

RECEIVED
By Invernick at 1:29 pm, Aug 26, 2020

MT
CHEROKEE COUNTY WATER
POM 03-041-001

MT
ATLANTA GAS LIGHT CO
POM 03-032-001

MT
CHEROKEE COUNTY WATER
POM 03-042-001

MT
CHEROKEE COUNTY WATER
POM 03-041-001

MT
HARRIS JAN D
POM 03-047-001

MT
GRAFF COLLEEN JO
POM 03-049-001

EXHIBIT A

ABUTTING
DISTRICT
BUFFERS

100-YR
FLOOD PLAIN

AG

MT
KENNEDY JANE DAVIS
CAMERON
POM 03-049-001

ABUTTING
DISTRICT
BUFFER
PARCEL LINE

AG

MT
PITMAN THOMAS K &
SANDRA
POM 03-047-001

MT
MOISE JEFFREY
POM 03-047-001

AG
CHEROKEE COUNTY
GOVERNMENT
POM 03-040-001

MT
BERRY LAUREN
POM 03-040-001

AG

GRAPHIC LEGEND

- TWO-WAY DRIVEWAY (24' WIDE)
- PARKING LOT
- DORMITORY BUILDING (4,800SF)
20' SETBACK SHOWN FOR
SIDEWALK/LANDSCAPE AREA
- OFFICE/TRAINING BUILDING
(10,000SF)
20' SETBACK SHOWN FOR
SIDEWALK/LANDSCAPE AREA
- DROP-OFF AREA WITH
ONE-WAY DRIVE
- COMMON GREENSPACE

ZONING PARCEL DATA (PARCEL 03N09003A)

CURRENTLY ZONED: AG
GROSS LAND AREA = 69.02 AC

OI PROPOSED ZONING PARCEL
GROSS LAND AREA = 56.8 AC
USE: INSTITUTIONAL/EDUCATIONAL USE
LOT WIDTH = 100' MIN
SET BACKS = 50' FRONT + 15' REAR + 10' SIDE

R-40 PROPOSED ZONING PARCEL
GROSS LAND AREA = 12.2 AC
USE: SINGLE-FAMILY RESIDENTIAL
LOT YIELD = (11) LOTS
LOT SIZE = 1 ACRE (40,000 SF MIN.)
LOT WIDTH = 100' MIN.
SET BACKS = 35' FRONT + 30' REAR + 15' SIDE
MAX. DENSITY = 1.089 DU/AC (.90)
ABUTTING DISTRICT BUFFERS ARE AS SHOWN
INTERNAL DRIVEWAY WIDTH = 24'
MUNICIPAL WATER SUPPLY ASSUMED

ALL SITE INFORMATION TAKEN FROM COUNTY GIS

SEE SITE RESOURCES MAP FOR GENERAL
VEGETATIVE CHARACTERISTICS AND GENERAL
SOIL TYPES

NO 36" CALIPER TREES LOCATED IN THE AREA OF
COMMERCIAL DEVELOPMENT PER DEKALB
SURVEYS. SITE INVESTIGATION OCCURRED ON
AUGUST 24, 2020.

BUILDING PHASE 1:

OFFICE BUILDING: 10,000SF (60'X84' 2-STORY)
PARKING RATIO: 1/285SF
PARKING PROVIDED: 35 + 1 LOADING
DORMITORIES: 4,800SF (70'X70') x 2
PARKING PROVIDED: 25 PER BUILDING
TOTAL BUILDING AREA: 19,800SF
TOTAL PARKING PROVIDED: 90

