



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

FROM: Community Development Department

Prepared by: Brittany Anderson

SUBJECT: COA2507-072 301 West Marietta Street (Design Request for the Demolition of a Storage Building)

DATE: July 24, 2025

RECOMMENDATION

HPC to consider the applicant's design request for the demolition of a storage building located at 301 West Marietta Street as submitted and guided by the City's Historic District Design Guidelines and the City's Unified Development Code.

REPORT-IN-BRIEF

DISCUSSION

The applicant is requesting design approval for the demolition of an old storage building to clear the property for future development. The storage building is approximately 2,000 square feet.

DEMOLITION

Because demolition is irreversible, all possibilities for saving a threatened historic structure should be explored prior to demolition. A decision by the HPC approving or denying a COA for the demolition of a building structure, site, or object shall be guided by the standards listed below:

Significance

What is the historic, scenic or architectural significance of the building, structure, site or object?



Contribution to Historic District

What is the importance of the building, structure, site, or object to the character of the district?

Reproduction

Would it be difficult (or impossible) to reproduce such a building, structure, site or object because of its design, texture, material, detail, or unique location?

Status

Is the building, structure, site or object one of the last remaining examples of its kind in the city or region?

Reuse of Property

Are there definite plans for reuse of the property? And if the proposed demolition is carried out, what will be the effect of those plans on the character of the surrounding area?

Remedial Measures

Can reasonable measures be taken to save the building, structure or object from collapse?

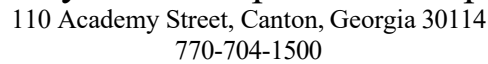
For more information regarding this project, please see the attached application and supporting documentation.

CONCURRENCES

FISCAL IMPACT

ALTERNATIVES

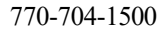
Attachments - COA2507-072 Application



Project # _____ (staff only)

- A CERTIFICATE OF APPROPRIATENESS IS REQUIRED FOR ANY MATERIAL CHANGE IN THE APPEARANCE OF PROPERTY (BUILDINGS, STRUCTURES, SITES, OBJECTS, EXTERIOR ENVIRONMENTAL FEATURES) IN A LOCALLY DESIGNATED HISTORIC DISTRICT, AS AUTHORIZED BY THE CITY OF CANTON HISTORIC PRESERVATION ORDINANCE.

STAFF REVIEW:		HPC REVIEW:	
<input type="checkbox"/> Removal of non-historic detached structure	<input type="checkbox"/> Installation of screen or storm doors	<input type="checkbox"/> Addition	<input type="checkbox"/> Signs
<input type="checkbox"/> Maintenance of / change in paint color	<input type="checkbox"/> Installation of screen or storm windows	<input type="checkbox"/> Alteration	<input type="checkbox"/> Site Features
TYPE OF REVIEW:		<input type="checkbox"/> New Construction	X Demolition
		<input type="checkbox"/> Restoration	<input type="checkbox"/> Relocation
		<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
OTHER:			
<input type="checkbox"/> Amendment to previous COA, Project #:		<input type="checkbox"/> Other (Description):	



~~2000 square feet, to start a new development.~~

[illegible]



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

CERTIFICATE OF APPROPRIATENESS APPLICATION
IMPORTANT DATES

SUBMITTAL DEADLINE	MEETING DATE
DECEMBER 16, 2024	JANUARY 6, 2025
JANUARY 13, 2025	FEBRUARY 3, 2025
FEBRUARY 10, 2025	MARCH 3, 2025
MARCH 17, 2025	APRIL 7, 2025
APRIL 14, 2025	MAY 5, 2025
MAY 12, 2025	JUNE 2, 2025
JUNE 16, 2025	JULY 7, 2025
JULY 14, 2025	AUGUST 4, 2025
AUGUST 19, 2025*	SEPTEMBER 9, 2025*
SEPTEMBER 15, 2025	OCTOBER 6, 2025
OCTOBER 23, 2025**	NOVEMBER 13, 2025**
NOVEMBER 10, 2025	DECEMBER 1, 2025
DECEMBER 15, 2025	JANUARY 5, 2026

*DATE CHANGED DUE TO CITY HALL BEING CLOSED FOR HOLIDAY

**DATE CHANGED DUE TO ELECTIONS HELD AT CITY HALL

Piedmont Land Group of Georgia
5025 Deen Rd, Marietta, Ga. 30066
470 371 33 80
vtorres.gamesa@gmail.com
June 10th, 2025

City of Canton
Community Development Department
110 Academy St. Canton, Ga. 30114

Subject: Letter of Intent to Request a Building Permit for a Demolition.

