



Action Requested/Required:

Vote/Action Requested
 Public Hearing
 For Discussion Only
 Presentation Only

Department: Community Development

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

Agenda Item Title:

ANNX2509-002 / RZON2509-001 / MP2509-005 / CUP2509-004 / VAR2509-001 - Request to annex and rezone +/- 48.21 acres for the purposes of developing a residential subdivision consisting of single family detached homes, townhomes and cottage style residential units. Also submitted is a Master Plan application to guide the provide development criteria, a Conditional Use Permit application for the multi-family portiosn (townhomes) and a variance request to reduce the 50' buffer where property within the city limits abuts property in unincorporated Cherokee County. Torchree Partners LLC

Summary:

The applicant has submitted applications for the annexation, rezoning, Master Plan approval, Conditional Use Permit and a variance request for +/- 48.21 acres. The proposal seeks to construct 96 single family detached homes, 77 townhomes and 21 cottage style residences. Along with the residential portion the applicant seeks approval of 1.55 acres of commercial area along Highway 5 and 7.85 acres of commercial / light industrial property off of Fate Conn Road. A concurrent variance has also been filed seeking to reduce the required 50' buffer where property within the city limits abuts property in unincorporated Cherokee County.

The proposed number of residential units requires two points of ingress/egress.

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:

The staff recommends denial of these applications due to non-compliance with the Future Land Use Plan. If these applications are approved suggested staff conditions can be found in the staff report.

Reviews:

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

Attachments:

Application(s)
Revised site plan
County response letter
Community Input report
Staff report
Response letter to questions/concerns



**Land Use Petitions: ANNX2509-002, RZON2509-001, MP2509-005, CUP2509-004,
VAR2509-001**

Date of Staff Report Preparation: 10/29/25

Mayor and City Council Public Hearing Date: 11/6/25

Mayor and City Council Public Hearing Date: 12/4/25

Project Name/Applicant: Targhee Partners, LLC

Property Location: 2820 Ball Ground Hwy and 3830 Fate Conn Road

Parcel ID: 14N22 094/094B and 14N21 082A

District/Land Lot: 14th District, Land Lots 243, 244, 260, 261

Acreage: +/-48.21 acres

Existing Zoning District: GC, R-80, RM-10, Cherokee County

Proposed Zoning District: PD-MU, City of Canton

Existing Land Use: Primarily vacant/undeveloped with two small structures

Future Development Map Designation: Workplace Center, Cherokee County Employment Center, City of Canton

Proposed Development: Residential, Commercial, Light Industrial

District Standards: Varies. Master Plan will dictate standards

<u>Zoning District Standards (Primary Street)</u>			
Impervious Surface (max.)		Front Yard Setback (min.)	
Open Space (min.)		Side Yard Setback (min.)	
Building Height (max.)		Rear Yard Setback (min.)	
Building Height (min.)		Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	

Surrounding Land Uses and Zoning:

