99.22 feet to a point;

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Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

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Thence South 37 Degrees 57 Minutes 32 Seconds East a distance of 10.22 feet to a point;
Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;

Thence North 83 Degrees 58 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set at the westerly right of way of Bluffs Parkway (100' R/W);

Thence along said right of way along a curve to the right, an arc distance of 633.01 feet, said curve having a radius of 1,859.86 feet and being subtended by a chord of 629.96 feet, at South 00 Degrees 38 Minutes 16 Seconds East to a 1/2" rebar set;

Thence leaving said right of way North 71 Degrees 16 Minutes 50 Seconds West a distance of 88.32 feet, more or less, to a point at the centerline of Hickory Log Creek;

Thence along the centerline of said creek, following the meanderings thereof, for a distance of 494.2 feet, more or less, to a point; said creek following a traverse line as follows:

South 89 Degrees 41 Minutes 18 Seconds West a distance of 105.85 feet to a point;

North 49 Degrees 34 Minutes 54 Seconds West a distance of 58.07 feet to a point;

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North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;
North 07 Degrees 04 Minutes 09 Seconds West a distance of 77.10 feet to a point;
North 38 Degrees 36 Minutes 11 Seconds West a distance of 40.65 feet to a point;
Thence leaving said centerline stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;
Thence along a curve to the right, an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at South 89 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (bent);
Thence South 53 Degrees 37 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (bent) at the easterly right of way of Reservoir Drive (100' R/W);
Thence along said right of way the following courses and distances:
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Along a curve to the left, an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap ("RCE LSF #6850") found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 71.610 Acres, more or less.

Together with the easements contained in the Declaration of Easements by Bright-Sasser Canton, LLC, a Georgia limited liability company dated March 30, 2022, and recorded March 31, 2022, in Deed Book 14775, Page 2564, aforesaid records.



Community Development Department

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

MPA 2410-003

Public Hearing Application

Project # _____

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

J. Bradford Smith for

This form is to be executed under oath. I, TPA Group, 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, J. Bradford Smith, have received and thoroughly read the Public Hearing Procedures.

This 30 day of September, 2024.

Applicant: [Signature] Print Name: J. Bradford Smith for TPA Group, LLC

Applicant Information:

Name: TPA Group, LLC
Address: 1776 Peachtree Street, NW Suite 100
City: Atlanta
State: GA Zip Code: 30309
Telephone: 770 436 3400
Fax Number: _____
Email Address: _____

Owner Information:

Name: Cottages at Riverstone GA, LLC
Address: 1776 Peachtree Street NW, Suite 100
City: Atlanta
State: GA Zip Code: 30309
Telephone: (770) 436-3400
Fax Number: _____
Email Address: _____

This Application For (Check Only One):

- ☐ A Annexation
☐ B Rezoning
☐ C Master Plans
☒ D Master Plan Revisions
☐ 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
☐ K Variance : Pre-Construction
☐ K Variance : Post-Construction
☐ Appeal

☐ Adjustment
☐ Special Exception

Fee Schedule:

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

Staff Use Only

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

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

J. Bradford Smith for Cottages at

This form is to be executed under oath. I, Riverstone GA, 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 30 day of September, 2024.

Owner Signature: [Signature]

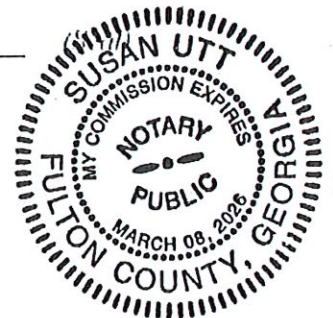
Print Name: J. Bradford Smith for
COTTAGES AT RIVERSTONE
GA LLC

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

- | | |
|---|--|
| ☐ 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 30 Day Of SEPTEMBER, 2024.

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Applicant

J. Bradford Smith for

This form is to be executed under oath. I, Cottages at Riverstone GA, 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 30 day of September, 2024.

Owner Signature: _____

Print Name: J. Bradford Smith for

Cottages at Riverstone GA, LLC

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: TPA Group, LLC

Signature: _____

Mailing Address: 1776 Peachtree Street, NW Suite 100

City: Atlanta

State: GA

Zip Code: 30309

Telephone: _____

Fax Number: _____

E-mail: _____

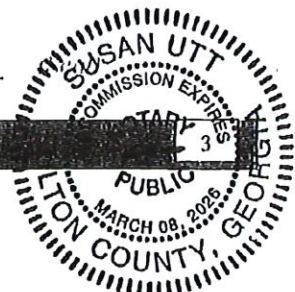
Applicant Status:

- ☒ Owner (through an affiliated entity)
☐ Option to Purchase
☐ Lessee
☐ Aren Resident
☐ Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 30 Day Of SEPTEMBER, 2024.

Notary Signature: _____

www.canton.ga.gov





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

Disclosure Form

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

1. Name of Applicant/Opponent: TPA Group *Please Type Or Print All Responses*

Section 1

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

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

Section 2

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

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

Description

\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Community Development Department

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

Property Information:

Address: 164 Reservoir Drive

Land Lot(s): 191 & 206 District: 14th Section: 2nd Map #: 14N Parcel #: 14-0206-0004

Existing Zoning Of Property: PD-MU ☒ City ☐ County Total Acreage Of Property: 71.61±

Proposed Zoning Of Property: N/A Existing Use(s) Of Property: undeveloped

Directions to property from Main Street in downtown Canton:

Take Waleska St. North to Riverstone Pkwy (Hwy. 5) for approx. 1 mile.; turn left onto Riverstone Blvd.
(which turns into Bluffs Pkwy.); Subject property is approx. .5 miles on the left

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

	<u>OWNER NAME/ADDRESS</u>	<u>CURRENT ZONING</u>	<u>CURRENT LAND USE</u>
NORTH	<u>GREAT SKY COMMERICAL HOLDINGS LLC 10006 N DALE MABRY HWY TAMPA FL 33618; PD-MU; residential</u>		
SOUTH	<u>CCSD P O BOX 769 CANTON, GA, 30169</u>	<u>PD-MU</u>	<u>Education</u>
	<u>BRIGHT-SASSER CANTON LLC, P O BOX 450233 ATLANTA GA 31145; PD-MU</u>		<u>Undeveloped</u>
EAST	<u>BRIGHT-SASSER CANTON LLC, P O BOX 450233 ATLANTA GA 31145; PD-MU</u>		<u>Undeveloped and residential</u>
	<u>WESTDALE GRAND CANTON LLC</u>		
WEST	<u>2424 RIDGE RD,</u>	<u>PD-MU</u>	<u>Multifamilyresidential</u>
	<u>ROCKWALL, TX, 75087</u>		
OTHER	<u></u>		

UTILITY INFORMATION

How is sewage from this development to be managed? City

Proposed managing jurisdiction: City

How will water be provided to the site? City

Proposed managing jurisdiction: City Size Limit: 16" water pipe @ Great Sky



Community Development Department

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

PUBLIC SCHOOL POLICY STATEMENT

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

County Schools serving this development:

HIGH Cherokee
MIDDLE Teasley
ELEMENTARY Hasty Elem.

