



GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
ADAM J. ROZEN

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

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VIA CHEROKEE COUNTY CITYVIEW PORTAL

Mr. Michael Chapman, AICP
Cherokee County Planning and Zoning Department
1130 Bluffs Parkway
Canton, GA 30114

Re: 5883 Little Ridge Rd.

Dear Michael:

I represent Republic Property Group in relation to a proposed rezoning on Little Ridge Road, north of State Route 92. Republic proposes to rezone an 11-acre tract from General Commercial to Light Industrial for a proposed 151,200 square foot industrial building. The property is adjacent to the Cherokee 75 Industrial Park. The proposed community is consistent with development in the area and with the policies contained in the Cherokee County Comprehensive Plan. The property is currently zoned GC and lies within a Workplace Center land use designation.

The Republic project will serve the need for light industrial space that has brought economic activity and jobs to this corridor. The project will provide a buffer that meets the county code for the existing residential to the north. Republic will work with the county and state DOT to design appropriate driveway access to the adjacent roadways.

The neighborhood is on land currently zoned GC and other potential uses could produce a significant amount of traffic and noise as compared to the proposed use. The applicant will create an attractive buffer adjacent to the residential neighbors to ensure an appropriate transition between the higher intensity of this project and the existing residential neighborhood.

Please let me know if you have any questions regarding the proposed zoning modifications.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff".

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jcc