

RESOLUTION NO. 2023-R-103
CASE # 23-03-002S
APPLICANT: Maya Radovic for Hani Narmani

A resolution concerning the following described property:

9.14+/- acres located in Land Lots 1042 and 975 of the 3rd District, 2nd Section of Cherokee County, Georgia and indicated as Parcel 073 B on Tax Map 14N29.

WHEREAS, it is hereby found and determined that Maya Radovic filed a petition to change the zoning of the property described above from AG (General Agriculture) and R-80 (Estate Residential) to GC (General Commercial) on November 30, 2022.

WHEREAS, the applicant also requested a Special Use Permit to allow a Used Car Dealership 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 March 7, 2023 upon this request for Rezoning and a Special Use Permit 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 applicant requested this case be remanded back to the Planning Commission on March 20, 2023 for an additional public hearing to consider an alternative request; a copy of which is attached hereto as **Exhibit E** and;

WHEREAS, the applicant filed a revised petition to change the zoning from AG (General Agriculture) and R-80 (Estate Residential) zoning to NC (Neighborhood Commercial) in order to develop a multi-use commercial and office lot on or about July 31, 2023.

WHEREAS, a copy of the revised site plan is attached hereto as **Exhibit F**; and,

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

WHEREAS, the Planning Commission held a second public hearing on December 5, 2023 upon this request for rezoning in the Commission Chambers of the Cherokee County Administration Building; and,

WHEREAS, the recommendation of the Planning Commission, attached hereto as **Exhibit H**, has been received regarding the subject property as described in the legal description aforementioned; 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.

WHEREAS, the Cherokee County Board of Commissioners remanded the case back for an additional Public Hearing by the Planning Commission on January 2, 2024.

WHEREAS, it is hereby found and determined that the applicant revised the request on or about May 15th, 2024, to request a rezoning of 4.25 acres from Agricultural (AG) and R-80 (Estates Residential) to Neighborhood Commercial (NC) in order to develop a multi-use commercial and office lot, as shown on the revised site plan attached hereto as **Exhibit I**; 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 J** 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 September 3rd, 2024 upon this request for rezoning in the Commission Chambers of the Cherokee County Administration Building; and,

WHEREAS, the recommendation of the Planning Commission, attached hereto as **Exhibit K**, has been received regarding the subject property as described in the legal description, a copy of which is attached hereto as **Exhibit L** 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 request to rezone the property is hereby declared to be **approved with the following conditions**:

- 1. **There shall be no commercial access to Wheeler Martin Road from the NC (Neighborhood Commercial) portion of the property;**
- 2. **The Article 16, Section 16.3 Highway 20 East Overlay District standards of the Zoning Ordinance shall apply.**

SO RESOLVED this 1st day of October, 2024.

CHEROKEE COUNTY BOARD OF COMMISSIONERS



 Harry B. Johnston, Chairman

ATTEST:


 Christy Black, County Clerk

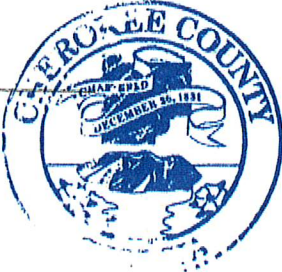
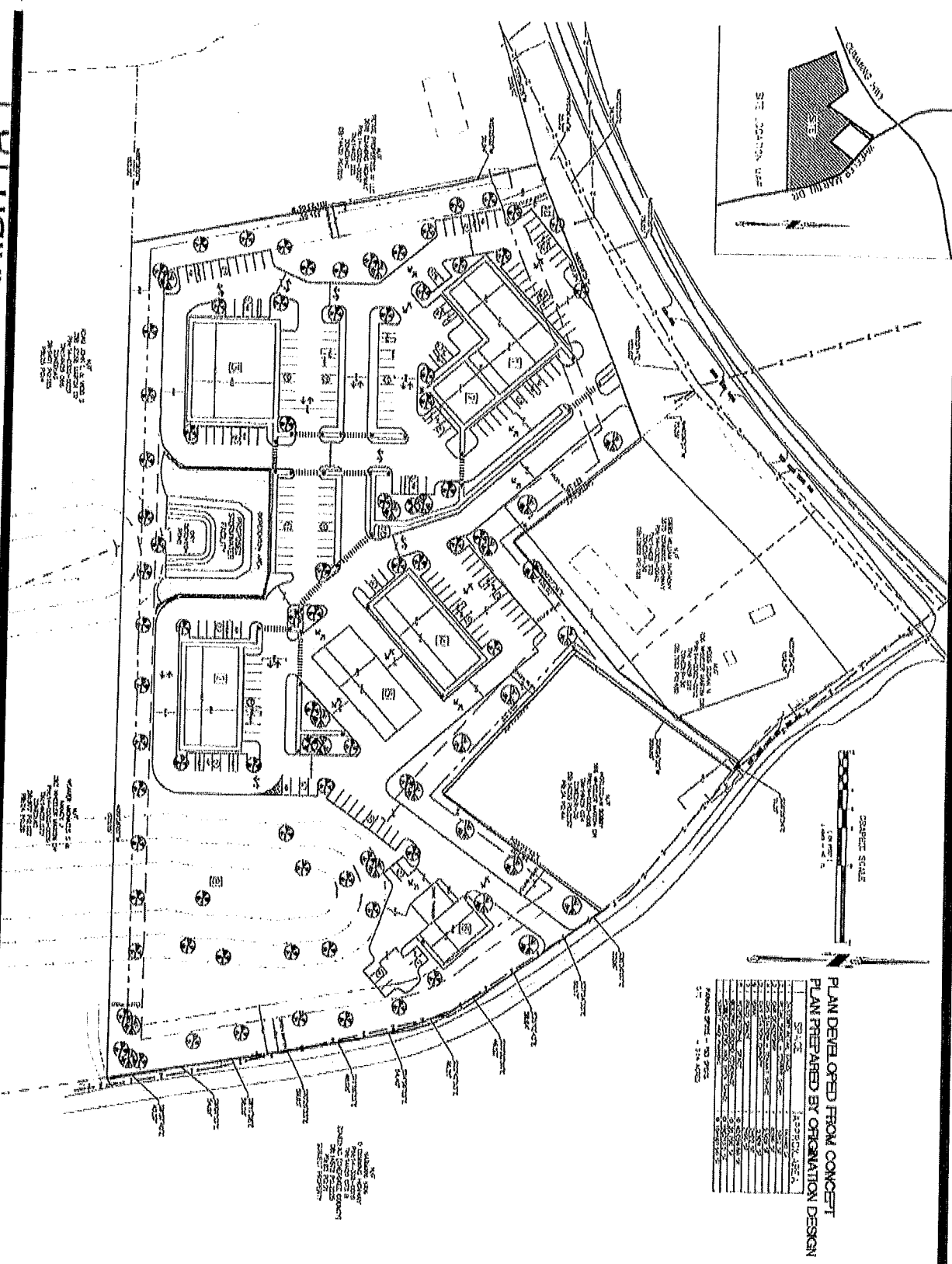


EXHIBIT A



PLAN DERIVED FROM CONCEPT
 PLAN PREPARED BY ORGANIZATION DESIGN

NO.	DATE	DESCRIPTION
1	10/27/2022	CONCEPT PLAN
2	11/15/2022	REVISIONS
3	12/01/2022	REVISIONS
4	01/10/2023	REVISIONS
5	02/01/2023	REVISIONS
6	02/15/2023	REVISIONS
7	03/01/2023	REVISIONS
8	03/15/2023	REVISIONS
9	04/01/2023	REVISIONS
10	04/15/2023	REVISIONS
11	05/01/2023	REVISIONS
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14	06/15/2023	REVISIONS
15	07/01/2023	REVISIONS
16	07/15/2023	REVISIONS
17	08/01/2023	REVISIONS
18	08/15/2023	REVISIONS
19	09/01/2023	REVISIONS
20	09/15/2023	REVISIONS

