



Community Development Department

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

Public Hearing Application

Project # 24-347 **VAR2407-010**

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, Karan Singh Ahuja, 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, Karan Singh Ahuja, have received and thoroughly read the Public Hearing Procedures.

Applicant: Karan Singh Ahuja This 1st day of August, 2024
Print Name: Karan Singh Ahuja

Applicant Information:

Name: Karan Singh Ahuja
Address: 325 Crooked Stick Drive
City: Alpharetta
State: GA Zip Code: 30004
Telephone: 404-403-8267
Fax Number: NA
Email Address: karansingh12121@gmail.com

Owner Information:

Name: Young J O Hall
Address: 5658 Legends Club Cir
Braselton, GA 30517
City: _____
State: _____ Zip Code: _____
Telephone: 404-993-1259
Fax Number: _____
Email Address: youngjuohhall@yahoo.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, Young J O Hall, 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 1st day of August, 2024.

Owner Signature:

Print Name:

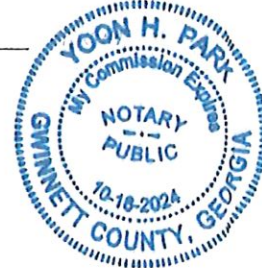
Young J O Hall

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 1st Day Of August, 2024.

Notary Signature:





Community Development Department

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

Authorization Of Applicant

This form is to be executed under oath. I, Young J O Hall, 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 1st day of August, 2024.

Owner Signature: [Signature]

Print Name: Young J O Hall

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: Karan Singh Ahuja

Signature: [Signature]

Mailing Address: 325 Crooked Stick Drive

City: Alpharetta

State: GA Zip Code: 30004

Telephone: 404-403-8267

Fax Number: NA

E-mail: karansingh12121@gmail.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 4th Day Of August, 2024

Notary Signature: [Signature]





Community Development Department

110 Academy Street, Canton, Georgia 30114
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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: Karan Singh Phajia

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.



DAVIS ENGINEERING
& SURVEYING

Est. 2009

CIVIL ENGINEERING | LAND SURVEYING | CONSTRUCTION LAYOUT

August 1, 2024

Dear Canton Board of Appeals,

This letter serves as a formal request to reduce the required 50-foot buffer to a 25-foot buffer for a proposed gas station/convenience store development at 1671 Ball Ground Hwy in the City of Canton. The following information outlines the project and justification for the buffer reduction.

The proposed development is a gas station/convenience store with 6 MPDs, a 5,750 s.f. convenience store, patio, 15 parking spaces and a stormwater management facility. 1671 Ball Ground Hwy is zoned General Commercial, making the convenience store an allowed use with commercial zoning on one side, right-of-way on two sides and an undeveloped residential lot on the other side. The property has yet to be developed. There is not a major increase in vehicle traffic to this area of Canton anticipated as convenience stores are more so for those already in that particular area and should not add a significant increase to the current traffic count.

The proposed development will require a significant retaining wall along the sides and rear of the property which will create a noise and visual buffer for the residential property to the right. The rear of the property touches an unopened right-of-way belonging to Cherokee County. Being that there is no road here, that creates an additional 50' of undisturbed area before reaching the next property leaving 75'+ of area between the proposed retaining wall in the closest property line to the rear of the site. For this reason, we feel the buffer reduction will not cause any major impact to the adjacent properties.

The proposed design will adhere to other requirements set forth by the City of Canton, Cherokee County, and Georgia Department of Transportation.

We respectfully request that the Canton Zoning Board of Appeals grant a variance to reduce the required buffer from 50 feet to 25 feet for the proposed gas station/convenience store development. We believe that the proposed development will be a valuable asset to the community and that the requested buffer reduction is justified based on the site-specific conditions and proposed mitigation measures. We look forward to the opportunity to discuss this request further with the Board and address any questions or concerns.

Sincerely,
Nick Pesola, EIT

DEED BOOK:14755 PG:1856 Filed: 01/31/2022 11:54 AM Clerk File Number: 28-2022-004511
 Rec: \$25.00 TRANSFER TAX \$595.00
 Patty Baker, Clerk of Superior Court - Cherokee County, GA

Return Recorded Document to:
 Dale J. Jackson, P.C. at Windward Law Group, Inc.
 12600 Deerfield Parkway, Suite 125
 Alpharetta, GA 30004



LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF FULTON

FILE #: 21-1377

THIS INDENTURE made this 13 day of January, 2022 between Broadvision Developers, LLC., a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and Young Ju Oh Hall, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

All that tract or parcel of land lying and being in Land Lot 227 of the 14th District, 2nd Section, City of Canton, Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein

Address: 174 Beauty Drive Canton, Ga 30114
 Parcel ID #:14N22B 002

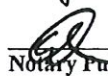
THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record.

