

Action Requested/Required:
Vote/Action Requested Discussion or Presentation Only Public Hearing Report Date: 12/29/25 Hearing Date: 1/8/26 Voting Date: 1/5/26

Department:	Community Development Presenter(s) & Title: Steve Green, Zoning Administrator
Agenda Item	
	VAR2510-001- Applicant seeks to amend previous zoning conditions to allow commercial and office uses. Applicant variances to eliminate the required gates on private streets and provide sidewalks along one side of the private
Summary:	
	seeks to have office and commercial uses at River Green Village in lieu of the approved condominiums. The applicant liminate the required gates on private streets and place sidewalk along one side of the street only.
Dudget Issuli	
Budget Impli	
	□Yes □ No ☑ N/A
Total Cost of Fund Source	e: General Fund Water & Sewer Sales Tax Other:
Staff Recomm	nendations:
Staff recomme	ndation will be presented at the action meeting.
Povious	
Reviews: Has this been	n reviewed by Management and Legal Counsel, if required?
Attachments:	
Applications Survey/location m Community Input Staff report	



Land Use Petition: ZCA2510-003/VAR2510-001
Date of Staff Report Preparation: 12/23/25
Mayor and City Council Public Hearing Date: 01/08/26

Project Name/Applicant: Michelle Horstemeyer

Property Location: River Green Village, 154 River Green Avenue

Parcel ID: 14N12A 010B

District/Land Lot: LL 91, 14th District

Acreage: 9.2 acres

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

Existing Land Use: Townhomes and office

Proposed Development: Elimination of approved condominiums and replace with

additional office and retail space.

Owner/Petitioner: Village at River Green, LLC

District Standards:

Zoning District Standards (Primary Street)			
Impervious Surface (max.)	N/A	Front Yard Setback (min.)	N/A
Open Space (min.)	N/A	Side Yard Setback (min.)	N/A
Building Height (max.)	N/A	Rear Yard Setback (min.)	N/A
Building Height (min.)	N/A	Buffer Planting (min.)	N/A
Zoning Buffer	N/A	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

North – Daycare and townhomes – PD-MU

South - Vacant lots and a commercial business,

GC, Cherokee County

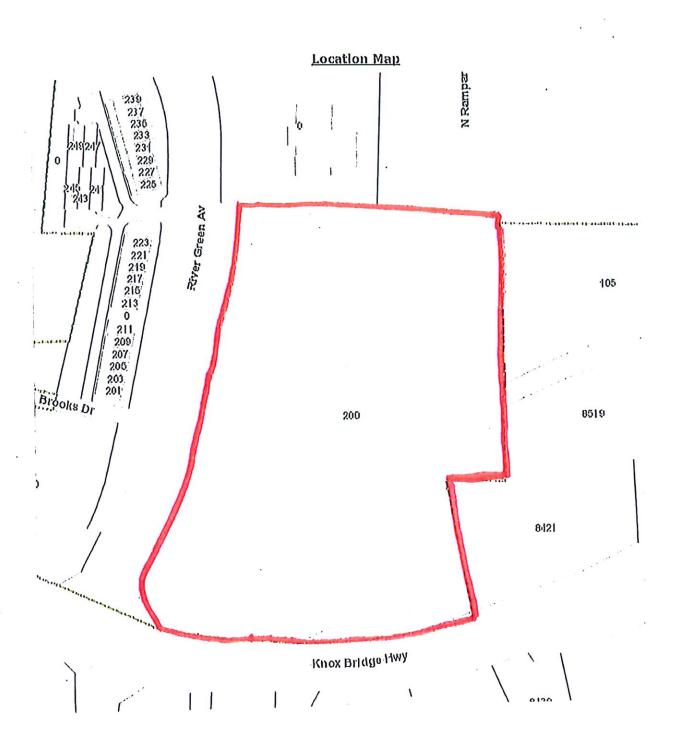
East – Commercial and single family home – GC