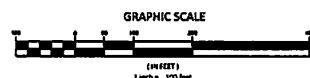
KAIZEN COLLABORATIVE
2390 MAIN STREET | TUCKER, GEORGIA 30084 | 404.295.2521

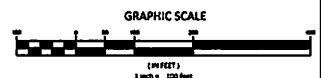
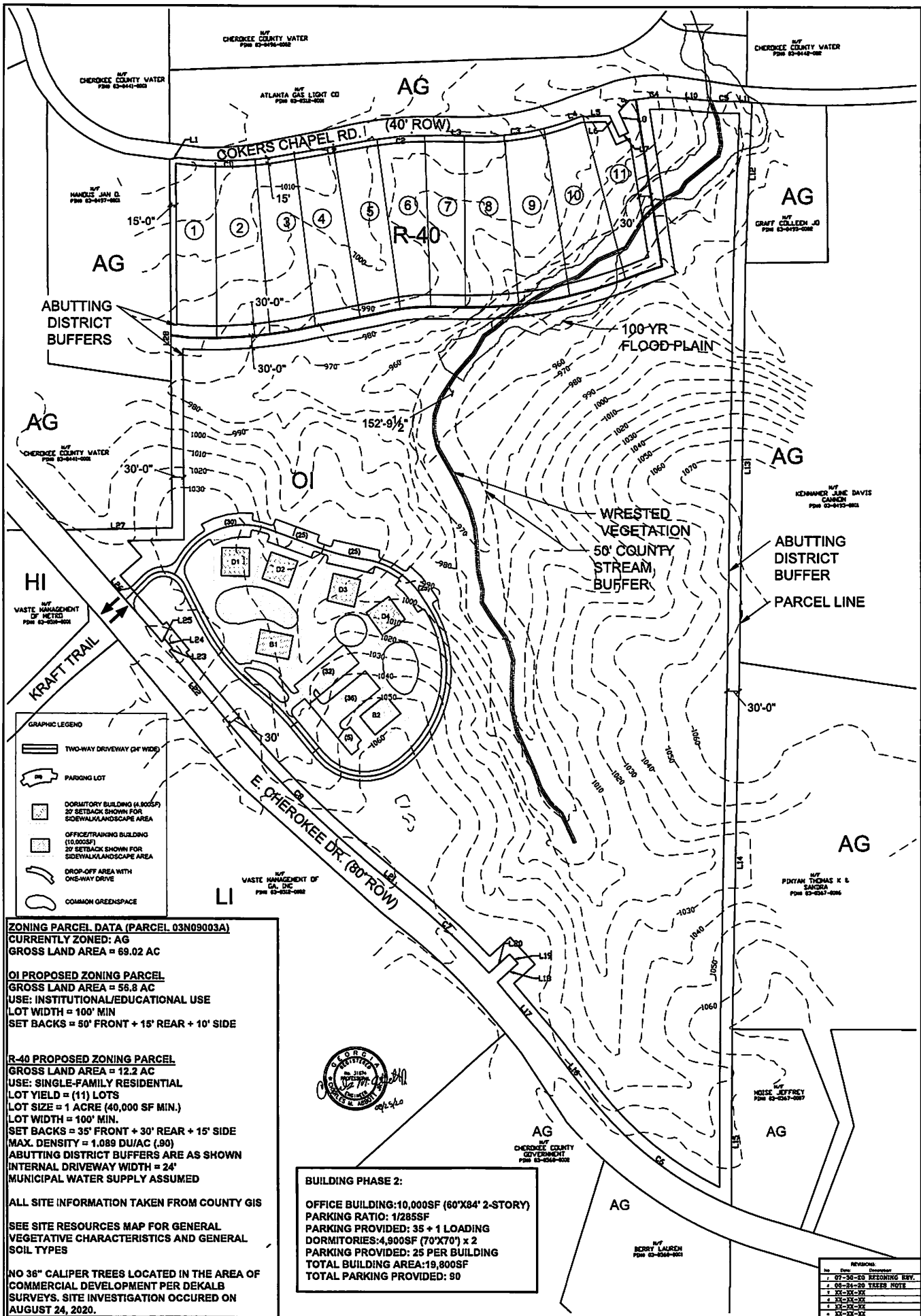
PROJECT: CHEROKEE CO. DEVELOPMENT, PARCEL 03N09003A

ADDRESS: 0 E. CHEROKEE DRIVE, BALL GROUND, GA 30107

SITE CONCEPT PLAN, PHASE 1

DATE: 08/25/2020





Ad text :

gpn16

TCT4142

NOTICE OF PUBLIC HEARING

Vision Baptist Missions, Inc.

CASE# 20-10-026

Vision Baptist Missions, Inc. has submitted a petition to the Cherokee County Board of Commissioners requesting that the official zoning map of Cherokee County, Georgia be amended to rezone property from AG (General Agriculture) to R-40 (Single-Family Residential) and OI (Office Institutional) for eleven (11) single family homes and to develop a training center for missionaries with administrative offices, training rooms, and dormitories. The property owned by Paden Properties, LLC is located in Land Lots 496, 512 and 513 of the 3rd District, 2nd Section of Cherokee County, Georgia and indicated as Parcel 003A on Tax Map 03N09. A total of 69.02 +/- acres is sought to be rezoned.

