

**Action Requested/Required:**

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

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

ANNX2509-003 / RZON2509-008 - Request to annex and rezone +/- 4.85 acres for the purposes of developing a single family detached subdivision - Legacy Design and Development, LLC

Summary:

The applicant has submitted applications for the annexation and rezoning of +/- 4.85 acres to construct a single family detached subdivision. They have also requested a concurrent variance to reduce the required 50' buffer where property within the city limits abuts property in unincorporated Cherokee County and when R-4 property abuts PD zoned property (Park Village subdivision). The requested zoning is R-4 (Single family residential, 4,000 square foot lots). The proposal is to closely match the existing lots in the Park Village subdivision. The applicants Letter of Intent seeks to construct up to 28 homes.

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:**Reviews:**

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

Attachments:

Application(s)
Site plan



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

PUBLIC HEARING APPLICATION

Project #(s):

ANNX 2509-003

3632 FITE CONN ANNEXATION + RE-ZONING WITH VARIANCE

This Application is for:

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

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "City of Canton."
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: LEGACY DESIGN & DEVELOPMENT, LLC

Address: 327 DANLONGBA ST. #104

City: CUMMING

State: GA ZIP Code: 30040

Telephone: 706-203-1510

Email Address: EDDIE@legacydd.com

Owner Information:

Name: LEGACY DESIGN & DEVELOPMENT, LLC

Address: 327 DANLONGBA ST #104

City: CUMMING

State: GA ZIP Code: 30040

Telephone: 706-203-1510

Email Address: EDDIE@legacydd.com

I, EDDIE VARGAS, 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, EDDIE VARGAS, have received and thoroughly read the Public Hearing Procedures.

This 2ND day of SEPTEMBER, 20 25.

Applicant Signature:

Print Name:

EDDIE VARGAS



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANNX2509-003

3632 FATE CONN RD ANNEXATION + RE-ZONING WITH VARIANCE

This form is to be executed under oath. I, EDDIE VARGAS, 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 2ND day of SEPTEMBER, 20 25.

Owner Signature:

Print Name:

EDDIE VARGAS

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

This Application is for:

- | | |
|--|--|
| ☒ A Annexation | ☐ I Temporary Use Permit |
| ☒ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
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| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | |
| ☐ H Density Transfer within Master Plan | |

Name of Authorized Applicant:

EDDIE VARGAS

Signature:

Mailing Address: 327 DAHLONEGA ST. #104

City:

CUMMING

State:

GA

Zip Code:

30040

Telephone:

706-203-1570

E-mail:

eddie@legacyold.com

Applicant Status:

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

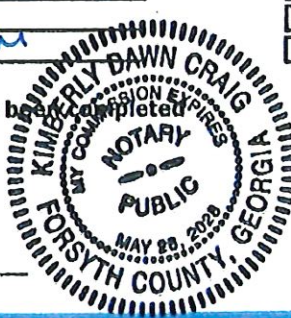
This Authorization of Owner and Applicant Form has been completed

and the property owner's signature is

Sworn To and Subscribed Before Me This 2ND
Day Of September, 20 25.

Notary Signature:

Kimberly Dawn Craig



(Seal)



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

DISCLOSURE FORM

Project #(s): **ANNX2509-003**

3632 FIVE CORN RD ANNEXATION & RE-ZONING WITH VARIANCE

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: **EDDIE VARGAS - LEACH DESIGN & DEVELOPMENT**

Section 1

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

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

Section 2

- 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):**
- 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



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

PROPERTY INFORMATION

Project #(s): ANNX2509-003

3632 FATE COMM RD ANNEXATION & RE-ZONING with VARIANCE

Address:

3632 FATE COMM RD.

Land Lot(s): 210 District: 14th Section: 1st Parcel ID(s) 14-0245-0004

Existing Zoning Of Property: CHEROKEE ☐ City ☒ County Total Acreage Of Property: 4.85

