

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 1/8/25
Hearing Date: 2/6/25
Voting Date: 2/20/25

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

Agenda Item Title:

CUP2411-004 and ZCA2411-003 - River Green, Pod J1 and J2 - Applicant seeks approval for Zoning Condition Amendment and a Conditional Use Permit - JWC Lakeside, LLC

Summary:

The applicant seeks approval for a Zoning Condition Amendment to amend the original approved 110 single family detached homes to 95 attached townhomes and 6 detached single family homes. The townhomes require the approval of a Conditional Use Permit.

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:

Conditions for consideration will be provided for the action meeting 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: ZCA2411-003 and CUP2411-004
Date of Staff Report Preparation: 01/07/2025
Mayor and City Council Public Hearing Date: 02/06/2025

Project Name/Applicant: Michelle Horstmeyer for JWC Lakeside, LLC

Property Location: River Green, Pods J1 and J2

Parcel ID: Tax Map Book 14N12 017L

District/Land Lot: 14th District, LL 57

Acreage: 50.818

Existing Zoning District: PD-MU (Planned Development-Mixed Use)

Existing Land Use: Vacant/Undeveloped

Future Development Map Designation: SDA Suburban Development

Current Use: Vacant/Undeveloped

Proposed Development: Six detached single family homes and ninety-five townhome units

Owner/Petitioner: JWC Lakeside, LLC

District Standards: Proposed

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)		Front Yard Setback (min.)	20'
Open Space (min.)	25%	Side Yard Setback (min.)	7.55'
Building Height (max.)	4 or 60'	Rear Yard Setback (min.)	20'
Building Height (min.)	N/A	Buffer Planting (min.)	40'
Zoning Buffer	40'	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

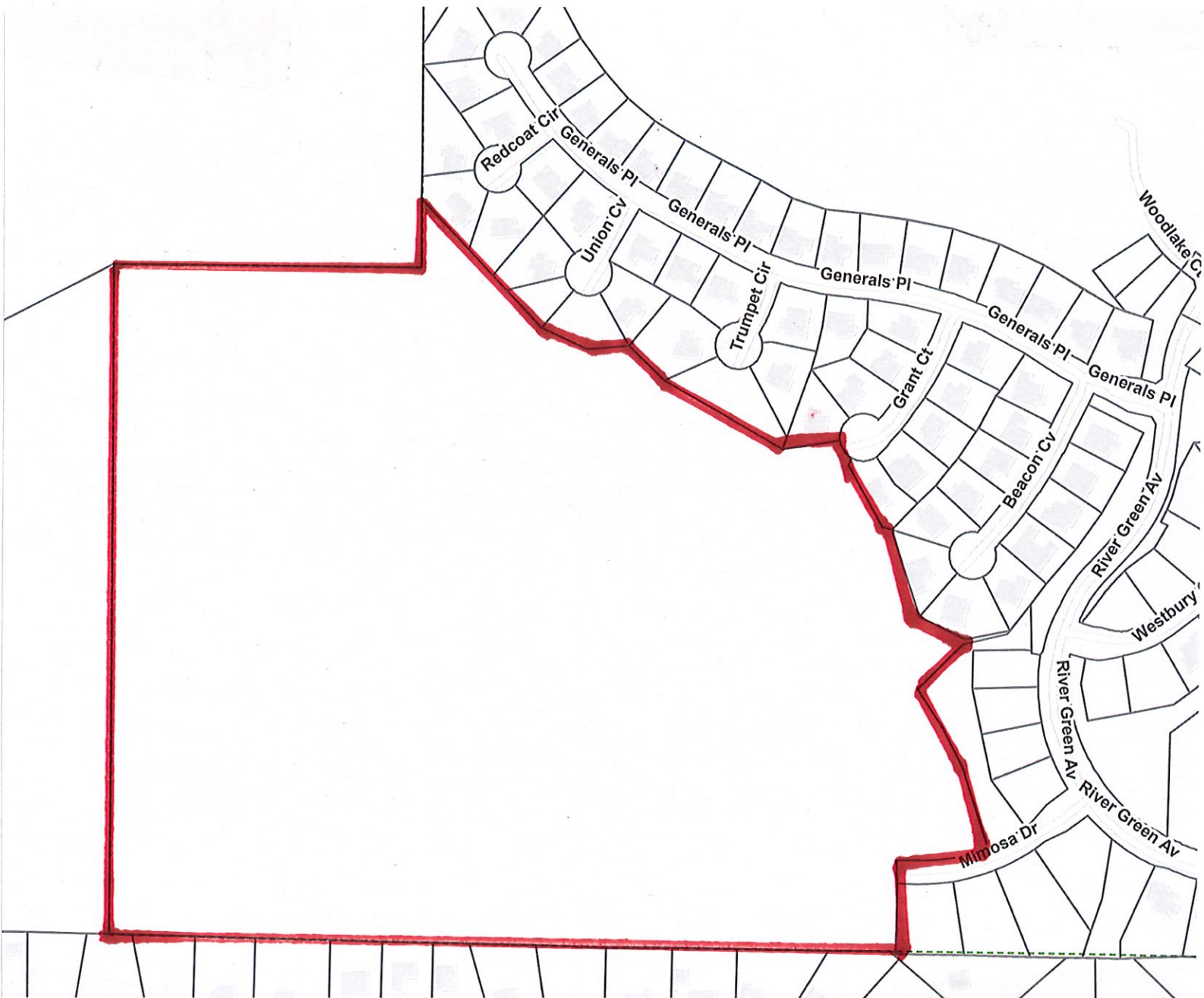
North – Single family homes – PD-MU

South – Single family homes – R-20

East – Single family homes – PD-MU

West – Vacant/Undeveloped – AG

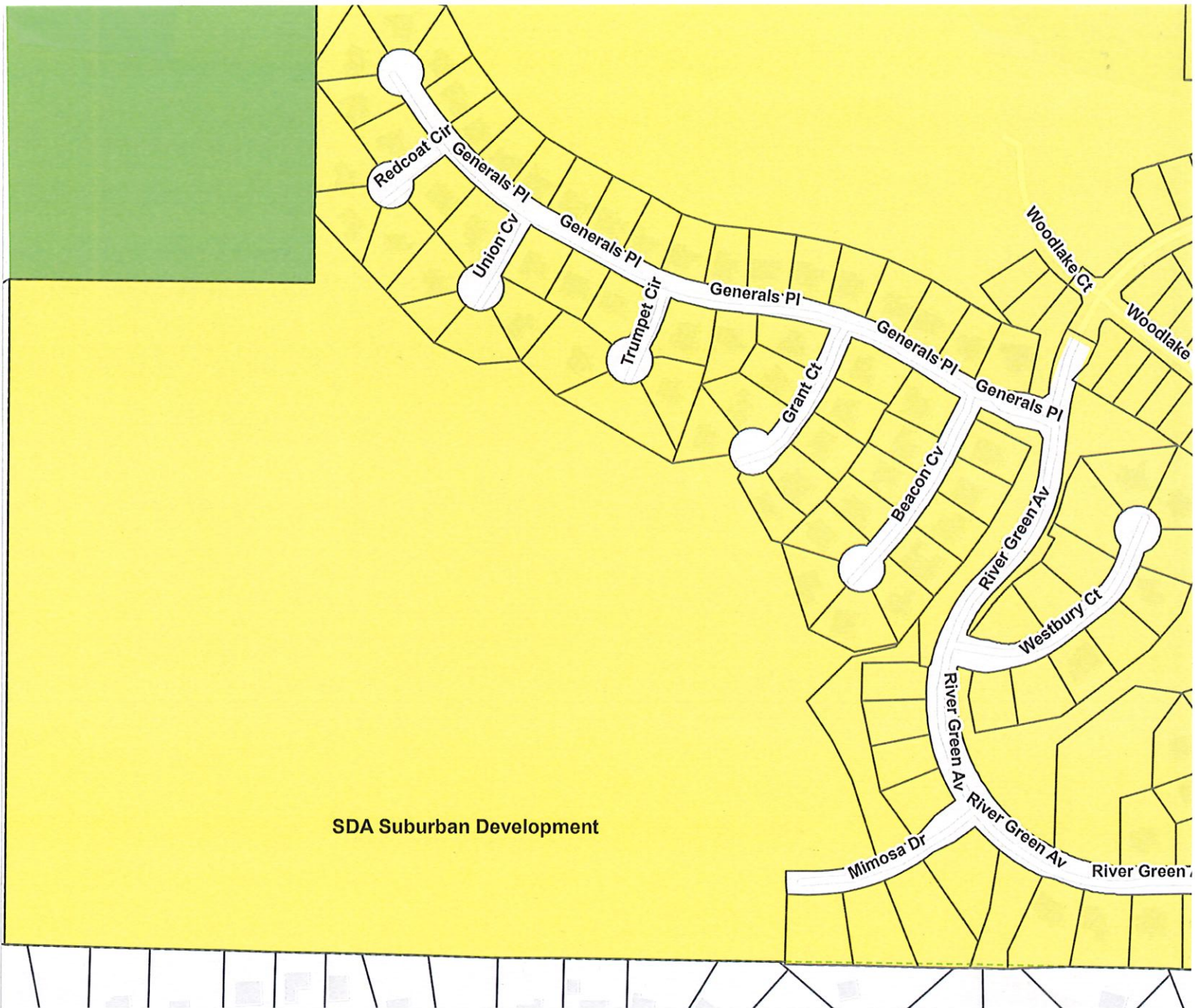
Location Map



Existing Land Use Map



Future Development Map





Site Description: The property is currently vacant and undeveloped. The parcel is heavily wooded with a mixture of hardwoods and pines.

Site History: Pods J1 and J2 are part of the original River Green development which was approved in 2001. The original approval was for 110 single family detached lots. Construction was began in 2008 but was halted shortly thereafter. A sanitary sewer lift station was installed.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; N/A**
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; N/A**
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; N/A**
- 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; N/A**
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map; N/A**
- 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. N/A**
- 7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. N/A**
- 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. N/A**



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;
- b. Whether the proposed use complies with the requirements of this zoning ordinance;
- c. Whether public services, public facilities and utilities are 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, odor, dust or vibration generated by the proposed use;
 - 2. Hours or manner of operation of the proposed use; and
 - 3. Traffic volumes generated by the proposed use;
- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;
- 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; and
- 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.



DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:

- SAFETY SERVICES:

Conditions for Consideration

COMMUNITY DEVELOPMENT

Conditions for Consideration

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 MARSHALL

Conditions for Consideration



STAFF CONDITIONS FOR CONSIDERATION



Community Development Department

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

CUP2411-004

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.