CR-1 10/27/2022 2023 revision	DATE: 10/27/22 TIME: 10:00 AM	DRAWN BY: [Name] CHECKED BY: [Name]	PROJECT NO.: [Number] SHEET NO.: [Number]	CONCEPT PLAN NAMI DEVELOPMENT GANTON, CHESTERFIELD COUNTY PROJECT NO. 2023-001, 2023-002, 2023-003, 2023-004, 2023-005	 H.L. NINA, INC. 1311 N. BROADWAY, SUITE 100 RICHMOND, VA 23220	
	SCALE: 1" = 40'			PREPARED BY ORGANIZATION DESIGN		

Ad text :
TCT-2113
GPN-16

EXHIBIT **B**

NOTICE OF PUBLIC HEARING
Maya Radovic for Hani Narmani
CASE# 23-03-002S

Maya Radovic for Hani Narmani 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 the property from Agricultural (AG) and Estate Residential (R-80) zoning to General Commercial (GC) zoning in order to develop a multi-use commercial lot. The applicant also requests a Special Use Permit (SUP) for a Used Car Dealership. The property owned by Hani Narmani is located at Cumming Hwy in Land Lot 302 of the 14th District, 2nd Section of Cherokee County, Georgia, and indicated as Parcel 073B on Tax Map 14N29. A total of 9.14 +/- 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.cherokee.ga.com/cherokeestatus.

The Cherokee County Municipal Planning Commission will hold a Work Session at the Cherokee County Administration Building, 1130 Bluffs Parkway on Monday, February 20, 2023, 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, March 7, 2023, 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 the information presented at the public hearing.

The Cherokee County Board of Commissioners may consider this request at its meeting on Tuesday, April 4, 2023, 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 visit www.cherokee.ga.com/Zoning.
2:2-2023

EXHIBIT C

Cherokee County



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

DATE: March 16, 2023

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

FROM: Thomas Trawick, Zoning Manager

RE: Recommendation of Planning Commission

CASE NUMBER: 23-02-002S
APPLICANT: Hani Narmani
ZONING: AG and R-80 to GC w/SUP
LOCATION: 14N29, 073B
ACRES: 9.14 +/-
PROPOSED USE: Multi-Use Commercial with Used Car Dealership
COMMISSION DISTRICT: 1
FUTURE DEVELOPMENT MAP: Country Estates

As a result of the public hearing held on March 7, 2023, the Cherokee County Planning Commission voted to recommend denial of the applicant's request.



