



Action Requested/Required:

- Vote/Action Requested
 - Discussion or Presentation Only
 - Public Hearing
- Report Date: 3/24/26
Hearing Date: 4/2/26
Voting Date: 5/7/26

Department: Community Development **Presenter(s) & Title:** Zoning Administrator

Agenda Item Title:

ANNX2601-003 / RZON2601-004 - 2521 Reinhardt College Parkway - Request to annex and rezone 4.20 acres - Joel Mero

Summary:

Joel Mero has file a annexation and rezoning request for 2521 Reinhardt College Parkway. He is seeking to rezone the property (4.20 acres) from R-40 (Single family residential, Cherokee County) to GC (General Commercial, City of Canton). The proposed use of the property is for the storage of non-hazardous materials and supplies for a pool company.

This property was denied a rezoning request by Cherokee County on January 6, 2026

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:

Staff recommendation will be presented with the staff report prior to the action meeting.

Reviews:

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

Attachments:

- Agenda cover sheet
- Application
- Survey and site plan
- Community Input Meeting report
- County Comments
- Staff report



Land Use Petition: ANNX2601-003
Date of Staff Report Preparation: 3/24/26
Mayor and City Council Public Hearing Date: 4/2/26
Mayor and City Council Action Date: 5/7/26

Project Name/Applicant: Joel Mero

Property Location: 2521 Reinhardt College Parkway

Parcel ID: Parcel 007, Tax Map Book Number 14N16

District/Land Lot: 14th District, Land Lot 136 and 136

Acreage: 4.2 acres

Existing Zoning District: R-40, Cherokee County

Existing Land Use: Single Family home

**Future Development Map Designation: SDA, Suburban Development Area, City of Canton.
 Country Estates, Cherokee County**

Proposed Development: Administrative office and warehouse

Owner/Petitioner: Joel Mero

District Standards: GC (General Commercial)

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	75%	Front Yard Setback (min.)	50'
Open Space (min.)	25%	Side Yard Setback (min.)	15'
Building Height (max.)	6/80'	Rear Yard Setback (min.)	15'
Building Height (min.)	N/A	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	Yes

Surrounding Land Uses and Zoning:

North – Vacant, R-40, Cherokee County
 South – Undeveloped. PD-MU, City of Canton
 East – Single family home, R-40, Cherokee

County

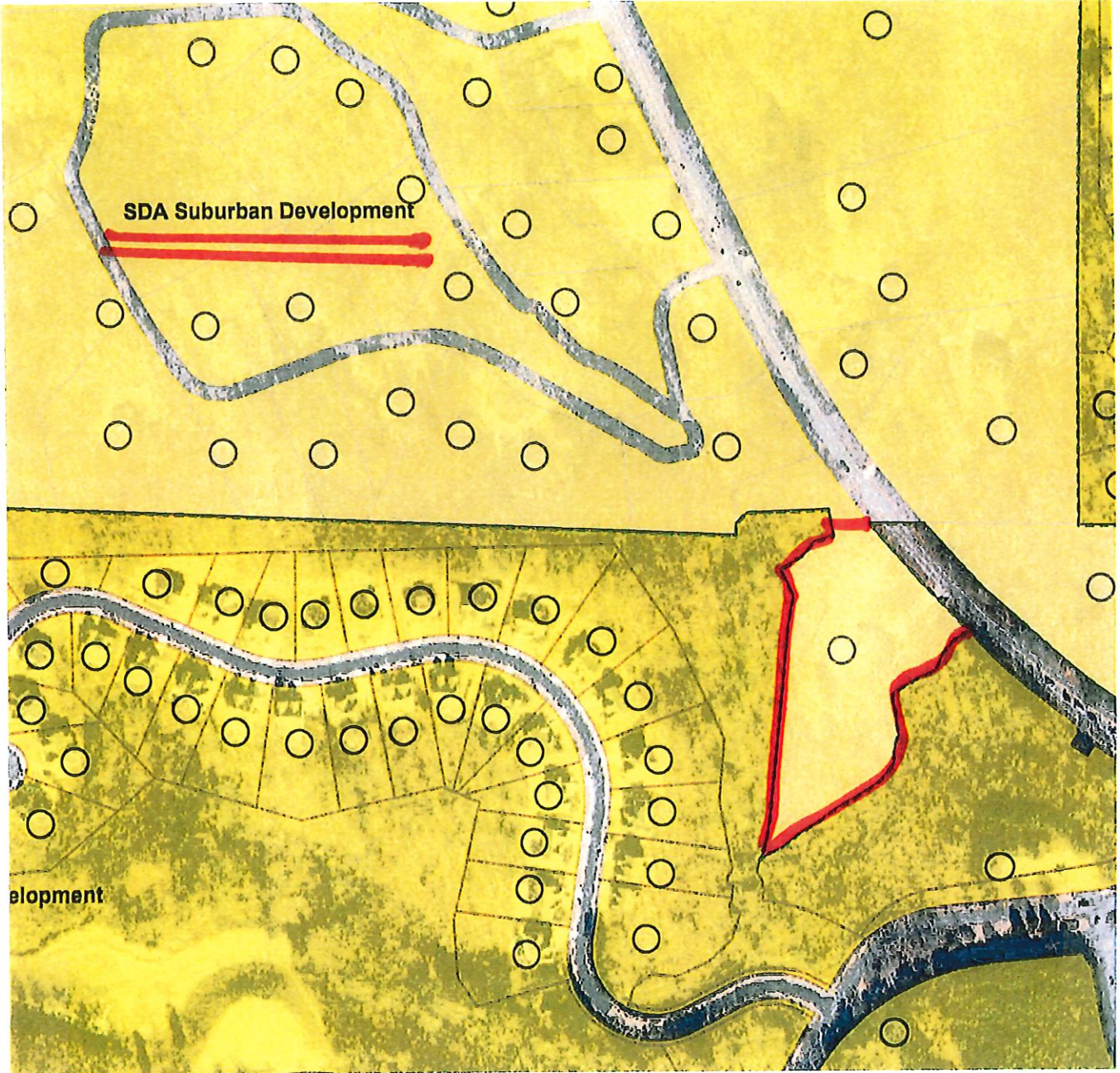
of Canton

West – Open space, Laurel Canyon, PD-MU, City

Location Map



Future Development Map



Existing Land Use Map





- NFPA 101, Life Safety Code, 2024 edition (GA120-3-3 / 27 May 2025 Amendments)

- GA 120-3-20 / 2010 Federal ADA Standard

- International Plumbing Code, 2024 Edition, with Georgia Amendments
 - 2026

- International Mechanical Code, 2024 Edition, with Georgia Amendments
 - 2026

- International Fuel Gas Code, 2024 Edition, with Georgia Amendments
 - 2026

- National Electrical Code, 2023 Edition, with Georgia Amendments
 - 2026

- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments
 - 2020
 - 2022
 - 2022
 - 2023

- International Swimming Pool and Spa Code, 2024 Edition, with Georgia Amendments
 - 2026

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 2024 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 2024 IFC requirements for civil plans:

1. The 2024 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. 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.

Conditions for Consideration

COMMUNITY DEVELOPMENT

The subject property was recently denied for a change in zoning by the Board of Cherokee County Commissioners. The owner/applicant sought to change the zoning from R-40 to GC in order to use the existing structure as administrative offices and construct a 40x60 warehouse for his pool business.

The property lies within the Suburban Development Area of the City of Canton. Compatible land uses include low density single family detached residential, Institutional, Parks/recreation/greenspace, neighborhood level commercial or mixed use.

The Community Input Meeting was held on March 16th with two attendees. Two requests were made by the attendees, these include the planting of a Leyland Cypress trees along the eastern property line and the proposed warehouse to be medium grey with black roof and black gutters.