TRAFFIC INFORMATION

Road/Street providing access: Bluffs Pkwy.

Width at property: (Road) 4 lane divided (median) (Right-of-way) variable (with median and sidewalks)

Distance to nearest major thoroughfare: ±1.4 miles Thoroughfare Name: Hwy. 140

Description of Road accessing property (Classification): Minor Collector

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

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

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

(Guidelines available from Planning & Zoning Dept.)

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



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Canton's "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, www.cantonga.gov.

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

J. Bradford Smith for

I, TPA Group, LLC, as applicant ~~and/or owner~~ of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/30/24
Signature

J. Bradford Smith
Printed Name

J. Bradford Smith for

I, TPA Group, LLC, as applicant ~~and/or owner~~ of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

[Signature] Date: 9/30/24
Signature

J. Bradford Smith
Printed Name

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

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

cantonga.gov

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

1.

My name is J. Bradford Smith, I am the officer who is delegated the responsibility for authenticating records of TPA Group, LLC (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Public Hearing regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Canton Application, I hereby attest on behalf of the Applicant Company that an authorized representative of Applicant Company has reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (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 Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Applicant Company.

TPA GROUP, LLC

Signed: _____

J. Bradford Smith, Authorized Signatory for the Applicant



Signature of Notary Public

Date 9/30/24



GARVIS L. SAMS, JR.
(RETIRED)
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

October 9, 2024

VIA ONLAMA ONLINE PORTAL

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

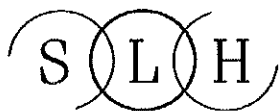
RE: Application of TPA Group, LLC to amend the Riverstone Master Plan for Pod I
for property located in Land Lots 191 and 206 of the 14th District; Cherokee
County, Ga.

LETTER OF INTENT

Dear Steve:

TPA Group, LLC proposes to amend the Zoning Conditions and the Master Plan to allow for-sale townhomes in addition to the already approved for-rent townhomes. The Subject Property is a portion of the 83.70± acre residential land use classification for Pod I. In 2020, the city approved a Conditional Use Permit for 300 rental townhomes on the subject property. TPA wishes to amend this approval to allow the townhomes to be for sale and not just a rental community. Additionally, TPA requests an amendment to the Masterplan to have the option allow the units to be detached

The totality of the Subject Property is situated in the City of Canton and is zoned PD-MU. Pod I was added to the Riverstone Master Plan in 2007 along with Pods G, H and J. The property to the south and east of the Subject Property is owned by Bright-Sasser Canton, LLC and is largely undeveloped. South and west of the subject property is owned by the Cherokee County School District where Teasley Middle School and the new location for Cherokee High School (currently under construction). Immediately to the west and located across Reservoir Drive is the Grand Reserve Canton apartment community. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is situated in the Community Level Mixed Use/Retail Center (CLMURC) Character Area.



October 9, 2024

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Riverstone Master Plan is located adjacent to the Great Sky Master Plan to the north and Bluffs at Technology Park Master Plan to the east. The Applicant's proposal to add a fee-simple option for home ownership to this area will provide a mix of housing in the Bluffs/Technology corridor. The option to allow all or some of the units to be detached also creates the potential for a mixture of housing types in the area.

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

The request to amend the Master Plan will not adversely affect adjacent or nearby properties' existing use, usability, or value. The proposed amendments will create more housing options in Canton.

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

The Applicant is not requesting a change in zoning only adding additional options for housing which is beneficial for the city. The property has reasonable economic use as zoned.

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

Increases to population and traffic were taken into account when the Master Plan was approved. The proposed additional options do not increase traffic as compared to the already approved plans.

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. The City of Canton has made recent upgrades to its wastewater system and water lines. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns, but the proposed homes will cater to smaller families which often do not have many school age-children. Additionally, the proposed zoning condition change and Masterplan amendment do not increase the impact over the already approved plans.

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?

The Subject Property lies within Community Level Mixed Use/Retail Center (CLMURC) Character Area of the City's Future Land Use Map. Single family dwellings (attached or detached)



October 9, 2024

Page 3

are prescribed housing types as outlined in the Pod I Master Plan description. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional for-sale housing options.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly distinguishable.

Parks F. Huff

phuff@samlarkinhuff.com

PFH/jcc

DEED BOOK:14776 PG:823 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793
Rec: \$25.00 TRANSFER TAX \$4,125.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 8859860905 SubmitterID: 7067927936

This Document Prepared by and
Upon Recording Return to:
Ryan E. Spell, Esq.
Coleman Talley LLP
3475 Lenox Road NE, Suite 400
Atlanta, Georgia 30326
Tax PIN No.: 71.610-acre portion of 14N22A 060
File No.: 46143.024

LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of March 2022, between **BRIGHT-SASSER CANTON, L.L.C.**, a Georgia limited liability company (hereinafter referred to as "Grantor"), and **COTTAGES AT RIVERSTONE GA, LLC**, a Delaware limited liability company, having an address of 1776 Peachtree Street NW, Suite 100, Atlanta, Georgia 30309 ("Grantee") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits);

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said Grantee all of Grantor's interest in that tract or parcel of land being more particularly described on Exhibit "A", attached hereto and by reference made a part hereof, TOGETHER with all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

TO HAVE AND TO HOLD the said described Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Premises unto the said Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise; except for claims arising under or by virtue of the matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

[SIGNATURES ON FOLLOWING PAGE]

