

CASE NUMBER: 20-08-016
COMMISSION DISTRICT: 1

APPLICANT: Free Home Innovation Park
ZONING CHANGE: AG and R-80 to LI
PROPOSED DEVELOPMENT: Office/warehouse buildings
LOCATION: 12184 Cumming Highway Canton, Georgia 30115
MAP and PARCEL: 03N23 144
ACRES: 11.755 +/-
FUTURE DEVELOPMENT MAP: Suburban Growth (Character Area)
Community Village (Node)
PUBLIC HEARING: August 4, 2020
October 6, 2020
PLANNING COMMISSION RECOMMENDATION: DENIAL

Applicant Requested Case Be Tabled Until December 1, 2020

CASE NUMBER: 20-08-016 – Conditions

Approve as Light Industrial with the following conditions:

1. The following uses shall not be permitted:

Outside storage or display of merchandise or bulk materials

Outside storage or display of vehicles or equipment whether for lease, sale or storage

Automotive repair and body shop

Automobile, truck, Vehicle Sales, Service or Repair, including motorcycles

Bait Sales

Gasoline Service Station

Beer-Wine, Package Store

Bar, Cocktail Lounge, Tavern

Theater or similar place of entertainment

Wreckage Service, temporary Storage

Ambulance Services

Amusement Park

Recreational facilities, outdoor

Convenience Store with Fuel Pumps

Massage Parlor

Tattoo Parlor

Coin-Operated Laundry

Bail Bonding Service

Social Escort Service

Animal Processing

Waste Collection

Racetrack

Shooting Range

Bowling/Billiards Establishment

Crematory

2. Lighting to be environmentally sensitive, with every effort made to ensure that lighting is unobtrusive to neighboring residential properties as possible, utilizing fully shielded LED lamps in compliance with guidelines of the International Dark Sky Association.

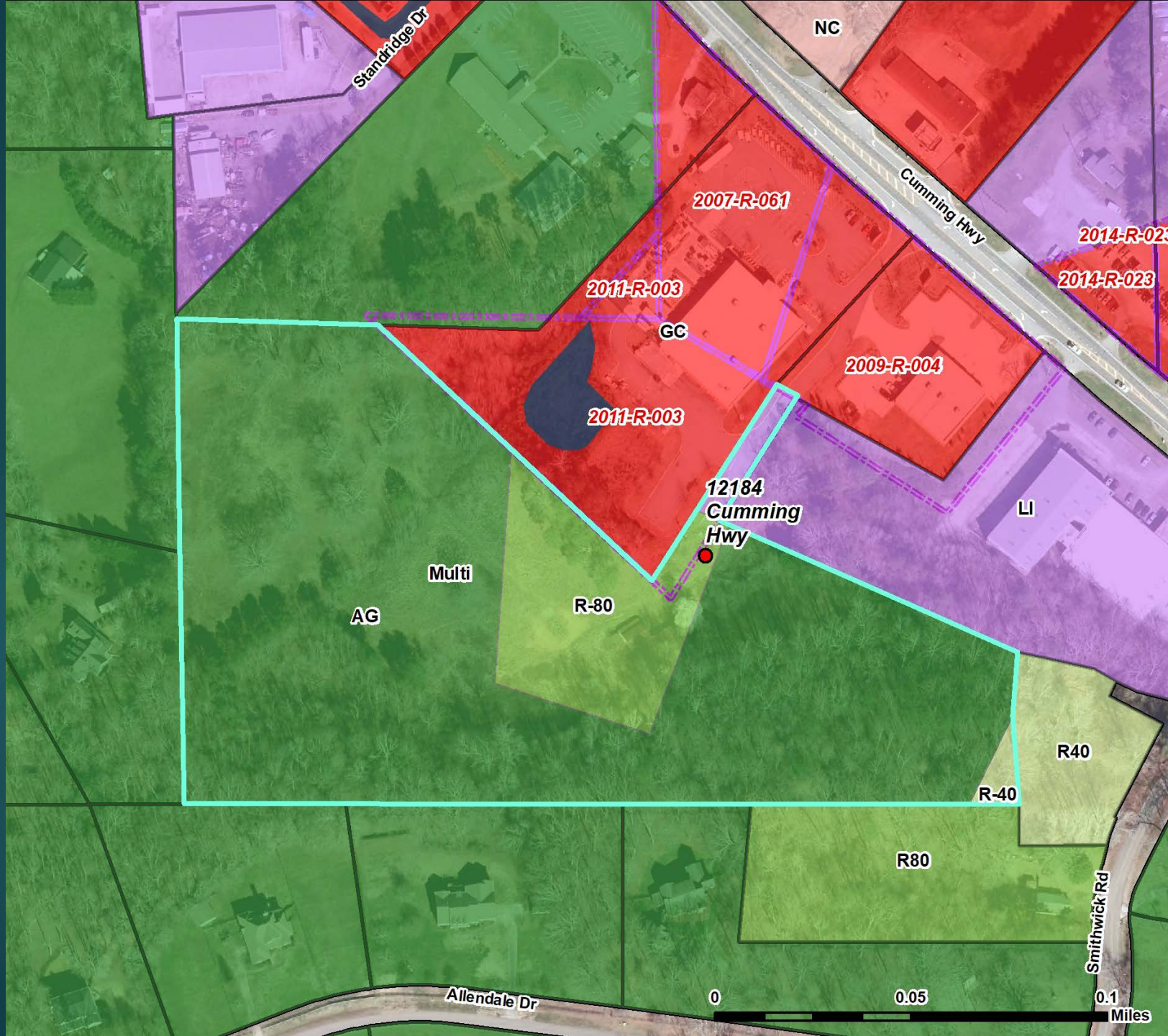
3. Limitation on hours of deliveries/garbage pickup from 7:00 a.m. to 9:00 p.m.

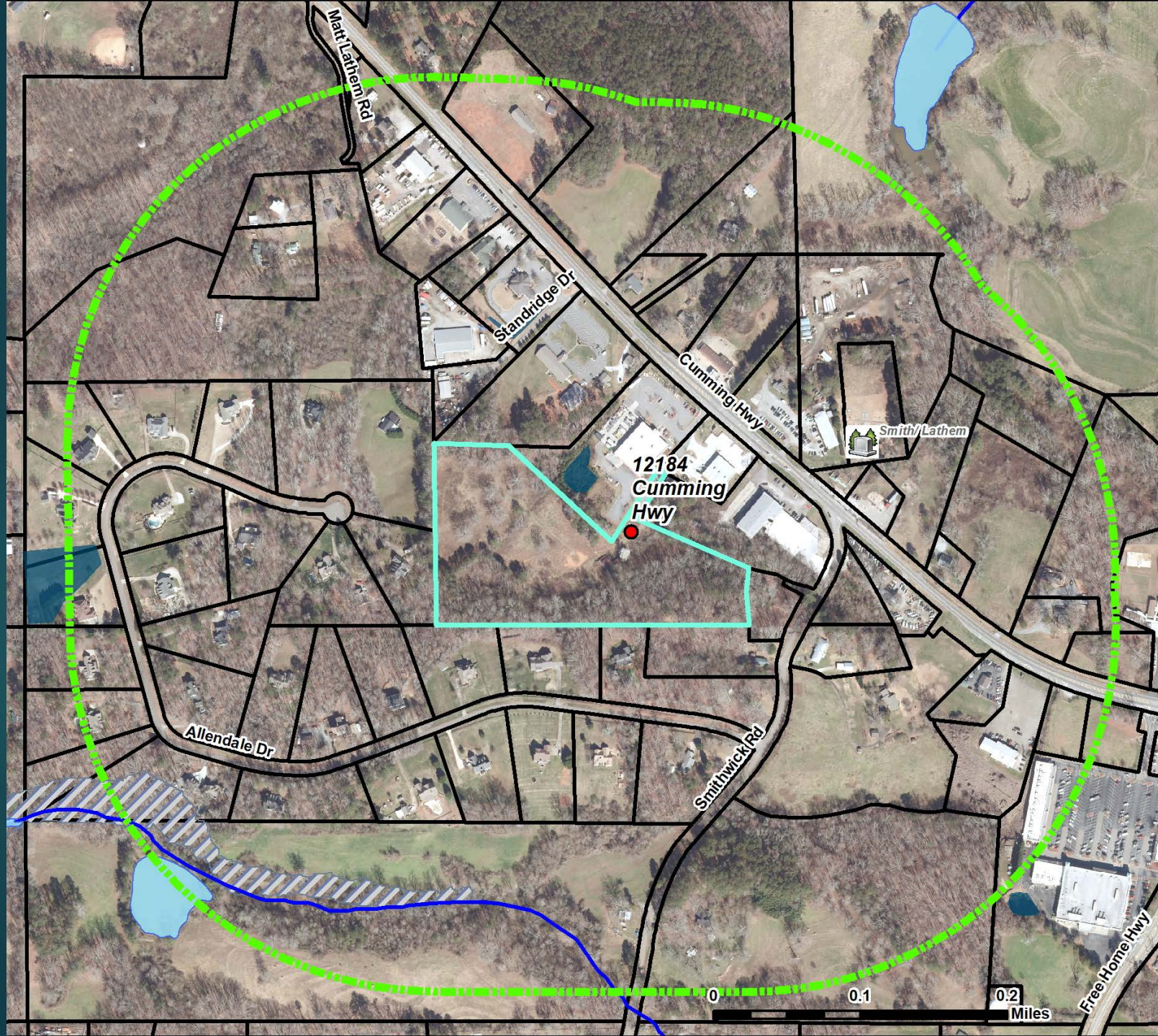
4. Outdoor loudspeakers prohibited.

5. Adequate landscaping to be installed to provide vegetative screening of property from residential neighborhood on west side of property as shown on submitted Landscape Plan, or at further direction of Cherokee County.

6. No land disturbance permit shall issue unless an afterburner system designed to reduce the emission of odors has been or is being installed at any coffee roasting operation either: (1) proposed to operate on Tax Parcel 03N23-144; or (2) operating on Tax Parcel 03N23-143. If a coffee roasting operation is ongoing on either parcel and no such system is installed within 36 months of the grant of rezoning, the zoning of the property shall revert to the previous zoning. No coffee roasting operation shall, after 36 months from the grant of rezoning, be allowed to operate on either parcel without the installation of said system.

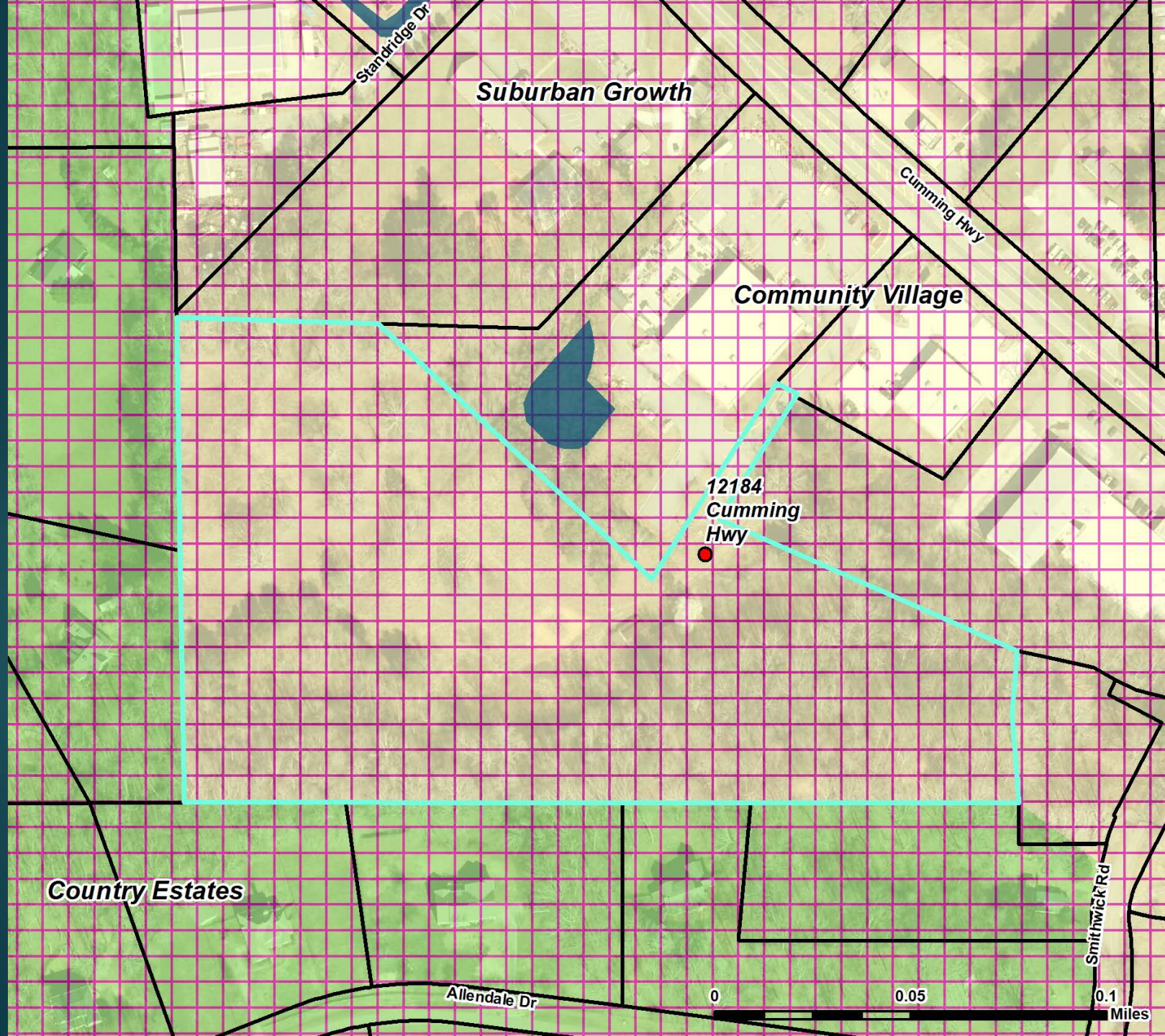
Zoning





Aerial

 $\frac{1}{4}$ Mile

Future
Development
Map

NORTH: SCALE:



LANDSCAPE COMPLIANCE

TOTAL SITE AREA: 11,755 AC
CURRENT ZONING: AG AND R-80
PROPOSED ZONING: U (LIGHT INDUSTRIAL)

ADJACENT ZONING:
NORTH: AG, U
EAST: CC, LI, R-40
SOUTH: AG, R-80
WEST: AG

TOTAL PARKING PROVIDED: 48 SPACES
(INCLUDING 4 ADA)

TREE PROTECTION/PRESERVATION:
TOTAL SPECIMEN TDU'S PRESERVED: 139.2
TOTAL SPECIMEN TDU'S REMOVED &
REQUIRED RECOMPENSE: 63 TDUs

RECOMPENSE PLANTED ON SITE:
65.1 TDUs or
93, 4" CALIPER OR 10' HT. TREES

SITE DENSITY FACTOR: 15 TDUs/AC
TOTAL TDUs REQUIRED: 11,755 x 15 =
176.33 TDUs
EXISTING DENSITY FACTOR = 69.6 TDUs
(SPECIMEN SIZED TREES WITHIN BUFFER
AREAS, TO REMAIN)

REPLACEMENT DENSITY: 176.3-69.6 =
106.7 TDUs
REQUIRED TDUs = 106.7 + 63
(RECOMPENSE) = 169.7 TDUs

EXISTING TDUs TO BE DETERMINED WITH
FUTURE SURVEY, TREE SAMPLE, AND/OR
ARBORIST REPORT. IF NEEDED,
ADDITIONAL TREES WILL BE PLANTED TO
MEET REQUIRED TREE DENSITY

TREE LIST

- 06 AMERICAN HORNBEAM
CARPINUS caroliniana
3" CAL
- 03 BLACK GUM
NYSSA sylvatica
3" CAL
- 06 Crape MYRTLE - TUSCARORA
LAGERSTROMIA indica
TRIPLE TRUNK, 1" EA. CANE
- 25 CRYPTOMERIA
CRYPTOMERIA JAPONICA
10' HT.
- 19 EASTERN RED CEDAR
JUNIPERUS virginiana
10' HT.
- 17 LORLOLLY PINE
PINUS TAEDA
10' HT.
- 23 NELLIE R. STEVENS HOLLY
ILEX x 'Nellie R. Stevens'
10' HT.
- 12 SHUMARD OAK
QUERCUS SHUMARDII
3" CAL
- 09 SOUTHERN MAGNOLIA
MAGNOLIA grandiflora
10' HT.