Conditions for Consideration

DEVELOPMENT SERVICES

GDOT Access Permit will be required prior to LDP
Sewer is not available via gravity or force without private easement
Stormwater/hydrology report will be required prior to approval of LDP

Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)



CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration



Land Use Petition: RZON2601-004

Date of Staff Report Preparation: 3/24/26

Mayor and City Council Public Hearing Date: 4/2/26

Mayor and City Council Action Meeting: 5/7/26

Project Name/Applicant: Joel Mero

Property Location: 2521 Reinhardt College Parkway

Parcel ID: Parcel 007, Tax Map Book Number 14N16

District/Land Lot: 14th District, Land Lots 135 and 136

Acreage: 4.2 acres

Existing Zoning District: R-40, Cherokee County

Existing Land Use: Vacant single-family home

**Future Development Map Designation: SDA Suburban Development Area, City of Canton.
Country Estates, Cherokee County**

**Proposed Development: Convert the existing house into administrative offices and
construct a 40x60 warehouse**

District Standards: GC

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	75%	Front Yard Setback (min.)	50'
Open Space (min.)	25%	Side Yard Setback (min.)	15'
Building Height (max.)	6/80'	Rear Yard Setback (min.)	15'
Building Height (min.)	N/A	Buffer Planting (min.)	50'
Zoning Buffer	50'	Overlay Zone	Yes

Surrounding Land Uses and Zoning:

North – Vacant, R-40, Cherokee County

South – Undeveloped, PD-MU, City of Canton

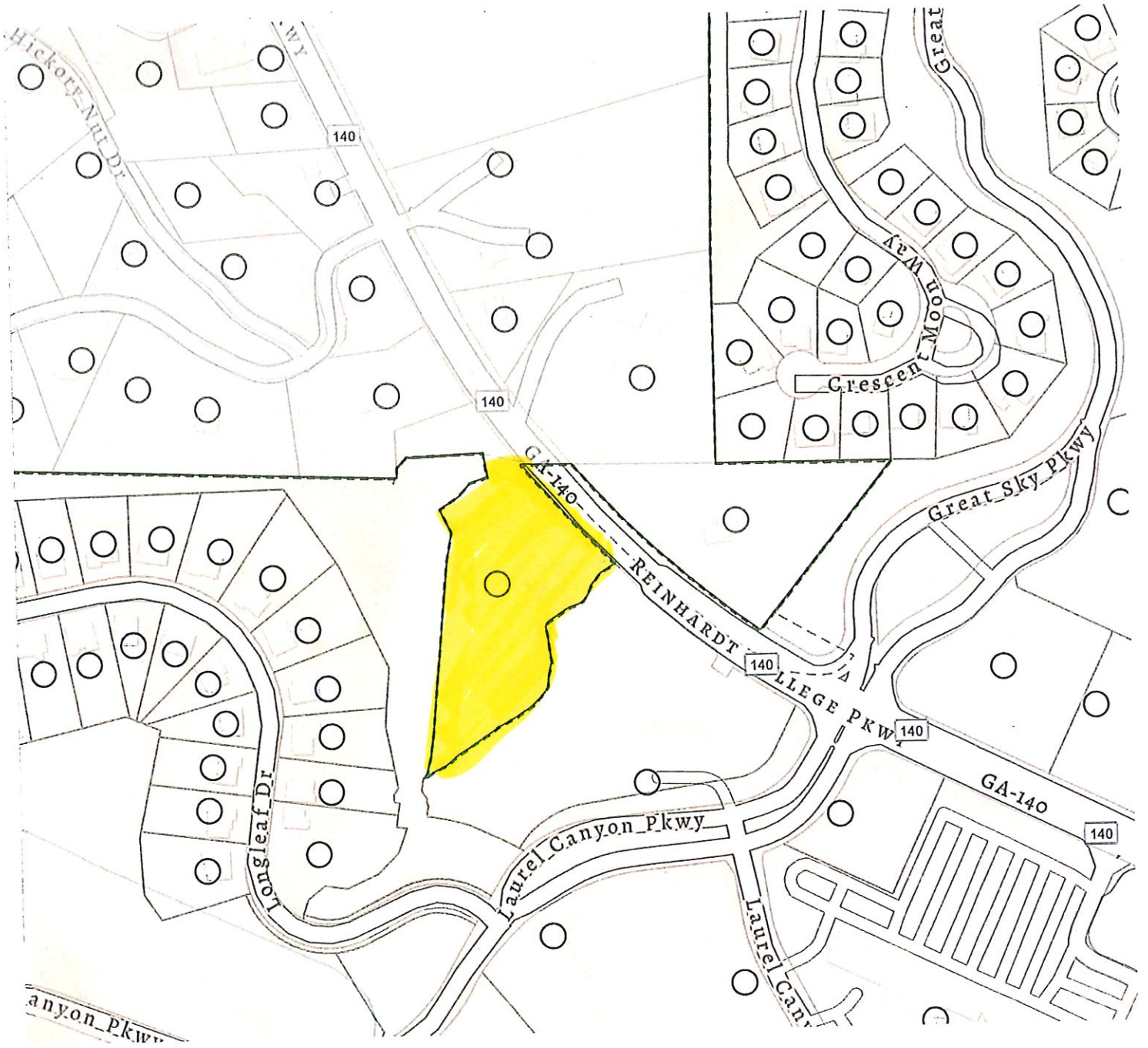
East – Single family home, R-40 Cherokee

County

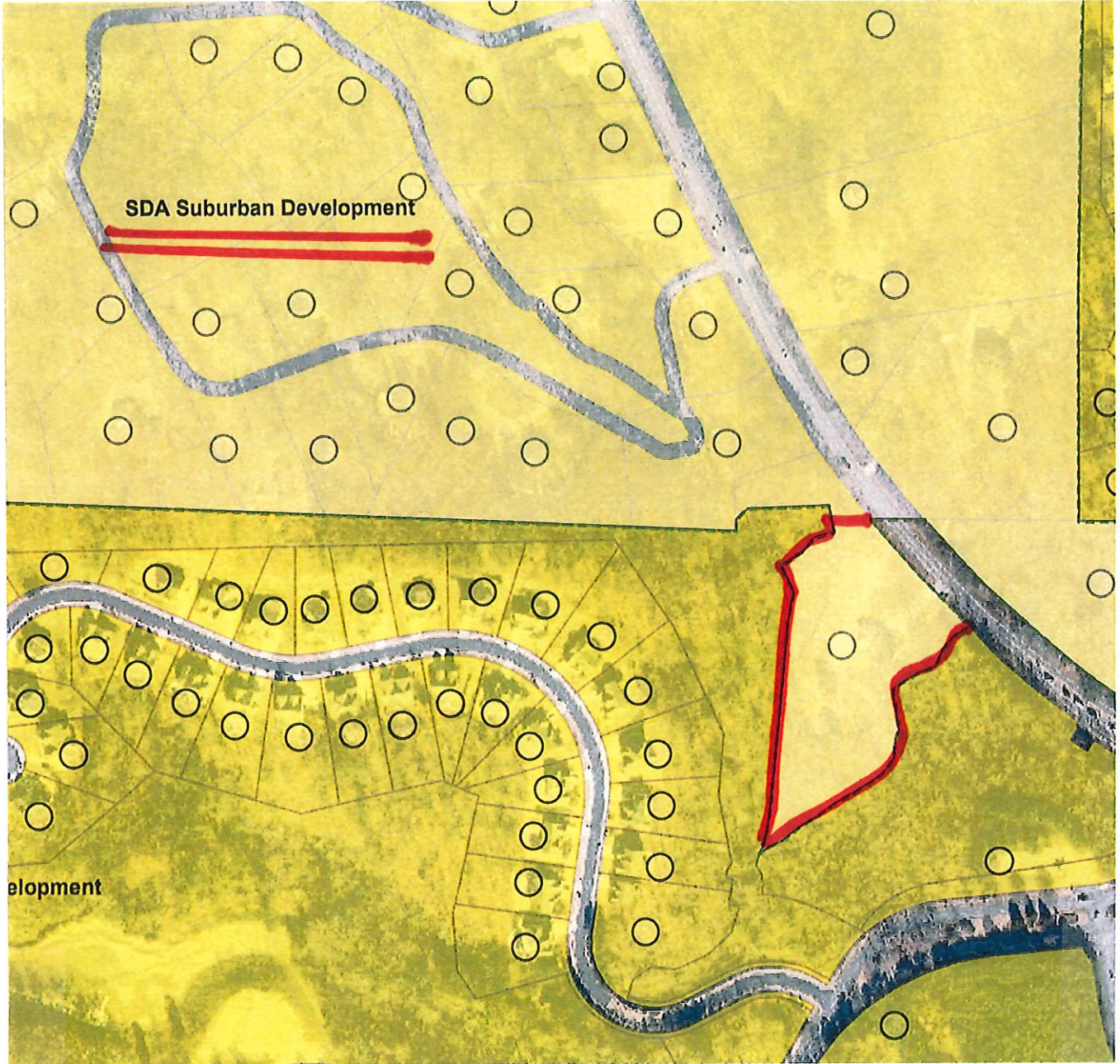
West – Open space, Laurel Canyon, PD-MU, City

