



City Council Meeting and Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, August 5, 2024 | 6:31 PM

Steven W. Miller, Mayor

Michael Roy Zenchuk II, Mayor Pro Tem, Ward 3

Kyle Whitaker, Ward 1 | Dee Phillips, Ward 2 | Kevin Moore, Ward 4 | Jeff Wilbur, Ward 5

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

"Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007."

III. INVOCATION

IV. PRESENTATIONS

A. Employee Recognition - One Year of Service
Christine Davis

Employee Recognition - Ten Years of Service
Lieutenant Naveed Barbar

B. Yard of the Month - Timothy and Patricia Kander

V. PUBLIC HEARING

A. 2024 Proposed Millage Rate

VI. PUBLIC COMMENTS

VII. CONSENT AGENDA

A. July 15, 2024 City Council Meeting minutes

VIII. OLD BUSINESS

IX. NEW BUSINESS

A. Time Extension Request #3 from C. W. Matthews for a new contract

completion date of October 17, 2024, concerning the Holly Springs Parkway Widening Project Phase II, RFB #2021-02.

- B. Award the Holly Springs City-Wide Sidewalk Repair and Street Tree Removal (RFB # 2024-05) project to MD Residential, LLC in an amount not to exceed \$173,455 and authorize the Mayor to execute the agreement between the City of Holly Springs, Georgia and MD Residential, LLC.
- C. Award the Holly Springs Town Center Parking Deck Electrical (RFB # 2024-06) project to Crown Retail Services, Inc. DBA Crown Service Contractors in an amount not to exceed \$481,440 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Crown Retail Services, Inc. DBA Crown Service Contractors.
- D. Quote #Q-74098-1 for a supplementation subscription agreement (Addendum 1) for the statement of work between the City of Holly Springs, Georgia and CivicPlus, LLC., the acquirer and sole owner of Municode, LLC f/k/a Municipal Code Corporation for the codification of ordinances.
- E. **A-02-2024**, applicants Anthony and Kelly Scott request annexation of 0.89 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 524 of tax plat 15N20.
- F. **MA-02-2024**, applicants Anthony and Kelly Scott request rezoning of 0.89 +/- acres located off of Hickory Road, Holly Springs GA, tax parcel 524 of tax plat 15N20, from AG, Agricultural (County), to NC, Neighborhood Commercial (City).
- G. **MA-03-2024**, applicants Jorge Flores Wong and Solange Nunez Del Arco request rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial.
- H. Bond Release for Performance Bonds #N-7003450, #N-7003449, and #N-7004575 and Maintenance Bonds #N-7003451 and #N-7003452 for Chelsea subdivision.
- I. Resolution to accept and authorize streets to become publicly maintained streets in Chelsea subdivision, Phases 1 and 2.

X. REPORTS

- A. Monthly Departmental Reports

City of Holly Springs
City Council Meeting Minutes
July 15, 2024

Elected Officials Present: Mayor Steve Miller, Mayor Pro Tem Michael Zenchuk II, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Kevin Moore and Councilman Jeff Wilbur.

Elected Officials Not Present: None.

Staff Present: City Attorney Robert M. "Bobby" Dyer, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Information Technology/Facilities Director Ron Carter, Captain Casey Barton, Lieutenant Naveed Barbar, Sergeant Michael Adams, Corporal Brandon Boyce, Corporal James Lenahan, Officer Billy Greer, Officer Brandon Cantrell, Officer Nicholas Hoskins, Officer Eric Bastress and Officer Carson Warner.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk II gave the invocation.

IV. PRESENTATIONS

- A. Employee Recognition - One Year of Service
Eric Bastress

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

- A. July 1, 2024 City Council Meeting minutes

Mayor Pro Tem Zenchuk II made a motion to approve the consent agenda.
Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Agreement T-0006548304 among KONE, Inc., the City of Holly Springs, Georgia, and the Downtown Development Authority of Holly Springs in an amount not to exceed \$145,000.

Mayor Pro Tem Zenchuk II made a motion to approve Item A. Councilwoman

Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. Award the Demolition - 3197 & 3073 Holly Springs Pkwy, Holly Springs, GA, 30115 Site Parcels 35, 36, & 45 - Holly Springs Pkwy Widening, PH III (RFB # 2024-04) project to Complete Demolition Services in an amount not to exceed \$41,000 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Complete Demolition Services.

Councilman Moore made a motion to approve Item B. Mayor Pro Tem Zenchuk II seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. CPL Additional Service 01 for the City Hall at Holly Springs Town Center project in an amount not to exceed \$39,238.

Councilwoman Phillips made a motion to approve Item C. Mayor Pro Tem Zenchuk II seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- D. Lighting Services Agreement for project # LP96172 between the City of Holly Springs, Georgia and Georgia Power for lighting in the parking lot area of J.C. Mullins Park.

Councilman Moore made a motion to approve Item D. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

IX. REPORTS

Mayor Miller informed everyone concerning an Eagle Scout project for the beautification of the Karen Barnett sign by planting a flower garden around the sign.

X. ADJOURNMENT

Mayor Pro Tem Zenchuk II made a motion to adjourn the meeting. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: IX.A.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 5, 2024

AGENDA ITEM: Time Extension Request #3 from C. W. Matthews for a new contract completion date of October 17, 2024, concerning the Holly Springs Parkway Widening Project Phase II, RFB #2021-02.

EXECUTIVE SUMMARY:

Time Extension Request #3 from C. W. Matthews for a new contract completion date of October 17, 2024, concerning the Holly Springs Parkway Widening Project Phase II, RFB #2021-02

FISCAL IMPACT:

ATTACHMENTS:

1. C. W. Matthews - Time Extension Request #3

RECOMMENDATION:

The staff recommendation is approval of the time extension request.

CONCURRENCES:

Finance and Administration



C. W. MATTHEWS CONTRACTING CO., INC.

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520

FAX (770) 422-1068

July 22, 2024

Mr. Jacob Hughes, P.E
BM&K Construction & Engineering
103 Mountain Brook Drive, Suite 112
Holly Springs, GA 30115

Project: CWM Job # 2815
Holly Springs Parkway Widening Project Phase II
RFB #2021-02

Subject: Time Extension Request 3

Dear Mr. Hughes,

The above referenced project was let to contract by the City of Holly Springs, on April 28, 2022. The same project was subsequently awarded to C. W. Matthews Contracting Company, Inc. (CWM) as lowest reliable bidder on May 26, 2022. Construction was authorized via Notice to Proceed dated October 10, 2022, toward an overall contract completion date of October 9, 2023. The contract completion date has since been extended to a revised completion date of July 19, 2024.

As you are aware, the completion date of July 19, 2024 will not be met, due to circumstances out of our control. C.W. Matthews Contracting Co., INC (CWM) notified the City of Holly Springs on March 22, 2024, in the Time Extension Request 2 (Exhibit A), that the wall construction and associated construction activities cannot commence until all underbuilds have relocated, the old pole line had been removed, and the Atlanta Gas Light (AGL) 4-inch high pressure main is relocated out of conflict with wall one.

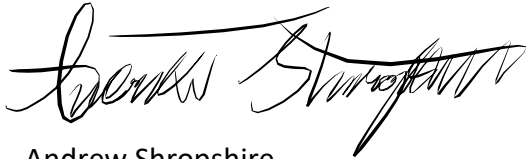
CWM cordially requests a time extension based on the previous notification of the utility facility conflicts and the time it has taken for these issues to be resolved. CWM requests that 90 days be added to the current contract completion date of July 19, 2024 to yield a new completion date of October 17, 2024.

C.W. Matthews reserves the right to seek reimbursement for increases in subcontract and/or escalations for reimbursable time extensions that extend the project beyond the original contract completion date.

Should you have any questions regarding the preceding contents, please contact and so inquire of me.

With kindest regards, we are

C.W. Matthews Contracting Co., Inc

A handwritten signature in black ink, appearing to read 'Andrew Shropshire', with a stylized, flowing script.

Andrew Shropshire

Project Engineer

Mobile No: 470-216-0176

Email: Ashropshire@Cwmatthews.com

cc: Project File
Kevin Eubanks (CWM)
Brian Johnson (CWM)
James Kelly (CWM)
Jeff Bell (CWM)
Mitch Green (BMK)



C. W. MATTHEWS CONTRACTING CO., INC.

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520

FAX (770) 422-1068

March 22, 2024

Mr. Jacob Hughes, P.E
BM&K Construction & Engineering
103 Mountain Brook Drive, Suite 112
Holly Springs, GA 30115

Project: CWM Job # 2815
Holly Springs Parkway Widening Project Phase II
RFB #2021-02

Subject: Time Extension Request 2

Dear Mr. Hughes,

The above referenced project was let to contract by the City of Holly Springs, on April 28, 2022. The same project was subsequently awarded to C. W. Matthews Contracting Company, Inc. (CWM) as lowest reliable bidder on May 26, 2022. Construction was authorized via Notice to Proceed dated October 10, 2022, toward an overall contract completion date of October 9, 2023. The contract completion date has since been extended to a revised completion date of March 7, 2024.

As you are aware, the completion date of March 7, 2024 will not be met, due to circumstances out of our control. C.W. Matthews Contracting Co., INC (CWM) notified the City of Holly Springs on February 2, 2023 (Exhibit A) that Georgia Power Company (GPC) had easement issues surrounding parcel "8". This easement issue prohibited GPC from installing the proposed poles from Station 106+00 LT through 113+00 LT until the proposed relocations had been re-engineered. The wall construction and associated construction activities cannot commence until all underbuilds have relocated, the old pole line removed, and the Atlanta Gas Light (AGL) 4-inch high pressure main is relocated out of conflict with wall one.

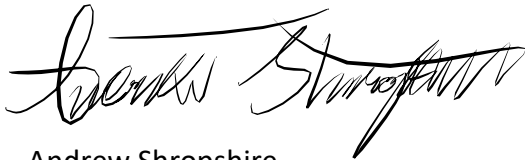
CWM cordially requests a time extension based on the previous notification of the GPC conflict and the time it has taken for these issues to be resolved. CWM requests that 134 days be added to the current contract completion date of March 7, 2024 to yield a new completion date of July 19, 2024.

C.W. Matthews reserves the right to seek reimbursement for increases in subcontract and/or escalations for reimbursable time extensions that extend the project beyond the original contract completion date.

Should you have any questions regarding the preceding contents, please contact and so inquire of me.

With kindest regards, we are

C.W. Matthews Contracting Co., Inc

A handwritten signature in black ink, appearing to read "Andrew Shropshire", written over a horizontal line.

Andrew Shropshire

Project Engineer

Mobile No: 470-216-0176

Email: Ashropshire@Cwmatthews.com

cc: Project File
Frank Crumbley (CWM)
Kevin Eubanks (CWM)
Brian Johnson (CWM)
Byron Rhodes (CWM)
Jeff Bell (CWM)
Vane Gunter (CWM)
Mitch Green (BMK)



C. W. MATTHEWS CONTRACTING CO., INC.

DRAWER 970

MARIETTA, GEORGIA 30061

TELEPHONE (770) 422-7520

FAX (770) 422-1068

February 2, 2023

Mr. Jacob Hughes, P.E
BM&K Construction & Engineering
103 Mountain Brook Drive, Suite 112
Holly Springs, GA 30115

CWM Job # 2815
Holly Springs Parkway Widening Project Phase II
RFB #2021-02
Notice of Potential Delay – GPC Easement Access (1-31-2023)

Dear Mr. Hughes,

The above referenced project was let to contract by the City of Holly Springs, on April 28, 2022. The same project was subsequently awarded to C. W. Matthews Contracting Company, Inc. (CWM) as lowest reliable bidder on May 26, 2022. Construction was authorized via Notice to Proceed dated October 10, 2022, toward an overall contract time of 365 calendar days.

On January 31, 2023 while monitoring the status of utility relocation progress, an easement acquisition issue was brought forth regarding parcel “8” required by GPC. The aforementioned parcel will prevent GPC from commencing relocations until resolved by the City of Holly Springs. A copy of the e-mail received from Mr. Christopher J. Boggs, of Southern Company, is herewith attached for review and has been labeled Exhibit “A”.

While CWM personnel are aggressively pursuing required construction activities throughout the project limits, the extent of the adverse impacts as related to the aforementioned conflict cannot yet be quantified. Please know that we are very committed to facilitating construction in a manner that will allow the project to be constructed in as timely of a manner as possible.

However, Standard Specification Section 108.07.E requires that the contractor notify the project owner if the normal progress of The Work is delayed for reasons beyond the contractor's control. Please receive this letter as being such notice from C. W. Matthews Contracting Company, Inc., Prime Contractor of the above referenced project.

Should you have questions regarding the preceding contents, please contact and so inquire of me.

Sincerely,

A handwritten signature in black ink, appearing to read "Harrison Shropshire", with a horizontal line above it.

Harrison Shropshire,
Project Engineer

cc: Project File
Frank Crumbley e-mail
Kevin Eubanks e-mail
Brian Johnson e-mail
Byron Rhodes e-mail
Mitch Green e-mail

Andrew Shropshire

From: Boggs, Christopher J. <cjboggs@southernco.COM>
Sent: Tuesday, January 31, 2023 1:49 PM
To: Andrew Shropshire
Subject: Decline: CWM Job No. 2815- Holly Springs Parkway Widening Phase II - Utility Coordination Meeting

***WARNING* This email originated from outside your organization. Do NOT click links or open attachments from this email unless you know the sender and trust the content.**

Hey Andrew,

I'm in a training today, and can't get out to attend the meeting. Parcel 8 has stated to our land agent that they won't sign an easement for GPC until they are done dealing with the City. Once we have all easements signed, I will be getting a crew scheduled to begin the work. Let me know if you need anything else in the meantime.

Thanks,

Chris

ITEM REPORT

AGENDA ITEM NUMBER: IX.B.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 5, 2024

AGENDA ITEM: Award the Holly Springs City-Wide Sidewalk Repair and Street Tree Removal (RFB # 2024-05) project to MD Residential, LLC in an amount not to exceed \$173,455 and authorize the Mayor to execute the agreement between the City of Holly Springs, Georgia and MD Residential, LLC.

EXECUTIVE SUMMARY:

On July 11, 2024, sealed bids were received and opened for the Holly Springs City-Wide Sidewalk Repair and Street Tree Removal (RFB # 2024-05) project.

Rank	Bidder	Bid Amount
1	MD Residential, LLC	\$173,455.00
2	LA Rogers Enterprise LLC	\$175,000.00
3	Douglas Outdoors, LLC	\$177,415.04
4	N.S.E.W Inc	\$190,000.00
5	Tri Scapes LLC	\$199,744.50
6	L-J, Inc.	\$232,750.00
7	Blue Level Services LLC	\$257,104.00
8	MTZ Landscaping and Tree Services	\$300,000.00

FISCAL IMPACT:

\$173,455
General Fund

ATTACHMENTS:

1. Agreement

RECOMMENDATION:

The staff recommendation is to approve awarding the project to the qualified low bidder, MD Residential, LLC.

CONCURRENCES:

Finance and Administration

AGREEMENT

This agreement, made this ____ day of _____, 2024, by and between the **City of Holly Springs, Georgia**, hereinafter called "Owner," and **MD Residential, LLC**, hereinafter called "Contractor," doing business as an individual, a partnership, or a corporation hereinafter called "Contractor".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and preformed by the Owner, the Contractor hereby agrees to commence and complete the construction described as follows:

Holly Springs City-Wide Sidewalk Repair and Street Tree Removal Project
Project Number: RFB # 2024-05

Hereinafter called the "Project", for the sum of One Hundred Seventy Three Thousand Four Hundred Fifty-Five Dollars and No Cents (\$173,455) and all extra work in connection therewith, under the terms stated in the Contract, and at his (its or their) own expense to furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bid, the Contract, the Plans, which include all explanatory matter thereof, the specifications and Contract documents thereof as prepared by the City of Holly Springs, all of which are made a part hereof and collectively constitute the Contract.

The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the project within **120** consecutive calendar days thereafter.

The Owner agrees to pay the Contractor in current funds for the performance of the Contract, subject to additions and deductions, and to make payments on account thereof as provided in the Bid as measured in place.

The Contractor shall defend, indemnify and save harmless the Owner, its officers, agents and employees, from or on account of any liabilities, damages, losses and costs received or sustained by any person or persons by or in consequence of any negligence (excluding the sole negligence of the Owner), recklessness or intentional wrongful misconduct of the Contractor and any persons employed or utilized by the Contractor in the performance of this Project. The indemnification provided above shall obligate the Contractor to defend at his own expense or to provide for such defense, at the Owner's option, any and all claims or liability and all suits and actions of every name and description that may be brought against the Owner which may result from the operations and activities under this Contract whether the construction operations be performed by the Contractor, its subcontractors or by anyone directly or indirectly employed by

either. This indemnification includes all costs and fees including attorneys fees and costs at trial and appellate levels.

Contractor hereby agrees to warrant its work, including labor and materials, for a period of one year.

IN WITNESS WHEREOF, the parties to those present have executed this Contract in four (4) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

CITY OF HOLLY SPRINGS, GEORGIA

By: _____
Steven W. Miller, Mayor

ATTEST:

RECOMMENDED BY:

Karen Norred, City Clerk

ATTEST:

Robert H. Logan, City Manager

Contractor

APPROVE AS TO FORM:

By: _____

Robert M. Dyer, City Attorney

Title: _____

Attest: _____

If Contractor is a corporation, Secretary should attest. Give proper title of each person executing Contract.

ITEM REPORT

AGENDA ITEM NUMBER: IX.C.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 5, 2024

AGENDA ITEM: Award the Holly Springs Town Center Parking Deck Electrical (RFB # 2024-06) project to Crown Retail Services, Inc. DBA Crown Service Contractors in an amount not to exceed \$481,440 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Crown Retail Services, Inc. DBA Crown Service Contractors.

EXECUTIVE SUMMARY:

On July 11, 2024, the City held a bid opening for the Holly Springs Town Center Parking Deck Electrical (RFB # 2024-06) project.

Rank	Bidder Name	Bid Amount
1	Crown Service Contractors	\$481,440

FISCAL IMPACT:

\$481,440 - Town Center Fund

ATTACHMENTS:

1. Agreement

RECOMMENDATION:

The staff recommendation is to approve awarding the project to the qualified bidder, Crown Retail Services, Inc. DBA Crown Service Contractors.

CONCURRENCES:

Finance and Administration

AGREEMENT

This agreement, made this ____ day of _____, 2024, by and between the City of Holly Springs, Georgia, hereinafter called "Owner," and Crown Retail Services, Inc. DBA Crown Service Contractors, hereinafter called "Contractor," doing business as an individual, a partnership, or a corporation hereinafter called "Contractor".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned, to be made and performed by the Owner, the Contractor hereby agrees to commence and complete the construction described as follows:

Holly Springs Town Center Parking Deck Electrical Project
Project Number: RFB # 2024-06

Hereinafter called the "Project", for the sum of **Four Hundred Eighty One Thousand Four Hundred Forty Dollars and No Cents (\$481,440)** and all extra work in connection therewith, under the terms stated in the Contract, and at his (it's or their) own expense to furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bid, the Contract, the Plans, which include all explanatory matter thereof, the specifications and Contract Documents thereof as prepared by Kimley-Horn and Associates, Inc., all of which are made a part hereof and collectively constitute the Contract.

The Contractor hereby agrees to commence work under this Contract on or before a date to be specified in a written "Notice to Proceed" of the Owner and to fully complete the project within **ninety (90) consecutive calendar days** thereafter.

The Owner agrees to pay the Contractor in current funds for the performance of the Contract, subject to additions and deductions, and to make payments on account thereof as provided in the Bid as measured in place.

The Contractor shall defend, indemnify and save harmless the Owner, its officers, agents and employees, from or on account of any liabilities, damages, losses and costs received or sustained by any person or persons by or in consequence of any negligence (excluding the sole negligence of the Owner), recklessness or intentional wrongful misconduct of the Contractor and any persons employed or utilized by the Contractor in the performance of this Project. The indemnification provided above shall obligate the Contractor to defend at his own expense or to provide for such defense, at the Owner's option, any and all claims or liability and all suits and actions of every name and description that may be brought against the Owner which may result from the operations and activities under this Contract whether the construction operations be performed by the Contractor, its subcontractors or by anyone directly or indirectly employed by

either. This indemnification includes all costs and fees including attorney's fees and costs at trial and appellate levels.

Contractor hereby agrees to warrant its work, including labor and materials, for a period of one year.

IN WITNESS WHEREOF, the parties to those present have executed this Contract in four (4) counterparts, each of which shall be deemed an original, in the year and day first above mentioned.

CITY OF HOLLY SPRINGS, GEORGIA

By: _____
Steven W. Miller, Mayor

ATTEST:

RECOMMENDED BY:

Karen Norred, City Clerk

ATTEST:

Robert H. Logan, City Manager

Contractor

APPROVE AS TO FORM:

By: _____

Robert M. Dyer, City Attorney

Title: _____

Attest: _____

If Contractor is a corporation, Secretary should attest. Give proper title of each person executing Contract.

ITEM REPORT

AGENDA ITEM NUMBER: IX.D.



FROM: Karen Norred, City Clerk/Human Resources Director

MEETING DATE: August 5, 2024

AGENDA ITEM: Quote #Q-74098-1 for a supplementation subscription agreement (Addendum 1) for the statement of work between the City of Holly Springs, Georgia and CivicPlus, LLC., the acquirer and sole owner of Municode, LLC f/k/a Municipal Code Corporation for the codification of ordinances.

EXECUTIVE SUMMARY:

Quote #Q-74098-1 for a supplementation subscription agreement (Addendum 1) for the statement of work between the City of Holly Springs, Georgia and CivicPlus, LLC., the acquirer and sole owner of Municode, LLC f/k/a Municipal Code Corporation for the codification of ordinances.