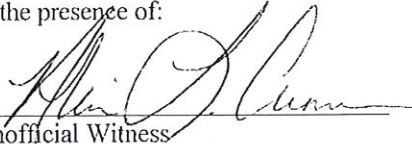
Rec: \$25.00 TRANSFER TAX \$4,125.00

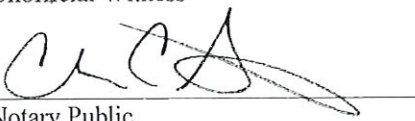
Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 8859860905 SubmitterID: 7067927936

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

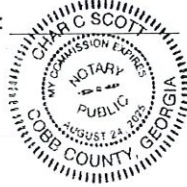
Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public

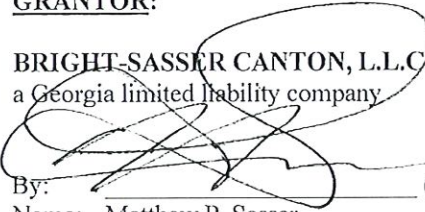
My Commission Expires:

(Notarial Seal)



GRANTOR:

BRIGHT-SASSER CANTON, L.L.C.
a Georgia limited liability company

By:  (SEAL)
Name: Matthew P. Sasser
Its: Manager

COPY

EXHIBIT "A"

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with a stamped cap ("RCE LSF #6850") found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southwest corner of "Pod 16 A" per Deed Book 14175, Pages 2355-2380, Cherokee County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence leaving said easterly right of way of Reservoir Drive (100' R/W) along a curve to the left, an arc distance of 1,016.10 feet, said curve having a radius of 7,714.02 feet and being subtended by a chord of 1,015.36 feet, at North 83 Degrees 11 Minutes 36 Seconds East to a point;

Thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

Thence South 74 Degrees 53 Minutes 08 Seconds East a distance of 209.71 feet to a 1/2" rebar set;

Thence South 28 Degrees 31 Minutes 59 Seconds East a distance of 316.84 feet to a 1/2" rebar set;

Thence South 71 Degrees 54 Minutes 22 Seconds East a distance of 226.73 feet to a 1/2" rebar set;

Thence South 56 Degrees 32 Minutes 08 Seconds East a distance of 179.60 feet to a 1/2" rebar set;

Thence North 87 Degrees 24 Minutes 02 Seconds East a distance of 254.55 feet to a 1/2" rebar set;

Thence South 42 Degrees 40 Minutes 50 Seconds East a distance of 40.42 feet to a point;

Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 99.22 feet to a point;

Thence South 30 Degrees 33 Minutes 29 Seconds East a distance of 15.58 feet to a point;

Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

Thence South 09 Degrees 59 Minutes 54 Seconds East a distance of 12.94 feet to a point;

Thence South 26 Degrees 00 Minutes 12 Seconds East a distance of 11.98 feet to a point;

Thence South 07 Degrees 48 Minutes 57 Seconds East a distance of 37.79 feet to a point;

Thence South 04 Degrees 40 Minutes 39 Seconds East a distance of 35.63 feet to a point;

Thence South 31 Degrees 07 Minutes 36 Seconds East a distance of 24.07 feet to a point;
Thence South 46 Degrees 34 Minutes 59 Seconds East a distance of 22.90 feet to a point;
Thence South 38 Degrees 54 Minutes 54 Seconds East a distance of 43.19 feet to a point;
Thence South 39 Degrees 29 Minutes 43 Seconds East a distance of 5.62 feet to a point;
Thence South 60 Degrees 49 Minutes 09 Seconds East a distance of 19.30 feet to a point;
Thence South 56 Degrees 10 Minutes 00 Seconds East a distance of 42.09 feet to a point;
Thence South 52 Degrees 16 Minutes 04 Seconds East a distance of 13.19 feet to a point;
Thence South 52 Degrees 46 Minutes 35 Seconds East a distance of 28.99 feet to a point;
Thence South 44 Degrees 22 Minutes 03 Seconds East a distance of 25.85 feet to a point;
Thence South 30 Degrees 24 Minutes 33 Seconds East a distance of 20.57 feet to a point;
Thence South 29 Degrees 57 Minutes 33 Seconds East a distance of 13.06 feet to a point;
Thence South 28 Degrees 17 Minutes 17 Seconds East a distance of 22.55 feet to a point;
Thence South 16 Degrees 17 Minutes 24 Seconds East a distance of 18.95 feet to a point;
Thence South 24 Degrees 05 Minutes 33 Seconds East a distance of 11.66 feet to a point;
Thence South 37 Degrees 57 Minutes 32 Seconds East a distance of 10.22 feet to a point;
Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;
Thence North 83 Degrees 58 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set at the westerly right of way of Bluffs Parkway (100' R/W);
Thence along said right of way along a curve to the right, an arc distance of 633.01 feet, said curve having a radius of 1,859.86 feet and being subtended by a chord of 629.96 feet, at South 00 Degrees 38 Minutes 16 Seconds East to a 1/2" rebar set;
Thence leaving said right of way North 71 Degrees 16 Minutes 50 Seconds West a distance of 88.32 feet, more or less, to a point at the centerline of Hickory Log Creek;
Thence along the centerline of said creek, following the meanderings thereof, for a distance of 494.2 feet, more or less, to a point; said creek following a traverse line as follows:
South 89 Degrees 41 Minutes 18 Seconds West a distance of 105.85 feet to a point;
North 49 Degrees 34 Minutes 54 Seconds West a distance of 58.07 feet to a point;