Proposed Zoning Of Property: R-4 Existing Use(s) Of Property Single Family Residential

ADJACENT PROPERTY/OWNER INFORMATION:

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	DARSH PATEL / 14-0245-0003	CHEROKEE County	UNDEVELOPED
SOUTH	PARK VILLAGE COMM ASSOC. / 14-0245-0147	PD	Single Family Residential
EAST	BRANDON SHANAGADI / 14-0245-0001	Cherokee County	UNDEVELOPED.
WEST	PARK VILLAGE COMM ASSOC. / 14-0245-0147	PD	Single Family Residential
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? TIE INTO CITY SEWER

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? Cherokee County Sewer & Water Authority

Proposed managing jurisdiction: _____ Size Limit: _____



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

PUBLIC SCHOOL INFORMATION

Project #(s): **ANNX 2509-003**

3632 FIVE Corn Rd Annexation + RE-Zoning with
VARIANCE

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

HIGH:

CHEROKEE

CREEKVIEW

ETOWAH

SEQUOYAH

MIDDLE:

CREEKLAND

DEAN RUSK

FREEDOM

TEASLEY

ELEMENTARY:

AVERY

BALL GROUND

CLAYTON

HASTY

INDIAN KNOLL

KNOX

R.M. MOORE

SIXES



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

REVIEW CRITERIA

Project #(s): **ANNX 2509-003**

**3632 FATE COMD RD ANNEXATION + RE-ZONING
VARIANCE**

How will this proposal be compatible with surrounding properties? PROPOSED DEVELOPMENT WILL SUPPORT SURROUNDING PROPERTIES WITH A SINGLE FAMILY RESIDENTIAL THAT COMPLIMENTS EXISTING DEVELOPMENTS.

How will this proposal affect the use and value of surrounding properties? THE PROPOSAL WILL SUPPORT & EVEN POTENTIALLY INCREASE THE VALUE OF SURROUNDING PROPERTIES AS SINGLE FAMILY PRODUCT REMAINS IN SUCH NEED & DEMAND.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not. IT CANNOT, IT IS NOT CURRENTLY PART OF THE CITY & IS ZONED AGRICULTURAL WITHIN CHEROKEE COUNTY.

What would be the increase to population and traffic if the proposal were approved? THE PROPOSAL COULD INCLUDE UP TO 120 RESIDENTS & 60 VEHICLES.

What would be the impact to schools and utilities if the proposal were approved? THE PROPOSAL COULD HAVE MINIMAL IMPACT TO SCHOOLS & UTILITIES WITH SUCH A LIMITED SIZE DEVELOPMENT.

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? PROPOSAL PROPERTY IS WITHIN THE CITY CHARACTER AREA DESIGNATED AS SUBURBAN DEVELOPMENT.

How is the proposal consistent with the City of Canton Roadmap of Success? PROPOSAL LOOKS TO ADD ADDITIONAL ATTAINABLE SINGLE FAMILY HOUSING PRODUCT THAT WILL SUPPORT PROFESSIONAL & WORKING FAMILIES.

Are there existing or changing conditions which affect the development of the property and support the proposed request? CHANGING CONDITIONS MIGHT WITH THE CITY OF CANTON SUBURBAN DEVELOPMENT PLAN & FUTURE USE MAP.