FISCAL IMPACT:

\$1,900.00 Annually

ATTACHMENTS:

1. CivicPlus Municode Codification Solution SOW

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

City Manager
Finance and Administration

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:**Date:****Customer:**

Q-74098-1

4/16/2024 8:15 AM

HOLLY SPRINGS,
GEORGIA

Product Name	DESCRIPTION	QTY	TOTAL
Printed Copies and Freight Included – up to [#] copies	Printed Copies and Freight Included – up to [5] copies	5.00	USD 0.00
Full-Service Supplementation Subscription	Full-Service Supplementation Subscription	1.00	USD 1,900.00
Annual Print Supplementation Service Included	Print Supplementation will begin with the ordinances received from the municipality on an annual basis. Schedule - 8	1.00	USD 0.00
Annual Recurring Supplement Services - Initial Term		USD 1,900.00	
Annual Recurring Supplement Services - (Subject to Uplift)		USD 1,900.00	

1. This Statement of Work ("SOW") is between Holly Springs Georgia ("Customer") and CivicPlus, LLC ("CivicPlus"), the acquirer and sole owner of Municode, LLC f/k/a Municipal Code Corporation, and incorporates and is subject to the terms and conditions located at Addendum 1 attached to this SOW.

2. This SOW shall begin on 8/1/2024 ("Effective Date") and all the services provided to Customer listed in the above line items (the "Services") shall align to renew annually on each anniversary of the Effective Date ("Renewal Date"). Unless terminated, Customer shall be invoiced for the Annual Recurring Services on each Renewal Date of each calendar year subject to 5% annual increase. Customer will pay all invoices within 30 days of the date of such invoice.

Acceptance

By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW. For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Client

CivicPlus

By:

By:



Printed Name:

Printed Name:

Amy Vikander

Title:

Title:

Senior Vice President of Customer Success

Date:

Date:

7/11/2024

Addendum 1

This agreement ("Agreement") is explicitly agreed to by the Customer listed on the Statement of Work. All terms used in this Agreement that are not otherwise defined shall have the definition ascribed to it in the Statement of Work. 1. Scope of Services. The Services provided to Customer under this Agreement are set forth in the CivicPlus Statement of Work signed by the parties (the "SOW"). Customer may purchase additional services for additional cost at any time upon mutual written consent of the Parties, including but not limited to updating the frequency of Supplement updates, additional labor required because of delays, errors or omissions on the part of Customer. 2. Limitations of Services. Annual Recurring Supplement Service does NOT include: • Additional copies, reprints, binders, and tab orders; • Documents drafted in InDesign or that contain form-based code requirements, are subject to additional editorial fees; • Documents that contain: multiple tables, graphics, unique formatting requirements, or any other form-based code requirements; • Legal work, creation of fee schedules, gender-neutral review/implementation, external linking; • Codifying complete replacement of complex subject matter such as, but not limited to, Zoning (or equivalent). This work is subject to a one-time editorial conversion fee and an increase in the annual supplement rate and online hosting fee(s). Quote provided upon receipt of material; • Codifying a newly adopted full Chapter/Title/Appendix. This may be subject to a one-time additional editorial fee and an increase in the annual supplement rate and online hosting fee(s). Material to be reviewed upon receipt; • Codifying a newly adopted term change legislation. This may be subject to a one-time additional editorial fee. Material to be reviewed upon receipt; • Adding entirely new material such as but not limited to new Zoning chapters will be covered in your current annual cost. However, the addition will lead to an increase in your annual cost upon your next renewal. We will work with you to provide a revised annual cost. • The addition of Manuals, Policies, Procedures, Comprehensive Plans, Land Use, Unified Codes, Zoning (or equivalent). Quotation upon request; and • Online Code hosting and online features, this is listed separately. For services outside the scope of the Annual Recurring Supplement Services, a per page rate of \$23 will be applied. 3. Each document for processing should be its own individual file, named by its ordinance number. Customer should send in all documents to CivicPlus as MS WORD versions or a convertible PDF version.	4. Term and Termination. This Agreement shall remain in full force and effect for an initial period of one year commencing on the Effective Date ("Initial Term"), at the end of the Initial Term, this Agreement shall automatically renew for additional one-year terms (each a "Renewal Term"). If either Party does not intend to renew this Agreement, they shall provide sixty days prior notice to the end of the then-current term. Either party may terminate this Agreement for cause in the event the other party materially breaches any term of this Agreement and does not substantially cure such breach within thirty days after receiving notice of such breach. A delinquent Customer account remaining past due for longer than 90 days is a material breach by Customer and is grounds for CivicPlus termination. 5. Compensation. Unless otherwise stated in an SOW signed by the Customer, the Customer shall pay CivicPlus for the Services annually at the start of each Renewal Term, within 30 days of the date an invoice is sent. 6. Integration. This Agreement sets forth the entire agreement between and among the parties with respect to the Services. This Agreement supersedes all prior written or oral agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof. 7. Limitation of Liability. CivicPlus' liability arising out of or related to this Agreement, or any associated SOW, will not exceed five times the amounts paid by Customer for the Services in the year prior to such claim of liability. In no event will CivicPlus be liable to Customer for any consequential, indirect, special, incidental, or punitive damages arising out of or related to this Agreement. If applicable law limits the application of the provisions of this Limitation of Liability section, CivicPlus' liability will be limited to the maximum extent permissible. 8. Ownership. Customer shall own all right, title, and interest in and to the code created under this Agreement. Customer is responsible for providing all necessary and correct documentation, materials and communication in a timely manner in order to enable CivicPlus to perform the Services and acknowledges CivicPlus cannot begin performance of the Services until all necessary documentation, materials and communication is received. 9. Customer acknowledges that any legal analysis provided by CivicPlus is provided to Customer for their use and direction. However, Customer agrees the Services provided for herein do not review legal codes for legal sufficiency, draw legal conclusions, provide legal advice, opinions or recommendations about Customer's legal rights, remedies, defenses, options, selection of forms, or strategies, or apply the law to the facts of any particular situation or establish an attorney-Customer relationship. CivicPlus is not a law firm and may not perform services performed by an attorney, and the Services contemplated herein do not constitute a substitute for the advice or services of an attorney. 10. In the event either party is unable to perform its obligations under the terms of this Agreement because of acts of God, strikes, damage or other causes reasonably beyond its control, such party shall not be liable for damages to the other for any damages resulting from such failure to perform or otherwise from such causes.
--	--

Contact Information

Organization

URL

Street Address

Address 2

City

State

Postal Code

CivicPlus provides telephone support for all trained clients from 7am –7pm Central Time, Monday-Friday (excluding holidays). Emergency Support is provided on a 24/7/365 basis for representatives named by the Client. Client is responsible for ensuring CivicPlus has current updates.

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Emergency Contact & Mobile Phone

Billing Contact

E-Mail

Phone

Ext.

Fax

Billing Address

Address 2

City

State

Postal Code

Tax ID #

Sales Tax Exempt #

Billing Terms

Account Rep

Info Required on Invoice (PO or Job #)

Are you utilizing any external funding for your project (ex. FEMA, CARES): Y [] or N []

Please list all external sources:

Contract Contact

Email

Phone

Ext.

Fax

Project Contact

Email

Phone

Ext.

Fax

ITEM REPORT

AGENDA ITEM NUMBER: IX.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 5, 2024

AGENDA ITEM: A-02-2024, applicants Anthony and Kelly Scott request annexation of 0.89 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 524 of tax plat 15N20.

EXECUTIVE SUMMARY:

Applicant proposes to annex 0.89 +/- acres located off of Hickory Road, tax parcel 524 of tax plat 15N20, for the establishment of an insurance office.

The Planning Commission conducted a public hearing on July 11, 2024. No public comments were made at the public hearing. The Planning Commission voted (5-0) to recommend approval of the request to annex the property.

FISCAL IMPACT:

N/A

ATTACHMENTS:

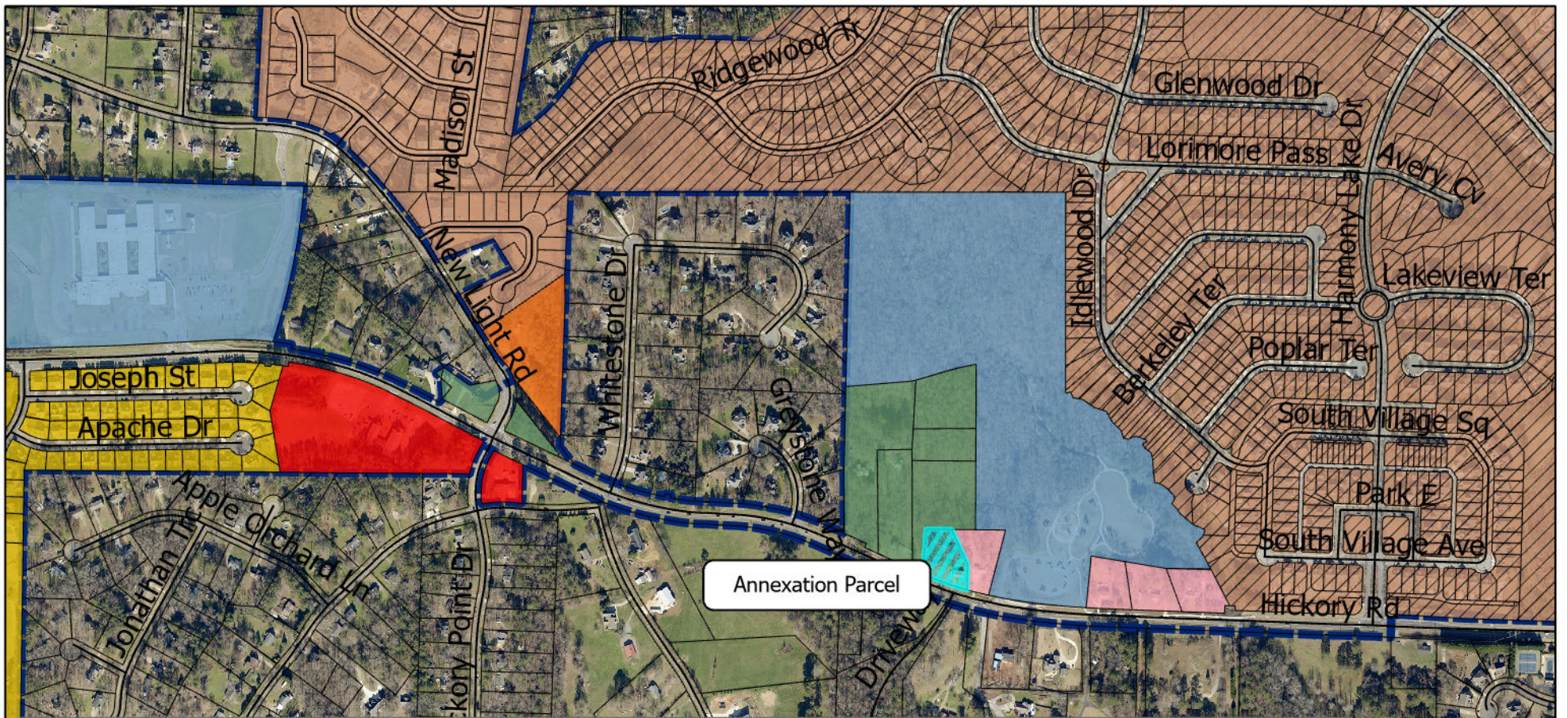
1. Location Map
2. A-02-2024 Annexation Application
3. Cherokee County Response
4. A-02-2024 Ordinance and Exhibit

RECOMMENDATION:

The staff recommendation is to defer the decision to the next Council Meeting for approval of the annexation.

CONCURRENCES:

N/A



A-02-2024 & MA-02-2024 Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family
and Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development
Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Railroad

HS_City_Limits_2022



A-02-2024



City of Holly Springs, Georgia

Petition for Annexation

100% Method

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: 5/6/2024

Applicant's Name: Anthony & Kelly Scott

Corporation Name: _____

Mailing Address: 264 Town Creek Church Rd Talking Rock GA
30175

Phone: [REDACTED]

Email: Kellym.scott@allstate.com

PROPERTY OWNER INFORMATION

Property Owner(s): Same

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 524

Land Lot(s)/District: 387

Physical Address: 2625 Hickory Road Canton Ga 30115

Property Location Description: Single family dwelling located in
2nd home west of JB Owens Park

Current Zoning: Residential AG, Agricultural

(Attach additional sheets, if necessary)

Rev. 03/2015

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? NO If "yes," please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

Requesting to change from Residential to NC -
Neighborhood Commercial to convert home to
Office space for an insurance agency

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- ☒ A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- ☒ A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- ☒ Complete the Applicant & Property Owner(s) Signature Sections, following page;
- ☐ Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Anthony D. Scott

Applicant Name (Please Print)

Kelly Morgan Scott

Anthony D. Scott

Applicant Signature

5/6/2024

Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Anthony D. Scott

Property Owner Name (Please Print)

Anthony D. Scott

Property Owner Signature

5/6/2024

Date

Kelly Morgan Scott

Property Owner Name (Please Print)

Kelly Morgan Scott

Property Owner Signature

5/6/2024

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Mary Beth Latham 05.06.24

Notary (form must be notarized)



Received by: Mary Moon

City of Folly Springs, Georgia

Date: 05.16.24

DEED BOOK:14943 PG:2174 Filed: 05/01/2024 10:18 AM Clerk File Number: 28-2024-011607
Rec: \$25.00 TRANSFER TAX \$300.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 3270213572 SubmitterID: 7067927936

Return Recorded Document to:

Hartmanlaw, LLC
145 Towne Lake Parkway
Suite 200
Woodstock, GA 30188

Parcel Number: 15N20 524

FILE #: W-24-344

**LIMITED
WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this **29th day of April, 2024**, between **Kayla M. Oglesby**, of the County of **CHEROKEE**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Kelly Morgan Scott and Anthony D. Scott**, as joint tenants with rights of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 387 of the 15th District, 2nd Section, Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeast right-of-way of Holly Springs Hickory Flat Road (60-foot right-of-way) 406.03 feet Southeasterly as measured along the Northeasterly right-of way of Holly Springs- Hickory Flat Road from the intersection of the Northeast right-of-way of Holly Springs- Hickory Flat Road and the West line of Land Lot 387; thence North 02 degrees 11 minutes East 224.15 feet to an iron pin found; thence South 89 degrees 45 minutes East 341.27 feet to an iron pin found; thence South 12 degrees 36 minutes West 320.56 feet to an iron pin found on the Northeast right-of-way of Holly Springs- Hickory Flat Road; thence Northwesterly along the Northeasterly right-of-way of Holly Springs- Hickory

Flat Road and following the curvature thereof 294.33 feet to an iron pin and the POINT OF BEGINNING. Said tract containing 1.97 acres as per plat of survey for Hubert Truman Wallace by Jerry Thacker & Associates, Georgia Registered Land Surveyors, dated September 7, 1982.

LESS & EXCEPT:

All that tract or parcel of land lying and being in Land Lot 897 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows: To find the true point of beginning, being at the West land lot line of Land Lot 337 and the North right of way of Hickory Road (having a 100 foot right of way); thence Easterly along the North right of way of Hickory Road 608.23 feet to an iron pin set and the true point of beginning: thence North 02 degrees 20 minutes 15 seconds East 120.63 feet to an iron pin set; thence North 27 degrees 01 minutes 45 seconds West 167.80 feet to an iron pin set; thence North 89 degrees 44 minutes 15 seconds East 135.03 feet to an iron pin found; thence South 35 degrees 34 minutes 15 seconds East 97.85 feet to an iron pin found; thence South 12 degrees 35 minutes 00 seconds West 302.41 feet to an iron pin found on the Northern right of way of Hickory Road; thence Westerly along the Northern right of way of Hickory Road a chord distance of 99.35 feet to the true point of beginning. According to plat of survey prepared by Wikle Land Surveying, dated 4/23/93. Said tract containing .96 acres.

Subject to a temporary driveway easement to Cherokee County, Georgia dated March 19, 2024 for the right to enter, repair, improve and replace a portion of the driveway as needed to connect the existing driveway to the road and sidewalk.

**For Informational Purposes Only
Property Address: 2625 Hickory Road, Canton, GA 30115
Parcel ID: 15N20 524**

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common,

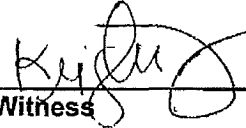
for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

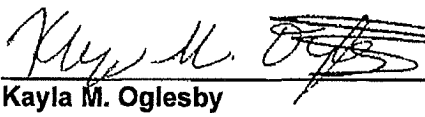
THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-19, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

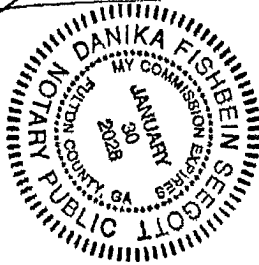
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:


Witness

 (SEAL)
Kayla M. Oglesby


Notary Public



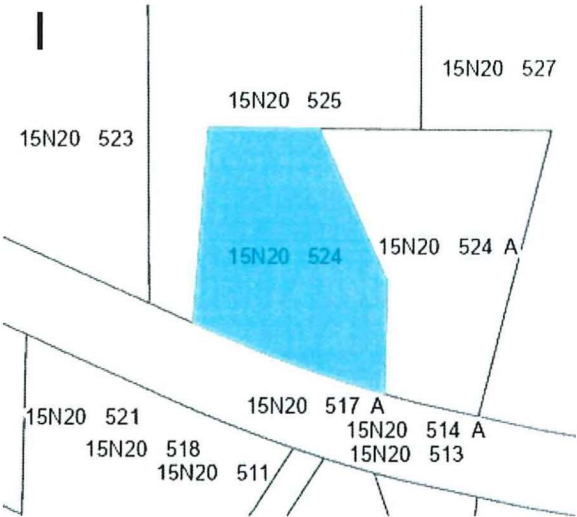
Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N20 524

Report generated 5/17/2024 2:49:04 PM



Vicinity Map 1: 17,657.88



Tax parcel highlighted in cyan

1: 2,271.11

Tax Parcel Information

Owner: OGLESBY KAYLA M
Property Address: 2625 Hickory Rd, Canton 30115
Subdivision:
TIN: 15N20 524
PIN: 15-0387-0015
Mailing Address: 2625 HICKORY RD, CANTON, GA 30115
Acreage: 1
Lot #: -
PB/PG:
DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Cherokee County



PLANNING AND ZONING

June 21, 2024

Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, GA 30115

RE: A-02-2024 – Hickory Road

Dear Mrs. Moon:

The annexation case A-02-2024 – Hickory Road was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on June 18, 2024. The applicant is requesting to annex and rezone one parcel totaling 0.89+/- acres (15N20 524) at Hickory Road from AG to NC, to convert an existing residential home into an insurance agency office.

The Board of Commissioners voted unanimously (4-0) to express that they have no objections to annexing the parcel.

Please find our complete staff analysis attached which includes transportation and fire marshal comments. Feel free to contact to me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Catherine Long".

Catherine Long
Planning Division Manager

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 6/21/2024

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested.

City	Holly Springs
Case Number A-02-2024	Applicant Anthony and Kelly Scott
Receipt of Annexation Notice Date	5/17/2024
Holly Springs Planning Commission Public Hearing	7/11/2024
Meeting date the Board of Commissioners must decide whether to object.	6/18/2024
45-day period to object expires on	7/11/2024
City Council Review & Decision	7/15/2024

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Suburban Neighborhood	
Surrounding County Future Development Map	Suburban Living	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:

	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X

c) infrastructure demands related to the proposed change in zoning or land use?	X
---	---

2) Will delivery of services be affected by the annexation?	Yes	No
		X

If the answer to (2) is yes, is the affect on delivery of services directly related to

a) the proposed change in zoning or land use?

b) the proposed increase in density?

c) infrastructure demands related to the proposed change in zoning or land use?

Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?	Yes	No
---	-----	----

If the answer to (3) is yes, please provide the evidence

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
		X

If the answer to (4) is no, does the proposed change in zoning or land use result in:

	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X

If the answer to 4(a) or 4(b) is yes, then:

	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		

Comments:

Planning and Zoning

The applicant wishes to annex one parcel totaling 0.89 +/- acres into the City of Holly Springs and for the conversion of a 940 square foot residential house to office space for an insurance agency. They are rezoning to NC (Neighborhood Commercial). There will be 3 employees and a proposed parking lot of seven spaces. The parcels currently lie in Cherokee County's Suburban Living Character Area and the property falls within the Holly Springs Growth Boundary.

Engineering

The Transportation Department has reviewed the proposed annexation by Holly Springs. The proposed annexation and subsequent development appear to have access on Hickory Road. Hickory Road is a two-lane Major Collector Roadway that is maintained by the City of Holly Springs and has a traffic volume of approximately 12,000 vehicles per day. Cherokee County and the City of Holly Springs have a joint sidewalk project along the frontage of this property that is currently under construction. The property has a residential driveway that is being modified to accommodate the sidewalk project. It appears the new development will be modifying that driveway to a commercial standard and that would need to be coordinated with the project to make sure it is constructed in accordance with the sidewalk project.

Fire Marshal

Converting the residential home to commercial use would require an engineer to verify the building structure, mechanical, electrical, and plumbing to meet commercial standards. A letter from an engineer verifying the structure meets commercial standards should be submitted to Holly Springs before a business license is issued.

Legal Review Results

No comment.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

ANNEXATION ORDINANCE

An Ordinance to annex property in the City of Holly Springs, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated (O.C.G.A.); to provide an effective date of said annexation and zoning; and for other purposes.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOLLY SPRINGS:

The following area contiguous to the City of Holly Springs is hereby annexed and zoned into and is made part of said City:

Section 1

0.89+/- acres, identified as parcel 524 of tax plat 15N20 of the 15th District of Cherokee County, located off of Hickory Road and more particularly identified by "Exhibit A, Location Map," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, this tract shall be placed in Ward Number 3 of the corporate limits of the City of Holly Springs, Georgia.

Section 3

Upon annexation, this tract shall be zoned AG, Agricultural.

Section 4

This ordinance shall become effective on the 1st day of September, 2024.

