

**Action Requested/Required:**

Vote/Action Requested
 Discussion or Presentation Only
 Public Hearing
Report Date: 1/27/26
Hearing Date: 2/5/26
Voting Date: 3/5/26

Department: Community Development

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

Agenda Item Title:

RZON2511-008 - 631 Marietta Road - Request to rezone property from O-I to GC - Properati, LLC

Summary:

Applicant seeks to rezone the property located at 631 Marietta Road from O-I to GC for the purpose of constructing an additional building on site and renovating the existing structure. The proposed uses are a neighborhood grocery store and professional offices. The applicant also seeks two variances reducing the required buffers and setbacks.

The applicant has not met the abutting property owner notification requirement nor held the Community Input Meeting. The public hearing must be deferred until March 5, 2026.

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:

[Large empty box for staff recommendations]

Reviews:

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

Attachments:

Application
Site plan
Survey
Perspectives



PUBLIC HEARING APPLICATION

Project #(s):

REZONE 2511-008

This Application is for:

<input type="checkbox"/> A Annexation	<input type="checkbox"/> I Temporary Use Permit
<input checked="" type="checkbox"/> B Rezoning	<input type="checkbox"/> J Zoning Ordinance Text Amendment
<input type="checkbox"/> C Master Plans	<input type="checkbox"/> Appeal
<input type="checkbox"/> D Master Plan Amendment	<input type="checkbox"/> Adjustment
<input type="checkbox"/> E Conditional Use Permit	<input type="checkbox"/> Special Exception
<input type="checkbox"/> F Land Use Modification	
<input type="checkbox"/> G Zoning Condition Amendment	
<input type="checkbox"/> 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: Properati, LLC
Address: 713 Flag St,

City: Canton,
State: GA ZIP Code: 30114
Telephone: 770-894-2589
Email Address: 8942589@gmail.com

Owner Information:

Name: Salvador Gonzalez Diaz
Address: 248 Green Valley Farm

City: Jasper
State: GA ZIP Code: 30143
Telephone: 404-345-9400
Email Address: eloisas@hotmail.com

I, Salvador Gonzalez Diaz, 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, Salvador Gonzalez Diaz, have received and thoroughly read the Public Hearing Procedures.

This _____ day of _____, 20_____.

Applicant Signature: Salvador Gonzalez Print Name: Salvador Gonzalez

CANTON

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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2511-008

This form is to be executed under oath. I, Salvador Gonzalez Diaz, 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 theron.

This 1 day of December, 20 25.

Owner Signature: Salvador Gonzalez Print Name: Salvador Gonzalez

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

This Application is for:

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

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

Name of Authorized Applicant: Properati, LLC (Att. Oswaldo Zeas Authorized Agent

Signature: 

Mailing Address: 225 Marietta Rd

City: Canton

State: GA Zip Code: 30114

Telephone: 470-475-6899

E-mail: oswaldozeas@elitetotalservices.com

Applicant Status:

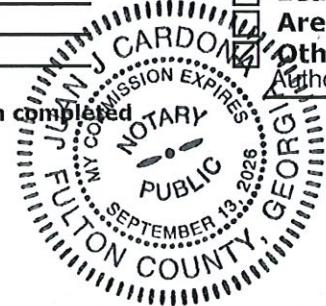
- Owner
- Option to Purchase
- Leaseee
- Area Resident

Other (Explain): Authorized Agent for Properati, LLC

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

Sworn To and Subscribed Before Me This 1
Day Of December, 20 25.

Notary Signature: Juan Cardona



(Seal)



DISCLOSURE FORM

Project #(s):

RZON2511-008

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: Project, LLC

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 contribution(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

\$	
\$	
\$	



PROPERTY INFORMATION

Project #(s):

RZON2511-008

Address:
631 Marietta Rd Canton GA 30114

Land Lot(s): LL 165 14th D PB28G120 District: 14 Section: D Parcel ID(s) 91N09 B018

Existing Zoning Of Property: O-I City County Total Acreage Of Property: 1.64

Proposed Zoning Of Property: GC (General Commercial) Existing Use(s) Of Property Former Church (no longer in use)