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

Letter Of Intent

3632 Fate Conn Rd. Annexation

Land Lot: 245, 14th District, 2nd Section

Owner/Applicant: Legacy Design & Development

Letter of Intent

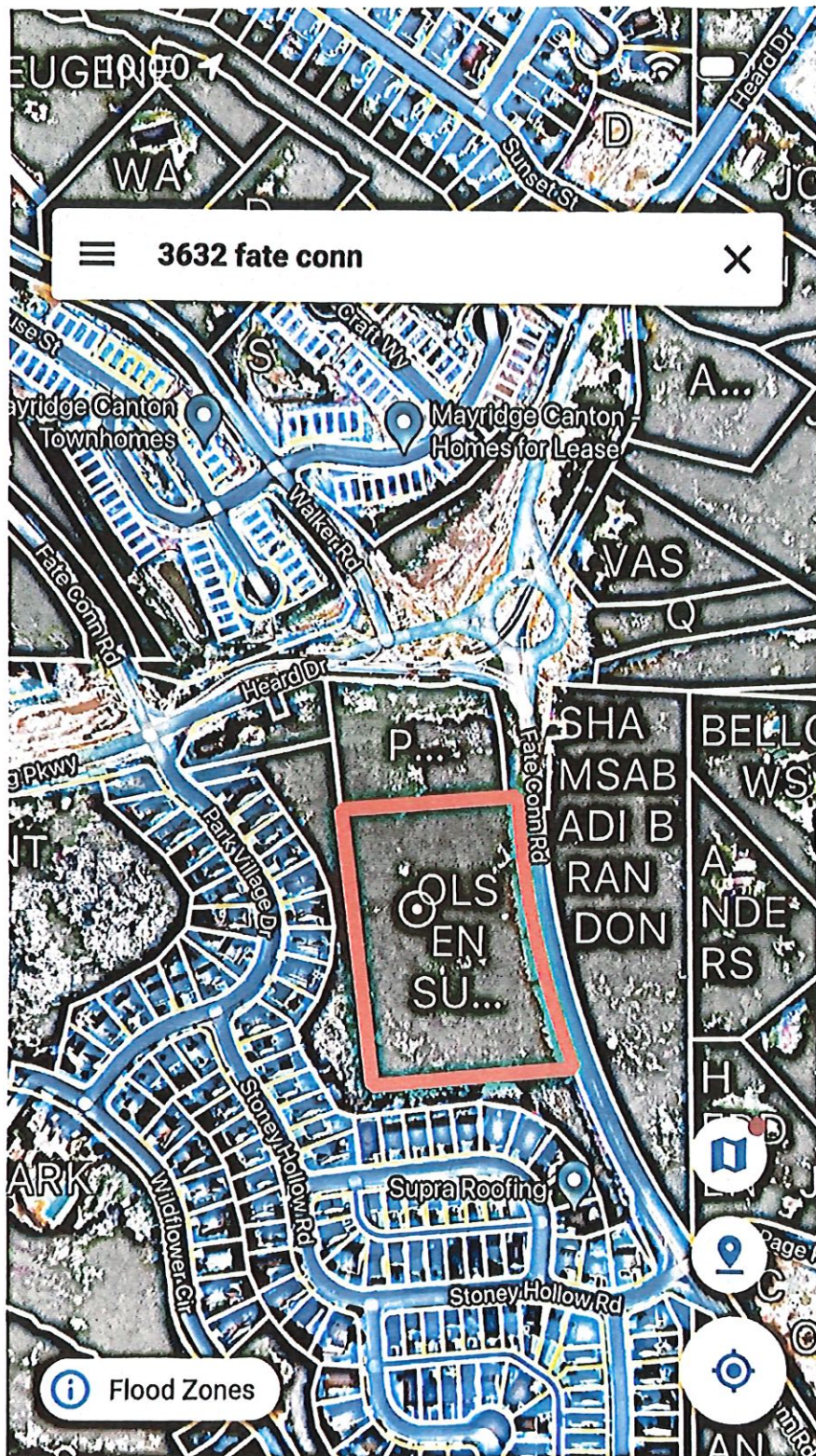
Submission for Annexation & Rezoning w/Landscape Buffer Variance

It is the intent of Legacy Design & Development, LLC, the applicant/owner, to request annexation and rezoning with variance of the above stated property. We, the applicant are requesting R-4 zoning with a variance to the landscape buffer requirements in an effort to provide a more attainable fee simple single family housing product to the local community.