North 25 Degrees 28 Minutes 07 Seconds West a distance of 120.49 feet to a point;
North 37 Degrees 26 Minutes 20 Seconds West a distance of 208.31 feet to a point at the intersection of Hickory Log Creek and the centerline of a stream;
Thence along the centerline of said stream, following the meanderings thereof, for a distance of 3504.6 feet, more or less, to a point; said stream following a traverse line as follows:
South 30 Degrees 27 Minutes 24 Seconds West a distance of 44.87 feet to a point;
North 66 Degrees 01 Minutes 49 Seconds West a distance of 106.73 feet to a point;
South 76 Degrees 14 Minutes 35 Seconds West a distance of 88.77 feet to a point;
South 49 Degrees 56 Minutes 16 Seconds West a distance of 85.63 feet to a point;
South 72 Degrees 06 Minutes 54 Seconds West a distance of 30.71 feet to a point;
North 84 Degrees 56 Minutes 00 Seconds West a distance of 36.86 feet to a point;
South 70 Degrees 05 Minutes 00 Seconds West a distance of 116.76 feet to a point;
South 81 Degrees 23 Minutes 54 Seconds West a distance of 320.88 feet to a point;
North 66 Degrees 05 Minutes 52 Seconds West a distance of 36.66 feet to a point;
South 25 Degrees 51 Minutes 11 Seconds West a distance of 130.03 feet to a point;
North 76 Degrees 14 Minutes 29 Seconds West a distance of 94.27 feet to a point;
South 68 Degrees 31 Minutes 48 Seconds West a distance of 85.81 feet to a point;
North 22 Degrees 51 Minutes 09 Seconds West a distance of 33.96 feet to a point;
South 38 Degrees 27 Minutes 56 Seconds West a distance of 35.19 feet to a point;
North 31 Degrees 15 Minutes 28 Seconds West a distance of 84.03 feet to a point;
North 71 Degrees 05 Minutes 19 Seconds West a distance of 54.85 feet to a point;
North 53 Degrees 24 Minutes 12 Seconds West a distance of 119.00 feet to a point;
South 81 Degrees 29 Minutes 40 Seconds West a distance of 128.14 feet to a point;
North 39 Degrees 53 Minutes 42 Seconds West a distance of 102.03 feet to a point;
North 66 Degrees 37 Minutes 38 Seconds West a distance of 88.77 feet to a point;
South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;

North 53 Degrees 25 Minutes 51 Seconds West a distance of 60.18 feet to a point;
South 80 Degrees 20 Minutes 39 Seconds West a distance of 33.87 feet to a point;
North 66 Degrees 43 Minutes 53 Seconds West a distance of 132.81 feet to a point;
North 38 Degrees 14 Minutes 21 Seconds West a distance of 62.06 feet to a point;
North 67 Degrees 09 Minutes 22 Seconds West a distance of 41.58 feet to a point;
North 77 Degrees 50 Minutes 54 Seconds West a distance of 162.14 feet to a point;
North 37 Degrees 41 Minutes 30 Seconds West a distance of 161.43 feet to a point;
North 27 Degrees 17 Minutes 25 Seconds West a distance of 84.29 feet to a point;
North 37 Degrees 25 Minutes 16 Seconds West a distance of 186.98 feet to a point;
North 61 Degrees 25 Minutes 41 Seconds West a distance of 219.59 feet to a point;
North 40 Degrees 19 Minutes 03 Seconds West a distance of 143.21 feet to a point;
South 69 Degrees 53 Minutes 36 Seconds West a distance of 98.59 feet to a point;
North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;
North 07 Degrees 04 Minutes 09 Seconds West a distance of 77.10 feet to a point;
North 38 Degrees 36 Minutes 11 Seconds West a distance of 40.65 feet to a point;
Thence leaving said centerline stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;
Thence along a curve to the right, an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at South 89 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (bent);
Thence South 53 Degrees 37 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (bent) at the easterly right of way of Reservoir Drive (100' R/W);
Thence along said right of way the following courses and distances:
North 08 Degrees 25 Minutes 19 Seconds East a distance of 154.06 feet to a point;
Along a curve to the left, an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap ("RCE LSF #6850") found, said point being the **TRUE POINT OF BEGINNING**.

DEED BOOK:14776 PG:829 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793
Rec: \$25.00 TRANSFER TAX \$4,125.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 8859860905 SubmitterID: 7067927936

Said tract or parcel of land containing 71.610 Acres, more or less.

Together with the easements contained in the Declaration of Easements by Bright-Sasser Canton, LLC, a Georgia limited liability company dated March 30, 2022, and recorded March 31, 2022, in Deed Book 14775, Page 2564, aforesaid records.

COPY

DEED BOOK:14776 PG:830 Filed: 04/01/2022 08:30 AM Clerk File Number: 28-2022-013793

Rec: \$25.00 TRANSFER TAX \$4,125.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 8859860905 SubmitterID: 7067927936

EXHIBIT "B"

1. All taxes and assessments for the year 2022 and subsequent years, not due and payable.
2. Easement to Georgia Power Company, filed June 22, 1945, and recorded in Deed Book 13, Page 10, Cherokee County, Georgia records.

COPY

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY****PT-61 028-2022-003855**

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Bright-Sasser Canton, L.L.C.				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 1301 Hightower Trail Suite 350				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$4,125,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30350 USA		DATE OF SALE 3/30/2022		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME Cottages at Riverstone GA, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 1776 Peachtree Road NW Suite 100				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$4,125,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Atlanta, GA 30309 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$4,125.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14N22A 060	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

Printed: 10/08/2024 15:51:00 PM



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023- 37503	14N22A 060 Y	LL192,193,204,205;14 TH D	\$35,492.52	\$0.00 Fees: \$0.00	\$0.00	\$35,492.52	\$0.00
Totals:			\$35,492.52	\$0.00	\$0.00	\$35,492.52	\$0.00

Paid Date: 12/08/2023

Charge Amount: \$35,492.52

COTTAGES AT RIVERSTONE GA LLC
1776 PEACHTREE RD NW STE 100
30309



Scan this code with your
mobile phone to view this
bill

LEGAL DESCRIPTION

All that tract or parcel of land lying in Land Lots 191 & 206 of the 14th District of the 2nd Section of the City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2" rebar with a stamped cap ('RCE LSF #6850") found at the easterly right of way of Reservoir Drive (100' R/W); said point also being the southwest corner of 'Pod 16 A" per Deed Book 14175, Pages 2355-2380, Cherokee County, Georgia records, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence leaving said easterly right of way of Reservoir Drive (100' R/W) along a curve to the left, an arc distance of 1,016.10 feet, said curve having a radius of 7,714.02 feet and being subtended by a chord of 1,015.36 feet, at North 83 Degrees 11 Minutes 36 Seconds East to a point;

Thence North 79 Degrees 25 Minutes 30 Seconds East a distance of 1,309.23 feet to a 1/2" rebar set;

Thence South 74 Degrees 53 Minutes 08 Seconds East a distance of 209.71 feet to a 1/2" rebar set;

Thence South 28 Degrees 31 Minutes 59 Seconds East a distance of 316.84 feet to a 1/2" rebar set;

Thence South 71 Degrees 54 Minutes 22 Seconds East a distance of 226.73 feet to a 1/2" rebar set;

Thence South 56 Degrees 32 Minutes 08 Seconds East a distance of 179.60 feet to a 1/2" rebar set;