An exact legal description of the property is on file at the Cherokee County Department of Planning and Zoning, 1130 Bluffs Parkway, Canton, Georgia and may be reviewed along with any other information regarding this request, between 8:00 a.m. and 5:00 p.m. Monday through Friday. Information about this case is also available at www.cherokeega.com/cherokeestatus.

The Cherokee County Municipal Planning Commission will hold a Work Session at the Cherokee County Administration Building, 1130 Bluffs Parkway on Monday, September 21, 2020 at 6:30 p.m.

The Cherokee County Municipal Planning Commission will conduct a joint public hearing with the Cherokee County Board of Commissioners on the request at its meeting on Tuesday, October 6, 2020 at 7:00 p.m. at the Cherokee County Administration Building, 1130 Bluffs Parkway, Canton, Georgia. The Planning Commission will forward its recommendation to the Cherokee County Board of Commissioners based upon information presented at the public hearing.

The Cherokee County Board of Commissioners may consider this request at its meeting on Tuesday, November 3, 2020 at 6:00 p.m. at the Cherokee County Administration Building, 1130 Bluffs Parkway, Canton, Georgia.

Meetings of the Planning Commission and the Board of Commissioners are open to the public.

Note: Georgia Law requires that all parties who have made campaign contributions to any member of the Cherokee County Board of Commissioners in excess of two hundred fifty dollars (\$250) within two (2) years immediately preceding the filing of this request, and who desires to appear at the public hearing in opposition to the application, shall, at least five (5) days prior to the public hearing, file a campaign contribution disclosure with the Cherokee County Department of Planning and Zoning.

As set forth in the Americans with Disabilities Act of 1992, the Cherokee County Government does not discriminate on the basis of disability, and will assist citizens with special needs, when given seven (7) working days advance notice.

For information, please call 678-493-6101.

9:17-2020

EXHIBIT B

EXHIBIT []

CHEROKEE TRIBUNE

521 East Main Street, Canton, Georgia 30114

PUBLISHER'S AFFIDAVIT



STATE OF GEORGIA - County of Cherokee

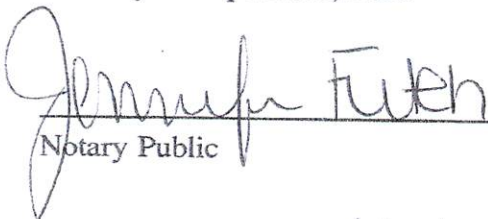
Before me, the undersigned; a Notary Public,
this day personally came Otis A. Brumby III,
who, being duly sworn, according to law, says
that he is the Publisher of Times Journal, Inc.,
publishers of the CHEROKEE TRIBUNE,
official newspaper published in said county
and State, and that the publication, of
which the annexed is a true copy, was
published in said paper, as provided by law,
on the following dates:

09/17/2020

Otis A. Brumby III

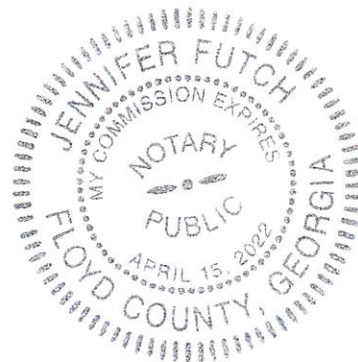
Subscribed and sworn to before me this

17th day of September, 2020



Notary Public

My commission expires 4-15-2022





**Department of Planning and Zoning
1130 Bluffs Parkway • Canton, Georgia 30114**

DATE: October 16, 2020

TO: Board of Commissioners
Jerry Cooper, County Manager
Angela E. Davis, County Attorney
Christy Black, County Clerk

FROM: Michael Chapman, Zoning Manager

RE: Recommendation of Planning Commission

CASE NUMBER:	20-10-026
APPLICANT:	Vision Baptist Missions, Inc.
ZONING:	AG to OI and R-40
LOCATION:	14744 East Cherokee Drive
MAP & PARCELS:	03N09, 003A
ACRES:	69.02 +/-
PROPOSED USE:	Training Center for missionaries with administrative offices, training rooms and dormitories and single family residential lots
COMMISSION DISTRICT:	1
FUTURE DEVELOPMENT MAP:	Rural Places

As a result of the public hearing held on October 6, 2020, the Cherokee County Planning Commission voted to recommend **approval of R-80 and OI** zoning for property located at 14744 East Cherokee Drive consisting of 69.02 +/- acres with the following conditions:

- 1) There shall be no road connecting the OI zoning to the residential zoning.