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

Applicant: Horstemeier This 10th day of November, 20 24
Print Name: Michelle Horstemeier

Applicant Information:

Name: Michelle Horstemeier
Address: 2355 Log Cabin Dr.
City: Atlanta
State: GA Zip Code: 30339
Telephone: 770-909-5010
Fax Number: _____
Email Address: mhorstemeier@jwcattalga.com

Owner Information:

Name: JWC Lakeside, LLC
Address: 2355 Log Cabin Dr.
City: Atlanta
State: GA Zip Code: 30339
Telephone: 770-909-5010
Fax Number: _____
Email Address: mhorstemeier@jwcattalga.com

This Application For (Check Only One):

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

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
+ (#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, Michelle Horstemeier, 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 19th day of November, 2024.

Owner Signature: [Signature]

Print Name: Michelle Horstemeier

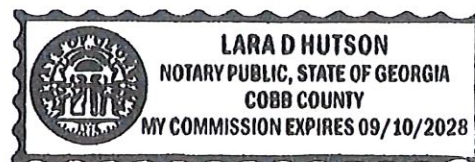
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|--|--|
| ☐ 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 19 Day Of November, 2024.

Notary Signature: [Signature]

(Seal)





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

Authorization Of Applicant

This form is to be executed under oath. I, Michelle Horstemeier, 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 19th day of November, 2024.

Owner Signature: [Signature] Print Name: Michelle Horstemeier

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: Michelle Horstemeier

Signature: [Signature]

Mailing Address: 2355 Log Cabin

City: Atlanta

State: GA Zip Code: 30339

Telephone: 770-809-6010

Fax Number: _____

E-mail: mhorstemeier@jvcatlanta.com

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Leasee
☐ 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 19 Day Of November, 2024.

Notary Signature: [Signature]





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: Michelle Henderson

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: (No Street Number) Mimosa Drive

Land Lot(s): 57 District: 14 Section: 2 Map #: Parcel #:

Existing Zoning Of Property: PD-MU ☒ City ☐ County Total Acreage Of Property: 51.0

Proposed Zoning Of Property: PUD with CUP & ZCA Existing Use(s) Of Property: Vacant land

Directions to property from Main Street in downtown Canton:

Waleska St north to SR 140, west on SR 140 to SR 20, west on SR 20 to the intersection of SR 20 and River Green Ave. The parcel is on the northeast corner of River Green Ave & Mimosa Drive

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	Multiple Parcels North - See "Additional Pages 1" for list		
SOUTH	Multiple Parcels South - See "Additional Pages 1" for list		
EAST	Multiple Parcels East - See "Additional Pages 1" for list		
WEST	Multiple Parcels West - See "Additional Pages 1" for list		
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? By Public Sewer Available To Property

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? By Public Water Available To Property

Proposed managing jurisdiction: City of Canton Size Limit:



Community Development Department

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PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. 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 Joseph Knox

TRAFFIC INFORMATION

Road/Street providing access: Knox Bridge Hwy (SR 20) to River Green Ave.

Width at property: (Road) Varies (Right-of-way) Varies

Distance to nearest major thoroughfare: 0' (intersection) Thoroughfare Name: Knox Bridge Hwy (SR 20)

Description of Road accessing property (Classification): SR 20 = Arterial / River Green = Minor Collector

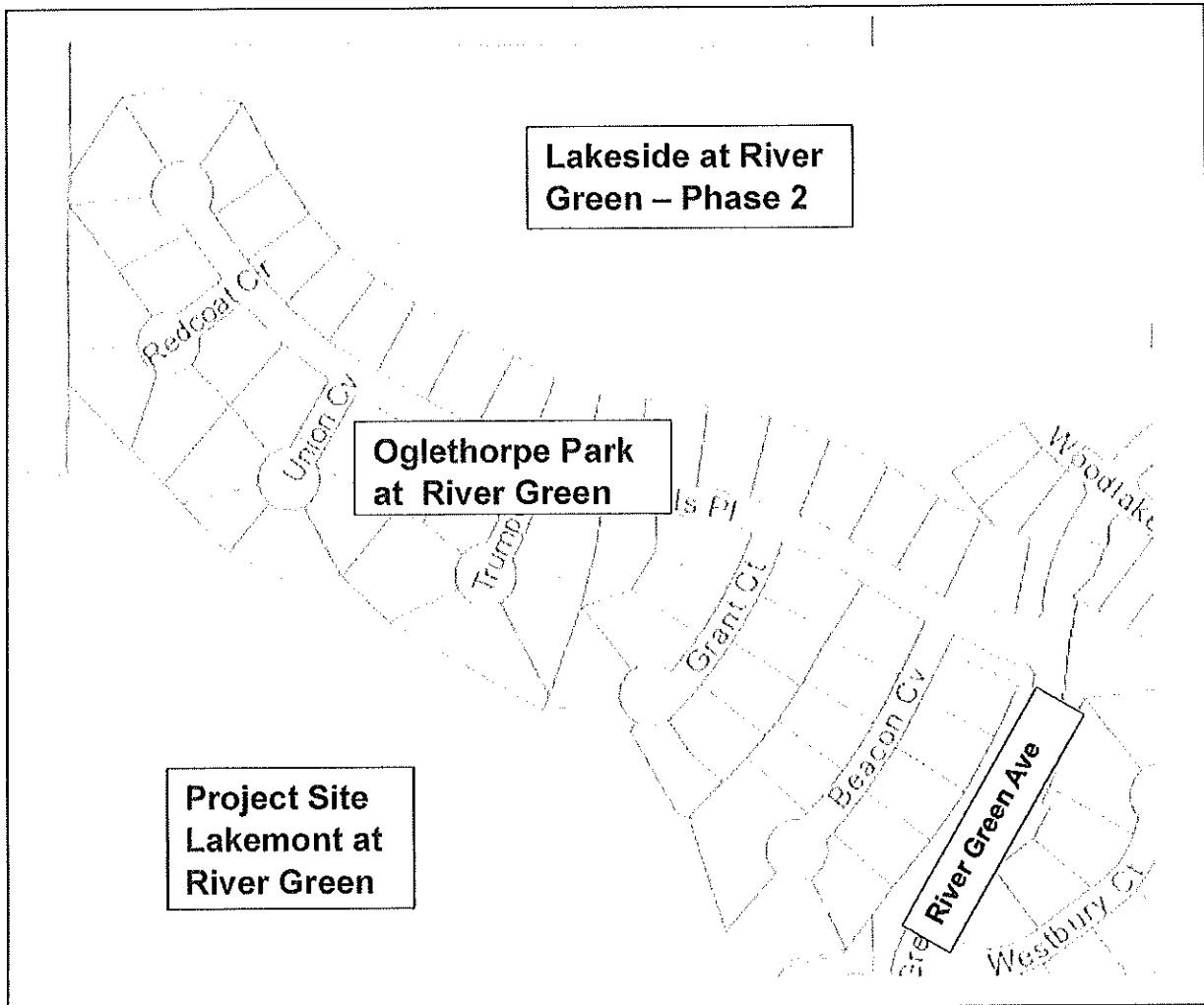
In support of this request, I submit the following items, which are attached and made a part of this application:

- ☒ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☒ Planning Commission Review Criteria Response
- ☐ Board of Zoning Appeals Review Criteria Response
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study
- ☐ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☒ Elevation Plans

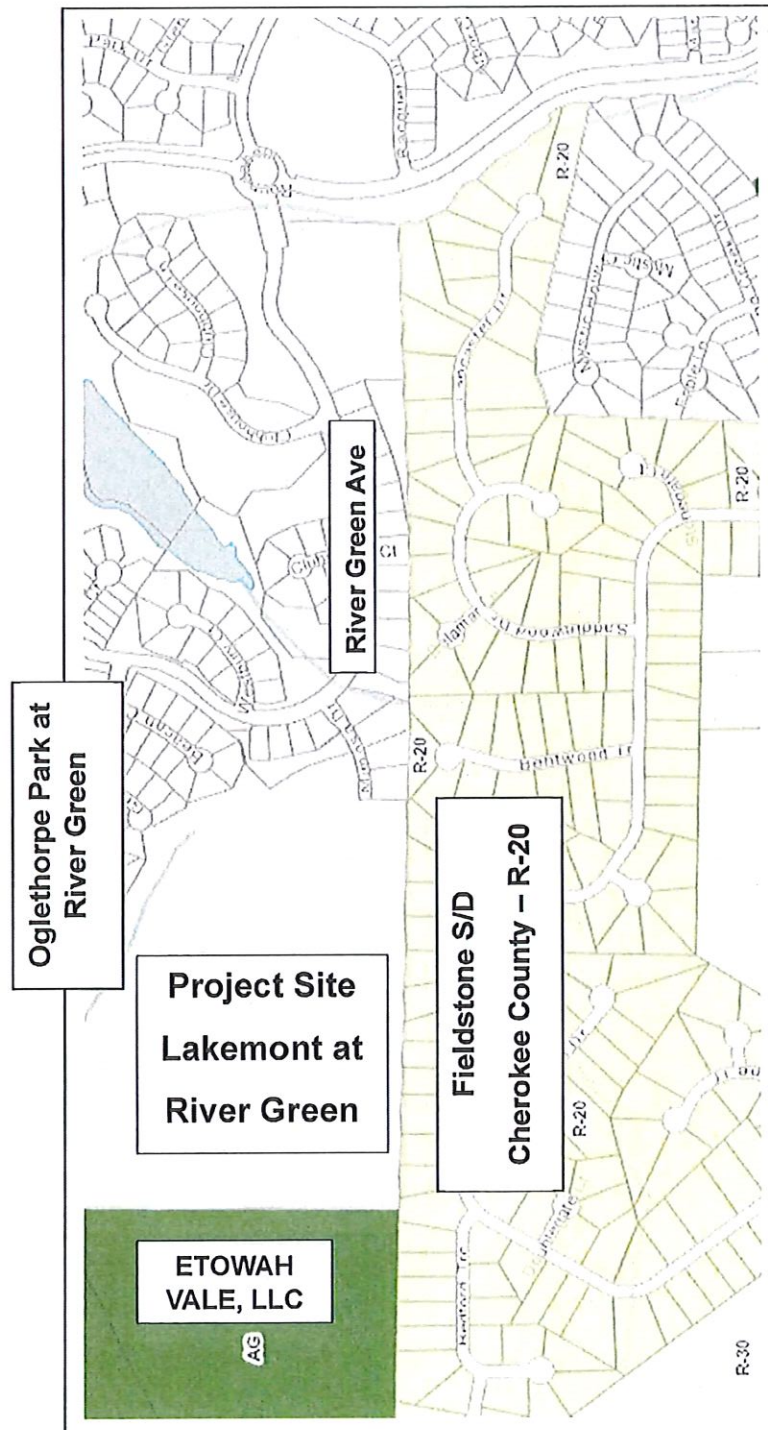
Additional Pages #1: Adjacent Parcel Zoning & Use – City of Canton

The adjacent parcels within the City limits are zoned Planned Unit Development (PUD). The uses are Residential Single Family Detached.