Thence North 87 Degrees 24 Minutes 02 Seconds East a distance of 254.55 feet to a 1/2" rebar set;

Thence South 42 Degrees 40 Minutes 50 Seconds East a distance of 40.42 feet to a point;

Thence South 39 Degrees 22 Minutes 38 Seconds East a distance of 99.22 feet to a point;

Thence South 30 Degrees 33 Minutes 29 Seconds East a distance of 15.58 feet to a point;

Thence South 25 Degrees 49 Minutes 18 Seconds East a distance of 56.60 feet to a point;

Thence South 09 Degrees 59 Minutes 54 Seconds East a distance of 12.94 feet to a point;

Thence South 26 Degrees 00 Minutes 12 Seconds East a distance of 11.98 feet to a point;

Thence South 07 Degrees 48 Minutes 57 Seconds East a distance of 37.79 feet to a point;

Thence South 04 Degrees 40 Minutes 39 Seconds East a distance of 35.63 feet to a point;

Thence South 31 Degrees 07 Minutes 36 Seconds East a distance of 24.07 feet to a point;

Thence South 46 Degrees 34 Minutes 59 Seconds East a distance of 22.90 feet to a point;

Thence South 38 Degrees 54 Minutes 54 Seconds East a distance of 43.19 feet to a point;

Thence South 39 Degrees 29 Minutes 43 Seconds East a distance of 5.62 feet to a point;

Thence South 60 Degrees 49 Minutes 09 Seconds East a distance of 19.30 feet to a point;

Thence South 56 Degrees 10 Minutes 00 Seconds East a distance of 42.09 feet to a point;

Thence South 52 Degrees 16 Minutes 04 Seconds East a distance of 13.19 feet to a point;

Thence South 52 Degrees 46 Minutes 35 Seconds East a distance of 28.99 feet to a point;

Thence South 44 Degrees 22 Minutes 03 Seconds East a distance of 25.85 feet to a point;

Thence South 30 Degrees 24 Minutes 33 Seconds East a distance of 20.57 feet to a point;

Thence South 29 Degrees 57 Minutes 33 Seconds East a distance of 13.06 feet to a point;

Thence South 28 Degrees 17 Minutes 17 Seconds East a distance of 22.55 feet to a point;

Thence South 16 Degrees 17 Minutes 24 Seconds East a distance of 18.95 feet to a point;

Thence South 24 Degrees 05 Minutes 33 Seconds East a distance of 11.66 feet to a point;

Thence South 37 Degrees 57 Minutes 32 Seconds East a distance of 10.22 feet to a point;

Thence South 14 Degrees 31 Minutes 42 Seconds East a distance of 29.83 feet to a 1/2" rebar set;

Thence North 83 Degrees 58 Minutes 28 Seconds East a distance of 92.60 feet to a 1/2" rebar set at the westerly right of way of Bluffs Parkway (100' R/W);
 Thence along said right of way along a curve to the right, an arc distance of 633.01 feet, said curve having a radius of 1,859.86 feet and being subtended by a chord of 629.96 feet, at South 00 Degrees 38 Minutes 16 Seconds East to a 1/2" rebar set;
 Thence leaving said right of way North 71 Degrees 16 Minutes 50 Seconds West a distance of 88.32 feet, more or less, to a point at the centerline of Hickory Log Creek;
 Thence along the centerline of said creek, following the meanderings thereof, for a distance of 494.2 feet, more or less, to a point; said creek following a traverse line as follows:
 South 89 Degrees 41 Minutes 18 Seconds West a distance of 105.85 feet to a point;
 North 49 Degrees 34 Minutes 54 Seconds West a distance of 58.07 feet to a point;
 North 25 Degrees 28 Minutes 07 Seconds West a distance of 120.49 feet to a point;
 North 37 Degrees 26 Minutes 20 Seconds West a distance of 208.31 feet to a point at the intersection of Hickory Log Creek and the centerline of a stream;
 Thence along the centerline of said stream, following the meanderings thereof, for a distance of 3504.6 feet, more or less, to a point; said stream following a traverse line as follows:
 South 30 Degrees 27 Minutes 24 Seconds West a distance of 44.87 feet to a point;
 North 66 Degrees 01 Minutes 49 Seconds West a distance of 106.73 feet to a point;
 South 76 Degrees 14 Minutes 35 Seconds West a distance of 88.77 feet to a point;
 South 49 Degrees 56 Minutes 16 Seconds West a distance of 85.63 feet to a point;
 South 72 Degrees 06 Minutes 54 Seconds West a distance of 30.71 feet to a point;
 North 84 Degrees 56 Minutes 00 Seconds West a distance of 36.86 feet to a point;
 South 70 Degrees 05 Minutes 00 Seconds West a distance of 116.76 feet to a point;
 South 81 Degrees 23 Minutes 54 Seconds West a distance of 320.88 feet to a point;
 North 66 Degrees 05 Minutes 52 Seconds West a distance of 36.66 feet to a point;
 South 25 Degrees 51 Minutes 11 Seconds West a distance of 130.03 feet to a point;

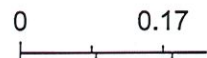
LEGAL DESCRIPTION (CONT.)

