

RESOLUTION NO. 2018-R-018
CASE # 18-02-006
APPLICANT: Development Authority of Cherokee County

A resolution concerning the following described property:

4.112 +/- acres located in Land Lot 1103 of the 21st District, 2nd Section of Cherokee County, Georgia, and indicated as Part of Parcels 211, 213 & 214 on Tax Map 21N06.

WHEREAS, it is hereby found and determined that Development Authority of Cherokee County filed a petition to change the zoning of the property described above from R-40 to LI on December 28, 2017.

WHEREAS, the petition to change the zoning proposes **industrial uses (addition to Tract 6B of Cherokee 75 Corporate Park)** as shown on the site plan attached hereto as **Exhibit A**; and,

WHEREAS, O.C.G.A. 36-66-4 mandates any local government taking action which will result in a zoning decision shall provide for a hearing on the proposed action by causing to be published a notice in a newspaper of general circulation; and,

WHEREAS, the notice of public hearing, a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference, was published more than 15 days prior to the public hearing; and,

WHEREAS, the Planning Commission held a public hearing on February 6, 2018 upon this request for change of zoning in the Commission Chambers of the Cherokee County Administration Building; and,

WHEREAS, the recommendation of the Planning Commission, attached hereto as **Exhibit C**, has been received regarding the subject property as described in the legal description, a copy of which is attached hereto as **Exhibit D** and incorporated herein by reference; and,

WHEREAS, the Cherokee County Board of Commissioners have considered the proposed petition in contemplation of the Comprehensive Plan as adopted and interpreted by the Planning Commission; and, has examined the views expressed at the public hearing, the subject property and surrounding area, the statutory zoning criteria, and the need to modify the exercise of the police power with regard to this particular property as such exercise relates to the comprehensive exercise of that power throughout the unincorporated area of Cherokee County, Georgia.

NOW THEREFORE, be it resolved by the Cherokee County Board of Commissioners that the petition for a change of zoning from **R-40** to **LI** is hereby declared to be **Approved**. The Cherokee County Zoning Administrator is directed to make any necessary change to the zoning district maps to affect the zoning on the subject property.

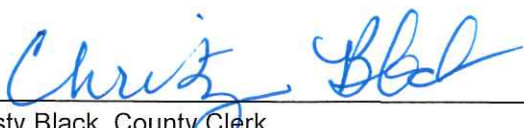
SO RESOLVED, this 6th day of March, 2018.

CHEROKEE COUNTY BOARD OF COMMISSIONERS



L.B. Ahrens, Chairman

ATTEST:



Christy Black, County Clerk



EXHIBIT A

CP & E
CHRISTOPHER PLANNING & ENGINEERING

CONCEIVED & CERTIFIED
 10/15/2007
 1540 CHARLEMAGNE ROAD
 ALPHARETTA, GA 30204
 PHONE: 770-337-7303

CONCEPT PLAN
 FOR
TRACT 6B
 CHEROKEE ECONOMIC DEVELOPMENT
 OFFICE OF DEVELOPMENT
 616 INDIAN WAY
 WOODSTOCK, GA 30188
 770.336.0500

FOR:

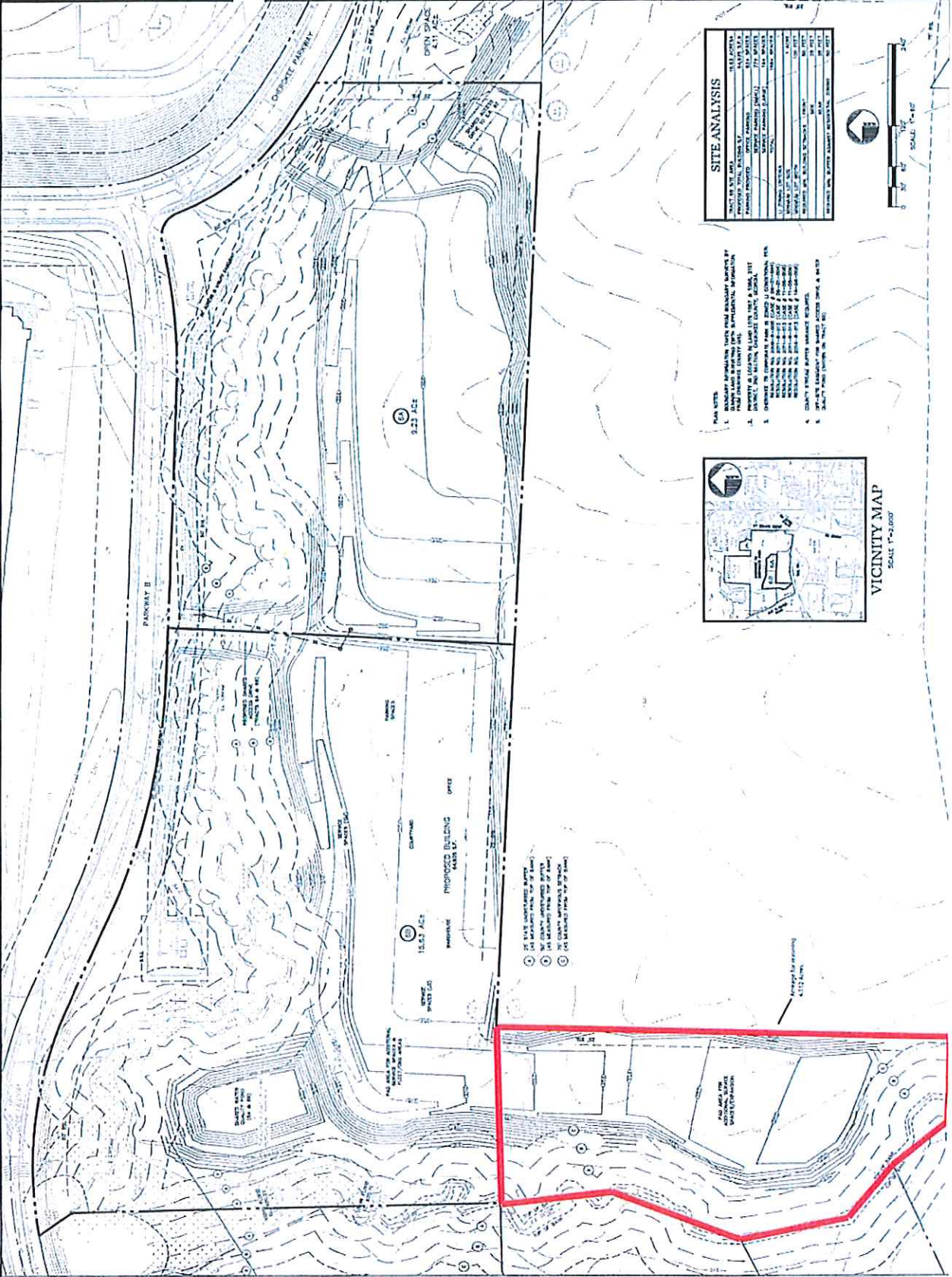


CHEROKEE ECONOMIC DEVELOPMENT
 OFFICE OF DEVELOPMENT
 616 INDIAN WAY
 WOODSTOCK, GA 30188
 770.336.0500

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2007	UPDATE BASE CHANGES

DATE: OCTOBER 2, 2007
 DATE DRAWING IS: 10/15/2007
 CONCEPTUAL SITE PLAN
 SHEET NO. CP.4



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 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 on
the 19 day of January, 2018, as provided by
law.

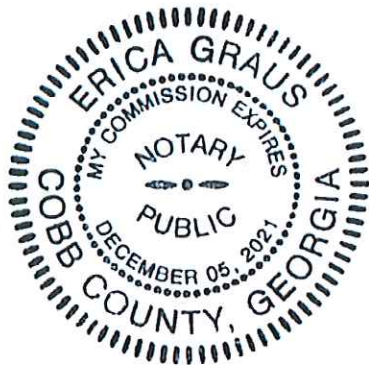


Subscribed and sworn to before me this 19 day
of January, 2018.



Notary Public

My commission expires December 5, 2021.