and R-40, Cherokee County

West - Vacant commercial lot and townhomes,

PD-MU

CANTON



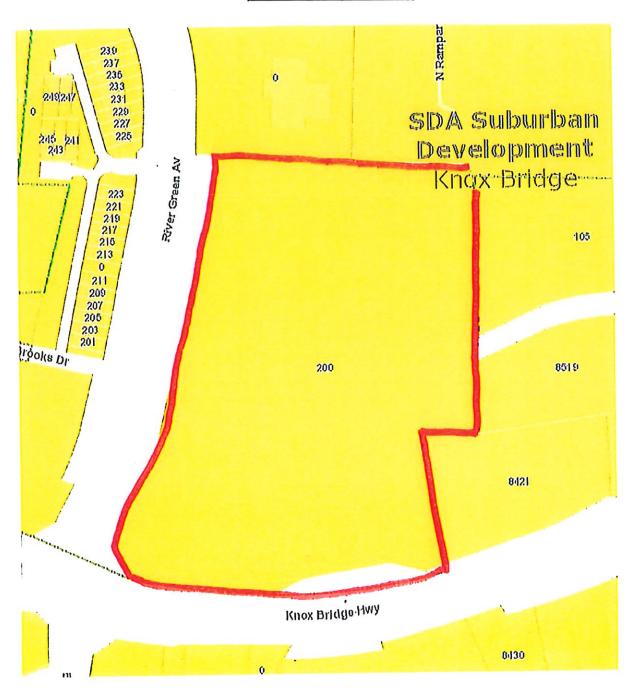


Existing Land Use Map





<u>Future Development Map</u>





Site Description: The parcel is currently under development with the construction of townhomes to the rear and commercial/office space along River Green Avenue.

Site History: The property is part of the original River Green development which was approved in March of 2001. This parcel was originally approved for commercial uses. In 2021 a Zoning Condition Amendment was approved which allowed the construction of townhomes, condominiums and office /retail space.

<u>CRITERIA TO BE APPLIED - LAND USE PETITION (ZONING CONDITION AMENDMENT)</u>

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; The parcel is currently under development with townhomes to the rear and office/retail space along River Green Avenue. Previously approved Zoning Conditon Amendment was for additional residential use (Condos) and office retail space. Diagonally across SR. 20 is a convenience store.
- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; The parcel is currently approved for commercial/retail use with a vacant parcel across River Green Avenue approved for commercial use. The parcel diagonally across SR 20 is a convenience store.
- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; The current approved use has a reasonable economic use however the townhome sales have not been as expected and the office/retail space has been successful.
- 4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; The proposed increase in office/retail space will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map; One of the compatible uses in the Suburban Development area is the development of neighborhood level commercial, mixed-use opportunities. The proposed added commercial/retail space fits this recommendation.
- 6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. The housing market for townhomes in this area is not as expected when the current uses were approved in 2021 however the commercial/office use has been successful.



- 7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. There are no historical buildings, sites, districts or archaeological sites on the parcel.
- 8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts. All commercial or office buildings must be reviewed by and approved by the Canton Design Review Team prior to construction.

CRITERIA TO BE APPLIED - CONDITIONAL USE PERMIT (N/A)

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City;
- b. Whether the proposed use complies with the requirements of this zoning ordinance;
- c. Whether public services, public facilities and utilities are adequate to serve the proposed use;
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:
 - 1. Noise, smoke, order, dust or vibration generated by the proposed use;
 - 2. Hours or manner of operation of the proposed use; and
 - 3. Traffic volumes generated by the proposed use;
- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use;
- f. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all applicable zoning ordinance regulations; and



g. Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design.

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES:

No comment

- SAFETY SERVICES:
- International Building Code, 2018 Edition, with Georgia Amendments
 - 2020
 - 0 2022
 - o 2024
 - o **2025**
- International Residential Code, 2018 Edition, with Georgia Amendments
 - o **2020**
 - o **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
 - o **2020**
 - o 2022
 - o 2023
 - 0 2024
- International Mechanical Code, 2018 Edition, with Georgia Amendments
 - o **2020**
 - 0 2024
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments
 - o **2020**
 - o **2022**



National Electrical Code, 2023 Edition, no Georgia amendments

- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments
 - o **2020**
 - o 2022
 - o 2022
 - o <u>2023</u>
 - International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments
 - o **2020**

The City of Canton has an automatic sprinkler system ordinance. All multifamily 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 radiuses 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. 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.
- 7. Fire Department Connections (FDC) serving commercial properties shall be remote. All FDC's shall be within 100' of a fire hydrant.
- 8. 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.



9. FDCs and PIVs shall be painted OSHA safety red.

10. 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 and stay open when back-up battery power fails. This applies to all gate configurations. Depending on the gate configuration, you may need a double pole "Knox switch" keyed for the City of Canton from knoxbox.com.

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COMMUNITY DEVELOPMENT

The approved conditions for the subject parcel allows for the development of 55 townhomes, 24 condominium units and 18,000 square feet of office and retail space. The applicant seeks to eliminate to condo units and replace them with an additional 8,900 square feet of office/retail space. The applicant also seeks two variances: 1) Eliminate the side along one side of the private street and 2) Eliminate the required gate for the private street.