AND THE SAID Grantor, except for those matters contained in Exhibit "B" attached hereto and incorporated herein, will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

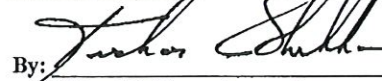
Signed, sealed and delivered on this
13 day of January, 2022 in the presence of:


 Official Witness Lois M. La Zo


 Notary Public
 My commission expires:

Dale Jeffrey Jackson
 NOTARY PUBLIC
 Fulton County, GEORGIA
 My Comm. Expires
 12/01/2024

Broadvision Developer, LLC., a Georgia limited liability company

By:  (SEAL)
 Kishor Bhikha, sole member

DEED BOOK:14755 PG:1857 Filed: 01/31/2022 11:54 AM Clerk File Number: 28-2022-004511

Rec: \$25.00 TRANSFER TAX \$595.00

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

EXHIBIT "A"

Legal Description (Tract 2)

All that tract or parcel of land lying and being in Land Lot 227 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 1/2" rebar found at the intersection of the southwesterly terminus of the former right of way of Beauty Drive (Abandoned) and the westerly right of way of Ball Ground Highway (R/W Varies);

Thence along said westerly right of way of Ball Ground Highway (R/W Varies) North 33 Degrees 02 Minutes 32 Seconds East a distance of 52.60 feet to a point at the intersection of the northeasterly terminus of the former right of way of Beauty Drive (Abandoned) and the westerly right of way of Ball Ground Highway (R/W Varies);

Thence leaving said intersection and along said westerly right of way of Ball Ground Highway (R/W Varies) along a curve to the left, an arc distance of 149.22 feet, said curve having a radius of 1,870.10 feet and being subtended by a chord of 149.18 feet, at North 34 Degrees 46 Minutes 36 Seconds East to a 1/2" rebar set, said point being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

Thence leaving said right of way North 47 Degrees 25 Minutes 37 Seconds West a distance of 253.45 feet to a 1/2" rebar set at the southeasterly right of way of Spring Street (40' R/W) (not open);

Thence along said right of way along a curve to the left, an arc distance of 371.66 feet, said curve having a radius of 605.86 feet and being subtended by a chord of 365.86 feet, at North 41 Degrees 01 Minutes 43 Seconds East to a 1/2" open-top pipe found;

Thence leaving said right of way South 81 Degrees 11 Minutes 34 Seconds East a distance of 148.77 feet to a 1/2" rebar found at the westerly right of way of Ball Ground Highway (R/W Varies);

Thence along said right of way along a curve to the right, an arc distance of 470.89 feet, said curve having a radius of 1,870.10 feet and being subtended by a chord of 469.65 feet, at South 25 Degrees 16 Minutes 38 Seconds West to a 1/2" rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 1.780 Acres.

COPY

DEED BOOK:14755 PG:1858 Filed: 01/31/2022 11:54 AM Clerk File Number: 28-2022-004511

Rec: \$25.00 TRANSFER TAX \$595.00

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

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments, including water bills, sewer, sanitation, or other public services, which are not shown as existing liens by the public records.
6. Taxes and assessments for the year 2022, which are not yet due and payable and taxes for prior years arising from re-assessments or digest disputes.
7. Subject to all applicable exceptions on Plat Book 47, Page 127, and Plat Book 106, Page 197, aforesaid Clerk's Office.
8. Reciprocal Easement Agreement between Foothills Properties I, Ridge Pine Development, LLC, and CTI Corp., dated 09/15/2004, filed in Deed Book 7382, Page 471, filed on 09/21/2004.
9. Declaration of Easements and Restrictive Covenants between Broadvision Developers, LLC, and Peak Holdings, LLC, dated 07/22/2011, filed in Deed Book 11461, Page 242, filed on 07/26/2011.
10. The plat information shown was the last plat referenced in a deed. Since that time a newer plat at Plat Book 99, Page 100 was recorded at Deed Book 11461, Page 207 / Deed Book 11461, Page 213.
11. Matter as contained in survey prepared by Jesse R. Gunnin, Georgia Registered Surveyor Number 3079, dated July 12, 2011, entitled "Final Plat For Acorn Food Group, Peak Holdings, LLC, First Citizens Bank of Georgia and Stewart Title Guaranty Company",

DEED BOOK:14755 PAGE:1856 Filed: 01/31/2022 11:54 AM Clerk File Number: 28-2022-004511

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2022-000542

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME BROADVISION DEVELOPERS, LLC				Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) 120 PARKWOOD WAY				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$595,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY ALPHARETTA, GA 30022 USA		DATE OF SALE 1/13/2022		1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only \$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME YOUNG JU OH HALL				3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5658 LEGENDS CLUB CIRCLE				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$595,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY BRASELTON, GA 30517 USA		Check Buyers Intended Use () Residential (x) Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$595.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 174		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION BEAUTY Drive			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14N22B 002	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 227	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

