Cherokee County School District

Agenda Request Form

Meeting Date	Agenda Item Number
June 16, 2022	F-1

Title

Request for Permanent Easement Emergency Access Only

Requested Action

School Board Consideration of Superintendent's Recommendation for Approval of Request for Permanent Easement Emergency Access Only

Summary Explanation and Background

Misty Ridge, LLC is currently applying to rezone property within the City of Canton that is adjacent to the ACTIVE Academies site. Part of the rezoning review comments are to provide a secondary, emergency access only entrance to the development.

This development does not have enough road frontage to provide this site access. They have approached CCSD requesting an easement across the current ACTIVE Academies site. This easement would utilize the bus exit lane to a point and transition to a 24' wide gravel, emergency only road. The developer would install a gate with a Fire Department Knox Box to ensure this easement is only accessible by emergency vehicles.

Priority Area

Organizational and Operational Effectiveness

Financial Impact

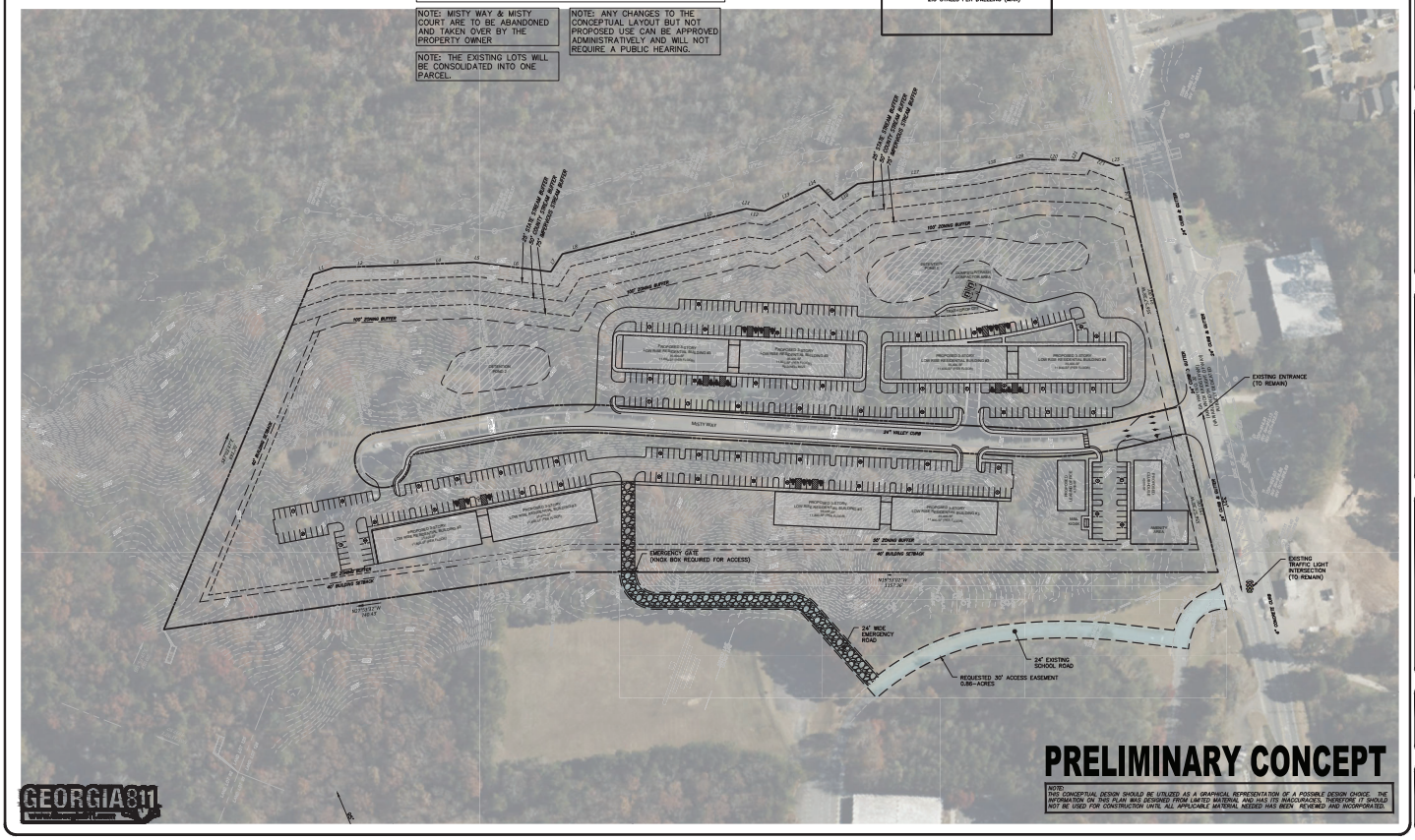
N/A

Exhibits: (List)

Map of Proposed Easement Area

Source of Additional Information

Trey Moores	770.479.1871
Mitch Hamilton	770.479.1871



PRELIMINARY CONCEPT

NOTE:
THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FROM LIMITED MATERIAL AND HAS ITS INACCURACIES, THEREFORE IT SHOULD NOT BE USED FOR CONSTRUCTION UNTIL ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

GEORGIA811

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6120 LIME OAK LLC
3560 MOYE TRAIL, DULUTH, GA 30097
CONTACT: FAIZAN GILLANI
(678) 665-8416

LIVE OAK PARKWAY DEVELOPMENT
ISSUED FOR: CONCEPT
JURISDICTION: GWINNETT COUNTY
LOCATION: 6120 LIME OAK PARKWAY, NORCROSS, GA 30093