Conditions for Consideration

Possible conditions and recommendations will be presented in the action meeting staff report.

DEVELOPMENT SERVICES

No comments

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS



Conditions for Consideration
UTILITY ENGINEER
No comments
Conditions for Consideration
CHEROKEE COUNTY SCHOOL SYSTEM
Conditions for Consideration
CHEROKEE COUNTY (AS NEEDED)
CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT
CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT Conditions for Consideration
Conditions for Consideration
Conditions for Consideration
Conditions for Consideration CHEROKEE COUNTY ENGINEER
Conditions for Consideration CHEROKEE COUNTY ENGINEER

Conditions for Consideration



STAFF CONDITIONS FOR CONSIDERATION



PUBLIC HEARING APPLICATION

Project #(s): ZCA 25/0 - 0	03
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 1. Please check all information supplied on the completely and accurately before signing this 2. If you are not paying online, please make your	following pages to ensure that all spaces are filled out form. State N/A , where Not Applicable.
	ease contact the Community Development Department by
Applicant Information:	Owner Information:
Name: Michalle Horsteneyer Address: 2355 Log Calor	Name: Whose of River Grown, LLC Address: 2355 Log Cabin
City: All who ZIP Code: 30334 State: Telephone: 170.801.500 Email Address: Mhorde Moyar o Yil Colline	City: AMMA ZIP Code: ZDZZO State: THE ZIP Code: ZDZZO ZIP CODE
wanstrakehung llans M. II	
Application for Public Hearing is to information. I,	earing, that the information provided in the rue and correct and contains no misleading have received and e Public Hearing Procedures.



AUTHORIZATION OF OWNER AND APPLICANT

Project #(s): ZCA 25/0 -003
This form is to be executed under oath. I, Mand Action May (a) do solemnly swear and attest, subject to criminal penalites 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 At day of October , 20 25 . Owner Signature: Print Name: Michael Hystemeter I, the above signed legal owner of the subject property, 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 Appeal F Land Use Modification C Zoning Condition Amendment D H Density Transfer within Master Plan
Name of Authorized Applicant: Mkhalle Horste Mayor Signature: Allstuge
Mailing Address: 2355 Log Cabin Dr. City:
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 Notary Signature: Notary Signature: LARA D HUTSON NOTARY PUBLIC, STATE OF GEORGIA COBB COUNTY MY COMMISSION EXPIRES 09/10/2028



Project #(s):

DISCLOSURE FORM

ZCA 2510-003 O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an Applicant or opponent of a Public Hearing petition. Applicants must file this form with the Department of Community Development. Please complete a separate form for each authorized Applicant. Name of Applicant/Opponent: Section 1 If the answer to any of the following questions is "Yes," complete Section 2. A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Mayor and City Council? ☐ YES MO 📉 B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property? ☐ YES NO NO C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)? NO IN ☐ YES D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more? ☐ YES NO Section 2 1. Name and the official position of the Canton Official to whom the campaign contribution was made (Please use a separate form for each official to whom a contribution has been made in the past (2) years): List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official: Description