of Canton

Location Map



Future Development Map



Existing Land Use Map





Site Description: The property is currently occupied by a vacant single family home.

Site History: A rezoning application to change the zoning from R-40 to GC was recently denied by the Cherokee County Board of Commissioners. This denial occurred on January 6, 2026.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties; *There are several office and commercial uses along Reinhardt College Parkway in the nearby area.***

- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; *The nearby properties are either occupied by single family homes or vacant. The property to the south has been approved for office/commercial uses as part of the Laurel Canyon development.***

- 3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; *There are nearby properties along Reinhardt College Parkway that are currently used for residential purposes.***

- 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 use of the property as an office and warehouse will not cause excessive or burdensome use of nearby streets, transportation facilities, schools or utilities.***

- 5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map; *The use of the property as an office/warehouse could be loosely construed as neighborhood level commercial/mixed use.***

- 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. *In the last several years there have been other properties converted into commercial uses. One nearby commercial establishment is Right to Bear Arms. Also the Laurel Canyon Village shopping Center continues to grow. Mavis Tire Company recently opened a location on one of the out-parcels.***



- 7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. [The proposed zoning/use will not adversely affect any historic districts or archaeological resources.](#)**

- 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. [Any change to the existing structure and the construction of the proposed warehouse will be subject to review by the Design Review team.](#)**

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:

- SAFETY SERVICES:

Regarding the above case, the following codes and information will be pertinent to these projects:

- International Building Code, 2024 Edition, with Georgia Amendments
 - **2026**
- International Residential Code, 2024 Edition, with Georgia Amendments
 - **2026**
- International Fire Code, 2024 Edition (GA 120-3-3 / 27 May 2025 Amendments)
- NFPA 101, Life Safety Code, 2024 edition (GA120-3-3 / 27 May 2025 Amendments)
- GA 120-3-20 / 2010 Federal ADA Standard



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Conditions for Consideration

POLICE DEPARTMENT

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration

UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration



CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHALL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION



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

PUBLIC HEARING APPLICATION

Project #(s):

ANNX 2601-003

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 type="checkbox"/> C Master Plans | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> D Master Plan Amendment | <input type="checkbox"/> Adjustment |
| <input 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: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools, Linc

Owner Information:

Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools, Linc

I, Joel Mero, 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, Joel Mero, have received and thoroughly read the Public Hearing Procedures.

This 21 day of January, 2026.

Applicant Signature:

Print Name:

Joel Mero



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):
Merodynamic Pools 2521 Reinhardt College Drive

This form is to be executed under oath. I, Joel Mero, 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 21 day of January, 20 26.

Owner Signature: [Signature] Print Name: Joel Mero

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: Joel Mero

Signature: [Signature]

Mailing Address: 9000 Matt Highway

City: Ball Ground

State: GA Zip Code: 30107

Telephone: 770 882-6876

E-mail: Joel @ M Pools . com

- Applicant Status:
- Owner
 - Option to Purchase
 - Leasee
 - 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 January, 20 26.

Notary Signature: [Signature]





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

DISCLOSURE FORM

Project #(s):
Meridynamic Pools 2501 Reinhardt College

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: Joel Merd

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 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):**

N/A NONE

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
\$	_____
\$	_____
\$	_____



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

PROPERTY INFORMATION

Project #(s):

Merodynamic Pools 2521 Reinhardt College Pkwy

Address: 2521 Reinhardt College Pkwy

Land Lot(s): _____ District: _____ Section: _____ Parcel ID(s) 14-0135-0004

Existing Zoning Of Property: R40 City County Total Acreage Of Property: 4.2 Acres

Proposed Zoning Of Property: General Commercial "GC" Existing Use(s) Of Property: None

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 AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	<u>Pam Payne</u>	<u>R40</u>	<u>Rental</u>
SOUTH	<u>Publix Laurel Canyon</u>	<u>GC</u>	<u>Shopping Center</u>
EAST	<u>Reinhardt College Parkway</u>	<u>Roadfront</u>	<u>Highway</u>
WEST	<u>Laurel Canyon Sub Division</u>	<u>R40</u>	<u>Sub Division</u>
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Septic

Proposed managing jurisdiction: _____

How will water be provided to the site? City of Waleska

Proposed managing jurisdiction: _____ Size Limit: _____



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

PUBLIC SCHOOL INFORMATION

Project #(s):

Methody Park 2521 Reinhardt College
Plan

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



Community Development Department
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REVIEW CRITERIA

Project #(s):

How will this proposal be compatible with surrounding properties? NO Conflicts

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

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
No. Cant store + Deliver With Current Zoning
Cant Do Business as Proposed

What would be the increase to population and traffic if the proposal were approved? minimal if any.
our traffic is By Appointment only

What would be the impact to schools and utilities if the proposal were approved? None.

How is the proposal consistent with the Comprehensive Plan and the Future Land Use Map? It fits all Demographics

How is the proposal consistent with the City of Canton Roadmap of Success? Does not Effect of Interrupt. We Have
a Huge Front yard if any is Ever needed For Road Widening

Are there existing or changing conditions which affect the development of the property and support the proposed request? None

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

Merodynamic Pools Inc.

2793 Reinhardt College Parkway Canton Ga. 30114
Sales (770) 720-9905 Technical (770) 885-7514



“Where the “Son” Always Shines !”

Merodynamic Pools is a five-star, faith-based swimming pool company that has proudly served Cherokee County, Georgia for more than 17 years. Throughout this time, the company has experienced steady and responsible growth, allowing it to provide stable employment and support for an increasing number of local families. Merodynamic Pools is committed to operating with integrity, professionalism, and respect for the surrounding community.

The purpose of this concept plan is to request annexation of the subject property into the City of Canton and rezoning of the 4.2-acre parcel (Tax Parcel 14N16 007), located at 2521 Reinhardt College Parkway, Canton, Georgia 30114, from Residential (R-40) to General Commercial (GC). This request is consistent with the existing character and ongoing commercial development along Reinhardt College Parkway and represents an appropriate transitional use for the corridor.

The proposed use is low-impact in nature and will not alter the existing primary structure. No changes are proposed to the building’s footprint, configuration, or orientation. The only new improvement requested is a 40-foot by 60-foot accessory storage building located at the rear of the property, as shown on the submitted plans. This structure will be used solely for storage of non-hazardous supplies and materials; no chemicals will be stored on site.