Z-1470
NOTICE OF PUBLIC HEARING
Development Authority of
Cherokee County
CASE# 18-02-006

Development Authority of Cherokee County
has submitted a petition to the Cherokee
County Board of Commissioners requesting
that the official zoning map of Cherokee
County be amended to rezone property from
R-40 to LI. If rezoned, the property will be
incorporated into the Cherokee 75 Corporate
Park.

The property owned by the Development
Authority of Cherokee County is located south
of Cherokee Parkway West and East of Old
Alabama Road in Land Lot 1103 of the 21st
District, 2nd Section of Cherokee County,
Georgia and indicated as part of Parcels 211,
213 & 214 on Tax Map 21N06. A total of
4.112 +/- acres is sought to be rezoned.

An exact legal description of the property is
on file at the Cherokee County Planning and
Land Use Office, 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 through the
CherokeeStatus page.

The Cherokee County Municipal Planning
Commission will hold a Work Session at the
Cherokee County Administration Building,
1130 Bluffs Parkway on Monday, January 22,
2018 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,

February 6, 2018 at 7:00 p.m. in Cherokee
Hall at the Cherokee County Administration
Building, 1130 Bluffs Parkway, Canton. 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, March 6, 2018 at
6:00 p.m. in Cherokee Hall at the Cherokee
County Administration Building, 1130 Bluffs
Parkway, Canton.

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
Planning and Land Use Department.
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.
1:19

RECEIVED
JAN 24 2018
PLANNING & LAND USE

EXHIBIT C



Department of Planning and Land Use
1130 Bluffs Pkwy • Canton, GA 30114 • (678) 493-6101

DATE: February 13, 2018

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

FROM: Jeff Watkins, Community Development Director

RE: Recommendation of Planning Commission

CASE NUMBER:	18-02-006
APPLICANT:	Development Authority of Cherokee County
ZONING CHANGE:	R-40 to LI
LOCATION:	Old Alabama Road (Cherokee 75 Corporate Park)
MAP & PARCELS:	21N06, part of parcels 211, 213 & 214
ACRES:	4.112 +/-
PROPOSED DEVELOPMENT:	Industrial Uses (Addition to Tract 6B)
COMMISSION DISTRICT:	4
FUTURE DEVELOPMENT MAP:	Suburban Growth

As a result of the public hearing held on February 6, 2018, the Cherokee County Planning Commission had a vote to recommend **approval of LI (Light Industrial)** for zoning case 18-02-006 Development Authority of Cherokee County consisting of 4.112 +/- acres.

EXHIBIT D

Legal Description

All that tract or parcel of land lying and being in Land Lot 1103 of the 21st District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

COMMENCE at an iron pin found (1/2" open top pipe) located at the Land Lot Corner common to Land Lots 1057, 1058, 1103 and 1104; thence leave said common Land Lot Corner and run southerly along the Land Lot Line common to Land Lots 1103 and 1104 the following courses and distances: S01°03'40"W a distance of 523.86 feet to an iron pin found (1" open top pipe); S01°15'15"W a distance of 238.11 feet to a concrete monument found located on the northerly right-of-way line of S.R. 92 (a variable width right-of-way); thence leave said common Land Lot Line and run southwesterly along said northerly right-of-way line S78°55'03"W a distance of 48.76 feet to an iron pin found (1/2" rebar with cap stamped "Gunnin LSF 1033"); thence leave said northerly right-of-way line and run N37°52'47"W a distance of 231.98 feet to a point; thence run N49°32'54"W a distance of 103.85 feet to a point; thence run N11°31'39"W a distance of 165.08 feet to a point; thence run N21°36'41"E a distance of 198.62 feet to a point; thence run N06°25'42"W a distance of 169.54 feet to a point located on the common Land Lot Line to Land Lots 1058 and 1103; thence run easterly along said common Land Lot Line N88°43'47"E a distance of 263.11 feet to an iron pin found (1/2" open top pipe) located at the Land Lot Corner common to Land Lots 1057, 1058, 1103 and 1104, said iron pin found being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land containing 4.112 acres.