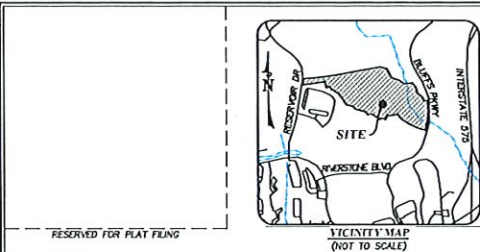
North 76 Degrees 14 Minutes 29 Seconds West a distance of 94.27 feet to a point;
 South 68 Degrees 31 Minutes 48 Seconds West a distance of 85.81 feet to a point;
 North 22 Degrees 51 Minutes 09 Seconds West a distance of 33.96 feet to a point;
 South 38 Degrees 27 Minutes 56 Seconds West a distance of 35.19 feet to a point;
 North 31 Degrees 15 Minutes 28 Seconds West a distance of 84.03 feet to a point;
 North 71 Degrees 05 Minutes 19 Seconds West a distance of 54.85 feet to a point;
 North 53 Degrees 24 Minutes 12 Seconds West a distance of 119.00 feet to a point;
 South 81 Degrees 29 Minutes 40 Seconds West a distance of 128.14 feet to a point;
 North 39 Degrees 53 Minutes 42 Seconds West a distance of 102.03 feet to a point;
 North 66 Degrees 37 Minutes 38 Seconds West a distance of 88.77 feet to a point;
 South 70 Degrees 10 Minutes 52 Seconds West a distance of 38.33 feet to a point;
 North 53 Degrees 25 Minutes 51 Seconds West a distance of 60.18 feet to a point;
 South 80 Degrees 20 Minutes 39 Seconds West a distance of 33.87 feet to a point;
 North 66 Degrees 43 Minutes 53 Seconds West a distance of 132.81 feet to a point;
 North 38 Degrees 14 Minutes 21 Seconds West a distance of 62.06 feet to a point;
 North 67 Degrees 09 Minutes 22 Seconds West a distance of 41.58 feet to a point;
 North 77 Degrees 50 Minutes 54 Seconds West a distance of 162.14 feet to a point;
 North 37 Degrees 41 Minutes 30 Seconds West a distance of 161.43 feet to a point;
 North 27 Degrees 17 Minutes 25 Seconds West a distance of 84.29 feet to a point;
 North 37 Degrees 25 Minutes 16 Seconds West a distance of 186.98 feet to a point;
 North 61 Degrees 25 Minutes 41 Seconds West a distance of 219.59 feet to a point;
 North 40 Degrees 19 Minutes 03 Seconds West a distance of 143.21 feet to a point;
 South 69 Degrees 53 Minutes 36 Seconds West a distance of 98.59 feet to a point;
 North 15 Degrees 50 Minutes 11 Seconds West a distance of 61.63 feet to a point;
 North 07 Degrees 04 Minutes 09 Seconds West a distance of 77.10 feet to a point;
 North 38 Degrees 36 Minutes 11 Seconds West a distance of 40.65 feet to a point;
 Thence leaving said centerline stream South 82 Degrees 18 Minutes 28 Seconds West a distance of 485.84 feet, more or less, to a point;
 Thence along a curve to the right, an arc distance of 138.70 feet, said curve having a radius of 540.00 feet and being subtended by a chord of 138.32 feet, at South 89 Degrees 39 Minutes 59 Seconds West to a 1/2" rebar found (bent);
 Thence South 53 Degrees 37 Minutes 01 Seconds West a distance of 41.55 feet to a 1/2" rebar found (bent) at the easterly right of way of Reservoir Drive (100' R/W);
 Thence along said right of way the following courses and distances:
 North 08 Degrees 25 Minutes 19 Seconds East a distance of 154.06 feet to a point;
 Along a curve to the left, an arc distance of 32.52 feet, said curve having a radius of 850.00 feet and being subtended by a chord of 32.52 feet, at North 07 Degrees 19 Minutes 33 Seconds East to a 1/2" rebar with a stamped cap ('RCE LSF #6850") found, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 71.610 Acres, more or less.



Main Roads  Cherokee County Mask





CLOSURE STATEMENT
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND A PRESSION RATIO OF 1 IN 41,603. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.
THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRESSION RATIO OF 1 IN 38,630.

GENERAL NOTES
EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TRIMBLE S9 TOTAL STATION.
BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.
ALL ROADWAY DIMENSIONS SHOWN ARE FROM BACK OF CURB TO BACK OF CURB, UNLESS NOTED OTHERWISE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). ANY DIMENSIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.
DATE OF INITIAL FIELD WORK: 06/17/21
DATE OF LAST SITE INSPECTION: 03/11/22

ALL IRON PINS SET ARE 1/2" REBAR CAPPED WITH "GUNNIN LSF 1033" UNLESS OTHERWISE NOTED.

BY GRAPHIC PLOTTING ONLY. PORTIONS OF THIS SITE ARE SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA, LABELED AS FLOOD ZONE "F". AS PER FIRM, CHERRY CREEK COUNTY, GEORGIA AND INCORPORATED AREAS. COMMUNITY PANEL NUMBER 130570016, DATED 6/7/2019.

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

ADJOACENT 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.

TOPOGRAPHIC DATA SHOWN WAS OBTAINED USING REMOTE SENSING METHODS BY REMOTE MAPPING GROUP. THE AVERAGE RELATIVE ERROR BETWEEN THE REMOTELY SENSED DATA AND TESTED GROUND TRUTHING POINTS IS 0.20'. THE DATA WAS OBTAINED USING UAV LIDAR (LIGHT DETECTION AND RANGING), RECTIFIED TO EXISTING SITE DATUM AND COVERAGE POINTS. COVERAGE INTERVAL IS 2 FEET.

ALL JURISDICTIONAL WATER DELINEATIONS WERE PROVIDED BY CORBIE ECOLOGY GROUP (TEL: 770.551.9990) PER AQUATIC RESOURCES FINDINGS REPORT, PROJECT NO. 02-121020-02, CONDUCTED JANUARY 14, 2021, AND FIELD LOCATED BY THIS FIRM (EXCEPT WHERE NOTED).

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED (ON SURVEYED TRACT) IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 16).
THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (TABLE A, ITEM 17).
THE CURRENT TAX IDENTIFICATION NUMBER IS 14X22A 060 (PORTION OF).
THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO RESERVOR DRIVE AND BUFFERS PARKWAY, SAID ACCESS ROADS BEING DEDICATED PUBLIC STREET(S) OR HIGHWAY(S).

SYMBOL LEGEND
OFF 1/2" REBAR FOUND
1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND
CREEK TRAVERSE POINT
LOT NUMBER
LAND LOT NUMBER
AIR CONDITIONING UNIT
BENCHMARK
BELLAND
HANDCAP PARKING SPOT
SIGN
ELECTRIC BOX
ELECTRIC METER
ELECTRIC PEDESTAL
GUY WIRE AND ANCHOR
LIGHT POLE (PP)
POWER POLE (PP)
TRANSFORMER
SANITARY SEWER CLEAN OUT
SANITARY SEWER MANHOLE
STORM SEWER CLEAN OUT
DOUBLE WING CATCH BASIN
SINGLE WING CATCH BASIN
CURB INLET
DRAIN INLET
FLARED END SECTION
HEADWALL
JUNCTION BOX
WERN INLET
YARD INLET
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
PEDESTAL SIGNAL POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
IRRIGATION CONTROL VALVE
WATER INLET
WATER MANHOLE
WATER METER
WATER VALVE
WATER VAULT
TREE (TAGGED)