TOTAL TREES PROVIDED: 120
4" CAL/10' HT.: 93 (0.7 TDUs)
65.1 TDUs
3" CAL = 27 (0.5 TDUs)
13.5 TDUs

SHRUBS

- 38 BLUE RUG JUNIPER
JUNIPERUS horizontalis 'Wiltoni' 1 GAL.
- 70 CARISSA HOLLY
ILEX cornuta 'Carissa' 36" HT.
- 32 MUHLY GRASS 'PINK'
MULLENBERGIA capillaris 36" HT.
- 15 SHENANDOAH
PANICUM virgatum 'Shenandoah'
SWITCHGRASS 36" HT.
- 21 WAX MYRTLE
MYRTICA cathera 36" HT.



AMERICAN HORNBEAM



BLACK GUM TREE



CRAPE MYRTLE - TUSCARORA



CRYPTOMERIA



EASTERN RED CEDAR



LOBLOLLY PINE



NRS HOLLY



SHUMARD OAK



SOUTHERN MAGNOLIA

REVISIONS:

DATE	#
-	-



FRAWLEY
ASSOCIATES, ILLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

ZONING PLAN FOR
12184 CUMMING HIGHWAY
3RD DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

ZONING EXHIBIT
LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 09/10/20

PROJECT: FA-20055

SHEET **L-1**

CASE NUMBER: 20-10-015S
COMMISSION DISTRICT: 1

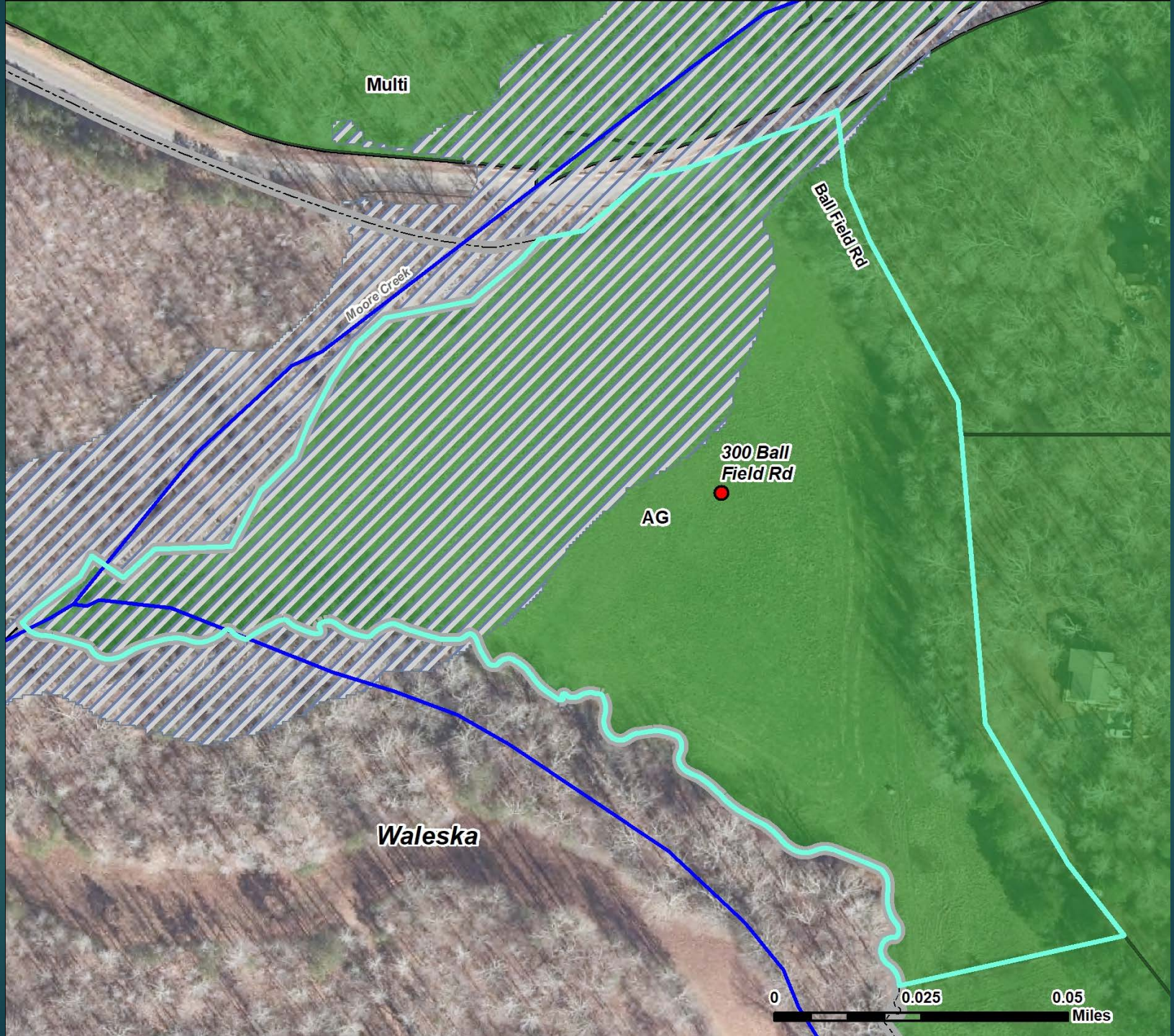
APPLICANT: Mark and Jo Hall
SPECIAL USE: Special Event Facility
PROPOSED DEVELOPMENT: Event Venue
LOCATION: 300 Ball Field Road Waleska, Georgia 30183
MAP and PARCEL: 14N08 112
ACRES: 7.05 +/-
FUTURE DEVELOPMENT MAP: Rural Places (Character Area)
PUBLIC HEARING: October 6, 2020

PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITIONS:

- 1) The special use permit granted herein shall be limited to Mark and Jo Hall and shall not be transferrable. The special use permit shall run concurrent with the Occupation Tax Certificate granted to Mark and Jo Hall at 300 Ball Field Road, Waleska, Georgia 30183;
- 2) Hours of operation shall be 10:00 am to 10:00 pm;
- 3) One food truck allowed per event;
- 4) Operation as a special event facility shall be as described in Section 7.74(b) of the Cherokee County Zoning Ordinance all activities conform to the limitations of county ordinance and do not constitute a nuisance under State law;
- 5) No vehicle parking on Ball Field Road is allowed;
- 6) The parking area requirements to be reviewed by Cherokee County Engineering Department.