North – I-575, No zoning designation

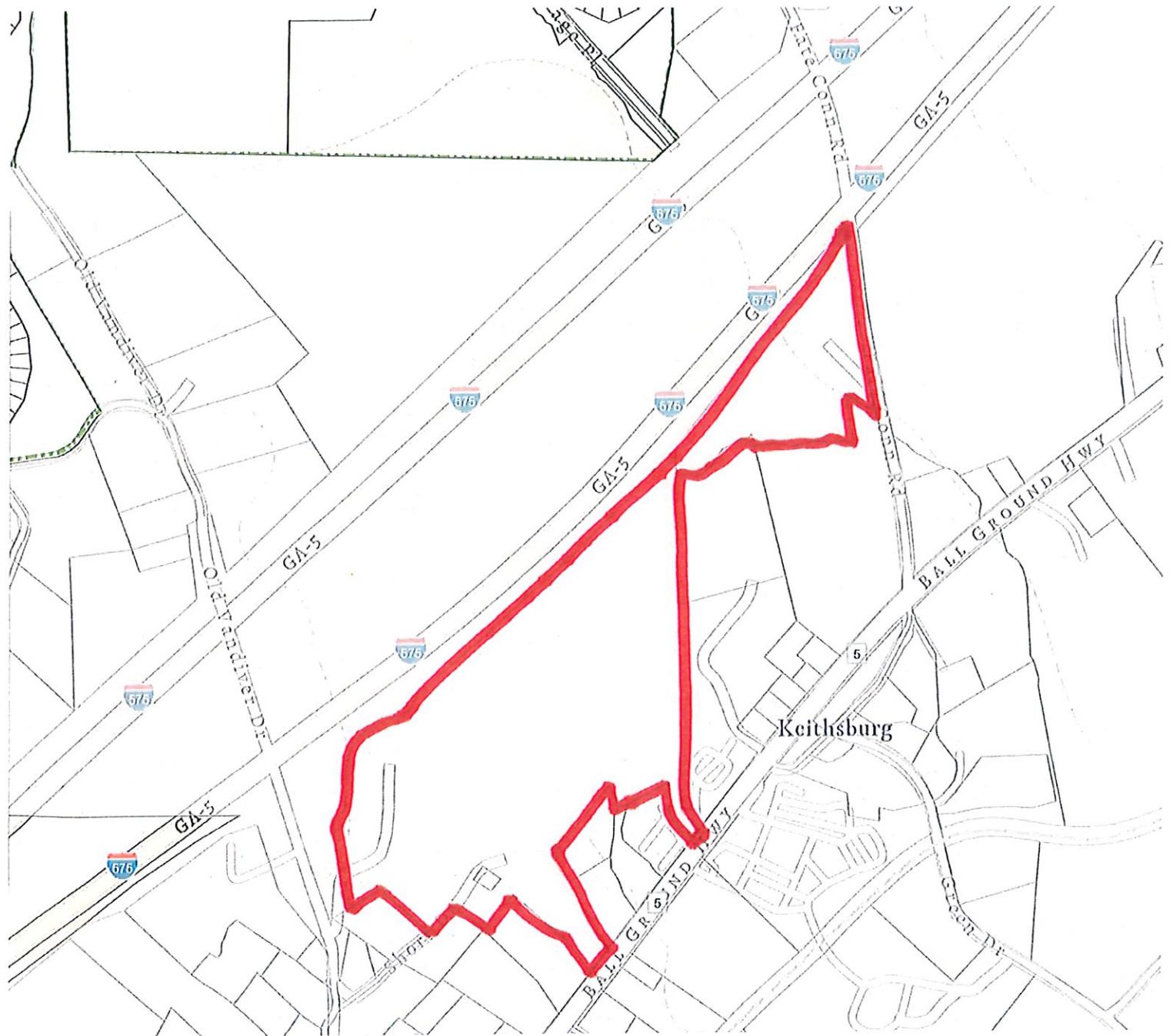
South – Commercial, vacant land, GC

East – Vacant/undeveloped, RM-10

West – Single family homes, R-40

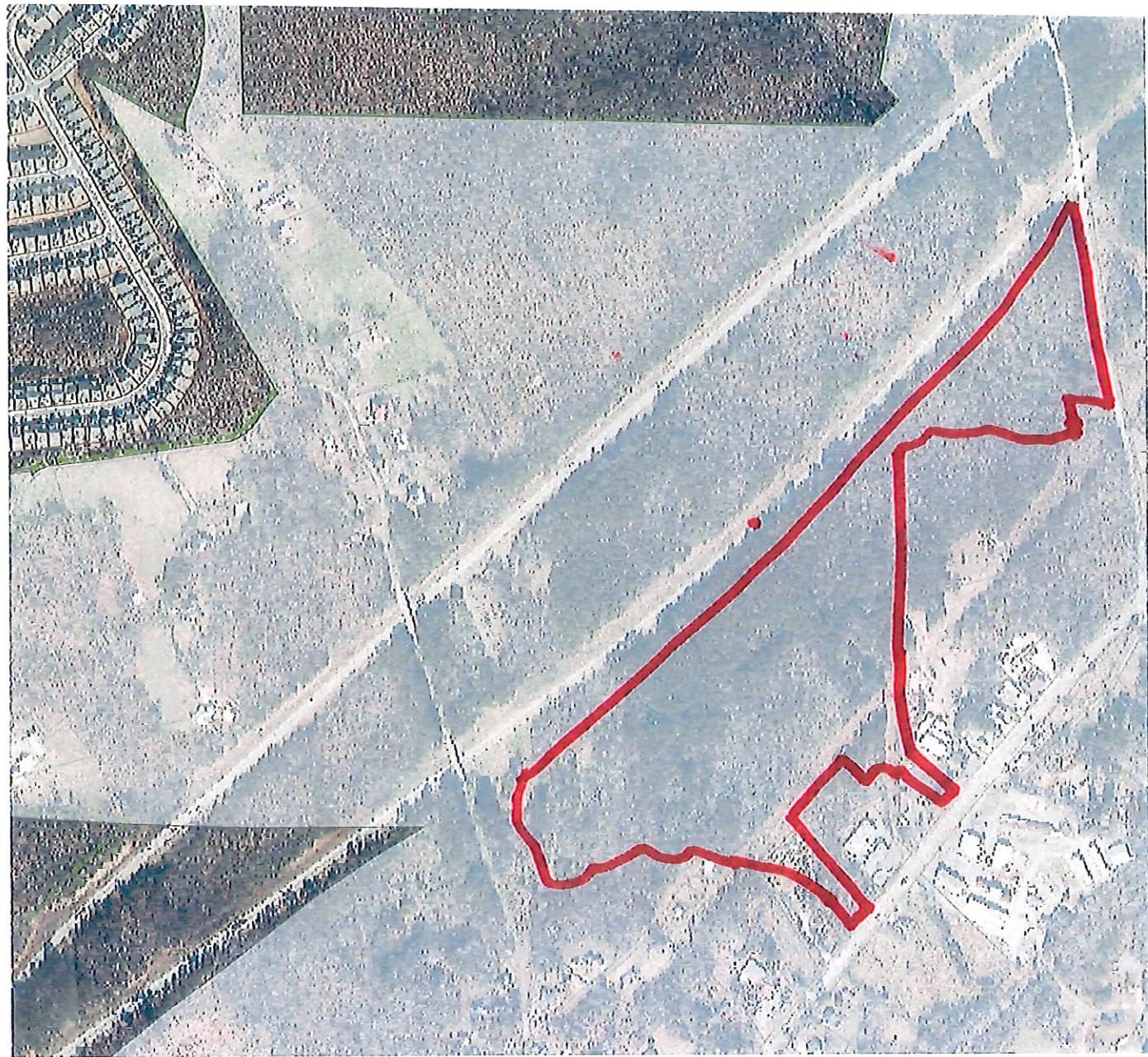
CANTON

Location Map



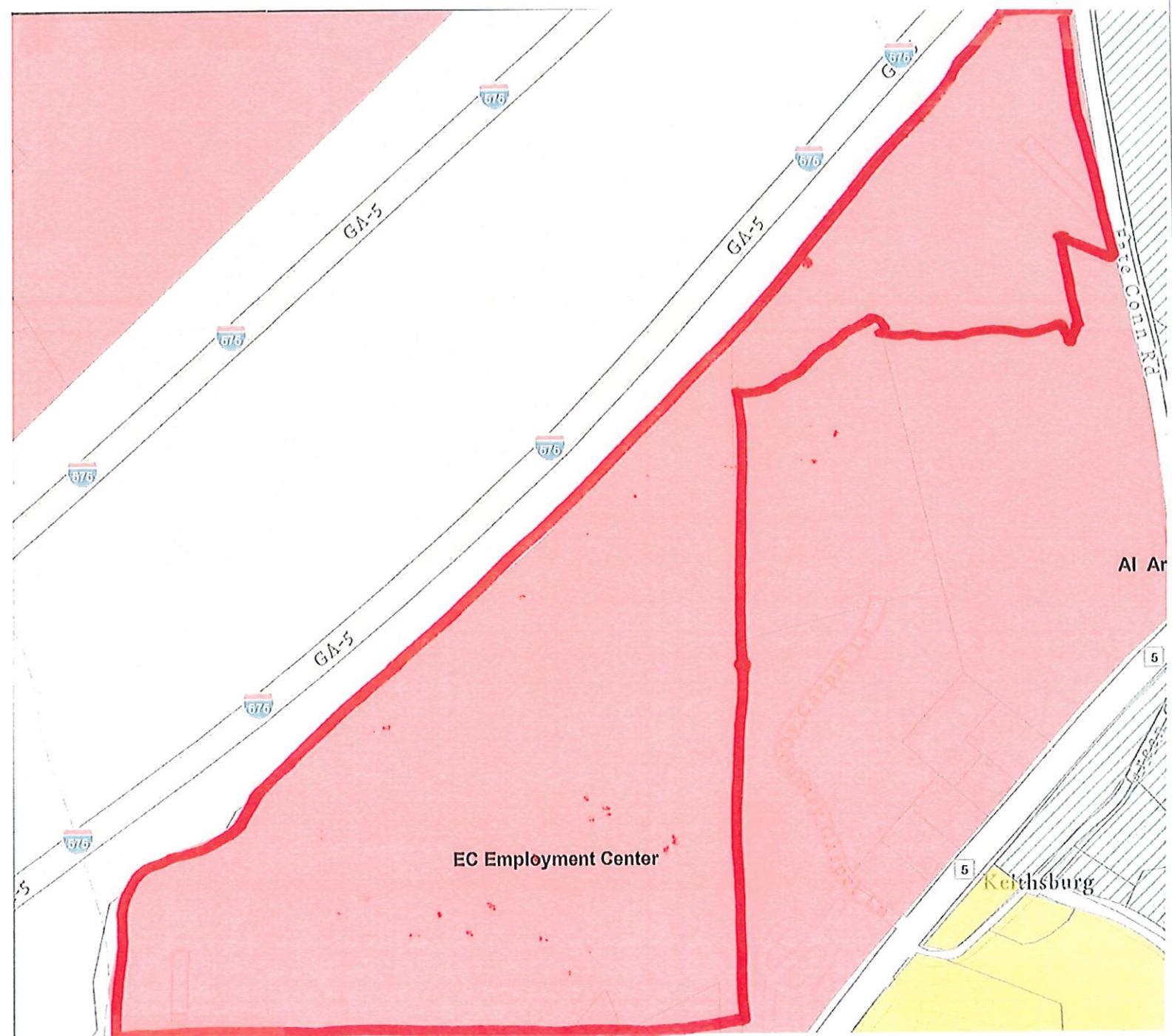
CANTON

Existing Land Use Map



CANTON

Future Development Map





Site Description: The site is mostly wooded with a mixture of hardwoods and pines.

Site History: The staff has no knowledge of any previously proposed development activity on the site.

CRITERIA TO BE APPLIED – LAND USE PETITION (ANNEXATION)

- 1. Whether the property(ies) considered for annexation are within the City of Canton's Service Delivery Strategy Area. *The development will be served by the Cherokee County Water and Sewer Authority.***

- 2. Whether the property considered for annexation are within the City of Canton's Growth Boundary Agreement Area. *The site is within the Growth Boundary Agreement Area.***

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:

- SAFETY SERVICES:
 - *International Building Code, 2018 Edition, with Georgia Amendments*
 - [2020](#)
 - [2022](#)
 - [2024](#)
 - [2025](#)
 - *International Residential Code, 2018 Edition, with Georgia Amendments*
 - [2020](#)
 - [2024](#)
 - *International Fire Code, 2018 Edition (GA 120-3-3 Amendments – 27 May 2025)*
 - *Life Safety Code, 2024 Edition (GA 120-3-3 Amendments – 27 May 2025)*



- *International Plumbing Code, 2018 Edition, with Georgia Amendments*
 - [2020](#)
 - [2022](#)
 - [2023](#)
 - [2024](#)
- *International Mechanical Code, 2018 Edition, with Georgia Amendments*
 - [2020](#)
 - [2024](#)
- *International Fuel Gas Code, 2018 Edition, with Georgia Amendments*
 - [2020](#)
 - [2022](#)
- *National Electrical Code, 2023 Edition, no Georgia amendments*
- *International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments*
 - [2020](#)
 - [2022](#)
 - [2022](#)
 - [2023](#)
- *International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments*
 - [2020](#)

The City of Canton has an automatic sprinkler system ordinance. All multi-family residential construction (three family dwellings or more) an NFPA 13R automatic sprinkler system. For commercial development, any structure over 3,500 square feet shall require an NFPA 13 automatic sprinkler system.

This project may require two or more fire apparatus access roads (entrances) based on the number of dwelling units constructed, the height of the structure or the square footage of the structure. This requirement is in the 2018 International Fire Code Appendix "D" and the City of Canton Unified Development Code (UDC), section 109.03.12 - Development access.

Approved fire apparatus access roads shall be provided within 150 feet of the exterior walls of all buildings or facilities at grade level as measured along an approved route around the exterior of the building. The distance may be extended to 200 feet on one side of the building or facility when equipped with a full NFPA 13 fire sprinkler system and when approved by the fire code official.



Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs and red painted curbs. All sign locations must be *approved* by the fire code official.

The minimum diameter fire main size is 8". Fire hydrant placement is based on both the City of Canton UDC, section 110.02.02 (f)- Design criteria and appendix B and C of the 2018 International Fire Code which has been adopted as law in the City of Canton.

Mail Kiosks shall meet the 2010 Federal ADA standard and USPS-STD-4C. A van accessible handicap parking space and access aisle is required to serve an accessible route to the mail kiosk.

Specific 2018 IFC requirements for civil plans:

1. The 2018 International Fire Code, appendix "D" requires fire apparatus access roads not exceeding 10% grade and for local Cherokee County fire apparatus requirements, access road cross grades may not exceed 5%.
2. Roads throughout the development must be at a minimum, made of asphalt or concrete capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.
3. Turn radiiuses for all streets shall be 35' minimum for development entrances and 25' for interior streets. Proof of turning radius compliance shall be demonstrated using software analysis such as "AutoTURN" or other clearance/swept path analysis software for a 50' emergency vehicle. For tire curb clearances, bumper swing clearances or inside crimp angles or break over/Break under angles, contact Cherokee County Fire & Emergency Services.
4. Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
5. Aerial fire apparatus streets are required where the vertical distance between the grade plane and the highest roof surface exceeds 30'. The required width of an aerial apparatus road shall be 26' minimum and constructed as noted in note #2 above. One or more of the aerial access routes meeting the building height condition shall be located not



less than 15' and not greater than 30' from the building and shall be positioned parallel to one entire side of the building. Overhead utilities and power lines shall not be located over the aerial apparatus road.

6. Aerial fire apparatus access roadways shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The location of the aerial fire apparatus road must be *approved by the fire code official*.

7. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

8. Fire Department Connections (FDC) serving commercial properties shall be remote. All FDC's shall be within 100' of a fire hydrant.

9. PIVs, or other approved indicating valves, serving buildings 40 feet or more in height shall be located a minimum of 40 feet from the building. For buildings less than 40 feet tall, the valve shall be located no closer than the height of the building.

10. FDCs and PIVs, shall be painted OSHA safety red.

11. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING – FIRE LANE signs complying with Figure D103.6 below and red painted curbs. All sign locations must be *approved by the fire code official*.

12. Private gates for single family homes, multi-family complexes or commercial properties shall be installed with back-up batteries that are programmed to fail safe (open completely) during a power outage. This applies to all gate configurations.

Conditions for Consideration

COMMUNITY DEVELOPMENT

The applicant has filed an annexation, rezoning, Master Plan, Conditional Use Permit and variance applications on +/-48.21 acres located off of 2829 Ball Ground Highway and 3830 Fate Conn Road. These applications are seeking the development of a 194 unit residential subdivision with 1.55



acres of commercial use (off of Ball Ground Highway) and 7.85 acres of light industrial use located off of Fate Conn Road.

The residential element will consist of 21 cottage style units, 77 townhome units and 95 single family detached units on +/-38.81 acres. This will result in a density of 5 du/a.

The applicant is also requesting a buffer variance to the required 50' buffer when property within the Canton city limits abuts unincorporated Cherokee County and to increase the amount of townhomes from the 25% limit (48 units) to 77 townhome units.