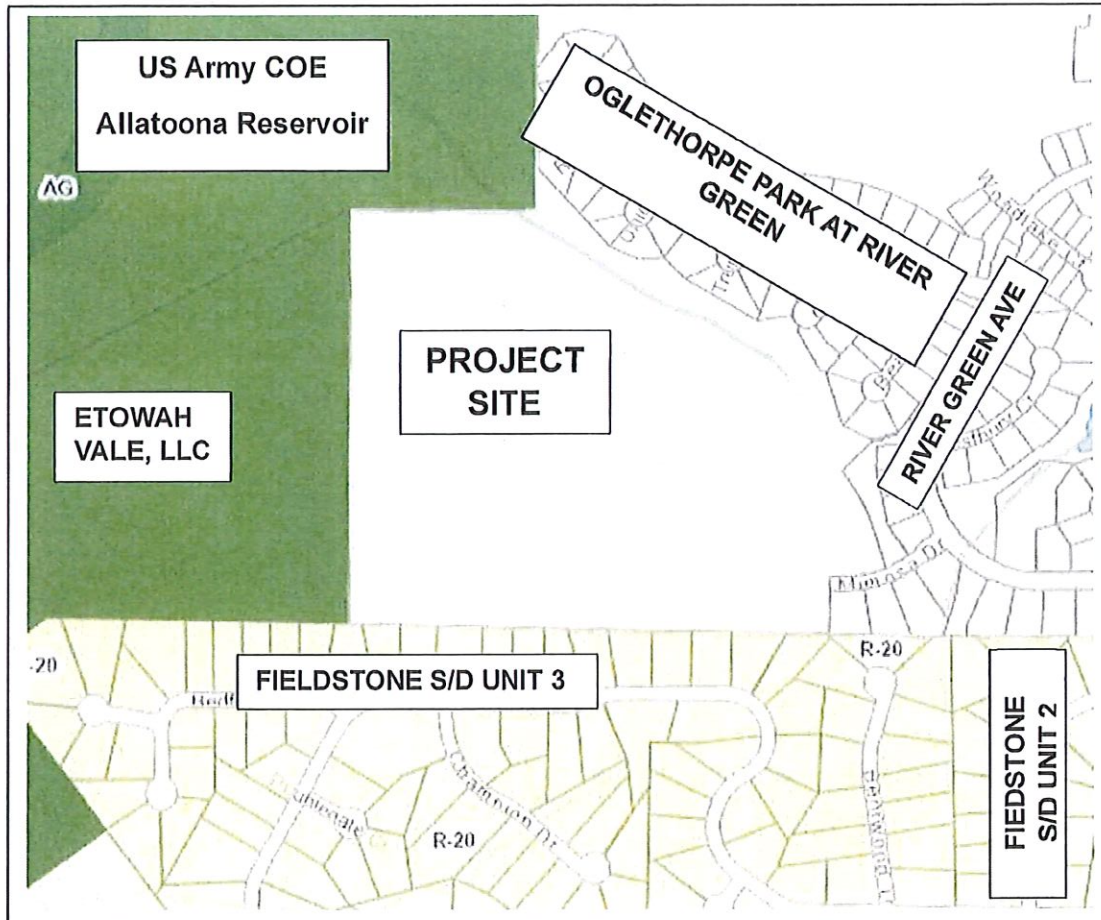


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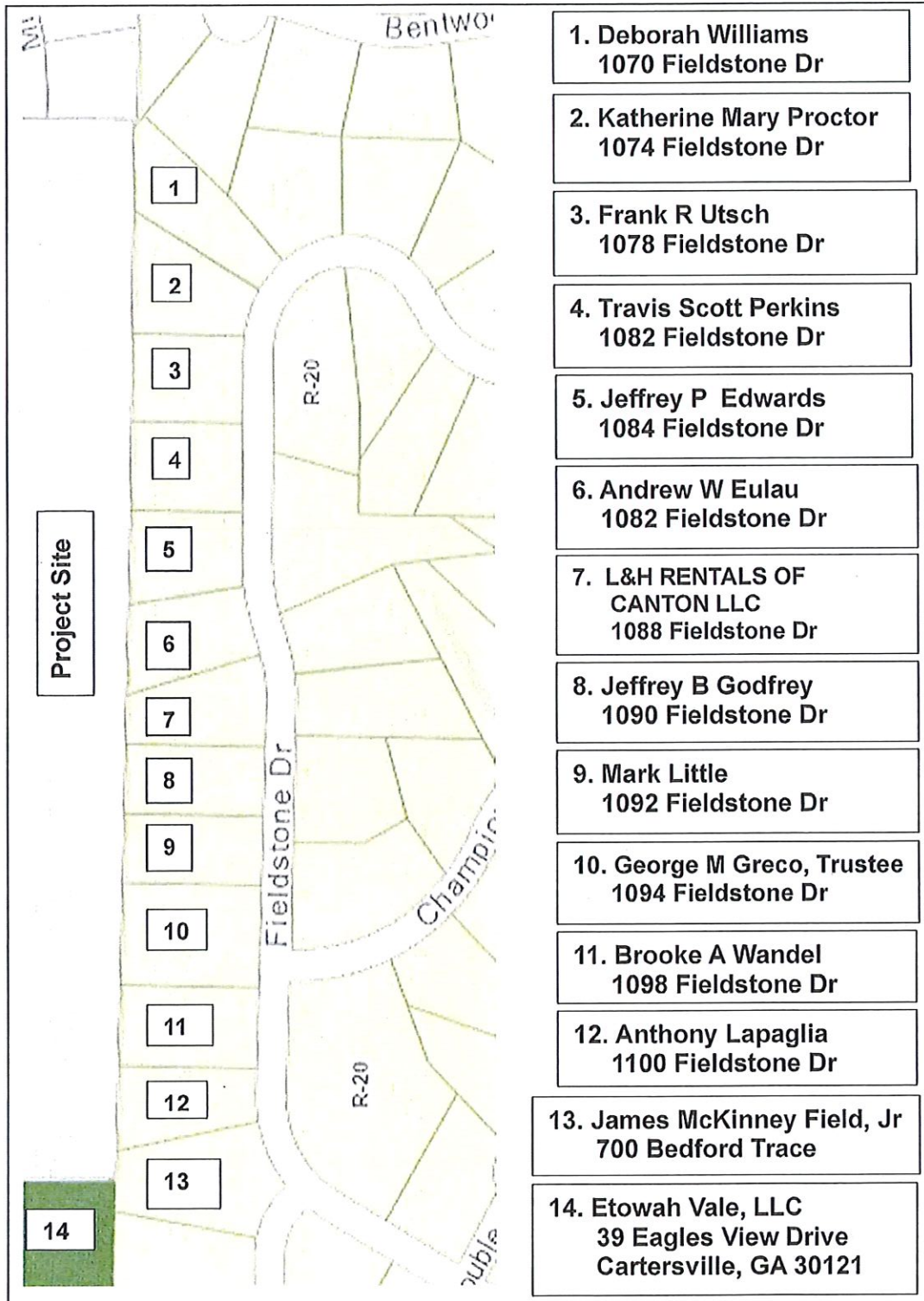
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Additional Pages #1: Adjacent Parcel Zoning & Use



Additional Pages #1: Adjacent Parcel Zoning & Use



LAKEMONT AT RIVER GREEN

LETTER OF INTENT

This Letter of Intent is intended to address all of the City of Canton's exhaustive list of information necessary to review the rezoning and conditional use permit.

General History and Overall Description of the Proposed Development:

Lakemont at River Green is a proposed development of 101 single family units, 6 are lots for detached homes, and 95 are attached townhome units, currently owned by River Green Land, LLC. This site, known as Pods J1 and J2 was a part of the originally rezoned River Green Neighborhood planned and constructed by John Wieland and David Chatham back in the year 2000. This site was previously permitted in 2018 as Pods J1-J2 with construction started on the roadway grading, sanitary sewer lines and the lift station to serve this site and existing pods within River Green. An asphalt entrance was originally constructed to access the site connecting to River Green Avenue. It will be completed as a part of this project with curbing, sidewalks, etc. added to it to serve these 110 residential units of this development. The site, other than the areas previously graded for roadway construction and the lift station access, has mature hardwood and pine trees throughout it. The developer plans to preserve 23.5 acres of the mature trees and place them into a conservation easement to protect them. Walking trail low impact construction will be allowed within the conservation area to allow the residents to be able to walk through the mature treed area.

Traffic Analysis:

The originally planned and permitted 110 lot single family development was started in 2018 and stopped due to economic reasons. The proposed development has 110 residential units, a combination of 15 single family detached lots and 95 attached townhome units. The proposed development has the same number of residential units as the previously developed site had, therefore we can state that the development of this 50.818 acre tract will not have an adverse effect on the neighborhood from a traffic standpoint. The roadways within the development will dedicate 3.5 acres of right-of-way to the City of Canton. The roadways will be constructed in accordance with the City of Canton's Type 1 residential street section, having 20-ft of pavement with 24-inch curb and gutter on each side along with five (5') foot sidewalks on each side of the roadway within 50-ft of right-of-way width. The cul-de-sacs will be designed to meet the City's Std Detail 205 for residential cul-de-sacs.

Impact of development of adjacent land uses:

The Master Plan for River Green had indicated this site area would have 110 residential units and the proposed plan is for 101 units, a reduction in the number of units. The greatly increased tree preservation and open space areas decrease any impact the development of this site would have on the adjoining residents.

Existing Land Use: PLANNED UNIT DEVELOPMENT (PUD)

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) PODS J1 AND J2

SITE AREA: 55.676 ACRES

Note: 8 Lots were platted along River Green Ave and Mimosa Drive on 03/12/2008 (PB 101, Pg 59) by Barton Land Surveying for Chatham-Wieland, LLC

DENSITY: $110/55.676 = 2.0$ UNITS/ACRE

Pods J1 and J2 were planned as a single-family development/pod and permitted through the City of Canton. Economic issues prevented the development of the community to proceed beyond the grading of the roadways and installation of the Lift Station with force main

connecting to a gravity flow manhole that flows to a larger lift station that eventually discharges directly into the City of Canton's treatment plant. The lift station is located off of (proposed) Wisteria Place and is located on the US Army COE property.