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

EXHIBIT D

Received
08/09/2022 7:23:17 AM

LEGAL DESCRIPTION – 9.14 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 302 of the 14th District, 2nd Section, of Cherokee County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at the intersection of the historic right-of-way of Georgia Highway #20 (R/W varies) and Wheeler Martin Drive (40' R/W), following said historic right-of-way of Georgia Highway #20 proceed 339.00 feet to a point (Iron Pin Found, #5 Re-Bar); Thence proceed South 40°06'57" East a distance of 73.39 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the southeastern right-of-way of Georgia Highway #20 (as presently located), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, proceed South 40°06'57" East a distance of 172.16 feet to a point (Iron Pin Found, #4 Re-Bar); THENCE proceed North 50°27'36" East a distance of 175.02 feet to a point (Iron Pin Found, 1/2 inch Open Top); THENCE proceed North 35°56'34" East a distance of 158.34 feet to a point (PK Nail Found) on the southwesterly right-of-way of aforesaid Wheeler Martin Drive; THENCE proceed along said southwesterly right-of-way of aforesaid Wheeler Martin Drive South 58°26'34" East a distance of 11.31 feet to a point (PK Nail Found); Thence leaving said right-of-way proceed South 36°24'50" West a distance of 209.80 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed South 48°37'34" East a distance of 203.33 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed North 35°39'48" East a distance of 207.84 feet to a point (PK Nail Found) on the southwesterly right-of-way of aforesaid Wheeler Martin Drive; THENCE proceed along said southwesterly and westerly right-of-way of aforesaid Wheeler Martin Drive the following courses and distances: South 36°38'07" East a distance of 22.06 feet to a point; South 37°24'33" East a distance of 60.17 feet to a point; South 35°12'43" East a distance of 59.64 feet to a point; South 30°30'38" East a distance of 46.52 feet to a point; South 22°42'53" East a distance of 46.21 feet to a point; South 14°56'23" East a distance of 54.40 feet to a point; South 11°18'23" East a distance of 48.08 feet to a point; South 10°26'33" East a distance of 59.65 feet to a point; South 09°11'38" East a distance of 58.08 feet to a point; South 09°01'53" East a distance of 54.81 feet to a point; South 09°57'40" East a distance of 43.37 feet to a point (Iron Pin Found, #5 Re-Bar); THENCE leaving said right-of-way proceed North 89°38'07" West a distance of 876.15 feet to a point (Iron Pin Set, #4 Capped Re-Bar); THENCE proceed North 11°23'05" West a distance of 339.95 feet to a point (Iron Pin Set, #4 Capped Re-Bar); THENCE proceed North 16°05'02" West a distance of 91.94 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the southeastern right-of-way of Georgia Highway #20 (as presently located); THENCE proceed along said southwesterly right-of-way North 68°08'31" East a distance of 307.94 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

From: [Maya Radovic](#)
To: [Thomas E. Trawick](#)
Cc: [Hani Narman](#); [EL MINA, INC](#)
Subject: Re: [EXTERNAL] Re: Narmani Rezoning Case Follow-Up
Date: Wednesday, March 22, 2023 10:03:12 AM
Attachments: [image001.png](#)

EXHIBIT E

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Thomas;

The applicant has made a decision to remand the case back to the Planning Commission for an additional review and public hearing.

We are working on the revised concept plan that will be submitted sometime next week.

Respectfully,

Maya Radovic, CPESC, CFM
Radovic Permits, LLC
Mobile: 404/717-4795

On Mon, Mar 20, 2023 at 5:17 PM Thomas E. Trawick <tetrawick@cherokeega.com> wrote:

Good afternoon,

When you say table, you would like for the Board of Commissioners to table the decision of the application, or ask them to remand the case back to the Planning Commission for an additional review and public hearing?

What are you intending to change?

Thank you,



Thomas Trawick, AICP

Planning and Zoning

678-493-6108

tetrawick@cherokeega.com

From: Maya Radovic <radovicpermits@gmail.com>

Sent: Monday, March 20, 2023 11:02 AM

To: Thomas E. Trawick <tetrawick@cherokeega.com>

Cc: Hani Narmani <narmani71@gmail.com>; EL MINA, INC <elminaengineer@gmail.com>

Subject: [EXTERNAL] Re: Narmani Rezoning Case Follow-Up

Good Morning Thomas;

After the application aspects reconsideration, the project team has decided to table this subject to the next meeting if possible.

We are working on the objections summarizing and want to come up with the revised concept plan that should be acceptable.