The development will require two means of ingress/egress due to the proposed number of residential units. The revised site plan, dated received December 11, 2025, meets the ingress/egress requirement.

The property lies within the Employment Centers character area. Compatible land uses for this character area includes mixed use commercial, office, institutional, light industrial, industrial office. Distribution/warehousing and other clean light industrial uses.

The Department of Community Development recommends **DENIAL** of these applications. This recommendation is due to non-compliance with the Future Land Use Plan.

Should these applications be approved the staff suggests the following conditions:

- 1) Should Old Vandiver Road and Thomas Trail be utilized as emergency access only roadways, they should be improved to County standards. These standards should be of the nature that would provide adequate improvements to allow for the passage of emergency vehicles. Access to these roadways shall be gated at all times except in the time of need.
- 2) All required roadway improvements to Ball Ground Highway and Fate Conn Road shall be approved by Cherokee County.
- 3) All school mitigation fees shall be paid prior to the issuance of any Land Disturbance Permit. These fees shall be directly to the Cherokee County School System. Proof of payment shall be furnished to the City of Canton Department of Community Development.
- 4) Development standards shall be those shown on the revised site plan submitted December 11, 2025. Setbacks as shown shall be incorporated into any required buffer.
- 5) The requested variance to eliminate or reduce the fifty (50) foot buffer where City of Canton property abuts unincorporated Cherokee County shall be denied.
- 6) A traffic study shall be provided with the Land Disturbance Permit application.
- 7) A hydrology study shall be provided with the Land Disturbance Permit.



- 8) The requested increase in townhome units shall be denied.
- 9) The Land Disturbance Permit site plan shall reflect all zoning conditions as approved.

Conditions for Consideration

DEVELOPMENT SERVICES

This project would be served by Cherokee County Water and Sewer Authority.

Cherokee County would approve any and all roadway improvements on Hwy. 5 and Vandiver Road.

A traffic study will be required.

The stream in the northwest portion of the property will need to be delineated.

A hydrology study will be required with the LDP application.

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

The school system has agreed to a \$400 per unit mitigation fee.

Conditions for Consideration



CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

2. Road improvements must be made along Old Vandiver Road and Ball Ground Hwy. The County will be responsible for all proposed entrances to the development.
 - a. Improvements must be made to Old Vandiver Road to meet current County standards.
 - b. A deceleration lane must be installed on Old Vandiver Road for the proposed development.
 - c. A left turn lane and a deceleration lane must be installed on Ball Ground Hwy. for the proposed development.
3. It is requested that the two proposed entrances be placed further apart to comply with the state fire code.
4. Lower residential densities should be pursued on these parcels.
 - a. Both the County and City future development maps indicate a desire for a workplace center/employment center. The proposed development indicates a primary land use of residential units. The County advises the City to consider projects where the majority land use is commercial or industrial.

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration





PUBLIC HEARING APPLICATION

Project #(s):

ANNX 2509-002

This Application is for:

<input checked="" type="checkbox"/> A Annexation	<input type="checkbox"/> I Temporary Use Permit
<input checked="" type="checkbox"/> B Rezoning	<input type="checkbox"/> J Zoning Ordinance Text Amendment
<input checked="" type="checkbox"/> C Master Plans	<input type="checkbox"/> Appeal
<input type="checkbox"/> D Master Plan Amendment	<input type="checkbox"/> Adjustment
<input checked="" type="checkbox"/> E Conditional Use Permit	<input type="checkbox"/> Special Exception
<input type="checkbox"/> F Land Use Modification	
<input type="checkbox"/> G Zoning Condition Amendment	
<input type="checkbox"/> H Density Transfer within Master Plan	

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

Applicant Information:

Name: Targhee Partners, LLC
 Address: 121 E. Main St.
Ste 201
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: (404) 644-8909
 Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
 Address: authorizations
 City: _____
 State: _____ ZIP Code: _____
 Telephone: _____
 Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature:  Print Name: Benjamin Key for Targhee Partners, LLC



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANX 2509-002

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21st day of August, 20 25.

Owner Signature:

Print Name: Benjamin Key for Targhee Partners, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

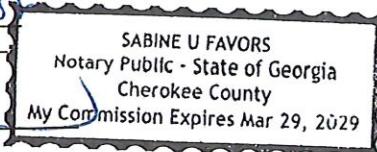
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Lease
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This, 21st Day Of August, 20 25.

Notary Signature:



(Seal)



AUTHORIZATION OF OWNER AND APPLICANT

Project #s:

ANNX2509-002

This form is to be executed under oath. I, J. Philip Cato Property Owner, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature:

Print Name: J. Philip Cato

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

Applicant Status:

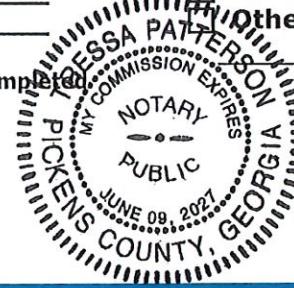
- Owner
- Option to Purchase
- Leaseee
- Area Resident

Other (Explain): _____

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

Sworn To and Subscribed Before Me This 20th
Day Of August, 20 25.

Notary Signature: Jenna Patterson



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANNX2509-002

This form is to be executed under oath. I, Jesse Gunnin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature:

Print Name: Jesse Gunnin
 for JRG1, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

<input checked="" type="checkbox"/> A Annexation	<input type="checkbox"/> I Temporary Use Permit
<input checked="" type="checkbox"/> B Rezoning	<input type="checkbox"/> J Zoning Ordinance Text Amendment
<input checked="" type="checkbox"/> C Master Plans	<input type="checkbox"/> Appeal
<input type="checkbox"/> D Master Plan Amendment	<input type="checkbox"/> Adjustment
<input checked="" type="checkbox"/> E Conditional Use Permit	<input type="checkbox"/> Special Exception
<input type="checkbox"/> F Land Use Modification	
<input type="checkbox"/> G Zoning Condition Amendment	
<input type="checkbox"/> H Density Transfer within Master Plan	

Name of Authorized Applicant: Targhee Partners LLC

Signature: Jesse Gunnin

Mailing Address: 121 E. Main St.
Suite 201

Applicant Status:

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

City: Canton

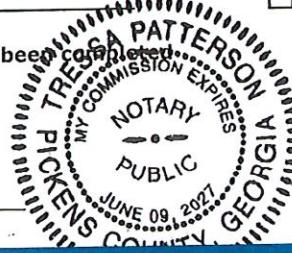
State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

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

Notary Signature: Jenna Patterson





AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

ANX 2509-002

This form is to be executed under oath. I, Property Owner for ABF Horizon LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21 day of Aug, 20 25.

Owner Signature: John K. Flint

Print Name: L. AUSTIN FLINT
for ABF Horizon, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: Benjamin K. Flint

Mailing Address: 121 E. Main St.
Suite 201

City: Canaton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

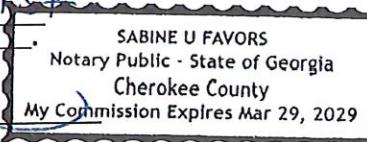
Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

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

Sworn To and Subscribed Before Me This 21st Day Of August, 20 25.

Notary Signature: Mr. L. Austin Flint



(Seal)

CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

By: *Tressa Patterson*

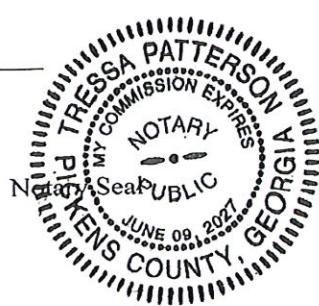
Print Name: Jesse Gunnin

Its: Managing Member
Title

Date: 8/20/2025

8/20/2025
Date

Tressa Patterson
Signature of Notary Public



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING APPLICATION

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC**. ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

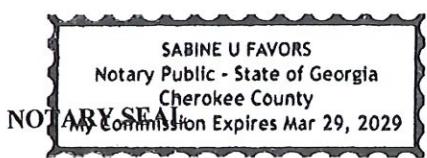
TARGHEE PARTNERS, LLC

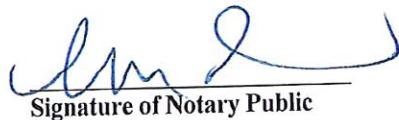
By: 

Print Name BENJAMIN KEY

Date 8-21-25

Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date

CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is L. AUSTIN FLINT, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: *L. Austin Flint*

Print Name: *L. AUSTIN FLINT*

Its: *MANAGER*

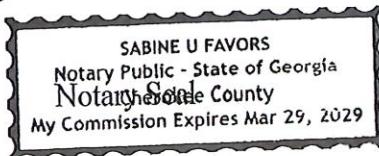
Date: *8/21/25*

Title

Signature of Notary Public

8/21/25

Date



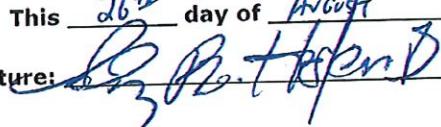
CANTON
 Community Development Department
 110 Academy Street, Canton, GA 30114
 (770) 704-1500

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

This form is to be executed under oath. I, Ashley R. Holcomb, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 26th day of August, 2025.

Owner Signature: 

Print Name: Ashley R. Holcomb

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: 

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

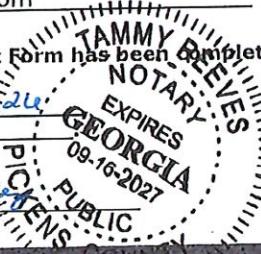
State: GA Zip Code: 30114

Telephone: (404) 644-8909

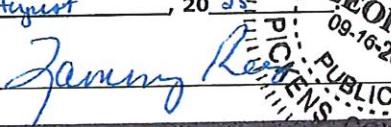
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Lease
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is 
 Sworn To and Subscribed Before Me This 24 Day Of August, 2025

(Seal)

Notary Signature: 



PROPERTY INFORMATION

Project #(s):

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd
 243-244, 14-0243-0009
 Land Lot(s): 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037 14-0243-0071

Existing Zoning Of Property: and RM-10 City County Total Acreage Of Property: 48.21±

Proposed Zoning Of Property: PD-Mixed Use Existing Use(s) Of Property Undeveloped

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CARMELYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



PUBLIC SCHOOL INFORMATION

Project #(s):

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

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



REVIEW CRITERIA

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

How will this proposal be compatible with surrounding properties? _____

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

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

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

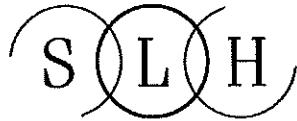
What would be the impact to schools and utilities if the proposal were approved? _____

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? _____

How is the proposal consistent with the City of Canton Roadmap of Success? _____

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

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



GARVIS L. SAMS, JR.