15S



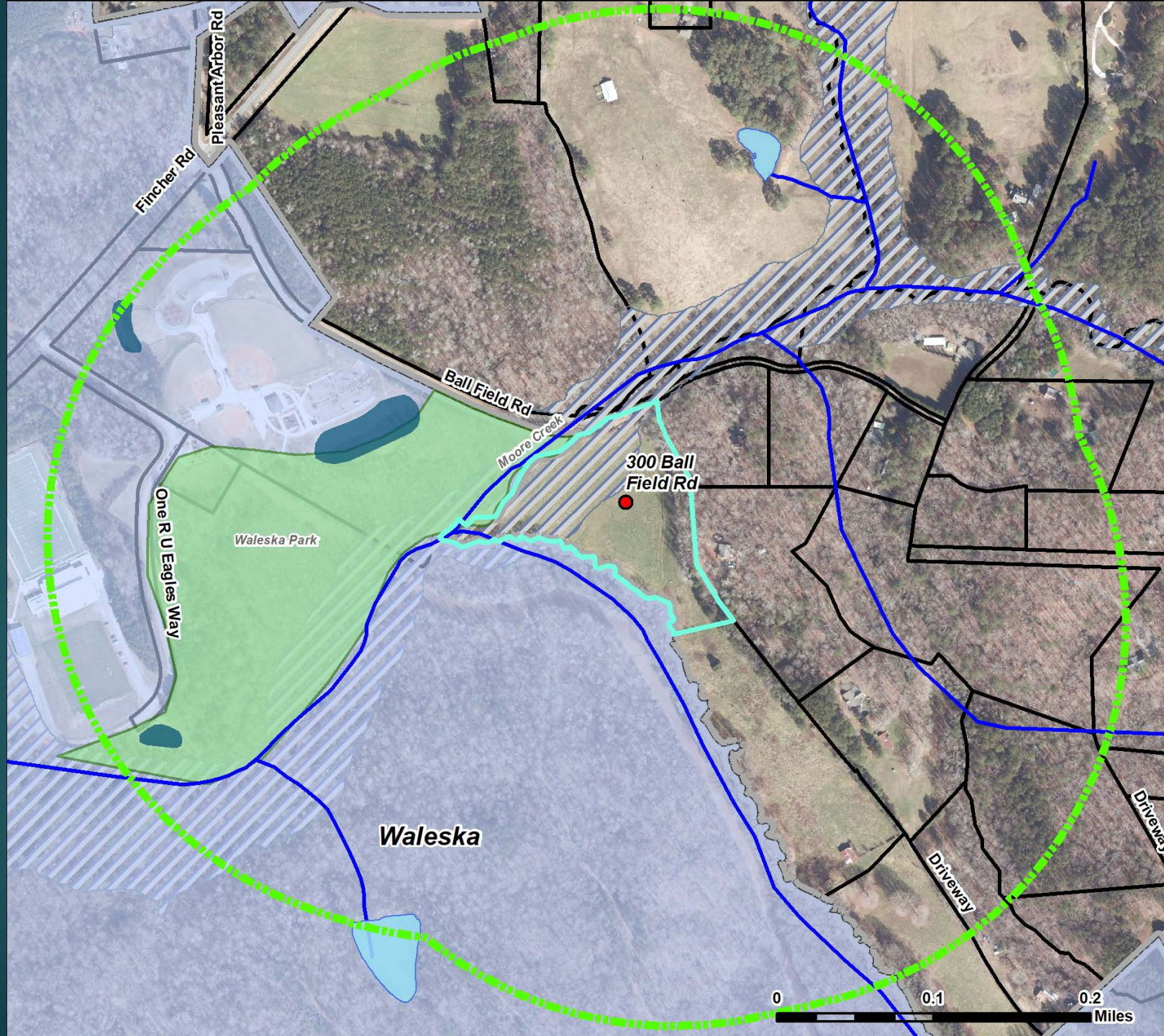
Zoning

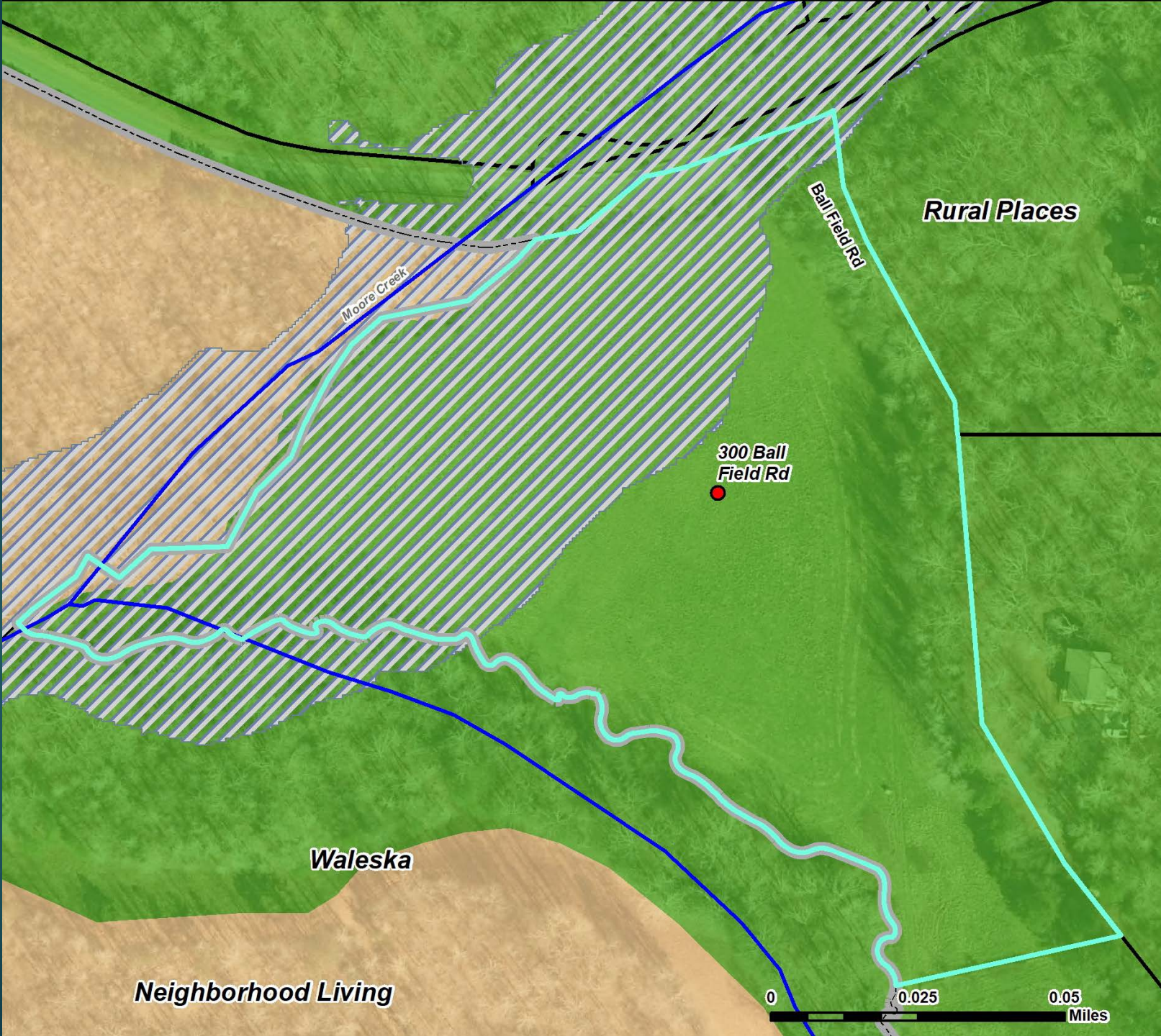


15S

Aerial

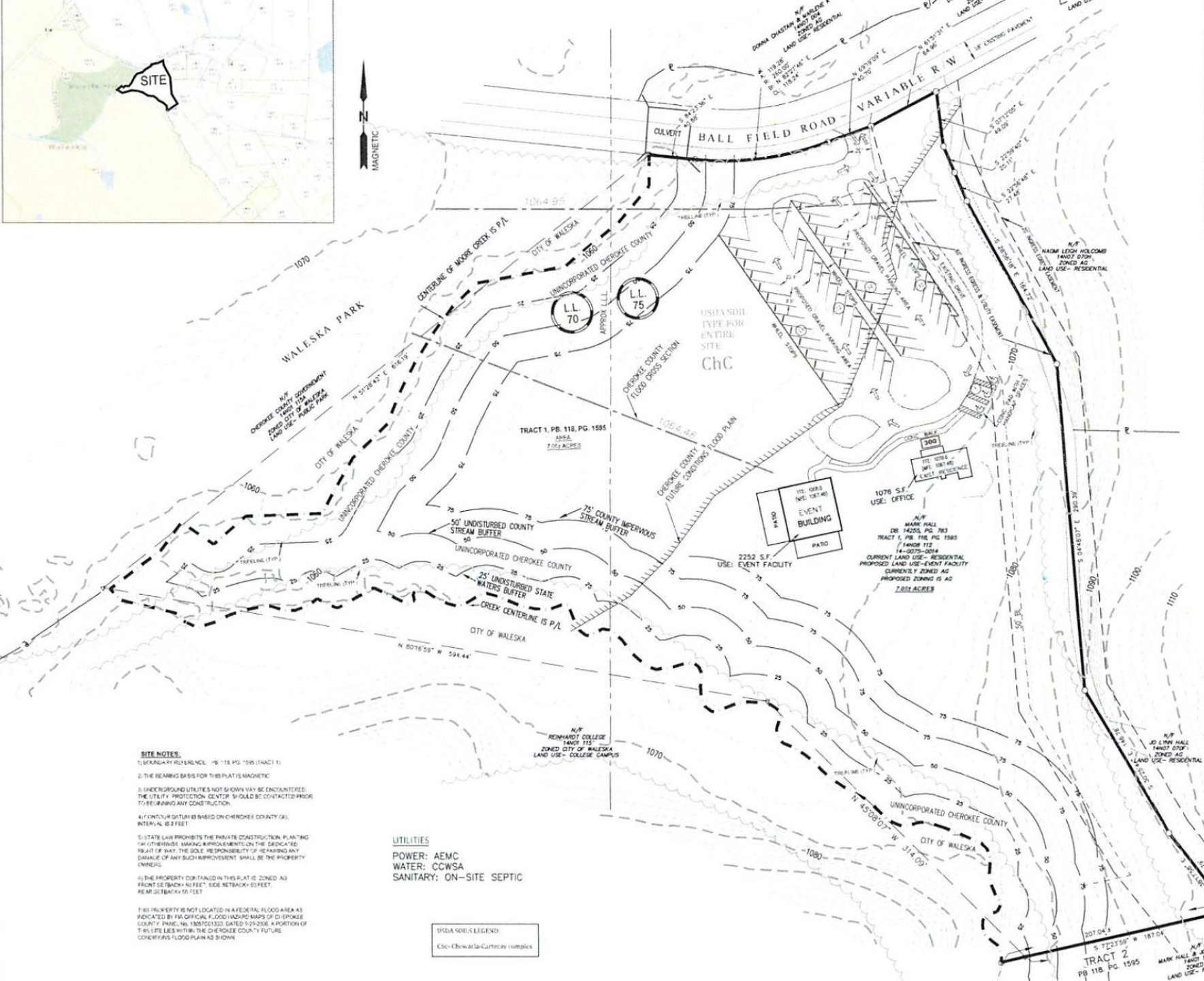
¼ Mile





Future
Development
Map





- 1) THE SITE CONSISTS OF PARCELS 1408-112 WHICH IS CURRENTLY ZONED AG (WITH RESIDENTIAL LAND USE). THE PROPOSED ZONING IS TO REMAIN AG WITH THE LAND USED AS AN EVENT FACILITY.
- 2) REFERENCES: PBL 118, PG. 1595 & DB 14255, PG. 783.
- 3) THE PROPOSED IMPROVEMENTS AT THIS SITE CONSIST OF ADDING PAVES TO AN EXISTING BUILDING AND CONSTRUCTING A GRAVEL PARKING LOT WITH A SMALL CONCRETE PAD TO BE USED FOR HANDICAPPED PARKING. THE TOTAL NUMBER OF PROPOSED PARKING SPACES IS 54.
- 4) THE EXISTING BUILDINGS AT THIS SITE ARE TO REMAIN.
- 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 CHEROKEE COUNTY GIS.
- 7) NO PORTION OF THIS SITE IS LOCATED IN AN AREA WITH SPECIAL FLOOD HAZARDS PER CHEROKEE COUNTY F.I.R.M. MAP# 1309700133C DATED JUNE 7, 2019.
- 8) THERE ARE STREAM BUFFERS AT THIS SITE REQUIRING A 25 FOOT UNDISTURBED STATE WATERS BUFFER, A 50 FOOT COUNTY BUFFER & A 75' IMPERVIOUS BUFFER.
- 9) A LARGE PORTION OF THIS SITE IS CLEARED AND GRASSED. THERE ARE SOME WOODED AREAS IN THE 2 STREAM BUFFERS (INDICATED BY APPROX. TREELINES). FOR THE CLIENT THERE ARE NO TREES 30' DBH AND LARGER ARE SHOWN AT THIS SITE (NO INSPECTION WAS MADE BY SURVEYOR).
- 10) WATER SERVICE TO THIS SITE WILL BE PROVIDED BY COMSA. SANITARY WASTES WILL BE TREATED BY AN ON-SITE SEPTIC SYSTEM. THE SOIL BOUNDARIES AND TYPES SHOWN ON THIS PLAN ARE PER USDA WEB SOIL SURVEY.
- 11) THERE ARE NO APPARENT WETLANDS AT THIS SITE.

SITE SUMMARY

PROPOSED ZONING: AG WITH LAND USE AS AN EVENT FACILITY
SITE AREA: 7.058 ACRES
PROPOSED LAND USE: 2252 S.F. EXISTING BUILDING TO BE USED AS AN EVENT FACILITY
1076 S.F. EXISTING RESIDENCE TO BE USED AS OFFICE
EXISTING ZONING: AG
SETBACKS:
FRONT: 50'
SIDE: 50'
REAR: 50'
BUFFERS: 50' UNDISTURBED STREAM BUFFER ON 2 STREAMS
TOTAL NUMBER OF DWELLINGS: NA
TOTAL FLOOR AREA OF PROPOSED BUILDINGS: NA
TOTAL BLDG AREA FOR SITE: 3328 SF
BUILDING COVERAGE FOR SITE: 1.00%
IMPERVIOUS SURFACE: 5,951 SF (1.94%)
OPEN SPACE AREA: 301,147 SF (88.06%)
PROPOSED PARKING: 3 ADA SPACES & 51 REGULAR SPACES
REQUIRED PARKING: 1 SPACE FOR EVERY 3 SEATS
OWNER/DEVELOPER:
MARK HALL
484 BALL GROUND ROAD
WALESKA, GA 30183

Zoning Notes:

- The proposed use and development of the subject site shall comply with the requirements of the Cherokee County Zoning Ordinance.
- 7.7-4. Rent and Leasing (LBCS 2300)
5. Special Event Facilities, including but not limited to banquet halls, reception halls, and wedding chapels, are permitted in the A/E district provided the following requirements are met:
- (1) Parcel shall be a maximum of 5 acres and the occupancy of the Assembly space is limited to a maximum of 200 people.
- (2) The Special Event Facility shall be subject to the commercial development standards set forth in Article 7-5-3 and the Cherokee County Development Regulations.
- (3) The Special Event Facility shall have the outward appearance of a residential or agricultural structure. All buildings must comply with adopted building and life safety codes.
- (4) The Special Event Facility shall be open only for scheduled, non-business operations. Events include personal celebrations such as weddings, showers, birthday parties, fundraisers and similar occasions. All operations shall cease by 11:00 pm.
- (5) A traffic control plan approved by the County Engineer shall be followed during hours of operation.
- (6) Lighting shall be designed in accordance with the Article 25 - Outdoor Lighting and Road Glare Ordinance.
- (7) Outdoor loudspeakers shall not be permitted.

SITE NOTES:

- 1) SURVEY REFERENCE: PBL 118, PG. 1595 (TRACT 1).
- 2) THE BEARING BASIS FOR THIS PLAN IS MAGNETIC.
- 3) UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED; THE UTILITY PROTECTION DEVELOP SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
- 4) CONTOUR INTERVAL IS BASED ON CHEROKEE COUNTY GIS; INTERVAL IS 2 FEET.
- 5) STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY OF REPAIRING ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
- 6) THE PROPERTY CONTAINED IN THIS PLAN IS ZONED AG (FRONT SET BACK 40 FEET, SIDE SETBACK 50 FEET, REAR SETBACK 50 FEET).

UTILITIES

POWER: AEMC
WATER: CCWSA
SANITARY: ON-SITE SEPTIC

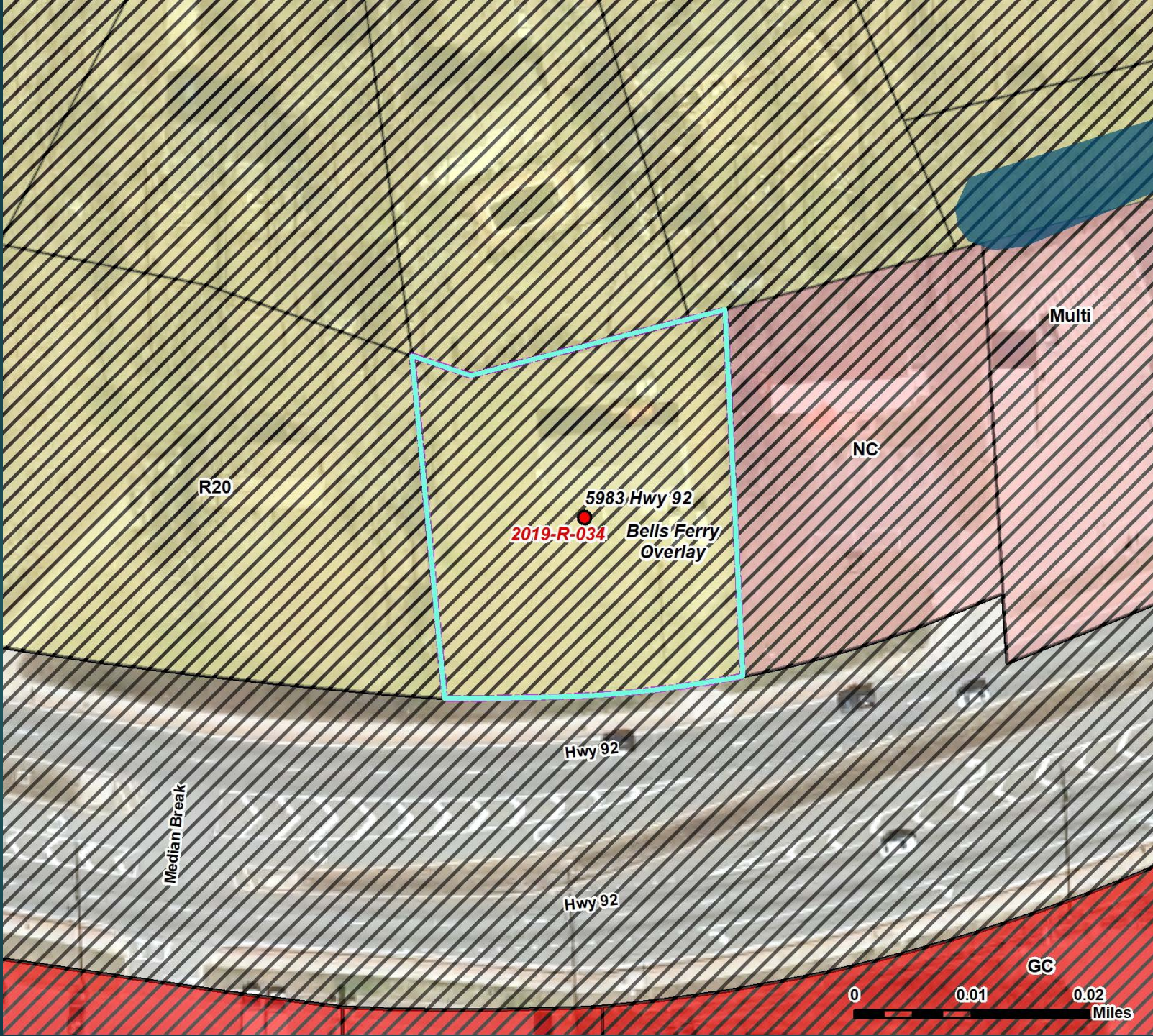
USDA SOILS LEGEND
ChC-Cherokee County complex

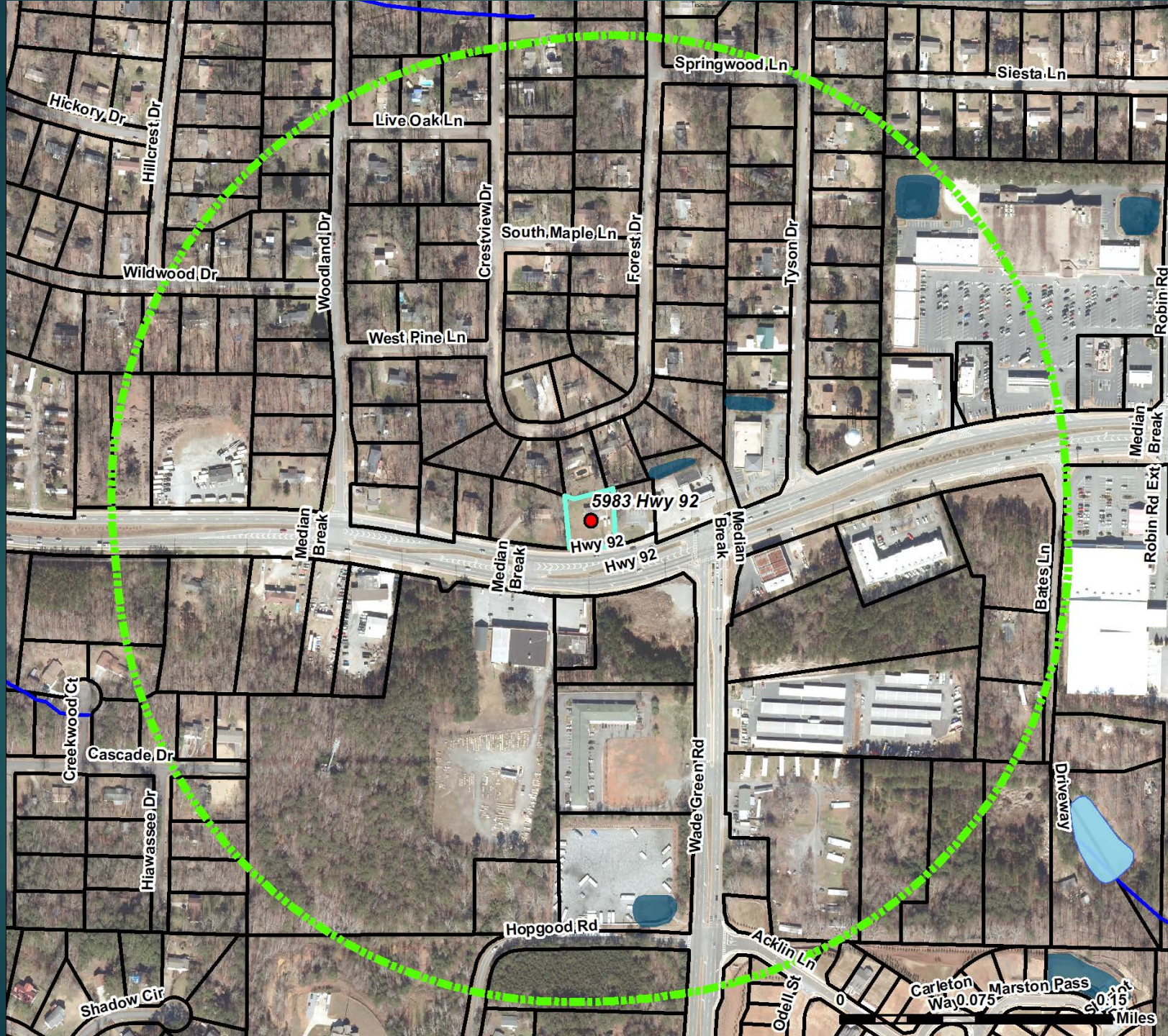
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE OFFICIAL FLOOD HAZARD MAPS OF CHEROKEE COUNTY, FIRM NO. 1309700133C DATED JUNE 7, 2019. A PORTION OF THIS SITE LIES WITHIN THE CHEROKEE COUNTY FUTURE CHEROKEE FLOOD PLAIN AS SHOWN.