Proposed Land Use:

RESIDENTIAL SINGLE FAMILY 6 Detached Lots

RESIDENTIAL TOWNHOMES 95 Attached Units

TOTAL RESIDENCES 101 LOTS/UNITS

DENSITY: 110 UNITS / 50.818 ACRES = 2.0 UNITS/ACRE

PROJECTED BUILDING COVERAGE: 6 S.F. DET. AT 4,450 SF/EA PLUS (+) 95 S.F. ATT. AT 2,350 SF/EA = 249,950 SF OR 5.74 ACRES. DENSITY= 5.74/50.818 = 11.3% of the Site's Area.

PROJECTED IMPERVIOUS AREA COVERAGE:

With the building area of 5.74 acres projected, the rest of the impervious area would be new roadways and 2.78 acres of sidewalks added = 8.52/50.818 = 16.8%

The developer reserves the right to phase the 101 unit development into 3-4 phases stopping at roadway intersections to decrease the impact of phasing on the residents that would be within the initial phase(s) of the development.

- A. Purpose: It is the intent for J1-J2 is a stand-alone independent tract to promote "Lakemont at River Green", a mixed-use residential development with appropriate density to support both Single-Family detached residences and Single-Family attached residences (Townhomes), with a walkable community in a vibrant setting of mature forested conservation areas and access to the many amenities within the River Green Community. City water and sewer service will serve Lakemont at River Green.
- B. Permitted Land Uses: Single Family Residence, both detached and attached (Townhomes). The roadways within the community will be public roadways with 5-ft wide sidewalks on both sides of the roadways designed to meet the City's roadway requirements. An activity field will be provided near the mail kiosk area, the two will share public parking near the kiosk.
- C. Accessory Uses: A temporary sales office-trailer will be allowed on one of the single-family lots near the intersection of River Green Ave and Mimosa Drive. A pocket park (multi-use activity field) will be provided near the mail kiosk and parking area. No clubhouse, swimming pool, playgrounds or athletic facilities will be included within this development. Walking Trails are permitted to be constructed within the conservation easements.
- D. Density: A maximum of 101 Lots/Units will be constructed on 50.818 acres, making the density 2.0 Units-Lots per Acre.
- E. Height, Area and bulk Regulations:
 - 1. Single Family Residences Detached:
 - Minimum SF Detached Lot Area: 10,000 sq. ft., 20,000 sq. ft. when abutting the existing Fieldstone S/D.
 - Minimum Lot Width: 60-ft width at R/W
 - Minimum Lot Depth: 125-ft
 - Minimum Front Yard: 20-ft
 - Minimum Side Yard: 7.55-ft
 - Minimum Rear Yard: 20-ft
 - Maximum Building Height: three (3) stories plus optional basement, 50-ft above the basement(s).
 - 2. Multi-Family Residences Attached:

Minimum Lot Area: N/A

Maximum attached units per Building: 10-units

Minimum Residence/Unit Living Area: 1,200 sq. ft.

Minimum Yard Setbacks: Front=10-ft min., 20-ft max.

Minimum Distance Between (Unit) Buildings: 20-ft

Maximum Height: 4-stories or 60-ft

3. Landscape Buffers/Buffers to Adjacent Properties:

Buffers for Residences abutting Fieldstone S/D = 40-ft undisturbed and/or planted

No planted and/or screening buffers are required within the development. Note, there are multiple conservation easements (24.3 acres) within the development that will be preserved in perpetuity.

4. Minimum Open Space: 25% of the overall property area, $50.818 \times 0.25 = 12.74$ acres

This requirement is met with the conservation easements that have an overall area of 24.78 acres. Walking trails are permitted to be constructed within the common areas and conservation easements.

5. Parking Spaces / Loading Areas:

Standard pedestrian vehicle spaces: 10-ft x 18-ft

Compact pedestrian vehicle spaces: 8 ft x 16-ft (limited to 20% of the parking spaces)

Single Family Residence Detached and Attached: 2 parking spaces within garage, with an additional 2 on the driveway outside of the right-of-way.

Residential Guest Parking: 5 parking spaces at Mail Kiosk including 1 ADA space.

Loading Area: None

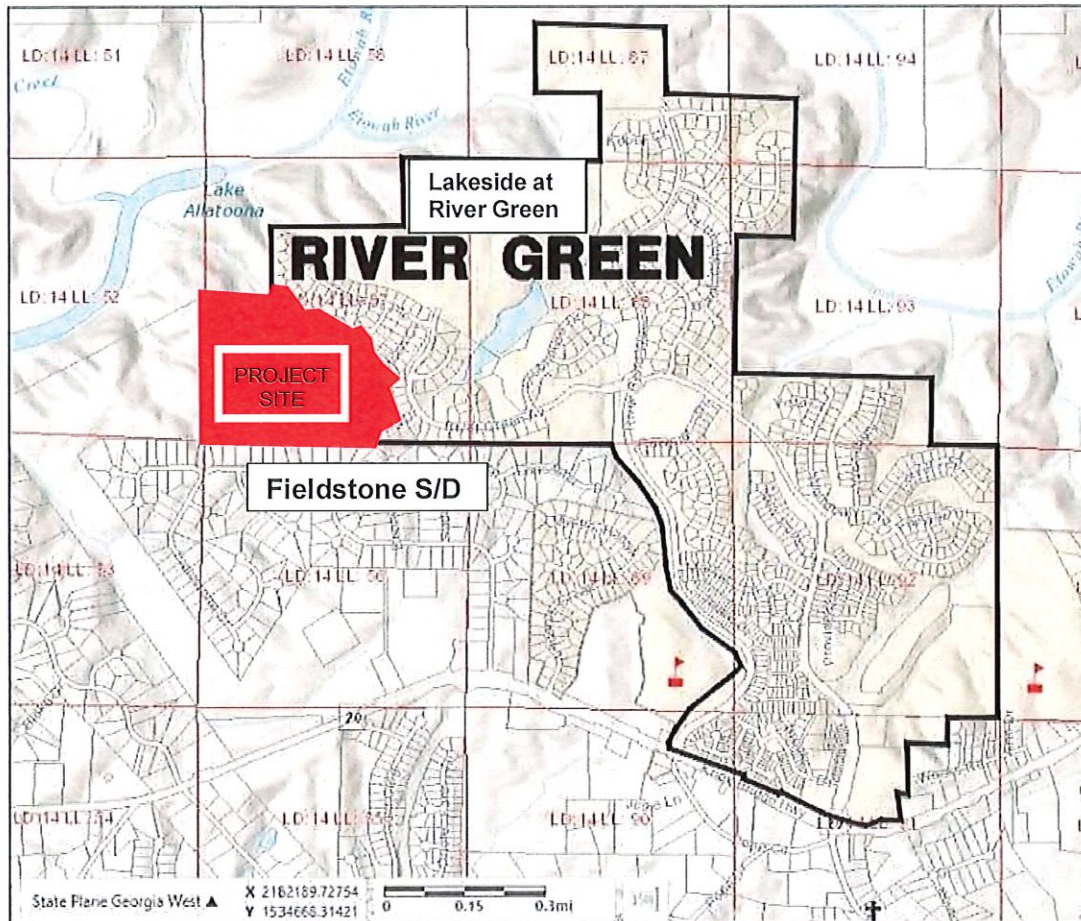
6. Architectural:

Lakemont at River Green intends to continue the community character of the River Green Neighborhood through thoughtful architectural consistent with traditional neighborhood design capturing the beauty of the mature forested tract. Primary building materials will be cementitious siding enhanced with distinctive details which may include porches, balconies, masonry water tables, covered entries, dormers, etc.

7. Site Plan Modifications: The overall Site Plan for residential units may be modified administratively and may be phased for development based on the owner's needs at that time.

F. General Landscaping and Signage:

1. Landscaping shall be provided at the tract's entrance off River Green Avenue in conformance with or exceeding the standards for entrance landscaping within the River Green Neighborhood. Lighting may be added to enhance the landscape areas within the proposed development.
2. A stone-masonry monument sign will be added to the entrance area visible from River Green Avenue with the development and developer's name on it. Landscaping will be added around the sign with lighting to enhance the entrance's appeal. The sign will conform to the City of Canton's regulations for signage.



LOCATION SKETCH

SCALE: 1" = 0.3 miles



Community Development Department

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

ZCA 2411-003

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
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This 19th day of November, 2024
Applicant: [Signature] Print Name: Michelle Horstemeyer

Applicant Information:

Name: Michelle Horstemeyer
Address: 2355 Log Cabin Dr.
City: Atlanta
State: GA Zip Code: 30339
Telephone: 770-809-5010
Fax Number: _____
Email Address: mhorstemeyer@jwcathlanta.com

Owner Information:

Name: JWC Lakeside, LLC
Address: 2355 Log Cabin Dr.
City: Atlanta
State: GA Zip Code: 30339
Telephone: 770-809-5010
Fax Number: _____
Email Address: mhorstemeyer@jwcathlanta.com

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
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- ☐ I Temporary Use Permit
☐ J Zoning Ordinance Text Amendment
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☐ 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, Michelle Horstemeier 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 19th day of November, 2024.

Owner Signature:

[Signature]

Print Name:

Michelle Horstemeier

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 19 Day Of November, 2024.

Notary Signature:

Lara D Hutson

(Seal)





Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, Michelle Horstemeier, 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 19th day of November, 2024.

Owner Signature: [Signature]

Print Name: Michelle Horstemeier

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: Michelle Horstemeier

Signature: [Signature]

Mailing Address: 7355 Log Cabin Rd.

City: Atlanta

State: GA

Zip Code: 30339

Telephone: 770-909-5010

Fax Number: _____

E-mail: mhorstemeier@jvcatlanta.com

Applicant Status:

- ☒ Owner
☐ Option to Purchase
☐ Leasee
☐ 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 19 Day Of November, 2024.