1952-2025

JOEL L. LARKIN

PARKS F. HUFF

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

September 2, 2025

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

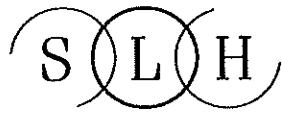
LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve \pm 1.3 acres along Highway 5 for commercial uses and \pm 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Ground is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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

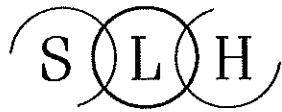
The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to the access and improvements from Old Vandiver Road and Highway 5. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.



September 2, 2025

Page 3

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff
phuff@samlarkinhuff.com



PUBLIC HEARING APPLICATION

Project # (s):

RZON 2509-001

This Application is for:

<input checked="" type="checkbox"/> A Annexation	<input type="checkbox"/> I Temporary Use Permit
<input checked="" type="checkbox"/> B Rezoning	<input type="checkbox"/> J Zoning Ordinance Text Amendment
<input checked="" type="checkbox"/> C Master Plans	<input type="checkbox"/> Appeal
<input type="checkbox"/> D Master Plan Amendment	<input type="checkbox"/> Adjustment
<input checked="" type="checkbox"/> E Conditional Use Permit	<input type="checkbox"/> Special Exception
<input type="checkbox"/> F Land Use Modification	
<input type="checkbox"/> G Zoning Condition Amendment	
<input type="checkbox"/> H Density Transfer within Master Plan	

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

Applicant Information:

Name: Targhee Partners, LLC
 Address: 121 E. Main St.
Ste 201
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: (404) 644-8909
 Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
 Address: authorizations
 City: _____
 State: _____ ZIP Code: _____
 Telephone: _____
 Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature: Print Name: Benjamin Key for Targhee Partners, LLC



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-001

This form is to be executed under oath. I, Ashley R. Holcomb, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 26th day of August, 2023.

Owner Signature:

Print Name: Ashley R. Holcomb

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

This Application is for:

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

- I** Temporary Use Permit
- J** Zoning Ordinance Text Amendment

- Appeal
- Adjustment
- Special Exception

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com Other (Explain): _____

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain):

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 24 Day of 2005 EXPIRES 08/05/2006
Day Of 2005 EXPIRES 08/05/2006

(56a)

Notary Signature:

of Owner and Applicant Form has been completed
 Owner's signature is
 Described Before Me This 24
August, 20 35

TAMMY REEVES
NOTARY
EXPIRES
09-16-2027
GEORGIA
PUBLIC
PICKENS

Tammy Reev

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

AUTHORIZATION OF OWNER AND APPLICANT

Project #s:

RZON2509-001

This form is to be executed under oath. I, L. Austin Flint, for ABF Horizon LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21 day of Aug, 20 25.

Owner Signature: L. Austin Flint

Print Name: L. Austin Flint
 for ABF Horizon, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: B. J. K.

Mailing Address: 121 E. Main St.
Suite 201

City: Canoton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

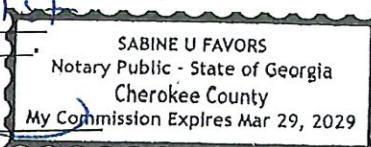
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Lease
- Area Resident
- Other (Explain): _____

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

Sworn To and Subscribed Before Me This 21 day of August, 20 25.



(S. U. F.)

Notary Signature: Benjamin L. Austin

CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is L. AUSTIN FLINT, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: *L. Austin Flint*

Print Name: *L. AUSTIN FLINT*

Its: *MANAGER*

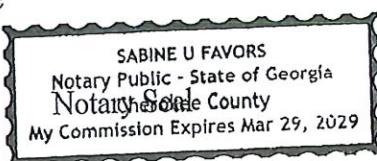
Title

Date: *8/21/25*

Signature of Notary Public

8/21/25

Date





AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON 2509-001

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21st day of August, 2025.

Owner Signature:

Print Name: Benjamin Key for Targhee Partners, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

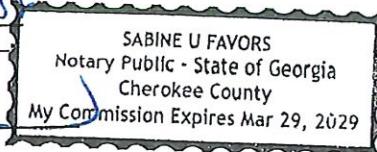
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This Day Of August, 2025

Notary Signature:



(Seal)

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING
APPLICATION

1.

My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC.** ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

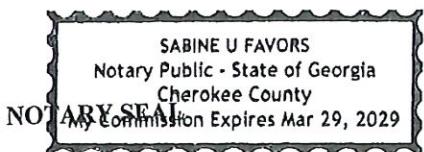
By: Benjamin Key

Print Name BENJAMIN KEY

Date 8-21-25

Its: MANAGER

Title



Signature of Notary Public

8-21-25
Date



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON 2509-001

This form is to be executed under oath. I, Jesse Gunnin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature: Jesse Gunnin

Print Name: Jesse Gunnin
for JRG1, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: Jesse Gunnin

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

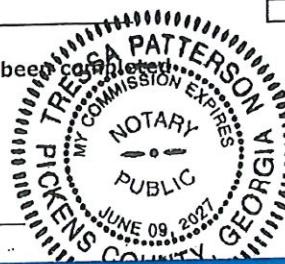
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

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

Notary Signature: Jessa Patterson



CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

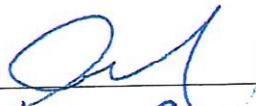
My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, JRG1, LLC, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

By: 

Print Name: Jesse Gunnin

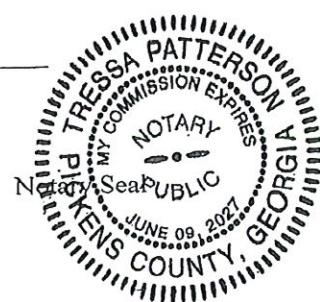
Its: Managing Member
Title:

Date: 8/20/2025

8/20/2025

Date

Tressa Patterson
Signature of Notary Public





AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

RZON2509-001

This form is to be executed under oath. I, J. Philip Cato, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature:

Print Name: J. Philip Cato

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: B. Patterson

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

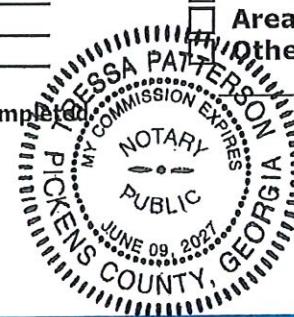
Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident

Other (Explain): _____

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

Notary Signature: Jenna Patterson



(Seal)



PROPERTY INFORMATION

Project #(s):

RZON2569 -001

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd _____

14-0243-0009

243-244,

14-0243-0071

Land Lot(s): 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037 _____

GC, R-80 City

Existing Zoning Of Property: and RM-10 County Total Acreage Of Property: 48.21± _____

Proposed Zoning Of Property: PD-Mixed Use Existing Use(s) Of Property Undeveloped _____

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver) _____

Proposed managing jurisdiction: Cherokee County _____

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.) _____

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main) _____

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



PUBLIC SCHOOL INFORMATION

Project #(s):

RZDA2509-001

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

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



REVIEW CRITERIA

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

RZON2509-001

How will this proposal be compatible with surrounding properties? _____

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

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

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

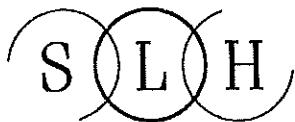
What would be the impact to schools and utilities if the proposal were approved? _____

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? _____

How is the proposal consistent with the City of Canton Roadmap of Success? _____

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

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



GARVIS L. SAMS, JR.

1952-2025

JOEL L. LARKIN

PARKS F. HUFF

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

September 2, 2025

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

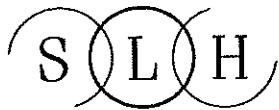
LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve \pm 1.3 acres along Highway 5 for commercial uses and \pm 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Ground is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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

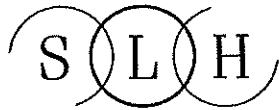
The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to the access and improvements from Old Vandiver Road and Highway 5. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.



September 2, 2025

Page 3

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com



PUBLIC HEARING APPLICATION

Project #(s):

MP2509-005

This Application is for:

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

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

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

Applicant Information:

Name: Targhee Partners, LLC
 Address: 121 E. Main St.
Ste 201
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: (404) 644-8909
 Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
 Address: authorizations
 City: _____
 State: _____ ZIP Code: _____
 Telephone: _____
 Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature:  Print Name: Benjamin Key for Targhee Partners, LLC



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP 2509-005

This form is to be executed under oath. I, Ashley R. Holcomb, 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 26th day of August, 2025.

Owner Signature:

Print Name: Ashley R. Holcomb

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Lease
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 26th Day Of September, 2025.

(Seal)

Notary Signature:



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP2509-005

This form is to be executed under oath. I, _____, for ABF Horizon LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21 day of Aug, 20 25.

Owner Signature:

Print Name: L. AUSTIN FLINT
for ABF Horizon, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: Benjamin Key

Mailing Address: 121 E. Main St.
Suite 201

City: Canaton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

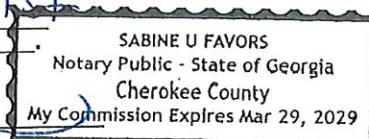
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

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

Sworn To and Subscribed Before Me This
Day Of August, 20 25



(Seal)

Notary Signature: Benjamin Key

CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is L. AUSTIN FLINT, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON**, LLC, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: *L. Austin Flint*

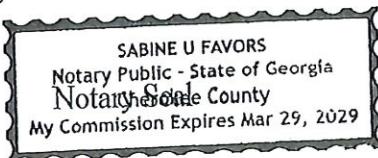
Print Name: L. AUSTIN FLINT

Its: MANAGER
Title

Date: 8/21/25

L. Austin Flint
Signature of Notary Public

8/21/25
Date





AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP 2509-005

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21st day of August, 2025.