PEAK HOLDINGS LLC

214 RIVERSTONE DR
CANTON, GA 30114

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-90907	11/15/2023	\$0.00	\$13,204.70	\$0.00	Paid 10/09/2023

Map: 14N22B 002 A

Printed: 08/01/2024

Location: 1665 BALL GROUND HWY

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: PEAK HOLDINGS LLC
Map Code: 14N22B 002 A Real
Description: LL 227 14TH D
Location: 1665 BALL GROUND HWY
Bill No: 2023-90907
District: 003

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
574,030.00	579,300.00	1.3300	\$1,153,330.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$1,153,330	\$461,332	\$0	\$461,332	0.000000	\$0.00	\$0.00
COUNTY M&O	\$1,153,330	\$461,332	\$0	\$461,332	4.954000	\$0.00	\$2,285.44
SCHOOL M&O	\$1,153,330	\$461,332	\$0	\$461,332	16.450000	\$0.00	\$7,588.91
SCHOOL BOND	\$1,153,330	\$461,332	\$0	\$461,332	1.500000	\$0.00	\$692.00
PARKS BOND	\$1,153,330	\$461,332	\$0	\$461,332	0.319000	\$0.00	\$147.16
CITY OF CANTON	\$1,153,330	\$461,332	\$0	\$461,332	5.400000	\$0.00	\$2,491.19
INS PREMIUM CREDIT	\$1,153,330	\$461,332	\$0	\$461,332	0.000000	\$0.00	\$0.00
TOTALS					28.623000	\$0.00	\$13,204.70

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions.



DEED BOOK:14755 PG:1856 Filed: 01/31/2022 11:54 AM Clerk File Number: 28-2022-004511
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 Patty Baker, Clerk of Superior Court - Cherokee County, GA

Return Recorded Document to:
 Dale J. Jackson, P.C. at Windward Law Group, Inc.
 12600 Deerfield Parkway, Suite 125
 Alpharetta, GA 30004



LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF FULTON

FILE #: 21-1377

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Address: 174 Beauty Drive Canton, Ga 30114
 Parcel ID #:14N22B 002

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record.

AND THE SAID Grantor, except for those matters contained in Exhibit "B" attached hereto and incorporated herein, will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

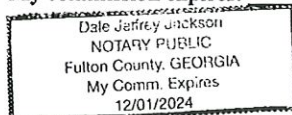
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered on this
13 day of January, 2022 in the presence of:

 Unofficial Witness Rosina La Go

 Notary Public

My commission expires:



Broadvision Developer, LLC., a Georgia limited liability company

By: Kishor Bhikha (SEAL)
 Kishor Bhikha, sole member

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FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;
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Patty Baker, Clerk of Superior Court - Cherokee County, GA

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments, including water bills, sewer, sanitation, or other public services, which are not shown as existing liens by the public records.
6. Taxes and assessments for the year 2022, which are not yet due and payable and taxes for prior years arising from re-assessments or digest disputes.
7. Subject to all applicable exceptions on Plat Book 47, Page 127, and Plat Book 106, Page 197, aforesaid Clerk's Office.
8. Reciprocal Easement Agreement between Foothills Properties I, Ridge Pine Development, LLC, and CTI Corp., dated 09/15/2004, filed in Deed Book 7382, Page 471, filed on 09/21/2004.
9. Declaration of Easements and Restrictive Covenants between Broadvision Developers, LLC, and Peak Holdings, LLC, dated 07/22/2011, filed in Deed Book 11461, Page 242, filed on 07/26/2011.
10. The plat information shown was the last plat referenced in a deed. Since that time a newer plat at Plat Book 99, Page 100 was recorded at Deed Book 11461, Page 207 / Deed Book 11461, Page 213.
11. Matter as contained in survey prepared by Jesse R. Gunnin, Georgia Registered Surveyor Number 3079, dated July 12, 2011, entitled "Final Plat For Acorn Food Group, Peak Holdings, LLC, First Citizens Bank of Georgia and Stewart Title Guaranty Company",

DEED BOOK:14755 PAGE:1856 Filed: 01/31/2022 11:54 AM Clerk File Number: 28-2022-004511

PT-61 (Rev. 2/18)