The property will function primarily as an administrative and operational support facility. Proposed uses include office space, employee meetings, construction plan reviews, client consultations, architectural meetings, and phone-based administrative operations. The site is not intended for retail sales or high-traffic commercial activity.

Parking demand will be minimal, with approximately 8–10 employee parking spaces located at the front of the property. No commercial vehicles or equipment will be stored on site overnight. Operating hours will be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday, further minimizing impacts to adjacent properties.

This annexation and rezoning request will allow a long-standing local business to continue growing responsibly while maintaining compatibility with surrounding uses. The proposed General Commercial zoning will bring the property under City of Canton standards and oversight, improve land-use consistency along the corridor, and support the city’s economic development goals by retaining and expanding a locally owned business that contributes positively to the community.

For these reasons, the proposed annexation and rezoning to General Commercial is reasonable, appropriate, and in the best interest of the City of Canton and the surrounding area.

1. Legal Description

(Annexation, Rezoning, Staff Report & Ordinance-Ready)

All that tract or parcel of land lying and being in **Land Lot 135, Section 2, 14th District, Cherokee County, Georgia**, containing **4.20 acres**, more or less, as shown on a plat prepared by **Cherokee Surveying Co., Inc.**, Billy E. Moss, Georgia Registered Land Surveyor, and recorded in **Plat Book 120, Page 11**, Cherokee County Superior Court records.

Said property fronts along **State Route 140 / Reinhardt College Parkway** (100-foot right-of-way) and is commonly known as **2521 Reinhardt College Parkway, Canton, Georgia 30114**, and further identified as **Cherokee County Tax Parcel 14N16 007**.

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(Persuasive, Shortened, Canton-Friendly)

Merodynamic Pools is a five-star, faith-based swimming pool company that has served Cherokee County for more than 17 years, providing stable employment and supporting local families through responsible growth.

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This annexation and rezoning will allow a long-standing local business to continue operating responsibly while remaining compatible with surrounding uses and supporting the City of Canton's economic development objectives.

3. Zoning & Use Summary

(Staff Review Checklist Item)

- **Current Zoning:** R-40 (Cherokee County)
- **Proposed Zoning:** General Commercial (GC) – City of Canton
- **Proposed Use:**
 - Office / administrative operations
 - Employee meetings and plan reviews
 - Client consultations
 - Storage of non-hazardous supplies

- **Retail Sales:** None
- **Chemical Storage:** None
- **Overnight Vehicle Storage:** None

4. Parking & Operations Statement

(Frequently Requested by Planning Staff)

- Approximately **8–10 employee parking spaces**
- No customer or retail traffic
- No overnight parking of vehicles or equipment
- Hours of operation limited to **9:00 a.m. – 5:00 p.m., Monday through Friday**

5. Annexation Justification Statement

(Commission & City Council Language)

The proposed annexation and rezoning will bring the property under City of Canton jurisdiction and development standards, promote consistent land use along the Reinhardt College Parkway corridor, and support the continued operation and growth of a locally owned business that contributes positively to the community. The request represents a reasonable and low-impact transition from residential zoning to a compatible commercial use.

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(Clerk-Ready)

A public hearing will be held to consider the annexation and rezoning of approximately **4.20 acres** located at **2521 Reinhardt College Parkway**, being **Land Lot 135, Section 2, 14th District, Cherokee County, Georgia**, from **Residential (R-40) to General Commercial (GC)**.

7. Exhibits Checklist

(Attach These — You Already Have Them)

- ✓ Final Plat (Plat Book 120, Page 11)
- ✓ Concept Plan / Site Plan
- ✓ Location Map (Subject Property Exhibit)
- ✓ Narrative & Legal Description



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

PUBLIC HEARING APPLICATION

Project #(s): RZON2601-004

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 type="checkbox"/> C Master Plans	
<input type="checkbox"/> D Master Plan Amendment	
<input type="checkbox"/> E Conditional Use Permit	<input type="checkbox"/> Appeal
<input type="checkbox"/> F Land Use Modification	<input type="checkbox"/> Adjustment
<input type="checkbox"/> G Zoning Condition Amendment	<input type="checkbox"/> Special Exception
<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: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools. Lvm

Owner Information:

Name: Joel Mero
 Address: 2521 Reinhardt College
Parkway
 City: Canton
 State: GA ZIP Code: 30114
 Telephone: 770 882-6876
 Email Address: Joel @ MD Pools. Lvm

I, Joel Mero, 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, Joel Mero, have received and thoroughly read the Public Hearing Procedures.

This 21 day of January, 20 26.

Applicant Signature:  Print Name: Joel Mero



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

AUTHORIZATION OF OWNER AND APPLICANT

Project #(s):
Meredynamic Pools 2521 Reinhardt College Drive

This form is to be executed under oath. I, Joel Mero, 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 21 day of January, 20 26.

Owner Signature: [Signature] Print Name: Joel Mero

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: Joel Mero

Signature: [Signature]

Mailing Address: 9000 Matt Highway

City: Bell Ground

State: GA Zip Code: 30107

Telephone: 770 882-6876

E-mail: Joel @ Mero Pools . Com

- Applicant Status:
- Owner
 - Option to Purchase
 - Leasee
 - 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 January, 20 26.

Notary Signature: [Signature]





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

DISCLOSURE FORM

Project #(s):

Meredith Kramic Pools 2501 Reinhardt College Hwy

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: Joel Merz

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 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):**

N/A NONE

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
\$	_____
\$	_____
\$	_____



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PROPERTY INFORMATION

Project #(s):
 Aerodynamic Pools 2521 Reinhardt College Pkwy

Address: 2521 Reinhardt College Pkwy

Land Lot(s): _____ District: _____ Section: _____ Parcel ID(s) 14-0135-0004

Existing Zoning Of Property: R40 City County Total Acreage Of Property: 4.2 Acres

Proposed Zoning Of Property: General Commercial "GC" Existing Use(s) Of Property None

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 AND ADDRESS/PARCEL ID	CURRENT ZONING	CURRENT LAND USE
NORTH	<u>Pam Payne</u>	<u>R40</u>	<u>Rental</u>
SOUTH	<u>Publix Laurel Canyon</u>	<u>GC</u>	<u>Shopping Center</u>
EAST	<u>Reinhardt College Parkway</u>	<u>Roadfront</u>	<u>Highway</u>
WEST	<u>Laurel Canyon Sub Division</u>	<u>R40</u>	<u>Sub Division</u>
OTHER			
OTHER			
OTHER			

UTILITY INFORMATION:

How is sewage from this development to be managed? Septic

Proposed managing jurisdiction: _____

How will water be provided to the site? City of Waleska

Proposed managing jurisdiction: _____ Size Limit: _____



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**PUBLIC SCHOOL
 INFORMATION**

Project #(s):

Methody Park Pools 2521 Rembrandt College Place

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



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REVIEW CRITERIA

Project #(s):

How will this proposal be compatible with surrounding properties? NO Conflicts

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

Enhance

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

No. Cant Store + Deliver With Current Zoning
Cant Do Business as Proposed

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

our traffic is By Appointment only

What would be the impact to schools and utilities if the proposal were approved? None.

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

It fits all Demographics

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

Does not Effect of Interrupt. We Have
a Huge Front yard if any is Ever needed For Road Widening

Are there existing or changing conditions which affect the development of the property and support the proposed request? None

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

Merodynamic Pools Inc.