Owner Signature:

Print Name: Benjamin Key for Targhee Partners, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- A Annexation
- B Rezoning
- C Master Plans
- D Master Plan Amendment
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- G Zoning Condition Amendment
- H Density Transfer within Master Plan

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

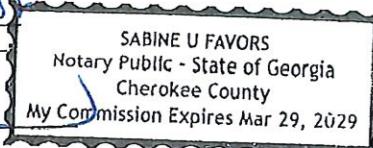
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This Day Of August, 2025.

Notary Signature:



(Seal)

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING
APPLICATION

1.

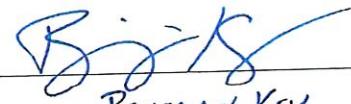
My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC.** ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

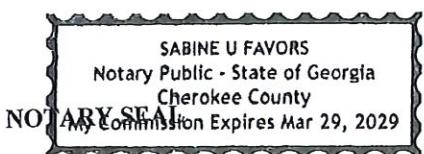
2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY Date 8-21-25
Its: MANAGER Title




Signature of Notary Public

8-21-25
Date



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP2509-005

This form is to be executed under oath. I, Jesse Gunnin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature: Jesse Gunnin

Print Name: Jesse Gunnin
for JRG1, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- A Annexation
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- H Density Transfer within Master Plan

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: Jesse Gunnin

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

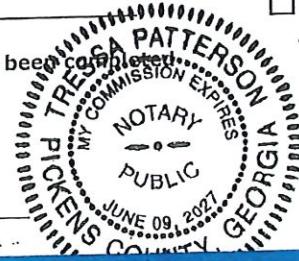
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

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

Notary Signature: Jenna Patterson



CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

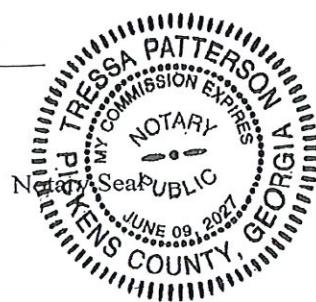
By: *Jesse Gunnin*

Print Name: Jesse Gunnin

Its: Managing Member

Date: 8/20/2025

Tressa Patterson
Signature of Notary Public



8/20/2025
Date



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

MP2905-005

This form is to be executed under oath. I, J. Philip Cato,^{Property Owner}, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature:

Print Name: J. Philip Cato

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident

Other (Explain): _____

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

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

Sworn To and Subscribed Before Me This 20th
Day Of August, 20 25.

Notary Signature:



(Seal)



PROPERTY INFORMATION

Project #(s):

MP 2\$09-005

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd

14-0243-0009

243-244,

14-0243-0071

Land Lot(s): 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037

GC, R-80 City

Existing Zoning Of Property: and RM-10 County Total Acreage Of Property: 48.21±

Proposed Zoning Of Property: PD-Mixed Use Existing Use(s) Of Property Undeveloped

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



PUBLIC SCHOOL INFORMATION

Project #(s):

MP 2509-005

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

HIGH: CHEROKEE CREEKVIEW ETOWAH SEQUOYAH

MIDDLE: CREEKLAND DEAN RUSK FREEDOM TEASLEY

ELEMENTARY: AVERY BALL GROUND CLAYTON HASTY

INDIAN KNOLL KNOX R.M. MOORE SIXES



REVIEW CRITERIA

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

MP2509-005

How will this proposal be compatible with surrounding properties? _____

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

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

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

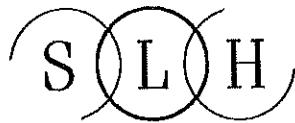
What would be the impact to schools and utilities if the proposal were approved? _____

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? _____

How is the proposal consistent with the City of Canton Roadmap of Success? _____

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

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



GARVIS L. SAMS, JR.

1952-2025

JOEL L. LARKIN

PARKS F. HUFF

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

September 2, 2025

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

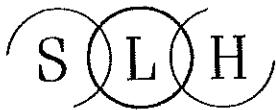
LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve ± 1.3 acres along Highway 5 for commercial uses and ± 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Ground is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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

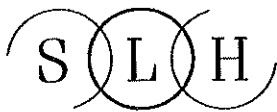
The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to the access and improvements from Old Vandiver Road and Highway 5. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.



September 2, 2025

Page 3

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff
phuff@samlarkinhuff.com



PUBLIC HEARING APPLICATION

Project #(s):

CUP2509-004

This Application is for:

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

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

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

Applicant Information:

Name: Targhee Partners, LLC
 Address: 121 E. Main St.
Ste 201
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: (404) 644-8909
 Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple; see attached owner
 Address: authorizations

 City: _____
 State: _____ ZIP Code: _____
 Telephone: _____
 Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, 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, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature: Print Name: Benjamin Key for Targhee Partners, LLC



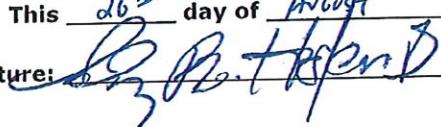
AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, Ashley R. Holcomb, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 26th day of August, 2025.

Owner Signature:  Print Name: Ashley R. Holcomb

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: 

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

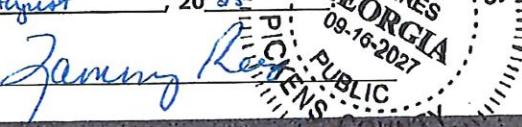
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Lease
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 26th Day Of August 2025

(Seal)

Notary Signature: 



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, L. Austin Flint for ABF Horizon LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21 day of Aug, 20 25.

Owner Signature: L. Austin Flint

Print Name: L. Austin Flint
for ABF Horizon, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature: B. J. K.

Mailing Address: 121 E. Main St.
Suite 201

City: Canoton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

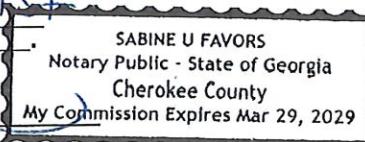
E-mail: key.benjamin@gmail.com

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

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

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



(Seal)

Notary Signature: Mr. J. K.

CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is L. AUSTIN FLINT, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **ABF HORIZON, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

ABF HORIZON, LLC

By: *L. Austin Flint*

Print Name: *L. AUSTIN FLINT*

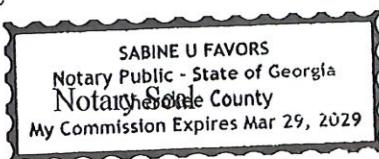
Its: *MANAGER*
Title

Date: *8/21/25*

Signature of Notary Public

8/21/25

Date





AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, Benjamin Key for Targhee Partners, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21st day of August, 20 25.

Owner Signature:

Print Name: Benjamin Key for Targhee Partners, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

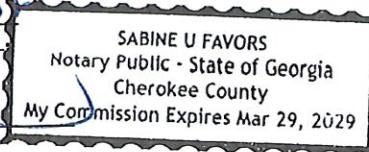
Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

This Authorization of Owner and Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This,

Day Of August, 20 25

Notary Signature:



(Seal)

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING
APPLICATION

1.

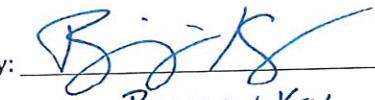
My name is Benjamin Key. I am the officer who is delegated the responsibility for authenticating records of **TARGHEE PARTNERS, LLC.** ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a Canton Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

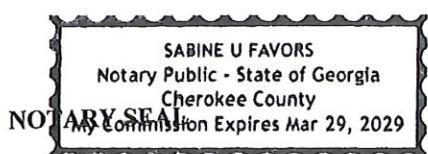
- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

TARGHEE PARTNERS, LLC

By: 
Print Name BENJAMIN KEY

Date 8-21-25

Its: MANAGER
Title




Signature of Notary Public

8-21-25
Date

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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CUP2509-004

This form is to be executed under oath. I, Jesse Gunnin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia.

I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature: *Jesse Gunnin*

Print Name: Jesse Gunnin
 for JRG1, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for:

This Application is for:

- A** Annexation
- B** Rezoning
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- H** Density Transfer within Master Plan

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

Name of Authorized Applicant: *Jesse Gunnin*

Targhee Partners LLC

Signature: *Jesse Gunnin*

Mailing Address: 121 E. Main St.
Suite 201

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

City: Canton

State: GA Zip Code: 30114

Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

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

Notary Signature: *Tressa Patterson*



CERTIFICATE REGARDING CORPORATE AUTHORITY TO
PURSUE PUBLIC HEARING

1.

My name is Jesse Gunnin, I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the Titleholder, **JRG1, LLC**, (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application regarding certain real property owned by the Titleholder located in the City of Canton, Cherokee County, Georgia.

2.

In accordance with the Requirements for Completing a Public Hearing Application, I hereby attest on behalf of the Titleholder that I have reviewed the Rezoning application and related documents which are being filed simultaneously therewith on behalf of the Applicant (collectively, the "Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Rezoning Application and the filing of the Application on behalf of the Applicant by the officer or other representative of the Applicant has been duly authorized by the Titleholder.

JRG1, LLC

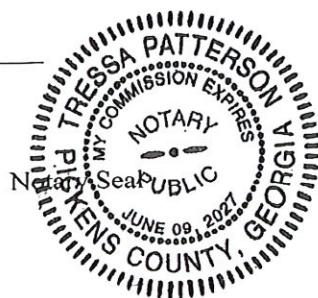
By: _____

Print Name: Jesse Gunnin

Its: Managing Member Title

Date: 8/20/2025

Tressa Patterson
Signature of Notary Public



8/20/2025
Date



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

CLP2509-004

This form is to be executed under oath. I, J. Philip Cato,^{Property Owner}, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 20 25.