The property is approximately 4.85 acres and contains an existing single family structure on septic which was built in 1984 but has been in a state of disrepair prior to Legacy's purchase. The property and home seem to have only been owned by a couple generations of the Olsen family up until our acquisition in July of 2024.

The intent is to ultimately facilitate up to 28 fee-simple single family residences ranging from 1,600sf-2,000sf with 3-4 bedrooms and 2-3 bathrooms. The homes will consist of two story buildings with attached garages which would complement the architecture of the surrounding communities. Each home would be accessed by a new street which would branch off of Fate Conn Road and would be built to meet City standards. With the exception of a landscape buffer variance request, any proposed development plans would conform with the City of Canton's current developmental regulations including but not limited to minimum building standards, general landscaping and signage requirements. We believe a request for variance to the landscape buffers is reasonable as the existing community bordering our property already has a land buffer owned by the association in place which meets or exceeds the 50' requirement between a PD & R-4 zoned property. Additionally, while the neighboring property is zoned PD it appears to have been developed in a fashion which would be highly similar to R-4's requirements and if both properties were zoned PD or R-4 there would be no landscape buffer requirement.

We believe that the impact of our proposed land use and future development to the adjoining land uses would be minimal and more likely positive as they are complimentary. The property is bordered on 2 sides (East & South) by an existing Planned Development (PD) of which most lots are just over 4,000sf and the North side of the property is bordered by a smaller undeveloped parcel which is also within the City's future growth area for suburban development. The East side of the property borders up to Fate Conn Road with approximately 564' of road frontage. A traffic study has not been done as of this time but will be provided if requested by the City Engineer.



OLSEN SUSAN L

Owner

3632 Fate Conn

Address

14-0245-0004

Parcel ID



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

PUBLIC HEARING APPLICATION

Project #(s):

RZON 2509-008

3632 FATE CONN ANNEXATION + RE-ZONING WITH VARIANCE

This Application is for:

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

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State **N/A**, where Not Applicable.
2. If you are not paying online, please make your check payable to "City of Canton."
3. If you have questions regarding this form, please contact the Community Development Department by calling (770) 704-1500.

Applicant Information:

Name: LEGACY DESIGN & DEVELOPMENT, LLC
Address: 327 DAHLONEGA ST. #104
City: CUMMING
State: GA ZIP Code: 30040
Telephone: 706-203-1510
Email Address: EDDIE@legacydd.com

Owner Information:

Name: LEGACY DESIGN & DEVELOPMENT, LLC
Address: 327 DAHLONEGA ST #104
City: CUMMING
State: GA ZIP Code: 30040
Telephone: 706-203-1510
Email Address: EDDIE@legacydd.com

I, EDDIE VARGAS, 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, EDDIE VARGAS, have received and thoroughly read the Public Hearing Procedures.

This 2ND day of SEPTEMBER, 2025.

Applicant Signature: 

Print Name: EDDIE VARGAS



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-008

3632 FATE CONN RD ANNEXATION + RE-ZONING WITH VARIANCE

This form is to be executed under oath. I, EDDIE VAREAS, 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 2ND day of SEPTEMBER, 20 25.

Owner Signature: [Signature]

Print Name: EDDIE VAREAS

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

This Application is for:

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

Name of Authorized Applicant: EDDIE VAREAS

Signature: [Signature]

Mailing Address: 327 DAHLONEGA ST. #104

City: CUMMING

State: GA

Zip Code: 30040

Telephone: 706-203-1570

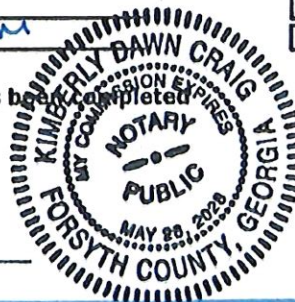
E-mail: Eddie@legacyd.com

Applicant Status:

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

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 2ND Day Of September, 20 25.