ABBREVIATIONS
A.E. ACCESS EASEMENT
B.M. BENCHMARK
B.S.L. BUILDING SETBACK LINE
C.B. CURB AND GUTTER
C.L. CENTERLINE
C.F. CHAIN LINK FENCE
C.M.F. CONCRETE MONUMENT FOUND
CONC. CONCRETE
COP. COPIED
COP. COPIED TOP PIPE
D.B. DEED BOOK
D.C. DRAINAGE EASEMENT
E.C. EXISTING
E.P. EDGE OF PAVEMENT
F.D. FENCE
L.L.L. LAND LOT LINE
L.P. OPEN TOP PIPE
P.B. PLAT BOOK
P.C. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.P. PROPOSED
R/W RIGHT OF WAY
S.S.E. SANITARY SEWER EASEMENT
P.L. PROPERTY LINE
S.S.M. SANITARY SEWER MANHOLE
U.E. UTILITY EASEMENT

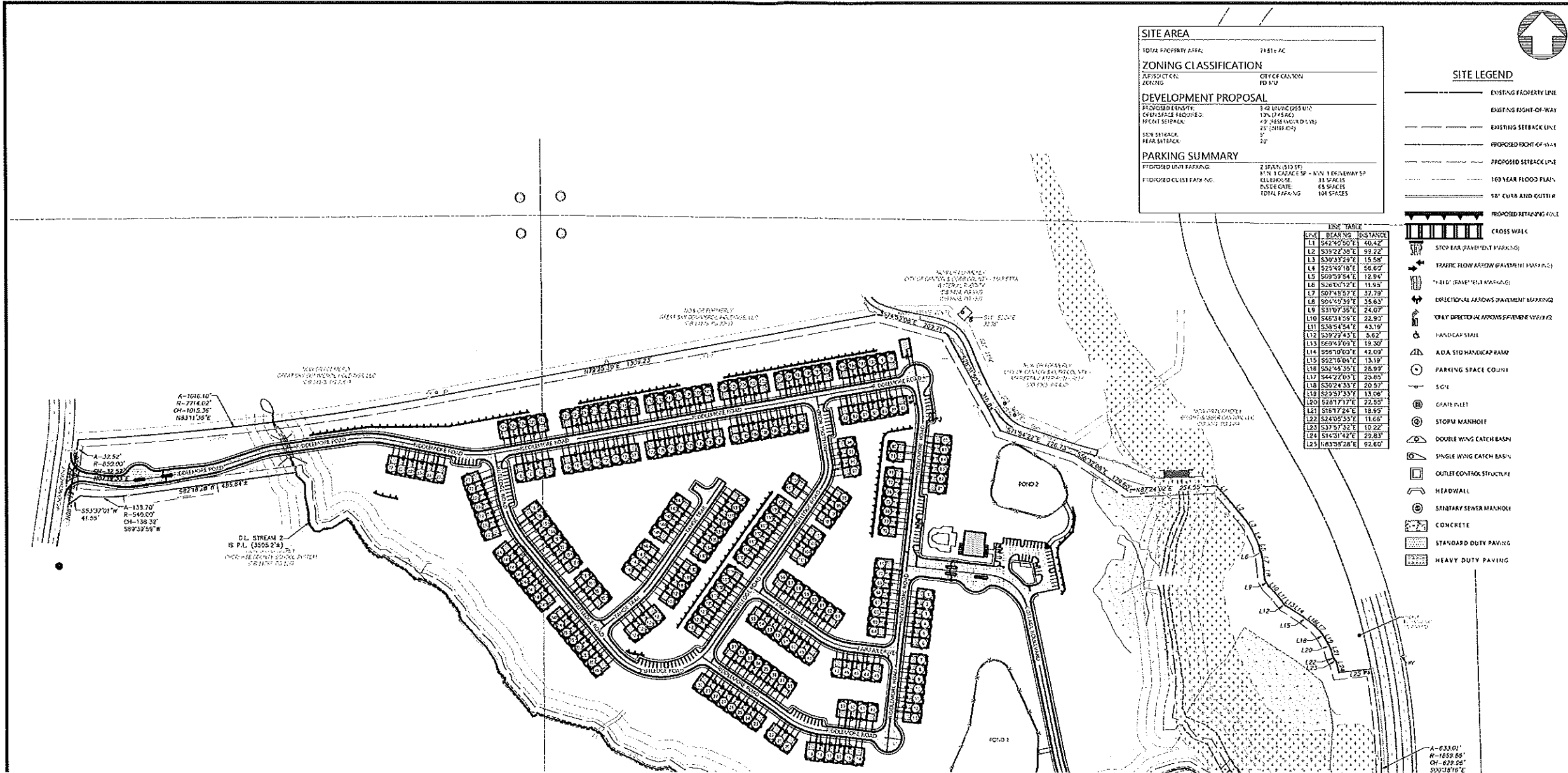
LINE TYPE LEGEND
ADJOINING PROPERTY LINE
RIGHT-OF-WAY CENTERLINE
CREEK CENTERLINE
LAND LOT LINE
METAL FENCE
WIRE FENCE
WOOD FENCE
GUARDRAIL
RAILROAD TRACK
OVERHEAD UTILITY LINE
UNDERGROUND CABLE TV LINE
UNDERGROUND GAS PIPE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND GAS PIPE
UNDERGROUND SANITARY SEWER PIPE
UNDERGROUND STORM SEWER PIPE
UNDERGROUND TELEPHONE LINE
UNDERGROUND TRAFFIC LINE
UNDERGROUND WATER PIPE

25' STATE UNDISTURBED BUFFER (AS MEASURED FROM POINT OF INTEREST VEGETATION)
20' COUNTY UNDISTURBED VEGETATIVE BUFFER (AS MEASURED FROM POINT OF INTEREST VEGETATION)
75' COUNTY NON-IMPERVIOUS SETBACK (AS MEASURED FROM POINT OF INTEREST VEGETATION)