Dear Community Development Department.

This letter is to express my intent to request a demolition permit for an old storage at the property located at 301 W Marietta St. Canton, Ga. 30114. The proposed project involves a demolition for an old storage approximately 2000 square feet, to start a new development.

Purpose of the demolition:

The demolition for the old storage is to clear the land for a new development pre-approved by the city.

Supporting Documents:

Relating to this proposal, please find attached the following supporting documents:

-Site plan

I look forward to your approval.

Thank you, Sincerely,

Valentin Torres
Piedmont Land Group of Georgia LLC

Purpose of the demolition:

The demolition for the old storage is to clear the land for a new development pre-approved by the city.

Demolition can involve various techniques, including:

Manual demolition: Using hand tools and small equipment for smaller structures or specific areas.

Mechanical demolition: Utilizing heavy machinery like excavators, and bulldozers.

PROJECT INFORMATION:
CURRENTLY, THIS PROPERTY IS PARTIALLY CLEARED WITH ROADS ON ALL FOUR SIDES.

THE PROPOSED DEVELOPMENT WILL CONSIST OF THE REMOVAL OF ALL EXISTING IMPROVEMENTS INCLUDING A 42" PIPE AND REPLACEMENT WITH 8" SINGLE FAMILY DWELLING LOTS WITH RELOCATED STORM, NEW SEWER AND SIDEWALK ALONG FRONTAGES.

PROPERTY/PARCEL INFORMATION:
ADDRESS: 301 W MARIETTA ST, CANTON, GA 30114
PARCEL NUMBER: 91N16 069 & 91N16 070
JURISDICTION: CITY OF CANTON

SITE DISTURBANCE:
TOTAL AREA= 0.77 ACRES
DISTURBED AREA= 0.86 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR FOLIA GROUP LLC COMPLETED BY DAVIS ENGINEERING & SURVEYING, LLC DATED 8/23/2023.

CONTOUR DATA FROM FIELD RUN TOPO COMPLETED BY DAVIS ENGINEERING AND SURVEYING, LLC.
CONTOUR INTERVAL: 2'

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

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 1305700251E DATED 6/7/2019.

ZONING INFORMATION:
CITY OF CANTON
ZONING: CDB
FRONT: 10'
SIDE: 5' INTERIOR (15' ON SIDE CORNER)
REAR: 10'

GENERAL NOTES:

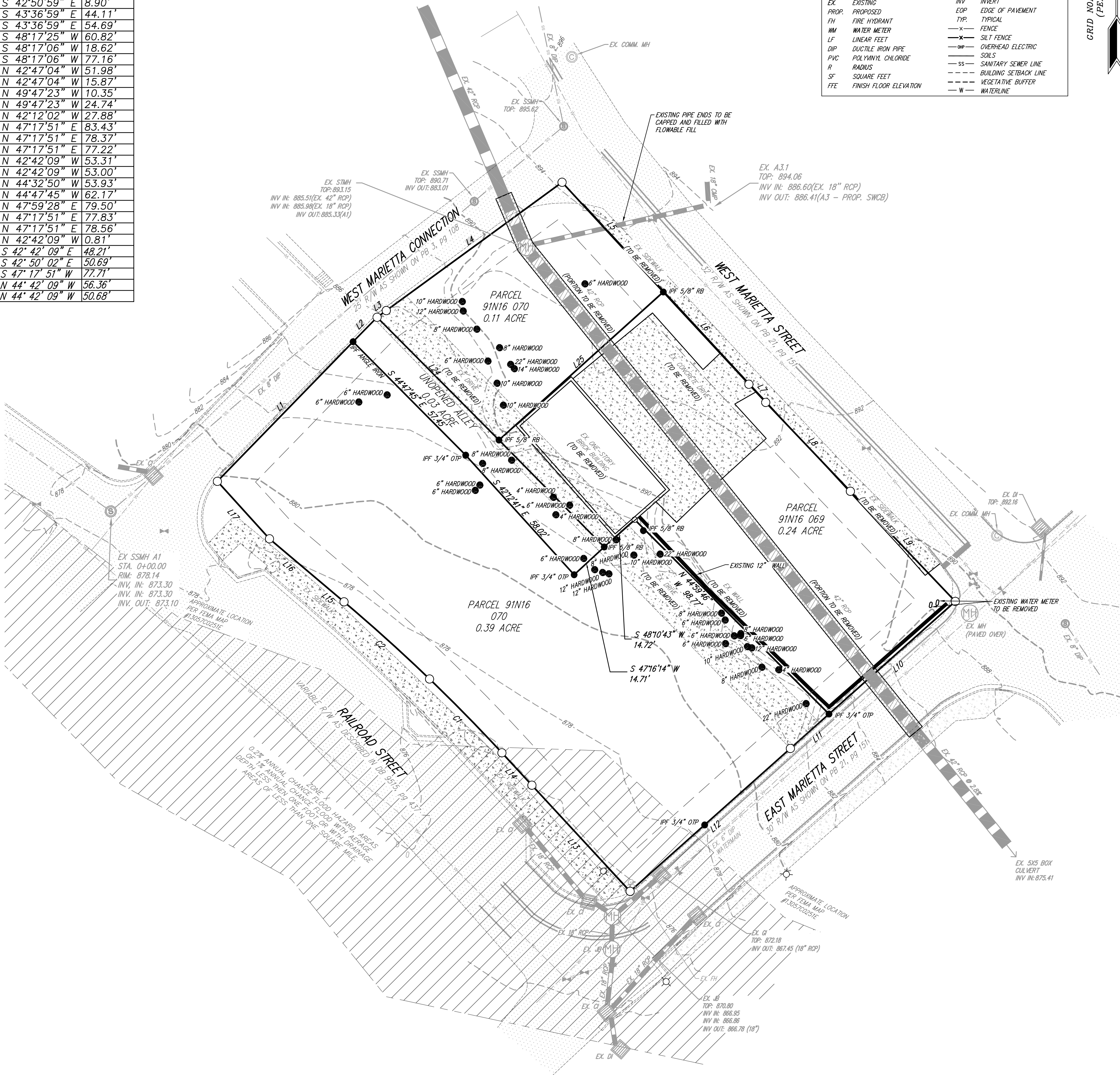
- ALL CONSTRUCTION WORK, MATERIALS, AND IMPROVEMENTS AT THIS SITE SHALL CONFORM WITH CITY OF CANTON, GEORGIA REQUIREMENTS.
- ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.
- CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS.
- ALL CONSTRUCTION STAKING ON THIS SITE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF A GEORGIA REGISTERED LAND SURVEYOR.
- MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.
- THE UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN WERE FOUND PER ABOVE GROUND EXAMINATION OF THIS SITE, BASED ON VISIBLE INDICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL UTILITIES ARE AS NOTED IN THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER AS SOON AS POSSIBLE.
- TOILET FACILITIES SHALL BE MADE AVAILABLE TO CONSTRUCTION WORKERS WITHIN 300' OF SITE.
- NO MATERIAL CAN BE BURIED ONSITE WITHOUT THE APPROVAL OF THE OWNER AND GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS AS ACCEPTABLE TO THE OWNER.
- CONTRACTOR IS TO REMOVE ALL ROCK, TOPSOIL, AND UNSUITABLE MATERIALS.
- MAXIMUM CUT OR FILL SLOPES SHALL BE 2 HORIZONTAL: 1 VERTICAL.
- THIS SITE DOES NOT CONTAIN WETLANDS.
- THIS SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
- EXISTING FEATURES SHOWN BY DASHED LINES OR SHADED. PROPOSED FEATURES SHOWN BY SOLID OR BOLD LINES.
- CONTRACTOR RESPONSIBLE FOR PROTECTING ADJACENT AREAS AND SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO A CONDITION EQUAL TO OR GREATER THAN THE ORIGINAL CONDITION.
- ALL HOPE PIPE TO CONFORM TO PIPE MANUFACTURER REQUIREMENTS AND GEOTECHNICAL RECOMMENDATIONS.
- CONTRACTOR SHALL COORDINATE BUILDING CONSTRUCTION WITH ARCHITECTURAL PLANS (BY OTHERS).
- ALL SIGNAGE AND STRIPING TO BE PROVIDED BY CONTRACTOR ACCORDING TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND OTHER GOVERNING MUNICIPAL STANDARDS AND SPECIFICATIONS, LATEST EDITIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THESE DRAWINGS WITH ALL COORDINATING DOCUMENTS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. IF DISCREPANCIES ARE FOUND DURING CONSTRUCTION, THE CONTRACTOR IS TO STOP WORK IMMEDIATELY AND NOTIFY THE ENGINEER.
- ALL EXISTING MANHOLE COVERS, METER BOXES, AND OTHER UTILITY APPURTENANCES LOCATED WITHIN THE LIMITS OF WORK SHALL BE ADJUSTED SO THAT THEIR TOP SURFACES WILL BE FLUSH WITH FINISHED GRADE.
- ALL TEMPORARY STRIPING AND SIGNAGE NECESSARY TO MAINTAIN SAFE VEHICULAR AND PEDESTRIAN TRAFFIC FLOW DURING CONSTRUCTION SHALL BE FURNISHED, INSTALLED, AND MAINTAINED BY THE CONTRACTOR.
- MUTCD SIGNAGE AND CERTIFIED FLAGGERS SHALL BE EMPLOYED DURING ANY ROAD CLOSURE OR TRAFFIC DISRUPTION.

