



Community Development Department

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

VAR2501-601

Public Hearing Application

Project # _____

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

This form is to be executed under oath. I, Michael Farrar, 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, Michael Farrar, have received and thoroughly read the Public Hearing Procedures.

Applicant: M.D. Farrar This 20 day of November, 20 24.
Print Name: Michael Farrar

Applicant Information:

Name: Michael Farrar
Address: 2206 River woods way
City: Woodstock
State: GA Zip Code: 30188
Telephone: 678-371-4159
Fax Number: _____
Email Address: Michael.fcr@bistlogia.com

Owner Information:

Name: Michael Farrar
Address: 2206 River woods way
City: Woodstock
State: GA Zip Code: 30188
Telephone: 678-371-4159
Fax Number: N/A
Email Address: Michael.fcr@bistlogia.com

This Application For (Check Only One):

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

Fee Schedule:

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

Staff Use Only

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

Received By: _____ Date: _____ Amount Paid: _____



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Authorization Of Property Owner

This form is to be executed under oath. I, Michael Farrar, 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 2 day of January, 2025.

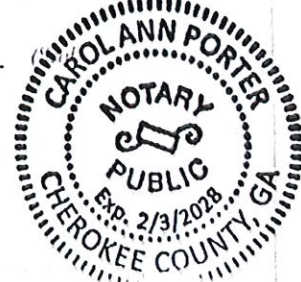
Owner Signature: M.D. Farrar Print Name: Michael Dustin Farrar

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

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

Sworn To and Subscribed Before Me This 2nd Day Of January, 20 25.

Notary Signature: Carol Ann Porter



CANTON
Community Development Department
110 Academy Street, Canton, Georgia 30114
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Authorization Of Applicant

This form is to be executed under oath. I, Michael Farrar, 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 2 day of January, 2025.

Owner Signature: Michael Farrar Print Name: Michael Dustin Farrar

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

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

Name of Authorized Applicant: Michael Farrar

Signature: M. D. Farrar

Mailing Address: 2206 Riverwoods Way
Woodstock, GA 30188

City: Woodstock

State: GA Zip Code: 30188

Telephone: 678-371-4159

Fax Number: N/A

E-mail: michael.farrar@nistrogia.com

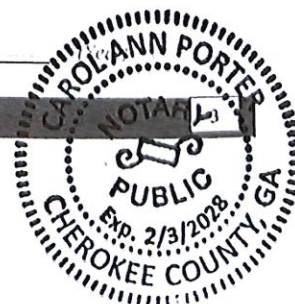
Applicant Status:

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

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 2nd Day Of January, 2025.

Notary Signature: Carol Ann Porter

www.cantonga.gov



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Disclosure Form

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

1. Name of Applicant/Opponent: Michael Fasth *Please Type Or Print All Responses*

Section 1

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

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

Section 2

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

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

	Description
\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



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Property Information:

Address: 1064 Hickory Flat Hwy, Canton GA 30115

Land Lot(s): 0200 District: 003 Section: _____ Map #: 19n 24013 Parcel #: _____

Existing Zoning Of Property: _____ ☒ City ☐ County Total Acreage Of Property: 3.84

Proposed Zoning Of Property: _____ Existing Use(s) Of Property: none

Directions to property from Main Street in downtown Canton: _____

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

	OWNER NAME/ADDRESS	CURRENT ZONING	CURRENT LAND USE
NORTH	<u>1495 Hickory Flat Hwy, N. Properties LLC</u>	<u>Doc. Offices</u>	
SOUTH	<u>130 Mountain Vista Blvd. Mountain View CoA</u>	<u>Neighborhood</u>	
EAST	<u>110 Mountain Vista Blvd. Farver land management</u>	<u>Restaurant</u>	
WEST	<u>102 Walden Crossing Dr. Walden Crossing</u>	<u>Apartment complex</u>	
OTHER	_____		

UTILITY INFORMATION

How is sewage from this development to be managed? N/A

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? N/A

Proposed managing jurisdiction: City of Canton Size Limit: _____



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PUBLIC SCHOOL POLICY STATEMENT

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

County Schools serving this development:

HIGH _____

MIDDLE _____

ELEMENTARY _____

TRAFFIC INFORMATION

Road/Street providing access: _____

Width at property: (Road) _____ (Right-of-way) _____

Distance to nearest major thoroughfare: _____ Thoroughfare Name: _____

Description of Road accessing property (Classification): _____

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

- ☐ Boundary Survey
- ☐ Legal Description
- ☐ Letter of Intent
- ☐ Traffic Analysis Report

- ☐ Master Plan / Site Plan
- ☐ Location Map
- ☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

- ☐ Board of Appeals Review Criteria Response
- ☐ Elevation Plans
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____





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Canton Board of Appeals Review Criteria

Article II, Section 8-8-II-195 empowers the Board of Appeals to authorize variances from provisions of the Zoning Code pursuant to a finding based in the criteria listed below. Please respond to the following.

(Applications Type K : ONLY)

Are there any extraordinary and exceptional conditions pertaining to the subject property because of its size, shape or topography? existing parking was not built to fit current needs out of 62 parking spaces 30 are ^{used as} employee parking.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? uspark would be a significant expenditure for a temp. fix.

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

Are there conditions peculiar to the subject property? currently inadequate parking on site creating major traffic impacts.

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 or the City? improving traffic flow on hwy 140. Better living conditions for residents. improving safety conditions allowing better access for first response vehicles. Taking stress off of all neighbors & surrounding business.

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



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Review Criteria

(Applications Type A - J : ONLY)

How will this proposal be compatible with surrounding properties? This proposal will enhance compatibility with surrounding properties by improving Traffic flow. ^{Existing parking} ~~existing parking~~ was not designed to meet current capacity needs

How will this proposal affect the use and value of surrounding properties? By improving Traffic flow and providing more efficient parking. Reducing congestion on Hwy 140 and enhancing accessibility.

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

YES, ^{but} As currently zoned, the property faces limitations that hinder its potential economic use.

What would be the increase to population and traffic if the proposal were approved? none, This would only be a positive for creating a better Flow of traffic + safety

What would be the impact to schools and utilities if the proposal were approved? no impact.

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

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

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



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Canton's "Housing Needs Assessment & Market Study". A copy of this study may be found on the City's website, www.cantonga.gov.

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov. *

I, Michael Farrar, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

M.D.F. Date: 11/20/2024
Signature

Michael Farrar
Printed Name

I, Michael Farrar, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

M.D.F. Date: 11/20/2024
Signature

Michael Farrar
Printed Name

*Please be prepared to discuss the items with the City staff.

Phone: 770.704.1500 | Fax: 770.704.1530 | 110 Academy Street | Canton, Georgia 30114

cantonga.gov

Dear Sir/Madam,

This Letter of Intent is submitted in support of the application for a Temporary Parking Lot for J. Michael's Prime Restaurant located at: 1064 Hickory Flat Hwy, Canton 30115. The temporary gravel parking lot is intended to improve traffic flow along Highway 140 and in the Mountain View neighborhood, while enhancing accessibility for public safety vehicles.

1. Overall Development

The proposed development involves creating a temporary gravel parking lot to accommodate parking needs for J. Michael's Prime Restaurant. The applicant, Farrar Land Management LLC, is the current property owner and intends to use the lot to ease current parking congestion, thus improving both safety and traffic flow. The gravel lot will be temporary in nature, as a permanent solution is being considered for future development.

2. General History of the Parcel

The parcel is currently zoned for commercial use, and the existing structure on the property, J. Michael's Prime Restaurant, has been in operation for six years. Due to increasing customer traffic and a lack of sufficient parking spaces, additional parking is necessary.

3. Traffic Analysis

- **Traffic Impact:** The temporary parking lot will alleviate current congestion in the area by increasing available parking spaces, which will directly impact traffic flow along Highway 140 and within the Mountain View neighborhood.
- **Adjoining Land Uses:** The impact of traffic from the proposed development on adjoining land uses will be minimal, as the lot is temporary and designed to improve traffic flow. The peak hours of traffic will be aligned with the restaurant's operating hours, with careful monitoring to minimize disruptions.
- **Roadway Network Impact:** The proposed development is not expected to negatively impact the existing roadway network. In fact, it is anticipated that the gravel parking lot will reduce the strain on nearby roads caused by inadequate parking.
- **Proposed Improvements:** To accommodate the additional traffic, we will ensure proper signage directing vehicles into and out of the parking lot to reduce any negative impact on the local roadways.