Notary Signature: [Signature]



(Seal)



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

DISCLOSURE FORM

Project #(s):

RZON 2509-008

3122 FATE CORN RD ANNEXATION & RE-ZONING WITH VARIANCE

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant.

Name of Applicant/Opponent: EDDIE VARGAS - LEARN DESIGN & DEVELOPMENT

Section 1

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

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

Section 2

- 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):**
- 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



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

PROPERTY INFORMATION

Project #(s):

RZON2509-008

3632 FATE COMM RD ANNEXATION & RE-ZONING WITH VARIANCE

Address:

3632 FATE COMM RD.

Land Lot(s): 210 District: 14th Section: 1st Parcel ID(s) 14-0245-0004

Existing Zoning Of Property: CHEROKEE ☐ City ☒ County Total Acreage Of Property: 4.85

Proposed Zoning Of Property: R-4 Existing Use(s) Of Property Single Family Residential.

ADJACENT PROPERTY/OWNER INFORMATION:

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	DARSHI PATEL / 14-0245-0003	CHEROKEE County	UNDEVELOPED
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OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? TIE INTO CITY SEWER

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? Cherokee County Sewer & Water Authority

Proposed managing jurisdiction: _____ Size Limit: _____



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

PUBLIC SCHOOL INFORMATION

Project #(s):

RZON2509-008

3632 FIVE CORN RD APPREXIMATION + RE-ZONING WITH
VARIANCE

PUBLIC SCHOOL POLICY STATEMENT:

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200 Mountain Brook Court
Canton, GA 30115
(770) 721-8429
mitch.hamilton@cherokeek12.net

ZONED SCHOOLS: (circle one each)

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



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

REVIEW CRITERIA

Project #(s):

RZON2509.008

3632 FATE COND RD ANNEXATION + RE-ZONING
VARIANCE

How will this proposal be compatible with surrounding properties? PROPOSED DEVELOPMENT WILL SUPPORT SURROUNDING PROPERTIES WITH A SINGLE FAMILY RESIDENTIAL THAT COMPLIMENTS EXISTING DEVELOPMENTS.