Section 5

The City Clerk of the City of Holly Springs is hereby instructed to send certified copies of this ordinance, along with a map of the area annexed to the Cherokee County Board of Commissioners, as well as, notify the Georgia Department of Community Affairs within thirty (30) days after the effective date of the annexation as set forth in section 3 above.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

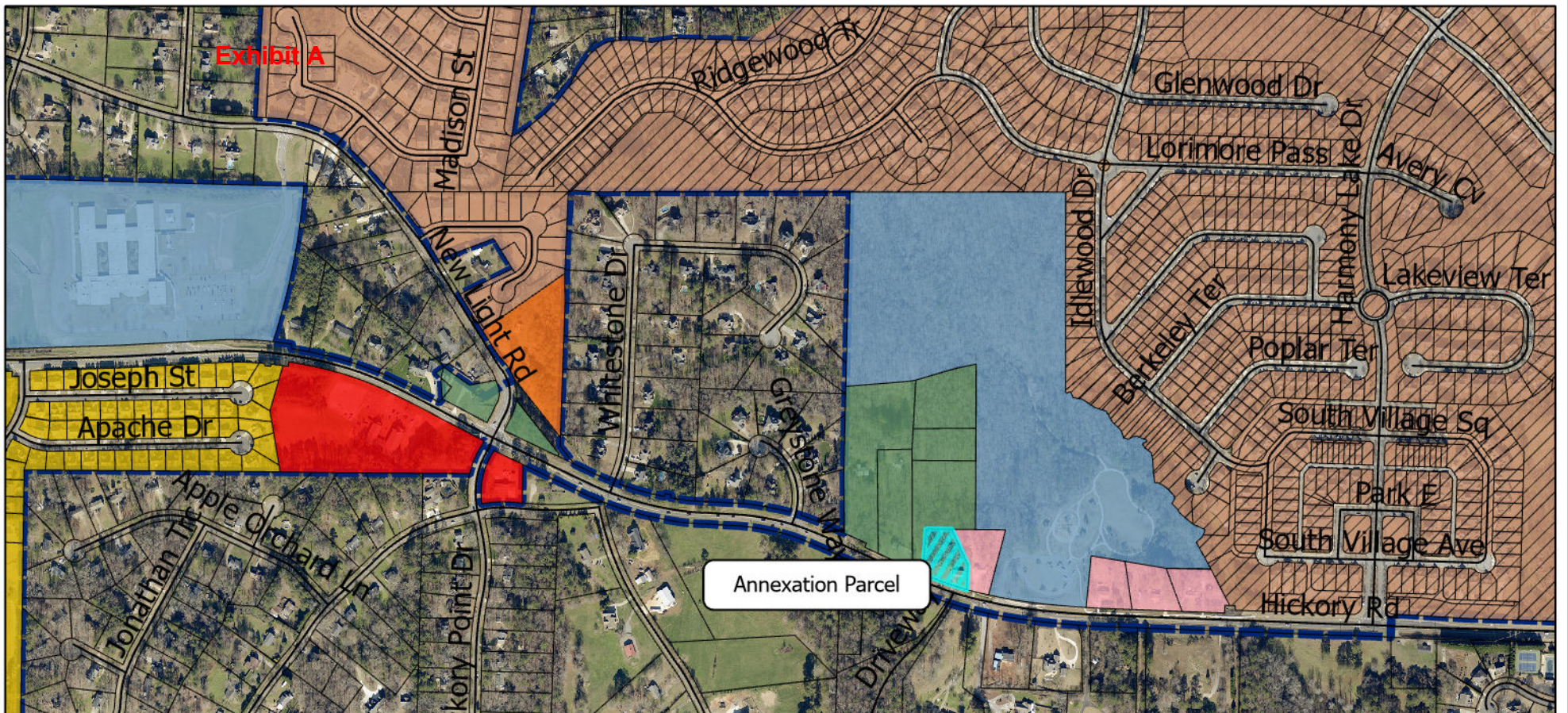
Approved this 19th day of August, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)



A-02-2024 & MA-02-2024
Location Map

— Streets_2024
□ Parcels_2024

ZONING

AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate

R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development

TND- Traditional Neighborhood Development
PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial

NC- Neighborhood Commercial
OI- Office Institutional
GV- Governmental
LI- Light Industrial
MXD- Mixed Use Overlay
Railroad
HS_City_Limits_2022



ITEM REPORT

AGENDA ITEM NUMBER: IX.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 5, 2024

AGENDA ITEM: MA-02-2024, applicants Anthony and Kelly Scott request rezoning of 0.89 +/- acres located off of Hickory Road, Holly Springs GA, tax parcel 524 of tax plat 15N20, from AG, Agricultural (County), to NC, Neighborhood Commercial (City).

EXECUTIVE SUMMARY:

Applicants, Anthony and Kelly Scott, have requested annexation of 0.89 +/- acres located on Hickory Road, specifically tax parcel 524 of tax plat 15N20. In addition, the applicants have requested rezoning of the 0.89 +/- acres from AG, Agricultural (County) to NC, Neighborhood Commercial (City).

The applicants plan to convert an existing single-family residence into a business office for an insurance agency. A proposed site plan for additional parking is included in the packet.

The Planning Commission conducted a public hearing on July 11, 2024. One resident asked if the business location would require sewer lines to be installed in the area. The Planning Commission voted (5-0) to recommend approval of the request to rezone the property to NC, Neighborhood Commercial with the staff stipulations.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Zoning Analysis
2. Location Map
3. Original Site Plan and Survey
4. Revised Site Plan 07012024
5. MA-02-2024 Rezoning Application
6. MA-02-2024 Ordinance and Exhibits

RECOMMENDATION:

The staff recommendation is to defer the decision to the next Council Meeting for approval of the request to rezone the property consisting of 0.89+/- acres to **NC, Neighborhood Commercial** with the following stipulations:

1. Lighting shall be environmentally sensitive, with the owner/developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
3. Driveway modification shall be coordinated with the City Engineer and the County Engineer with regard to the joint Cherokee County/Holly Springs sidewalk project.
4. A thirty-foot (30') undisturbed buffer shall be maintained adjacent to the R-40 zoned property located to the west and north of this property. Buffer shall meet the requirements of Article 9: Buffer Requirements of the Holly Springs Zoning Ordinance.
5. No outside storage shall be permitted on the property.
6. The following uses shall be prohibited:
 - a. Athletic Club, Facilities
 - b. Café/Restaurant/Supper Club
 - c. Clinic, Public/Private
 - d. Convenient Food Stores without Gasoline Pumps
 - e. Drug Store
 - f. Fire Station
 - g. Grocery/General Merchandise
 - h. Hardware Store
 - i. Laundering establishment
 - j. Mobile Food Vendor
 - k. Newsstands
 - l. Office Supply Store
 - m. Radio/TV Sales and Repairs
 - n. Recreation Parks
 - o. Small Appliance Repair
 - p. Tobacco or Cigar Shop

CONCURRENCES:

City Manager

ZONING ANALYSIS

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40	NORTH:	SFR
SOUTH:	AG (County)	SOUTH:	SFR
EAST:	NC	EAST:	Krav Maga
WEST:	R-40	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Adjacent and nearby properties are primarily residential; however, some commercial and recreational uses are in the area with a defense training establishment and a city park located adjacent to the property.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The development of the property for the proposed use would not negatively impact the existing uses of adjacent and nearby property as there is a mixture of uses and this type of business does not produce a significant amount of traffic and noise.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property is zoned AG, Agricultural (County). The property could be developed with the uses associated with the AG zoning district. Existing use of the property is residential.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

The proposed use will not result in an excessive or burdensome use of city or county facilities.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

This property is planned for development within the Suburban Neighborhoods character area for the 2023 Comprehensive Plan. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties.

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

While the proposed use is not indicated in the Suburban Neighborhoods character area, the request for annexation and zoning proposal meets a number of policies, as well as, the intent of the Comprehensive Plan. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Commercial-Less Intense Uses.** Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)
- b) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)
- c) **Land Use Decisions.** Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (9.1, #22).
- d) **Desirable Businesses.** Encourage the location of additional service-oriented businesses, such as doctors, accountants, attorneys and other small practitioners, especially in the town center. (9.3, #2)

e) **Small Businesses. Promote the development of small businesses in the City. (9.3, #9)**

f) **Commercial Expansion. Through land use and annexation policies increase opportunities for all commercial uses, including but not limited to: general commercial, office/institutional, neighborhood commercial, and industrial. (9.3, #15)**

7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

Any future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

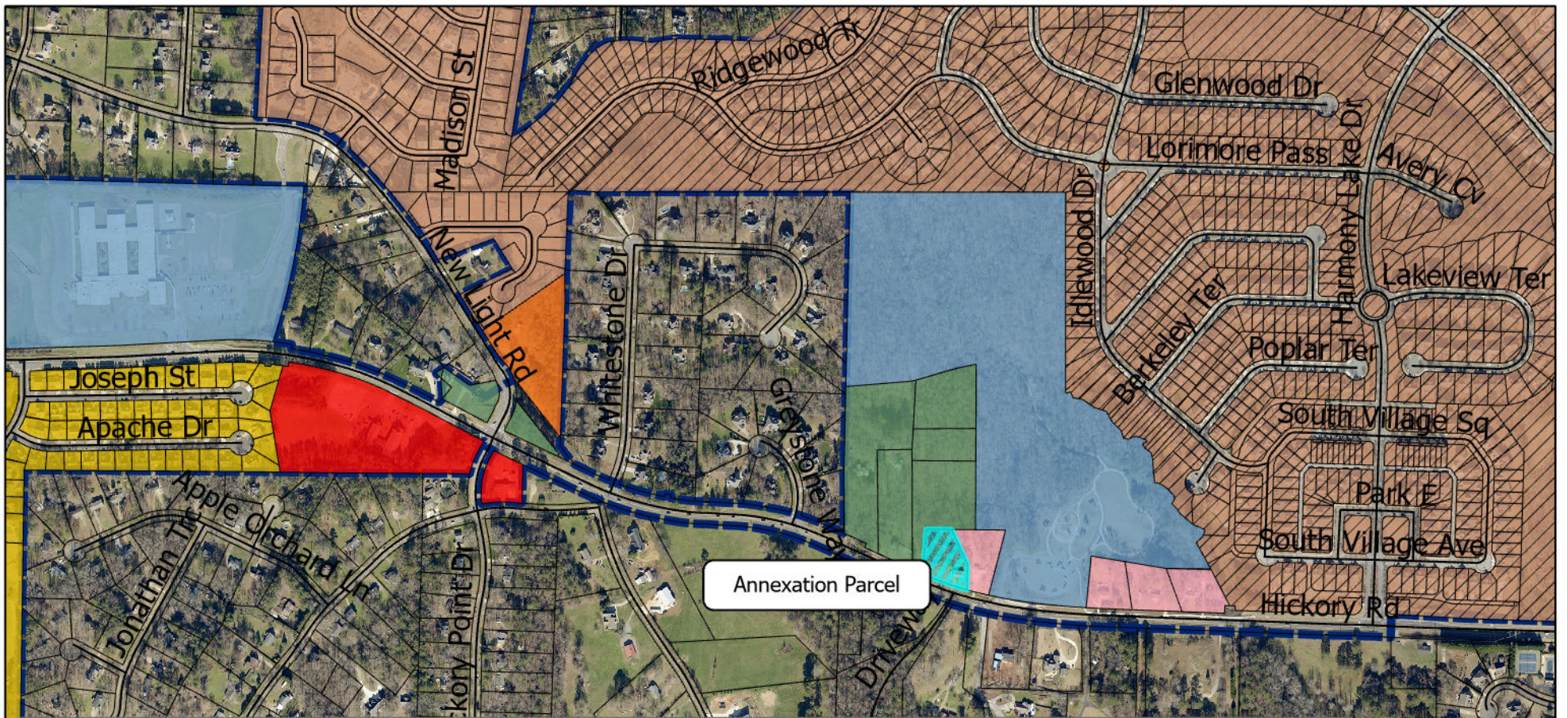
While there has been some residential growth in the surrounding area, the area to the east has been developed with a public park and an adjacent business.

C. Cherokee County Board of Commissioners

This case was on the agenda of the June 18, 2024 meeting of the Cherokee County Board of Commissioners. At this meeting, the Board voted unanimously to express that they have no objections to this annexation. Staff comments were as follows:

Engineering: Coordinate driveway modification with the joint Cherokee County/Holly Springs sidewalk project.

Fire Marshal: Coordinate verification by an engineer that the structure meets the commercial standards.



A-02-2024 & MA-02-2024 Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate

R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development

TND- Traditional Neighborhood Development
PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial

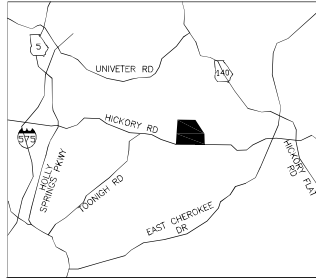
NC- Neighborhood Commercial
OI- Office Institutional
GV- Governmental
LI- Light Industrial
MXD- Mixed Use Overlay
Railroad
HS_City_Limits_2022



FIELD BOOK 124, PAGE 51, FILE R0153.

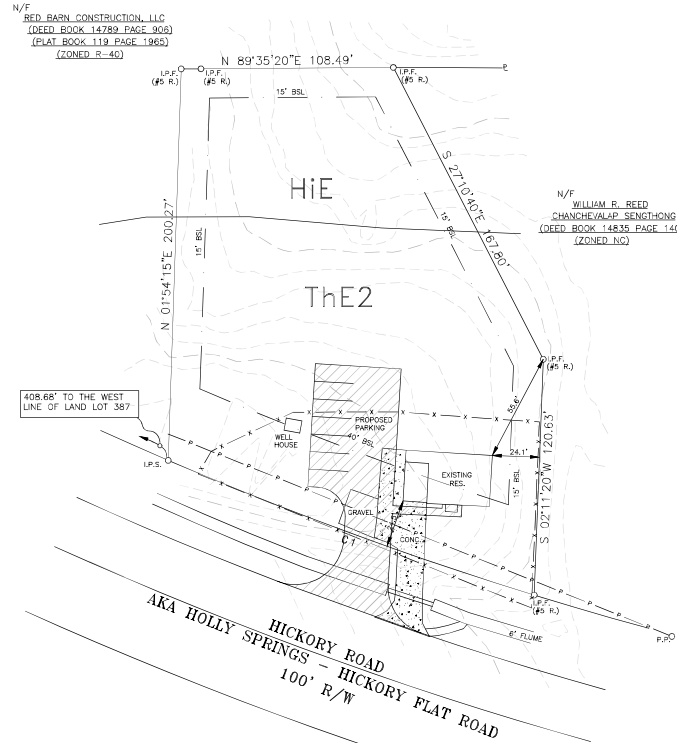
LEGEND:

- 1) I.P.S. - IRON PIN SET (#4 R.)
- 2) I.P.F. - IRON PIN FOUND
- 3) L.L.L. - LAND LOT LINE
- 4) R/W - RIGHT OF WAY
- 5) E - PROPERTY LINE
- 6) C - CENTER LINE
- 7) R - REINFORCING BAR
- 8) P.P. - POWER &(OR) PHONE POLE
- 9) N./F. - NOW OR FORMERLY
- 10) --- FENCE (APPROX. LOC.)
- 11) --- OVERHEAD UTILITY LINE
- 12) B.L. - BUILDING LINE
- 13) D.E. - DRAINAGE EASEMENT
- 14)



SOILS

HIE - Hayesville fine sandy loam, 10 to 25 percent slopes
ThE2 - Tallapoosa gravelly sandy clay loam, 10 to 25 percent slopes, eroded



TRAVERSE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	1859.86'	199.55'	199.45'	N 69°47'55" W

IN OUR OPINION AND AS INDICATED BY A VISUAL ONLY INSPECTION OF F.I.R.M. MAP NO. 13057C0262C, DATED 06-07-2019, THIS PROPERTY APPEARS TO BE IN A ZONE "X" SPECIAL FLOOD HAZARD AREA. IN DETERMINING THIS OPINION, NO FIELD INSPECTION OR ELEVATION VERIFICATION HAS BEEN PERFORMED. A MORE DETAILED EVALUATION MAY BE NEEDED.

"DO NOT RECORD"

AREA = 0.89 ACRE

"ALL MATTERS OF TITLE ARE EXCEPTED"

NOTES:

- 1) THIS PLAT IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY PRIVATE AND PUBLIC.
- 2) UNDERGROUND UTILITIES AND/OR STRUCTURES, IF ANY, MAY NOT BE SHOWN.
- 3) IF ACTIVE STREAMS ARE PRESENT, THEY SHALL HAVE 25' UNDISTURBED STATE STREAM BANK BUFFER. ALL STREAMS SHALL HAVE 50' UNDISTURBED COUNTY STREAM BANK BUFFER & 75' IMPERVIOUS SURFACE BUFFER FROM TOP OF STREAM BANK.
- 4) REFERENCE: PLAT BOOK 16 PAGE 103.
- 5) REFERENCE: PLAT BOOK 30 PAGE 249.
- 6) REFERENCE: PLAT BOOK 35 PAGE 111.
- 7) REFERENCE: DEED BOOK 1699 PAGE 133.
- 8) REFERENCE: DEED BOOK 14824 PAGE 1848.
- 9) REFERENCE: DEED BOOK 14789 PAGE 906.
- 10) CURRENT ZONING: CHEROKEE COUNTY AG.
PROPOSED ZONING: CITY OF HOLLY SPRINGS NC
FRONT SETBACKS 40'
SIDE SETBACKS 15'
REAR SETBACKS 15'
- 11) PROPOSED USE - OFFICE 900 S.F. BUILDING
- 12) PARKING SPACES REQUIRED 1 PER 200 S.F. X 900 S.F. = 4.5 SPACES
- 13) SPACES PLANNED - 7



TAX MAP/PARCEL 15N20 524
2625 HICKORY ROAD

ZONING SKETCH PREPARED FOR
& AUTHORIZED BY:

KELLY M. SCOTT

LOCATED IN LAND LOT(S): 387
DISTRICT - 15, SECTION - 2
CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS

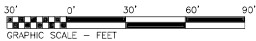
FIELD WORK: APRIL 17, 2024
PLAT PREPARED: APRIL 18, 2024
SCALE: 1" = 30'

BY: WIKLE LAND SURVEYING, P.C.
P.O. BOX 1290
HOLLY SPRINGS, GEORGIA 30142
PHONE: (770) 479-8364
ron@wiklelandsurveying.com

--- MEMBER ---
SURVEYING AND MAPPING
SOCIETY OF GEORGIA

DWG. NO. R0153 ZONING_2625 HICKORY RD

JOB NO. 24-0153-310

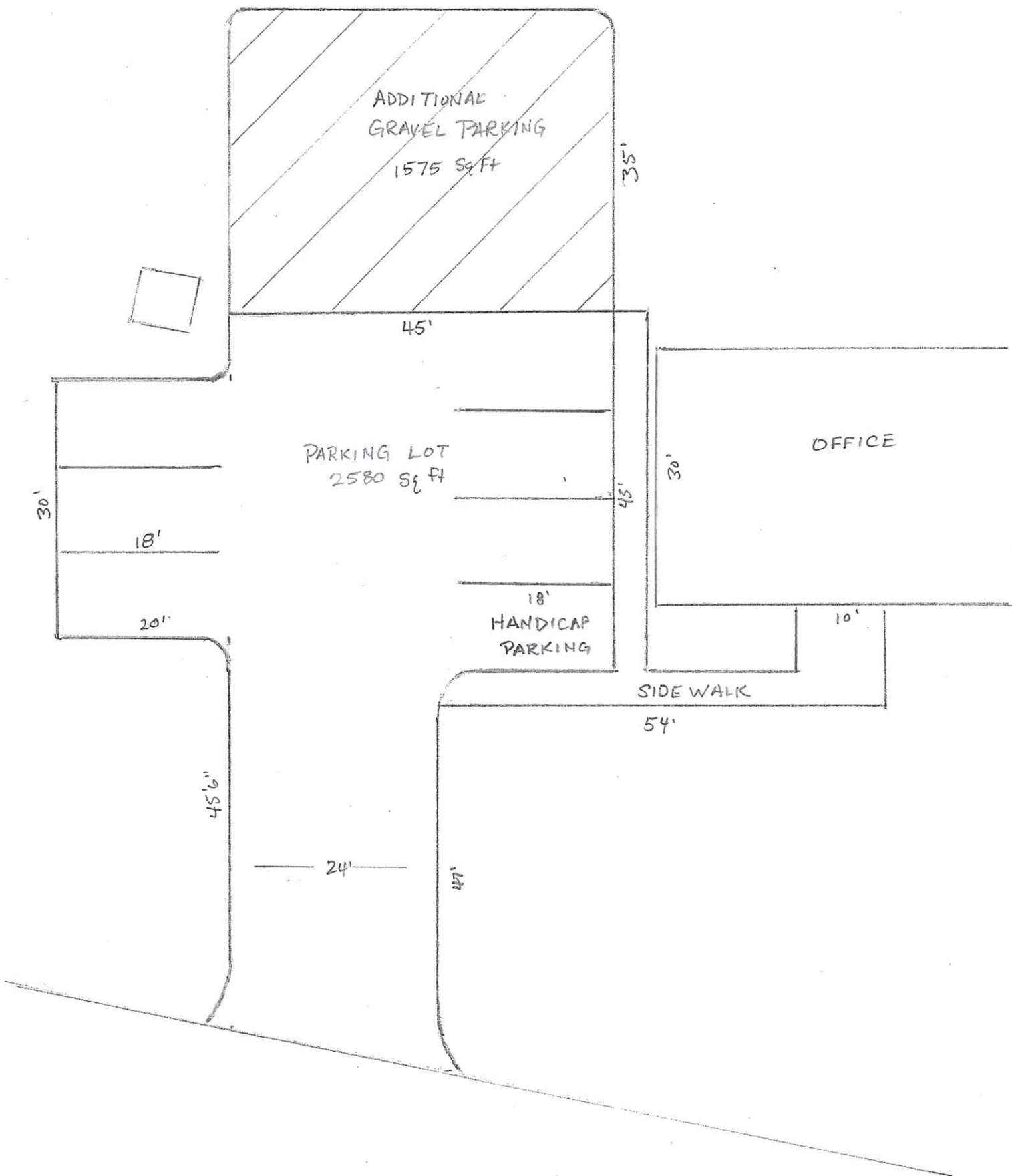


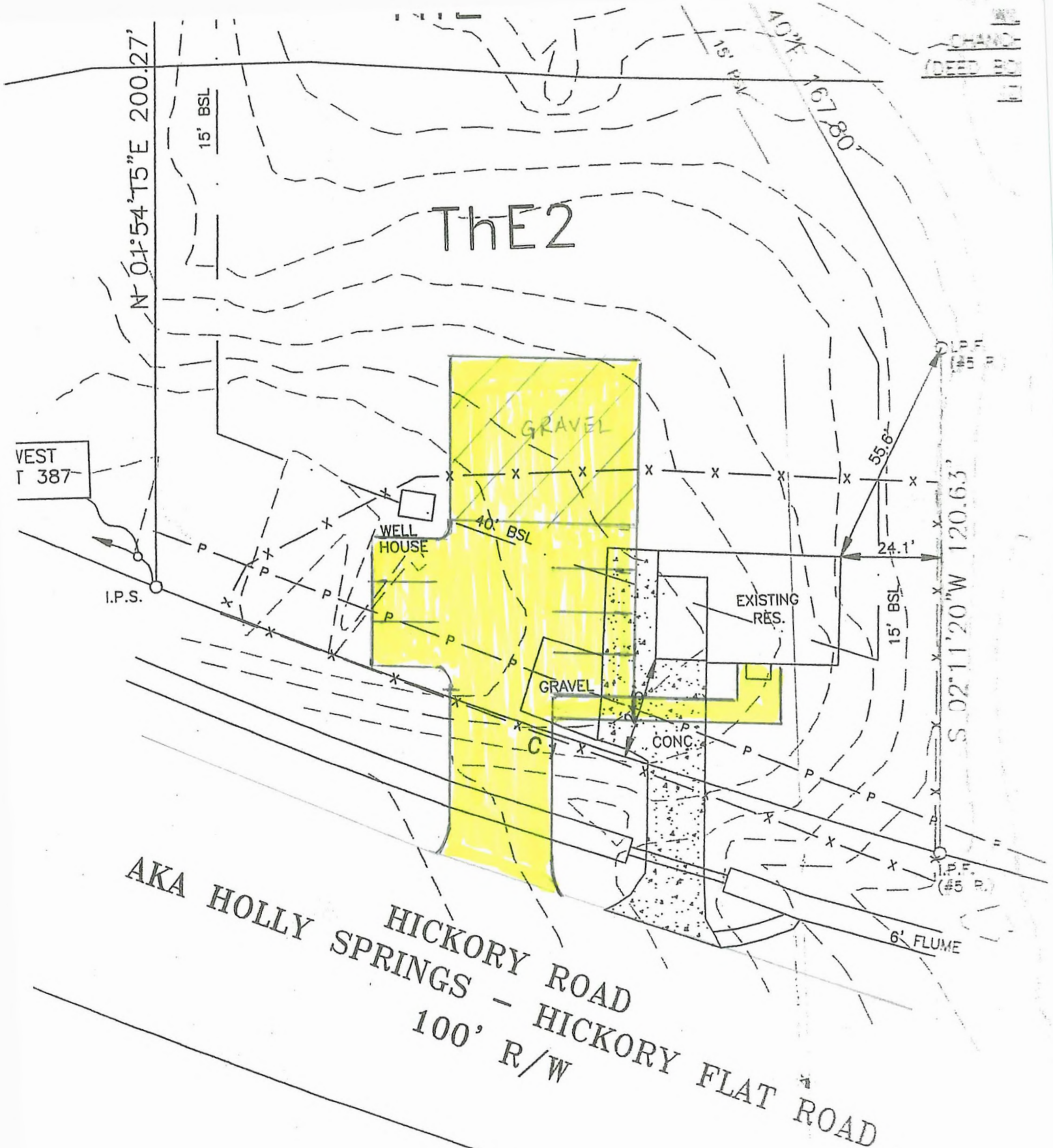
THIS PLAN WAS REVISED
ON MAY 02, 2024 TO
ADD PROPOSED PARKING