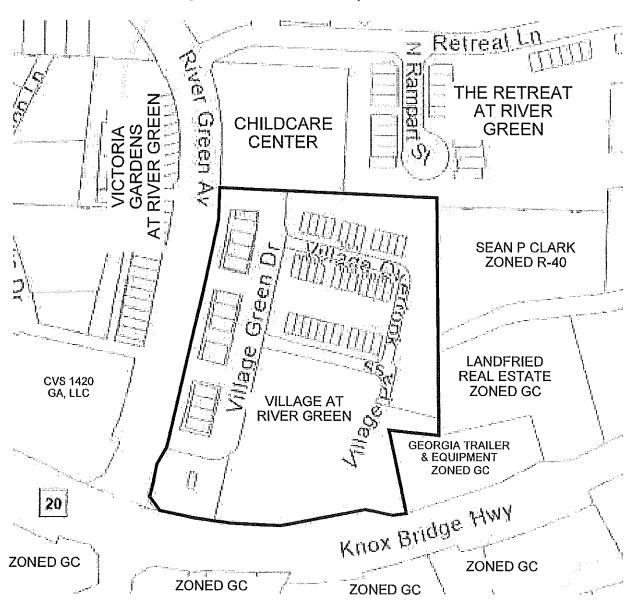


PROPERTY INFORMATION	Project #(s):	
	ZCA2510-00:	3
Address: 194 Know Freen We.		
Land Lot(s): District: Sect	ion: Z Parcel ID(s)	
Existing Zoning Of Property:	y Total Acreage Of Property: _	9.2
Proposed Zoning Of Property:	Existing Use(s) Of Property	Jamm OTC & Residualis
ADJACENT PROPERTY/OWNER INFORM Please provide the following information for all adja rights-of-way. Attach additional sheets as necessary	cent properties, including proper	ty connected by public
OWNER NAME AND ADDRESS/PARG	CEL ID CURRENT ZONING CUR	RENT LAND USE
NORTH Millede DONGAL . See All	d. Dalles	
SOUTH MILLIAM ADVAL SOR	leties hold	-
EAST MUNICIPAL SOON SOON	Soud des	
WEST MANDE SEARCH SER	My Dones	
OTHER	, , ,	
OTHER		
OTHER		
UTILITY INFORMATION:		
How is sewage from this development to be manage	ed? PUCK SOUR OUGH	apple to Distart
Proposed managing jurisdiction:	Nen	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
How will water be provided to the site?	water draibable to p	wheny
Proposed managing jurisdiction:	Size Limit:	

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

The adjacent parcels within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

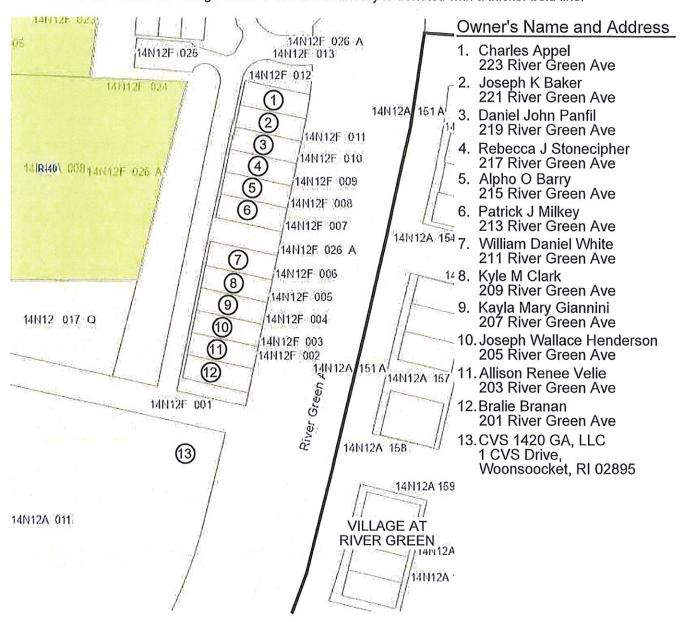
Note: the City of Canton's limits are denoted in opaque and Cherokee County's limits are denoted in white. The Village at River Green's boundary is denoted with a thicker bold line.



Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton Adjacent Parcels with owner's information to the West of the Subject Tract.

The adjacent parcels within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

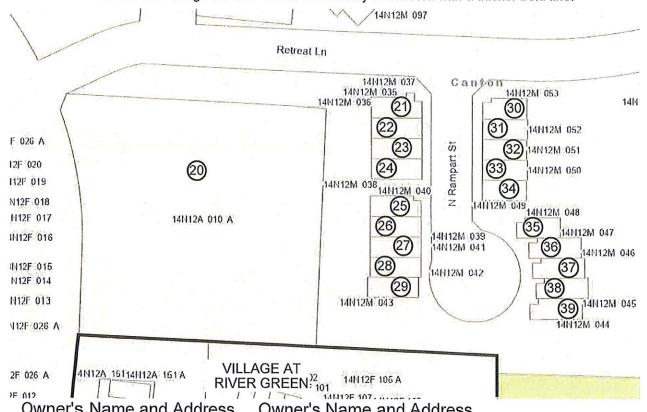
Note: the City of Canton's limits are denoted in opaque and Cherokee County's limits are denoted in white. The Village at River Green's boundary is denoted with a thicker bold line.



Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton Adjacent Parcels with owner's information to the North of the Subject Tract.

The adjacent parcels within the City Limits are zoned Planned Unit Development (PUD), The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in opaque and Cherokee County's limits are denoted in white. The Village at River Green's boundary is denoted with a thicker bold line.