Owner Signature:

Print Name: J. Philip Cato

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

This Application is for:

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

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

Name of Authorized Applicant: Targhee Partners LLC

Signature:

Mailing Address: 121 E. Main St.
Suite 201

Applicant Status:

- Owner
- Option to Purchase
- Leaseee
- Area Resident
- Other (Explain): _____

City: Canton

State: GA Zip Code: 30114

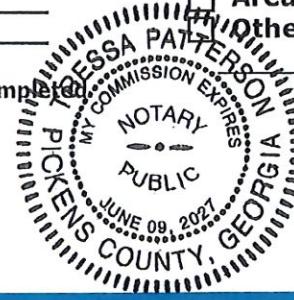
Telephone: (404) 644-8909

E-mail: key.benjamin@gmail.com

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

Sworn To and Subscribed Before Me This 20th
Day Of August, 20 25.

Notary Signature:



(Seal)



PROPERTY INFORMATION

Project #(s):

CUP2509-004

Address:

2829 Ball Ground Hwy and 3830 Fate Conn Rd
 243-244, 14-0243-0009
 Land Lot(s): 260-261 District: 14 Section: 2nd Parcel ID(s) 14-0261-0037 14-0243-0071

Existing Zoning Of Property: GC, R-80 City
 County Total Acreage Of Property: 48.21±

Proposed Zoning Of Property: PD-Mixed Use Existing Use(s) Of Property Undeveloped

ADJACENT PROPERTY/OWNER INFORMATION: PLEASE SEE ATTACHED SPREADHSEET

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

	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH			
SOUTH			
EAST			
WEST			
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? CCWSA (via Old Vandiver)

Proposed managing jurisdiction: Cherokee County

How will water be provided to the site? CCWSA (via Old Vandiver/Short Dr.)

Proposed managing jurisdiction: Cherokee County Size Limit: 2.5 dia. main)

DIRECTION	OWNER NAME AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	State of Georgia DOT	N/A	Interstate Highway
SOUTH	V&T AUTO INC 14-0243-0021	GC	INDUSTRIAL
SOUTH	WATERS CHRIS & 14-0243-0051	R-40	RESIDENTIAL
SOUTH	COLLIS CAROLYN D 14-0243-0057	R-40	RESIDENTIAL
SOUTH	CDM ELECTRIC LLC 14-0243-0033	GC	INDUSTRIAL
EAST	HAYNES LUMBER COMPANY 14-0262-0015	LI	INDUSTRIAL (Lumber Mill and building supplies sales)
EAST	VELAZQUEZ MARIBEL 14-0243-0035	R-40	RESIDENTIAL
EAST	ZIMMERMAN NORMAN R & 14-0243-0053	R-40	RESIDENTIAL
EAST	MAIMONE MICHAEL J 14-0261-0002	R-80	UNDEVELOPED
EAST	CROSSROADS OF LIFE BAPTIST CH 14-0261-0013	GC	INSTITUTIONAL (Church)
EAST & SOUTH	THE KEITHBURG CORP 14-0260-0001	RM-10 & R-80	UNDEVELOPED



PUBLIC SCHOOL INFORMATION

Project #(s):

CUP 2509-004

PUBLIC SCHOOL POLICY STATEMENT:

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

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

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

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

ZONED SCHOOLS: (circle one each)

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



REVIEW CRITERIA

(SEE ATTACHED
LETTER OF INTENT)

Project #(s):

How will this proposal be compatible with surrounding properties? _____

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

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

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

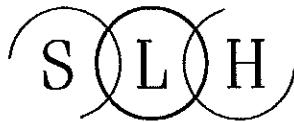
What would be the impact to schools and utilities if the proposal were approved? _____

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? _____

How is the proposal consistent with the City of Canton Roadmap of Success? _____

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

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



GARVIS L. SAMS, JR.

1952-2025

JOEL L. LARKIN

PARKS F. HUFF

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

SUITE 100

376 POWDER SPRINGS STREET

MARIETTA, GEORGIA 30064-3448

770•422•7016

TELEPHONE

770•426•6583

FACSIMILE

September 2, 2025

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

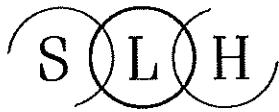
LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages, 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector. The southern portion of the residential component consists of a power easement.

The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. Properties to the South of the Subject Property are zoned R-40 and consist of single-family homes. North and east of the Subject Property consists of institutional and industrial uses. Under Cherokee County's Comprehensive Plan, the Subject Property is classified as Workplace Center. Under the City of Canton's 2045 Comprehensive Plan, the Subject Property is classified as Employment Center.

In addition to the Applicant's proposal to construct 194 single-family homes, the Applicant will reserve \pm 1.3 acres along Highway 5 for commercial uses and \pm 7.85 acres for Light Industrial or Commercial along Fate Conn Road. All internal streets will be public. Access to the proposed development will be via Highway 5 (aka Ball Ground Highway) as well as from the west via Thomas Trail, an unimproved County road.



September 2, 2025

Page 2

REVIEW CRITERIA

How will this proposal be compatible with the surrounding properties?

The Applicant's proposal of PD-Mixed Use will provide a mix of housing and commercial uses in the Keithsburg Community. The section of Highway 5 between 575 and the City of Ball Ground is heavily commercialized with institutional uses as Highway 5 enters the industrial/airport area north of the Subject Property. In 2020, the Cherokee County Board of Commissioners approved a 112-unit RZL community currently under construction by DR Horton just south of the Subject Property (Case No. 20-10-024).

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

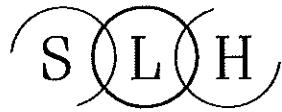
The annexation, zoning, CUP, Master Plan and variance proposals will not adversely affect adjacent or nearby properties' existing use, usability, or value. The Subject Property has a significant power easement to the south and is bordered to the north by I-575.

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

There is no reasonable use of the Subject Property under any other zoning classification than as requested by the applicant. The majority of the Subject Property was rezoned by Cherokee County to GC in 2004. (Cherokee County Resolution 2004-R-028, Case # 04-04-022). It has little to no reasonable economic use if it cannot be developed as proposed by the Applicant. The Subject Property is currently zoned GC, R-80 and RM-10 in Cherokee County which is not the best use for the site and is inconsistent with the county's land use plan and development in the area.

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

The 194 proposed residential units would cause an increase in both population and trip generation. The increase in population and traffic is consistent with current growth trends throughout Cherokee County and the metro area and as outlined in the City's *Impact Fee Program Capital Improvements Element* (p.48). The Applicant is willing to work with the Department of Transportation with respect to the access and improvements from Old Vandiver Road and Highway 5. The Applicant will also work with the City to ensure standards for right of ways are met in residential developments as outlined in the *Canton Roadmap for Success*. All internal streets will be public.



September 2, 2025

Page 3

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

The proposed development is keeping with growth trends throughout Cherokee County and new housing is likely to add new students to the school population. Public utility service capacity is adequate to serve the Applicant's proposal. The applicant will work with the school system on any capacity concerns.

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

The Applicant is requesting a concurrent annexation into the City of Canton. The Subject Property lies within the Employment Center Character Area of the City's Future Land Use Map. The proposed mix of housing and future commercial/LI will provide a transition from the heavily commercial uses east of I-575. As outlined in the *Canton Roadmap for Success*, the Applicant's proposal will increase variety of housing through varied price-points, design and construction.

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

The City's 2022 Updated Housing Study has revealed the need for an increase in the number of housing units and specifically the need for additional housing options. The proposed mix of housing will contribute to the City's development goal of 3,861 new housing units by 2032. (p. 20) The street network within the proposed neighborhood is a "closed loop" which will keep traffic away from Highway 5 and allow entry to the proposed commercial from the north. Canton has significant employment growth in the area with Northside Hospital continuing to expand and projects like Becker Robotics' new manufacturing plant off Bluffs Parkway. The Canton Housing study recognizes the need for new housing to support the local businesses. Canton offers a great market for homebuyers with recreational opportunities, low taxes, great schools and good employment opportunities.

I look forward to working with you and the Community Development Department regarding this application. Should you or your staff have any questions, please let me know.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com



VARIANCE PUBLIC HEARING APPLICATION

Project #(s):

VAR2509-001

This Application is for a:

Pre-Construction Variance
 Post-Construction Variance

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

Applicant Information:

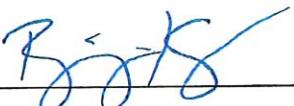
Name: Targhee Partners, LLC
 Address: 121 E. Main St.
Suite 201
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: (404)644-8909
 Email Address: key.benjamin@gmail.com

Owner Information:

Name: Multiple Owners; see attached
 Address: signature pages
 City: _____
 State: _____ ZIP Code: _____
 Telephone: _____
 Email Address: _____

I, Benjamin Key for Targhee Partners, LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Variance Application is true and correct and contains no misleading information. I, Benjamin Key for Targhee Partners, LLC, have received and thoroughly read the Public Hearing Procedures.

This 21st day of August, 2025.

Applicant Signature: 

Print Name: Benjamin Key for Targhee Partners, LLC



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Ashley R. Holcomb, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 26th day of August, 2025.

Owner Signature: Ashley R. Holcomb Print Name: Ashley R. Holcomb

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

Pre-Construction Variance

Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: Benjamin J. Holcomb

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

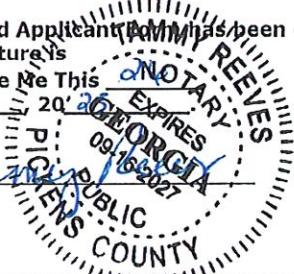
Telephone: (404)644-8909

Applicant Status:

- Owner
- Option to Purchase
- Lessee
- Area Resident
- Other (explain: _____)

This Authorization of Owner and Applicant has been completed and the property owner's signature is
Sworn To and Subscribed Before Me This 20th day of August, 2025

Notary Signature: James R. Reeves



(Seal)



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, L. Austin Flint for ABF Horizon, LLC do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This _____ day of _____, 20_____.
 Owner Signature: Benjamin Print Name: L. Austin Flint

for ABF Horizon, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

Pre-Construction Variance

Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: Benjamin

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

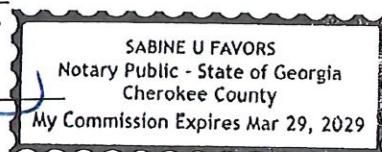
Applicant Status:

- Owner
- Option to Purchase
- Lessee
- Area Resident
- Other (explain): _____

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

Sworn To and Subscribed Before Me This 21st
Day Of August, 2025.