CASE NUMBER: 20-10-023
COMMISSION DISTRICT: 4

APPLICANT: Abdel Mihyar
ZONING CHANGE: R-20 to GC
PROPOSED DEVELOPMENT: Upholstery shop for refurbishing furniture
CONCURRENT VARIANCE: To allow an open parking area in the First Layer in front of the building.
LOCATION: 5983 Hwy 92 Acworth, Georgia 30102
MAP and PARCEL: 21N12D 172
ACRES: 0.45 +/-
FUTURE DEVELOPMENT MAP: Bells Ferry LCI (Character Area)
BELLS FERRY LCI: Neighborhood Edge
PUBLIC HEARING: October 6, 2020

PLANNING COMMISSION RECOMMENDATION: APPROVAL (rezoning and variance)



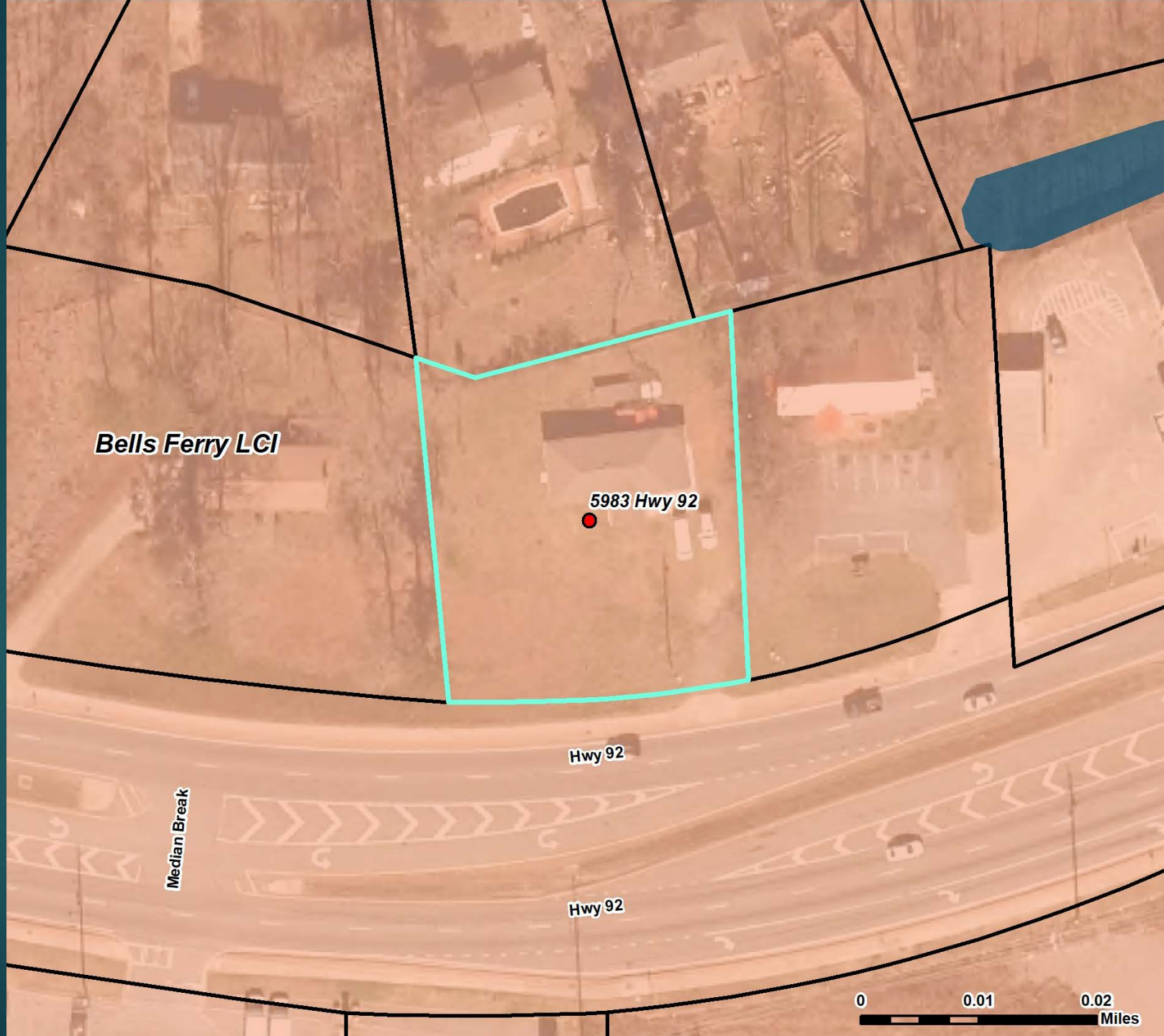


23

Aerial

¼ Mile

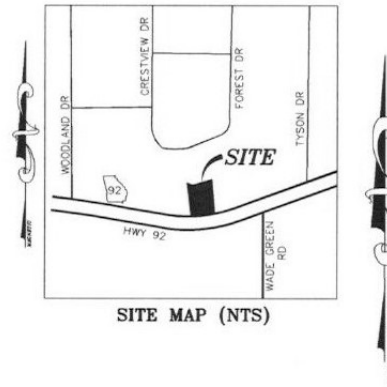




PROPOSED ZONING:
GENERAL COMMERCIAL
CHEROKEE COUNTY - GC

ZONING/SETBACKS:
GC ZONING (BUSINESS COMMERCIAL DISTRICT)
FRONT: 75 FT (ARTERIAL), 50 FT (COLLECTOR/LOCAL)
SIDE: 10 FT
REAR: 15 FT
MIN SITE AREA: 0.5 ACRES
MIN LOT WIDTH AT SETBACK: 100
MAX LOT COVERAGE: N/A
MAX BUILDING HEIGHT: N/A

ZONING SITE PLAN FOR:
ABDEL MIHYAR
5983 HIGHWAY 92
LAND LOT 1191
21st DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
EXISTING ZONING: R-20
PROPOSED ZONING GC
BELLS FERRY OVERLAY DISTRICT
FUTURE DEVELOPMENT - BELLS FERRY LCI
PIN: 21-1191-0004



SITE MAP (NTS)

23

AREA BEFORE ROW CONVEYANCE AT DEED
BOOK 5602, PAGE 174: $\pm 23,312$ SQ. FT.,
(± 0.54 ACRES).

AREA CONVEYED: 3,879 SQ. FT.,
(0.09 ACRES)

AREA REMAINING: $\pm 19,433$ SQ. FT.,
(0.45 ACRES)

SINGLE LOT EXISTING & PROPOSED

EXISTING BUILDING (TO REMAIN): 2,004 SQ. FT.

BLDG. HEIGHT: 13' AT CRAWL

DENSITY: 4,492 SQ. FT./ACRE

PARKING SPACES: 1 PER 285 SQ. FT.
(PROFESSIONAL OFFICE) = 7 REQUIRED
PROPOSED: 12 REGULAR, 2 HANDICAP:
4,960 SQ. FT. TOTAL AREA

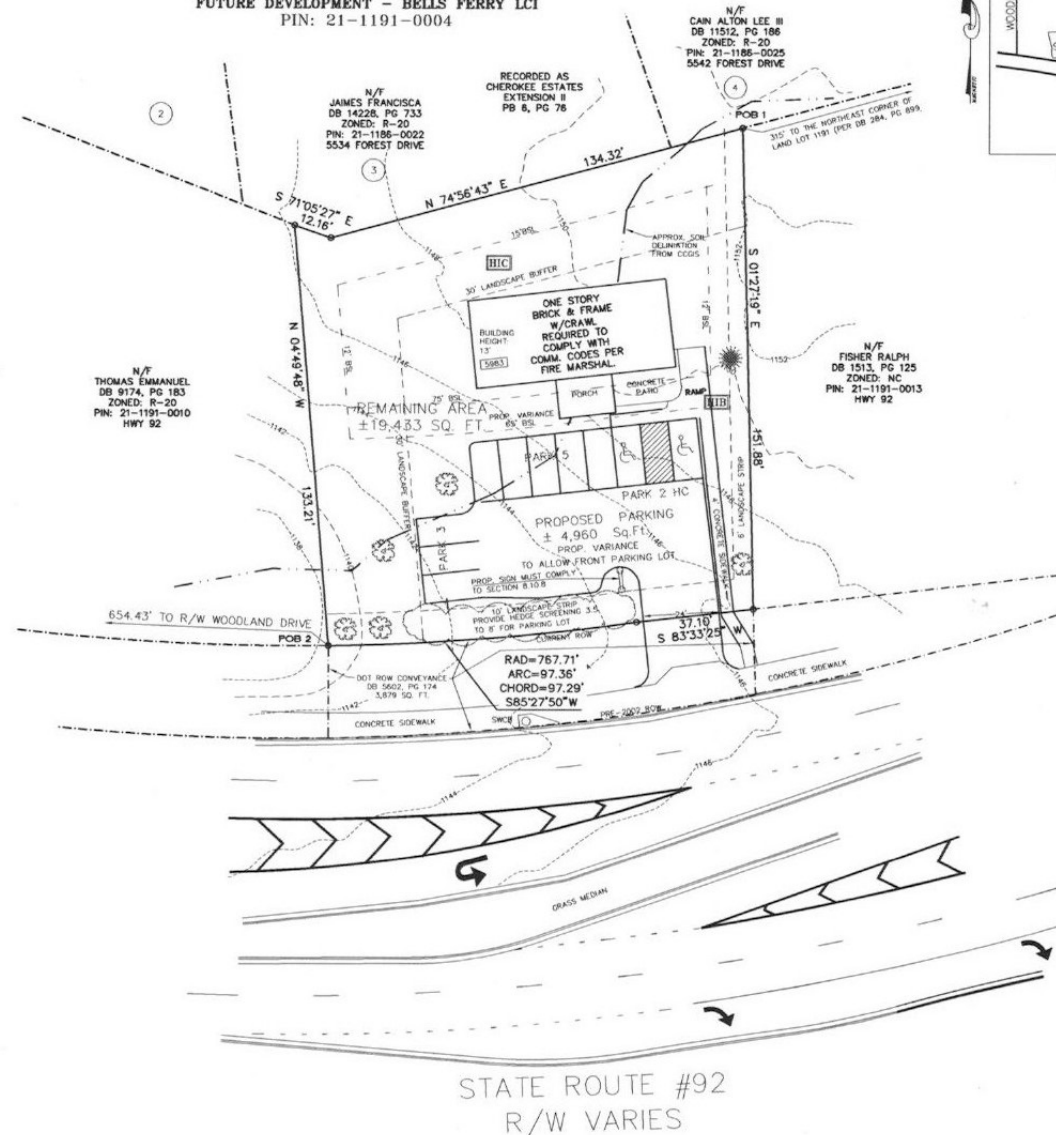
SURVEY NOTES:

- 1) ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS OFFICE OF CHEROKEE COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES, ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- 2) THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- 3) LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- 4) DISTANCES SHOWN ARE HORIZONTAL.
- 5) THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13057C0230, EFFECTIVE DATE: 09-29-2006.
- 6) INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY EXPLICITLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- 7) RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- 8) NO BOUNDARY FIELD WORK HAS BEEN PERFORMED BY FRONTLINE SURVEYING & MAPPING, INC.

NOTE: REFERENCE PLATBOOK 105, PAGE 141. FOR
BOUNDARY SURVEY.

NOTE: IMPROVEMENTS SHOWN BASED ON CHEROKEE
COUNTY GIS AND GOOGLE EARTH®

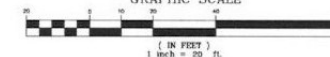
NOTE: CONTOURS AND SOILS FROM CHEROKEE
COUNTY GIS



STATE ROUTE #92
R/W VARIES



GRAPHIC SCALE



NO FIELD WORK BY FRONTLINE SURVEYING & MAPPING, INC. AT THIS TIME IN THE PREPARATION OF THIS MAP. THIS MAP PREPARED FOR CONCEPTUAL PLANNING PURPOSES ONLY. ALL CALLS AND DISTANCES TAKEN FROM OLD PLAT BOOKS AND TOWN RECORDS ARE SHOWN AS APPROXIMATE. THIS MAP NOT BE USED TO TRANSFER TITLE. TOPOGRAPHIC INFORMATION WAS TAKEN FROM USGS QUAD MAPS AND IS APPROXIMATE. FLOOD LINES WERE OBTAINED FROM REFERENCE FLOOD MAPS AND ARE APPROXIMATE. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS MAP DOES NOT EXTEND TO ANY UNLAWFUL PERSON, PERSONS OR ENTITY WITHOUT EXPRESS REPRODUCTION BY THE SURVEYOR HAVING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2018 FRONTLINE SURVEYING & MAPPING, INC. *** ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED ***

FLOOD STATEMENT:
PER GRAPHICAL PLOTTING OF F.E.M.A. MAP 13057C0230, DATED 09-29-2006, THE REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, ZONE X.

Site Plan

CASE NUMBER: 20-10-025
COMMISSION DISTRICT: 2

APPLICANT: Virtue Properties, LLC
ZONING CHANGE: AG to R-30
PROPOSED DEVELOPMENT: Single-family Residential
LOCATION: 2850 Hickory Rd Canton, Georgia 30115
MAP and PARCEL: 15N20 555
ACRES: 3.86 +/-
FUTURE DEVELOPMENT MAP: Suburban Living (Character Area)
PUBLIC HEARING: October 6, 2020

PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITION: The internal road shall be constructed to Cherokee County standards.