APPLICANT

KELLY SCOTT

2625 HICKORY ROAD
CANTON, GA 30115
PHONE: 404-883-4890







MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 02-2024 APPLICATION CUP- _____
HEARING DATE 7/11/2024 DATE OF APPLICATION _____
APPLICANT Anthony & Kelly Scott OWNER Same
(If other than applicant) _____
ADDRESS 2625 Hickory Rd ADDRESS 264 Town Creek Church Rd
Canton Ga Talking Rock, Ga. 30175
ZIP CODE 30115 PHON [REDACTED] ZIP CODE 3 PHONE _____
EMAIL Kellymscott@allstate.com EMAIL _____
SIGNATURE [Signature] SIGNATURE Anthony Scott
APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) AG (County) REQUESTED ZONING DISTRICT NC (City)
REQUESTED CONDITIONAL USE(S) N/A N/A
PROPERTY LOCATION/ADDRESS 2625 Hickory Rd Canton Ga. 30115
MAP NUMBER 15N 20 PARCEL NUMBER(S) 524
LAND LOT(S) 387 DISTRICT(S) 15 SECTION(S) 2
ACREAGE .89 SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE Yes
DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Office - Insurance Office

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION - new purchase
- ☒ SURVEY PLAT BY REGISTERED SURVEYOR
- ☒ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ☒ 1 PDF
- ☒ COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☒ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ☒ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ☒ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED _____ STIPULATIONS _____	APPROVED _____ STIPULATIONS _____
DISAPPROVED _____	DISAPPROVED _____

FILING FEES\$ _____	RECEIPT# _____	CHECK# _____
---------------------	----------------	--------------

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? yes - office - Insurance Agency

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? no - office - Insurance Agency

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Currently Zoned Residential - Applying to have Rezoned as neighborhood or light office commercial

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? no - very minimal traffic - 3-4 employees and occasional a few customers

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? yes

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

no

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The property adjacent to ours was recently annexed into the city -

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1 - house

Maximum square footage: 940 sq. ft.

Number of stories: 1

Total number of employees: 3

Exterior façade: Brick

Anticipated start date: move in date 11/1 - 11/30

Anticipated completion date: Same

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 0.89+/- acres, identified as tax parcel 524 of tax plat 15N20, Land Lot 387 of the 15th District of Cherokee County identified in Exhibits A, Location Map and B, Conceptual Site Plan, from AG, Agricultural (County), to NC, Neighborhood Commercial (City); and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Anthony and Kelly Scott, requesting rezoning in the City of Holly Springs, Georgia, concerning 0.89+/- acres, identified as tax parcel 524 of tax plat 15N20, Land Lot 387 of the 15th District of Cherokee County identified in Exhibits A, Location Map and B, Conceptual Site Plan, from AG, Agricultural (County), to NC, Neighborhood Commercial (City); and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 0.89+/- acres, identified as tax parcel 524 of tax plat 15N20, Land Lot 387 of the 15th District of Cherokee County identified in Exhibits A, Location Map and B, Conceptual Site Plan, is hereby rezoned from AG, Agricultural (County), to NC, Neighborhood Commercial (City); and

Section 2

The approval of this application has the following stipulations attached:

1. Lighting shall be environmentally sensitive, with the owner/developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
3. Driveway modification shall be coordinated with the City Engineer and the County Engineer with regard to the joint Cherokee County/Holly Springs sidewalk project.
4. A thirty-foot (30') undisturbed buffer shall be maintained adjacent to the R-40 zoned property located to the west and north of this property. Buffer shall meet the requirements of Article 9: Buffer Requirements of the Holly Springs Zoning Ordinance.
5. No outside storage shall be permitted on the property.
6. The following uses shall be prohibited:
 - a. Athletic Club, Facilities
 - b. Café/Restaurant/Supper Club
 - c. Clinic, Public/Private
 - d. Convenient Food Stores without Gasoline Pumps
 - e. Drug Store
 - f. Fire Station
 - g. Grocery/General Merchandise
 - h. Hardware Store
 - i. Laundering establishment

- j. Mobile Food Vendor
- k. Newsstands
- l. Office Supply Store
- m. Radio/TV Sales and Repairs
- n. Recreation Parks
- o. Small Appliance Repair
- p. Tobacco or Cigar Shop

Section 3

This ordinance shall become effective September 1, 2024, upon approval by Mayor and City Council.

Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

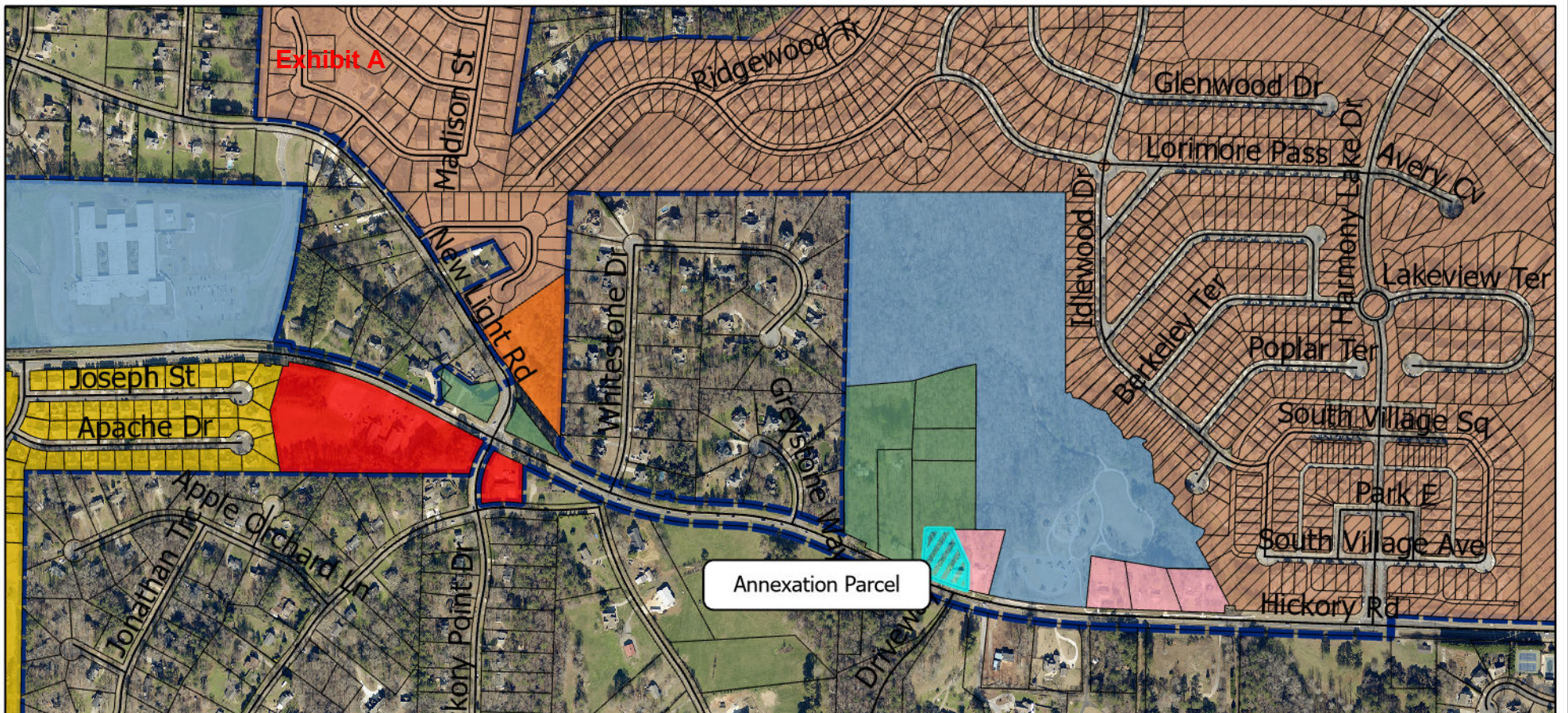
Adopted the 19th day of August, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



A-02-2024 & MA-02-2024
Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family
and Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development
Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

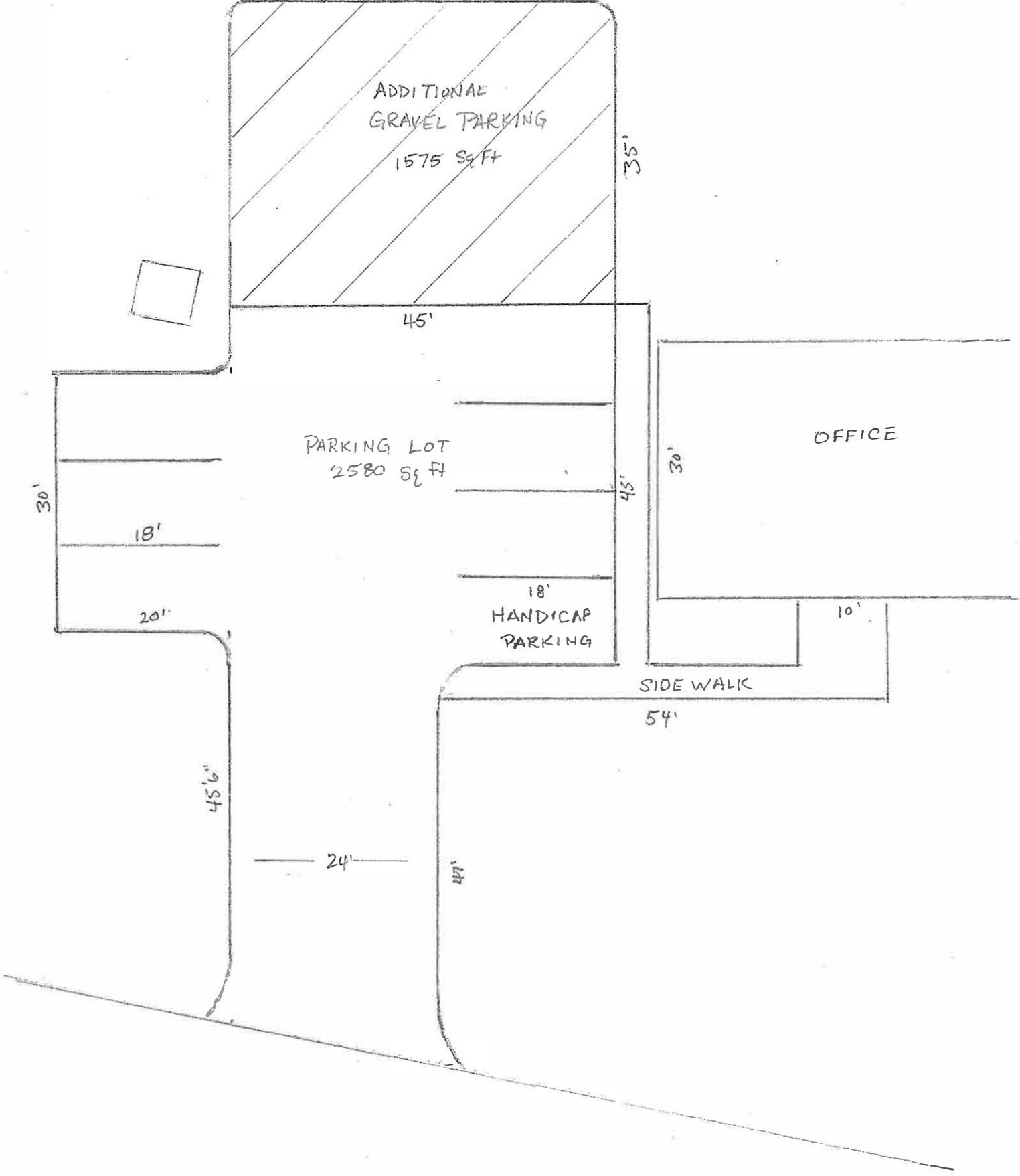
LI- Light Industrial

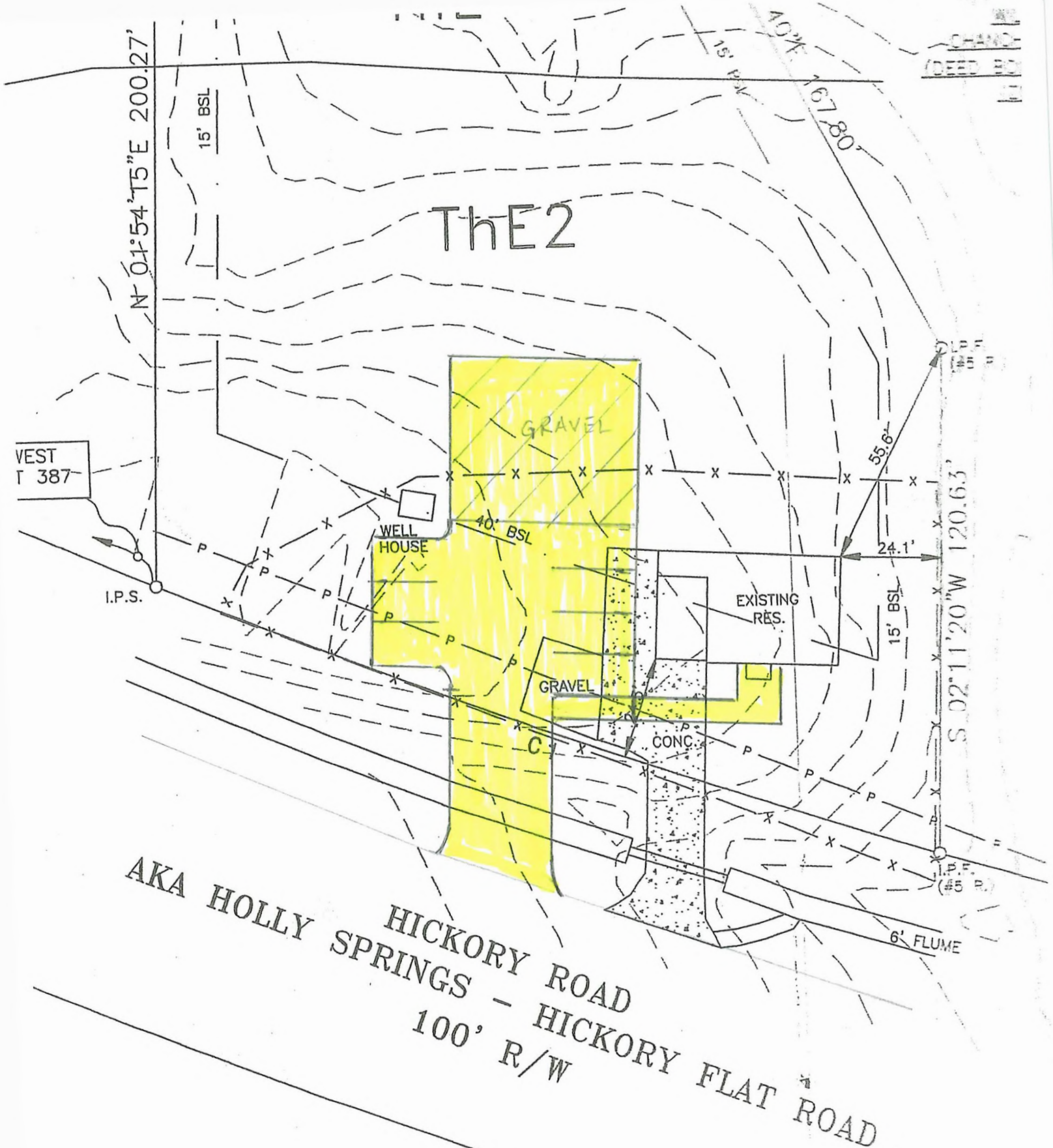
MXD- Mixed Use Overlay

Railroad

HS_City_Limits_2022







ITEM REPORT

AGENDA ITEM NUMBER: IX.G.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 5, 2024

AGENDA ITEM: MA-03-2024, applicants Jorge Flores Wong and Solange Nunez Del Arco request rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial.

EXECUTIVE SUMMARY:

Applicants, Jorge Flores Wong and Solange Nunez Del Arco, request rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial.

This property was rezoned to NC, Neighborhood Commercial in 2001 with the following stipulations:

1. Any change in use from the clinic/office proposed in the rezoning application shall be brought back through the zoning process including paying applicable rezoning fees and presenting the change at a public hearing of the Planning and Zoning Commission.
2. Additions/major alterations shall be architecturally compatible with the existing structure on the site; plans for any additions or alterations must be submitted for the City's review and approval prior to obtaining a building permit.
3. The existing tree line and vegetative cover separating this property from the ones behind it shall remain undisturbed, except for the installation of a fence.

The applicant proposes to establish a dog daycare, as well as provide training and overnight boarding. This use would not be compatible with the restrictions of clinic/office in the existing stipulations. The NC, Neighborhood Commercial Zoning District, allows a pet grooming or daycare establishment as a permitted use, but does not permit overnight pet boarding or outdoor storage of pets. The applicant is proposing to rezone to GC to add the overnight pet boarding, allowed in GC as a permitted use. Outdoor storage of pets is still prohibited.

The Planning Commission conducted a public hearing on July 11, 2024. Area residents were concerned about utilizing septic systems versus sewer, housing dogs outside, noise, fencing around the property, and permitted uses in the GC district if the business fails. The Planning Commission voted (5-0) to recommend approval of the request to rezone the property to GC, General Commercial with the staff stipulations.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Zoning Analysis
2. Location Map
3. Site Plan
4. Survey
5. MA-03-2024 Rezoning Application
6. MA-03-2024 Ordinance and Exhibit

RECOMMENDATION:

The staff recommendation is to defer the decision to the next Council Meeting for approval of the request to rezone the property consisting of 1.04+/- acres to **GC, General Commercial** with the following stipulations:

1. Lighting shall be environmentally sensitive, with developers making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. A thirty-foot (30') undisturbed buffer shall be maintained adjacent to the R-20 zoned property located to the west and south of this property. Buffer shall meet the requirements of Article 9: Buffer Requirements of the Holly Springs Zoning Ordinance.
3. No outside storage shall be permitted on the property.
4. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Auditorium
 - f. Big Box Commercial Retail Structures
 - g. Boat Sales Facility
 - h. Bowling Alley
 - i. Cash, Check Cashing, and Pawn Establishments
 - j. Cellular phone towers
 - k. Funeral Homes and Mortuaries
 - l. Go-kart, motor bike track

- m. Laundering Establishment
- n. Membership Club Warehouses
- o. Parking Lot, Automobile
- p. Used Vehicle Sales, Lease, or Rental
- q. Tattoo Parlors and Body Piercing Establishments
- r. Tire sales with outdoor storage

CONCURRENCES:

City Manager
Planning and Zoning Commission

ZONING ANALYSIS

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	NC R-40 (County)	NORTH:	Child daycare establishment SFR
SOUTH:	R-20 (County)	SOUTH:	SFR
EAST:	NC GV PUD	EAST:	Child daycare establishment Cherokee County Bus Barn Barrett Farms SFR
WEST:	R-20 (County)	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

- Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Adjacent and nearby properties consist of single-family residential, child daycare establishment, and the Cherokee County Bus Barn. A pet training, daycare and boarding establishment is consistent with the area uses.

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The development of the property for the proposed use would not negatively impact the existing uses of adjacent and nearby property as there is a mixture of uses. Surrounding residential uses may provide support for the viability of this business.

- Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

The property is zoned NC, Neighborhood Commercial. This property could only be utilized as an office or clinic use under the current zoning stipulations.

- Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?

The proposed use will not result in an excessive or burdensome use of city or county facilities.

- Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM)?

This property is planned for development within the Suburban Neighborhoods character area for the 2023 Comprehensive Plan. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties.

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

While the proposed use is not indicated in the Suburban Neighborhoods character area, the property is already zoned NC, Neighborhood Commercial. The zoning proposal meets a number of policies, as well as, the intent of the Comprehensive Plan. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Commercial-Less Intense Uses.** Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)
- b) **Land Use Decisions.** Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (9.1, #22).
- c) **Desirable Businesses.** Encourage the location of additional service-oriented businesses, such as doctors, accountants, attorneys and other small practitioners, especially in the town center. (9.3, #2)
- d) **Small Businesses.** Promote the development of small businesses in the City. (9.3, #9)

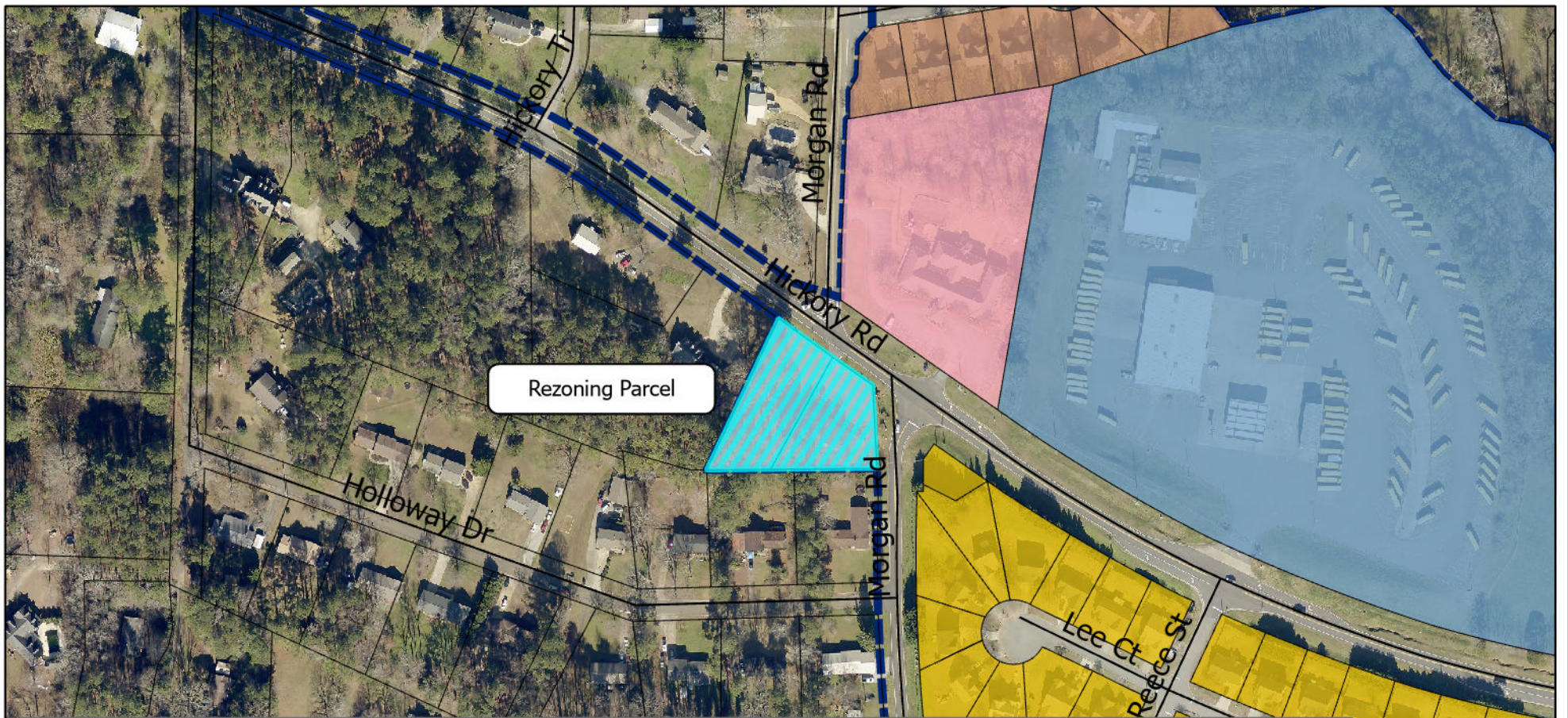
e) Commercial Expansion. Through land use and annexation policies increase opportunities for all commercial uses, including but not limited to: general commercial, office/institutional, neighborhood commercial, and industrial. (9.3, #15)

7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

Any future development of the property will be held to the environmental development standards for all local, state, and federal requirements.

8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Residential growth in the area will necessitate a need for more services such as those proposed by the applicant.



MA-03-2024 Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family
and Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development
Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Railroad

HS_City_Limits_2022





1 Site Plan
A1.1

SITE ZONED NEIGHBORHOOD COMMERCIAL
SURVEY BASED ON INFORMATION PROVIDED
BY THE CONTRACTOR

0 10 20 40
SCALE: 1" = 20'-0"



WJM Designs
DRAFTING-DESIGN-3D MODELING
Marietta, Georgia
678-600-93622
www.wjmdesigns.com
wjmdesigns@gmail.com

DATE: 11/11/2010
BY: WJM
CHECKED: WJM
DATE: 11/11/2010
BY: WJM

Adaptive Attitudes
1400 Hickory Rd
Canton, Georgia 30115
Cherokee County

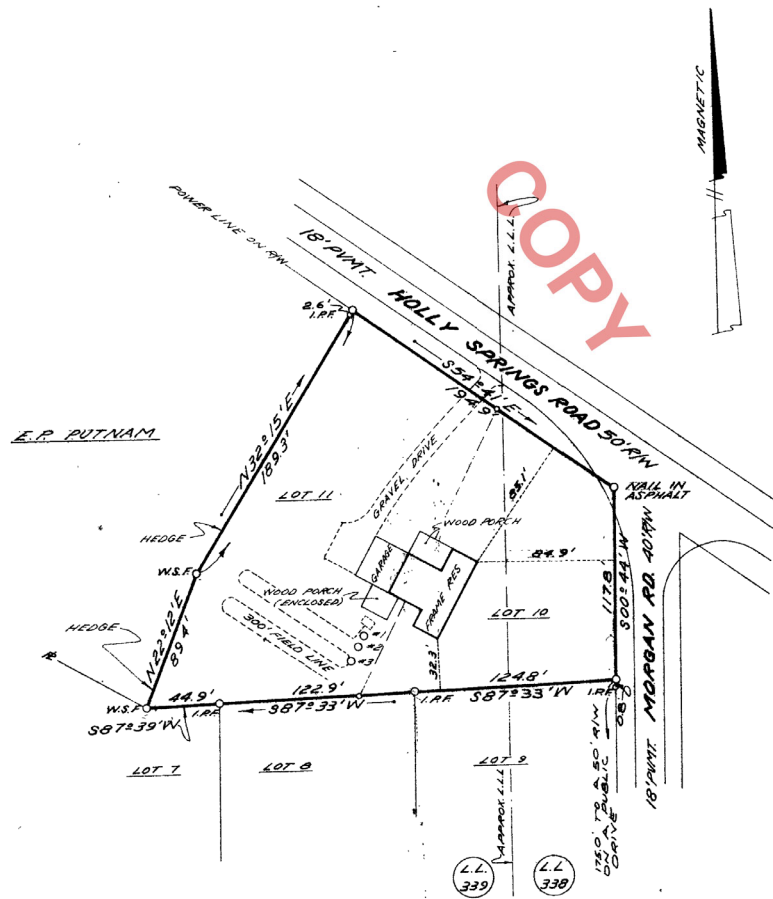
SHEET TITLE:
SITE PLAN

DRAWN: WJM
CHECKED: WJM
JOB NUMBER: 14-0027
DATE: JULY 2010

SHEET:
A1.1

FIELD BOOK NO. 2

758123-45



APPROX. 2.1.1.1

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

R. Jerry Thacker

Member Ga. Assn. Reg. Land Surveyors



LOT SURVEY FOR
JAMES W. WALLACE &
RUTH E. WALLACE

LOTS 10711, TALL OAKS SUBDIVISION
 LOCATED IN LAND LOTS 338 & 339
 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA
 SCALE: 1" = 50'
 DATE: JUNE 24, 1975, REVISED A
 BY: JERRY THACKER & ASSOCIATE
 CONSULTING ENGINEERING &
 LAND SURVEYING
 CANTON, GEORGIA

AREA = 1.05 ACRES

FILED IN OFFICE

FILED IN OFFICE
22 day of Aug 1975
W. A. Cole
W. A. COLE, Clerk

75B123-45



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 02-2024

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT JORGE FLORES WONG

OWNER Anthony Smith Properties, LLC
(If other than applicant)

CO-SOLANGE NUNOZ DEL ARCO

ADDRESS 118 DIAMOND RIDGE AVE
CANTON, GA

ADDRESS 518 BAYVIEW DR
Palmetto GA

ZIP CODE 30114 PHONE _____

ZIP CODE _____ PHONE _____

EMAILS _____

SIGNATURE [Signature]

SIGNATURE [Signature]

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) N.C

REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) DOGGIO DAYCARE / BOARDING / TRAINING

PROPERTY LOCATION/ADDRESS 1480 Hickory RD CANTON, GA 30115

MAP NUMBER _____

PARCEL NUMBER(S) 15N20102 + 15N20103

LAND LOT(S) 338 AND 339

DISTRICT(S) _____ SECTION(S) _____

ACREAGE _____ SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____

DOGGIO DAYCARE / BOARDING / TRAINING

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES \$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____

YES

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? _____

NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? _____

YES

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? _____

NO.

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? _____

YES

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? _____

YES

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO.

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

NO.

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 6,438 sq. ft.

Number of stories: 2

Total number of employees: 2 (OWNERS)

Exterior façade: Porch

Anticipated start date: JUNE 01 (NO MODIFICATION OF PROPERTY)

Anticipated completion date: _____

Cherokee County Water & Sewerage Authority

May 22, 2024

RE: Water & Sewerage Availability (Tax Map 15N20, Parcel 102 & 103)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 12" DIP water main on the North side of Hickory Road North of the subject property. Also, there is a 30" DIP water main on the West side of Morgan Road East of the subject property.

Sewer is available to the Southeast of the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

The capacity for Rose Creek Wastewater Treatment Facility is 6.0 MGD and the Authority is presently treating 3.5 MGD. The Fitzgerald Creek Treatment Facility is 11.5 MGD and the Authority is presently treating 5.0 MGD.

There is presently no moratorium for water or sewer connections on the Authority System. Sewer connections are available on first pay, first serve basis. However, plans for any development must be submitted and approved by the Authority prior to any water or sewer connection application being accepted for processing. Also, existing infrastructure, size and location, must be verified by developer/engineer/contractor prior to submittal to Cherokee County Water and Sewerage Authority.

If you have any questions, please don't hesitate to call me.

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Garry Hensley
Jody Henson
Keith Allen
Jeff Hooper

P. O. Box 5000 ~ Canton, Georgia 30114 ~ 770-479-1813

15N20103

CHICKORY RD

JOHNSON & SMITH PROPERTIES LLC,
N/A,
518 BAVARIAN DR,
PALMETTO, GA, 30268

Total Market Value

PENDING



KEY INFORMATION

Parcel #	15N20103
Account #	436209
Owner Name	JOHNSON & SMITH PROPERTIES LLC
Neighborhood	13017
Land Size	0.00
Legal Description	LOT 11 TALL OAKS SD PB 11 PG 93
Tax District	04 - Holly Springs

ASSESSMENT DETAILS

Residential Value	PENDING
Commercial Value	PENDING
Accessories Value	PENDING
Land Value	PENDING
Total Value	PENDING
Prior Value	\$60,000

RESIDENTIAL

No data to display

COMMERCIAL

No building data to display.

MOBILE HOME(S)

No mobile homes to display.

ACCESSORIES

CODE DESCRIPTION	LENGTH	WIDTH	UNITS	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	APPRAISED VALUE
No items to display						

SALES

BOOK	PAGE	SALE DATE	DEED TYPE	QUALIFIED	SALE PRICE	VACANT / IMPROVED
14838	02485	11/17/2022	WD	N	\$341,000	Y
04976	00241	10/01/2001	WD	N	\$223,000	Y
00185	00440	08/01/1975	WD	N	\$51,000	Y
00170	00301	09/01/1974	WD	N	\$3,000	Y

DEFINITIONS

Search for a record by entering the code into the search bar below.

Show 10  entries

Search table for record



CODE	DESCRIPTION
ALP	LOADING PLATFORM WITH CAN
AOF	OFFICE-AVERAGE
APT	APARTMENT
BAS	BASE
CAN	CANOPY
CDN	CANOPY, DETACHED
CLP	LOADING PLATFORM, COVER
FAT	ATTIC, FIN
FBM	BASEMENT, FIN
FCB	CABANA, ENCL, FIN

« 1 2 3 4 5 6 7 »

Showing 1 to 10 of 61 entries

Disclaimer

All information on this site is prepared for the inventory of real property found within Cherokee County. All data is compiled from recorded deeds, plats, and other public records and data. Users of this data are hereby notified that the aforementioned public information sources should be consulted for verification of the information. All information contained herein was created for the Cherokee County's internal use. Cherokee County, its employees and agents make no warranty as to the correctness or accuracy of the information set forth on this site whether express or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use.

If you have any questions about the data displayed on this website please contact the Cherokee County Assessor's Office at 678-493-6120. For technical problems related to this website, please contact the Cherokee County Assessor's Office at 678-493-6120.

Data last updated: 12/07/2023

Cherokee County, GA - Real Estate Search

15N20102
1450 HICKORY RD

JOHNSON & SMITH PROPERTIES LLC,
N/A,
518 BAVARIAN DR,
PALMETTO, GA, 30268

Total Market Value
PENDING

KEY INFORMATION

Parcel #	15N20102
Account #	436208
Owner Name	JOHNSON & SMITH PROPERTIES LLC
Neighborhood	94000
Land Size	0.00
Legal Description	L10 TALL OAKS SD PB 11 PG 93
Tax District	04 - Holly Springs

ASSESSMENT DETAILS

Residential Value	PENDING
Commercial Value	PENDING
Accessories Value	PENDING
Land Value	PENDING
Total Value	PENDING
Prior Value	\$253,563

RESIDENTIAL

No data to display

COMMERCIAL

COMMERCIAL BUILDING (1)

Use Code	19 - MEDICAL BUILDING
Total Finished Area	2,291
Zoning	NC

MOBILE HOME(S)

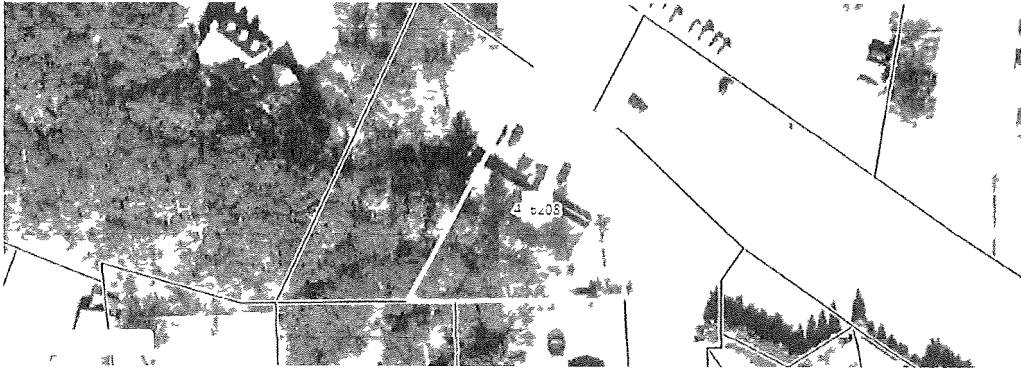
No mobile homes to display.

ACCESSORIES

CODE DESCRIPTION	LENGTH	WIDTH	UNITS	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	APPRAISED VALUE
05 - WOOD FENCE	0	0	114	2015	2015	\$990
09 - ASP PAVING	0	0	2269	1995	1995	\$590
09 - ASP PAVING	0	0	4720	2005	2005	\$4,000
10 - CON PAVING	10	110	1100	1975	1980	\$40
91 - PATIO/COVR	0	0	1	2000	2000	\$3

SALES

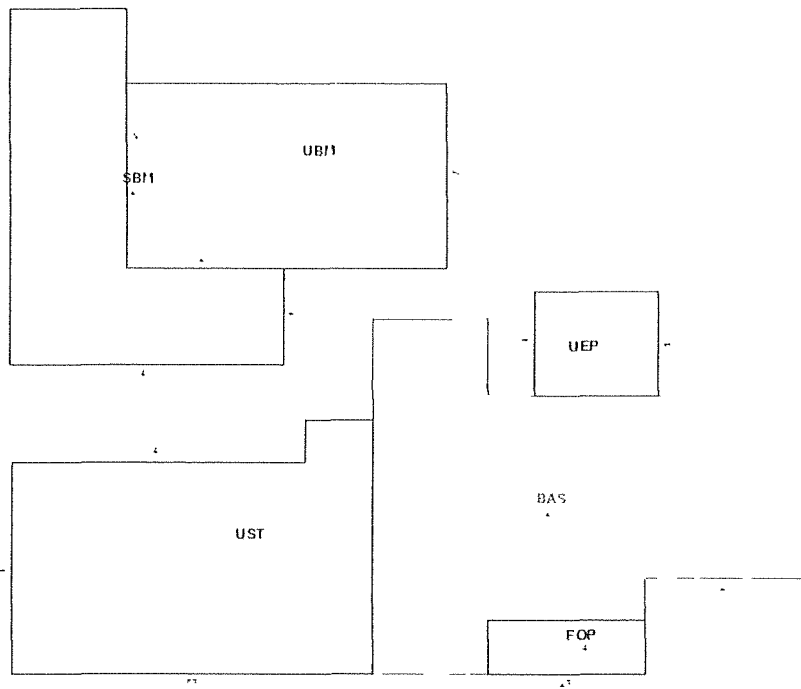
BOOK	PAGE	SALE DATE	DEED TYPE	QUALIFIED	SALE PRICE	VACANT / IMPROVED
14838	02485	11/17/2022	WD	N	\$341,000	N
04976	00241	10/01/2001	WD	N	\$223,000	N
00185	00440	08/01/1975	WD	N	\$51,000	N
00170	00301	09/01/1974	WD	N	\$3,000	N



3/8/22, 11:43:19 AM

436208





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Data last updated 05/10/2024

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 1.04+/- acres, identified as tax parcels 102 and 103 of tax plat 15N20, Land Lots 338 and 339 of the 15th District of Cherokee County identified in Exhibit A, Location Map, from NC, Neighborhood Commercial, to GC, General Commercial (City); and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Jorge Flores Wong and Solange Nunez Del Arco, requesting rezoning in the City of Holly Springs, Georgia, concerning 1.04+/- acres, identified as tax parcels 102 and 103 of tax plat 15N20, Land Lots 338 and 339 of the 15th District of Cherokee County identified in Exhibit A, Location Map, from NC, Neighborhood Commercial, to GC, General Commercial; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 1.04+/- acres, identified as tax parcels 102 and 103 of tax plat 15N20, Land Lots 338 and 339 of the 15th District of Cherokee County identified in Exhibit A, Location Map, is hereby rezoned from NC, Neighborhood Commercial, to GC, General Commercial; and

Section 2

The approval of this application has the following stipulations attached:

1. Lighting shall be environmentally sensitive, with developers making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. A thirty-foot (30') undisturbed buffer shall be maintained adjacent to the R-20 zoned property located to the west and south of this property. Buffer shall meet the requirements of Article 9: Buffer Requirements of the Holly Springs Zoning Ordinance.
3. No outside storage shall be permitted on the property.
4. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Auditorium
 - f. Big Box Commercial Retail Structures
 - g. Boat Sales Facility
 - h. Bowling Alley
 - i. Cash, Check Cashing, and Pawn Establishments
 - j. Cellular phone towers
 - k. Funeral Homes and Mortuaries
 - l. Go-kart, motor bike track
 - m. Laundering Establishment

- n. Membership Club Warehouses
- o. Parking Lot, Automobile
- p. Used Vehicle Sales, Lease, or Rental
- q. Tattoo Parlors and Body Piercing Establishments
- r. Tire sales with outdoor storage

Section 3

This ordinance shall become effective August 19, 2024, upon approval by Mayor and City Council.

Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted the 19th day of August, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

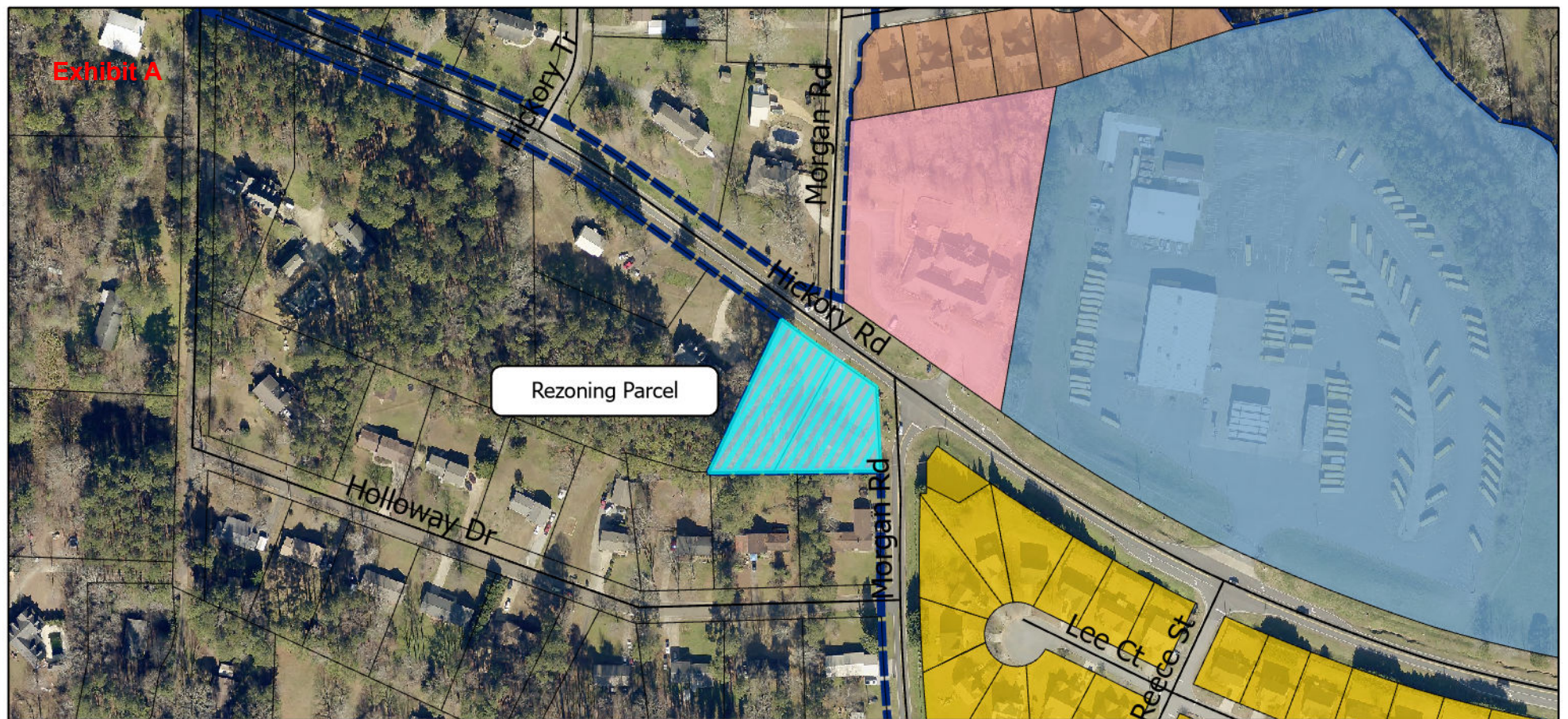
CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Exhibit A



MA-03-2024 Location Map

Streets_2024

Parcels_2024

ZONING

AG- Agricultural

R-80- Estate Residential

R-40- Single Family
Residential Estate

R-20- Single Family
Residential

RD-20- Single Family
and Duplex

RD-3- Single Family
Residential

PUD- Planned Unit
Development

TND- Traditional
Neighborhood
Development

PDR- Planned
Development
Residential

HDMFR- High Density
Multi-Family Residential

GC- General Commercial

NC- Neighborhood
Commercial

OI- Office Institutional

GV- Governmental

LI- Light Industrial

MXD- Mixed Use Overlay

Railroad

HS_City_Limits_2022



ITEM REPORT

AGENDA ITEM NUMBER: IX.H.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 5, 2024

AGENDA ITEM: Bond Release for Performance Bonds #N-7003450, #N-7003449, and #N-7004575 and Maintenance Bonds #N-7003451 and #N-7003452 for Chelsea subdivision.

EXECUTIVE SUMMARY:

The following bonds have been requested for release:

Subdivision/Development	Bond/Agreement Type	Number	Amount
Chelsea	Performance	N-7003450	\$40,821.00
Chelsea	Performance	N-7003449	\$26,953.13
Chelsea	Performance	N-7004575	\$32,593.00
Chelsea	Maintenance	N-7003451	\$36,580.03
Chelsea	Maintenance	N-7003452	\$8,759.00

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Chelsea Final Plat Phases 1 and 2

RECOMMENDATION:

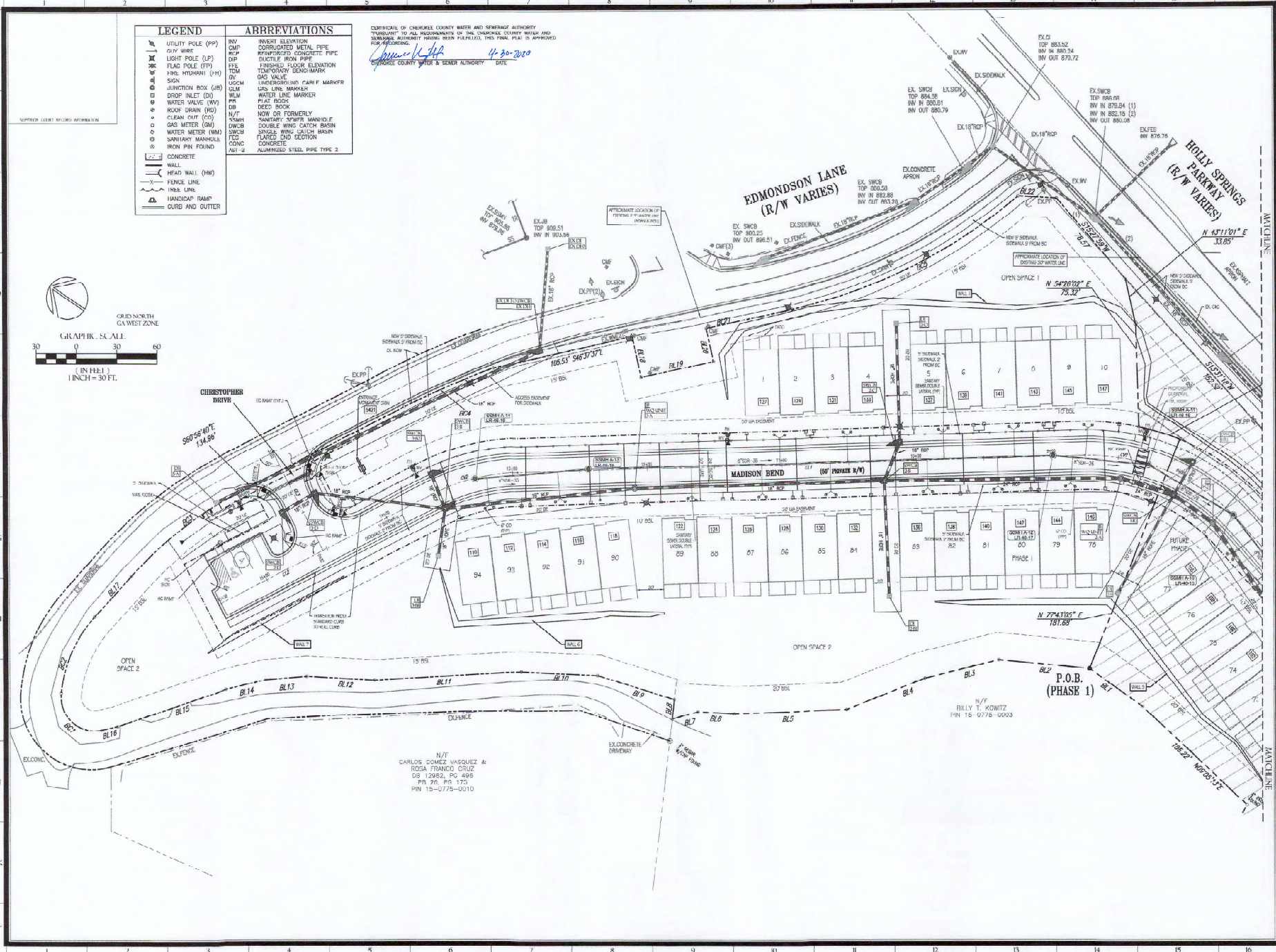
The staff recommendation is to approve the release of the bonds.

CONCURRENCES:

City Engineer
Building Official

LEGEND	ABBREVIATIONS
UTILITY POLE (PP)	INV
CLY WIRE	CMP
FLAC POLE (LP)	RCF
FLAC POLE (TP)	DP
FLAC HYDRANT (H)	DES
SIGN	DEM
JUNCTION BOX (JB)	USCM
DROP INLET (DI)	USM
WATER VALVE (WV)	WLM
ROOF DRAIN (RD)	PLT
CLEAN OUT (CO)	DB
GAS METER (GM)	NUT
WATER METER (WM)	NOMH
SANITARY MANHOLE	CWCB
IRON PIN FOUND	SWCH
CONCRETE	CC
WALL	CONC
HEAD WALL (HW)	NB1-2
FENCE LINE	ALUMINUM STEEL PIPE TYPE 2
LANDSCAPE RAMP	
CURB AND GUTTER	

CERTIFICATE OF CHECKED COUNTY WATER AND SEWERAGE AUTHORITY
 "SUBMITTANT" TO ALL REQUIREMENTS OF THE CHECKED COUNTY WATER AND
 SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAN IS APPROVED
 FOR RECORDING.
 [Signature] 4-20-2020
 CHECKED COUNTY WATER & SEWER AUTHORITY DATE



THESE PLANS WERE PREPARED BY THE UNDERSIGNED FOR THE PROJECT AND SITE SHOWN HEREON. THE UNDERSIGNED HAS NO OTHER INTEREST IN THE PROJECT AND IS NOT PROVIDING ANY OTHER SERVICES TO THE PROJECT. THE UNDERSIGNED HAS NO OTHER INTEREST IN THE PROJECT AND IS NOT PROVIDING ANY OTHER SERVICES TO THE PROJECT.

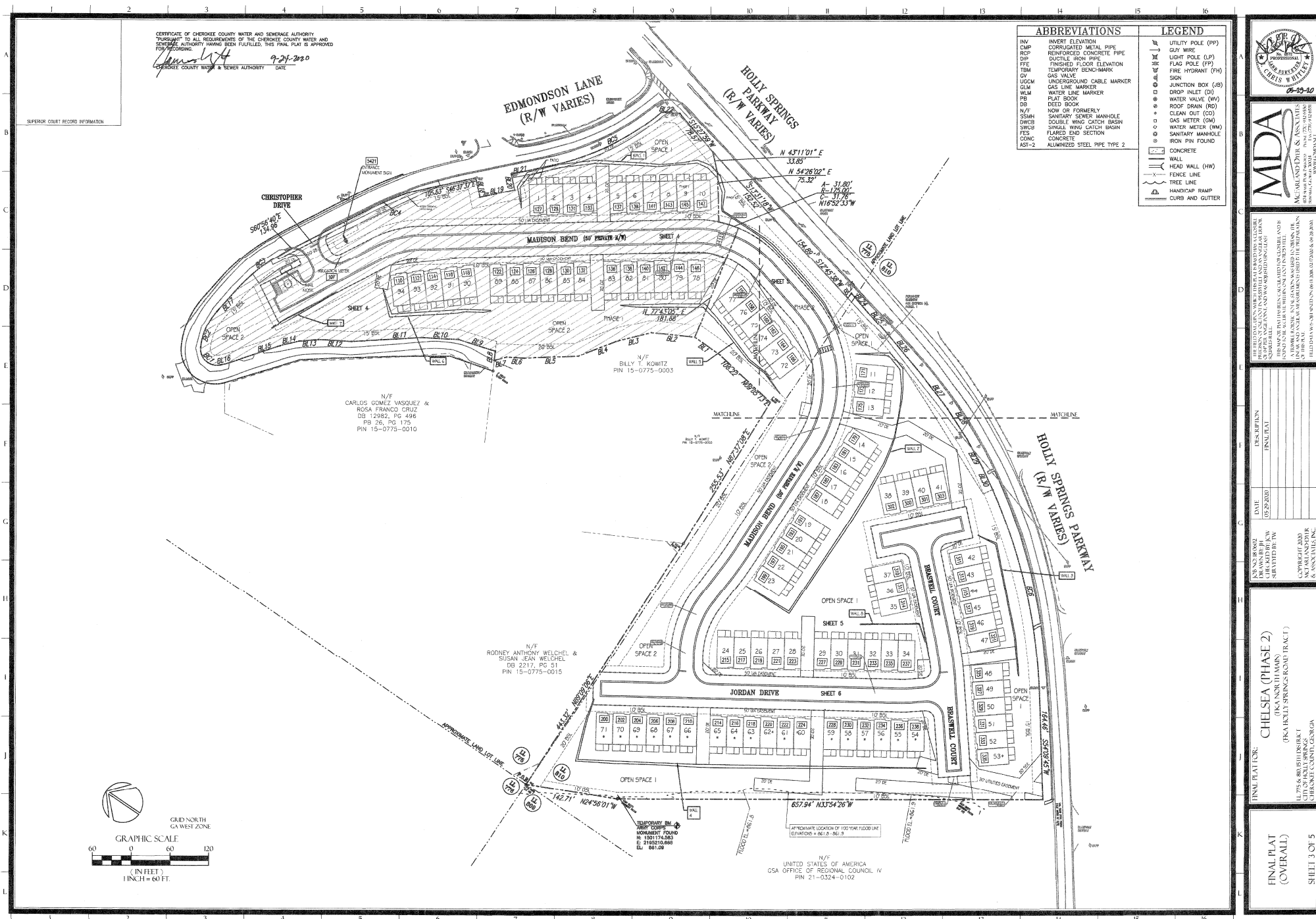
DATE: 4/20/2020
 DRAWN BY: [Name]
 CHECKED BY: [Name]

CONTRACT NO. 15-0775-0010
 PROJECT: CARLOS S. GOMEZ VASQUEZ & ROSA FRANCO CRUZ
 03 2982 PG 495
 PR 75 PG 173
 PIN 15-0775-0010

CHelsea (Phase I)
 03A HOLLY SPRINGS ROAD TRACT
 15756 & 15757 LOT 1
 CITY OF ATLANTA
 CLACK COUNTY, GEORGIA

FINAL PLAT FOR
 FINAL PLAT

SHEET 4 OF 6



LEGEND	ABBREVIATIONS
UTILITY POLE (PP)	INVERT ELEVATION
GUY WIRE (GP)	CORRUGATED METAL PIPE
FLAG POLE (LP)	REINFORCED CONCRETE PIPE
FIRE HYDRANT (FH)	DUCTILE IRON PIPE
TEMPORARY BENCHMARK	FINISHED FLOOR ELEVATION
UNDERGROUND CABLE MARKER	TEMPORARY BENCHMARK
UNDERGROUND CABLE MARKER	GAS VALVE
GAS VALVE	UNDERGROUND CABLE MARKER
UNDERGROUND CABLE MARKER	GAS LINE MARKER
GAS LINE MARKER	WATER LINE MARKER
WATER LINE MARKER	PLAT BOOK
PLAT BOOK	DEED BOOK
DEED BOOK	N/F
N/F	NOW OR FORMERLY
NOW OR FORMERLY	SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE	DOUBLE WING CATCH BASIN
DOUBLE WING CATCH BASIN	SINGLE WING CATCH BASIN
SINGLE WING CATCH BASIN	FLARED END SECTION
FLARED END SECTION	CONCRETE
CONCRETE	ALUMINIZED STEEL PIPE TYPE 2
ALUMINIZED STEEL PIPE TYPE 2	

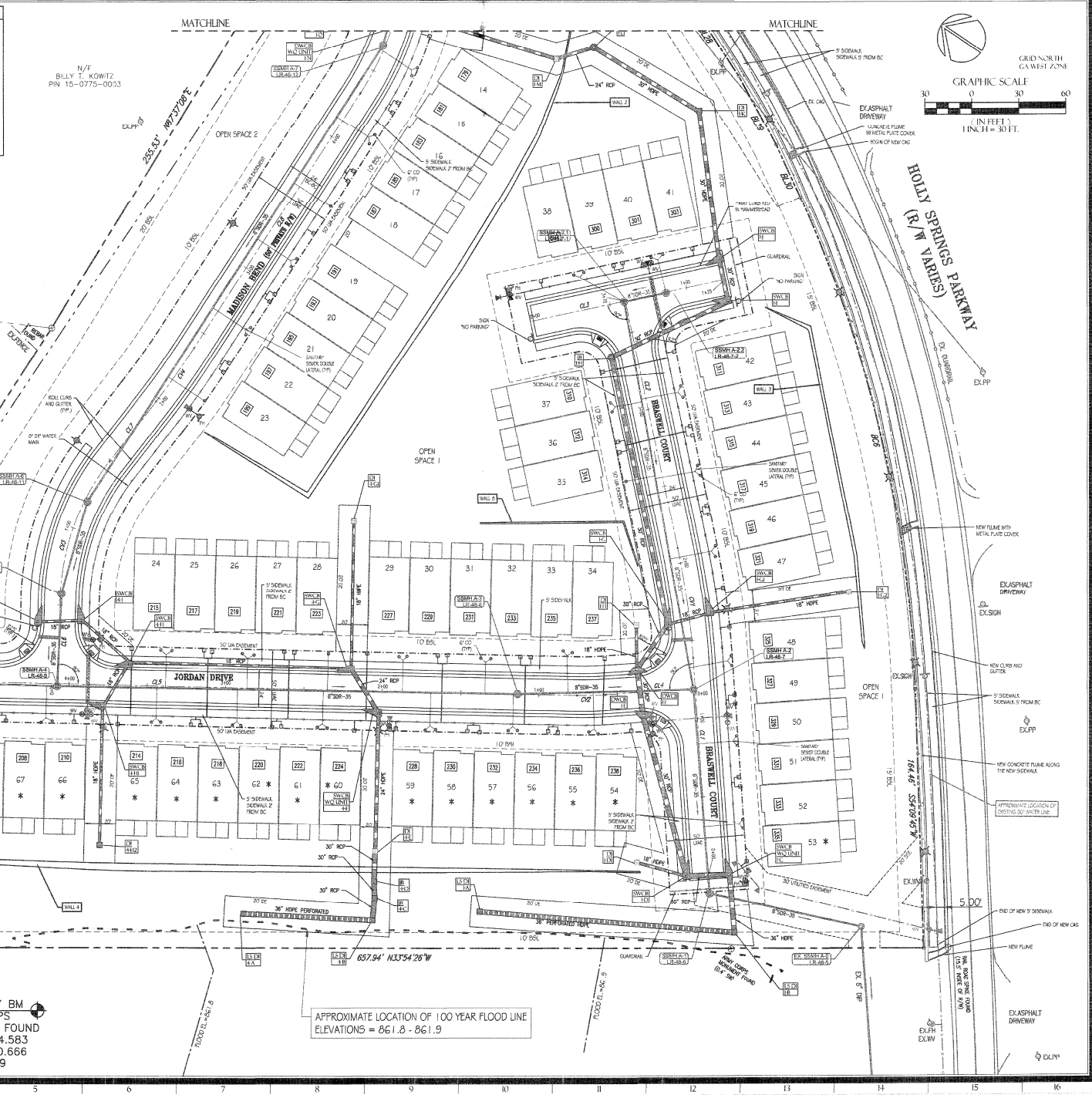
CONCRETE	WALL
WALL	HEAD WALL (HW)
HEAD WALL (HW)	FENCE LINE
FENCE LINE	TREE LINE
TREE LINE	HANDICAP RAMP
HANDICAP RAMP	CURB AND GUTTER

UTILITY POLE (PP)	INVERT ELEVATION
GUY WIRE (GP)	CORRUGATED METAL PIPE
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SINGLE WING CATCH BASIN	FLARED END SECTION
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GAS LINE MARKER	WATER LINE MARKER
WATER LINE MARKER	PLAT BOOK
PLAT BOOK	DEED BOOK
DEED BOOK	N/F
N/F	NOW OR FORMERLY
NOW OR FORMERLY	SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE	DOUBLE WING CATCH BASIN
DOUBLE WING CATCH BASIN	SINGLE WING CATCH BASIN
SINGLE WING CATCH BASIN	FLARED END SECTION
FLARED END SECTION	CONCRETE
CONCRETE	ALUMINIZED STEEL PIPE TYPE 2
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UTILITY POLE (PP)	INVERT ELEVATION
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UNDERGROUND CABLE MARKER	GAS VALVE
GAS VALVE	UNDERGROUND CABLE MARKER
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GAS LINE MARKER	WATER LINE MARKER
WATER LINE MARKER	PLAT BOOK
PLAT BOOK	DEED BOOK
DEED BOOK	N/F
N/F	NOW OR FORMERLY
NOW OR FORMERLY	SANITARY SEWER MANHOLE
SANITARY SEWER MANHOLE	DOUBLE WING CATCH BASIN
DOUBLE WING CATCH BASIN	SINGLE WING CATCH BASIN
SINGLE WING CATCH BASIN	FLARED END SECTION
FLARED END SECTION	CONCRETE
CONCRETE	ALUMINIZED STEEL PIPE TYPE 2
ALUMINIZED STEEL PIPE TYPE 2	



CHEROKEE COUNTY WATER AND SEWER AUTHORITY
 CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWER AUTHORITY
 PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWER AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAN IS APPROVED FOR RECORDING.
 9-24-2020
 CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

MDA
 MCDONALD DIER & ASSOCIATES
 PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 17754-MS-0008
 EXPIRATION DATE 12/31/2024

DATE	DESCRIPTION
09/29/2020	FINAL PLAN

FINAL PLAN
 SHEET 5 OF 5

ITEM REPORT

AGENDA ITEM NUMBER: IX.I.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 5, 2024

AGENDA ITEM: Resolution to accept and authorize streets to become publicly maintained streets in Chelsea subdivision, Phases 1 and 2.

EXECUTIVE SUMMARY:

The following streets within Chelsea subdivision have been requested for acceptance and maintenance:

Subdivision	Road	Linear Feet
Chelsea	Braswell Court	495
Chelsea	Christopher Drive	82
Chelsea	Jordan Drive	537
Chelsea	Madison Bend	1538

FISCAL IMPACT:

Maintenance of streets.

ATTACHMENTS:

1. Resolution
2. Exhibit A

RECOMMENDATION:

The staff recommendation is approval of the acceptance of streets.