To be filed in **CHEROKEE COUNTY**

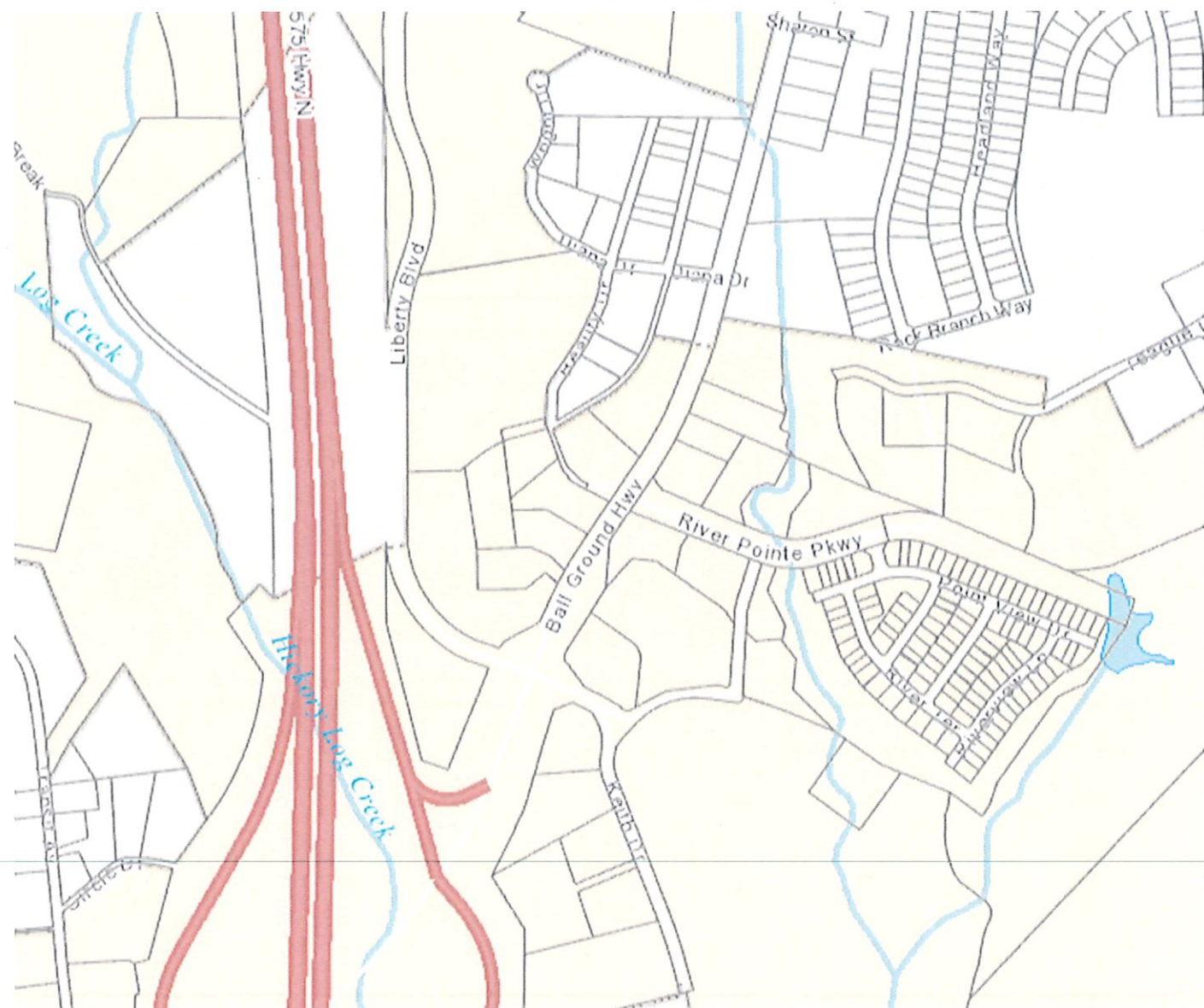
PT-61 028-2022-000542

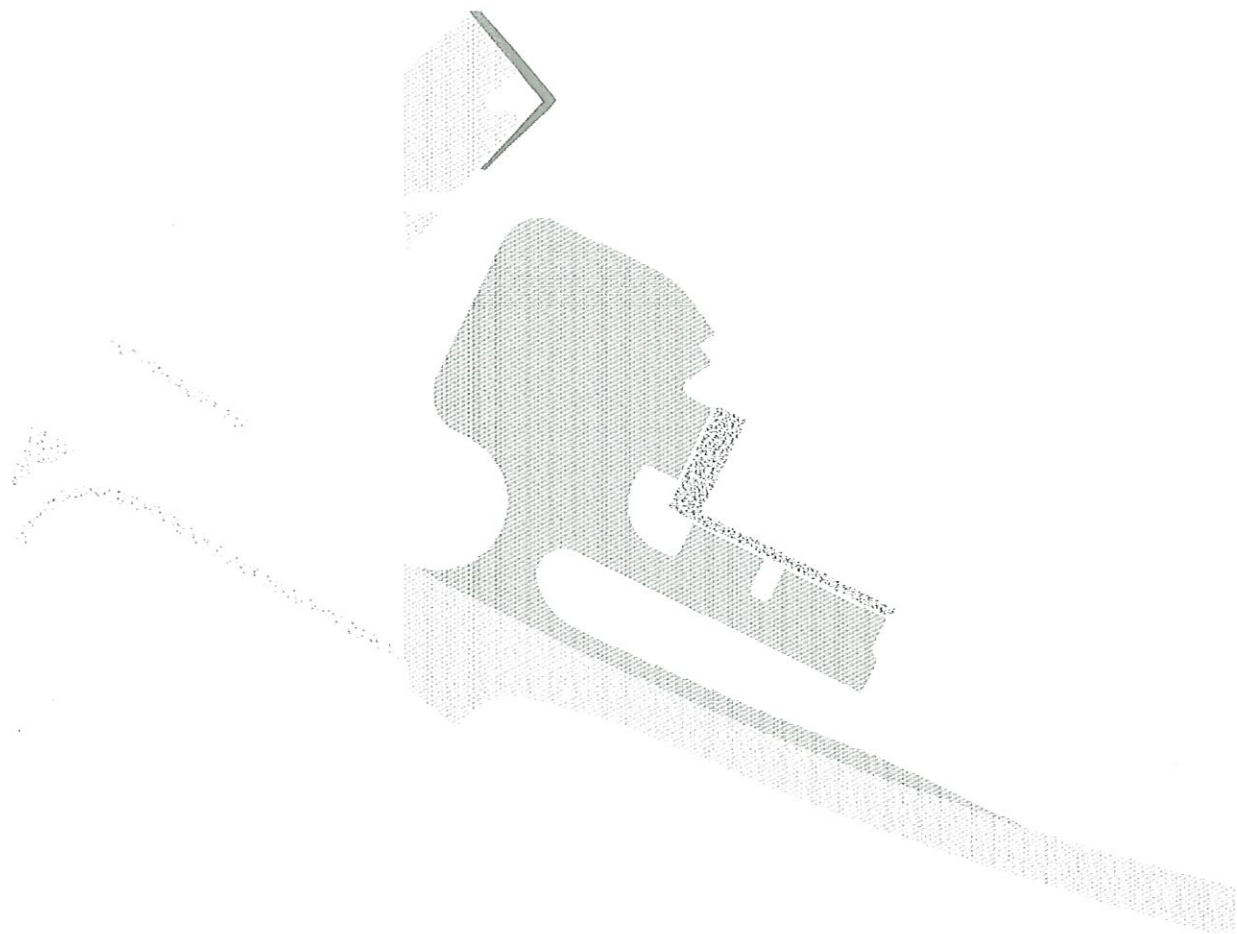
SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME BROADVISION DEVELOPERS, LLC				Exempt Code If no exempt code enter NONE NONE	
MAILING ADDRESS (STREET & NUMBER) 120 PARKWOOD WAY				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown \$595,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY ALPHARETTA, GA 30022 USA		DATE OF SALE 1/13/2022		1A. Estimated fair market value of Real and Personal property \$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only \$0.00	
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME YOUNG JU OH HALL				3. Amount of liens and encumbrances not removed by transfer \$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5658 LEGENDS CLUB CIRCLE				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3) \$595,000.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY BRASELTON, GA 30517 USA		Check Buyers Intended Use () Residential (x) Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00) \$595.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 174		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION BEAUTY Drive			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 14N22B 002		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 14	ACRES	LAND LOT 227	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