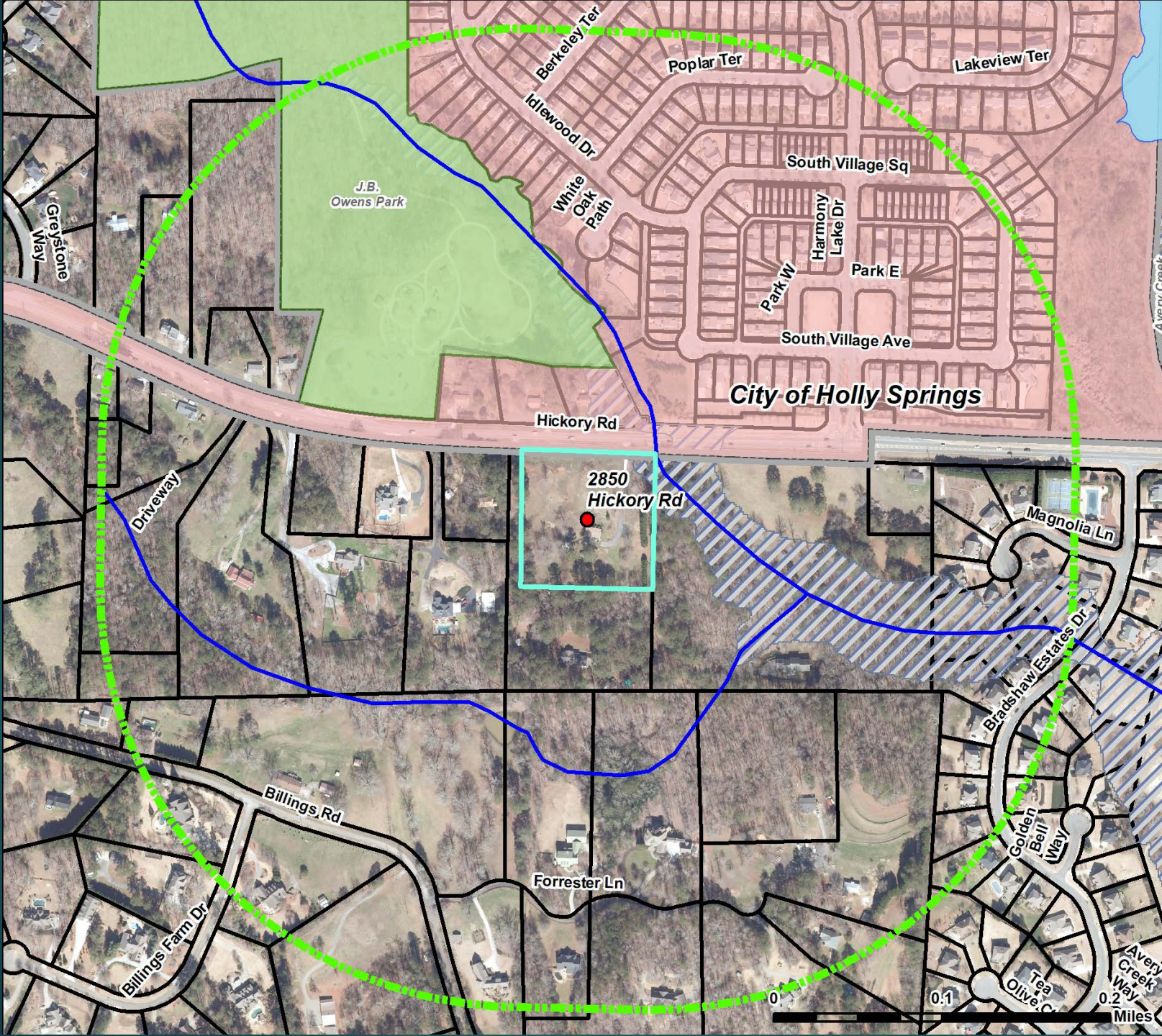


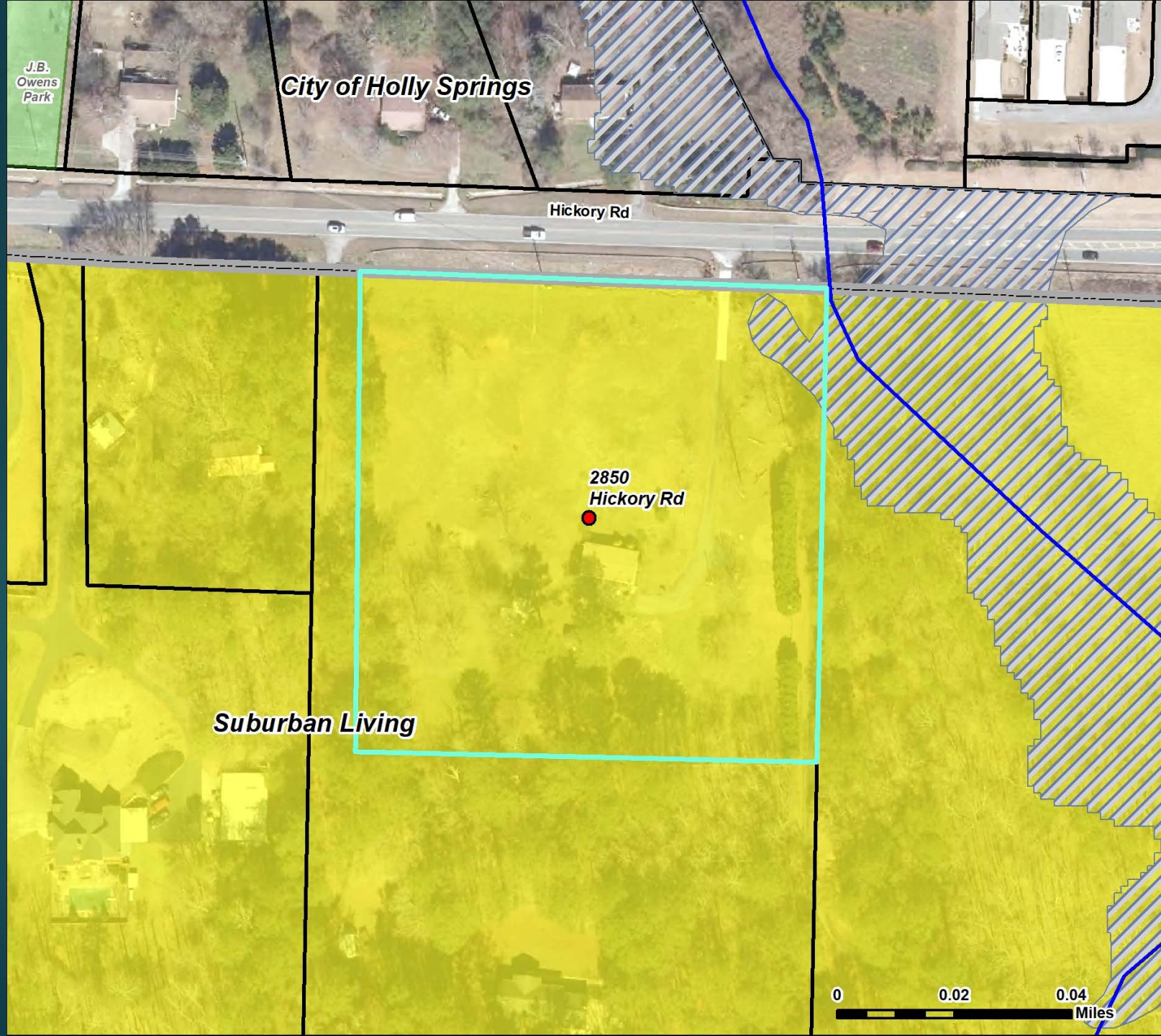
25

Zoning



Aerial

 $\frac{1}{4}$ Mile



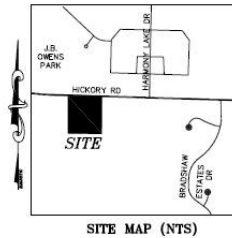
Future
Development
Map

VIRTUE PROPERTIES, LLC

2850 HICKORY ROAD
LAND LOT 388
15th DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
EXISTING ZONING: AG
PARENT PIN: 15-0388-0001
TOTAL AREA:
167,948 SQ FT
3.86 ACRES

PROJECT #
PL 20200000362

THE PURPOSE OF THIS PLAN IS TO OBTAIN
ZONING APPROVAL TO SUBDIVIDE THIS
PARCEL INTO 5 TRACTS AND REZONE
FROM AG TO R-30.



25

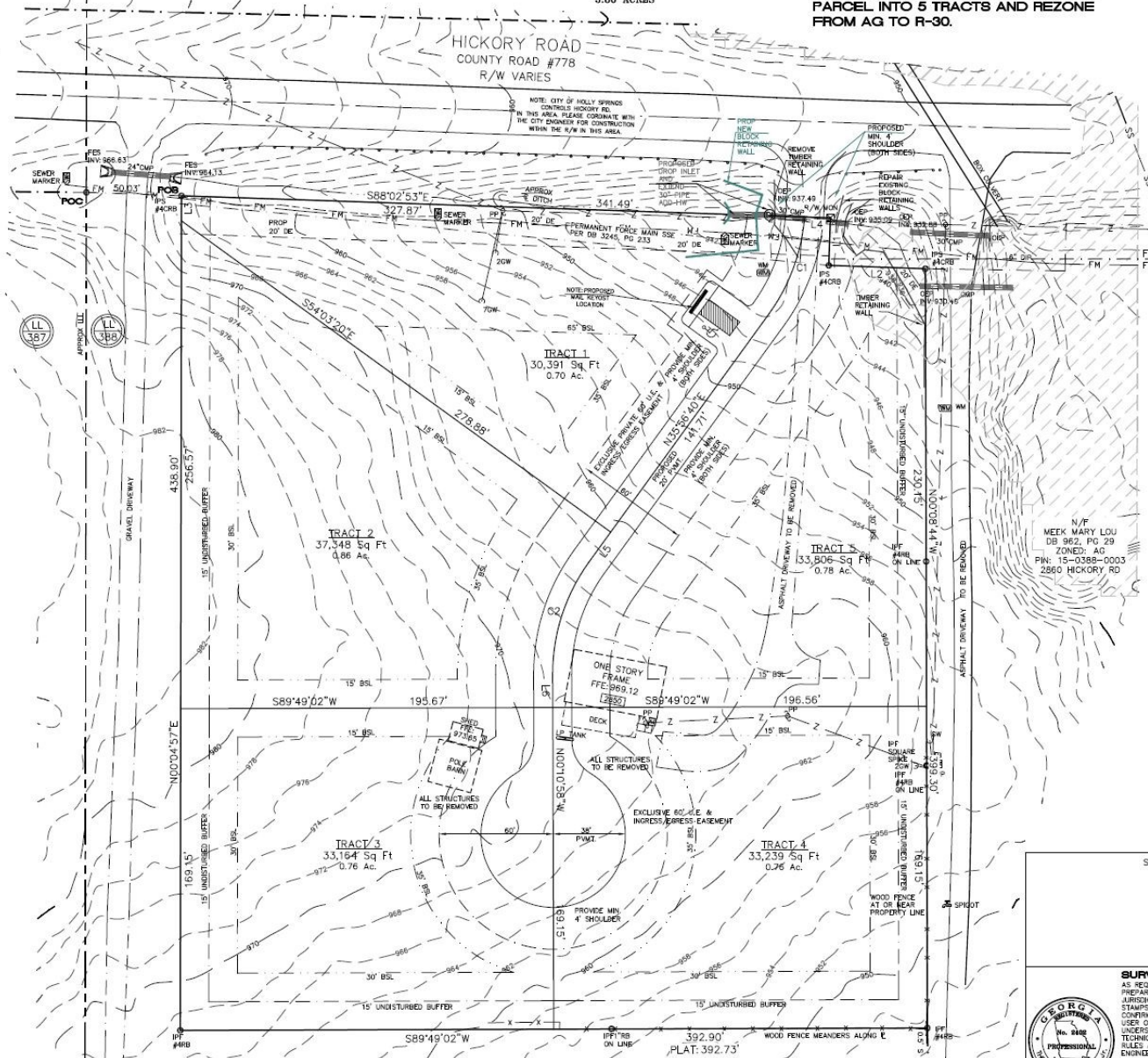
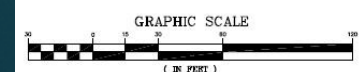
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND:

IFP	IRON PIN SET	BSL	BUILDING SETBACK LINE
IFF	IRON PIN FOUND	HC	HAND-CAPI
CT	OPEN TOP PIN	CMF	CONCRETE MONUMENT FOUND
CL	RE-BAR	SSMH	OVERHEAD UTILITY UNITS
CR	CARPENTERS RE-BAR	MHT	MAIN HOLE TELEPHONE
CL	CENTERLINE	CHW	CATCH BASIN
R/W	RIGHT-OF-WAY	JB	JUNCTION BOX
LL	LAND LOT LINE	HW	HEAD WALL
R	RADIUS	CPP	CORRUGATED METAL PIPE
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CV	POWER POLE	PH	FIRE HYDRANT
CM	GAS VALVE	WV	WATER VALVE
CM	GAS METER	WV	WATER VALVE
CM	LAMP POLE	WM	WATER MAIN
SS	SANITARY SEWER	WM	WATER MAIN
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
AE	ACCESS EASEMENT	NTS	NOT TO SCALE
AE	PROPOSED	SWB	SHOULDER WING CATCH BASIN
PS	POWER BOX	PM	POWER METER
CAV	CABLE TELEVISION JUNCTION BOX	CLF	CHAIN-LINK FENCE
APP	ABANDONED POWER POLE	CLF	CHAIN-LINK FENCE

- SURVEY NOTES:**
- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83).
 - VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF CHEROKEE COUNTY, GEORGIA, SUBJECT AND ADJACENT PROPERTY OWNERS' DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SERVICES AND AFFIDAVIT OF MORTGAGE, DEED REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
 - STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
 - DISTANCES SHOWN ON THE PLAN ARE HORIZONTAL GROUND DISTANCES.
 - THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THOSE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
 - THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13027C0202E, EFFECTIVE DATE: 06-01-2019.
 - THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON AVAILABLE INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
 - DEED/PLAT DISCLOSURE: THIS PLAN MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS, INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING GPS AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRELATED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
 - INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE COMPLETENESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 - RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
 - ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (41) REBAR WITH PINK CAPS MARKED "S1 CORNERS" LSF 637 UNLESS OTHERWISE STATED.
 - THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
 - BOUNDARY FIELD WORK PERFORMED 02-20-2020 BY FRONTIER SURVEYING & MAPPING, INC. TOPOGRAPHIC INFORMATION IS FROM CHEROKEE COUNTY GIS DEPARTMENT.
 - EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5600 GPS RECEIVER UTILIZING CHAMPION GPS/AGPS NETWORK.
 - ANGULAR ERROR: 0.2 SECONDS PER ANGLE.
 - RAW FIELD PRECISION: 1:64,571.
 - ADJUSTED BY LEAST SQUARES.
 - PLAT CLOSURE: 1:109,953.