CONCURRENCES:

City Engineer
Building Official

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO ACCEPT AND AUTHORIZE STREETS TO BECOME PUBLICLY MAINTAINED STREETS

WHEREAS, the City of Holly Springs has general authority and control over the streets within its jurisdiction, including the acceptance of streets for maintenance purposes; and

WHEREAS, the below mentioned streets are located in the corporate limits of the City of Holly Springs; and

WHEREAS, the below mentioned streets have been constructed and inspected in accordance with the standard specification and details; and

WHEREAS, the below mentioned streets, as shown on the attached maps, be placed upon the Municipal Street System as municipally-maintained streets; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby accept and authorize the following streets, substantially as set forth in Exhibit "A" attached hereto and located within Chelsea Subdivision, Phases 1 and 2, to become publicly maintained streets:

Subdivision	Road	Linear Feet
Chelsea	Braswell Court	495
Chelsea	Christopher Drive	82
Chelsea	Jordan Drive	537
Chelsea	Madison Bend	1538

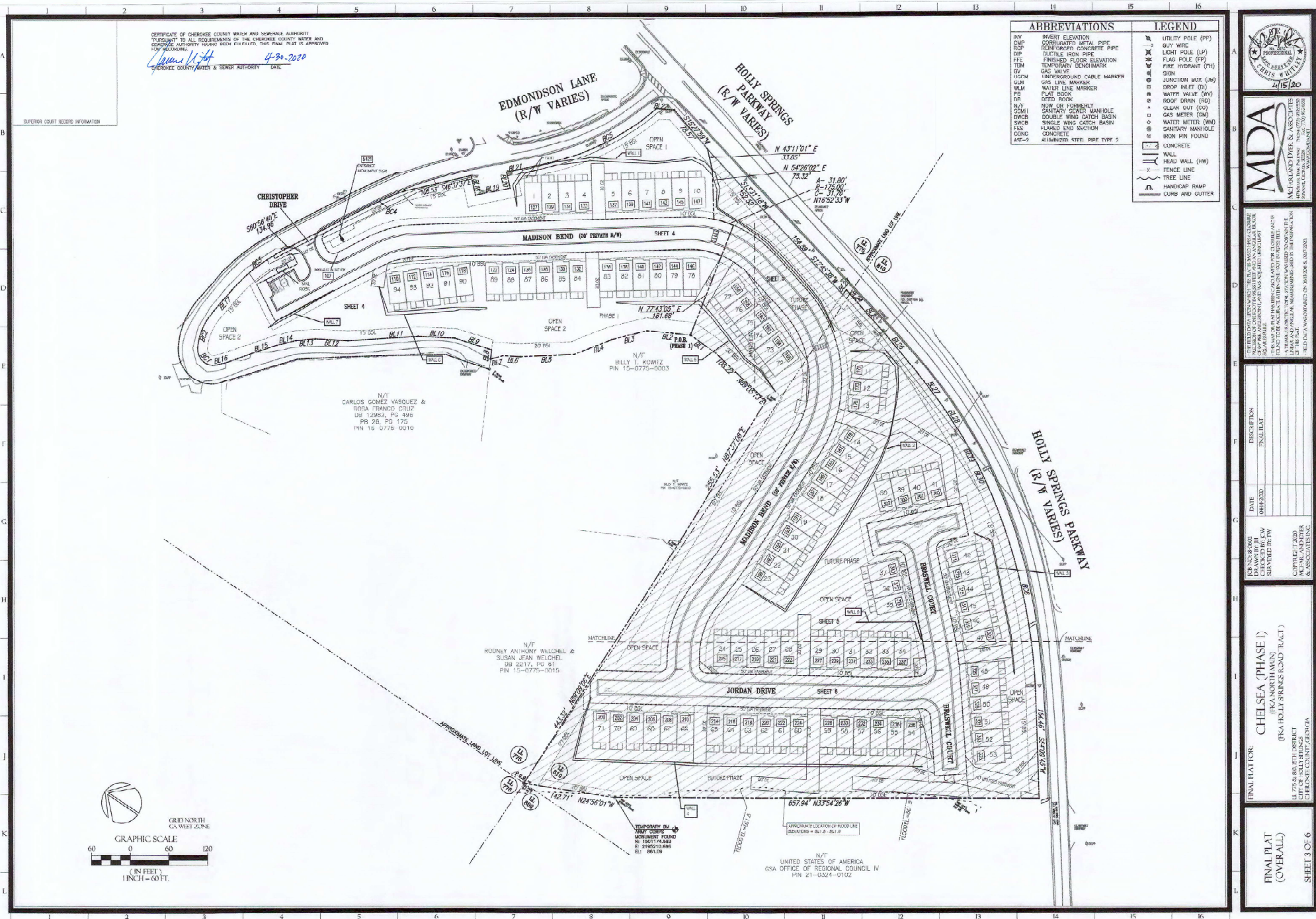
This Resolution is adopted this 5th day of August, 2024.

CITY OF HOLLY SPRINGS

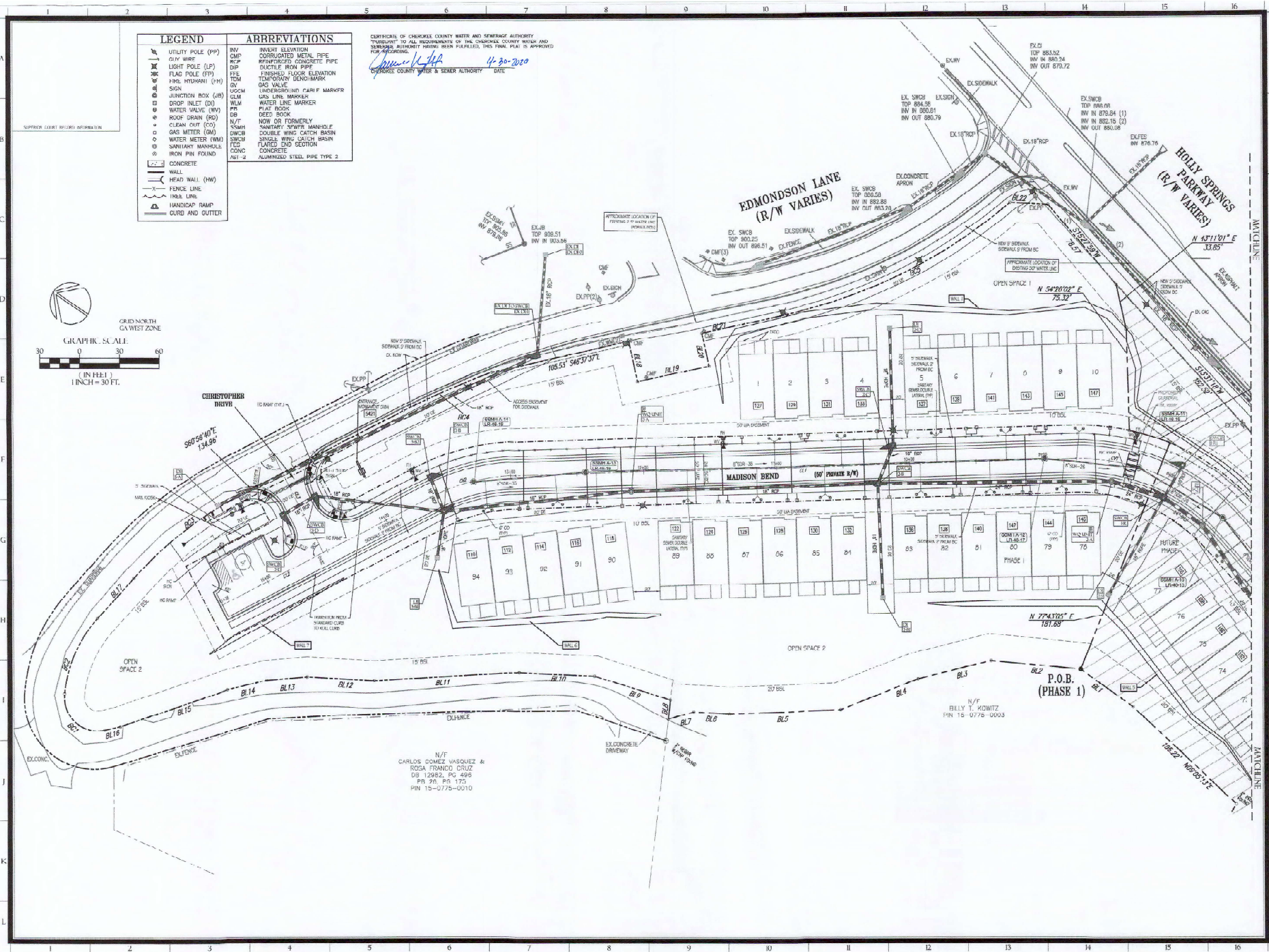
Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



PLAN 201516122, SLOPE SURVEY (CAD) FINAL, PLAT RESUBMIT, 16-0302-PPMS.dwg, Apr 29, 2023 - 2:01pm



LEGEND		ABBREVIATIONS	
	UTILITY POLE (PP)	INV	INVERT ELEVATION
	GUY WIRE	CMP	CORRUGATED METAL PIPE
	LIGHT POLE (LP)	RCP	REINFORCED CONCRETE PIPE
	FLAG POLE (FP)	DIP	DUCTILE IRON PIPE
	FIRE HYDRANT (FH)	FES	FINISHED FLOOR ELEVATION
	SIGN	TOM	TEMPORARY BENCHMARK
	JUNCTION BOX (JB)	GV	GAS VALVE
	DROP INLET (DI)	USCM	UNDERGROUND CURB MARKER
	WATER VALVE (WV)	ULM	UNDERGROUND LINE MARKER
	RISER DRAIN (RD)	PLB	PLAT BOOK
	CLEAN OUT (CO)	DB	DEED BOOK
	GAS METER (GM)	N/T	NOW OR FORMERLY
	WATER METER (WM)	NWH	NATURAL GAS WIND CATCH BASIN
	SANITARY MANHOLE (SM)	CWCB	CATCHING WIND CATCH BASIN
	IRON PIN FOUND (IPF)	SWCH	SINGLE WIND CATCH BASIN
	CONCRETE	FLC	FLARED END SECTION
	WALL	CONC	CONCRETE
	HEAD WALL (HW)	NB1-2	ALUMINUM STEEL PIPE TYPE 2
	FENCE LINE		
	HANDICAP RAMP		
	CURB AND GUTTER		

CERTIFICATE OF CHECKS OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
SUBMITTANT'S TO ALL REQUIREMENTS OF THE CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.
[Signature] 4-30-2023
CHEROKEE COUNTY WATER & SEWER AUTHORITY DATE

THESE PLANS WERE PREPARED BY THE UNDERSIGNED FOR THE PROJECT AND DATE SHOWN HEREON. THE UNDERSIGNED IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. THE UNDERSIGNED IS NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. THE UNDERSIGNED IS NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS.

DATE: 4/30/2023
DRAWN BY: J. KOWITZ
CHECKED BY: J. KOWITZ
APPROVED BY: J. KOWITZ

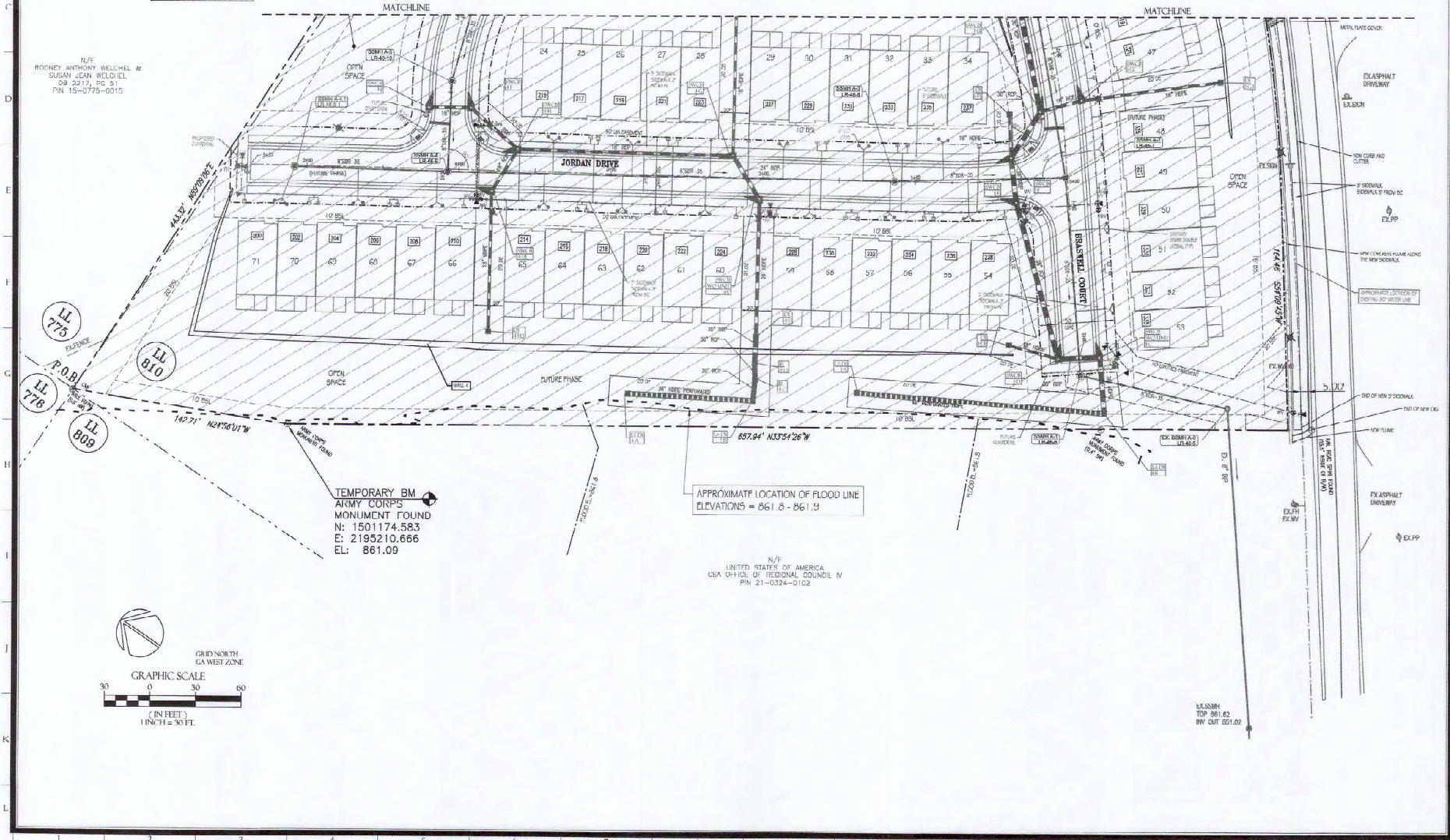
PROJECT: CHELSEA (PHASE I)
LOCATION: 004 HOLLY SPRINGS ROAD TRACT
CITY: ATLANTA, GEORGIA
COUNTY: CHEROKEE

FINAL PLAT FOR
FINAL PLAT

SHEET 4 OF 6

LEGEND	ABBREVIATIONS
UTILITY POLE (UP)	INVT
GUY WIRE (GW)	CMP
LIGHT POLE (LP)	ACP
FLAG POLE (FP)	FTF
FIRE HYDRANT (FH)	FTM
SIGN	USCM
JUNCTION BOX (JB)	GLM
DROP INLET (DI)	WLM
WATER VALVE (WV)	PS
ROOF DRAIN (RD)	N/T
CLEAN OUT (CO)	SSMH
GAS METER (GM)	SPWC
WATER METER (WM)	FTS
SANITARY MANHOLE	CONC
IRON PIN FOUND	AST-2
CONCRETE	
WALL	
WYFAN WALL (WYF)	
FENCE LINE	
TREE LINE	
HANDICAP RAMP	
CURB AND GUTTER	

CERTIFICATE OF SHERIFF COUNTY WATER AND SEWERAGE AUTHORITY
 PURSUANT TO ALL REQUIREMENTS OF THE SHERIFF COUNTY WATER AND
 SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAN IS APPROVED
 FOR RECORDING.
 SHERIFF COUNTY WATER & SEWER AUTHORITY 4-30-2020



4/15/20

MDA
MIDLAND DISTRICT & ASSOCIATES, INC.
1400 W. 10TH STREET, SUITE 200
MIDLAND, TEXAS 79701-2000
TEL: 806.441.1111 FAX: 806.441.1112

DATE	DESCRIPTION	BY
04/15/2020	FINAL PLAN	MDA

FINAL PLAN FOR: CHELSEA (PHASE 1) (FRAKLEY SPRINGS ROAD TRACT)

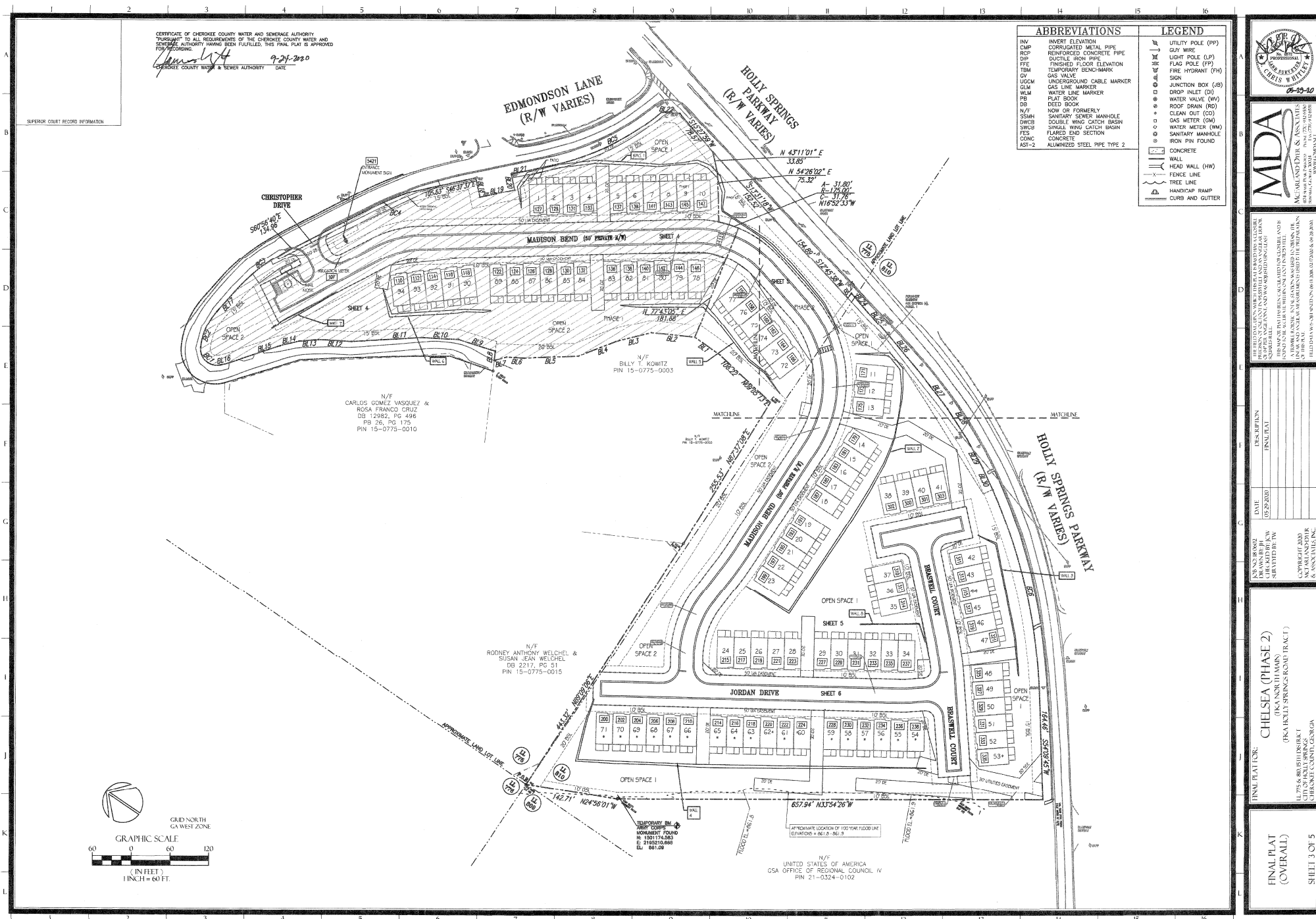
OWNER: FRAKLEY SPRINGS ROAD TRACT

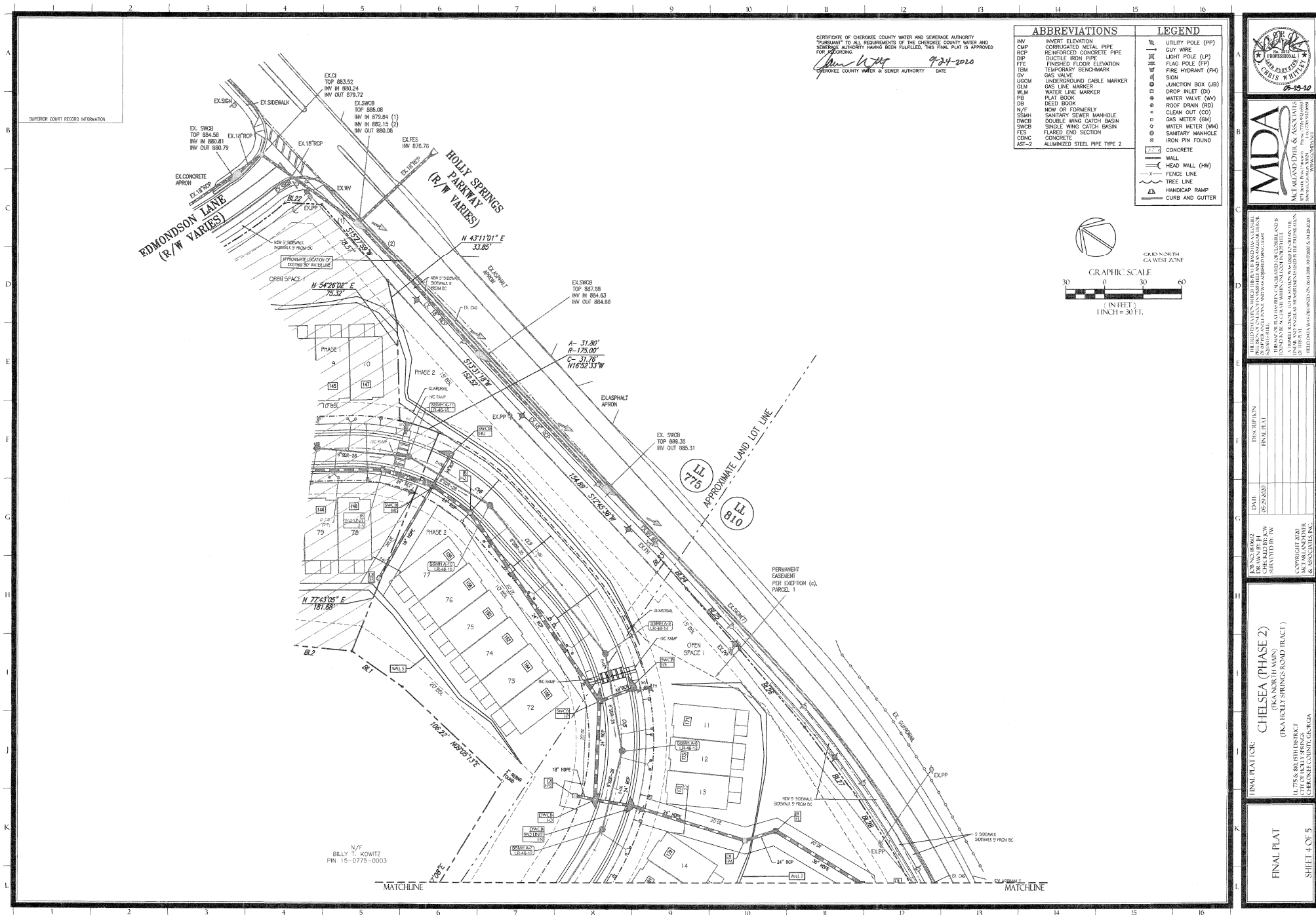
PREPARED BY: MDA

CHECKED BY: MDA

DATE: 4/15/2020

SHEET 6 OF 6







FINANCIAL HIGHLIGHTS
As of June 30, 2024



Budget Summary
50% of year lapsed

	2023 Year End (audited)	2024 Budget	2024 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	17,435,276	13,975,000	3,743,703	26.79%
Operating Grant Fund	136,908	75,000	40,872	54.50%
American Rescue Plan (ARP) Act of 2021	3,750,580	2,000,000	41,697	2.08%
Parks & Recreation Fund	2,363,840	875,000	234,865	26.84%
Tax Allocation District	384,548	446,112	68,100	15.27%
Hotel/Motel Tax Fund	5,460	6,000	3,142	52.36%
Urban Redevelopment Agency	20,902,565	15,000,000	318,187	2.12%
SPLOST III Fund	22,150	-	-	0.00%
SPLOST V Fund	6,707,585	7,685,000	2,842,662	36.99%
SPLOST VI Fund	-	2,600,000	-	0.00%
Town Center Fund	6,451,025	15,300,000	4,446,521	29.06%
Debt Service Fund	3,385,509	3,850,000	561,755	14.59%
Stormwater Utility Fund	1,878,911	610,000	33,544	5.50%
TOTAL REVENUES - ALL FUNDS	\$ 63,424,357	\$ 62,422,112	\$ 12,335,048	19.76%