Owner's Name and Address

- JAJU Properties, LLC 200 River Green Ave
- Zachary Dana Schroeder 300 300 N Kampart St
- 22. Debbie M Schndler 302 N Rampart St
- 23. Sara Sanders 304 N Rampart St
- 24. Mario Gapud 306 N Rampart St
- 25. Todd Lewick 310 N Rampart St
- 26. Svetlana Tufanova 312 N Rampart St
- 27. Brenan Christopher Goldi 314 314 N Rampart St
- 28. Mary Katherine Huff 316 N Rampart St
- Arlene A Vinci 318 N Rampart St

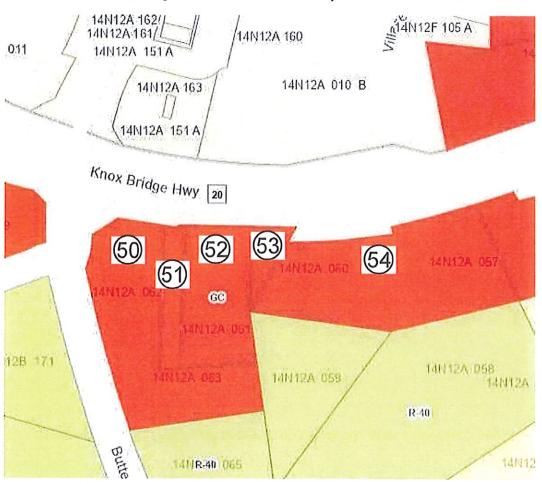
Owner's Name and Address

- Tiffany L Snowden 301 N Rampart St
- 31. Jennifer Beverly Hamrick 303 N Rampart St
- Lauren Elise Onuschak 305 N Rampart St
- 33. Andrew P Cornell 307 N Rampart St
- 34. Robert L Hosak 309 N Rampart St
- 35. David Keith Stadler 313 N Rampart St
- 36. Randy Buckspan 315 N Rampart St
- 37. Trustee for Jason R Holzemer 317 N Rampart St
- 38. Brett Orr 319 N Rampart St
- Kimberly D Odom 321 N Kampart St

Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton Adjacent Parcels with owner's information to the South of the Subject Tract.

The adjacent parcels within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in opaque and Cherokee County's limits are denoted in white. The Village at River Green's boundary is denoted with a thicker bold line.



Owner's Name and Address

- 50. Persian Enterprises, LLC P.O. Box 8719, Atlanta 31106
- 51. Persian Enterprises, LLC P.O. Box 8719, Atlanta 31106
- 52. Persian Enterprises, LLC P.O. Box 8719, Atlanta 31106
- 53. Persian Enterprises, LLC P.O. Box 8719, Atlanta 31106

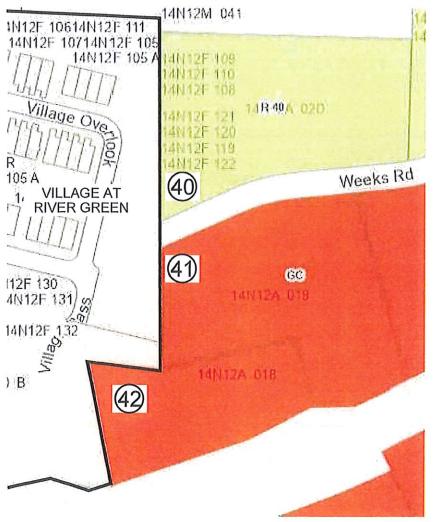
Owner's Name and Address

54. Butterworth Investments 2, LLC 8420 Knox Bridgw Hwy

Additional Pages #1: Adjacent Parcel Zoning & Use - City of Canton Adjacent Parcels with owner's information to the East of the Subject Tract.

The adjacent parcels within the City Limits are zoned Planned Unit Development (PUD). The uses area Residential Single Family Detached and Attached; with the Child Care Center use being Commercial.

Note: the City of Canton's limits are denoted in opaque and Cherokee County's limits are denoted in white. The Village at River Green's boundary is denoted with a thicker bold line.



Owner's Name and Address

- 40. Sean P Clarke 105 Weeks Rd
- 41. Landfried Real Estate 8521-C Knox Bridge Hwy
- 42. Georgia Trailer & Equipment 8421 Knox Bridge Hwy



PUBLIC SCHOOL INFORMATION

Project #(s):

ZCA2510-003

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



R.M. MOORE

SIXES



REVIEW CRITERIA

Project #(s):