Notary Signature: Jane O. Hutson





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: Michelle Horstemoeyer 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: (No Street Number) Mimosa Drive

Land Lot(s): 57 District: 14 Section: 2 Map #: Parcel #:

Existing Zoning Of Property: PD-MU ☒ City ☐ County Total Acreage Of Property: 51.0

Proposed Zoning Of Property: PUD with CUP & ZCA Existing Use(s) Of Property: Vacant land

Directions to property from Main Street in downtown Canton:

Waleska St north to SR 140, west on SR 140 to SR 20, west on SR 20 to the intersection of SR 20 and River Green Ave. The parcel is on the northeast corner of River Green Ave & Mimosa Drive

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	Multiple Parcels North - See "Additional Pages 1" for list		
SOUTH	Multiple Parcels South - See "Additional Pages 1" for list		
EAST	Multiple Parcels East - See "Additional Pages 1" for list		
WEST	Multiple Parcels West - See "Additional Pages 1" for list		
OTHER			

UTILITY INFORMATION

How is sewage from this development to be managed? By Public Sewer Available To Property

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? By Public Water Available To Property

Proposed managing jurisdiction: City of Canton Size Limit:



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. This communication between the applicant and the school board shall take place, at a minimum, prior to the Planning Commission meeting in which the application is scheduled to be heard. 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 Joseph Knox

TRAFFIC INFORMATION

Road/Street providing access: Knox Bridge Hwy (SR 20) to River Green Ave.

Width at property: (Road) Varies (Right-of-way) Varies

Distance to nearest major thoroughfare: 0' (Intersection) Thoroughfare Name: Knox Bridge Hwy (SR 20)

Description of Road accessing property (Classification): SR 20 = Arterial / River Green = Minor Collector

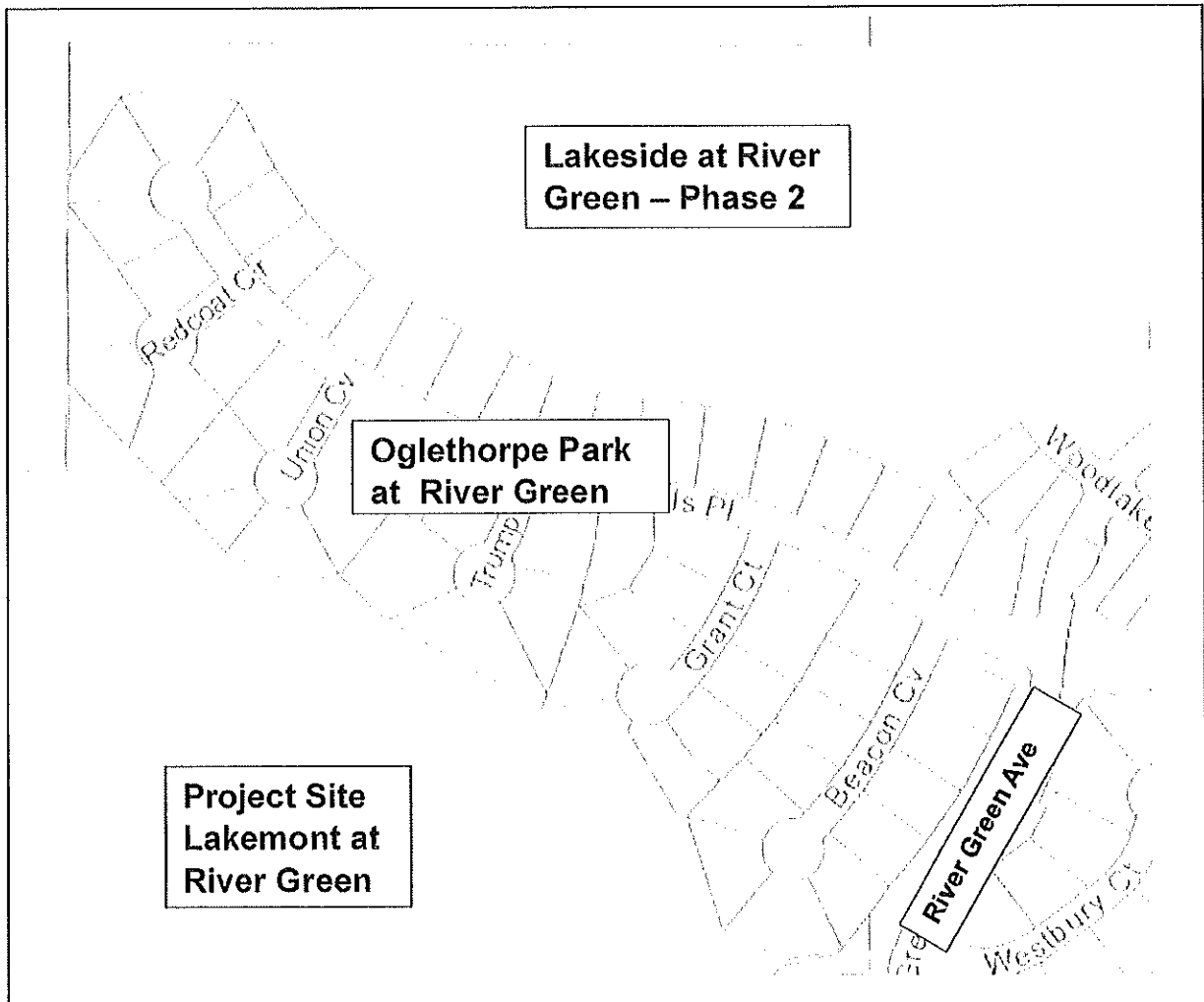
In support of this request, I submit the following items, which are attached and made a part of this application:

- ☒ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☒ Planning Commission Review Criteria Response
- ☐ Board of Zoning Appeals Review Criteria Response
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study
- ☐ Traffic Analysis Report
(Guidelines available from Planning & Zoning Dept.)
- ☒ Elevation Plans

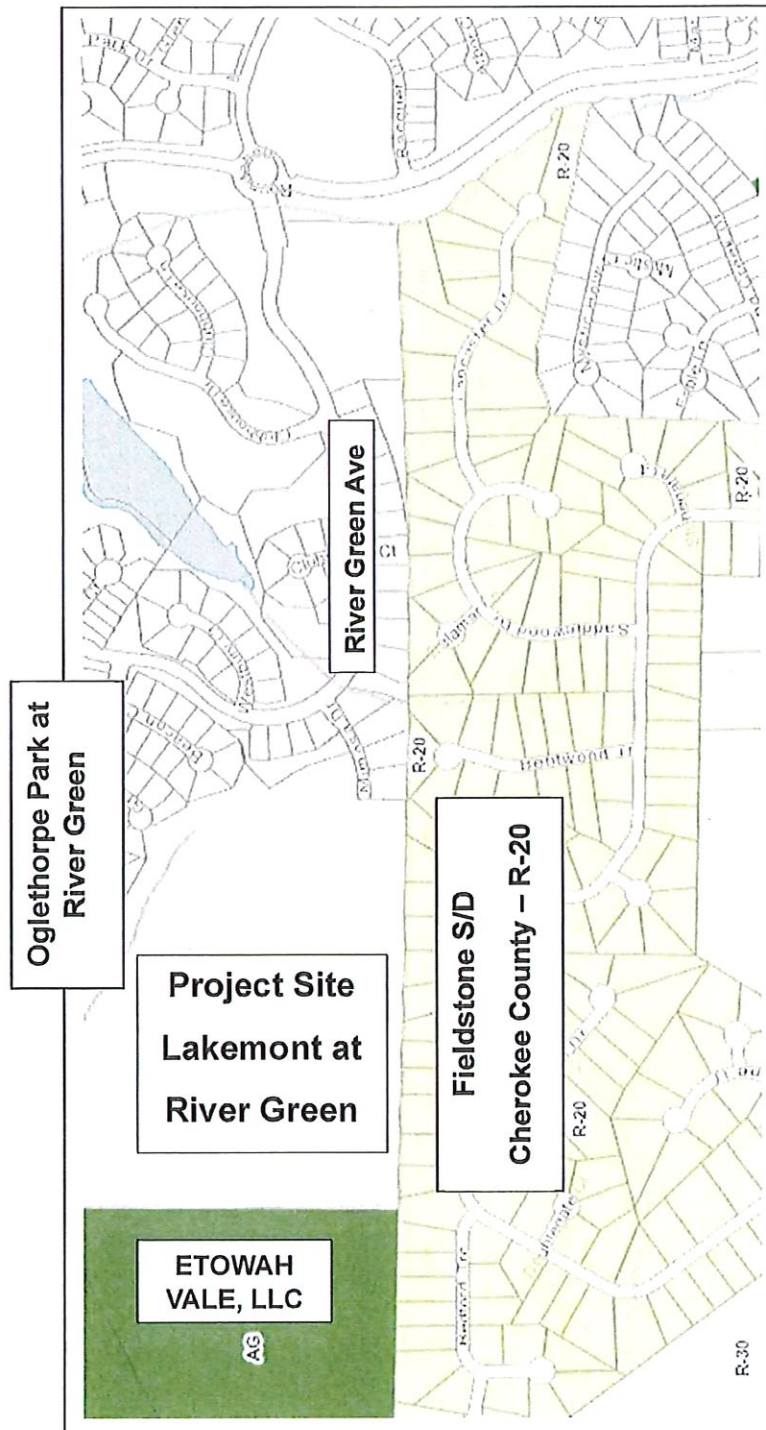
Additional Pages #1: Adjacent Parcel Zoning & Use – City of Canton

The adjacent parcels within the City limits are zoned Planned Unit Development (PUD). The uses are Residential Single Family Detached.

