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# Cherokee Growth, LLC

Cherokee County Board of Commissioners:

We are requesting this amendment to the existing Master Plan to facilitate the development of a new Medical Office Building at the intersection of Ridge Road and Sixes Road. This project will be an enhancement to an already vibrant and sought-after area. Many of the residents will consider this an amenity to the area.

This project will produce a two-story building which will be attractive in its architecture and in keeping with the area. With approximately 25,000 square feet, many local area residents will be served by this facility. The proposed construction will be on parcel #15N08 044 B which is 1.74 acres and parcel #15N08 044 which is 3.34 acres. The property in question has been sitting vacant for many years and the amendments that we seek, are to facilitate the functionality and success of the project. Without this amendment, there would be several undue hardships created.

1. Ingress and egress would be channeled thru the entrance of the existing self-storage facility, which currently has several turns that would be difficult to navigate by both first-time visitor and Fire and Rescue personnel.
2. Direct access off Sixes Road will alleviate the above-mentioned issues along with creating a safer and more efficient traffic flow. This will also reduce any extra congestion at the Ridge Road red light and keep additional traffic off Ridge Road. This project should not add additional vehicular traffic to Sixes Road, as it is designed to serve the local community.
3. Based on the original intent of the Master plan, this amendment will help line up the entrances that have already been allowed on Sixes Road.
4. This property has some difficulties which have contributed to leaving this site empty, semi-maintained, and not contributing to the tax rolls of Cherokee County. This amendment will move this property into the positive column.
5. Other potential uses which are allowed under zoning and would not require this amendment, would be less attractive and less valuable to the local community.

By approving the requested amendment, we believe that the benefits to the community will far outweigh any potential opposition to this amendment.

Sincerely,



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