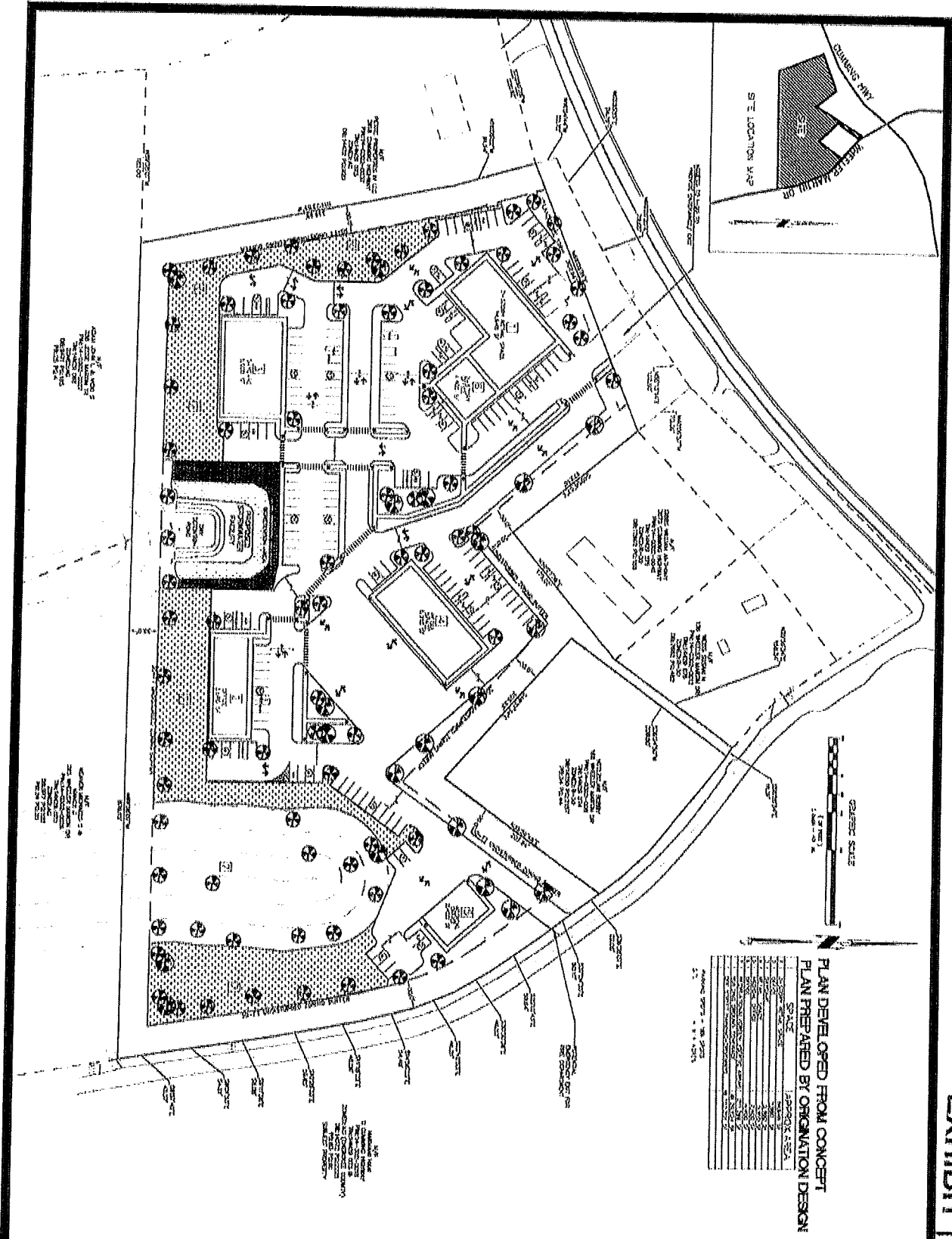
Please advise.

Respectfully,

Maya Radovic, CPESC, CFM

Radovic Permits, LLC

Mobile: 404/717-4795



PLAN DEVELOPED FROM CONCEPT
 PLAN PREPARED BY ORIGINATOR DESIGN

NO.	DATE	DESCRIPTION
1	12/15/10	CONCEPT PLAN
2	01/15/11	REVISED PLAN
3	02/15/11	REVISED PLAN
4	03/15/11	REVISED PLAN
5	04/15/11	REVISED PLAN
6	05/15/11	REVISED PLAN
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98	01/15/19	REVISED PLAN
99	02/15/19	REVISED PLAN
100	03/15/19	REVISED PLAN

EXHIBIT [F]

CP 1 10/15/10 10/15/10	DATE: 10/15/10 NO: 1 DESCRIPTION: CONCEPT PLAN	CONCEPT SITE DEVELOPMENT PLAN FOR NAMI DEVELOPMENT CANTON, CHESTERFIELD COUNTY DRAWN BY: 10/15/10 PLS/10/15/10		
	DATE: 10/15/10 NO: 1 DESCRIPTION: CONCEPT PLAN			