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

Letter Of Intent

3632 Fate Conn Rd. Annexation

Land Lot: 245, 14th District, 2nd Section

Owner/Applicant: Legacy Design & Development

Letter of Intent

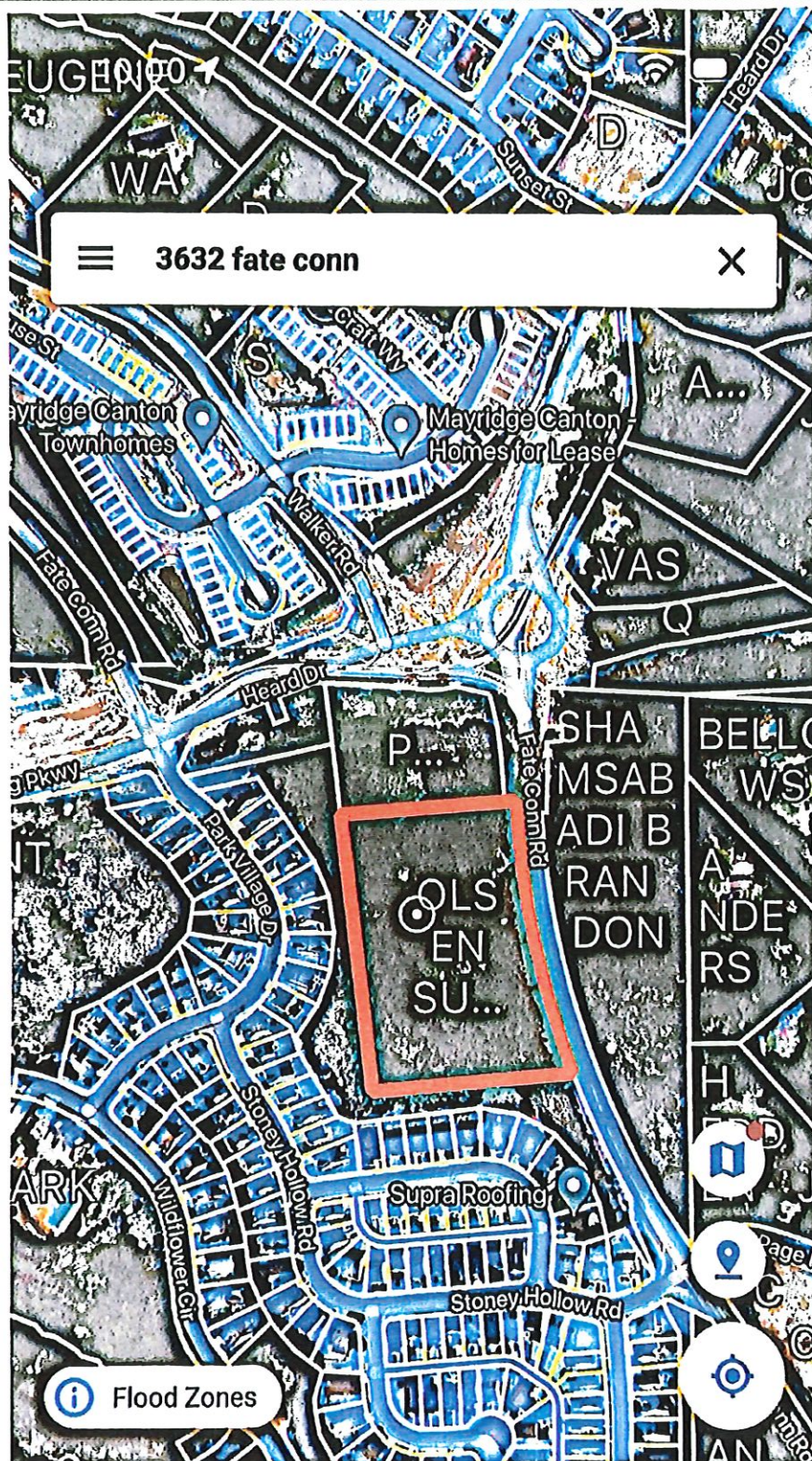
Submission for Annexation & Rezoning w/Landscape Buffer Variance