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	Unknown (Residential / Mixed-Use)	R-40 / O-I	Residential/Vacant
SOUTH	Public Right-of-Way	N/A	Roadway
EAST	Unknown (Industrial / Storage / Commercial mix)	GC/LI (City border mix)	Commercial/Storage
WEST	Unknown (Residential)	R-40	Residential
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Connection to City of Canton sewer system

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? Serviced by City of Canton Water & Sewer Authority

Proposed managing jurisdiction: City of Canton Size Limit: To be confirmed by final engineering



REVIEW CRITERIA

Project #(s):

RZON2511-008

How will this proposal be compatible with surrounding properties? The proposal introduces a small-scale commercial use that is consistent with the character of Marietta Rd and the nearby mixed residential and commercial uses. The layout, access, parking, lighting, and landscaping are designed to buffer and transition smoothly to the adjacent residential areas, ensuring compatibility and minimal impact.

How will this proposal affect the use and value of surrounding properties? The project replaces a long-vacant institutional building with a modern, attractive development, which is expected to enhance corridor appearance and increase surrounding property values.

Redevelopment of an underutilized site reduces blight and encourages continued investment in the area.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
No. The existing O-I zoning no longer supports a viable economic use. Demand for office/institutional uses at this location is extremely limited, and

the former church building is functionally obsolete. GC zoning is needed to allow reasonable redevelopment consistent with surrounding corridor uses.

What would be the increase to population and traffic if the proposal were approved? No population increase will occur because the request does not include residential units. Traffic impacts will be modest and appropriate for neighborhood-scale commercial activity. Access points and internal circulation have been designed to operate safely and efficiently.

What would be the impact to schools and utilities if the proposal were approved? There is no impact to schools because the use is strictly commercial. Water and sewer service already exist at the site and have sufficient capacity to support the proposed development without any expansion of city infrastructure.

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? The plan supports reinvestment along established corridors and encourages converting outdated or vacant structures into productive commercial uses. The request aligns with the Comprehensive Plan's goals for compatible infill, revitalization, and economic development in transitional areas.

How is the proposal consistent with the City of Canton Roadmap of Success? The project promotes economic growth, enhances visual quality along Marietta Rd, supports small businesses, and strengthens the tax base. Redeveloping an outdated property directly supports the city's long-term strategy for vibrant commercial corridors.

Are there existing or changing conditions which affect the development of the property and support the proposed request? Yes. The current facility is no longer in use and cannot be economically adapted under current zoning. Surrounding development patterns have shifted toward commercial and service uses, and the corridor is transitioning accordingly. Rezoning reflects these changes and allows productive reuse of the property.

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



November 30, 2025

City of Canton
Community Development Department
110 Academy Street
Canton, GA 30114

RE: LETTER OF INTENT FOR REZONING APPLICATION

Property: 631 Marietta Road, Canton, GA 30114

Parcel: 91N09 B018

Applicant: Properati, LLC

Owner: Salvador Gonzalez Diaz

To the Mayor and City Council:

Properati, LLC, on behalf of the property owner, Salvador Gonzalez Diaz, respectfully submits this Letter of Intent requesting the rezoning of the property located at 631 Marietta Road. The subject property consists of approximately **1.64 acres** and is currently zoned **O-I (Office Institutional)**. We are requesting a rezoning to **GC (General Commercial)** to allow the adaptive reuse and revitalization of this underutilized site.

History of the Parcel:

The parcel historically operated as a small church facility, serving the local community for several decades. The building has been vacant for many years, is no longer functional, and is legally non-conforming under current zoning standards. Due to the lack of demand for institutional uses in this location, the existing O-I zoning is no longer economically viable.

Development Description:

The proposed redevelopment includes renovating the existing structure and constructing one additional commercial building. The intended use is a small neighborhood grocery store and a professional office space—both serving the immediate community and compatible with the character of Marietta Road. The project replaces an obsolete institution with an active commercial use that enhances the corridor's appearance and economic potential.