TOPOGRAPHIC STATEMENT:
TOPOGRAPHY SHOWN FROM CHEROKEE COUNTY GIS DEPARTMENT.



FUTURE CONDITIONS FLOODPLAIN: 937.11

N/F
MECK MARY LOU
DB 962, PG 29
ZONED: AG
PIN: 15-0388-0003
2860 HICKORY RD

SURVEY REFERENCES:

- DEED BOOK 879, PG 306.
- DEED BOOK 3045, PG 233.
- PLAT BOOK 38, PG 65.

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	N01°57'00"E
L2	20.84'	S88°02'00"E
L3	13.18'	S00°04'57"W
L4	13.62'	N88°02'53"W
L5	15.58'	N33°06'40"E
L6	17.37'	N00°10'38"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	55.00'	100.00'	54.33'	N20°11'00"E
C2	63.00'	100.00'	62.01'	S17°52'51"W

SPACE FOR GOVERNMENT BODY APPROVAL



SURVEYOR'S CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EXEMPTED BY ANNUAL CERTIFICATION, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Thomas E. Papp, Jr., Registered Geomatics Engineer #2402, Date: 08-04-20
Frontier Surveying & Mapping, Inc.
Suite 116, PMB-272
Warrenton, OR 97146

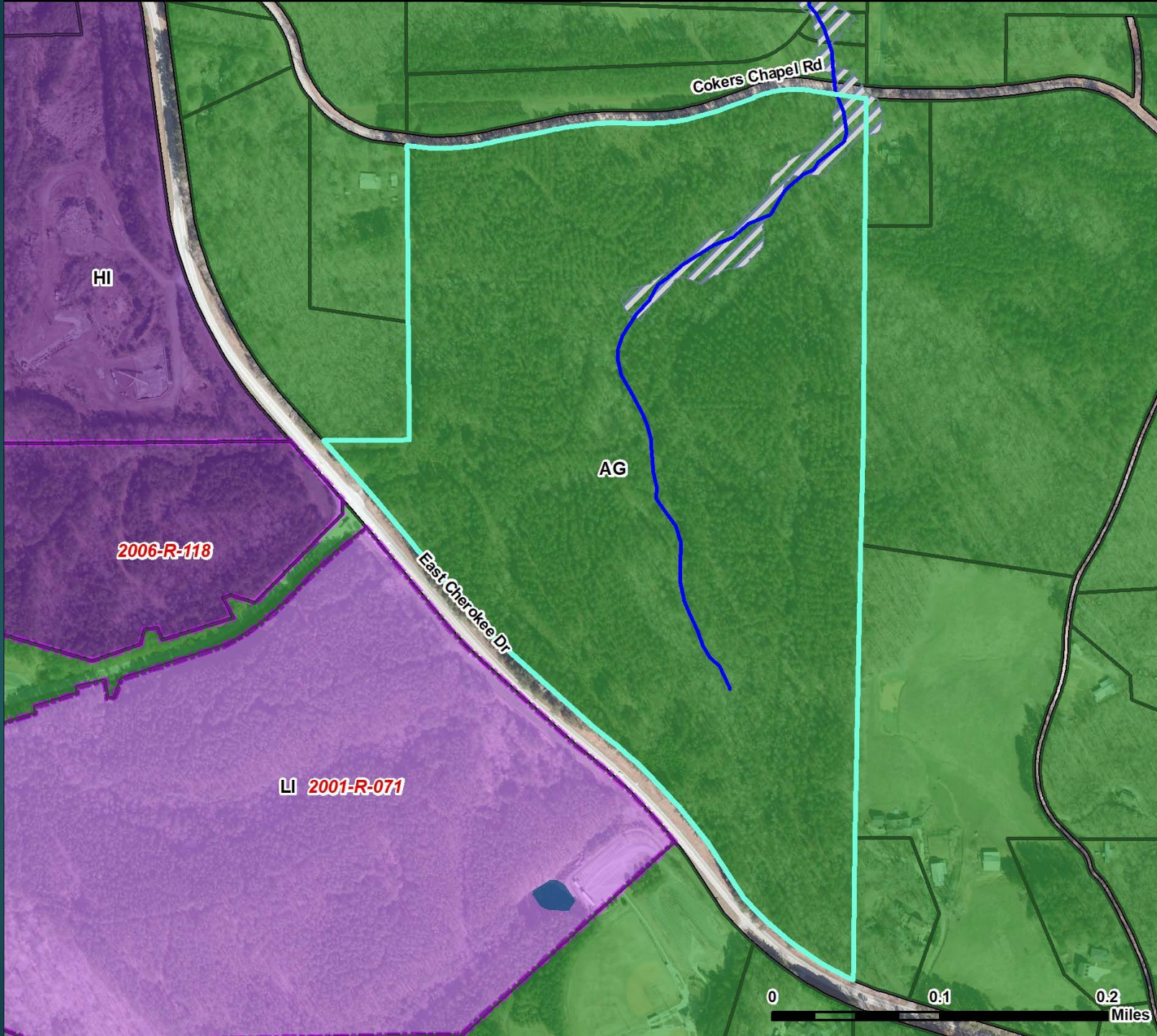
CASE NUMBER: 20-10-026
COMMISSION DISTRICT: 1

APPLICANT: Vision Baptist Missions Training Facility
ZONING CHANGE: AG to OI and R-40
PROPOSED DEVELOPMENT: Training center for missionaries and single-family residential
LOCATION: East Cherokee Drive, north of SR 20
MAP and PARCEL: 03N09 003A
ACRES: 3.86 +/-
FUTURE DEVELOPMENT MAP: Rural Places (Character Area)
PUBLIC HEARING: October 6, 2020

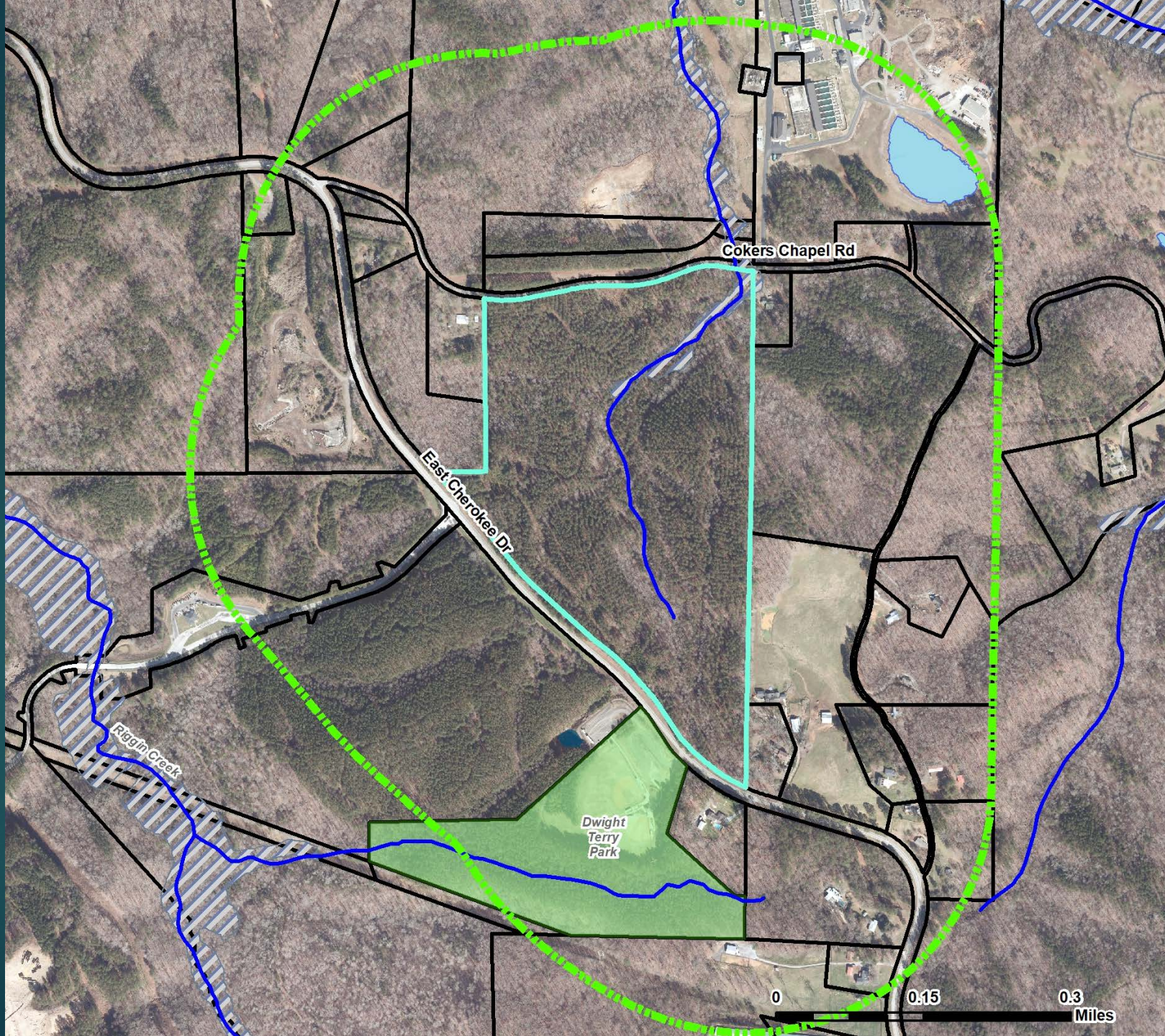
PLANNING COMMISSION RECOMMENDATION: APPROVAL OF OI AND R-80 WITH CONDITIONS

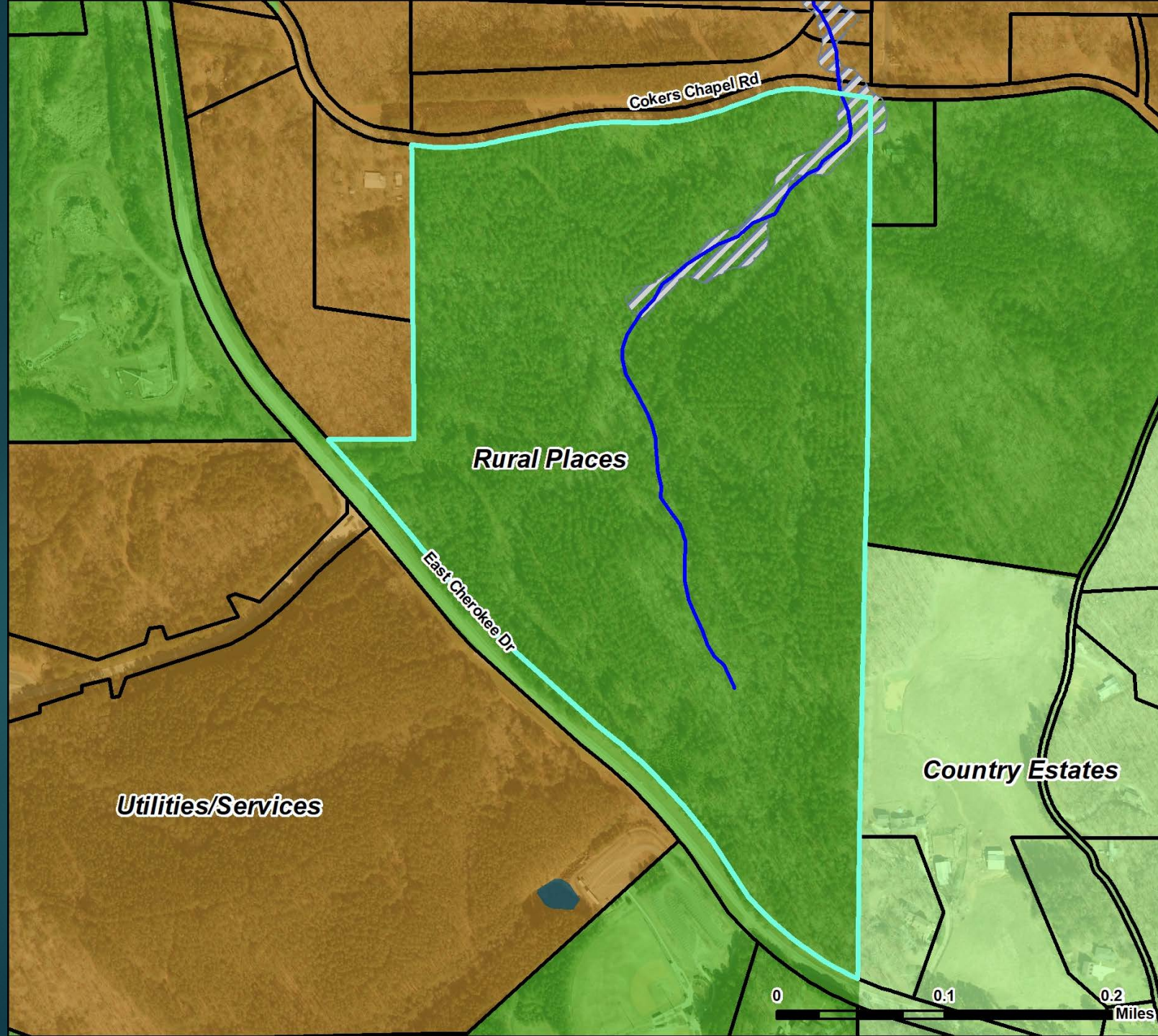
CONDITION: There shall be no road connecting the OI section to the adjacent R-80 residential section.