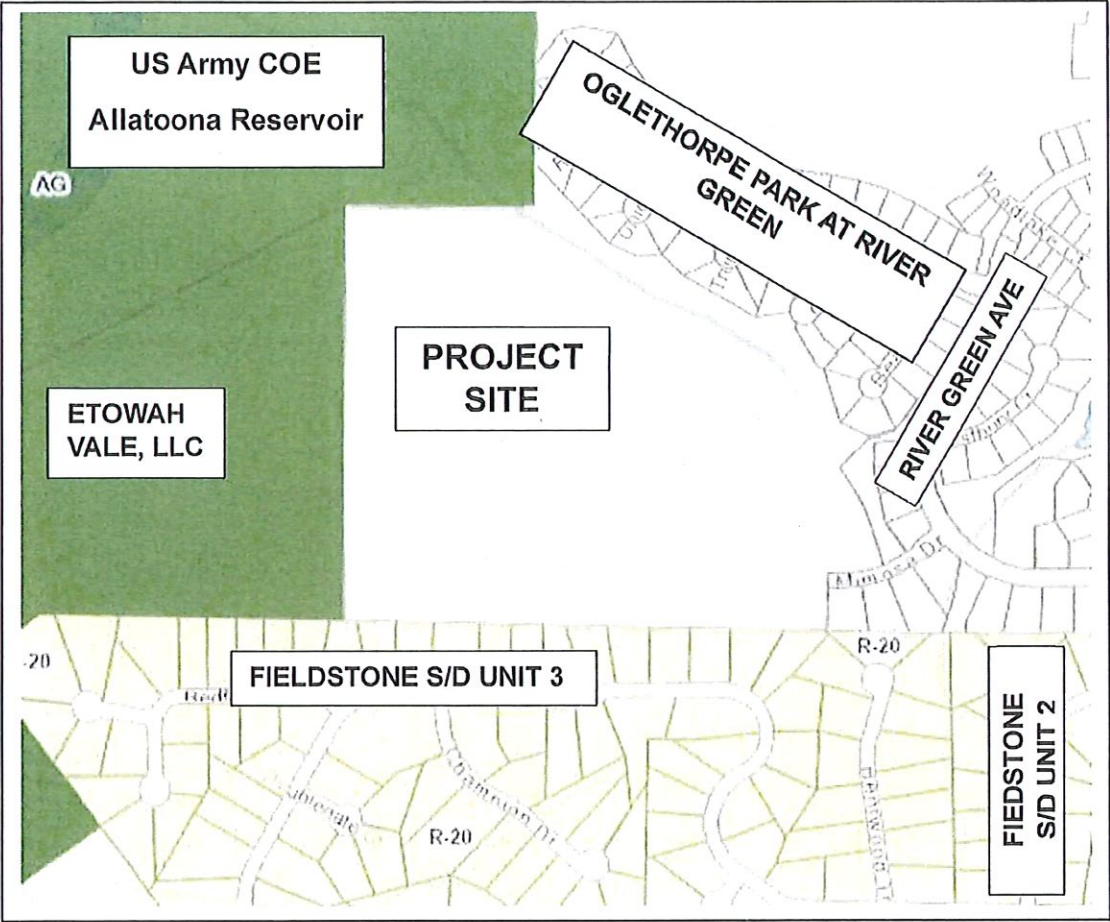


The adjacent parcels within the City limits are zoned Planned Unit Development (PUD). The uses are Residential Single Family Detached.

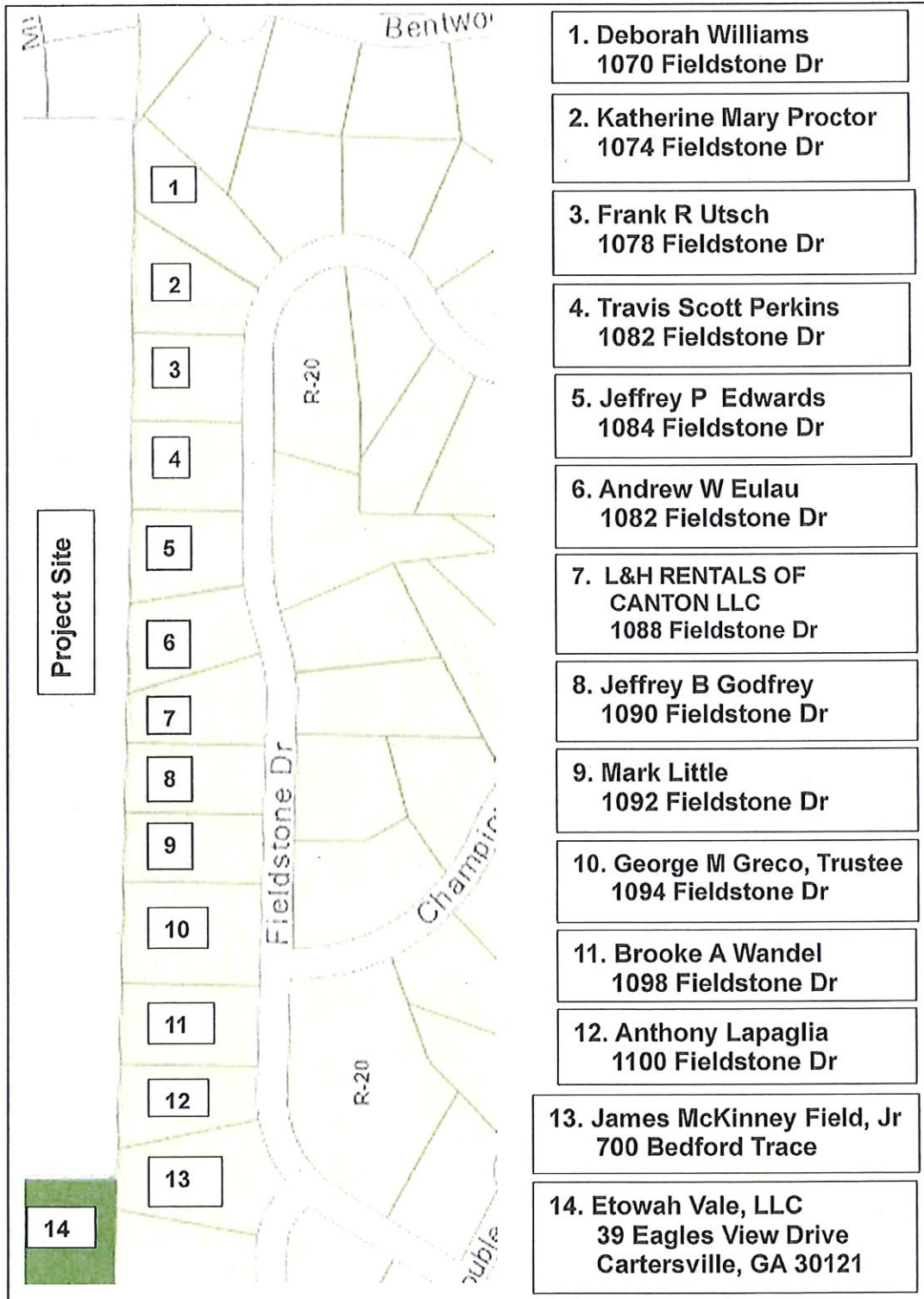
The adjacent parcels within the City limits are zoned Planned Unit Development (PUD). The uses are Residential Single Family Detached.



Additional Pages #1: Adjacent Parcel Zoning & Use



Additional Pages #1: Adjacent Parcel Zoning & Use



LAKEMONT AT RIVER GREEN

LETTER OF INTENT

This Letter of Intent is intended to address all of the City of Canton's exhaustive list of information necessary to review the rezoning and conditional use permit.

General History and Overall Description of the Proposed Development:

Lakemont at River Green is a proposed development of 101 single family units, 6 are lots for detached homes, and 95 are attached townhome units, currently owned by River Green Land, LLC. This site, known as Pods J1 and J2 was a part of the originally rezoned River Green Neighborhood planned and constructed by John Wieland and David Chatham back in the year 2000. This site was previously permitted in 2018 as Pods J1-J2 with construction started on the roadway grading, sanitary sewer lines and the lift station to serve this site and existing pods within River Green. An asphalt entrance was originally constructed to access the site connecting to River Green Avenue. It will be completed as a part of this project with curbing, sidewalks, etc. added to it to serve these 110 residential units of this development. The site, other than the areas previously graded for roadway construction and the lift station access, has mature hardwood and pine trees throughout it. The developer plans to preserve 23.5 acres of the mature trees and place them into a conservation easement to protect them. Walking trail low impact construction will be allowed within the conservation area to allow the residents to be able to walk through the mature treed area.

Traffic Analysis:

The originally planned and permitted 110 lot single family development was started in 2018 and stopped due to economic reasons. The proposed development has 110 residential units, a combination of 15 single family detached lots and 95 attached townhome units. The proposed development has the same number of residential units as the previously developed site had, therefore we can state that the development of this 50.818 acre tract will not have an adverse effect on the neighborhood from a traffic standpoint. The roadways within the development will dedicate 3.5 acres of right-of-way to the City of Canton. The roadways will be constructed in accordance with the City of Canton's Type 1 residential street section, having 20-ft of pavement with 24-inch curb and gutter on each side along with five (5') foot sidewalks on each side of the roadway within 50-ft of right-of-way width. The cul-de-sacs will be designed to meet the City's Std Detail 205 for residential cul-de-sacs.

Impact of development of adjacent land uses:

The Master Plan for River Green had indicated this site area would have 110 residential units and the proposed plan is for 101 units, a reduction in the number of units. The greatly increased tree preservation and open space areas decrease any impact the development of this site would have on the adjoining residents.

Existing Land Use: PLANNED UNIT DEVELOPMENT (PUD)

PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD) PODS J1 AND J2

SITE AREA: 55.676 ACRES

Note: 8 Lots were platted along River Green Ave and Mimosa Drive on 03/12/2008 (PB 101, Pg 59) by Barton Land Surveying for Chatham-Wieland, LLC

DENSITY: $110/55.676 = 2.0$ UNITS/ACRE

Pods J1 and J2 were planned as a single-family development/pod and permitted through the City of Canton. Economic issues prevented the development of the community to proceed beyond the grading of the roadways and installation of the Lift Station with force main

connecting to a gravity flow manhole that flows to a larger lift station that eventually discharges directly into the City of Canton's treatment plant. The lift station is located off of (proposed) Wisteria Place and is located on the US Army COE property.

Proposed Land Use:

RESIDENTIAL SINGLE FAMILY 6 Detached Lots

RESIDENTIAL TOWNHOMES 95 Attached Units

TOTAL RESIDENCES 101 LOTS/UNITS

DENSITY: 110 UNITS / 50.818 ACRES = 2.0 UNITS/ACRE

PROJECTED BUILDING COVERAGE: 6 S.F. DET. AT 4,450 SF/EA PLUS (+) 95 S.F. ATT. AT 2,350 SF/EA = 249,950 SF OR 5.74 ACRES. DENSITY= 5.74/50.818 = 11.3% of the Site's Area.

PROJECTED IMPERVIOUS AREA COVERAGE:

With the building area of 5.74 acres projected, the rest of the impervious area would be new roadways and 2.78 acres of sidewalks added = 8.52/50.818 = 16.8%

The developer reserves the right to phase the 101 unit development into 3-4 phases stopping at roadway intersections to decrease the impact of phasing on the residents that would be within the initial phase(s) of the development.