2793 Reinhardt College Parkway Canton Ga. 30114
Sales (770) 720-9905 Technical (770) 885-7514



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PLAT BOOK:120 PG:11
 Filed: 12/16/2022 10:05 AM
 Clerk File Number: 28-2022-001235
 Rec: \$10.00
 Patty Baker, Clerk of Superior Court
 Cherokee County, GA

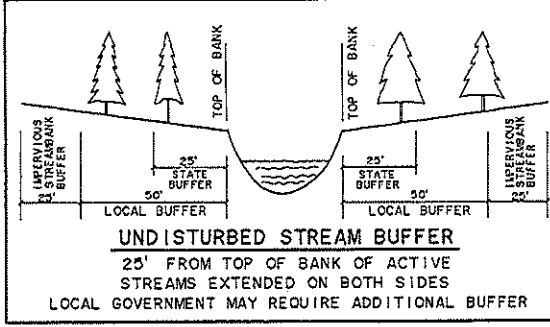
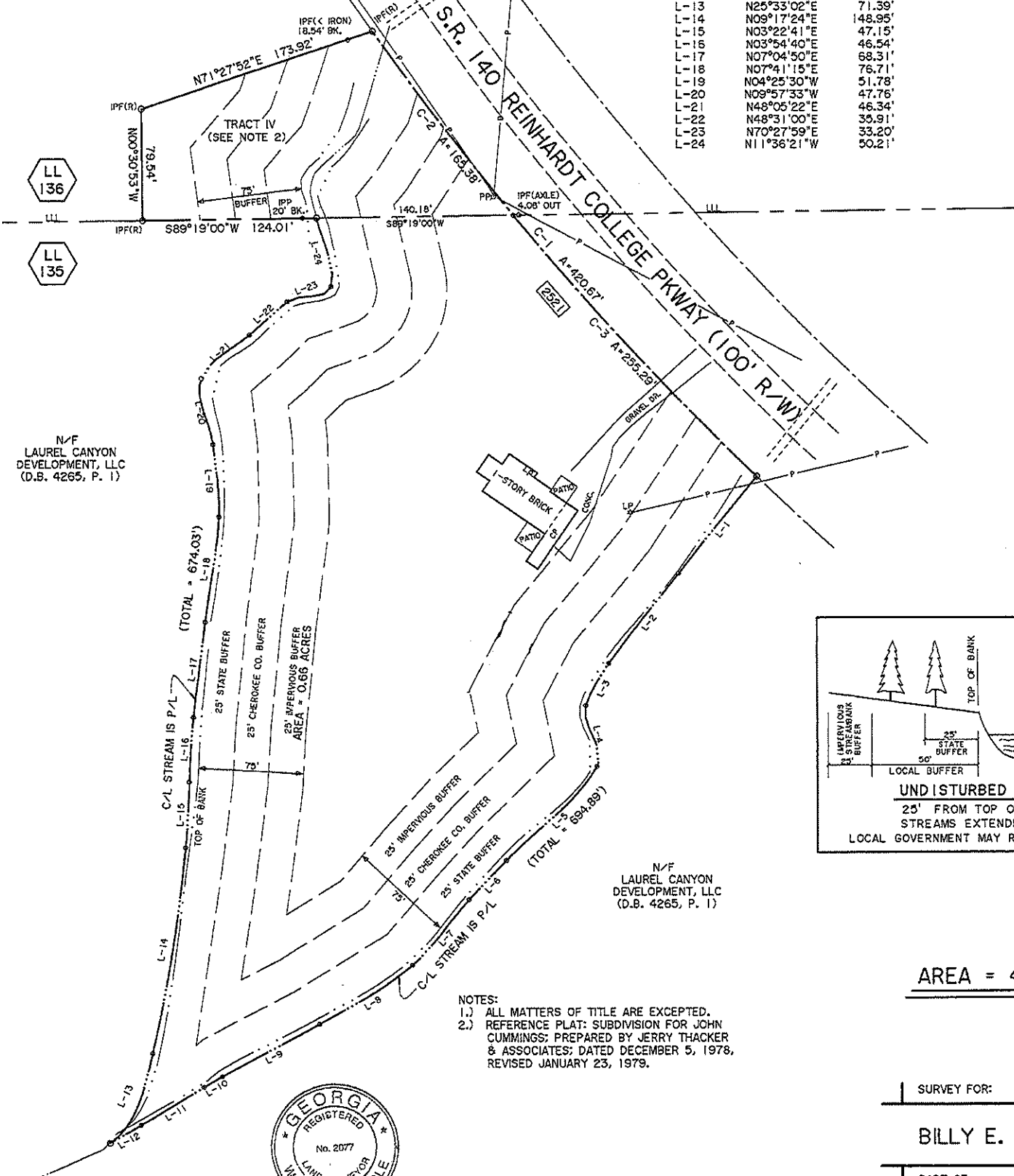
"F.I.R.M. FEDERAL INSURANCE RATE
 MAP" COMMUNITY NO. 13057C, PAGE
 125 B, DATED 9/14/90 SHOWS THIS
 PROPERTY NOT TO BE IN AN AREA
 HAVING SPECIAL FLOOD HAZARDS.

FIELD WORK: KF/JH/AL
 DRAWN BY: CAP
 DISK:
 JOB NO. 2763
 FILE NO. 2763

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	2185.12'	420.67'	11°01'49"	420.02'	S40°33'26"E
C-2	2185.12'	165.38'	4°20'11"	165.34'	S37°12'37"E
C-3	2185.12'	255.29'	6°41'38"	255.14'	S42°43'31"E

COURSE	BEARING	DISTANCE
L-1	S38°54'42"W	88.70'
L-2	S37°43'22"W	82.27'
L-3	S28°59'09"W	34.12'
L-4	S10°02'51"E	44.81'
L-5	S44°02'16"W	93.05'
L-6	S43°36'54"W	38.96'
L-7	S40°48'03"W	61.96'
L-8	S57°44'37"W	78.64'
L-9	S61°56'53"W	78.50'
L-10	S59°44'03"W	15.18'
L-11	S58°54'12"W	52.80'
L-12	S60°04'25"W	25.56'
L-13	N25°33'02"E	71.39'
L-14	N09°17'24"E	148.95'
L-15	N03°22'41"E	47.15'
L-16	N03°54'40"E	46.54'
L-17	N07°04'50"E	68.31'
L-18	N07°41'15"E	76.71'
L-19	N04°25'30"W	51.78'
L-20	N09°57'33"W	47.76'
L-21	N48°05'22"E	46.34'
L-22	N48°31'00"E	39.91'
L-23	N70°27'59"E	33.20'
L-24	N11°36'21"W	50.21'

Plat
 Recorded 12/16/2022 10:05 AM
 Patty Baker
 Clerk of Superior Court
 Cherokee County, GA
 Book 120 Page 11
 Participant IDs: 7938979255



AREA = 4.20 ACRES

NOTES:
 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
 2.) REFERENCE PLAT: SUBDIVISION FOR JOHN CUMMINGS; PREPARED BY JERRY THACKER & ASSOCIATES; DATED DECEMBER 5, 1978, REVISED JANUARY 23, 1979.



Walter H. Cagle 9/28/06
 NO APPROVAL NEEDED.