Zoning

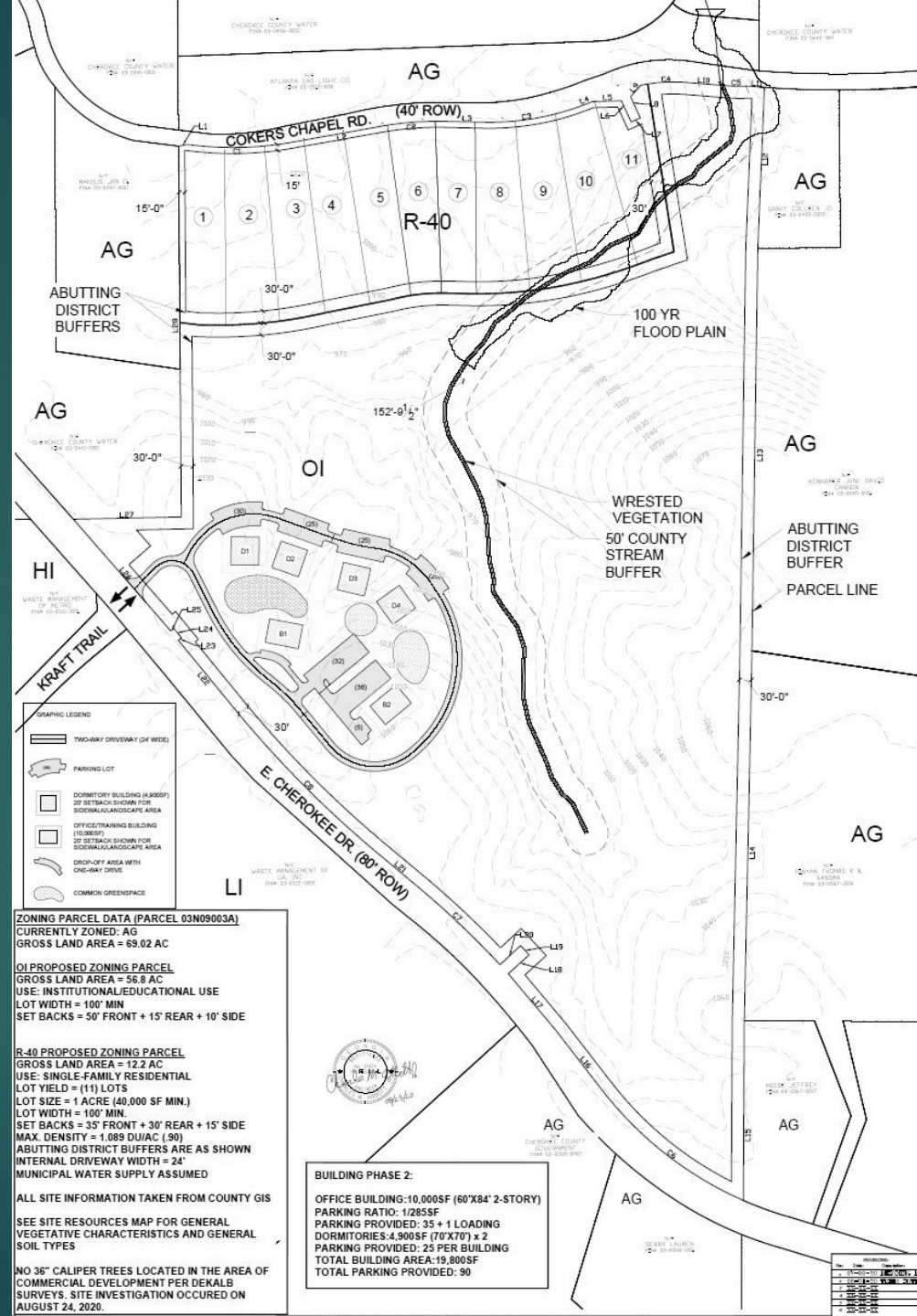


Aerial

 $\frac{1}{4}$ Mile



Site Plan

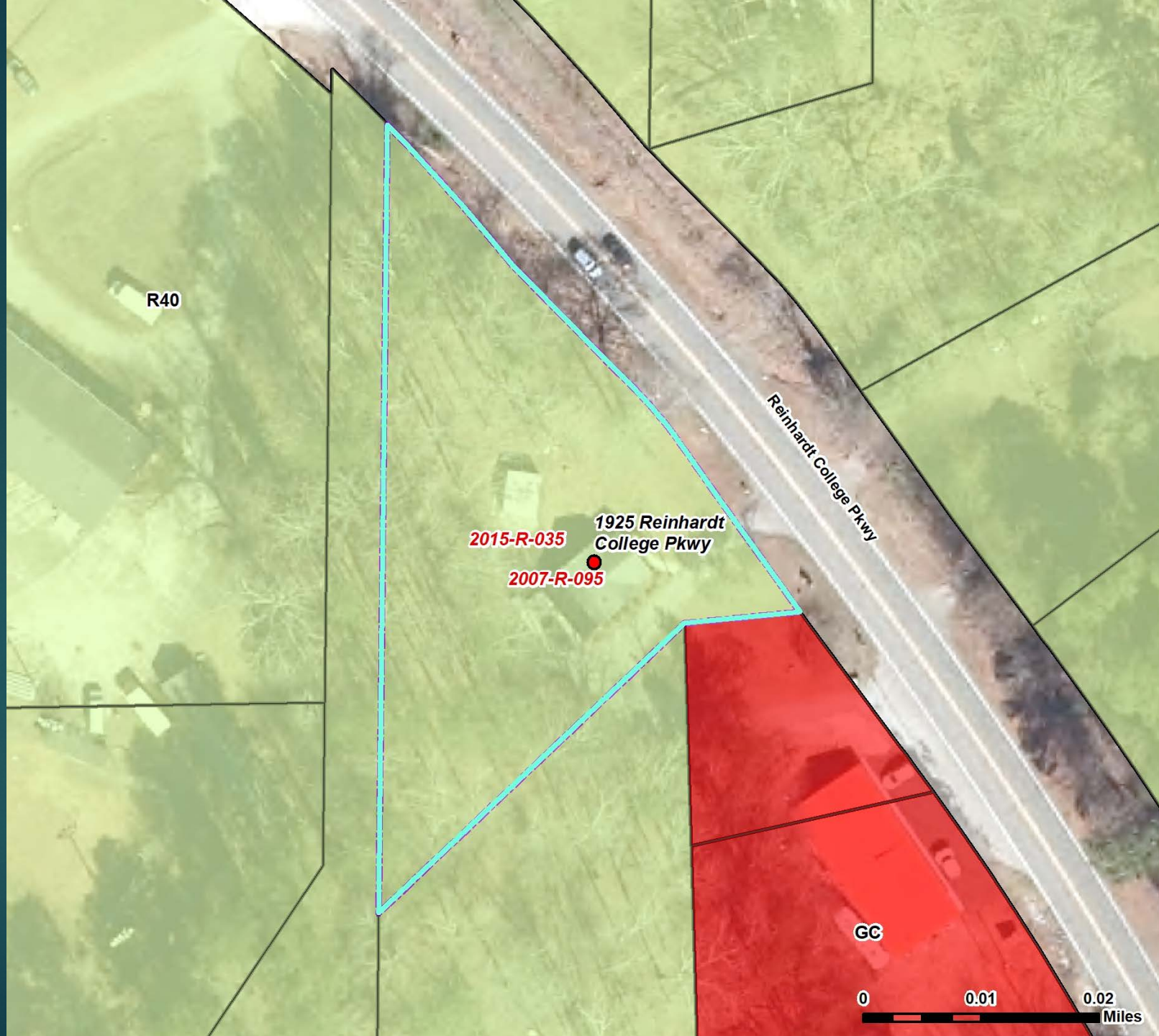


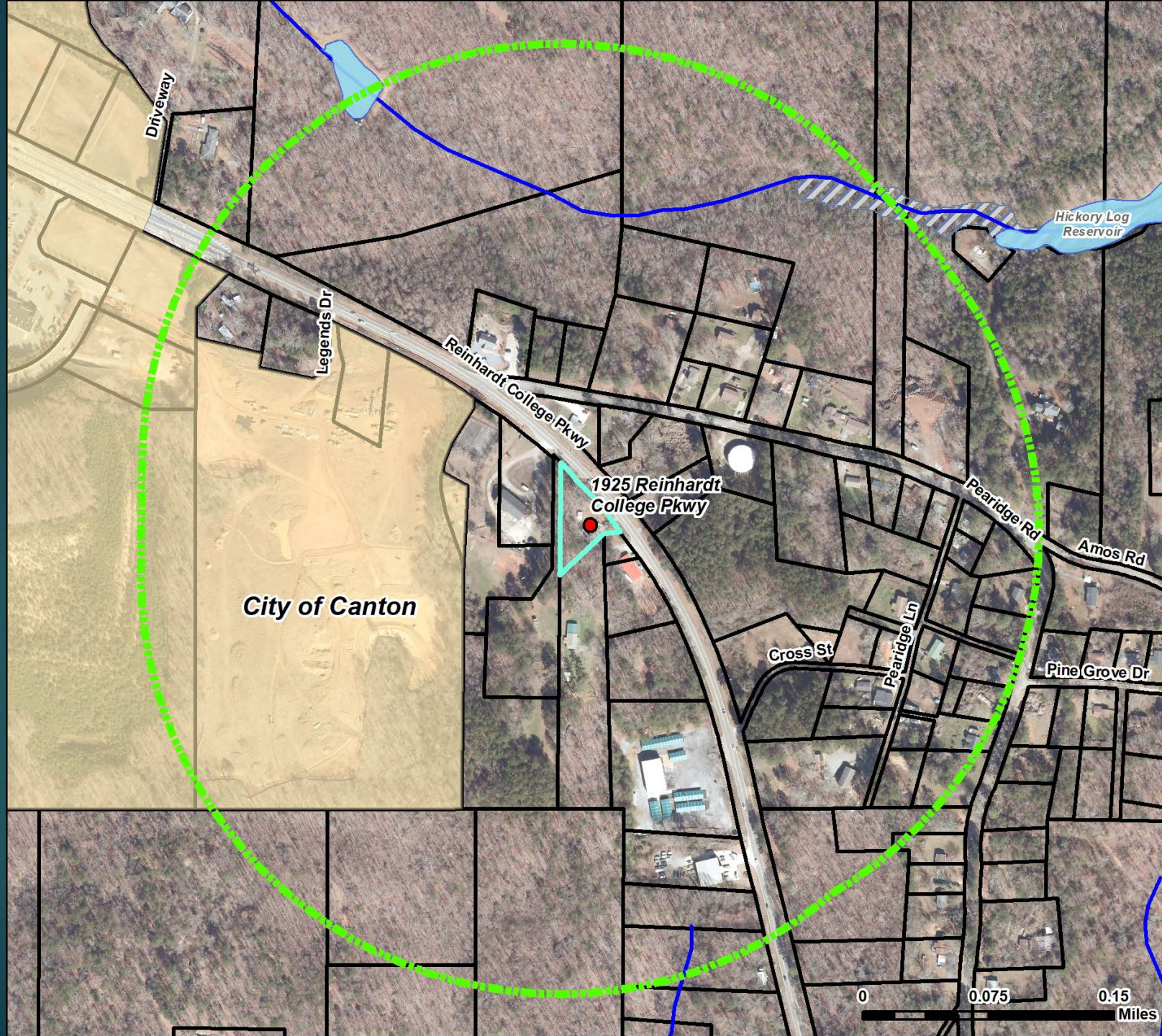
CASE NUMBER: 20-10-022
COMMISSION DISTRICT: 1

APPLICANT: Rebecca M. Hudson
ZONING CHANGE: R-40 to NC
PROPOSED DEVELOPMENT: Beauty salon or office
LOCATION: 1925 Reinhardt College Pkwy Canton, Georgia 30114
MAP and PARCEL: 14N16 029
ACRES: 0.78 +/-
FUTURE DEVELOPMENT MAP: Suburban Living (Character Area)
Transitional (Corridor)
PUBLIC HEARING: October 6, 2020