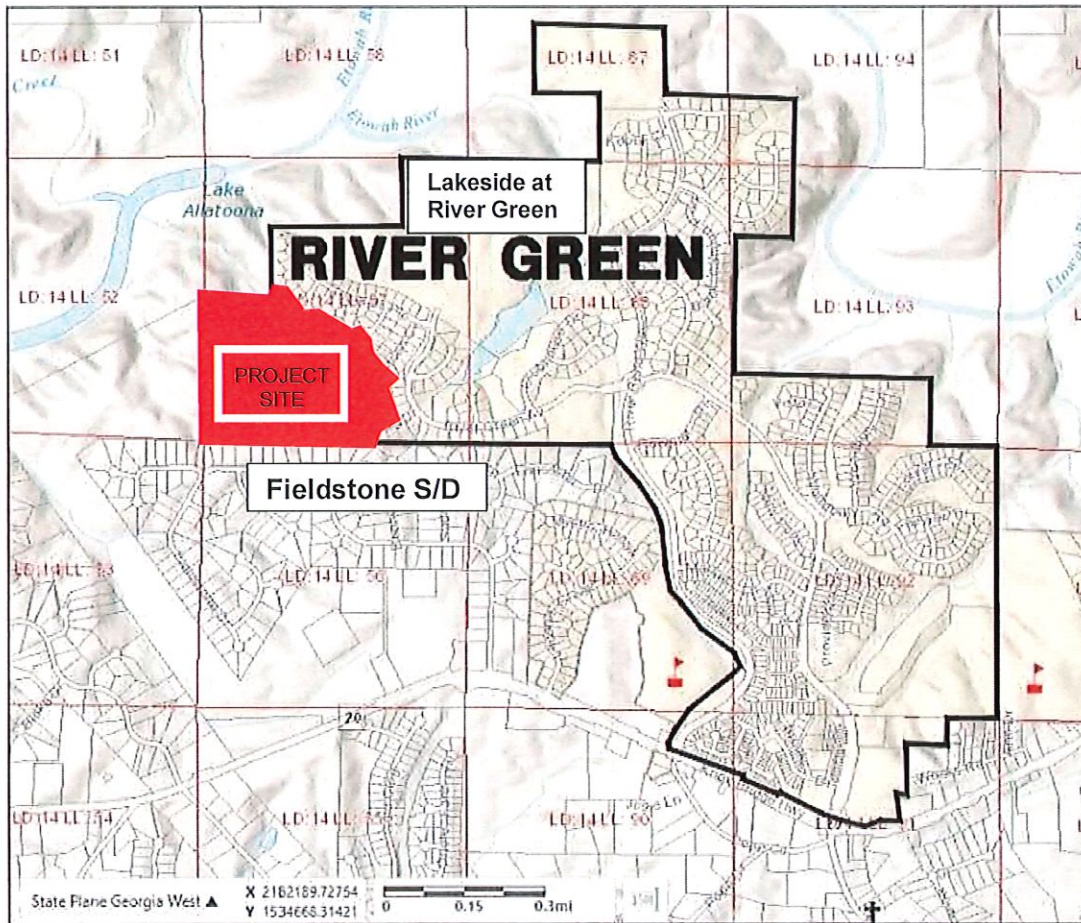
- A. Purpose: It is the intent for J1-J2 is a stand-alone independent tract to promote "Lakemont at River Green", a mixed-use residential development with appropriate density to support both Single-Family detached residences and Single-Family attached residences (Townhomes), with a walkable community in a vibrant setting of mature forested conservation areas and access to the many amenities within the River Green Community. City water and sewer service will serve Lakemont at River Green.
- B. Permitted Land Uses: Single Family Residence, both detached and attached (Townhomes). The roadways within the community will be public roadways with 5-ft wide sidewalks on both sides of the roadways designed to meet the City's roadway requirements. An activity field will be provided near the mail kiosk area, the two will share public parking near the kiosk.
- C. Accessory Uses: A temporary sales office-trailer will be allowed on one of the single-family lots near the intersection of River Green Ave and Mimosa Drive. A pocket park (multi-use activity field) will be provided near the mail kiosk and parking area. No clubhouse, swimming pool, playgrounds or athletic facilities will be included within this development. Walking Trails are permitted to be constructed within the conservation easements.
- D. Density: A maximum of 101 Lots/Units will be constructed on 50.818 acres, making the density 2.0 Units-Lots per Acre.
- E. Height, Area and bulk Regulations:
 - 1. Single Family Residences Detached:
 - Minimum SF Detached Lot Area: 10,000 sq. ft., 20,000 sq. ft. when abutting the existing Fieldstone S/D.
 - Minimum Lot Width: 60-ft width at R/W
 - Minimum Lot Depth: 125-ft
 - Minimum Front Yard: 20-ft
 - Minimum Side Yard: 7.55-ft
 - Minimum Rear Yard: 20-ft
 - Maximum Building Height: three (3) stories plus optional basement, 50-ft above the basement(s).
 - 2. Multi-Family Residences Attached:

Minimum Lot Area: N/A
Maximum attached units per Building: 10-units
Minimum Residence/Unit Living Area: 1,200 sq. ft.
Minimum Yard Setbacks: Front=10-ft min., 20-ft max.
Minimum Distance Between (Unit) Buildings: 20-ft
Maximum Height: 4-stories or 60-ft

3. Landscape Buffers/Buffers to Adjacent Properties:
Buffers for Residences abutting Fieldstone S/D = 40-ft undisturbed and/or planted
No planted and/or screening buffers are required within the development. Note, there are multiple conservation easements (24.3 acres) within the development that will be preserved in perpetuity.
4. Minimum Open Space: 25% of the overall property area, $50.818 \times 0.25 = 12.74$ acres
This requirement is met with the conservation easements that have an overall area of 24.78 acres. Walking trails are permitted to be constructed within the common areas and conservation easements.
5. Parking Spaces / Loading Areas:
Standard pedestrian vehicle spaces: 10-ft x 18-ft
Compact pedestrian vehicle spaces: 8 ft x 16-ft (limited to 20% of the parking spaces)
Single Family Residence Detached and Attached: 2 parking spaces within garage, with an additional 2 on the driveway outside of the right-of-way.
Residential Guest Parking: 5 parking spaces at Mail Kiosk including 1 ADA space.
Loading Area: None
6. Architectural:
Lakemont at River Green intends to continue the community character of the River Green Neighborhood through thoughtful architectural consistent with traditional neighborhood design capturing the beauty of the mature forested tract. Primary building materials will be cementitious siding enhanced with distinctive details which may include porches, balconies, masonry water tables, covered entries, dormers, etc.
7. Site Plan Modifications: The overall Site Plan for residential units may be modified administratively and may be phased for development based on the owner's needs at that time.

F. General Landscaping and Signage:

1. Landscaping shall be provided at the tract's entrance off River Green Avenue in conformance with or exceeding the standards for entrance landscaping within the River Green Neighborhood. Lighting may be added to enhance the landscape areas within the proposed development.
2. A stone-masonry monument sign will be added to the entrance area visible from River Green Avenue with the development and developer's name on it. Landscaping will be added around the sign with lighting to enhance the entrance's appeal. The sign will conform to the City of Canton's regulations for signage.



LOCATION SKETCH

SCALE: 1" = 0.3 miles

River Green Legal Description (51 Ac. Parcel)

All that tract or parcel of land lying and being in Land Lot 57 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1" open-top pipe found at the Land Lot corner common to Land Lots 52, 53, 56, and 57; Thence along the Land Lot line common to Land Lots 52 and 57 North 01 Degrees 02 Minutes 03 Seconds East a distance of 1,250.09 feet to a concrete monument found;
Thence continuing along said Land Lot line North 01 Degrees 02 Minutes 17 Seconds East a distance of 153.09 feet to a concrete monument found;
Thence leaving said Land Lot line South 88 Degrees 52 Minutes 42 Seconds East a distance of 653.23 feet to an angle iron found;
Thence North 00 Degrees 35 Minutes 52 Seconds East a distance of 147.73 feet to a 1/2" rebar found (capped "Barton");
Thence South 43 Degrees 04 Minutes 20 Seconds East a distance of 374.16 feet to a 1/2" rebar found (capped "Barton");
Thence South 66 Degrees 05 Minutes 36 Seconds East a distance of 103.51 feet to a point;
Thence North 84 Degrees 46 Minutes 10 Seconds East a distance of 89.42 feet to a point;
Thence South 45 Degrees 54 Minutes 24 Seconds East a distance of 101.61 feet to a point;
Thence South 60 Degrees 43 Minutes 08 Seconds East a distance of 289.46 feet to a 1/2" rebar found;
Thence North 79 Degrees 40 Minutes 43 Seconds East a distance of 124.84 feet to a 1/2" rebar found (capped "C&C RLS 2740") at the westerly right of way of Grant Court (50' R/W);
Thence along the westerly right of way of Grant Court (50' R/W) along a curve to the left, an arc distance of 44.25 feet, said curve having a radius of 50.00 feet and being subtended by a chord of 42.82 feet, at South 35 Degrees 42 Minutes 04 Seconds East to a 1/2" rebar found (capped "Barton");
Thence leaving said right of way South 28 Degrees 58 Minutes 29 Seconds West a distance of 20.44 feet to a mag nail found;
Thence South 29 Degrees 24 Minutes 30 Seconds East a distance of 150.38 feet to a point;
Thence South 76 Degrees 48 Minutes 24 Seconds East a distance of 19.39 feet to a 1/2" rebar found;
Thence South 17 Degrees 19 Minutes 21 Seconds East a distance of 195.49 feet to a point;
Thence South 65 Degrees 33 Minutes 38 Seconds East a distance of 108.60 feet to a point;
Thence South 45 Degrees 54 Minutes 02 Seconds West a distance of 137.83 feet to a point;
Thence South 34 Degrees 02 Minutes 53 Seconds East a distance of 97.17 feet to a point;
Thence South 26 Degrees 53 Minutes 24 Seconds East a distance of 97.21 feet to a point;
Thence South 17 Degrees 04 Minutes 00 Seconds East a distance of 176.25 feet to a 1/2" rebar found (capped "Barton") at the northerly right of way of Mimosa Drive (50' R/W);
Thence along the northerly right of way of Mimosa Drive (50' R/W) the following courses and distances:
Along a curve to the right, an arc distance of 147.74 feet, said curve having a radius of 375.00 feet and being subtended by a chord of 146.79 feet, at South 79 Degrees 24 Minutes 38 Seconds West to a point;
North 88 Degrees 53 Minutes 15 Seconds West a distance of 50.00 feet to a point at the terminus of the northerly right of way of Mimosa Drive (50' R/W);
Thence along the terminus of said right of way South 01 Degrees 15 Minutes 16 Seconds East a distance of 50.04 feet to a 1/2" rebar found (bent) at the terminus of the southerly right of way of Mimosa Drive (50' R/W);

Thence leaving said right of way South 01 Degrees 07 Minutes 28 Seconds West a distance of 150.87 feet to a point at the Land Lot line common to Land Lots 56 and 57;

Thence along the Land Lot line common to Land Lots 56 and 57 North 88 Degrees 45 Minutes 03 Seconds West a distance of 156.51 feet to a 1/2" rebar found;

Thence continuing along said Land Lot line North 88 Degrees 44 Minutes 00 Seconds West a distance of 1,531.20 feet to a 1" open-top pipe found at the Land Lot corner common to Land Lots 52, 53, 56, and 57, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 50.818 Acres.