SURVEY FOR:
BILLY E. MOSS

PART OF:
 LAND LOTS 135 & 136
 DISTRICT 14, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 60'
 FIELD WORK: AUGUST 28, 2006
 PREPARED: SEPTEMBER 28, 2006

CHEROKEE SURVEYING CO., INC.
 P. O. BOX 329
 CANTON, GEORGIA 30169
 2623 MARIETTA HIGHWAY
 CANTON, GEORGIA 30114
 TEL 770 479 5940
 FAX 770 479 0127
 DWG. NO. 06-2763-30C

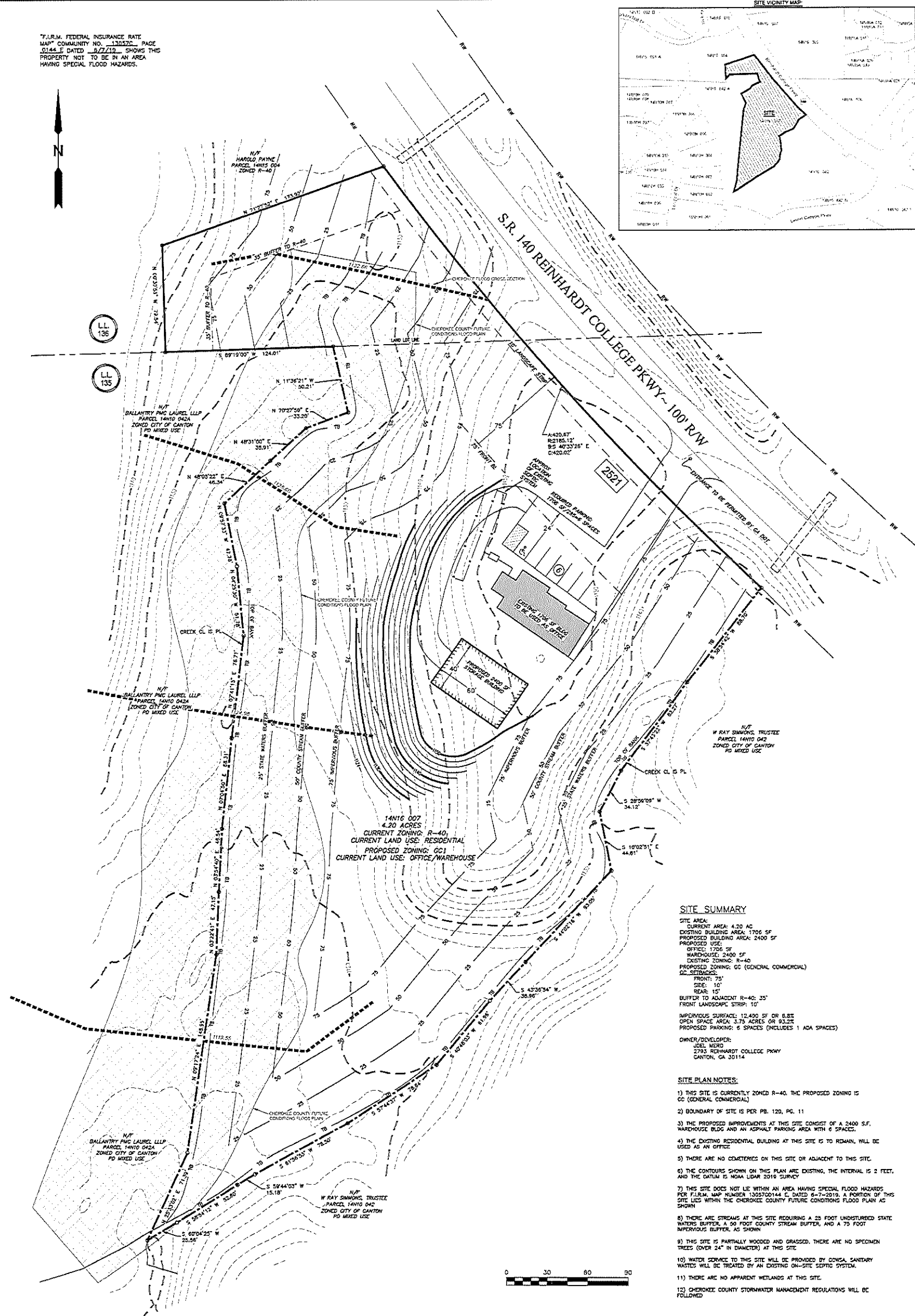
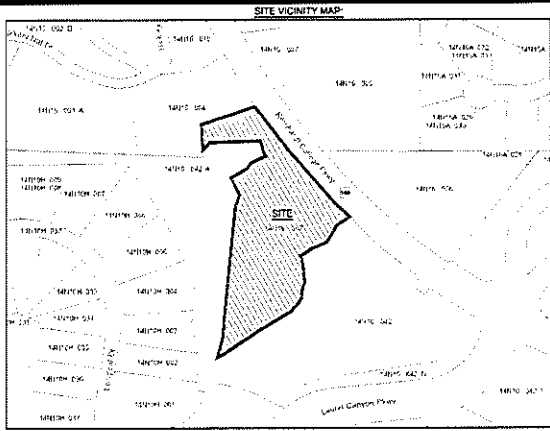
- LEGEND
- 1. IPP - IRON PIN PLACED (1/2" RB)
 - 2. IPF - IRON PIN FOUND
 - 3. CT - CRIMP TOP PIN
 - 4. OT - OPEN TOP PIN
 - 5. R - REINFORCING BAR
 - 6. LL - LAND LOT LINE
 - 7. R/W - RIGHT OF WAY
 - 8. PL - PROPERTY LINE
 - 9. CL - CENTER LINE
 - 10. BL - BUILDING LINE
 - 11. -X- - FENCE LINE
 - 12. -P- - POWER LINE
 - 13. [Symbol] - ADDRESS

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 14,102 FEET.
 THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT, AND WAS ADJUSTED USING _____ RULE.
 THIS PLAT HAS BEEN PREPARED USING A TOPCON TOTAL STATION READING DIRECTLY TO 5 SECONDS OF ARC AND 1 ONE THOUSANDTH OF A FOOT.



DWG. NO. 06-2763-30C

F.I.R.M. FEDERAL INSURANCE RATE MAP COMMUNITY NO. 130125 PAGE 0144 E DATED 8/22/19 SHOWING THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



14N16 007
4.20 ACRES
CURRENT ZONING: R-40
CURRENT LAND USE: RESIDENTIAL
PROPOSED ZONING: GC
CURRENT LAND USE: OFFICE/WAREHOUSE

SITE SUMMARY

SITE AREA:
CURRENT AREA: 4.20 AC
EXISTING BUILDING AREA: 1706 SF
PROPOSED BUILDING AREA: 2400 SF
PROPOSED USE:
OFFICE: 1706 SF
WAREHOUSE: 2400 SF
EXISTING ZONING: R-40
PROPOSED ZONING: GC (GENERAL COMMERCIAL)
GC SETBACKS:
FRONT: 75'
SIDE: 10'
REAR: 15'
BUFFER TO ADJACENT R-40: 25'
FRONT LANDSCAPE STRIP: 10'
IMPERVIOUS SURFACE: 12,490 SF OR 6.8%
OPEN SPACE AREA: 575 ACRES OR 63.2%
PROPOSED PARKING: 6 SPACES (INCLUDES 1 ADA SPACE)

OWNER/DEVELOPER:
JOEL MERO
2793 REINHARDT COLLEGE PKWY
CANTON, GA 30114

SITE PLAN NOTES:

- 1) THIS SITE IS CURRENTLY ZONED R-40. THE PROPOSED ZONING IS GC (GENERAL COMMERCIAL).
- 2) BOUNDARY OF SITE IS PER PB. 120, PG. 11
- 3) THE PROPOSED IMPROVEMENTS AT THIS SITE CONSIST OF A 2400 S.F. WAREHOUSE BLDG AND AN ASPHALT PARKING AREA WITH 6 SPACES.
- 4) THE EXISTING RESIDENTIAL BUILDING AT THIS SITE IS TO REMAIN, WILL BE USED AS AN OFFICE.
- 5) THERE ARE NO CEMETERIES ON THIS SITE OR ADJACENT TO THIS SITE.
- 6) THE CONTOURS SHOWN ON THIS PLAN ARE EXISTING, THE INTERVAL IS 2 FEET, AND THE DATUM IS NOAA LEAP 2016 SURVEY.
- 7) THIS SITE DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS PER F.I.R.M. MAP NUMBER 1305700144 E, DATED 6-7-2019. A PORTION OF THIS SITE LIES WITHIN THE CHEROKEE COUNTY FUTURE CONDITIONING FLOOD PLAN AS SHOWN.
- 8) THERE ARE STREAMS AT THIS SITE REQUIRING A 25 FOOT UNDISTURBED STATE WATERS BUFFER, A 50 FOOT COUNTY STREAM BUFFER, AND A 75 FOOT IMPERVIOUS BUFFER, AS SHOWN.
- 9) THIS SITE IS PARTIALLY WOODED AND GRASSY. THERE ARE NO SPECIMEN TREES (OVER 24" IN DIAMETER) AT THIS SITE.
- 10) WATER SERVICE TO THIS SITE WILL BE PROVIDED BY CONVA. SANITARY WASTES WILL BE TREATED BY AN EXISTING ON-SITE SEPTIC SYSTEM.
- 11) THERE ARE NO APPARENT WETLANDS AT THIS SITE.
- 12) CHEROKEE COUNTY STORMWATER MANAGEMENT REGULATIONS WILL BE FOLLOWED.