TITLE EXCEPTIONS
THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, PART II OF THE ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER GA2005559, EFFECTIVE DATE OCTOBER 27, 2021.
12. Easement to Georgia Power Company, filed June 22, 1915, and recorded in Deed Book 13, Page 10, Cherokee County, Georgia records. (MAY AFFECT SUBJECT PROPERTY, NOT PLATTABLE)
13. Boundary Line Agreement by and between Carlton Textile Mills, Inc. and Diane King, dated February 19, 1956, filed March 21, 1956, in Deed Book 517, Page 211, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY)
14. Easements as reserved in United Warranted Deed, recorded April 8, 1958, in Deed Book 3071, Page 145, Cherokee County, Georgia records. (MAY AFFECT SUBJECT PROPERTY, EASEMENTS DESCRIBED IN EXHIBIT "C" NOT PLATTABLE BASED ON RECORD DESCRIPTIONS)
15. Easement Agreement to City of Canton, dated June 10, 2004, filed July 27, 2005, in Deed Book 6065, Page 397, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
16. Construction and Access Easement from Bright-Sasser Canton, LLC to City of Canton, dated November 02, 2005, filed November 02, 2005, in Deed Book 8324, Page 359, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY, TEMPORARY CONSTRUCTION EASEMENTS EXPIRED)
17. Quitclaim Deed, filed July 25, 2016, in Deed Book 13564, Page 181, Cherokee County, Georgia records. (DOES NOT AFFECT SUBJECT PROPERTY)
18. Easement Agreement by and between Bright-Sasser Canton, LLC and MAP Canton, LLC, dated June 11, 2020, and recorded June 12, 2020, in Deed Book 14485, Page 2770, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS LOCATED OFF-SITE)
19. Grant of Easement by and between Bright-Sasser Canton, LLC and the City of Canton, recorded August 3, 2020, in Deed Book 14500, Page 2165, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENTS LOCATED OFF-SITE)
20. Temporary Grading Easement by and between Cherokee County School System and Bright-Sasser Canton, LLC, recorded December 30, 2020, in Deed Book 14550, Page 1954, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, TEMPORARY EASEMENT LOCATED OFF-SITE)
21. Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded February 15, 2021, in Deed Book 14600, Page 2710, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
22. Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded March 17, 2021, in Deed Book 14617, Page 1271, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
23. Easement in Gross conveyed in Quitclaim Deed recorded Dec. 30, 2020, in Deed Book 14500, Page 1948, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
24. Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded July 12, 2021, in Deed Book 14672, Page 835, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)
25. Underground Easement by and between Bright-Sasser Canton, LLC and Georgia Power Company, recorded July 12, 2021, in Deed Book 14672, Page 1201, aforesaid records. (DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LOCATED OFF-SITE)

ZONING TABLE
CURRENT ZONING DISTRICT: PD-MU (PLANNED DEVELOPMENT MIXED-USE)
THE FOLLOWING RESTRICTIONS FOUND PER ZONING REPORT FOR RIVERSTONE-CANTON PROJECT, #7201202313, DATED AUGUST 19, 2021, AND LAST REVISED ON MARCH 4, 2022:
MINIMUM SETBACKS:
FRONT-15' (FROM RIGHT-OF-WAY)
SIDE-20'
REAR-15'
MAXIMUM BUILDING HEIGHT: N/A; NO REQUIREMENT NOTED
MINIMUM LOT AREA: 5 ACRES
MAXIMUM FLOOR AREA PER UNIT: 1,000 SQ. FT.
MAXIMUM DENSITY: 8 UNITS PER ACRE
REQUIRED PARKING:
MINIMUM: 255 SPACES (BASED ON 255 UNITS)
MAXIMUM: 638 SPACES

PROJECT: Cottages at Riverstone updated 10/21
TREE # Species DBH (in) Recommended Condition
317 SOUTHWOOD 10 POOR
318 SOUTHWOOD 15 POOR
319 GAE 25 POOR
320 GAE 25 POOR
321 GAE 25 POOR
322 GAE 25 POOR
323 GAE 25 POOR
324 GAE 25 POOR
325 SOUTHWOOD 15 GOOD
326 SOUTHWOOD 12 GOOD
327 SOUTHWOOD 17 POOR
328 GAE 25 POOR
329 SOUTHWOOD 15 GOOD
330 GAE 25 POOR
331 SOUTHWOOD 15 POOR
332 GAE 25 POOR
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SITE AREA	
TOTAL PROPERTY AREA:	71.51 AC
ZONING CLASSIFICATION	
APPLICABLE ZONING:	CITY OF CANTON PD 10
DEVELOPMENT PROPOSAL	
PROPOSED DENSITY:	3.42 U/LAC (255 U/L)
OPEN SPACE REQUIRED:	17% (12.45 AC)
NET SITE AREA:	47.35 AC (325,000 SQ FT)
NET SITE AREA:	25.00 AC (1,742,400 SQ FT)
NET SITE AREA:	22.35 AC (1,551,600 SQ FT)
PARKING SUMMARY	
PROPOSED LOT PARKING:	2 STAFF (10 SP), 1 N/A (10 SP) - N/A (10 SP) - N/A (10 SP)
PROPOSED CURB PARKING:	100 SPACES

LINE	BEARING	DISTANCE
L1	S42°40'50"E	40.42'
L2	S39°22'35"E	99.22'
L3	S39°33'23"E	15.58'
L4	S25°45'10"E	48.02'
L5	S09°59'54"E	12.94'
L6	S26°00'12"E	11.98'
L7	S07°45'57"E	37.79'
L8	S04°45'50"E	35.63'
L9	S31°07'35"E	24.07'
L10	S45°14'58"E	22.90'
L11	S38°14'54"E	43.19'
L12	S39°22'43"E	5.62'
L13	S29°43'09"E	19.30'
L14	S56°10'00"E	42.09'
L15	S52°16'04"E	13.19'
L16	S52°45'35"E	28.97'
L17	S44°22'03"E	25.85'
L18	S39°24'33"E	20.57'
L19	S29°57'53"E	13.06'
L20	S28°17'17"E	22.55'
L21	S16°17'24"E	18.95'
L22	S24°05'53"E	11.65'
L23	S37°57'32"E	10.22'
L24	S14°31'42"E	29.83'
L25	N43°58'28"E	92.60'



Know what's below.
Call before you dig.
ATWELL
800.850.6200
1001 PLYMOUTH STREET, SUITE 100
MARIETTA, GA 30067
CITY OF CANTON



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CITY OF CANTON

HE COTTAGES AT RIVERSTONE
JIM CHAPMAN COMMUNITIES
LAND DISTURBANCE PERMIT
OVERALL SITE PLAN