EXHIBIT G

Publication Name:
The Cherokee Tribune

Publication URL:

Publication City and State:
Canton, GA

Publication County:
Cherokee

Notice Popular Keyword Category:

Notice Keywords:
narmani

Notice Authentication Number:
202312130723279922563
3233613314

Notice URL:

[Back](#)

Notice Publish Date:
Thursday, November 02, 2023

Notice Content

gpn16 TCT-4559 TCT-4559 GPN-16 NOTICE OF PUBLIC HEARING Maya Radovic for Hani Narmani CASE# 23-03-002S Maya Radovic for Hani Narmani 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 Agricultural (AG) and R-80 (Estates Residential) zoning to Neighborhood Commercial (NC) in order to develop a multi-use commercial and office lot. The property is located in Land Lot 302 of the 14th District, 2nd Section of Cherokee County, Georgia, and indicated as Parcel 14N29 on Tax Map 073B. 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. The Cherokee County Municipal Planning Commission will hold a Work Session at the Cherokee County Administration Building, 1130 Bluffs Parkway on Monday, November 20, 2023, 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, December 5, 2023, at 7:30 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 the information presented at the public hearing. The Cherokee County Board of Commissioners may consider this request at its meeting on Tuesday, January 2, 2024, 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 visit www.cherokeeega.com/Zoning. 11:2-2023

[Back](#)

Cherokee County



EXHIBIT H

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

DATE: December 5, 2023

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

FROM: Thomas Trawick, Zoning Manager

RE: Recommendation of Planning Commission

CASE NUMBER: 23-03-002S
APPLICANT: Maya Radovic for Hani Narmani
ZONING: AG and R80
MAP & PARCELS: 14N29, 073B
ACRES: 9.14 +/-
COMMISSION DISTRICT: 1
FUTURE DEVELOPMENT MAP: Country Estates / Corridor and Nodes

As a result of the public hearing held on December 5, 2023, the Cherokee County Planning Commission voted to recommend denial of the applicant's request.