REVISIONS		
NO.	DATE	DESCRIPTION
0	8-12-2025	PREPARED



ZONING SITE PLAN FOR:
JOEL MERO
2521 REINHARDT COLLEGE PARKWAY
LOCATED IN
LAND LOTS 135 & 136, DISTRICT 14, SECTION 2
CHEROKEE COUNTY, GEORGIA
8-12-2025

PREPARED BY:
NORTH GEORGIA DESIGN & CONSTRUCTION, INC.
CHARLES SCOTT MERRELL, P.E.
P.O. B. 688 WALESKA, GA 30183
770-401-9950 smerr@windstream.net

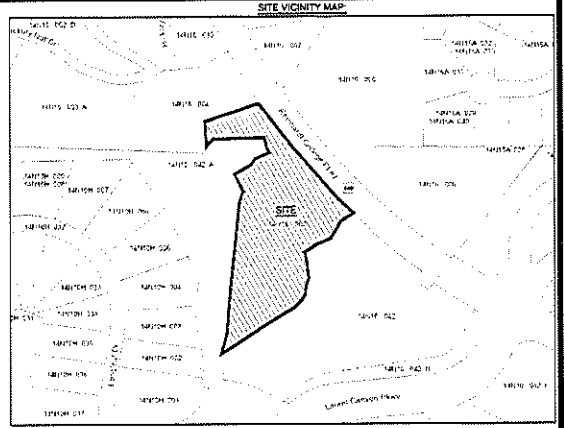
F.I.R.M. FEDERAL INSURANCE RATE MAP COMMUNITY NO. 13525 - PAGE 0144 P DATED 6/7/10 - SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.



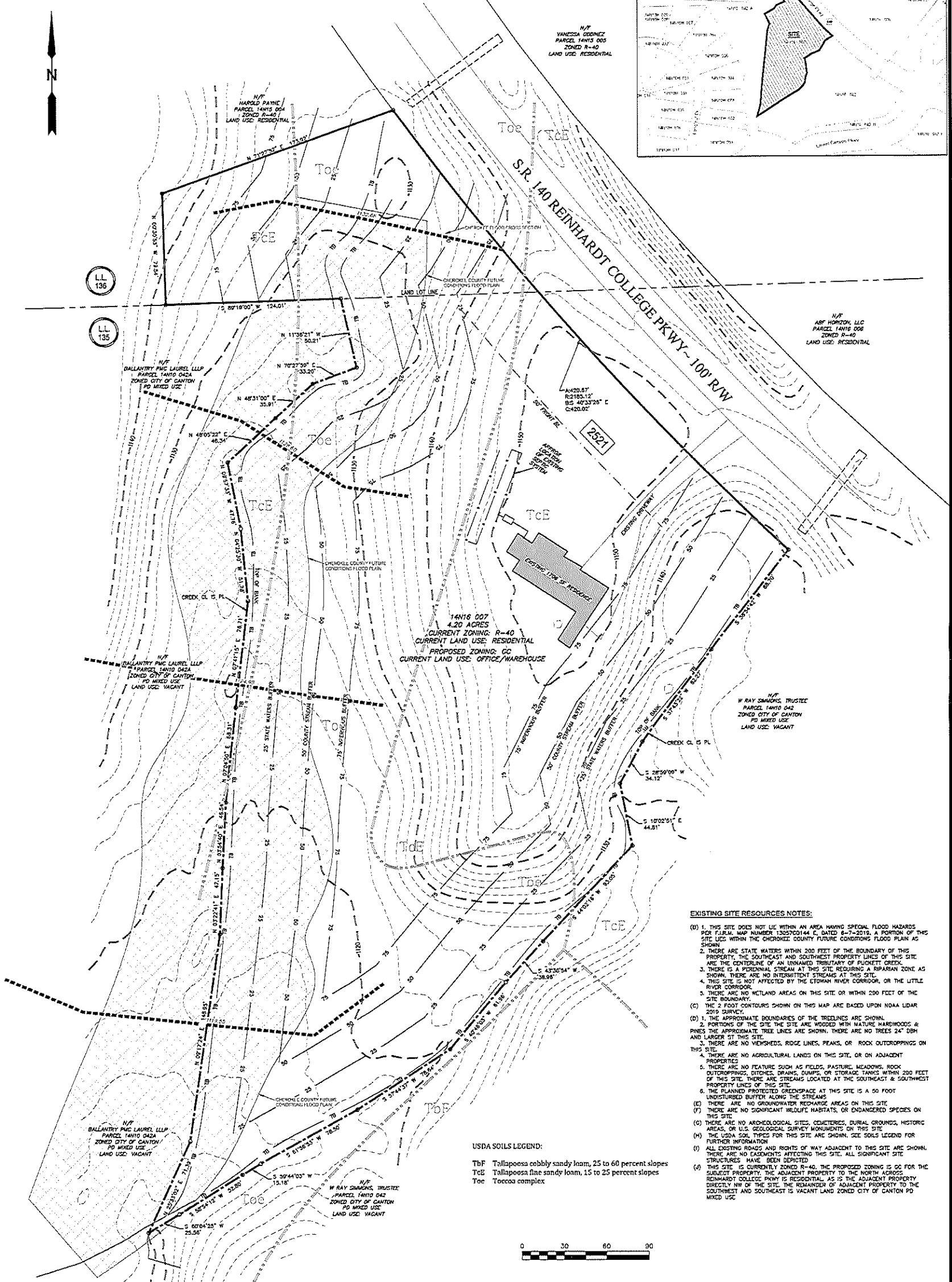
L.L. 136

L.L. 135

N/F YANESSA GONZALEZ
PARCEL 14115 005
ZONED R-40
LAND USE: RESIDENTIAL



N/F ASB HORIZON, LLC
PARCEL 14116 006
ZONED R-40
LAND USE: RESIDENTIAL



14116 007
4.20 ACRES
CURRENT ZONING: R-40
CURRENT LAND USE: RESIDENTIAL
PROPOSED ZONING: CC
CURRENT LAND USE: OFFICE/WAREHOUSE