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OLSEN SUSAN L

Owner

3632 Fate Conn

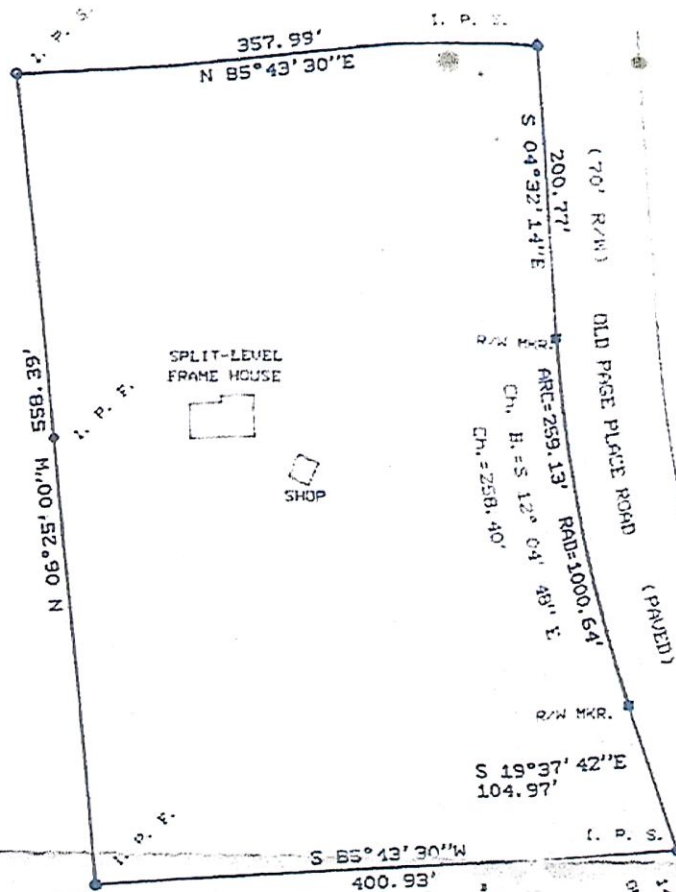
Address

14-0245-0004

Parcel ID

ELMER T. OLSEN

N/T MARIE ARCHER TEASLEY



80 0 80 160 240
GRAPHIC SCALE - 1" = 80'

N/T MARIE ARCHER TEASLEY

NOTES-

- 1) REFERENCE: GA. D. O. T. R/W PLAN, FEDERAL AID PROJECT I-575-1(S), SHEET NOS. 3 & 3A
- 2) REFERENCE: PLAT OF SURVEY OF PROPERTY OF JACK A. & MARGIE S. BOWMAN BY MICHAEL C. MARTIN, R. L. S.
- 3) ALL IRON PINS FOUND ARE 1/2" REBAR UNLESS OTHERWISE STATED.



ROY D. WILSON, JR., R. L. S. # 2081
438 WHITE OAK DRIVE
JASPER, GEORGIA 30143
TELEPHONE (404) 692-8058
Member of Surveying and Mapping Society of Georgia

SURVEY FOR

ELMER T. OLSEN

AREA: 4.65 ACRES
SUBDIVISION:
LOT: BLOCK: UNIT:
LAND LOTS: 245
DISTRICT: 14 SECTION: 2nd
CITY: COUNTY: CHEROKEE
STATE: GEORGIA
ERROR OF CLOSURE (field data): 1:30,400
ERROR OF CLOSURE (plat data): 1:100,000
ANGULAR ERROR: 7" per angle pt.