DEMOLITION NOTES:

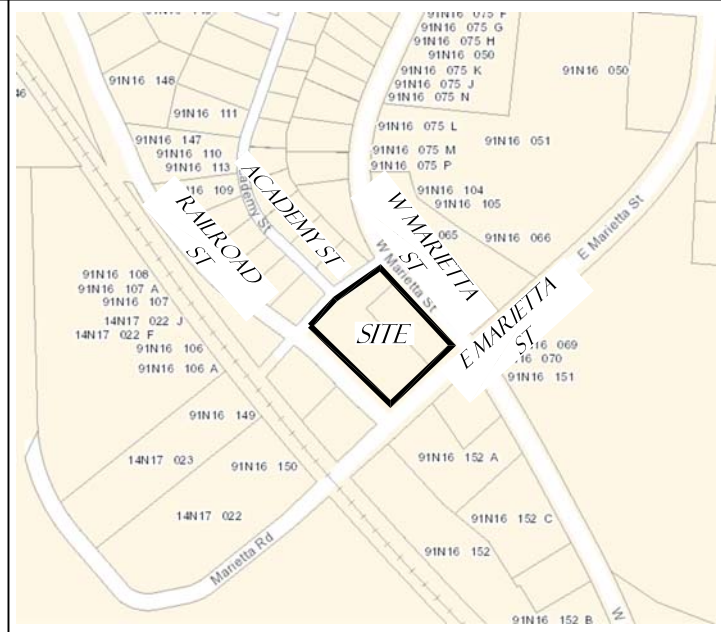
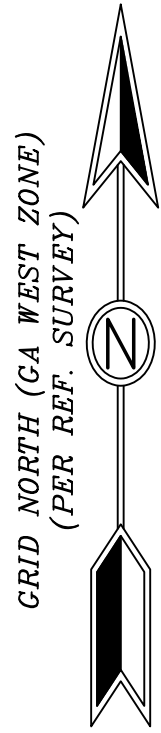
- CONTRACTOR SHALL LOCATE AND IDENTIFY ALL EXISTING UTILITIES THAT ARE TO REMAIN AND PROTECT THEM FROM DAMAGE. ALL UTILITIES ARE ASSUMED TO REMAIN ACTIVE UNLESS SPECIFICALLY NOTED TO BE REMOVED OR ABANDONED.
- CONTRACTOR SHALL PROTECT BENCH MARKS, PROPERTY CORNERS, AND ALL OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT.
- DEPRESSIONS OR VOID AREAS RESULTING FROM DEMOLITION ACTIVITIES ARE TO BE FILLED WITH SUITABLE MATERIAL TO AVOID WATER PONDING.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. SITE MAY CONTAIN OTHER DILAPIDATED STRUCTURES THAT ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING ON-SITE STRUCTURES AS DEEMED NECESSARY BY THE OWNER.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	642.55'	37.16'	37.15'	N 44°26'26" W
C2	642.55'	41.41'	41.40'	N 47°56'36" W