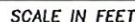
COPY





(PREVIOUSLY PLATTED AS "BROADVISION DEVELOPERS, LLC")

JULY 12, 2011 1"=50'



IT IS MY OPINION THAT THE PLAT SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT, TO THE ACCURACY AND SPECIFICATIONS REQUIRED BY THE CITY OF CANTON DEVELOPMENT STANDARDS, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THE MONUMENTS HAVE BEEN PLACED OR FOUND AS SHOWN.

7/21/11
DATE

WE HAVE REVIEWED THE FINAL PLAT AND FIND THAT SAID PLAT CONFORMS TO THE APPROVED CONSTRUCTION PLANS AS SUBMITTED BY THE DEVELOPER AND THE CITY OF CANTON DEVELOPMENT REGULATIONS.

07-22-11
DATE

OWNER'S CERTIFICATION:
STATE OF GEORGIA, COUNTY OF CHEROKEE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE
NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM
AN ACTUAL SURVEY, THAT ALL STATE, CITY AND COUNTY TAXES
OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN
PAID, THAT ALL STREETS, WATER SYSTEMS, DRAINS AND
DRAINAGE EASEMENTS, AND PUBLIC PLACES SHOWN ARE
DEDICATED TO THE USE OF THE PUBLIC FOREVER.

5/21/17
DATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, KNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, ALLEYS, PARKS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES HEREON SHOWN, AND TRANSFERS OWNERSHIP OF ALL PUBLIC AREAS IN FEE SIMPLE BY DEED, FOR THE PURPOSE HEREIN EXPRESSED.