EXHIBIT I



EL MINA, INC.
 1311 N. BRENDEL LANE, RD.
 SUITE 200
 MONROE, GA 30071

CONCEPT SITE DEVELOPMENT PLAN
 FOR
NAMI DEVELOPMENT
 CANTON, CHEROKEE COUNTY,
 GEORGIA

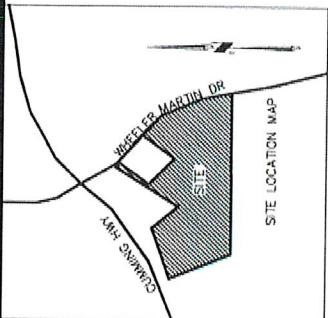
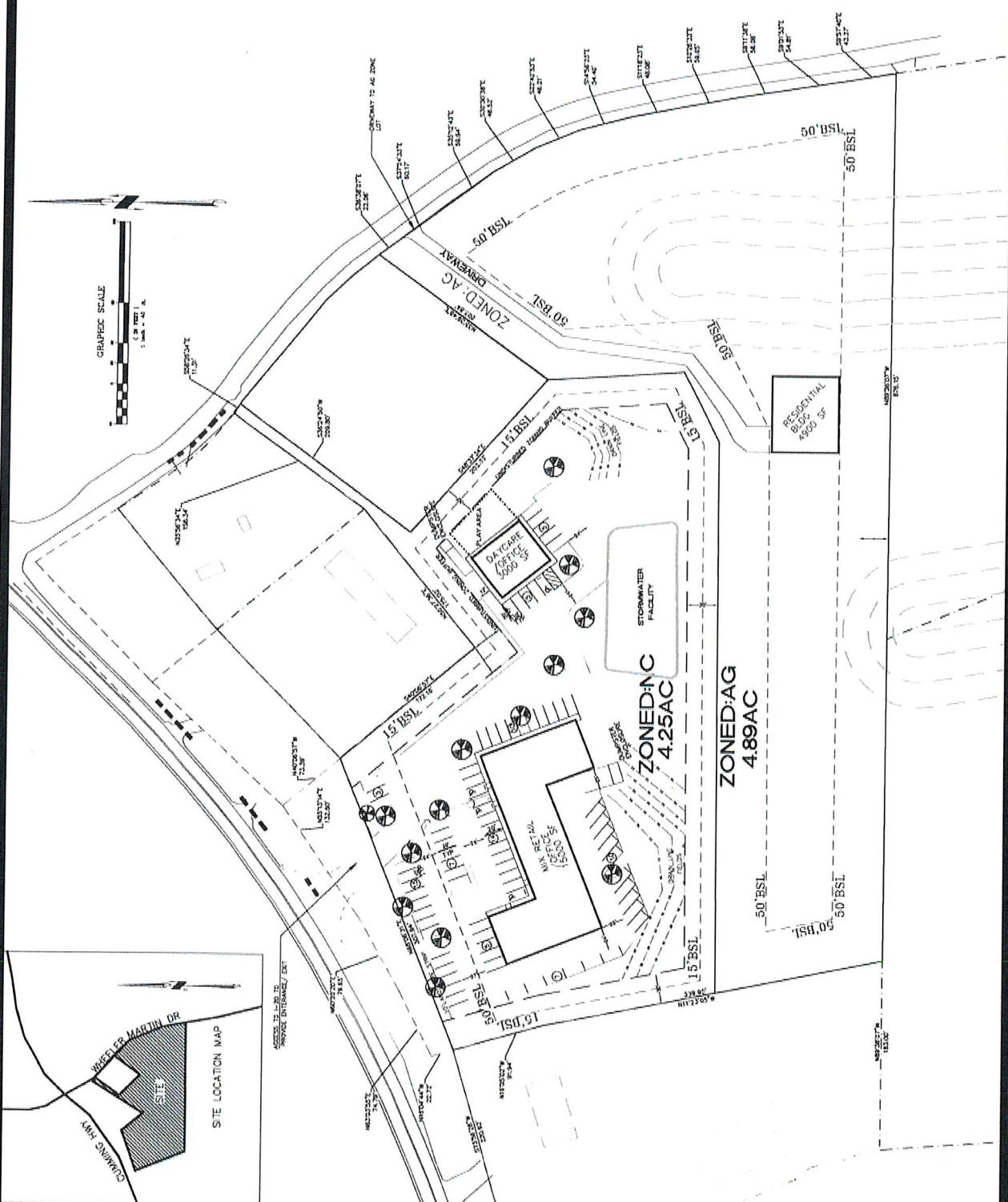
CONCEPT PLAN

SHEET TITLE

DATE	NO.	DESCRIPTION
12/27/2022	1	CLARIFICATION
5/18/23	2	REV LAYOUT
08/17/23	3	REV ZONING TYPE

DATE	NO.	DESCRIPTION
12/27/2022	1	CLARIFICATION
5/18/23	2	REV LAYOUT
08/17/23	3	REV ZONING TYPE

01



The Cherokee Tribune

CHEROKEETRIBUNE.COM
Cherokee's Source for Local News

EXHIBIT J

Publication Name:
The Cherokee Tribune

Publication URL:

Publication City and State:
Canton, GA

Publication County:
Cherokee

Notice Popular Keyword Category:

Notice Keywords:
Public+Hearings

Notice Authentication Number:
202408221406136592413
3233613314

Notice URL:

[Back](#)