ZCA 2510-003

How will this proposal be compatible with surrounding properties?
Converting the planned residential condominiums to fee-simple commercial buildings will create a more cohesive development. The frontage of Hwy 20 is more compatible for commercial usage than residential especially with the proposed widening and round-about. The River Green Avenue frontage is currently approved for six commercial buildings. We feel adding two more only enhances the entire Village Commercial development.
How will this proposal affect the use and value of surrounding properties?
The value of the surrounding properties would be enhanced with retail and services within walking distance. Eliminating the one bedroom condominiums will result in higher average sales prices and positively affect River Green and other surrounding homes.
Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
The application request is compliant with the current zoning. We believe commercial space for retail use and services is a higher and better use for this parcel fronting Hwy 20 than residential condominium units.
What would be the increase to population and traffic if the proposal were approved?
The application reduces the resident population by 24 residences and increases the available commercial space by 8,700 square feet. This should result in a net reduction in traffic, especially during peak times.
What would be the impact to schools and utilities if the proposal were approved?
This proposal would reduce the potential burden on the school system. Utility usage, especially sanitary sewer, would also be greatly reduced by converting 24 residences to a proposed 7 commercial spaces.
How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map?
Goals of the comprehensive plan include providing resources for small business start-ups and ensuring a mix of residential, commercial, class A office space and industrial development. The Village at River Green provides an unique opportunity for retail and professional businesses in South Canton. This neighborhood center will meet the service needs of area residents while maintaining the sense of place that River Green provides and reducing the need to make automobile trips.
How is the proposal consistent with the City of Canton Roadmap of Success?
Key goals of the 'Roadmap for Success' include economic development and the improved quality of life for residents. Adding the opportunity for more owner occupied small businesses will facilitate economic development in South Canton and having services within walking or golf cart distance will certainly improve the quality of life for area residents.
Are there existing or changing conditions which affect the development of the property and support the proposed
request? _ The GDOT expansion of Hwy 20 and the proposed round-about at the entrance to River Green support the conversion of a residential usage to a commercial usage.

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

RIVER GREEN VILLAGE ZCA - LETTER OF INTENT

This Letter of Intent is intended to address the City of Canton's list of information necessary to review the Zoning Condition Amendment with concurrent variances for River Green Village.

This Zoning Condition Amendment proposes to convert existing condominium flats to additional Commercial square footage. The applicant proposes two additional Commercial buildings totaling approximately 8900 sf in place of the approved (2) 12 unit stacked flat condo buildings eliminating the drive-through design of Commercial F building and converting it to an approximately 4500 sf building.

General History and Overall Description of the Proposed Development:

The River Green Village is intended to be a dynamic and innovative mixed-use development, to be developed in multiple phases, at the main entrance of River Green providing its own unique village of fee-simple commercial and townhome residences with pedestrian connectivity. Proposed commercial uses include professional offices, retail, café/coffee shop and other service providers. Currently the development has a nail salon, a hair salon, a dentist and an veterinarian operating or under contract.

River Green is 20-year old master plan community, with 900+ residences. As the community matures, a mixed use development within a village setting at the northeast corner of Highway 20 [SR 20 / Knox Bridge Highway] and River Green Avenue is timely. Providing additional commercial opportunities will positively enhance the overall development.

Traffic Analysis:

The applicant believes the planned additional commercial space would result in lower overall traffic volume (daily trips) vs. the currently approved 24 residential condominiums.

A:How traffic will impact or not impact adjoining land uses. Commercial use may produce some additional trips during business hours but would likely reduce traffic during peak hours and in the evenings and on weekends.