8/21/11
DATE

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF CANTON, GEORGIA, ALL THE REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED.

7/27/11
DATE

A map showing the location of the site. The site is marked with a hatched rectangle at the intersection of I-575 (vertical line) and River Pointe Pkwy. (diagonal line). Ball Ground Hwy. is shown as another diagonal line intersecting River Pointe Pkwy. below the site.

LINE	DISTANCE	BEARING
L1	31.98'	N30°57'04"E
L2	34.56'	N18°00'50"W
L3	18.84'	S78°16'35"W
L4	19.79'	N77°24'04"E
L5	52.60'	S33°02'32"W

3.113 ACRES

$A = 371.66'$
 $R = 605.86'$
 $C = N41^{\circ}01'43"E$
 $365.86'$

TRACT 2 /
A = 77,554 SQ. FT.
1.780 ACRES /

TRACT 1
AREA = 58,066 SQ. FT.
1.333 ACRES

PROPOSED
ACCESS

FORMER RIGHT-OF-WAY
OF BEAUTY DRIVE
(ABANDONED)
(PB 99, PG. 100)
(DB 7382, PG. 448)
(DB 7382, PG. 451)
(DB 7382, PG. 454)
(DB 7382, PG. 457)

1. 7-18-11: REVISED NAME FOR SURVEY.
2. 7-19-11: ADDED LOCATION OF PROPOSED SLOPE AND ACCESS EASEMENTS.
3. 7-21-11: REVISED PER CITY COMMENTS

•	1/2" REBAR FND.
•	1/2" REBAR SET
---	R.W.
---	SSE
---	DE
---	L.L.L.
---	C.L.
•	CT
•	OT
□	WM
●	MH
●	PP
○	TP
□	EM
⊗	FH
⊗	WH
---	B.C.
---	E.P.
---	FEN
---	O.H.
---	B.L.
---	1/2" REBAR FND.
---	1/2" REBAR SET
---	R.W.
---	SSE
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⊗	FH
⊗	WH
---	B.C.
---	E.P.
---	FEN
---	O.H.
---	B.L.
---	1/2" REBAR FND.
---	1/2" REBAR SET

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 6 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 37,154. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION
RATIO OF 1 IN 287,110.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA
SET5 3083.

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.

ALL I.P.'s ARE 1/2" REBARS UNLESS OTHERWISE NOTED.

IRON PINS ARE TO BE SET UPON RECORDING OF PLAT.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE
MAGNETIC OBSERVATION.

THIS PROPERTY IS CURRENTLY ZONED PSC (CASE #MP0311-003).

BY GRAPHIC PLOTTING ONLY, THIS SITE IS NOT WITHIN THE LIMITS OF A 100 YR. FLOOD HAZARD AREA AS PER F.I.R.M. CHEROKEE COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 13057C0164 D. PANEL BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS SITE FALLS WITHIN ZONE "X"

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 GUNNIN LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES CROSSING OR SERVING THE PREMISES MAY EXIST THAT ARE NOT SHOWN.

THE PURPOSE OF THIS PLAT IS TO SPLIT THE OVERALL PROPERTY INTO 2 TRACTS. THE OVERALL PROPERTY IS THE SAME AS THAT SHOWN ON A "FINAL PLAT OF BROADVISION DEVELOPERS, LLC" RECORDED AT PB 99, PG. 100.

1. DB 7426, PG. 315;
2. DB 10512, PG. 92;
3. PB 47, PG. 127;
4. PB 99, PG. 100.

CURRENT OWNER: BROADVISION DEVELOPERS, LLC
915 NORTHSIDE FORSYTH DRIVE
CUMMING, GA 30041

Filed and Recorded 7/27/2011 1:57:35 PM
28-2011-000123
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

PROJ. NO.: 11021

Gunnin
Land Surveying, LLC

660 SUTALLEE RIDGE TR.
WHITE, GA 30184
TEL: 678.880.7502

PROJECT DESCRIPTION:
CURRENTLY, THIS 1.78 ACRE PROPERTY IS MAINLY WOODED ALONG BALL GROUND HWY. THE PROPOSED DEVELOPMENT INCLUDES A CONVENIENCE STORE WITH FUEL PUMPS, PARKING, STORMWATER MANAGEMENT AND ANY OTHER NECESSARY IMPROVEMENTS.

PROJECT INFORMATION:
ADDRESS: 1571 BALL GROUND HWY, CANTON, GA 30114
JURISDICTION: CITY OF CANTON
TN HANGER: 140228 002
TOTAL AREA: 1.78 ACRES

BOUNDARY INFORMATION FROM FLAT OF SURVEY BY GUNN LAND SURVEYING ADJUSTED TO FIELD DATA COLLECTED DAVIS ENGINEERING AND SURVEYING, LLC. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR CERTIFYING ANY BOUNDARY INFORMATION SHOWN HEREON.