**Legal Description for R-40 Parcel**

From the **POINT OF BEGINNING**;

Thence, S 85° 50' 12.0" E for a distance of 132.37 feet to a point on a line.

Thence, N 81° 50' 43.2" E for a distance of 141.77 feet to a point on a line.

Thence, N 78° 41' 46.6" E for a distance of 163.10 feet to a point on a line.

Thence, N 77° 04' 19.2" E for a distance of 32.23 feet to a point on a line.

Thence, N 82° 35' 16.9" E for a distance of 144.88 feet to a point on a line.

Thence, S 89° 47' 33.8" E for a distance of 138.21 feet to a point on a line.

Thence, N 84° 03' 56.2" E for a distance of 139.09 feet to a point on a line.

Thence, N 72° 47' 32.5" E for a distance of 148.97 feet to a point on a line.

Thence, N 72° 20' 45.9" E for a distance of 147.62 feet to a point on a line.

Thence, S 08° 54' 11.4" E for a distance of 439.70 feet to a point on a line.

Thence, S 71° 17' 08.3" W for a distance of 61.14 feet to the beginning of a non-tangential curve, Said curve turning to the right through 04° 31' 19.7", having a radius of 1297.57 feet, and whose long chord bears S 70° 41' 36.8" W for a distance of 102.39 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 06° 52' 21.2", having a radius of 1237.50 feet, and whose long chord bears S 76° 24' 20.8" W for a distance of 148.35 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 06° 52' 51.0", having a radius of 1119.05 feet, and whose long chord bears S 83° 33' 54.8" W for a distance of 134.31 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 04° 33' 54.7", having a radius of 1851.81 feet, and whose long chord bears N 89° 54' 01.8" W for a distance of 147.51 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of 14° 56' 27.7", having a radius of 502.60 feet, and whose long chord bears S 82° 30' 20.8" W for a distance of 130.69 feet to a point of intersection with a non-tangential line.

Thence, S 78° 41' 46.6" W for a distance of 163.60 feet to the beginning of a non-tangential curve, Said curve turning to the right through 03° 30' 20.8", having a radius of 1185.53 feet, and whose long chord bears S 78° 34' 11.9" W for a distance of 72.53 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 06° 57' 52.2", having a radius of 1177.69 feet, and whose long chord bears S 83° 52' 58.0" W for a distance of 143.06 feet to the beginning of a non-tangential curve.

Said curve turning to the right through 11° 58' 30.5", having a radius of 713.00 feet, and whose long chord bears N 87° 56' 40.2" W for a distance of 148.75 feet to the beginning of a non-tangential line.

Thence, N 00° 25' 23.2" W for a distance of 439.85 feet to the **POINT OF BEGINNING**.

Legal Description for OI Parcel

From the **POINT OF BEGINNING**;

Thence, curve turning to the left through $11^{\circ} 58' 30.5''$, having a radius of 713.00 feet, and whose long chord bears $S 87^{\circ} 56' 40.2'' E$ for a distance of 148.75 feet to the beginning of a non-tangential curve.

Said curve turning to the left through $06^{\circ} 57' 52.2''$, having a radius of 1177.69 feet, and whose long chord bears $N 83^{\circ} 52' 58.0'' E$ for a distance of 143.06 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of $03^{\circ} 30' 20.8''$, having a radius of 1185.53 feet, and whose long chord bears $N 78^{\circ} 34' 11.9'' E$ for a distance of 72.53 feet to a point of intersection with a non-tangential line.

Thence, $N 78^{\circ} 41' 46.6'' E$ for a distance of 163.60 feet to the beginning of a non-tangential curve, Said curve turning to the right through $14^{\circ} 56' 27.7''$, having a radius of 502.60 feet, and whose long chord bears $N 82^{\circ} 30' 20.8'' E$ for a distance of 130.69 feet to the beginning of a non-tangential curve.