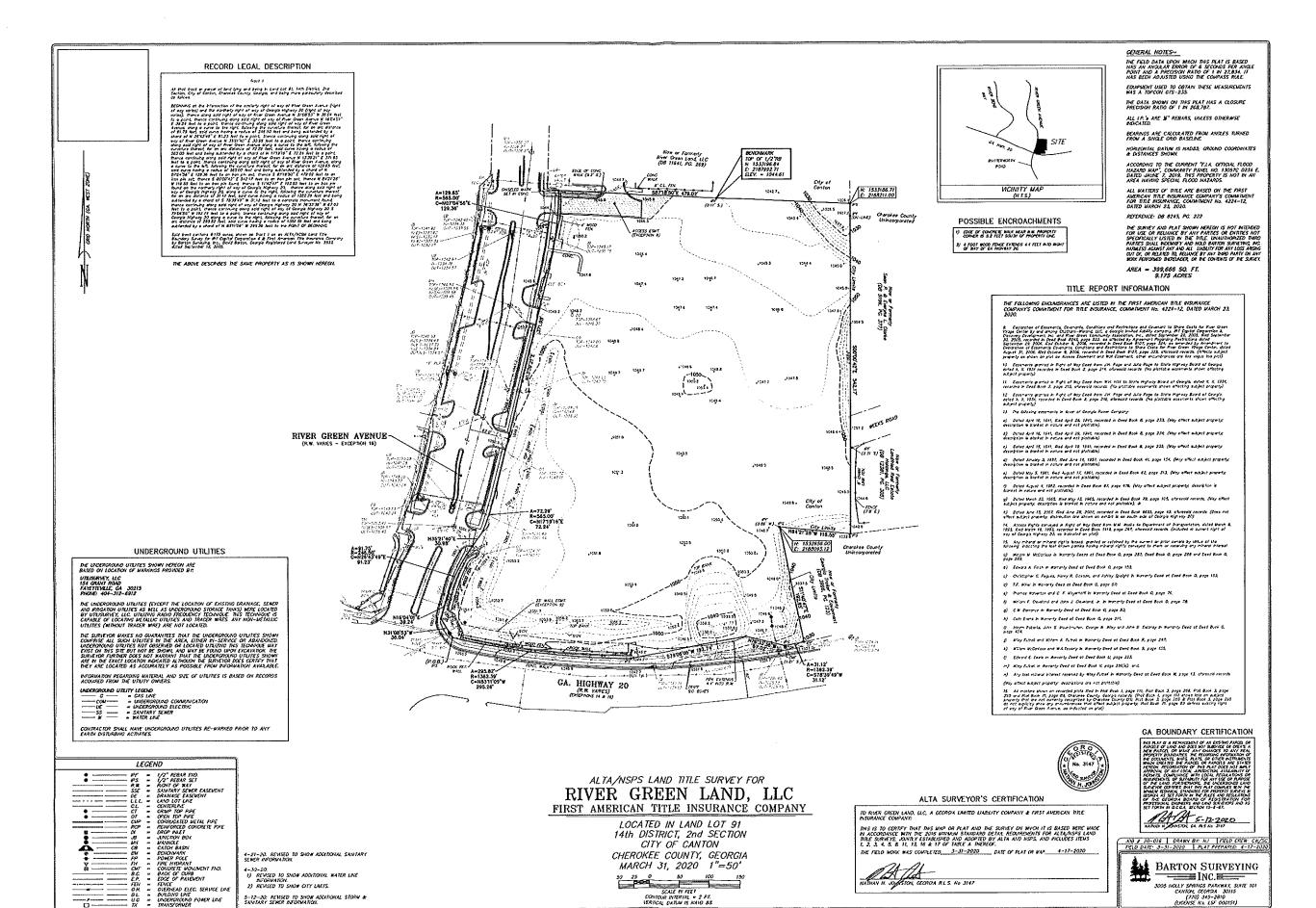
B: Impacts to existing roadway network. There would be minimal impact to the existing roadway network. An additional small private street is proposed for the interior of the subdivision to provide parking and access to the commercial spaces.

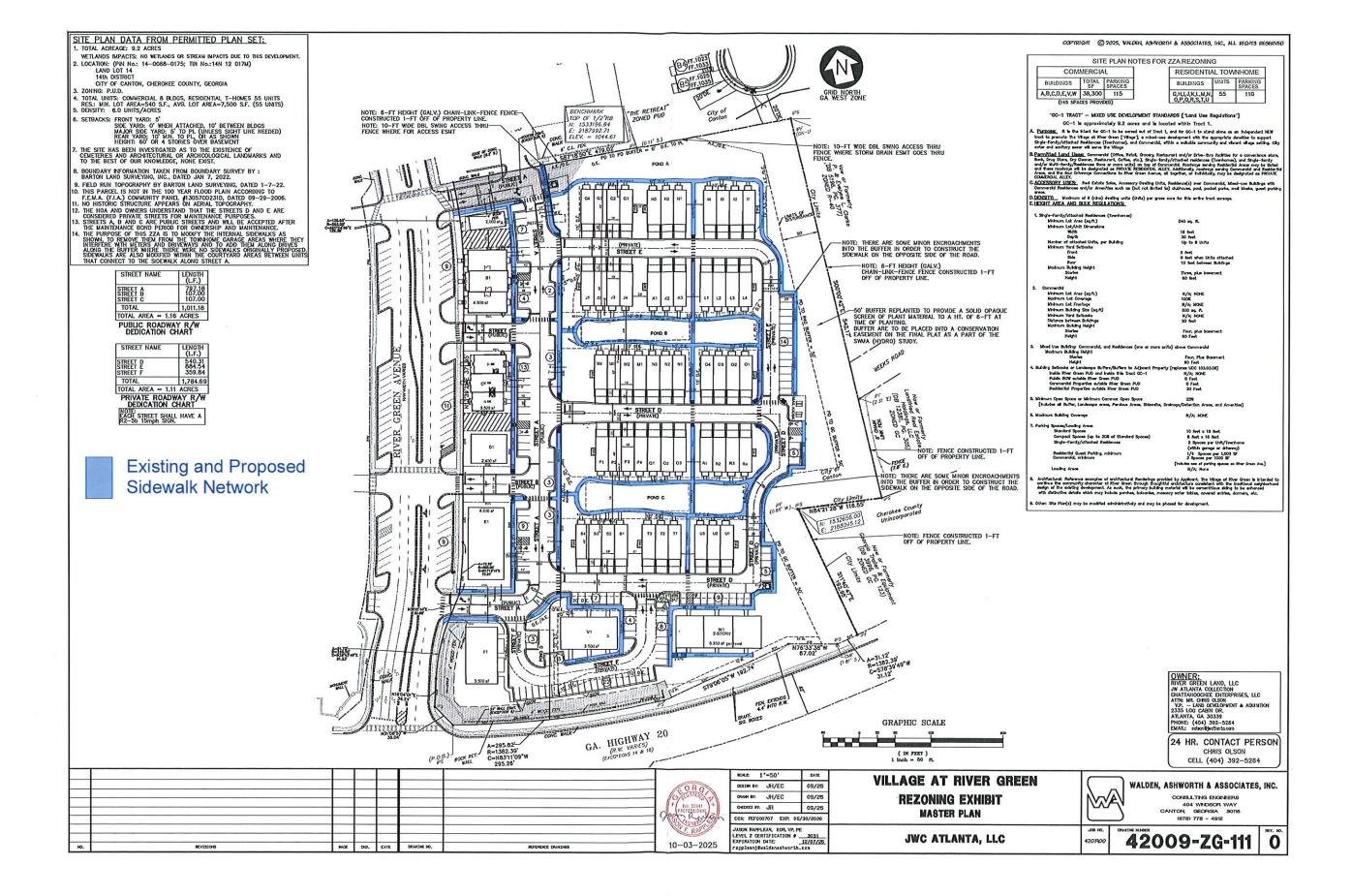
C: Proposed improvements to existing roadway network: The applicant has previously improved the ROW at River Green Avenue to extend the left-turn lane onto Hwy 20 and reworking the center median for improved traffic flow.