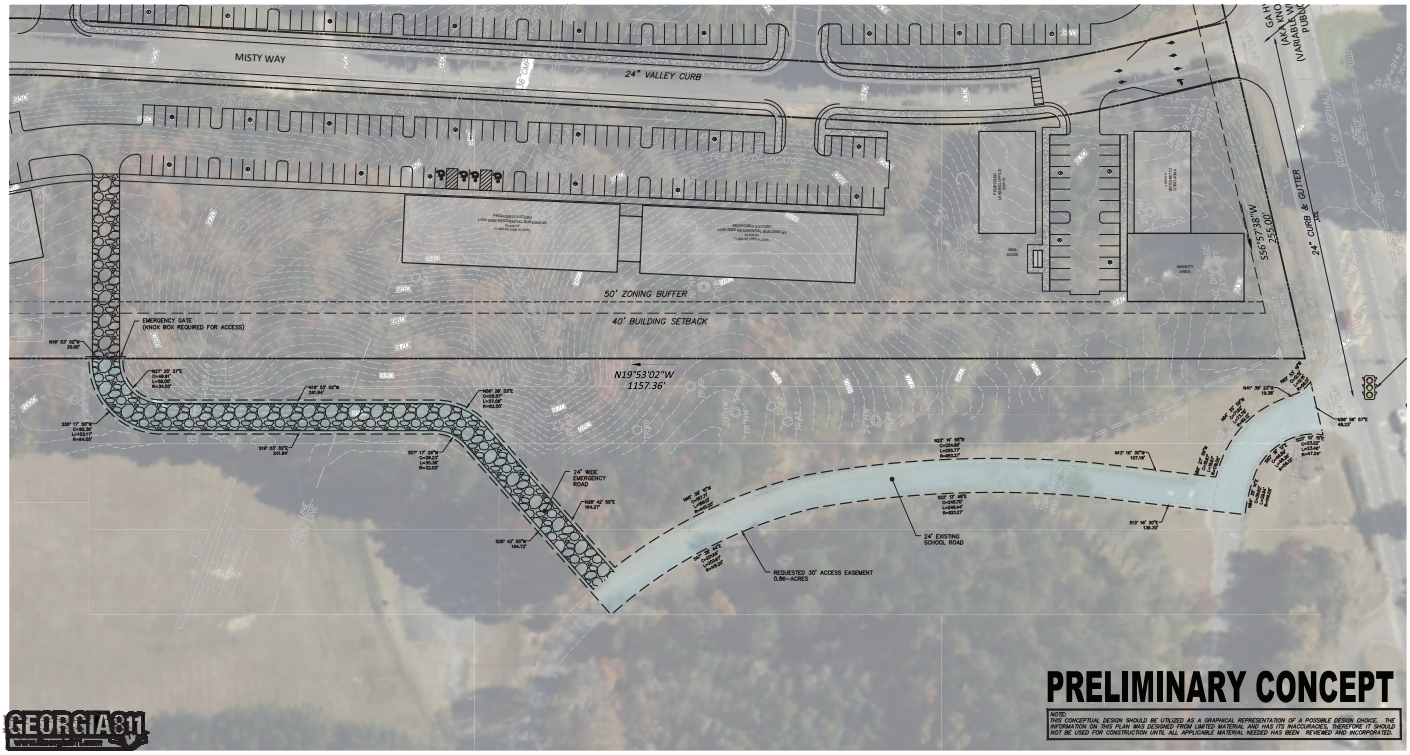
#	DATE	REVISIONS

DRAWN: KK | CHECK: EGS
JOB NO: 21-388 | DATE: 04/28/22

EXHIBIT 01

SHEET C100

D:\WORKING\ (CONTINEO-MASTER)\WORKING\ (CONTINEO-MASTER)\CONTINEO-MASTER\UP-DRIVE\ PROJECTS\2021\21-404 - LR - MISTY RIDGE GA HWY 20 CANTON, GA\DRAWINGS



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- CURB AND GUTTER
- STREAM
- (7) PARKING COUNT

0 80' 160'

SITE SUMMARY

PROPOSED ZONING DISTRICT	C-2
PROPOSED USE	C-STORE, RETAIL
TOTAL SITE AREA	± 5.07 AC
PROPOSED BUILDING AREA	286,500 SF
FRONT BUILDING SETBACK	15'
SIDE BUILDING SETBACK	10'
REAR BUILDING SETBACK	30'
PARKING STALL DIMENSIONS	########
REQUIRED PARKING	MIN: 296; MAX: 740
PROPOSED PARKING	489
NUMBER OF UNITS	296

REQUIRED PARKING BASED ON:
RESIDENTIAL (MULTI-FAMILY):
1.0 STALLS PER DWELLING (MIN)
2.5 STALLS PER DWELLING (MAX)

THE PROPOSED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AND AE BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13057C0232E & 13057C0234E, WITH A DATE OF IDENTIFICATION OF 06/07/2019, IN CITY OF CANTON, SATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTE: MISTY WAY & MISTY COURT ARE TO BE ABANDONED AND TAKEN OVER BY THE PROPERTY OWNER

NOTE: THE EXISTING LOTS WILL BE CONSOLIDATED INTO ONE PARCEL.

NOTE: ANY CHANGES TO THE CONCEPTUAL LAYOUT BUT NOT PROPOSED USE CAN BE APPROVED ADMINISTRATIVELY AND WILL NOT REQUIRE A PUBLIC HEARING.

PRELIMINARY CONCEPT

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EXHIBIT 02

SHEET C101

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