The redevelopment also includes a new parking layout providing **70 spaces**, improved access, internal circulation, ADA-compliant parking, and updated landscaping. Buffers and screening are incorporated to ensure compatibility with nearby residential areas. Access points have been designed for safe ingress and egress. This submittal reflects a **conceptual plan for rezoning purposes**; a final engineered site plan will be provided following rezoning approval.

Traffic Considerations:

The proposed commercial uses are neighborhood-oriented and are not expected to generate significant traffic volumes. The impacts to the surrounding roadway network will be modest and appropriate for this corridor. No residential units are proposed; therefore, there is **no increase in population**, and no impact to the **Cherokee County School System**.

Compatibility With Surrounding Properties:

The proposal is compatible with the surrounding mix of residential and commercial uses along Marietta Road. The project introduces a visually appealing and modern redevelopment that provides transition and buffering to adjacent residences. Redeveloping the long-vacant church will improve corridor appearance,

(678) 694-7545 (770) 687-2114 @elitetotalservices

elitetotalservices@gmail.com elitegraphicpublicidad@gmail.com

www.elitetotalservices.com



Increase surrounding property values, and encourage continued reinvestment in the area.

Consistency With Comprehensive Plan and Roadmap of Success:

This application aligns with the City's Comprehensive Plan and the "Roadmap of Success" by supporting **infill development**, revitalizing underutilized land, and strengthening commercial activity along existing corridors. The proposal advances the City's long-term strategy to enhance small business opportunities, improve visual quality, and transform aging properties into productive commercial nodes.

The request directly supports the Comprehensive Plan's goals for compatible infill, reinvestment, and economic development within transitional areas.

Requested Variances:

Concurrent with this rezoning request, the applicant seeks variances to modify required buffers and setbacks. These variances are necessary due to the specific configuration of the parcel and the location of the existing structure. Granting these variances will accommodate required parking and circulation while maintaining compatibility and adequate separation from adjacent residential properties.

The requested variances **do not reduce life-safety standards**. Required buffers will be replaced with appropriate **landscaping, fencing, and screening**, ensuring visual protection and compatibility with the neighborhood. The proposed design aligns with the City's development guidelines and supports the intent of the General Commercial district.

Commitment to the City:

Properati, LLC and the property owner are committed to working collaboratively with City staff and the community to ensure the successful redevelopment of this site. We respectfully request your approval of the rezoning from O-I to GC and the associated variances that allow this revitalization effort to move forward.

Properati, LLC

Applicant

By: _____

Name: Rosa Loarca

Title: Managing Member

Owner:

Salvador Gonzalez

Salvador Gonzalez Diaz

Property Owner

Prepared and Submitted By:

Oswaldo Zeas

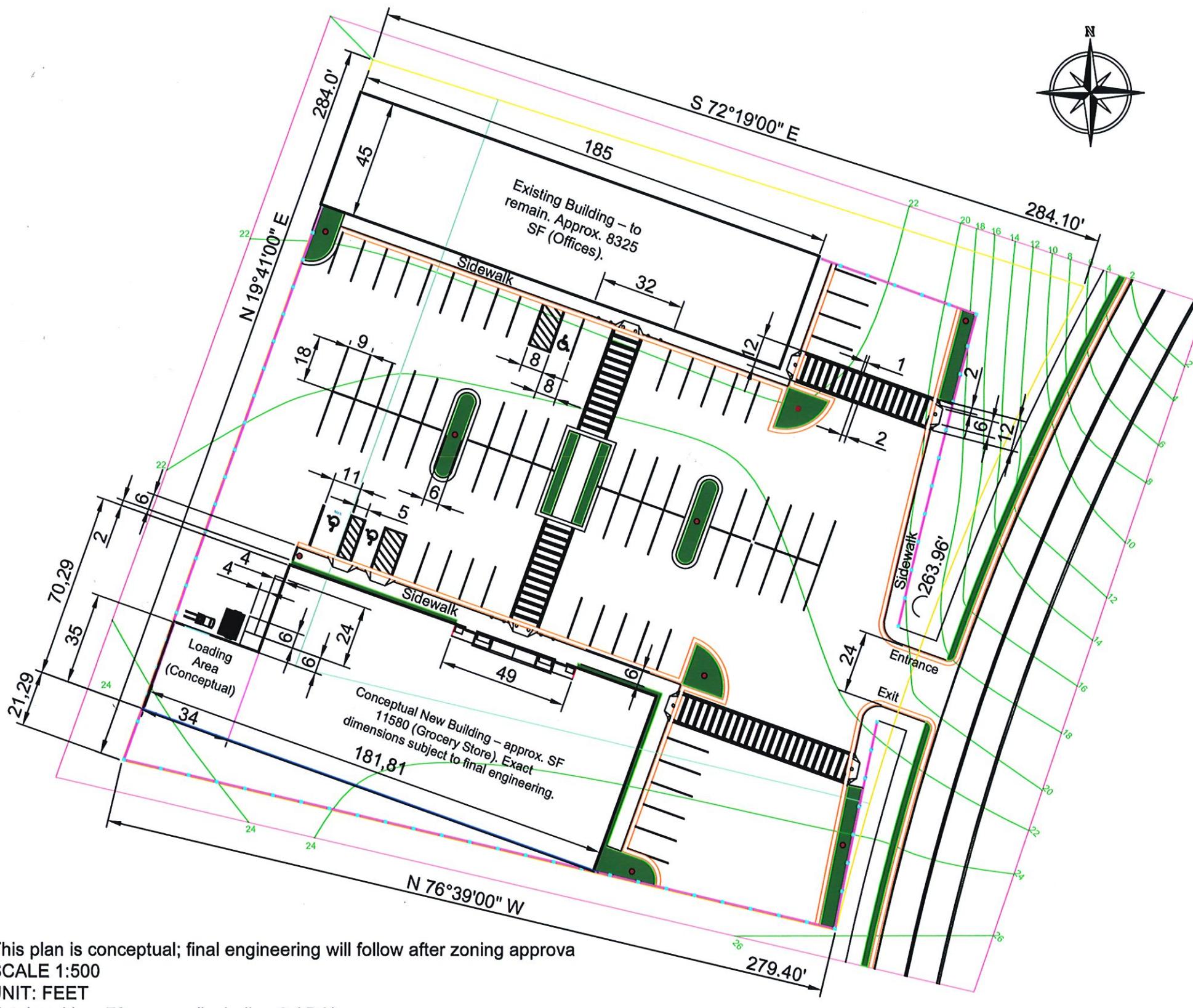
Agent for the Applicant

Elite Total Services

(678) 694-7545 (770) 687-2114 @elitetotalservices

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This plan is conceptual; final engineering will follow after zoning approval.
SCALE 1:500

SCALE 1:500
UNIT: FEET

UNIT: FEE

Total parking: 70 spaces (including 3 ADA).

0 10 20 30 40 50 100 f

Graphic Scale

NAME	SIMBOL	DESCRIPTION
VAN ADA		Painted stripes 0.33 Ft wide, lots of 10 x 18 Ft and 6 x 18 Ft
ADA		Painted stripes 0.33 Ft wide, lots of 8 x 18 Ft and 8 x 18 Ft
PARKING LOTS		Painted stripes 0.33 ft wide, lots of 9 x 18 ft
Bars and Light Poles		The Bars are 1 Ft in diameter and Light Poles vary
Pedestrian White Stripes		The width of the stripes is 1 Ft and they are separated every 2 Fts.
Ramp		The larger base is distributed 0-2-10-12 Fts, and the smaller base, at a distance of 3 Fts, measures 6 Fts.
Side Walk		The SideWalk is always 6 feet wide
Garage Door		Located at a height of 3 feet, it has dimensions of 10 feet wide and 12 feet high.
Curb and gutter		The ditch is 1.5 ft wide and the curb is 0.5 ft wide.
Existing buffer shown 1 (to be revised under variance request)		50 ft buffer with lines parallel to the boundary of the land
Applicant will request a variance to reduce the required 50-ft buffer/setback due to existing site conditions and existing structures		21.29 ft buffer with lines parallel to the boundary of the land
Dumpster		It measures 7.409 inches wide by 23.250 inches long by 8 feet high