PLANNING COMMISSION RECOMMENDATION: APPROVAL

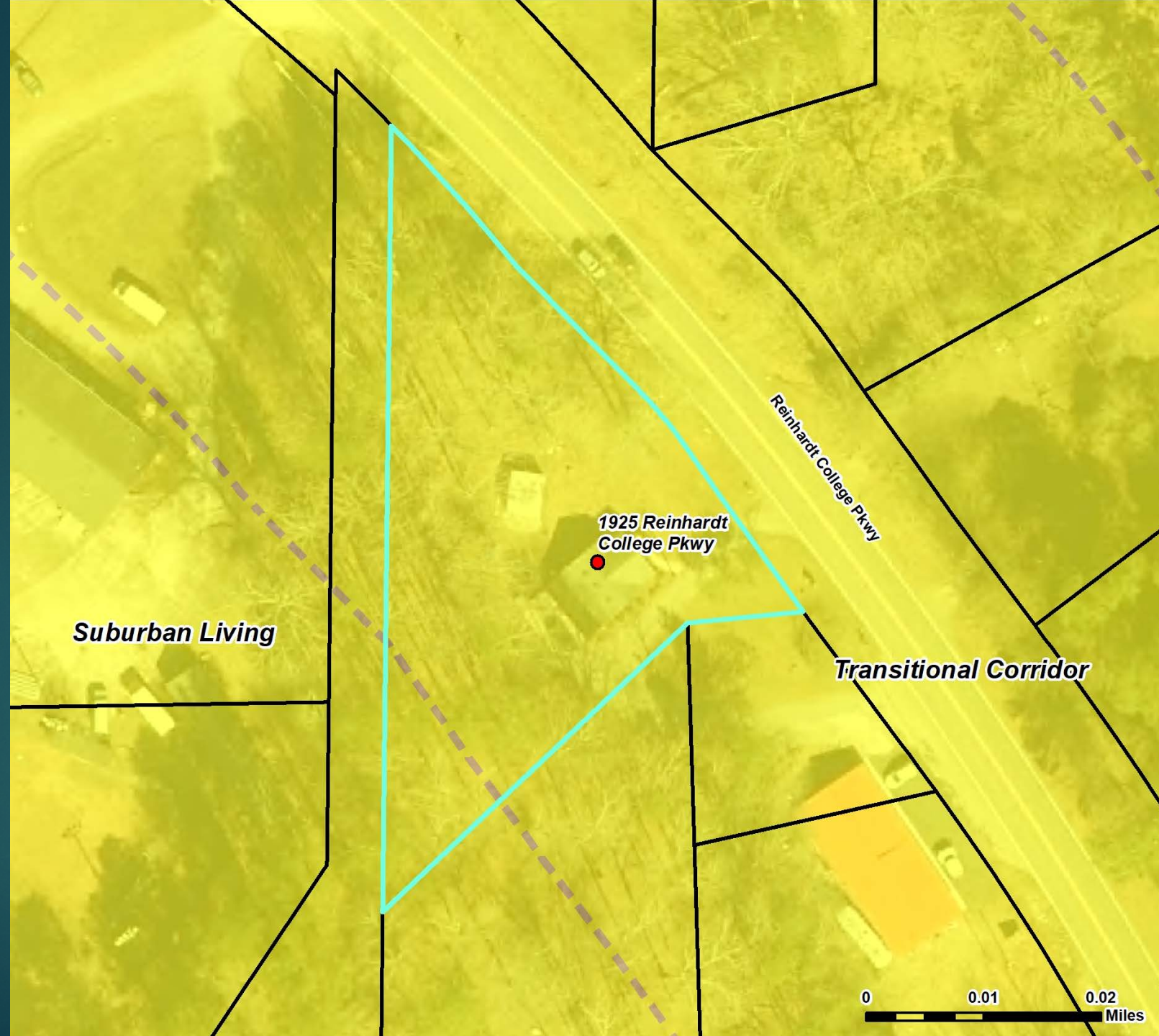
Zoning

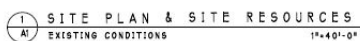




Aerial

 $\frac{1}{4}$ Mile

Future
Development
Map



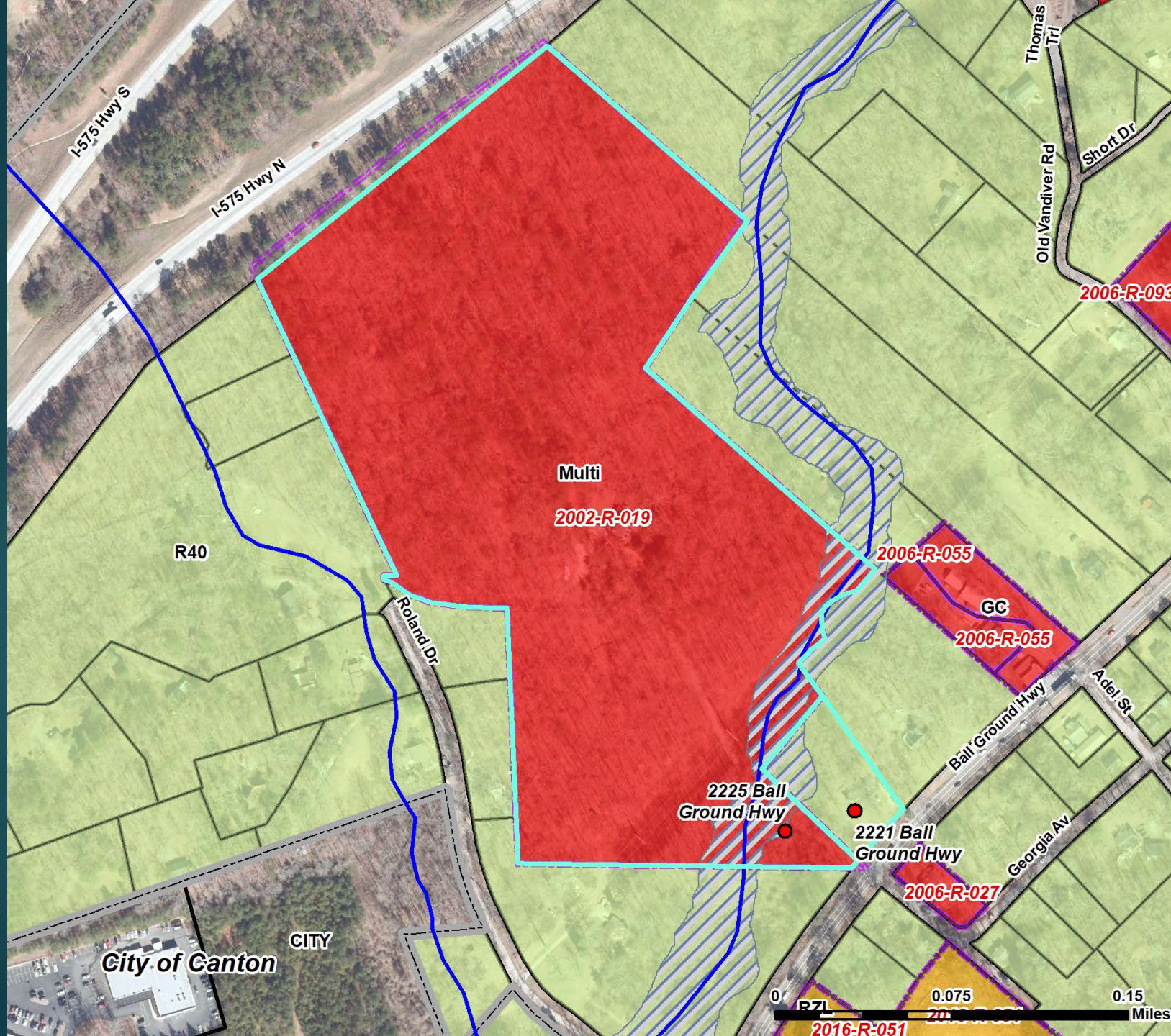
SITE DATA ACCORDING TO CHEROKEE COUNTY GEOCORTX VIEWER AS OF 7/9/20
TALAPOOSA FINE SANDY LOAM, 15 TO 25 PERCENT SLOPES
TALAPOOSA GRAVELLY SANDY CLAY LOAM, 10 TO 25 PERCENT SLOPES, ERODED

CASE NUMBER: 20-10-024
COMMISSION DISTRICT: 1

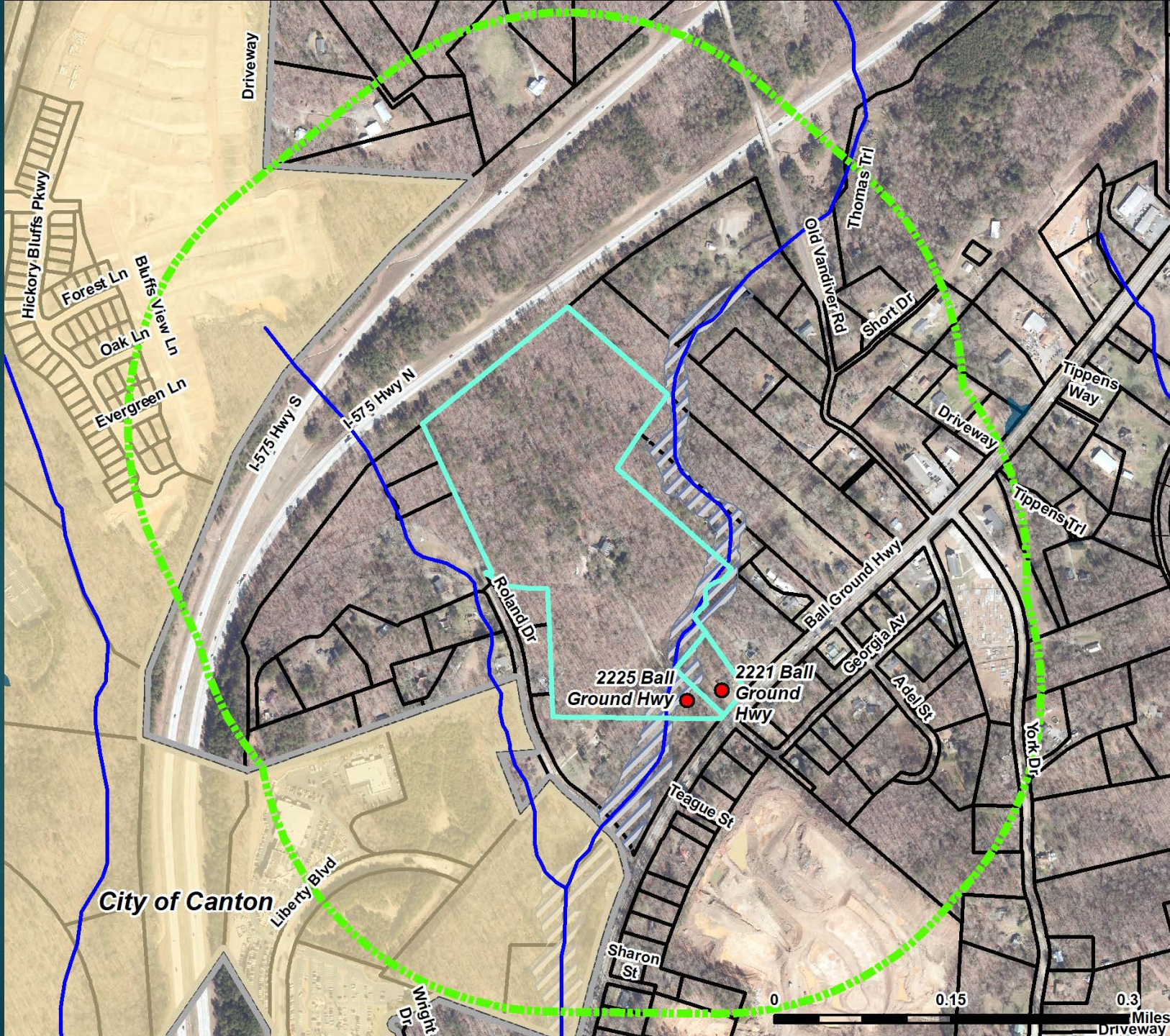
APPLICANT: George (Trey) Coogle
ZONING CHANGE: GC and R-40 to RZL
PROPOSED DEVELOPMENT: Single-family Residential
LOCATION: 2221 and 2225 Ball Ground Hwy Canton, Georgia 30114
MAP and PARCEL: 14N22C 019 and 14N22 080
ACRES: 33.14 +/-
FUTURE DEVELOPMENT MAP: Regional Center (Character Area)
PUBLIC HEARING: October 6, 2020

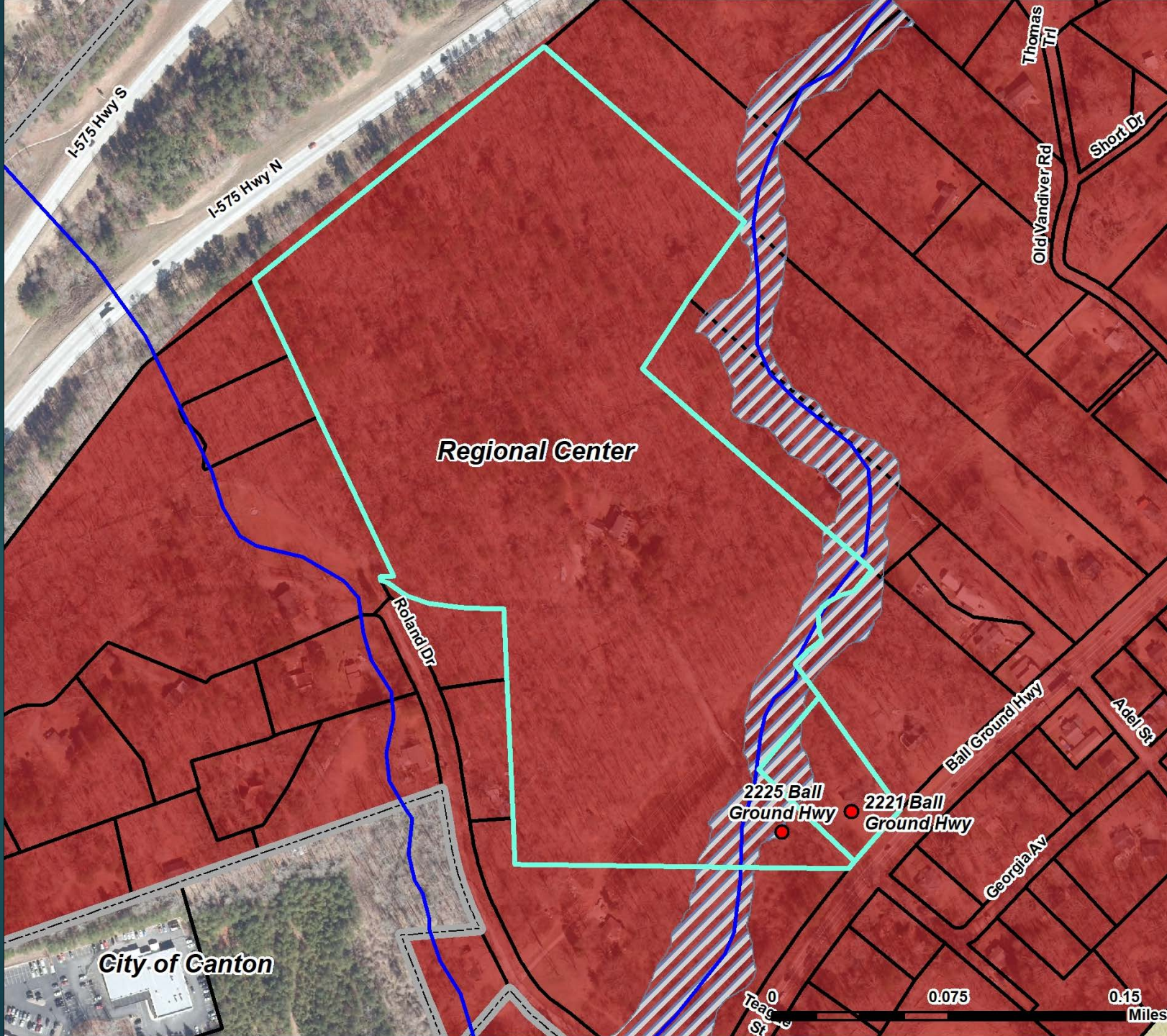
PLANNING COMMISSION RECOMMENDATION: APPROVAL WITH CONDITIONS

CONDITION: A deceleration lane and a left turn lane shall be installed at entrance.



Aerial

 $\frac{1}{4}$ Mile

Future
Development
Map

RZL STANDARDS:
3,800 SQUARE FOOT LOTS (MINIMUM)
20' FRONT SETBACK (LOCAL)
75' FRONT SETBACK (ARTERIAL)
5' SIDE SETBACK (10' BUILDING SEPARATION)
25' REAR SETBACK
36' MINIMUM LOT WIDTH (AT BUILDING LINE)

PROPOSED ZONING:
ZERO LOT LINE (RZL)

TRACT 2
TAX PARCEL:
14N22C 019
AREA = 1.09 ACRES
-ZONED: R-40

STREAM BUFFER
75' IMPERVIOUS BUFFER
50' UNDISTURBED S.O.B.
25' UNDISTURBED S.W.B.

STREAM BUFFERS

30' ZONING BUFFER

N/F
 E. B. WOLEY II, LLC
 (DEED BOOK 13111, PAGE 280)
 (ZONED: R-40)
 APPROXIMATE
 TRASH PILE
 ENCROACHMENT

30' ZONING BUFFER

N/F
 E. B. WOLEY II, LLC
 (DEED BOOK 13111, PAGE 280)
 (ZONED: R-40)
 APPROXIMATE
 TRASH PILE
 ENCROACHMENT

TRACT 1 (ZONED: G.C.) OWNER:
JAMES & HELEN SPEARS FAMILY TRUST
TRACT 2 (ZONED: R-40) OWNER:
JAMES & HELEN SPEARS FAMILY TRUST

PLANNED OPEN SPACE = 4.2± ACRES
OPEN SPACE = 12.7% OF TOTAL PROJECT AREA
ZERO LOT LINE ZONING REQUIRES 10% OPEN SPACE

TOTAL AREA = 33.14 ACRES

REFERENCE PLATS:

- 1) R/W PLAT RECORDED IN PLAT BOOK 22, PAGE 608.
- 2) SURVEY FOR JAMES S. SPEARS, BY: THOMAS M. GINN, SR., GA. R.L.S. #1549. DATED: OCT. 1, 1974. RECORDED IN PLAT BOOK 19, PAGE 189.
- 3) SURVEY FOR TROY L. BROCKSHIRE, BY: T.M. PATTON & ASSOC. INC., DATED: DEC. 26, 1972. RECORDED IN PLAT BOOK 7, PAGE 157.
- 4) BOUNDARY SURVEY FOR JAMES L. & HELEN J. SPEARS, BY: ACME AMERICAN, L.L.C. DATED: 03-04-04. REVISED: 05-28-04.

NOTES:

- 1) THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAY & EASEMENTS, BOTH RECORDED AND UNRECORDED.
- 2) SOME FENCE LINES AND IMPROVEMENTS ARE NOT SHOWN.
- 3) SOME OVERHEAD UTILITY EASEMENTS MAY NOT BE KNOWN.
- 4) UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN.

0' 100' 200' 300' 400' 500'

GRAPHIC SCALE - FEET

PLANNED 111 LOTS



LANDMARK
LAW, INC.

THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A CLOSURE PRECISION OF ONE FOOT IN 5/8 FEET AND AN ANGLE ERROR OF 1/2 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE WITHIN ONE FOOT IN 5/8 FEET.

EQUIPMENT USED FOR MEASUREMENTS:
TOPCON GFT-3000

ZONING MAP	
-FOR-	
JAMES SPEARS	
LAND LOT(S) - 226 & 243	
DISTRICT - 14 - SECTION - 2	
CITY - SHERBORN COUNTY, GEORGIA	
PREPARED: FEB. 19, 2020	SCALE 1" = 100'
LAST REVISED: ONE AUGUST 4, 2020	
DWG FILE: 44411 ZONING.dwg	
DATE: 02/19/2020	BY: G. LSP 0000

24

Site Plan