CLOSURE STATEMENT

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 615,260.

GENERAL NOTES

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

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

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

DATE OF FIELD WORK: 10/10/2022

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

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS SITE IS SHOWN TO BE WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.L.R.M. CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13057C0231E DATED 6/7/2019.

ALL MATTERS OF TITLE EXCEPTED.

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

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

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. THE LOCATION 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 THERETO.

SITE ADDRESS IS LISTED AS:
MIMOSA DRIVE
CANTON, GA 30114

THE CURRENT PARCEL IDENTIFICATION NUMBER IS 14N12 017 L.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT JURISDICTIONAL WATERS REPORT. STATE WATERS AND WETLANDS MAY EXIST WITHIN SURVEYED TRACT, BUT ARE NOT SHOWN AS PART OF THIS SURVEY.

SYMBOL LEGEND

- OFF
1/2" REBAR FOUND
1/2" REBAR SET
RIGHT-OF-WAY MONUMENT FOUND
ADJOINING LOT NUMBER
LOT NUMBER
LAND LOT NUMBER
AIR CONDITIONING UNIT
BENCHMARK
BOLLARD
HANDICAP PARKING SIGN
SIGN
MANHOLE - UNKNOWN TYPE
HANDSICLE
CABLE TV BOX
CABLE TV MANHOLE
CABLE TV PEDISTAL
ELECTRIC BOX
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC PEDestal
GUY WIRE AND ANCHOR
GUY POLE
LIGHT POLE (LP)
POWER POLE (P)
SERVICE POLE
HIGH VOLTAGE POWER POLE (HVPP)
TRANSFORMER
GAS MANHOLE
GAS VALVE
GAS METER
SANITARY SEWER CLEAN OUT
SANITARY SEWER MANHOLE
STORM SEWER CLEAN OUT
DITCH WITH CHAIN BASIN
SINGLE WING CATCH BASIN
CURB INLET
DROPP INLET
FLARED END SECTION
HEADWALL
JUNCTION BOX
METER INLET
YARD INLET
TELEPHONE BOX
TELEPHONE MANHOLE
TELEPHONE PEDISTAL
PEDESTRIAN SIGNAL POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
IRRIGATION CONTROL VALVE
POST INDICATOR VALVE
WATER MANHOLE
WATER METER
WATER VALVE
WATER VAULT
TREE

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 ELECTRIC LINE |
| ----- | UNDERGROUND FIBER OPTIC LINE |
| ----- | UNDERGROUND GAS PIPE |
| ----- | UNDERGROUND SANITARY SEWER PIPE |
| ----- | UNDERGROUND STORM SEWER PIPE |
| ----- | UNDERGROUND STREET LIGHTING LINE |
| ----- | UNDERGROUND TELEPHONE LINE |
| ----- | UNDERGROUND TRAFFIC LINE |

ABBREVIATIONS

- | | |
|---------|--------------------------------|
| AC | ACCESS EASEMENT |
| BC | BACK OF CURB |
| BW | BROADWAY |
| BSL | BUILDING SETBACK LINE |
| C&G | CURB AND GUTTER |
| CL | CENTERLINE |
| CLF | CRANK LINE |
| WLF | WROUGHT IRON FENCE |
| C.M.F. | CONCRETE MORTAR FENCE |
| CONC | CONCRETE |
| C/P | CROWNED TOP PIPE |
| DE | DEED BOOK |
| D.S.E. | DRAINAGE EASEMENT |
| EX | EXISTING |
| EP | EDGE OF PAVEMENT |
| FDL | FENCE |
| L.L.L. | LAND LOT LINE |
| OTF | OPEN TOP PIPE |
| FL | FLAT BOOK |
| PC | POINT |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PROP | PROPOSED |
| R/W | RIGHT OF WAY |
| SS | SANITARY SEWER |
| S.S.W. | SANITARY SEWER EASEMENT |
| P.L. | PROPERTY LINE |
| SW&H | SANITARY SEWER MANHOLE |
| UTILITY | UTILITY EASEMENT |
| CI | CURB INLET |
| DI | DRAIN INLET |
| D&H | DITCH AND WOOD CATCH BASIN |
| FMS | FEDERAL HIGHWAY SECTION |
| ED&W | EDGEWATER |
| JB | JUNCTION BOX |
| GC | GUTTER CONTROL STRUCTURE |
| SW&H | SEWER AND CATCH BASIN |
| YI | YARD INLET |
| CMP | CORROATED METAL PIPE |
| DI | DUCTILE IRON PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| CLP | CASTLE TOP CHARGE PIPE |
| RC | REINFORCED CONCRETE PIPE |
| YCP | YARD CATCHER GLAY |

WRITTEN DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 57 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2 acre-top pile found at the Land Lot corner common to Land Lots 52, 53, 56, and 57; Thence along the Land Lot line common to Land Lots 52 and 57 North 01 Degrees 02 Minutes 03 Seconds East a distance of 1,250.09 feet to a concrete monument
 Thence continuing along said Land Lot line North 01 Degrees 02 Minutes 17 Seconds East a distance of 1,250.09 feet to a concrete monument
 Thence leaving said concrete monument South 89 Degrees 52 Minutes 42 Seconds East a distance of 653.23 feet to an angle iron found
 Thence North 03 Degrees 02 Minutes 52 Seconds East a distance of 147.73 feet to a 1/2" rebar found (called "Barton")
 Thence South 03 Degrees 04 Minutes 20 Seconds East a distance of 374.76 feet to a 1/2" rebar found (called "Barton")
 Thence North 03 Degrees 04 Minutes 36 Seconds East a distance of 103.51 feet to a point
 Thence North 84 Degrees 16 Minutes 10 Seconds East a distance of 89.42 feet to a point
 Thence North 03 Degrees 04 Minutes 36 Seconds East a distance of 103.51 feet to a point
 Thence North 03 Degrees 04 Minutes 43 Seconds East a distance of 129.84 feet to a 1/2" rebar found
 Thence North 79 Degrees 09 Minutes 43 Seconds East a distance of 129.84 feet to a 1/2" rebar found
 Thence along "C&C RLS 2740" at the westerly right of way of Grant County (50' R/W) Thence along the westerly right of way of Grant County (50' R/W) along a curve to the left on arc distances of 44.25 feet, said curve having a radius of 50.00 feet and being subtended by an angle of 10.45 degrees at South 35 Degrees 42 Minutes 04 Seconds East to a 1/2" rebar found (called "Barton")
 Thence leaving said right of way South 28 Degrees 58 Minutes 29 Seconds West a distance of 150.38 feet to a point
 Thence South 29 Degrees 24 Minutes 30 Seconds East a distance of 150.38 feet to a point

WRITTEN DESCRIPTION (CONT.)

Hence South 76 Degrees 49 Minutes 24 Seconds East a distance of 19.39 feet to a 1/2-
 rabor found.
 Hence South 17 Degrees 19 Minutes 21 Seconds East a distance of 183.49 feet to a point.
 Hence South 65 Degrees 33 Minutes 38 Seconds East a distance of 108.60 feet to a point.
 Hence South 45 Degrees 54 Minutes 02 Seconds West a distance of 137.63 feet to a point.
 Hence South 45 Degrees 54 Minutes 02 Seconds West a distance of 137.63 feet to a point.
 Hence South 26 Degrees 53 Minutes 24 Seconds East a distance of 97.21 feet to a point.
 Hence South 26 Degrees 53 Minutes 24 Seconds East a distance of 97.21 feet to a point.
 Hence South 26 Degrees 53 Minutes 24 Seconds East a distance of 97.21 feet to a point.
 rabor found (called "Barton") at the northerly right of way of Minness Drive (SO' R/R).
 Hence along the northerly right of way of Minness Drive (SO' R/R) the following course and
 Along a curve to the right, on arc distance of 147.74 feet, said curve having a radius of
 1/2 mile, subtended by a chord of 148.79 feet, at South 79 Degrees 24 Minutes
 30 Seconds West to a point.
 North 88 Degrees 53 Minutes 15 Seconds West a distance of 50.00 feet to a point at the
 terminus of said right of way of Minness Drive (SO' R/R).
 Hence along the terminus of said right of way South 01 Degrees 15 Minutes 16 Seconds
 East a distance of 10.00 feet to a rabor found (call) at the terminus of the southerly
 right of way of Minness Drive (SO' R/R).
 Hence leaving said point of way South 01 Degrees 07 Minutes 28 Seconds West a distance
 of 10.00 feet to a point at the terminus of said right of way of Minness Drive (SO' R/R).
 Hence along the Lond Let line South to Lond Let 56 and 57 North 88 Degrees 45
 Minutes 00 Seconds East a distance of 1.53120 feet to a point at the Lond Let corner common to
 the Lond Let line and said Lond Let 56 and 57 North 88 Degrees 45 Minutes 00 Seconds West
 a distance of 1.53120 feet to a 1/2 open-top pipe found at the Lond Let corner common to

Sold tract or parcel of land containing 50.818 Acres

BOUNDARY SURVEY FOR:
JW COLLECTION HOMES

LOCATED IN LAND LOT 57
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA
NOVEMBER 14, 2022

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www.gunninsurvey.com
678.650.7502

DRAWN BY: JZC
CHECKED BY: IBG

PROJECT NO. 22018

SHEET	OF
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TOTAL AREA=
50.818 ACRES

SUPERVISOR'S CERTIFICATE (STATE OF GEORGIA)

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY EXISTING PARCEL. THE PURPOSE OF THIS PLAT IS TO RECONSTRUCT THE RECORD MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS AS STATED HEREON. RECORDED OF THIS PLAT DOES NOT IMPLY AFRIVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, OR ANY OTHER REQUIREMENTS OF ANY JURISDICTION OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MAXIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF GEORGIA AND THE STANDARDS OF THE PROFESSION OF LAND SURVEYORS AND AS SET FORTH IN A.G.A. SECTION 15-1-62.

Jesse K. Gunnin
JESSE K. GUNNIN, GARLS NO. 3079

12.08/2022

DAI

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT IN AND FOR THE COUNTY OF DADE, FLORIDA

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