Impact of development of adjacent land uses:

The proposed commercial development is compatible with surrounding properties and will be designed with architectural features and landscaping that mirrors and complements the existing commercial uses. The scale and building heights remain modest and in fact would be shorter than the approved condominiums. No residential population will be added and there will be zero impact on schools or utility demand. This type of development supports the Comprehensive Plan and FLU map designations for employment-supporting nodes and is consistent with Canton's Roadmap for success goals for diversified job growth and sustainable commercial expansion. The proposed commercial space enhances economic activity, maintains neighborhood harmony and imposes minimal burden on infrastructure — it is compatible, preserves value and provides responsible growth.

The applicant respectfully requests a single, limited Zoning Condition Amendment to substitute an already-approved land use — commercial office — in place of previously, LDP-approved 24 condominiums. This amendment maintains full compliance with the underlying zoning while better aligning with current market demand and the City's long-term economic goals.





Public Input Report
Applicant: JW Collection

Contact: Chris Olson, colson@jwcatlanta.com

Subject; Property: River Green Village

Public Meeting date, time, location: Tuesday, December 16, 2025; 6:30pm, The Heritage Club at

River Green

All attendees were asked to register. (5) people attended – one couple from the adjacent neighborhood to the East of RGV and three residents of River Green. Michelle Horstemeyer, COO for the JW Collection, presented the site plan for the proposed development and took questions. The meeting concluded at about 7:15 PM.

Summary of concerns:

- There were no objections to the site plan
- Some attendees misinterpreted the request and thought we were asking to convert all the townhomes to commercial. They were pleased to learn that the request is only to convert the commercial buildings.
- The attendees generally agreed that the commercial uses would ultimately create less traffic on River Green Ave which continues to be a topic of concern.
- We received positive comments about not gating the neighborhood.
- The proposed sidewalk system was viewed favorably.
- There was a general discussion about widening Hwy 20 the ultimate effect on River Green.

addressed concerns:

 An explanation of the proposed site plan assured the attendees that we have not plans to convert the entire townhome site to commercial eliminating concerns about high voltage lighting and late deliveries.

Concerns the applicant was unable or unwilling to address and why:

- JWC cannot make a commitment on traffic calming devices on River Green Ave. but committed to conveying the requests/desires.
- Hwy 20 improvements and timelines are outside our purview. Residents were directed to the GDOT website.

Concerns or topics not of discussion unrelated to the proposal:

 The future widening of Hwy 20 and the plans for roundabouts at both entrances was discussed. No one knew the timeline for these improvements.

Agreements made by the applicant to property owners at the meeting:

JWC agreed to work with the City of Canton and the HOA to address speeding and congestion on River Green Ave.