ADJUSTED BY: COMPASS RULE

EQUIPMENT USED: TOPCON GTS 5

DATE: MARCH 14, 1987

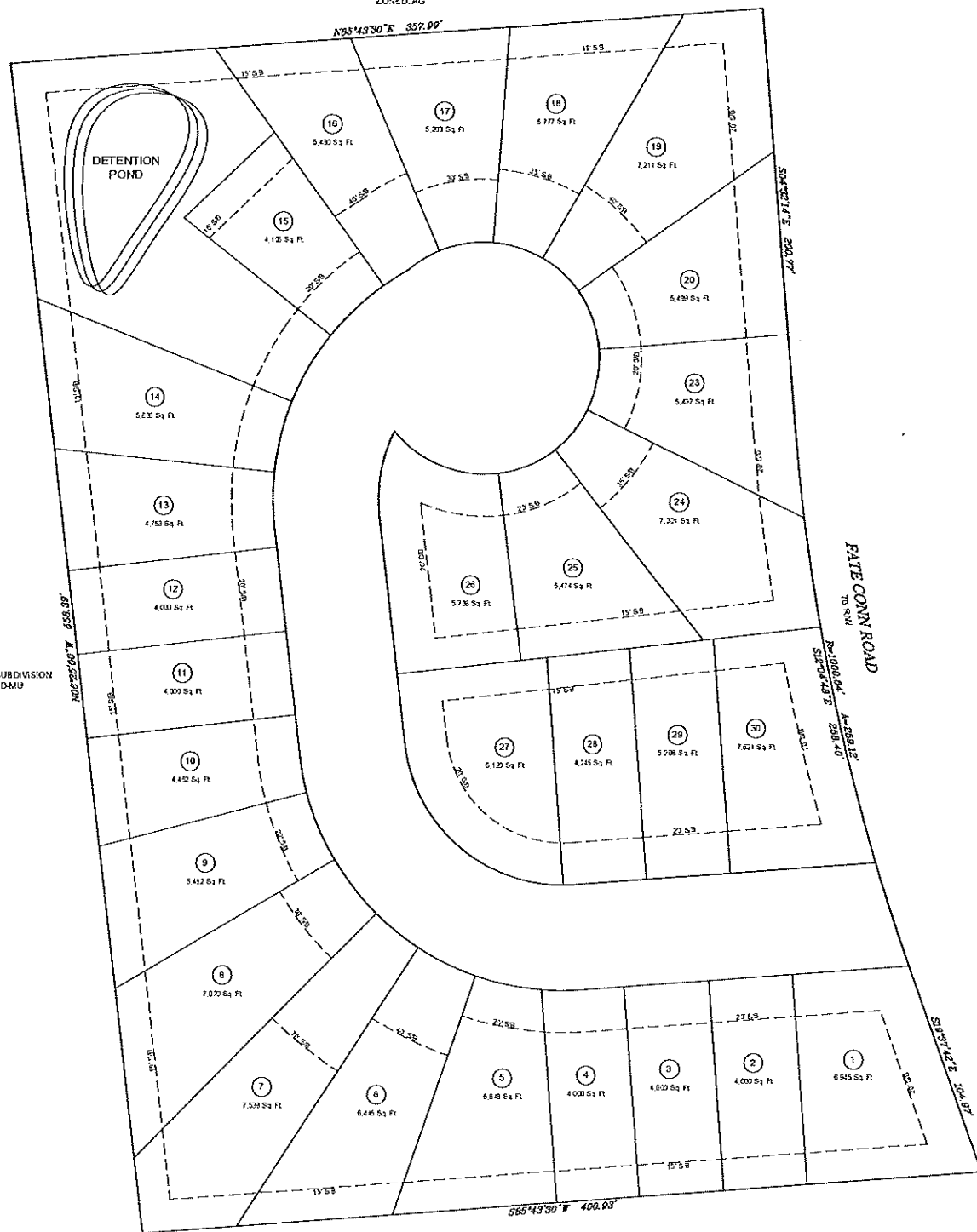
ALL MATTERS PERTAINING TO TITLE AND INTEREST

LEGEND

TELEPHONE POLE	I. P. F. IRON PIN FOUND
POWER POLE	I. P. S. IRON PIN SET (5/8" REBAR)
FENCE LINE	M. M. F. MARBLE MONUMENT FOUND
LAND LOT LINE	R/W RIGHT-OF-WAY
N. T. S. NOT TO SCALE	

RF
PARK VILLAGE SUBDIVISION
ZONED: PD-MU

NF
DARSIT PATEL
ZONED AG



16F
PARK VILLAGE SUBDIVISION
ZONED: PDMU

NOTES:

Site layout shown herein is for conceptual purposes only and is not an engineered document.

No portion of this property is located in a Flood Hazard Area as indicated on F.I.R.M. No. 13057C0162E, effective date 06-07-2019

Current Zoning - AG
Proposed Zoning - R4
Total Area - 4.65± Acres
Total Lots - 30
Density - 6.5 Lots/Ac.
Maximum Density - 8 Lots/Ac

R4 SETBACKS:

Front - 20'
Side - 0, 10' Separation between structures
Rear - 15'
Minimum Lot Size - 4,000 Sq. Ft.
Minimum Lot Width - 80'

The adjacent zo' rings are PD-MU and AG. A variance will be required for buffers.



NOT FOR CONSTRUCTION

[illegible]

Preliminary Site Plan for:
LEGACY DESIGN AND DEVELOPMENT
*Land Lot: 210, 14th District, 1st Section
City of Canton, Cherokee County, Georgia
08-20-2025*

416 Pickle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com

Mcwhorter & Anderson
LAND SURVEYING &
CIVIL ENGINEERING

HHBT TITLE:
**PRELIMINARY
SITE PLAN**

SHEET:
P-2.0

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