- EXISTING SITE RESOURCES NOTES:**
- (1) THIS SITE DOES NOT LIE WITHIN AN AREA HAVING SPECIAL FLOOD HAZARDS PER F.I.R.M. MAP NUMBER 130270144 E, DATED 6-7-2010. A PORTION OF THIS SITE LIES WITHIN THE CHEROKEE COUNTY FUTURE CONDITIONS FLOOD PLAN AS SHOWN.
 - (2) THERE ARE STATE WATERS WITHIN 200 FEET OF THE BOUNDARY OF THIS PROPERTY. THE SOUTHEAST AND SOUTHWEST PROPERTY LINES OF THIS SITE ARE THE CENTERLINE OF AN UNNAMED TRIBUTARY OF PUCKETT CREEK.
 - (3) THERE IS A PERENNIAL STREAM AT THIS SITE REQUIRING A RIPARIAN ZONE AS SHOWN. THERE ARE NO INTERMITTENT STREAMS AT THIS SITE.
 - (4) THIS SITE IS NOT AFFECTED BY THE ETOWAH RIVER CORRIDOR, OR THE LITTLE RIVER CORRIDOR.
 - (5) THERE ARE NO WETLAND AREAS ON THIS SITE OR WITHIN 200 FEET OF THE SITE BOUNDARY.
 - (6) THE 2 FOOT CONTOURS SHOWN ON THIS MAP ARE BASED UPON NOAA LIDAR 2010 SURVEY.
 - (7) THE APPROXIMATE BOUNDARIES OF THE TREELINES ARE SHOWN.
 - (8) PORTIONS OF THE SITE ARE WOODED WITH MATURE HARDWOODS & PINES. THE APPROXIMATE TREE LINES ARE SHOWN. THERE ARE NO TREES 24" DBH AND LARGER AT THIS SITE.
 - (9) THERE ARE NO VIEWSHEDS, RIDGE LINES, PEAKS, OR ROCK OUTCROPPINGS ON THIS SITE.
 - (10) THERE ARE NO AGRICULTURAL LANDS ON THIS SITE, OR ON ADJACENT PROPERTIES.
 - (11) THERE ARE NO FEATURES SUCH AS FIELDS, PASTURE, MEADOWS, ROCK OUTCROPPINGS, DITCHES, DRAINS, DUMPS, OR STORAGE TANKS WITHIN 200 FEET OF THIS SITE. THERE ARE STREAMS LOCATED AT THE SOUTHWEST & SOUTHWEST PROPERTY LINES OF THIS SITE.
 - (12) THE PLANNED PROTECTED GREENSPACE AT THIS SITE IS A 50 FOOT UNDISTURBED BUFFER ALONG THE STREAMS.
 - (13) THERE ARE NO GROUNDWATER RECHARGE AREAS ON THIS SITE.
 - (14) THERE ARE NO SIGNIFICANT WILDLIFE HABITATS, OR ENDANGERED SPECIES ON THIS SITE.
 - (15) THERE ARE NO ARCHAEOLOGICAL SITES, CEOMETRIES, BURIAL GROUNDS, HISTORIC AREAS, OR U.S. GEOLOGICAL SURVEY MONUMENTS ON THIS SITE.
 - (16) THE USDA SOIL TYPES FOR THIS SITE ARE SHOWN. SEE SOILS LEGEND FOR FURTHER INFORMATION.
 - (17) ALL EXISTING ROADS AND RIGHTS OF WAY ADJACENT TO THIS SITE ARE SHOWN. THERE ARE NO CASSEMENTS AFFECTING THIS SITE. ALL SIGNIFICANT SITE STRUCTURES HAVE BEEN DEPICTED.
 - (18) THIS SITE IS CURRENTLY ZONED R-40. THE PROPOSED ZONING IS CC FOR THE SUBJECT PROPERTY. THE ADJACENT PROPERTY TO THE NORTH ACROSS REINHARDT COLLEGE PKWY IS RESIDENTIAL, AS IS THE ADJACENT PROPERTY DIRECTLY NW OF THE SITE. THE REMAINDER OF ADJACENT PROPERTY TO THE SOUTHWEST AND SOUTHEAST IS VACANT LAND ZONED CITY OF CANTON PD MIXED USE.

USDA SOILS LEGEND:
 TbF Tallapoosa cobbly sandy loam, 25 to 60 percent slopes
 TcE Tallapoosa fine sandy loam, 15 to 25 percent slopes
 Toe Toccoa complex



REVISIONS		
NO.	DATE	DESCRIPTION
1	8-12-2025	FIRST ISSUE



EXISTING SITE RESOURCE PLAN FOR:
JOEL MERO
 2521 REINHARDT COLLEGE PARKWAY
 LOCATED IN
 LAND LOTS 135 & 136, DISTRICT 14, SECTION 2
 CHEROKEE COUNTY, GEORGIA
 8-12-2025

PREPARED BY:
NORTH GEORGIA DESIGN & CONSTRUCTION, INC.
 CHARLES SCOTT MERRELL, P.E.
 P.O. BOX 668 WALESKA, GA 30183
 770-401-0590 cmerrell@windstream.net



Steve Green <steve.green@cantonga.gov>

C.I.M. 2521 Reinhardt College Parkway

joel mero <joel@mdpools.com>
To: Steve Green <steve.green@cantonga.gov>

Tue, Mar 17, 2026 at 12:19 PM

Good afternoon Steve,

Attached are the Community Information Meeting (C.I.M.) results from last night's meeting at the Charles Ferguson Center regarding the proposed annexation and rezoning for [2521 Reinhardt College Parkway](#).

The same two gentlemen attended and presented a few straightforward requests, all of which I had previously agreed to. These are noted on the sign-in sheet, and are summarized below for convenience:


- Installation of Leyland Cypress trees along the east side of the property, behind the proposed storage building, to provide a natural buffer over time
- Finishing the storage building in a medium gray color, with a black roof and black gutters

No additional attendees were present.

Please let me know the next steps in the process at your convenience.

Thank you,
Warm regards,
Joel

God Bless!
(770) 882-6876
Joel Mero
Merodynamic Pools
www.MDPOOLS.com

 **CIM 2521 Meeting results.pdf**
1317K

Cherokee County



PLANNING AND ZONING

March 5, 2026

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

RE: ANNX2601-003 – Reinhardt College Parkway

Dear Mr. Green:

The annexation and rezoning application reference above was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on March 3, 2026. The applicant is requesting to annex and rezone a parcel totaling 4.2 +/- acres (14N21 045) along Reinhardt College Parkway from R-40 (Cherokee County) to GC (City of Canton). The proposed development is the use of an existing 1,700 square foot single-family residence as an administrative office for a pool company. Included in the application is the addition of a 40 x 60 ft accessory structure building to be used for the storage of non-hazardous materials.

The Board of Commissioners voted unanimously (5-0) to express no objection to the annexation request. It is located within the Growth Boundary Agreement area as determined by the County and the city of Canton.

Transportation staff provided the following comment:

1. The applicant will need to pursue approval from the Georgia Department of Transportation for the driveway entrance as it is a state route.

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

Sincerely,

A handwritten signature in blue ink that reads "Catherine Long". The signature is written in a cursive, flowing style.

Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-36-113 (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	ANNX2601-003	Applicant	Joel Mero
Receipt of Annexation Notice Date		2/17/2026	
Meeting date the Board of Commissioners must decide whether to object.		3/3/2026	
45- day period to object expires on		4/3/2026	
Earliest date for a City Council decision		5/7/2026	

Staff is 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	Country Estates	
Surrounding / Contiguous City Future Development Map	Mixed Use – Commercial	
Surrounding County Future Development Map	Country Estates and Suburban Living	
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

	Yes	No
2) Will delivery of services be affected by the annexation?		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.		

	Yes	No
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?		X
If the answer to (3) is yes, please provide the evidence		

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

- This was a rezoning application in January. It was denied.
- The Property is within the Growth Boundary.
- The applicant is requesting to rezone the property from R-40 to GC for an administrative office for a pool business. The request includes the addition of 40 x 60 ft accessory storage building located at the rear of the property.
- 8-10 employees
- Hours of operation: Monday – Friday from 9:00am-5:00pm
- No storage of chemicals or no commercial vehicles or equipment stored overnight.

Transportation

- Entrance will require approval from the Georgia Department of Transportation

Fire and Emergency Services

- No comment.

Cherokee County Water and Sewer

- Water provided by the City of Waleska
- No sewer on the property

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.