TOPOGRAPHIC DATA FROM CHEROKEE COUNTY OS DEPARTMENT.
CONTOUR INTERVAL: 2'

ZONING INFORMATION:
ZONING: GENERAL COMMERCIAL (GC)
BUILDING SETBACKS:
FRONT: 50'
SIDE: 15'
REAR: 15'

BUFFERS:
FRONT LANDSCAPE STRIP: 10'
50' BUFFER WHEN ADJUTING CHEROKEE COUNTY AND RESIDENTIAL ZONING
PROPOSED 25' BUFFER WHEN ADJUTING CHEROKEE COUNTY AND RESIDENTIAL ZONING

FLOOD INFORMATION:
NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13057020164G, DATED 6/7/2018.

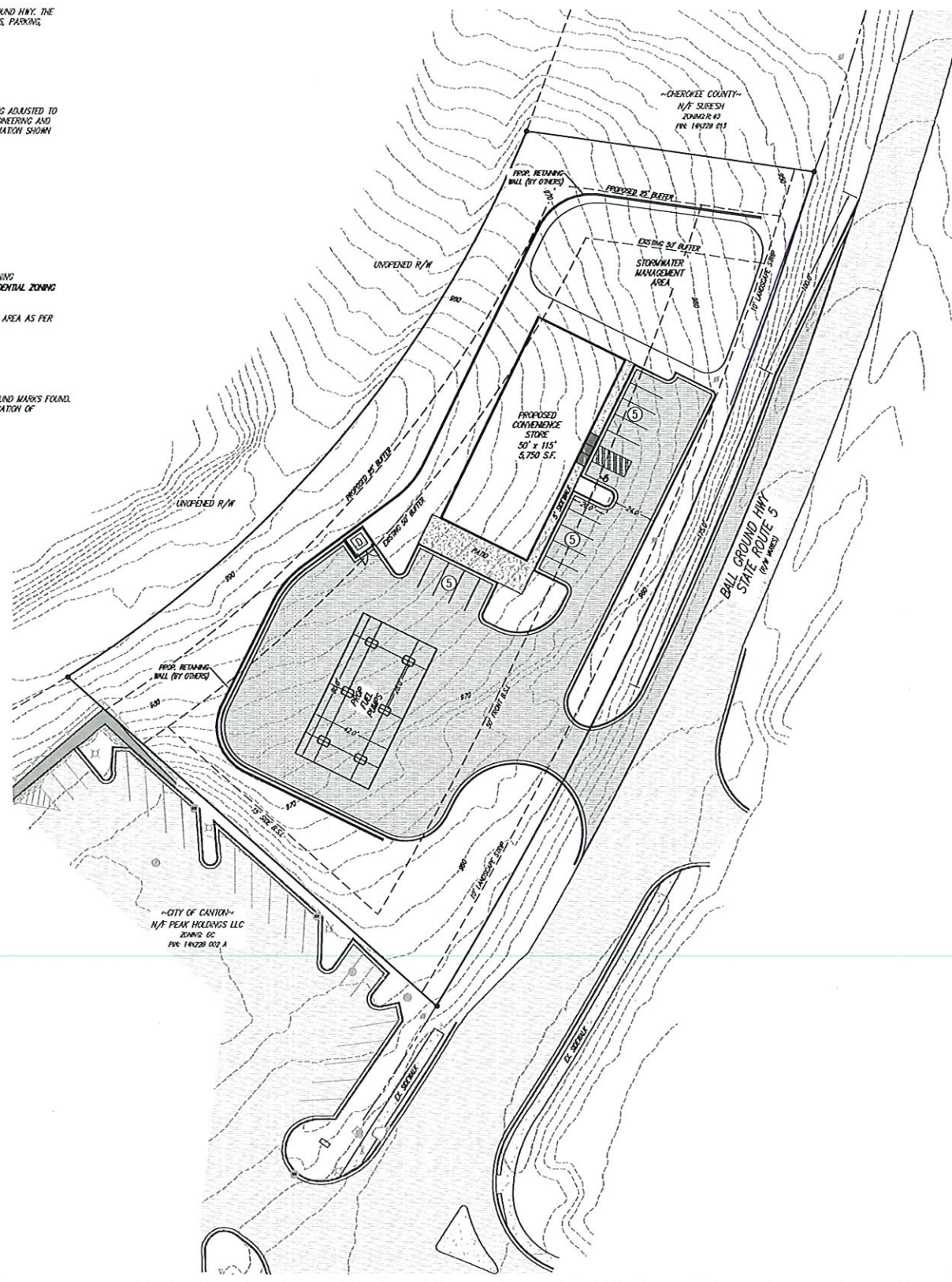
UTILITY INFORMATION:
SEWER:
POWER: GEORGIA POWER COMPANY

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

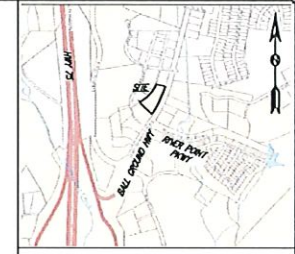
PARKING REQUIREMENTS:
USE: CONVENIENCE STORE WITH OR WITHOUT FUEL PUMPS
MINIMUM 1 SPACE PER 500 S.F. GFA
MAXIMUM 1 SPACE PER 375 S.F. GFA

5,750 S.F. GFA / 500 S.F. = 12 SPACES
5,750 S.F. GFA / 375 S.F. = 16 SPACES

SPACES PROVIDED: 15 SPACES TOTAL (1 HANDICAP)



LEGEND	
UTILITY POLE	OS
POW. HWY. ROAD	LOC
NEW OR FORMERLY	POP
REBAR	OP
LAND LOT	OP
LAND LOT LINE	HOPE
NOT TO SCALE	SSHA
BUILDING SETBACK LINE	SS C/D
TEMPORARY BENCH MARK	FM
PLAT BOOK	MM
FACE	RV
POINT OF ENTRY	CV
CLUB AND GUTTER	LOC
BACK OF CLUB	BP
FACE OF CLUB	UP
CONCRETE	PVC
EXISTING	W
PROPOSED	TV
FINISHED FLOOR	ITE
ELEVATION	BF
MINIMUM	S.E.
MAXIMUM	D.E.
LINEAR FEET	—
5' SQUARE FEET	—
TYPICAL	—
DRIVE PILE	—
HOLED DRIVE PILE	—
FEEDBACK PILE	—
JUNCTION BOX	—
OUTLET CONTROL STRUCTURE	—
UNDERGROUND	—
PERFORATED CONCRETE PIPE	—
CORRUGATED METAL PIPE	—
COMPOSITE PLASTIC PIPE	—
HIGH DENSITY POLYETHYLENE	—
SANITARY SINKER HANGAR	—
SANITARY SINKER CLEANOUT	—
WATER METER	—
WATER VALVE	—
GAS VALVE	—
DOUBLE DETECTOR CHECK	—
BACK FLOW PREVENTER	—
CASTLE IRON PIPE	—
POLYMER CLORIDE	—
INLET	—