LINE	BEARING	DISTANCE
L1	N 44°11'39" E	69.97'
L2	N 44°27'53" E	12.32'
L3	N 53°52'43" E	4.08'
L4	N 53°52'43" E	78.23'
L5	S 42°42'09" E	53.66'
L6	S 42°49'55" E	45.23'
L7	S 42°50'59" E	8.90'
L8	S 43°36'59" E	44.11'
L9	S 43°36'59" E	54.69'
L10	S 48°17'25" W	60.82'
L11	S 48°17'06" W	18.62'
L12	S 48°17'06" W	77.16'
L13	N 42°47'04" W	51.98'
L14	N 42°47'04" W	15.87'
L15	N 49°47'23" W	10.35'
L16	N 49°47'23" W	24.74'
L17	N 42°12'02" W	27.88'
L18	N 47°17'51" E	83.43'
L19	N 47°17'51" E	78.37'
L20	N 47°17'51" E	77.22'
L21	N 42°42'09" W	53.31'
L22	N 42°42'09" W	53.00'
L23	N 44°32'50" W	53.93'
L24	N 44°47'45" W	62.17'
L25	N 47°59'28" E	79.50'
L26	N 47°17'51" E	77.83'
L27	N 47°17'51" E	78.56'
L28	N 42°42'09" W	0.81'
L29	S 42°42'09" E	48.21'
L30	S 42°50'02" E	50.69'
L31	S 47°17'51" W	77.71'
L32	N 44°42'09" W	56.36'
L33	N 44°42'09" W	50.68'



LEGEND	
PO	POWER POLE (PP)
HP	HIGH POINT
DI	DROP INLET
JB	JUNCTION BOX
OCS	OUTLET CONTROL STRUCTURE
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE
UDT	UNDERGROUND DETENTION
TEM	TEMPORARY BENCHMARK
EX	EXISTING
PROP.	PROPOSED
FH	FIRE HYDRANT
WM	WATER METER
LF	LINEAR FEET
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
R	RADIUS
SF	SQUARE FEET
FTE	FINISH FLOOR ELEVATION
C&G	CURB AND GUTTER
IP	IRON PIN
P/L	PROPERTY LINE
F.E.S.S.	FLARED END SAFETY SECTION
PT	POINT OF TANGENT
PC	POINT OF CURVATURE
OCS	OUTLET CONTROL STRUCTURE
ELEV.	ELEVATION
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
LLL	LAND LOT LINE
CONC.	CONCRETE
INV	INVERT
EDP	EDGE OF PAVEMENT
TYP.	TYPICAL
—X—	FENCE
—X—	SILT FENCE
—OP—	OVERHEAD ELECTRIC
—SOLS	SOILS
—SS—	SANITARY SEWER LINE
—B—	BUILDING SETBACK LINE
---	VEGETATIVE BUFFER
—W—	WATERLINE



LOCATION MAP
N.T.S.

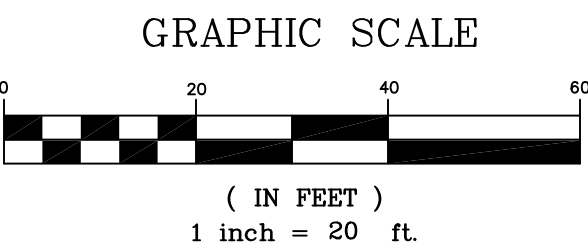
OWNER
N/F GAMESA PROPERTIES LLC
5025 DEEN ROAD
MARIETTA, GA 30066

DEVELOPER
PEPE MEDINA
837GA-400 SUITE 105
DAWSONVILLE, GA 30534
(678) 384-9447

24-HOUR CONTACT
PEPE MEDINA
(678) 384-9447
pepecellhay@gmail.com



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



DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM



7/7/2025

REVISION	DATE	DESCRIPTION
1	07/24/2024	INITIAL SUBMIT
2	11/01/2024	REMOVED PER CITY OF CANTON AND CSWCC
3	05/02/2025	REMOVED PER CITY OF CANTON
4	05/21/2025	REMOVED PER CITY OF CANTON

EXISTING CONDITIONS & DEMO PLAN
GAMESA PROPERTIES LLC-MARIETTA STREET
LAND LOT 166
14th DISTRICT, 2nd SECTION
CITY OF CANTON
CHEROKEE COUNTY, GEORGIA

DRAWN BY:	KDD
CHECKED BY:	OH
LAND LOT:	166
DISTRICT:	14th
SECTION:	2nd
CITY:	CANTON
COUNTY:	CHEROKEE
DATE:	05/02/2025

SHEET NO.

2 of 21

PROJECT NO.

21-219