Notary Signature: Mr. S



(Seal)



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Benjamin Key, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia.

I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21st day of August, 2025.

Owner Signature: BJS **Print Name:** Benjamin Key

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

Pre-Construction Variance

Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Applicant Status:

- Owner**
- Option to Purchase**
- Lessee**
- Area Resident**
- Other (explain):** _____

Signature: BJS

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

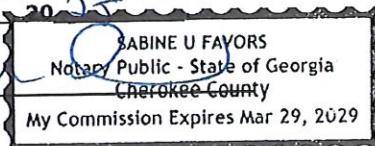
Email: key.benjamin@gmail.com

Telephone: (404)644-8909

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

Sworn To and Subscribed Before Me This 21st Day Of August, 2025

Notary Signature: SABINE U FAYORS



(Seal)



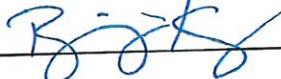
AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Benjamin Key for Targhee Partners LLC, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 21st day of August, 20 25.

Owner Signature:  **Print Name:** Benjamin Key for Targhee Partners, LLC

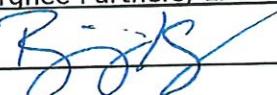
I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

Pre-Construction Variance

Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: 

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

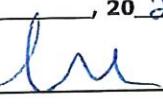
Telephone: (404)644-8909

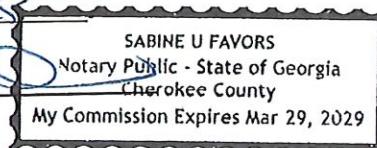
Applicant Status:

- Owner**
- Option to Purchase**
- Lessee**
- Area Resident**
- Other (explain):** _____

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

Sworn To and Subscribed Before Me This 21st
Day Of August, 20 25

Notary Signature: 



(Seal)

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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):

VAR 2509-001

This form is to be executed under oath. I, Jesse Gunnin, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of August, 2025.

Owner Signature: Jesse Gunnin Print Name: _____ for JRG1, 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 and do hereby authorize the following person named below to act as Applicant in the pursuit of a request for a:

Pre-Construction Variance

Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: Jesse Gunnin

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

- Owner
- Option to Purchase
- Lessee
- Area Resident
- Other (explain: _____)

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

Sworn To and Subscribed Before Me This 20th
 Day Of August, 2025.

Notary Signature: Tressa Patterson





AUTHORIZATION OF OWNER AND APPLICANT

Project #s:

VAR 2509-001

This form is to be executed under oath. I, J. Philip Cato (Property Owner), do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia.

I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required theron.

This 20th day of AUGUST, 20 25.

Owner Signature:  Print Name: J. Philip Cato

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

Pre-Construction Variance

Post-Construction Variance

Authorized Applicant Name:

Targhee Partners, LLC

Signature: 

Mailing Address:

121 E. Main St., Suite 201

City: Canton

State + ZIP: GA 30114

Email: key.benjamin@gmail.com

Telephone: (404)644-8909

Applicant Status:

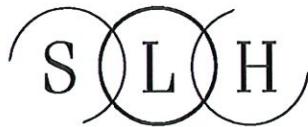
- Owner
- Option to Purchase
- Lessee
- Area Resident
- Other (explain: _____)

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

Sworn To and Subscribed Before Me This 20th Day Of August, 20 25.

Notary Signature: Trissa Patterson





GARVIS L. SAMS, JR.
1952-2025
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

September 2, 2025

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages (12 duplexes and 9 triplexes), 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

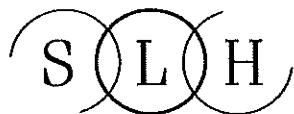
The totality of the Subject Property is situated in unincorporated Cherokee County and is currently zoned GC, R-80 and RM-10. The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 103.03.08 A. 6) and B. 1) which require a 50-foot buffer adjacent to properties in unincorporated Cherokee County.

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. The location and probable future use of the adjacent property does not require a 50 foot buffer.



September 2, 2025
Page 2

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship?

There are natural separations between the uses and adjacent properties such as a power line easement. There is no need to buffer the commercial parcels from the adjacent commercially zoned property in the county.

Has the condition from which relief or variance is sought been a result from action by the applicant?

The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitate this variance request.

Are conditions peculiar to the subject property?

The shape, size and shape of the Subject Property support the granting of this proposal and are unique to the Subject Property. Extenuating circumstances include additional buffer areas and compatible uses on adjacent property in unincorporated Cherokee County.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens.

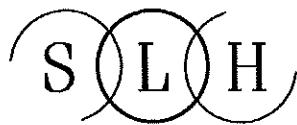
I look forward to working with you, the staff and the Board of Appeals regarding this request.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff
phuff@samlarkinhuff.com



GARVIS L. SAMS, JR.
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September 2, 2025

VIA ONLAMA ONLINE PORTAL

Mr. Steve Green, Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: Application of Targhee Partners, LLC for Annexation, Rezoning, Master Plan, Conditional Use Permit and Variances for an assemblage of 3 parcels located in Land Lots 243, 244, 261 and 262 of the 14th District, 2nd Section, Cherokee County, Georgia.

LETTER OF INTENT

Dear Steve:

Targhee Partners, LLC proposes to build a neighborhood with 194 single-family homes consisting of 21 cottages (12 duplexes and 9 triplexes), 77 townhomes and 96 detached homes on approximately 48.192 acres and annexing the Subject Property into the City of Canton.

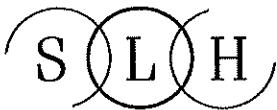
The totality of the Subject Property is situated in unincorporated Cherokee County and is The Subject Property is an assemblage of three (3) parcels as depicted on the site plan and survey filed with this application. The subject property is undeveloped with abandoned structures on the subject property. The Subject Property is generally situated between Interstate 575 and State Route Highway 5 (aka Ball Ground Highway), which is classified as a major collector.

CANTON BOARD OF APPEALS REVIEW CRITERIA

Canton Development Code Section 104.03.16 B. 1) which limits the percentage of townhomes to 25% of the total dwelling units or 48 units.

Are there exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography?

The Subject Property's shape, size, topography, setbacks as well as adjacency to riparian buffers and rights of way support the granting of this variance request. To create a successful mixture of housing types requires flexibility in the number of smaller townhome units. The average household size is decreasing and there is a need for housing options for smaller 1- and 2-person housing units for young buyers, noncustodial parents and older persons looking to downsize.



September 2, 2025

Page 2

The majority residential component of the property is dedicated to the 96 detached single-family homes.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship?

The Applicant's proposal endeavors to bring a true mixed-use development that will appeal to a cross-section of the market. The Applicant's variance request allows flexibility to increase the affordability of the project while maintaining a robust single-family component.

Has the condition from which relief or variance is sought been a result from action by the applicant?

The circumstances surrounding the request are not the result of action by the Applicant. The shape, size and shape of the Subject Property necessitates this variance request.

Are conditions peculiar to the subject property?

The shape, size and shape of the Subject Property support the granting of this proposal and are unique to the Subject Property.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Specifically, would the variance impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or imperil the public safety or unreasonably diminish or impair established property values within the surrounding areas, or in any other respect impair the health, safety, comfort, morals or general welfare or the inhabitants of the City?

Approval of this variance would not create a hazard, impair or diminish the quality of life or be contrary to the general welfare of the City of Canton and its citizens. Furthermore, the variance will result in a community that furthers the goals of the city to create more diverse housing types to provide more affordable housing options.

I look forward to working with you, the staff and the Board of Appeals regarding this request.

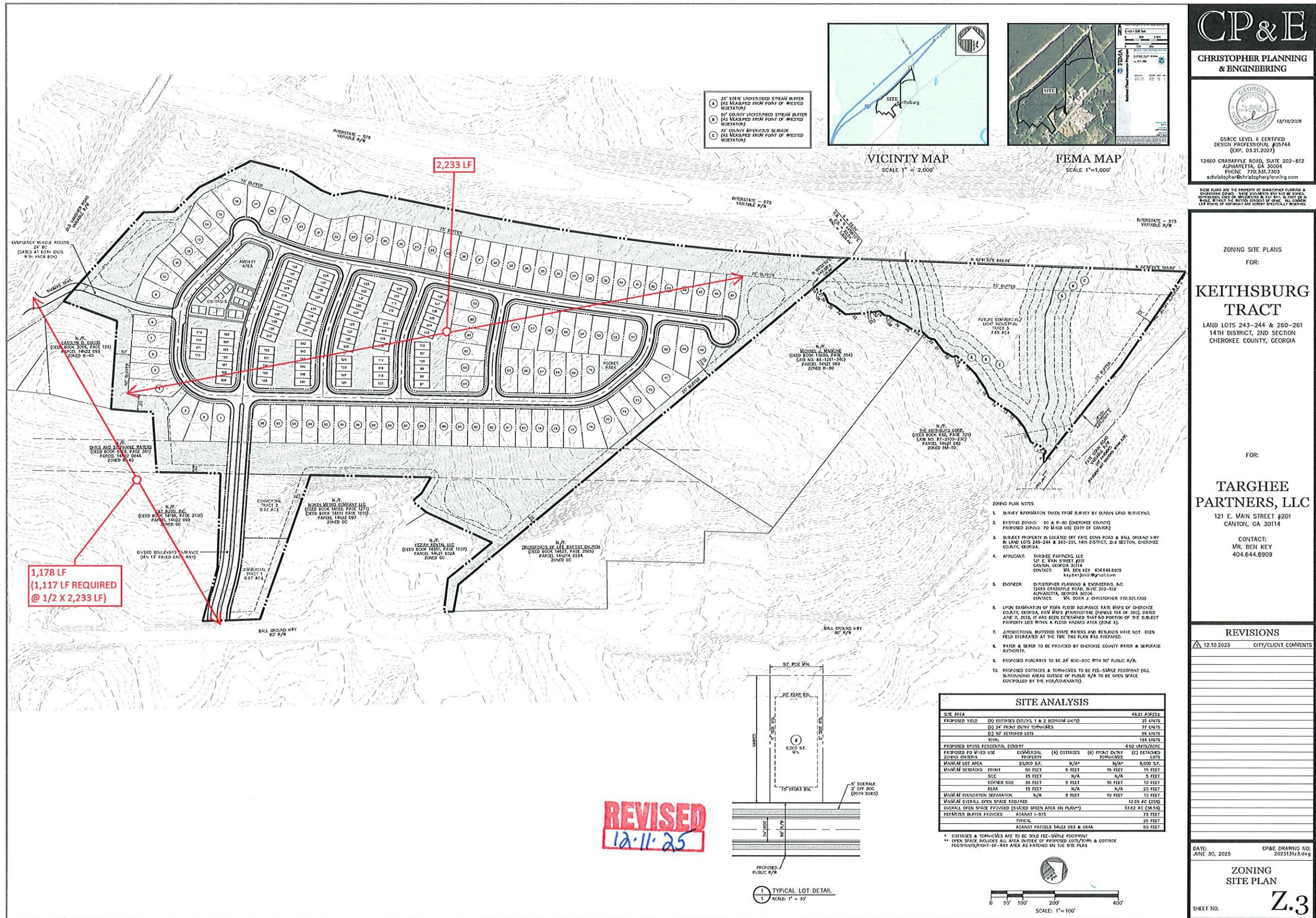
Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff".