Said curve turning to the left through $04^{\circ} 33' 54.7''$, having a radius of 1851.80 feet, and whose long chord bears $S 89^{\circ} 54' 01.8'' E$ for a distance of 147.50 feet to the beginning of a non-tangential curve.

Said curve turning to the left through $06^{\circ} 52' 51.0''$, having a radius of 1119.05 feet, and whose long chord bears $N 83^{\circ} 33' 54.8'' E$ for a distance of 134.31 feet to the beginning of a non-tangential curve.

Said curve turning to the left through $06^{\circ} 52' 21.2''$, having a radius of 1237.50 feet, and whose long chord bears $N 76^{\circ} 24' 20.8'' E$ for a distance of 148.35 feet to the beginning of a non-tangential curve.

Said curve turning to the left through an angle of $04^{\circ} 31' 19.7''$, having a radius of 1297.57 feet, and whose long chord bears $N 70^{\circ} 41' 36.8'' E$ for a distance of 102.39 feet to a point of intersection with a non-tangential line.

Thence, $N 71^{\circ} 17' 08.3'' E$ for a distance of 61.14 feet to a point on a line.

Thence, $N 08^{\circ} 54' 11.4'' W$ for a distance of 439.70 feet to a point on a line.

Thence, $S 89^{\circ} 55' 08.6'' E$ for a distance of 111.48 feet to a point on a line.

Thence, $S 81^{\circ} 48' 11.8'' E$ for a distance of 149.61 feet to a point on a line.

Thence, $S 85^{\circ} 08' 39.0'' E$ for a distance of 19.61 feet to a point on a line.

Thence, $S 00^{\circ} 32' 40.9'' W$ for a distance of 402.88 feet to a point on a line.

Thence, $S 00^{\circ} 32' 36.0'' W$ for a distance of 696.00 feet to a point on a line.

Thence, $S 01^{\circ} 10' 21.2'' W$ for a distance of 307.86 feet to a point on a line.

Thence, $S 01^{\circ} 10' 24.8'' W$ for a distance of 883.75 feet to a point on a line.

Thence, $S 01^{\circ} 10' 19.4'' W$ for a distance of 140.80 feet to a point on a line.

Thence, $S 00^{\circ} 28' 45.5'' W$ for a distance of 345.47 feet to a point on a line.

Thence, $N 61^{\circ} 38' 02.6'' W$ for a distance of 136.33 feet to a point on a line.

Thence, $N 53^{\circ} 10' 08.6'' W$ for a distance of 147.10 feet to a point on a line.

Thence, $N 45^{\circ} 48' 30.2'' W$ for a distance of 133.82 feet to a point on a line.

Thence, $N 41^{\circ} 49' 12.6'' W$ for a distance of 19.12 feet to a point on a line.

Thence, $N 33^{\circ} 12' 33.0'' W$ for a distance of 205.86 feet to a point on a line.

Thence, N 39° 07' 31.0" W for a distance of 139.76 feet to a point on a line.
Thence, N 42° 55' 14.5" W for a distance of 149.28 feet to a point on a line.
Thence, N 48° 15' 30.0" W for a distance of 148.29 feet to a point on a line.
Thence, N 51° 11' 16.3" W for a distance of 76.95 feet to a point on a line.
Thence, N 48° 01' 05.0" W for a distance of 461.46 feet to a point on a line.
Thence, N 42° 49' 18.2" W for a distance of 75.53 feet to a point on a line.
Thence, N 39° 22' 27.7" W for a distance of 236.31 feet to a point on a line.
Thence, N 39° 23' 37.8" W for a distance of 6.95 feet to a point on a line.
Thence, N 39° 50' 05.2" W for a distance of 233.59 feet to a point on a line.
Thence, N 41° 32' 04.1" W for a distance of 225.77 feet to a point on a line.
Thence, N 89° 31' 07.6" E for a distance of 269.09 feet to a point on a line.
thence N 00° 25' 20.1" W a distance of 371.79 feet to a point on a line.
Thence, N 00° 25' 23.2" W for a distance of 116.70 feet to the **POINT OF BEGINNING**.