4. Impact and/or Enhancements to Adjoining Land Uses

The proposed development will not only provide additional parking but will also improve the safety and flow of traffic in the area. By increasing parking availability, the temporary lot will reduce parking on surrounding streets, improving traffic flow for neighboring properties and reducing the risk of accidents.

5. Proposed Land Use

The development will include the temporary gravel parking lot intended solely for the restaurant's customers and employees. The proposed lot will be designed for 42 spaces and will be located adjacent to the restaurant property.

6. Phasing of the Proposed Development

The development will be phased as follows:

- **Phase 1:** Preparation of the site and installation of the gravel parking lot.

- **Phase 2:** Temporary use of the parking lot will continue until a permanent solution is identified and constructed.
- 7. **Acres Within Each Proposed Use**
The proposed gravel parking lot will cover an area of approximately .50 acres. This will include spaces for parking and necessary access lanes.
- 8. **Maximum Net Density of the Proposed Development**
The net density for this temporary gravel parking lot will not apply to residential units, as this is a commercial property. However, the lot will maximize its use of space to accommodate 42 parking spaces within .50 acres.
- 9. **Additional Zoning Requirements**
 - **Maximum Building Height:** Not applicable to the proposed development.
 - **Maximum Building Coverage:** Not applicable.
 - **Impervious Surface:** Since the parking lot will be constructed with gravel, the impervious surface will be minimal.
 - **Open Space:** Not applicable.
 - **Minimum Lot Size:** The lot size for the development will meet the minimum zoning requirements for commercial properties.
 - **Setbacks:** Setbacks will be in compliance with the City of Canton's zoning ordinance for temporary commercial developments.
 - **Minimum Parking Requirements:** The proposed parking lot will meet the minimum parking requirements for the restaurant, providing sufficient spaces for customers and public safety vehicles.
- 10. **General Landscaping Requirements**
The site will include minimal landscaping.
- 11. **Signage**
Signage for the temporary parking lot will adhere to the City's regulations for commercial properties, with additional signage as needed to guide traffic into and out of the lot. Any requests for more restrictive signage requirements will be handled through the appropriate variance procedures.

Request for Variance or Exemption

We would like to request a variance or exemption from the overlaying zone community ordinance due to the temporary nature of this project. We believe this temporary gravel parking lot will improve public safety, reduce traffic congestion, and ease the parking burden on the surrounding community. Additionally, we have made efforts to reach out to our neighbors to discuss possible solutions to our parking needs, but unfortunately, we have not been able to find a viable resolution.

Currently, we are parking up to 30 employee cars at the Mountain View pool, which is a significant distance away from the restaurant. This location requires employees, including minors and servers who work late at night with cash on hand. We believe the proposed temporary parking lot will address these safety risks and provide a more secure and efficient solution for our staff.

We kindly ask for your consideration in granting this variance for the duration of the project.

We trust that this Letter of Intent provides the necessary details to support our application for the temporary gravel parking lot. Should you require any additional information, please feel free to contact me at 678-371-4159 or michael.rcb@bistrogia.com.

Sincerely,
Michael Farrar



- GENERAL SITE NOTES:
1. ADDRESS = 110 MOUNTAIN VISTA BLVD. CANTON, GA 30115
8 1064 HICKORY FLAT HWY. CANTON, GA 30115
 2. TOTAL SITE AREA:
PARCEL 1 = 1.29 ACRES
PARCEL 2 = 3.84 ACRES
 3. ZONING: PD-MU (PLANNED DEVELOPMENT-MIXED USE)
 4. EXISTING PARKING = 60 REGULAR + 2 HANDICAP
PROPOSED PARKING = 40 REGULAR
PHASE I = 50 REGULAR
PHASE II = 10 REGULAR
REMOVED PARKING = 3 REGULAR
TOTAL PARKING = 97 REGULAR + 2 HANDICAP
PROPOSED PARKING LOT TO BE GRAVEL ONLY
 5. MINIMUM PARKING SPACE SIZE = 10' W X 18' L
 6. MINIMUM DRIVE AISLE WIDTH (2-WAY) = 24' WIDE

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
www.bgeinc.com
DIRECT: 470-705-0885

J MICHAEL STEAKHOUSE PARKING

DATE: 11/14/2024
SCALE: 1" = 20'