Parks F. Huff

phuff@samlarkinhuff.com



Cherokee County



PLANNING AND ZONING

October 27, 2025

Steve Green
Zoning Administrator
City of Canton
110 Academy Street
Canton, GA 30114

RE: ANNX2509-002 – 2829 Ball Ground Hwy

Dear Mr. Green:

The annexation case ANNX2509-002 was on the agenda of the Cherokee County Board of Commissioners regular meeting on October 21, 2025. The applicant is requesting to annex and rezone three parcels totaling 48.21 +/- acres (14N21 082A, 14N22 094, 14N22 094B) along Ball Ground Hwy from GC, R-80 and RM-10 (Cherokee County) to PD-Mixed Use (City of Canton). The proposed development is for the construction of 194 'for sale' single-family homes, 1.55 acres of commercial use, and 7.85 acres of industrial/commercial use.

The Board of Commissioners voted unanimously (4-0) to express their concerns about the project relative to density, transportation, and fire and emergency services. The following requests are outlined:

1. Road improvements must be made along Old Vandiver Rd and Ball Ground Hwy. The county will be responsible for all proposed entrances to the development.
 - a. Improvements must be made to Old Vandiver Rd to meet current County standards.
 - b. A deceleration lane must be installed on Old Vandiver Rd for the proposed development.
 - c. A left turn lane and a deceleration lane must be installed on Ball Ground Hwy for the proposed development.
2. It is requested that the two proposed entrances be placed further apart to comply with the state fire code.
3. Lower residential densities should be pursued on these parcels.
 - a. Both the county and city future development maps indicate a desire for a workplace center/employment center. The proposed development indicates a primary land use of residential units. The county advises the city to consider projects where the majority land use is commercial or industrial.

The staff analysis is included as an attachment and provides further details. Please reach out should you have any questions.

Sincerely,



Catherine Long
Planning Division Manager



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

10/15/2025

Per O.C.G.A. § 36-3613 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Canton	
Case Number	ANNX2509-002	Applicant Targhee Partners, LLC
Receipt of Certified Annexation Notice		09/22/2025
Canton City Council Public Hearing		12/4/2025
Meeting date the Board of Commissioners must decide whether to object (45 days)		11/7/2025
Canton City Council Decision		11/06/2025

Staff are requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?		X
Future Development Map designation	Workplace Center	
Surrounding / Contiguous City Future Development Map	EC Employment Center	
Surrounding County Future Development Map	Workplace Center	
Does this annexation create an “island” of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X
2) Will delivery of services be affected by the annexation?	Yes	No
		X

If the answer to (2) is yes, is the affect on delivery of services directly related to

- a) the proposed change in zoning or land use?
- b) the proposed increase in density?
- c) infrastructure demands related to the proposed change in zoning or land use?

Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?

Yes No

If the answer to (3) is yes, please provide the evidence

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?

Yes No

X

If the answer to (4) is no, does the proposed change in zoning or land use result in:

Yes No

a) a use which significantly increases the net cost of infrastructure?

X

b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?

X

If the answer to 4(a) or 4(b) is yes, then:

Yes No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments:

Planning and Zoning

- 4.97 units per acre with 1.55 acres of commercial and 7.85 acres of industrial
- Suggest reduction in density of units as the primary land use should align with the character area of Workplace Center/Employment Center
- Within the Growth Boundary
- Contiguity is maintained by Fate Conn Rd

Transportation

- Old Vandiver Rd needs to meet current County requirements.
- Install a deceleration lane on Old Vandiver Rd
- Install a left turn lane on Ball Ground Hwy
- Install a deceleration lane on Ball Ground Hwy

Fire

- The two entrances must be further separated to meet state fire code.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

- (1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Responses to Questions from City Councilors

Thank you for your consideration and thoughtful questions following the Public Hearing for Cases ANNX2509-002, RZON2509-001, MP2509-005, CUP2509-004, and VAR2509-001. I will attempt to answer them here in the order they were asked. If I missed anything, or if you have follow-up questions, please feel free to reach out.

Mayor Grant - Why Canton?:

This is such a great question, and one that I'm happy you asked. There are many reasons why we chose to approach Canton rather than staying in unincorporated Cherokee County, but the main reason is that we want to be part of making and keeping the City of Canton the Coolest Small Town in America. Canton is where I was born and raised, where I raise my boys, and where I hope they will raise their kids. It holds a very special place in my heart, and I want to be part of the solution to make it even better for the next generations. While the County and most of the municipalities all "talk of the talk" of addressing the issue of home affordability, Canton is the only one that has begun "walking the walk." Your progressive thoughts and actions, such as approving the Downpayment Assistance Program and Micro-Cottage plans, have laid a great foundation to truly make housing affordability a real possibility in Canton. To my knowledge, no one has taken advantage of either, to date. We want to be the first private development partner to make these policies a reality.

There are also other, more technical, reasons we want to be in Canton. First, we want this project to contain multiple housing products accompanied by commercial and light industrial uses. Unfortunately, the County doesn't have a zoning classification that would allow all of those uses. While we could have probably piecemealed several different zonings to get the majority of what we are proposing, we couldn't have done the micro-cottages, which I'm really excited about. Secondly, the City of Canton is easier to do business with. The process thus far has already been far away more productive and efficient than my dealings with the County on other projects. Getting responses, much less approvals, from the County seems to take longer and longer with each project, which adds unnecessary regulatory and carrying costs, which ultimately get passed along to the homeowner. These costs account for nearly 25% of a new single family home and upwards of 40% for multifamily dwellings. We chose Canton in hopes to come in below that average to make these homes more affordable.

To summarize, we chose Canton because it's home. Although I live just outside the City limits, my business is in downtown, I grew up here, and I want to do my part in making it the best it can be. I strongly believe in your Roadmap for Success, and I simply want to do my part.

Mr. Johnson - How will traffic be addressed?:

While the county and/or state will have final say on the required improvements made to Ball Ground Highway, we plan to install a center turn lane and acceleration/deceleration lanes at our entrance. We were able to mitigate the concerns of the residents that live on Old Vandiver by revising our plan to make our access there "emergency only." For that entrance to ever be used, both lanes of our proposed boulevard entrance would have to be blocked and inaccessible. While that's certainly possible, it's highly unlikely. While increased traffic is an issue in every growing community, the Fate Conn improvements and realignment should happen quickly due to the recently approved T-SPLOST.

Mr. Johnson - "live springs":

We aren't aware of any live springs that originate on the property. If any are discovered, they will be treated as such, and we will abide by all local/state/federal regulations. The gentleman that raised the issue during the Public Hearing actually lives south of the property across the street from an active for-rent neighborhood development. I believe he was confusing that project with ours.

Mr. Waterman - Renderings:

While we haven't selected a building partner yet, below is a sampling from a few of our past partners as well as colorized renderings of the City approved micro-cottages:



**Mr. Roach - price point:**

As stated above, we haven't decided on a building partner yet, but this question will be asked of all of our potential partners. While our selection won't be based entirely on price point, it will be heavily considered as it is our goal to produce a product that is affordable. If I had to guess, the cottages would be in the high \$100s to low \$200s, the townhomes in the high \$200s to low \$300s, and the single family detached from the high \$300s to low \$400s.

Mr. Tolan - infrastructure:

Aside from the necessary road improvements along Ball Ground Hwy at our entrance, we intend to employ Best Management Principles throughout the development. Water quality is of extreme importance to us, and we will ensure all run-off will be captured and cleaned on-site, and discharged at a rate not to negatively impact our down-gradient neighbors.

Mr. Yawn - Old Vandiver improvements:

We acknowledge that Old Vandiver Road is not built to current county standards. This, along with addressing the concerns of the residents along Old Vandiver, is why our entrance to Old Vandiver will only be used in cases of extreme emergency. If it is deemed not necessary (there seems to be some ambiguity with regards to interpretation of the IFC) we are happy to abandon that access point. If we were required through this process to bring Old Vandiver to current county standards, the project would not be feasible.

Again, we appreciate your consideration, and I hope I've answered your questions. I also appreciate you extending the time allowed to the people that spoke in opposition. Even though they aren't city residents, I am a firm believer that they should have a venue to air their concerns. We have addressed their concerns to the best of our ability. Although no one was

there to speak in favor of our request, I believe hundreds of Canton residents living in rental homes and apartments throughout the City, and employees of City businesses that live outside of the City and county that are dreaming of owning a home in the city. We hope to partner with you to make their dream a reality.

Best regards,

Benjamin Key

Benjamin Key
Targhee Partners, LLC
404.644.8909
key.benjamin@gmail.com