TOP OF WALL	—
BOTTOM OF WALL	—
SANITARY SINKER EASEMENT	—
SEWER EASEMENT	—
FENCE	—
SALT FENCE	—
POWER	—
WATER	—
SANITARY SINKER	—
BUILDING SETBACK LINE	—



24-HOUR CONTACT
KARAN SINGH
(404) 403-8267
karansingh12121@gmail.com



REVISION	DATE	DESCRIPTION
1	7/25/2024	INITIAL CONCEPT
2	7/25/2024	REVISIONS FOLLOWING CANTON MEETING

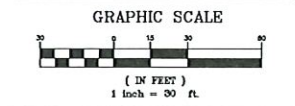
CONCEPTUAL LAYOUT
KARAN SINGH
LAND LOT 227
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY

DRAWN BY:	NAP
CHECKED BY:	JND
LAND LOT:	227
DISTRICT:	14TH
SECTION:	2ND
CITY:	CANTON
COUNTY:	CHEROKEE
DATE:	7/25/2024

SHEET NO.
1 of 1
PROJECT NO.
24-347



IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



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Steve Green <steve.green@cantonga.gov>

RE: [EXTERNAL] Re:

Thomas E. Trawick <tetrawick@cherokeecountyga.gov>
To: Steve Green <steve.green@cantonga.gov>
Cc: Kevin Turner <kevin.turner@cantonga.gov>

Mon, Aug 19, 2024 at 6:17 PM

Thanks Steve.

For Cherokee County, GC next to R-40 is a 35-foot buffer. We do not require a buffer adjacent to R/W.

That being said, should the ZBA approve the request, we ask that the approval no include for structures (i.e. convenience store, or fuel pumps/canopy) to be constructed within the buffer. Their plan shows only paving and stormwater detention, and we would be ok with this.

Let me know if you have any questions.

Thanks,



Thomas Trawick, AICP
Zoning Manager
Planning and Zoning
678-493-6108
tetrawick@cherokeecountyga.gov

From: Steve Green <steve.green@cantonga.gov>
Sent: Monday, August 19, 2024 8:04 AM
To: Thomas E. Trawick <tetrawick@cherokeecountyga.gov>
Cc: Kevin Turner <kevin.turner@cantonga.gov>
Subject: [EXTERNAL] Re: