

**Action Requested/Required:**

- ☐ Vote/Action Requested
☒ Discussion or Presentation Only
☐ Public Hearing
Report Date: 12/19/24
Hearing Date: 2/6/25
Voting Date: 2/20/25

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

Agenda Item Title:

ZCA2412-002/MPA2412-001 - Request for Zoning Condition Amendment and Master Plan Amendment - Broekhuijsen Capital Holdings, LP

Summary:

The applicant seeks approval for a Zoning Condition Amendment and Master Plan Amendment to amend the previously approved Zoning Condition Amendment which was approved in 2022 and to add 4.81 acres to the previously approved Park Village Master Plan.

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,



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

ZCA2412-002

Public Hearing Application

Project #

MPA 2412-001

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

This form is to be executed under oath. I, J. J. Broekhuijsen, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, J. J. Broekhuijsen, have received and thoroughly read the Public Hearing Procedures.

Applicant: J. J. Broekhuijsen This 27 day of November, 20 24.
Print Name: Broekhuijsen Capital Holdings LP

Applicant Information:

Broekhuijsen Capital Holdings, LP c/o J. Alexander
Name: Brock (Smith, Gambrell & Russell, LLP)
Address: 1105 W. Peachtree Street, Suite 1000

City: Atlanta
State: GA Zip Code: 30309
Telephone: (404) 815-3603
Fax Number: (404) 685-6903
Email Address: jabrock@sgrlaw.com

Owner Information:

Name: Broekhuijsen Capital Holdings, LP
Address: 1105 W. Peachtree Street, Suite 1000

City: Atlanta
State: GA Zip Code: 30309
Telephone: (404) 815-3603
Fax Number: (404) 685-6903
Email Address: jabrock@sgrlaw.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
☐ H Density Transfer within Master Plan

- ☐ I Temporary Use Permit
☐ J Zoning Ordinance Text Amendment
☐ K Variance : Pre-Construction
☐ K Variance : Post-Construction
☐ Appeal

☐ Adjustment
☐ Special Exception

Fee Schedule:

Application Type

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

Staff Use Only

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

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department

110 Academy Street, Canton, Georgia 30114

770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, J. J. Broekhuijsen 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.

Owner Signature: [Signature]

Print Name: Johan J. Broekhuijsen

Broekhuijsen Capital Holdings LLC

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

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

Sworn To and Subscribed Before Me This 26th Day Of November, 2024.

Notary Signature: Beverly D. Campbell





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

Authorization Of Applicant

This form is to be executed under oath. I, J. Brockhuijsen, 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.

Owner Signature: [Signature]

Print Name: Broekhuijsen

Broekhuijsen Capital Holdings, LP

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: Broekhuijsen Capital Holdings, LP c/o J. Alexander Brock (Smith, Gambrell & Russell, LLP)

Signature: [Signature]

J. Alexander Brock - Smith, Gambrell & Russell, LLP

Mailing Address: 1105 W. Peachtree Street, Suite 1000

City: Atlanta

State: GA Zip Code: 30309

Telephone: (404) 815-3603

Fax Number: (404) 685-6903

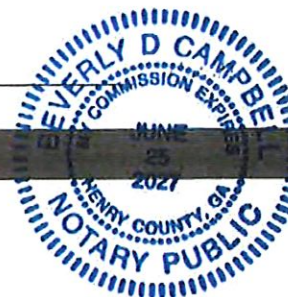
E-mail: jabrock@sgrlaw.com

Applicant Status:

- | |
|--|
| ☒ Owner |
| ☐ Option to Purchase |
| ☐ Leasee |
| ☐ Area Resident |
| ☒ Other (Explain): <u>Attorney for the</u>
<u>Applicant/Owner</u> |

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 27th 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: Broekhuijsen Capital Holdings, LP *(Print All Responses)*

Section 1

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

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

Section 2

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

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

Description

\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



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

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1. Name of Applicant/Opponent: Dennis J. Webb, Jr. (Smith, Gambrell & Russell LLP)

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

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1. Name of Applicant/Opponent: J. Alexander Brock (Smith, Gambrell & Russell LLP)

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

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Description

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Note: Complete a separate form for each authorized applicant.



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Disclosure Form

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

1. Name of Applicant/Opponent: Kathryn M. Zickert (Smith, Gambrell & Russell LLP)

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:

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Note: Complete a separate form for each authorized applicant.



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1. Name of Applicant/Opponent: Kirk R. Fjelstul (Smith, Gambrell & Russell LLP)

Section 1

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

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☐ 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
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☐ 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

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Property Information:

Address: _____ 0 Technology Parkway (unaddressed)
Land Lot(s): _____ 245 _____ District: _____ 14 _____ Section: _____ 2 _____ Map #: _____ Parcel #: _____ 14-0224-0002
14-0245-0163

Existing Zoning Of Property: _____ PD-MU ☒ City ☐ County Total Acreage Of Property: _____ 37.80
Proposed Zoning Of Property: _____ PD-MU Existing Use(s) Of Property: _____ Undeveloped

Directions to property from Main Street in downtown Canton:
North on I-575 to Riverstone Parkway; Left on Riverstone Parkway; Right onto Riverstone Blvd/ Bluffs Pkwy; Right onto
Technology Parkway

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	Mass Pointe Community Assoc.	R-4	Single Family Residential
SOUTH	Cherokee County Government	SU	Vacant
EAST	Park Village Community	PD-MU	Single Family Residential
WEST	Cherokee County Government	PD-MU	Vacant
OTHER	_____	_____	_____

UTILITY INFORMATION

How is sewage from this development to be managed? _____ Public Sewer

Proposed managing jurisdiction: _____ City of Canton

How will water be provided to the site? _____ Public Water

Proposed managing jurisdiction: _____ City of Canton Size Limit: _____



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PUBLIC SCHOOL POLICY STATEMENT

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

County Schools serving this development:

HIGH Cherokee High School

MIDDLE Teasley Middle School

ELEMENTARY Hasty Elementary School

TRAFFIC INFORMATION

Road/Street providing access: Technology Parkway

Width at property: (Road) N/A (Right-of-way) ± 100-feet

Distance to nearest major thoroughfare: ± 930-feet Thoroughfare Name: Bluffs Parkway

Description of Road accessing property (Classification): Local

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

☒ Boundary Survey

☒ Legal Description

☒ Letter of Intent

☐ Traffic Analysis Report

☒ Master Plan / Site Plan

☒ Location Map

☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

☐ Board of Appeals Review Criteria Response

☐ Elevation Plans

☐ Petition Requesting Annexation

☒ Other (please explain) _____



Community Development Department
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Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? _____

See Paragraph III.A of the Attached Letter of Intent

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

See Paragraph III.B of the Attached Letter of Intent

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

See Paragraph III.C of the Attached Letter of Intent

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

See Paragraph III.D of the Attached Letter of Intent

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

See Paragraph III.D of the Attached Letter of Intent

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

See Paragraph III.E of the Attached Letter of Intent

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

See Paragraph III.F of the Attached Letter of Intent

Provide a Letter of Intent, which provides the necessary information to support your application.

LETTER OF INTENT

and

Other Material Required by the
City of Canton Code of Ordinances
for the
Zoning Condition and Master Plan Modification Applications

of

BROEKHUIJSEN CAPITAL HOLDINGS, LP

for

± 37.80 Acres of Land
located in
Land Lot 245,
14th District, 2nd Section
Cherokee County, Georgia

Submitted for Applicant by:

Dennis J. Webb, Jr.
Kathryn M. Zickert
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application concerns a ±37.80-acre tract of land located in Land Lot 245, 14th District, 2nd Section of Cherokee County (the “Subject Property”). The Applicant, Broekhuijsen Capital Holdings, LP (“Applicant”) seeks to develop the Subject Property for a mixed-use integrated multi-purpose development with focus on high-quality industrial warehouses and manufacturing facilities with elements of office, commercial and residential uses labeled Der Campus mixed-use development (referred herein as the “Proposed Development” and/or “Project” and/or “Der Campus”). More specifically, the Project consists of one main area with industrial warehouses with integrated offices, and two sub-areas, one with mainly office/retail/general commercial/residential facilities and one purely residential area (located to the north of Technology Ridge Parkway). The core of this development will be the manufacturing and warehousing district, consisting of high-quality, high-end production and warehouse facilities.¹ The second office/retail/general commercial /residential area consists mainly of representative office/retail space. This will be combined with an open concept public recreational area/plaza including restaurants, coffee shops, local commercial stores which are located around an aesthetically attractive feature pond as well as amenities such as outdoor seating, gathering areas, coffee corners outlined with a sophisticated landscape design and potential water features.

Residents, the local workforce and visitors alike will be drawn to the project and encouraged to explore the commercial and public spaces by the unobstructed detailed building facades, matching awnings and architectural accent lighting. Moreover, the Applicant is

¹ The site plan currently depicts six warehouse facilities, however the layout is subject to change based upon final engineering.

expecting more than 300 new jobs from 40-60 tenants, utilizing their relationship and network to German automotive Tier 1 and Tier 2 suppliers. Based upon the history and background of the Applicant, most tenants will be high-tech companies within the automotive industry, IT as well as general technology companies. Also, underlining the character of this multi-purpose development project is a 10MW solar power plant including high-tech energy storage. In the final stage, the whole area will be fully self-supporting concerning the energy for heating and electricity.

To allow the Proposed Development, the Applicant submits the following applications: 1) Master Plan Modification Application to incorporate an additional 4.81-acre tract into the master development; and 2) a Zoning Condition Modification application to amend certain conditions of the 2022 Zoning to accommodate the Proposed Development. A copy of the amended conditions is attached as Exhibit 1.

The Applicant behind the design and development of the Der Campus is Becker Group Group² which consists of Broekhuijsen Real Estate as well as of Becker Robotic Equipment. Broekhuijsen Real Estate is a global award winning (sustainable energy developments and historic architectural preservation) multinational real estate firm with head office in Germany. Specializing in high-end industrial manufacturing facilities and offices, founded by Andries Broekhuijsen 30 years ago. Becker Robotic Equipment is an international supplier to the automotive industry with Head Office in Germany and 13 locations in six countries, founded in 1993. As a global direct supplier for many of the world's leading manufacturers in the automotive industry (VW, Audi, Porsche BMW, Tesla, Rivian, Canoo, GM, Ford, Stellantis) we

² The Subject Property is owned by Broekhuijsen Capital Holdings, LP which is a wholly owned subsidiary of Becker Group.

take pride in pushing the boundaries of technology and automation. As a fully ISO 9001 / 14001 / 45001 certified company, holding several patents with manufacturing facilities in Germany, USA, Mexico, India, and China we are constantly striving to improve our global operations and customer support.

The Subject Property was originally the mixed-use component of the ±147-acre Park Village Master Plan, zoned Planned Unit Development (PUD)³ and approved by City in 2003 (“2003 Master Plan”). The 2003 Master Plan depicted the Subject Property as being in Parcel C in the overall master plan, which was envisioned for the development of a mix of commercial and residential uses. In 2022, the City of Canton City Council approved a Zoning Condition Amendment (ZCA2022-004) to amend several conditions of the 2003 Master Plan and allow additional uses in Parcel C (“2022 Zoning”). The 2022 Zoning was subject to seven (7) conditions and a master development plan that called for ±452,100 square feet of light industrial, office, and commercial space, as well as thirty-five (35) residential townhomes located to the north of Technology Ridge Parkway, all on a 36.9-acre tract. The Applicant purchased the Subject Property and an additional ±4.81-acre tract (“±4.81-acre tract”), located to the west of the Subject Property. The Applicant now intends to incorporate the ±4.81-acre tract into the Proposed Development.

The addition of the ±4.81-acre tract will allow a more efficient layout of the Subject Property, while maintaining a similar intensity to what is allowed under the 2022 Zoning. The ±4.81-acre tract, however, was not included in the original 2003 Master Plan or the 2022 Zoning. It is important to note that, if it was not for the additional of the ±4.81-acre tract, the Proposed

³ The property was later rezoned to PD-MU when the City of Canton adopted its current Zoning Ordinance.

Development could be constructed as of right under the 2022 Zoning.⁴ Because the Applicant must seek a Master Plan Modification to add the ±4.81-acre tract, it is taking the opportunity to amend several of the 2022 Zoning conditions to align with the Proposed Development. Specifically, 2022 Zoning Condition 7 omitted the residential component from the commercial portion of the development. The master plan attached to the 2022 Zoning, however, listed a mix of residential, commercial and office uses in the commercial mixed-use area of the development. The Applicant's current request seeks to correct this oversight. In addition, the Applicant is requesting modification to the existing conditions and two additional conditions detailing the types of residential units provided on the tract located to the north of Technology Ridge Parkway and another condition relating to the anticipated future subdivision of the property.

The Applicant submits this document as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, a written justification for the Application, and an analysis of the factors to be considered for a rezoning per the City of Canton Development Code, § 105.07.02. A Site Plan has been filed with the original Application, along with the other required materials.

II. HISTORY

The City of Canton rezoned ±147 acres, including the Subject Property, from AG (Agricultural) to PUD (Planned Unit Development) in November of 2003 as part of the Park Village master plan development (Z0212-12). The City of Canton later rezoned the property from PUD to PD-MU, when it adopted its current Zoning Ordinance. In 2022, the City of Canton approved a Zoning Condition Amendment (ZCA2202-004) to modify certain conditions

⁴ The 2022 Zoning was not conditioned to a site plan and the Applicant's proposed site design could be developed under the current zoning approvals on the original 36.9-acre tract.

of Z0212-12 pertaining to the Subject Property. ZCA2202-004 was concerned with a 36.9-acre tract. In 2023, the City of Canton obtained a ±3.91-acre portion of the 36.9-acre tract for the construction of Technology Ridge Parkway. The remaining 32.99-acre tract and the 4.81-acre New Parcel constitute the ±37.80-acre Subject Property considered in this application.

III. IMPACT ANALYSIS

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Yes. The uses approved currently approved for development on the property will not change. The proposed uses were found to be compatible vis-à-vis the approval of Z0212-12 and the 2022 Zoning. As a result, the Proposed Development is suitable in view of the use and existing development on the adjacent and nearby parcels.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

There will be no adverse effect on the existing use or usability of the adjacent property. By combining light industrial, commercial, and small areas of residential facilities as well as a recreational area in one sustainable and durable mixed-use development, the Proposed Development will significantly increase the quality of work & life in the surrounding neighborhood, providing new opportunities concerning employment, shopping and recreation and increase the asset value of all facilities around such a new development.

The proposal complements the existing housing mix in the neighborhood and respects adjacent single-family residences while introducing light industrial, commercial and residential space with amenities as open space resp. public features in order to establish a truly activated, engaged mixed-use project which forms an extremely positive complementary to the surrounding neighborhood. It is a firm target of this development, and the Applicant see it as one of its core responsibilities to establish this development within the community, to attract locally owned

restaurants, coffee shops and any kind of service provider with space to serve the community, which again will increase the success of the total development as part of the community.

An additional contribution factor to sustain and increase the value of the surrounding neighborhoods is the smooth transition from light industrial area to office and finally commercial/residential/recreational space. The first-class commercial space would be ideal for a coffee shop or local restaurants with a patio facing the feature pond. Additional commercial space would be targeted towards small service, retail and office uses such as an insurance agency, a yoga studio, a boutique-clothing store, fitness studio, neighborhood grocery store, a small hotel or (German) bakeries etc. Commercial users would operate during normal business hours - with limitations on evening hours - specifically in respect to residential tenants and surrounding neighbors.

One significant factor taken into consideration is the geographical placement of the development; the proposed commercial/recreational and living area would be very beneficial for neighborhoods such as Lennar on the Bluffs, Century Communities Summer Walk and Towne Mill, Moss Pointe Community as well as the community on the Park Village Dr and other communities in the area. The new development "Der Campus" provides a new next generation gathering space and a new opportunity to define community in the north of the City of Canton with local restaurants and coffee shops in neighborhood style.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

Yes. As noted in the paragraphs above, the Proposed Development could be built under the current zoning approvals, however, the addition of the ±4.81-acre tract requires a Master Plan Modification. The addition of the ±4.81-acre tract will allow an improved layout of the

development with better internal circulation and improved pedestrian connectivity between the residential uses and the employment areas.

D. 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.

No. The Proposed Development is substantially similar in both use and intensity to what is already approved for construction on the property. As a consequence, the proposed number of vehicular trips will be similar to what was anticipated in the 2022 Zoning approval and will not overly burden the use of existing streets. The residential to the north of Technology Parkway is also a similar in the number of units to what is already approved in the 2022 Zoning and as a consequence will overly burden local schools. The school-aged children in the development will attend Hasty Elementary School, Teasley Middle School, and Cherokee High School. As for utilities, the property will have access to the City of Canton water and sewer.

E. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map.

The uses in the 2022 Zoning master plan have already been approved. Hence, its impact on the aesthetic character of existing and future uses of the property and the surrounding area have been contemplated and authorized. Further, both the previously sanctioned use and the use proposed through this application are consistent with the City's future development desires for the properties that surround it, as indicated on the City's Future Land Development Map.

F. 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.

As noted in the paragraphs above, the Applicant's purchase of the 4.81-acre tract allows for a more efficient layout of the Proposed Development but requires the requested Modification approval.

Patty Baker, Clerk of Superior Court Cherokee Cty, GA

PLEASE RECORD AND RETURN TO:

Hasty Pope, LLP
211 East Main St.
Canton, GA 30114
(File No. 69-15)

PLEASE CROSS-REFERENCE TO:

Limited Warranty Deed recorded in
Deed Book 14939, Page 237

MEMORANDUM OF AGREEMENT

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS MEMORANDUM OF AGREEMENT, made this 3rd day of April, 2024, by and between **DEVELOPMENT AUTHORITY OF CHEROKEE COUNTY**, a political subdivision of the State of Georgia and **BROEKHUIJSEN CAPITAL HOLDINGS LP**, a Georgia limited partnership (hereinafter collectively "the Parties").

WITNESSETH:

WHEREAS the Parties have entered into those certain Contracts for Sale of Real Estate dated March 18, 2024 (collectively, the "Contracts") for the purchase and sale of 37.80 acres located in Land Lots 224 and 245 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, said property being more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter "Property") and said Contracts being incorporated herein by reference; and

WHEREAS said Contracts provide that the conveyance of the subject Property be subject to certain stipulations and covenants contained within said Contracts and that they be memorialized by a Memorandum of Agreement and recorded of record at closing;

NOW, THEREFORE, for an in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, and subject to the remedies contained herein and in said Contracts, the Parties agree on the following three paragraphs which shall survive Closing:

1. Purchaser shall, at Purchaser's sole cost and expense, grade approximately 11.09 acres of real property owned by Seller which lies adjacent to and along the western boundary line of Tract 2D, such property being the remainder of Cherokee County Tax Parcel 14N22 006F as shown and indicated as "Remainder of 15.9 acre tract" on Exhibit "B" attached hereto and incorporated herein by reference. Such grading work shall be completed to Seller's reasonable satisfaction with twelve (12) months of Closing and Purchaser shall be liable to Seller for the reasonable cost to perform or complete such grading if same is not timely completed in accordance with all applicable land disturbance regulations.

2. Purchaser agrees to adopt and/or make the Property subject to the same Protective Covenants for The Bluffs by Hickory Log Bluff, LLC dated June 2, 2005, recorded in Deed Book 8168, Page 244.
3. If the Purchaser has not commenced construction within twelve (12) months after its acquisition of the Property ("Pre-Construction Period"), the Seller shall have the option to repurchase the Property at the original sales price, plus the costs of any impact or similar fees paid by the Purchaser which shall be applicable by the recipient of such fees to subsequent construction on the Property by Seller or its successor following repurchase. The right of repurchase must be exercised, if at all, by the Seller giving written notice to the Purchaser exercising of the right within ninety (90) days after the expiration of the Pre-Construction Period provided that construction has not commenced prior to (30) days after giving such notice of exercise. For the purpose hereof, construction shall be deemed to have commenced if either substantial site preparation work or actual construction of substantial improvements has commenced pursuant to a plan of development. Purchaser shall deliver title to the Seller at the closing of the repurchase in the same condition as when delivered by Seller to Purchaser. As to any non-delinquent property taxes and assessments for the year in which the reconveyance occurs, any such taxes and assessments shall be prorated as of the closing of the re-purchase.

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Agreement to be executed and sealed on the day and year first above written.

**DEVELOPMENT AUTHORITY
OF CHEROKEE COUNTY**

By: _____

MARSHALL DAY, Chairman

[SEAL]

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public



[Signatures continued on next page]

By:

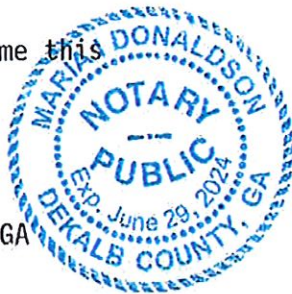
JOHAN JAKOB BROEKHUIJSEN, CEO

Unofficial Witness

Notary Public

Sworn and subscribed before me this
2nd day of April, 2024

Maria I. Donaldson
Notary Public DeKalb County GA



Patty Baker, Clerk of Superior Court Cherokee Cty, GA

PLEASE RECORD AND RETURN TO:

William G. Hasty, Jr., P.C.
211 East Main St.
Canton, GA 30114
(File No. 104)

PLEASE CROSS-REFERENCE TO:

MEMORANDUM OF AGREEMENT
RECORDED IN DEED BOOK 14939,
PAGE 230

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE is made effective as of the 3rd day of April, 2024, among **DEVELOPMENT AUTHORITY OF CHEROKEE COUNTY**, a political subdivision of the State of Georgia, hereinafter called "Grantor", and **BROEKHUIJSEN CAPITAL HOLDINGS LP**, a Georgia limited partnership, hereinafter called "Grantee" (the terms "Grantor" and "Grantee" to include the masculine, feminine and neuter genders, and the singular and plural, and shall be deemed to refer equally to each of said persons, firms, or entities, their respective heirs, successors and assigns where the context hereof requires or permits, unless otherwise specifically provided herein).

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has given, granted, bargained, sold, aligned, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, convey and confirm unto Grantee, the successors, legal representatives and assigns of Grantee, the following described real property, to-wit:

ALL THOSE TRACTS or parcels of land lying and being in Land Lots 224 and 245 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, containing a total of 37.80 acres as shown on plat of Minor Subdivision for Der Campus by Becker dated 3/1/2024, prepared by Davis Engineering and Surveying and certified by Dusty L. Lowman, Georgia P.L.S. #3216, said plat being incorporated herein and made a part hereof by reference, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

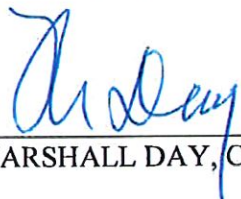
TO HAVE AND TO HOLD said tracts or parcels of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple.

GRANTOR SHALL WARRANT and forever defend the right and title to said tracts or parcels of land unto Grantee against the claims of all persons claiming by, through or under Grantor but not otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO the permitted exceptions set forth in Exhibit "B" attached hereto.

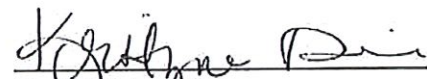
IN WITNESS WHEREOF, Grantor has executed and sealed this indenture, and delivered this indenture to Grantee, all as of the day and year first above written.

**DEVELOPMENT AUTHORITY
OF CHEROKEE COUNTY**

By: 
MARSHALL DAY, Chairman

[SEAL]

Signed, sealed and delivered
in the presence of:


Unofficial Witness


Notary Public



Proposed Zoning Conditions

- 1) There shall be a fifty (50) foot buffer along the northern and eastern property lines. The first twenty-five (25) feet of this buffer (adjacent to the property line) shall be planted with plantings to provide an opaque screen to the adjacent property. Virginia pines and Eastern red cedars shall not be used in said buffer. All other plant material shall be selected from the City of Canton's plant palette. There shall be an additional twenty-five (25) foot building setback along the eastern property line for a total distance of seventy-five (75) feet from the residential lots and amenity area. The buffer area along the northern property line may be replanted where sparsely vegetated. Encroachments into the buffer shall be limited to those shown on the Site Plan, by ADC Engineering, dated December 6, 2024
- 2) All perimeter sight lighting shall face inward toward the subject property. Wall packs (lighting) shall not be allowed on any exterior building wall.
- 3) A traffic study shall be submitted with the Land Disturbance Permit application.
- 4) Delivery hours shall be limited to 7:00 am to 10:00 pm Monday through Saturday. There shall be no Sunday deliveries.
- 5) The Native Plant Rescue Society shall be allowed access to the property prior to any land disturbance in order to search for and remove any endangered plant species,
- 6) The proposed parking deck shall be designed so as to prevent direct viewing from the parking deck to the adjacent amenity area.
- 7) The mixed-use buildings as depicted on the submitted site plan shall be used for commercial, and/or retail and/or office and/or residential use. Any and all different building usages can be combined in each single building.
- 8) The residential units, north of Technology Parkway, as depicted on the submitted site plan may include a mix of townhome, duplex, condominium and single family detached.
- 9) Subdivision, separate ownership of parts of the Subject Property, and/or conveyance of part of the Subject Property to different owners shall not create non-conforming lots or uses and shall not require any changes to the Site Plan for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer, or other zoning requirements, except as may be reflected on the Site Plan.

All other previously approved conditions shall remain in place as originally approved.

Proposed Zoning Conditions

- 1) There shall be a fifty (50) foot buffer along the northern and eastern property lines. The first twenty-five (25) feet this buffer (adjacent to the property line) shall be planted with plantings to provide an opaque screen to the adjacent property. Virginia pines and Eastern red cedars shall not be used in said buffer. All other plant material shall be selected from the City of Canton's plant palette. There shall be an additional twenty-five (25) building setback along the eastern property line for a total distance of seventy-five (75) feet from the residential lots and amenity area. The buffer area along the northern property line may be replanted where sparsely vegetated. Encroachments into the buffer shall be limited to those shown on the Site Plan, by ADC Engineering, dated December 6, 2024
- 2) All perimeter sight lighting shall face inward toward the subject property. Wall packs (lighting) shall not be allowed on any exterior building wall.
- 3) A traffic study shall be submitted with the Land Disturbance Permit application.
- 4) Delivery hours shall be limited to 7:00 am to 10:00 pm Monday through Saturday. There shall be no Sunday deliveries.
- 5) The Native Plant Rescue Society shall be allowed access to the property prior to any land disturbance in order to search for and remove any endangered plant species.
- 6) The proposed parking deck shall be designed so as to prevent direct viewing from the parking deck to the adjacent amenity area.
- 7) Buildings 8, 9 and 10 The mixed-use buildings as depicted on the submitted site plan shall be used for commercial, and/or retail and/or office and/or residential use only. Any and all different building usages can be combined in each single building.
- 8) The residential units, north of Technology Parkway, as depicted on the submitted site plan may include a mix of townhome, duplex, condominium and single family detached.
- 7)9) Subdivision, separate ownership of parts of the Subject Property, and/or conveyance of part of the Subject Property to different owners shall not create non-conforming lots or uses and shall not require any changes to the Site Plan for the development nor any variances. The newly created property lines which arise from these conveyances are not required to observe setback, buffer, or other zoning requirements, except as may be reflected on the Site Plan.

All other previously approved conditions shall remain in place as originally approved.

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EXHIBIT "A"

ALL THOSE TRACTS or parcels of land lying and being in Land Lots 224 and 245 of the 14th District, 2nd Section, City of Canton Cherokee County, Georgia, containing a total of 37.80 acres as shown on plat of Minor Subdivision for Der Campus by Becker dated 3/1/2024, prepared by Davis Engineering and Surveying and certified by Dusty L. Lowman, Georgia P.L.S. #3216, said plat being incorporated herein and made a part hereof by reference, and said tracts being more particularly described as follows:

Tract 1:

All that tract or parcel of land lying and being in Land Lot 245 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 2" open top pipe found at the northwest corner of Land Lot 245, said corner being common to Land Lots 223, 224, 245, and 246; thence along the common line of Land Lots 245 and 246 S89°33'49"E a distance of 365.49 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;** Thence continuing along said Land Lot Line S89°33'45"E for a distance of 996.82 feet to an iron pin set; thence leaving said Land Lot Line S20°35'16"E for a distance of 66.72 feet to an iron pin set on the northerly right of way of Technology Ridge Parkway (right of way varies); thence along said right of way the following courses and distances:
S76°47'16"W for a distance of 154.35 feet to a point;
S10°16'28"E for a distance of 70.20 feet to a point;
S78°09'52"W for a distance of 168.86 feet to a point;
N89°09'49"W for a distance of 27.09 feet to a point;
N88°20'33"W for a distance of 614.36 feet to a point;
101.48 feet along the arc of a curve to the right, said curve having a radius of 945.00 feet and being subtended by a chord of N85°15'58"W, 101.43 feet to a point;
N07°48'37"E for a distance of 184.23 feet to an iron pin set on the common line of Land Lots 245 and 246, said point being the **TRUE POINT OF BEGINNING**, said Tract contains 4.21 acres.

Tracts 2A, 2B, & 2E:

All those tracts or parcels of land lying and being in Land Lot 245 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 2" open top pipe found at the northwest corner of Land Lot 245, said corner being common to Land Lots 223, 224, 245, and 246; thence along the common line of Land Lots 224 and 245 S00°44'14"E a distance of 195.05 feet to an iron pin set; thence continuing along said Land Lot Line S00°44'13"E a distance of 117.26 feet to an iron pin set on the southerly right of way of Technology Ridge Parkway (variable right of way), said point being the **TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

EXHIBIT "A"

(p.2)

Thence leaving said Land Lot Line and along said right of way the following courses and distances:

S74°40'10"E for a distance of 55.31 feet to a point;
S87°11'36"E for a distance of 57.34 feet to a point;
S79°24'45"E for a distance of 78.94 feet to a point;
N46°14'18"E for a distance of 65.03 feet to a point;
S78°24'30"E for a distance of 27.95 feet to a point;
N89°35'17"E for a distance of 171.79 feet to a point;
S88°20'33"E for a distance of 360.90 feet to a point;
S88°20'29"E for a distance of 3.49 feet to a point;
S88°20'29"E for a distance of 249.96 feet to a point;
41.82 feet along the arc of a curve to the left, said curve having a radius of 1055.00 feet and being subtended by a chord of S89°28'41"E, 41.82 feet to a point;
14.87 feet along the arc of a curve to the left, said curve having a radius of 1055.00 feet and being subtended by a chord of N88°58'57"E, 14.87 feet to a point;
83.88 feet along the arc of a curve to the left, said curve having a radius of 1055.00 feet and being subtended by a chord of N86°18'03"E, 83.86 feet to a point;
S54°23'14"E for a distance of 54.63 feet to a point;
N78°05'14"E for a distance of 73.81 feet to a point;
N77°55'30"E for a distance of 82.02 feet to a point;
N75°22'34"E for a distance of 89.59 feet to a 1/2" rebar found;
thence leaving said right of way S47°46'00"E for a distance of 95.79 feet to a 1/2" rebar found;
thence S48°29'51"E for a distance of 60.56 feet to a 1/2" rebar found;
thence S34°40'13"E for a distance of 49.26 feet to a 1/2" rebar found;
thence S35°04'23"E for a distance of 43.18 feet to a 1/2" rebar found;
thence S08°21'10"W for a distance of 25.92 feet to a 1/2" rebar found;
thence S08°38'56"W for a distance of 40.38 feet to a 1/2" rebar found;
thence S36°14'22"W for a distance of 20.87 feet to a 1/2" rebar found;
thence S36°48'04"W for a distance of 12.25 feet to a 1/2" rebar found;
thence S45°15'36"W for a distance of 58.10 feet to a 1/2" rebar found;
thence S60°14'36"W for a distance of 139.22 feet to a 1/2" rebar found;
thence S66°47'25"W for a distance of 53.26 feet to a 1/2" rebar found;
thence S14°08'44"W for a distance of 32.21 feet to a 1/2" rebar found;
thence S12°35'50"W for a distance of 106.20 feet to a 1/2" rebar found on the northerly right of way of Wildflower Circle (50' right of way);
thence along said right of way 84.91 feet along the arc of a curve to the left, said curve having a radius of 325.00 feet and being subtended by a chord of N74°53'06"W, 84.67 feet to a 5/8" rebar found at the terminus of said right of way;
thence along said right of way terminus S08°42'49"W for a distance of 49.96 feet to a 5/8" rebar found;
thence leaving said right of way 55.23 feet along the arc of a curve to the left, said curve having a radius of 275.00 feet and being subtended by a chord of N87°04'10"W, 55.14 feet to a point;
thence S84°07'43"W for a distance of 39.63 feet to a 5/8" rebar found;
thence S42°37'18"W for a distance of 149.21 feet to a 5/8" rebar found;
thence N79°44'34"W for a distance of 43.38 feet to a 5/8" rebar found;
thence S38°44'49"W for a distance of 60.00 feet to a 5/8" rebar found;
thence S04°18'51"E for a distance of 193.14 feet to a 5/8" rebar found;
thence S64°26'53"W for a distance of 453.75 feet to a 5/8" rebar found;

EXHIBIT "A"

(p.3)

thence N66°09'55"W for a distance of 660.53 feet to an iron pin set on the common line of Land Lots 223 and 246;
thence along said Land Lot Line N00°24'02"W for a distance of 13.83 feet to a point;
thence leaving said Land Lot Line S86°24'52"E for a distance of 98.93 feet to a point;
thence N00°18'27"W for a distance of 654.96 feet to a point;
thence N86°23'20"W for a distance of 100.00 feet to a 5/8" rebar found on the common line of Land Lots 223 and 246;
thence along said Land Lot Line N00°16'58"W for a distance of 110.18 feet to a 5/8" rebar found;
thence continuing along said Land Lot Line N00°44'13"W for a distance of 38.80 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING**, said Tracts containing 27.29 acres.

Tracts 2C and 2D:

All those tracts or parcels of land lying and being in Land Lots 224 and 245 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 2" open top pipe found at the northwest corner of Land Lot 245, said corner being common to Land Lots 223, 224, 245, and 246; thence along the common line of Land Lots 224 and 245 S00°44'14"E a distance of 195.05 feet to an iron pin set; thence continuing along said Land Lot Line S00°44'13"E a distance of 117.26 feet to an iron pin set on the southerly right of way of Technology Ridge Parkway (variable right of way), said point being the **TRUE POINT OF BEGINNING. FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;**

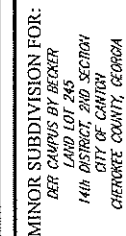
Thence leaving said right of way and continuing along said Land Lot Line the following courses and distances:

S00°44'13"E for a distance of 38.80 feet to a 5/8" rebar found;
S00°16'58"E for a distance of 110.18 feet to a 5/8" rebar found;
thence leaving said Land Lot Line S86°23'20"E for a distance of 100.00 feet to a point;
thence S00°18'27"E for a distance of 654.96 feet to a point;
thence N86°24'52"W for a distance of 98.93 feet to a point;
thence S00°24'02"E for a distance of 13.83 feet to an iron pin set;
thence N66°12'44"W for a distance of 277.36 feet to an iron pin set;
thence N00°28'04"W for a distance of 845.62 feet to an iron pin set on the southerly right of way of Technology Ridge Parkway (variable right of way);
thence along said right of way the following courses and distances:
S59°01'29"E for a distance of 29.48 feet to a point;
S59°27'43"E for a distance of 225.96 feet to a point;
S74°40'10"E for a distance of 36.38 feet to an iron pin set on the common line of Land Lots 224 and 245, said point being the **TRUE POINT OF BEGINNING**, said Tracts contain 6.30 acres.

EXHIBIT "B"

EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not due and payable.
2. All matters as shown on plat of Minor Subdivision for Der Campus by Becker dated 3/1/2024, prepared by DES Davis Engineering and Surveying and certified by Dusty L. Lowman, Georgia P.L.S. #3216, said plat being incorporated herein and made a part hereof by reference.
3. Right of Way Easement @ DB 13/245, Cherokee County, Georgia records.
4. Right of Way Easement @ DB 100/138, Cherokee County, Georgia records.
5. Right of Way Deed @ DB 169/200, Cherokee County, Georgia records.
6. Easement @ DB 634/519, Cherokee County, Georgia records.
7. Right of Way Easement @ DB 681/504, Cherokee County, Georgia records.
8. Master Communications Easement @ DB 8798/76, Cherokee County, Georgia records.
9. Right of Way Deed @ DB 14778/1765, Cherokee County, Georgia records.
10. Right of Way Deed @ DB 14778/1774, Cherokee County, Georgia records.
11. Right of Way Deed @ DB 14778/1780, Cherokee County, Georgia records.
12. Memorandum of Agreement between Development Authority of Cherokee County and Broekhuijsen Capital Holdings, LP dated _____, recorded _____ in Deed Book _____, Page _____, Cherokee County, Georgia records.



REVISIONS BY: DAW
 REVISION DATE: 3/1/2004
 DRAWING BY: AM
 DRAWING DATE: 1/18/2004
 FIELD ORDER: CC
 FIELD DATE: 6/25/03
 FILE: 23-347.DWG

SHEET NO.
2 of 3

PROJECT NO.
23-347

- I F G E N D -			
0	DEMULTIPLY POSITION	003	SHUTTLE POSITION
1	IRON PWR INTERLOCK	004	STORAGE
2	WATER PWR	005	CONTAMINATED PLASTIC
3	WATER PWR	006	CRATE INLET
4	CLIMATE	007	CRATE INLET
5	COMPUTER 150 PPM	008	CRATE INLET
6	COMPUTER 150 PPM	009	CRATE INLET
7	FRASE	010	CRATE INLET
8	SOLE	011	CRATE INLET
9	PROPERTY USE	012	CRATE INLET
10	HOW OF PROPERTY	013	CRATE INLET
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74	HOW OF PROPERTY	077	CRATE INLET
75	HOW OF PROPERTY	078	CRATE INLET
76	HOW OF PROPERTY	079	CRATE INLET
77	HOW OF PROPERTY	080	CRATE INLET
78	HOW OF PROPERTY	081	CRATE INLET
79	HOW OF PROPERTY	082	CRATE INLET
80	HOW OF PROPERTY	083	CRATE INLET
81	HOW OF PROPERTY	084	CRATE INLET
82	HOW OF PROPERTY	085	CRATE INLET
83	HOW OF PROPERTY	086	CRATE INLET
84	HOW OF PROPERTY	087	CRATE INLET
85	HOW OF PROPERTY	088	CRATE INLET
86	HOW OF PROPERTY	089	CRATE INLET
87	HOW OF PROPERTY	090	CRATE INLET
88	HOW OF PROPERTY	091	CRATE INLET
89	HOW OF PROPERTY	092	CRATE INLET
90	HOW OF PROPERTY	093	CRATE INLET
91	HOW OF PROPERTY	094	CRATE INLET
92	HOW OF PROPERTY	095	CRATE INLET
93	HOW OF PROPERTY	096	CRATE INLET
94			

-ZONING INFORMATION-
COUNTY: CHEROKEE, CITY OF CANTON
ZONE: PD-WERD L2C
DETACH REQUIREMENTS:
PHONE: T10
SEAS: T20
SIDE: T20

-CONSTRUCTION NOTE-
IMPROVEMENTS WITHIN AND ADJACENT TO THE TECHNOLOGY RIDGE PARKWAY RIGHT OF WAY (INCLUDING, BUT NOT LIMITED TO STORM WATER /SEWARY SEWER INFRASTRUCTURE, ROADS AND OTHER UTILITIES) WERE UNDER CONSTRUCTION AS OF 9/15/23. THEIR FINISHED CONDITION MAY DIFFER FROM THAT OBSERVED AT TIME OF SURVEY.

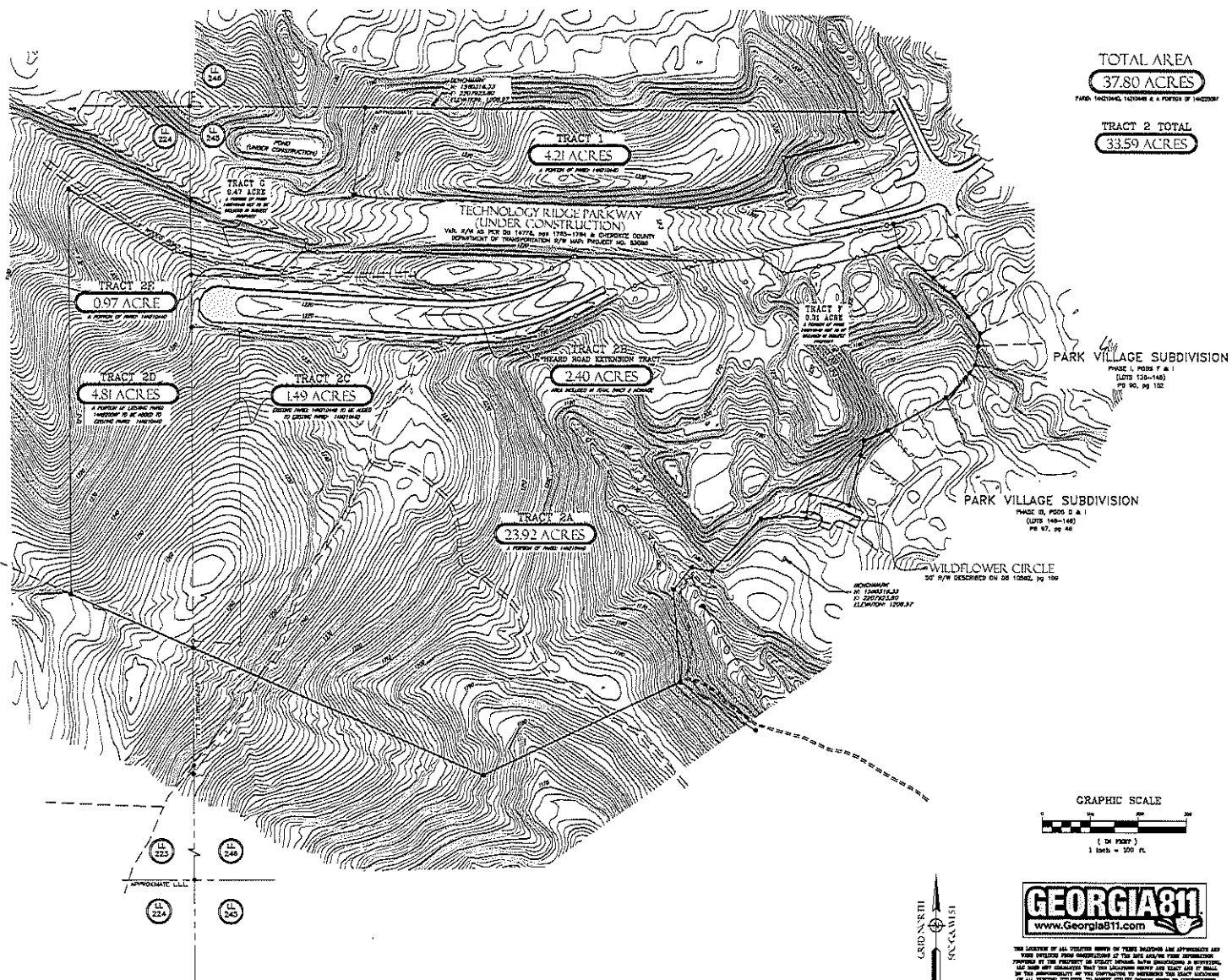
-LIDAR TOPO NOTE-
TOPOGRAPHIC SHOWN HEREIN AT A 1' CONTOUR INTERVAL, PLWN IN SEPTEMBER 2005 USING A DJI MATRICE 300 WITH AN INHERAL LADS AREA LIDAR SCANNER, NAVO 00

SURVEYOR CERTIFICATION-

AS REQUIRED BY SUBSECTION (4) OF S.C.G.A. SECTION 13-8-20, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AS REQUIRED BY APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPLICABLE CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. HOWEVER, THE LAND SURVEYOR HAS NOT BEEN REQUIRED TO BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL AGENCIES OR TO OBTAIN ANY RECORDS BY ANY PURCHASER OR LOSS OF THIS PLAT HAS NOT PRECLUDED ANY LAND RIGHTS. FURTHERMORE, THE UNLICENSED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY PLATTING IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN S.C.G.A. SECTION 13-8-20.

DUPLICATE OF ORIGINAL

NO. 3216



**DES
DAVIS**
ENGINEERING & SURVEYING
24 JAWSON VILLAGE WAY
SUITE 7
DAYSVILLE, OH 45155
PHONE: (606) 285-1234
FAX: (606) 285-1234

MINOR SUBDIVISION FOR:
 DER CAUPOUS BY BECKER
 LAND LOT 245
 14th DISTRICT, 2ND SECTION
 CITY OF CANTON
 CHEROKEE COUNTY, GEORGIA

REVISIONS BY:	DAW
REVISION DATE:	3/7/2024
DRAWING BY:	AM
DRAWING DATE:	1/18/2024
FIELD ORDER:	CC
FIELD DATE:	8/25/23
F/C:	23-547 D02

SHEET NO.
3 of 3

PROJECT NO.
23-347