Notice Publish Date:
Thursday, August 15, 2024

Notice Content

gpn16 TCT-7093 TCT-7093 GPN-16 Maya Radovic for Hani Narmani CASE# 23-03-002S Maya Radovic for Hani Narmani has submitted a petition requesting to rezone 4.25 +/- acres from AG (General Agriculture) and R-80 (Estates Residential) to NC (Neighborhood Commercial) for development of a multi-use commercial and office lot. The property is located in Land Lot 302 of the 14th District, 2nd Section of Cherokee County, Georgia, and indicated as Parcel 073B on Tax Map 14N29. 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. The Cherokee County Municipal Planning Commission will hold a Work Session at the Cherokee County Administration Building, 1130 Bluffs Parkway on Monday, August 19, 2024, 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, September 3, 2024, 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 the information presented at the public hearing. The Cherokee County Board of Commissioners may consider this request at its meeting on Tuesday, October 1, 2024, 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 visit www.cherokeeega.com/Zoning. 8:15-2024

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Cherokee County



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

DATE: September 3, 2024
TO: Board of Commissioners
Geoff Morton, County Manager
Angela E. Davis, County Attorney
Christy Black, County Clerk
FROM: Thomas Trawick, Zoning Manager
RE: Recommendation of Planning Commission

CASE NUMBER: 23-02-002S
APPLICANT: Maya Radovic for Hani Narmani
ZONING: AG & R-80 to NC
MAP & PARCELS: 14N29, 073B
ACRES: 4.25
COMMISSION DISTRICT: 1
FUTURE DEVELOPMENT MAP: Country Estates and Corridor and Nodes

As a result of the public hearing held on September 3, 2024, the Cherokee County Planning Commission made the following recommendation:

1. **Approval** to rezone 4.25 acres from AG & R-80 to NC with the condition that there be no commercial access to Wheeler Martin Road from the NC portion of the property.

EXHIBIT L

LEGAL DESCRIPTION – 4.25 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 302 of the 14th District, 2nd Section, of Cherokee County, Georgia and being more particularly described as follows:

TO LOCATE THE POINT OF BEGINNING, commence at the intersection of the historic right-of-way of Georgia Highway #20 (R/W varies) and Wheeler Martin Drive (40' R/W), following said historic right-of-way of Georgia Highway #20 proceed 339.00 feet to a point (Iron Pin Found, #5 Re-Bar); Thence proceed South 40°06'57" East a distance of 73.39 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the southeastern right-of-way of Georgia Highway #20 (as presently located), said point being the TRUE POINT OF BEGINNING.

THENCE, from said Point of Beginning thus established, proceed South 40°06'57" East a distance of 172.16 feet to a point (Iron Pin Found, #4 Re-Bar); THENCE proceed North 50°27'36" East a distance of 175.02 feet to a point (Iron Pin Found, 1/2 inch Open Top); THENCE proceed North 35°56'34" East a distance of 158.34 feet to a point (PK Nail Found) on the southwesterly right-of-way of aforesaid Wheeler Martin Drive; THENCE proceed along said southwesterly right-of-way of aforesaid Wheeler Martin Drive South 58°26'34" East a distance of 11.31 feet to a point (PK Nail Found); Thence leaving said right-of-way proceed South 36°24'50" West a distance of 209.80 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed South 48°37'34" East a distance of 203.33 feet to a point (Iron Pin Found, 1 inch Open Top); THENCE proceed South 4°08'32" East a distance of 134.42 feet to a point; THENCE proceed South 63°15'40" West a distance of 76.70 feet to a point; Thence South 89°54'38" West a distance of 543.49 feet to a point; Thence North 11°23'05" West a distance of 171.19 feet to a point (Iron Pin Set, #4 Capped Re-Bar); THENCE proceed North 16°05'02" West a distance of 91.94 feet to a point (Iron Pin Set, #4 Capped Re-Bar) on the southeastern right-of-way of Georgia Highway #20 (as presently located); THENCE proceed along said southwesterly right-of-way North 68°08'31" East a distance of 307.94 feet to a point, said point being the POINT OF BEGINNING.

Together with and subject to all covenants, easements, and restrictions of record.

Tract described herein containing 4.25 acres of land, more or less, extracted from a survey titled Boundary As-Built and GIS Topographic Survey for Hani Narmani by Frontline Surveying & Mapping, Inc., job number 77171, dated 11/05/2021.