EXPENDITURES/EXPENSES BY FUND				
General Fund	15,216,644	13,975,000	9,812,237	70.21%
Operating Grant Fund	136,672	75,000	55,069	73.43%
American Rescue Plan (ARP) Act of 2021	3,753,051	2,000,000	235,483	11.77%
Parks & Recreation Fund	2,587,800	875,000	870,416	99.48%
Tax Allocation District	96,130	446,112	330,593	74.11%
Hotel/Motel Tax Fund	8,435	6,000	-	0.00%
Urban Redevelopment Agency	6,436,309	15,000,000	4,446,521	29.64%
SPLOST III Fund	41,530	-	-	0.00%
SPLOST V Fund	5,511,290	7,685,000	3,271,645	42.57%
SPLOST VI Fund	-	2,600,000	-	0.00%
Town Center Fund	6,754,049	15,300,000	4,778,856	31.23%
Debt Service Fund	1,545,007	3,850,000	1,703,444	44.25%
Stormwater Utility Fund	275,799	610,000	69,042	11.32%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 42,362,717	\$ 62,422,112	\$ 25,573,305	40.97%



**Comparison to Prior Year
50% of year lapsed**

	06/30/2023 Actual (audited)	2023 Annual Amended Budget	% of Annual Amended Budget	06/30/2024 Actual	2024 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	4,838,281	15,235,000	31.76%	3,743,703	13,975,000	26.79%
Operating Grant Fund	77,028	137,000	56.22%	40,872	75,000	54.50%
American Rescue Plan (ARP) Act of 2021	36,901	5,769,200	0.64%	41,697	2,000,000	2.08%
Parks & Recreation Fund	2,137,741	2,600,000	82.22%	234,865	875,000	26.84%
Tax Allocation District	122,479	300,135	40.81%	68,100	446,112	15.27%
Hotel/Motel Tax Fund	2,543	8,500	29.92%	3,142	6,000	52.36%
Urban Redevelopment Agency	2,523,759	20,900,000	12.08%	318,187	15,000,000	2.12%
SPLOST III Fund	22,150	290,000	7.64%	-	-	0.00%
SPLOST V Fund	3,831,545	11,835,000	32.37%	2,842,662	7,685,000	36.99%
SPLOST VI Fund	-	-	0.00%	-	2,600,000	0.00%
Town Center Fund	2,848,759	6,770,000	42.08%	4,446,521	15,300,000	29.06%
Debt Service Fund	3,258,430	2,300,135	141.66%	561,755	3,850,000	14.59%
Stormwater Utility Fund	14,352	470,000	3.05%	33,544	610,000	5.50%
TOTAL REVENUES - ALL FUNDS	\$ 19,713,967	\$ 66,614,970	29.59%	\$ 12,335,048	\$ 62,422,112	19.76%
EXPENDITURES/EXPENSES BY FUND						
General Fund	7,550,544	15,235,000	49.56%	9,812,237	13,975,000	70.21%
Operating Grant Fund	92,908	137,000	67.82%	55,069	75,000	73.43%
American Rescue Plan (ARP) Act of 2021	3,250,065	5,769,200	56.33%	235,483	2,000,000	11.77%
Parks & Recreation Fund	2,228,373	2,600,000	85.71%	870,416	875,000	99.48%
Tax Allocation District	39,619	300,135	0.00%	330,593	446,112	74.11%
Hotel/Motel Tax Fund	500	8,500	5.88%	-	6,000	0.00%
Urban Redevelopment Agency	2,523,759	20,900,000	12.08%	4,446,521	15,000,000	29.64%
SPLOST III Fund	41,530	290,000	14.32%	-	-	0.00%
SPLOST V Fund	3,038,605	11,835,000	25.67%	3,271,645	7,685,000	42.57%
SPLOST VI Fund	-	-	0.00%	-	2,600,000	0.00%
Town Center Fund	2,772,675	6,770,000	40.96%	4,778,856	15,300,000	31.23%
Debt Service Fund	887,445	2,300,135	38.58%	1,703,444	3,850,000	44.25%
Stormwater Utility Fund	80,182	470,000	17.06%	69,042	610,000	11.32%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 22,506,206	\$ 66,614,970	33.79%	\$ 25,573,305	\$ 62,422,112	40.97%



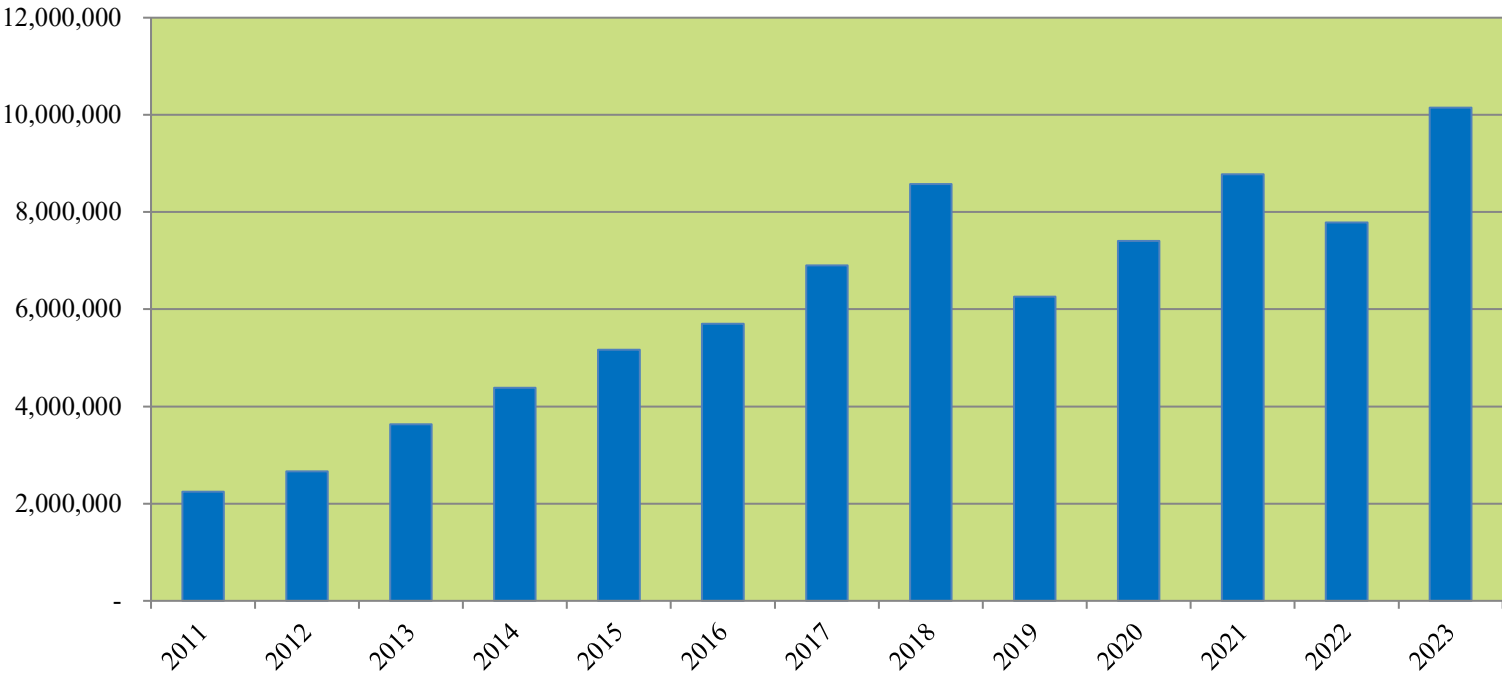
**Changes in Fund Balance/Net Position
As of June 30, 2024**

Unaudited

Fund	Balance as of 1/1/2024 (audited)	Revenues	Expenditures/ Expenses	Balance as of 06/30/2024	Net Increase/ (Decrease)
General Fund	10,152,420	3,743,703	9,812,237	4,083,886	(6,068,534)
Operating Grant Fund	37,373	40,872	55,069	23,176	(14,197)
American Rescue Plan (ARP) Act of 2021	-	41,697	235,483	(193,786)	(193,786)
Parks & Recreation Fund	755,682	234,865	870,416	120,131	(635,551)
Tax Allocation District	567,979	68,100	330,593	305,486	(262,493)
Hotel/ Motel Tax Fund	6,376	3,142	-	9,518	3,142
Urban Redevelopment Agency	14,466,257	318,187	4,446,521	10,337,922	(4,128,334)
SPLOST V Fund	877,939	2,842,662	3,271,645	448,957	(428,982)
Town Center Fund	(662,117)	4,446,521	4,778,856	(994,452)	(332,335)
Debt Service Fund	1,843,815	561,755	1,703,444	702,125	(1,141,690)
Stormwater Utility Fund	8,291,664	33,544	69,042	8,256,167	(35,497)
	\$ 36,337,387	\$ 12,335,048	\$ 25,573,305	\$ 23,099,129	\$ (13,238,258)

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

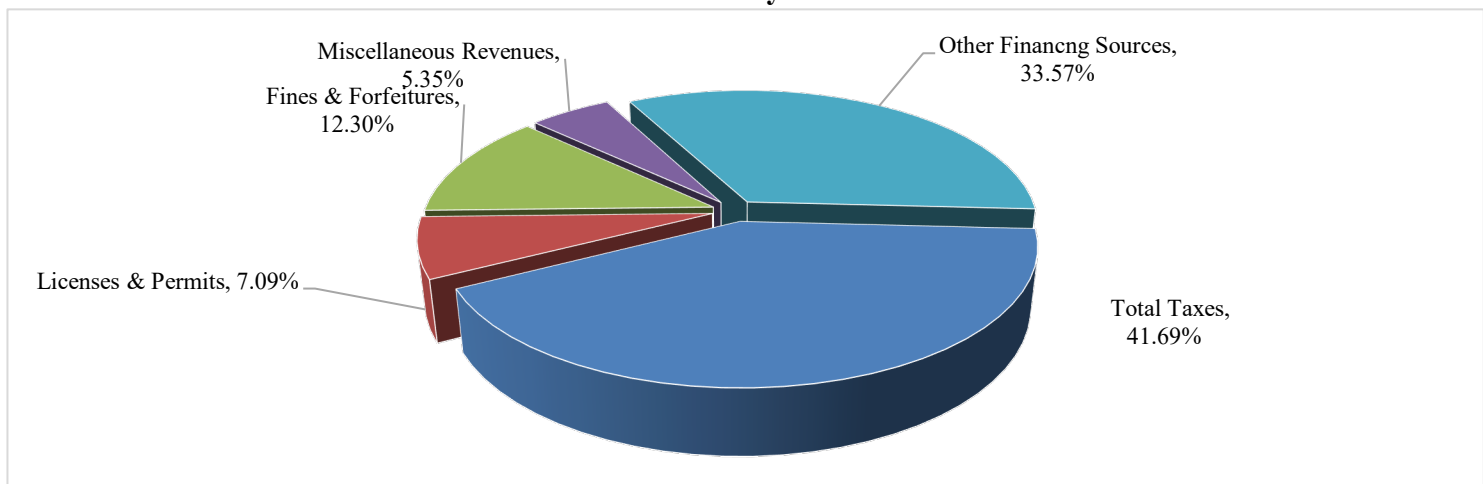




Budget Comparison Report - General Fund
50% of year lapsed

REVENUES	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Property Taxes	7,271	7,425,000	268,062	3.61%
Motor Vehicle Taxes	1,595	25,000	14,567	58.27%
Motor Vehicle Title Ad Valorem Tax	79,912	870,000	425,318	48.89%
Mobile Home Tax	-	150	64	42.38%
Recording Intangible Taxes	6,119	60,000	31,311	52.19%
Penalties & Interest	1,078	10,000	5,631	56.31%
Fifa Fees	225	2,000	1,410	70.50%
Franchise Tax	-	580,000	737,722	127.19%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	518	10,000	5,822	58.22%
Business & Occupation Tax	7,394	150,000	66,573	44.38%
Financial Institutions Tax	-	2,500	4,390	175.60%
Insurance Premium Tax	-	1,450,000	-	0.00%
Total Taxes	134,020	11,079,800	1,560,871	14.09%
Licenses & Permits	29,720	1,303,225	265,530	20.37%
Fines & Forfeitures	84,222	636,225	460,552	72.39%
Miscellaneous Revenues	3,205	244,250	49,221	20.15%
Interest Income	1,125	105,000	150,897	143.71%
Proceeds from the Sale of Assets	-	100,000	138,680	138.68%
Inception of Lease Liability	-	504,000	1,117,951	221.82%
Donation from Private Sources	-	2,500	-	0.00%
TOTAL GENERAL FUND REVENUES	\$ 252,293	\$ 13,975,000	\$ 3,743,703	26.79%

Revenues by Source

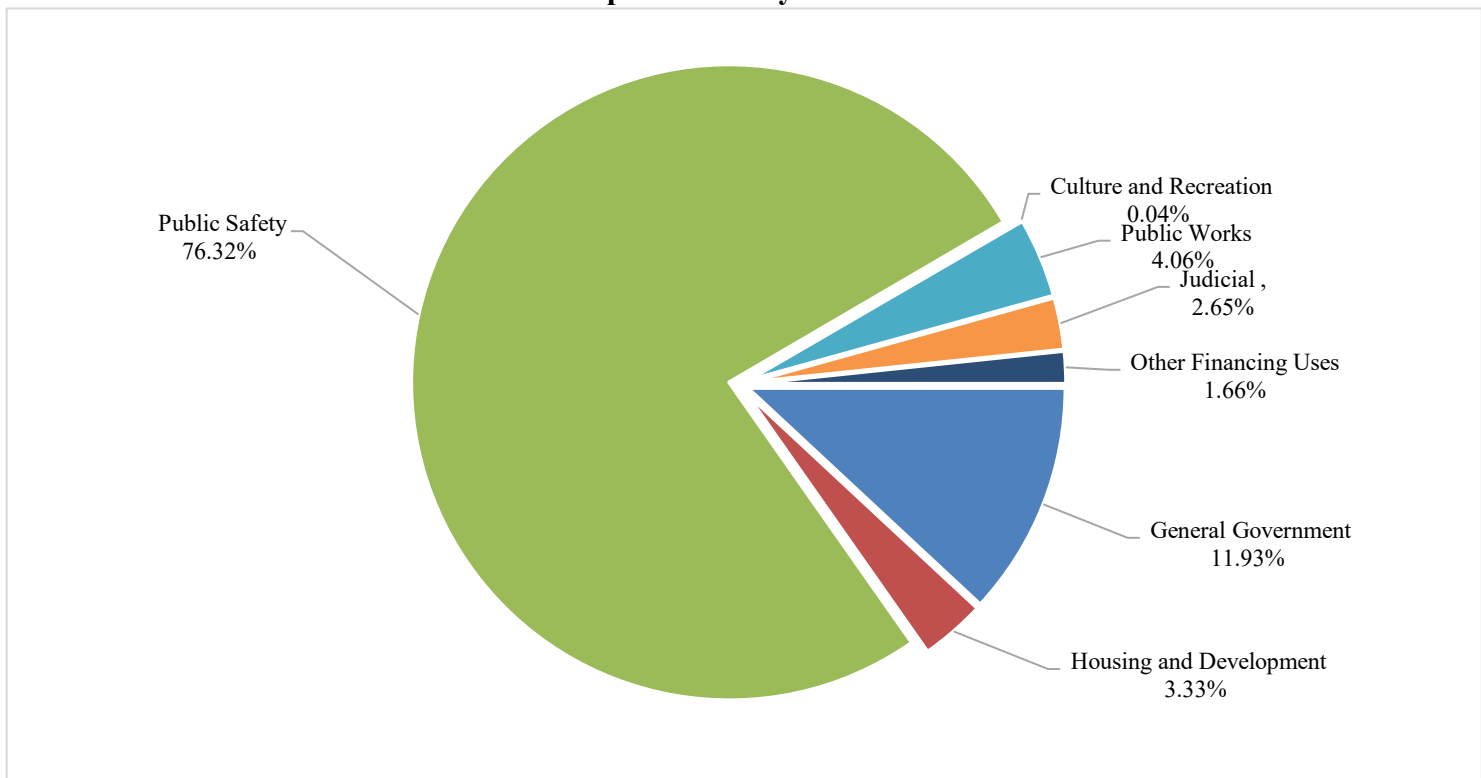




Budget Comparison Report - General Fund
50% of year lapsed

EXPENDITURES	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
General Government	261,171	2,372,700	1,171,029	49.35%
Housing and Development	45,654	722,802	326,504	45.17%
Public Safety	389,883	9,160,104	7,488,765	81.75%
Culture and Recreation	200	39,000	4,296	11.01%
Public Works	50,926	626,600	398,697	63.63%
Judicial	45,494	560,688	260,198	46.41%
Other Financing Uses	41,471	493,106	162,747	33.00%
TOTAL GENERAL FUND EXPENDITURES	\$ 834,798	\$ 13,975,000	\$ 9,812,237	70.21%

Expenditures by Function





Budget Comparison Report - All Funds
50% of year lapsed

Unaudited

	2023 Year End Actuals	2024 Budget	Year to Date	% 2024 Annual Budget
<u>GENERAL FUND</u>				
Revenues:	17,435,276	13,975,000	3,743,703	26.79%
Expenditures:	15,216,644	13,975,000	9,812,237	70.21%
Excess Revenues over (under) Expenditures	2,218,631	-	(6,068,534)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	3,750,580	2,000,000	41,697	2.08%
Expenditures:	3,753,051	2,000,000	235,483	11.77%
Excess Revenues over (under) Expenditures	(2,471)	-	(193,786)	
<u>OPERATING GRANT FUND</u>				
Revenues:	136,908	75,000	40,872	54.50%
Expenditures:	136,672	75,000	55,069	73.43%
Excess Revenues over (under) Expenditures	236	-	(14,197)	
<u>PARKS & RECREATION FUND</u>				
Revenues:	2,363,840	875,000	234,865	26.84%
Expenditures:	2,587,800	875,000	870,416	99.48%
Excess Revenues over (under) Expenditures	(223,960)	-	(635,551)	
<u>TAX ALLOCATION DISTRICT</u>				
Revenues:	384,548	446,112	68,100	15.27%
Expenditures:	96,130	446,112	330,593	74.11%
Excess Revenues over (under) Expenditures	288,418	-	(262,493)	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	5,460	6,000	3,142	52.36%
Expenditures:	8,435	6,000	-	0.00%
Excess Revenues over (under) Expenditures	(2,975)	-	3,142	



Budget Comparison Report - All Funds
50% of year lapsed

Unaudited

	2023 Year End Actuals	2024 Budget	Year to Date	% 2024 Annual Budget
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	20,902,565	15,000,000	318,187	2.12%
Expenditures:	6,436,309	15,000,000	4,446,521	29.64%
Excess Revenues over (under) Expenditures	14,466,257	-	(4,128,334)	
<u>SPLOST V FUND</u>				
Revenues:	6,707,585	7,685,000	2,842,662	36.99%
Expenditures:	5,511,290	7,685,000	3,271,645	42.57%
Excess Revenues over (under) Expenditures	1,196,296	-	(428,982)	
<u>TOWN CENTER FUND</u>				
Revenues:	6,451,025	15,300,000	4,446,521	29.06%
Expenditures:	6,754,049	15,300,000	4,778,856	31.23%
Excess Revenues over (under) Expenditures	(303,025)	-	(332,335)	
<u>DEBT SERVICE FUND</u>				
Revenues:	3,385,509	3,850,000	561,755	14.59%
Expenditures:	1,545,007	3,850,000	1,703,444	44.25%
Excess Revenues over (under) Expenditures	1,840,501	-	(1,141,690)	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	1,878,911	610,000	33,544	5.50%
Expenses:	275,799	610,000	69,042	11.32%
Excess Revenues over (under) Expenses	1,603,111	-	(35,497)	



Investments
As of June 30, 2024

South State Bank

Downtown Development Authority - CD .75%	100,000
--	---------

Subtotal South State Bank	\$ 100,000
----------------------------------	-------------------

Goldman Sachs Autocallable GS Momentum Builder	219,325
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	317,133
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	263,296
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	528,968
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	531,952
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	260,129
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	262,168
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	78,773
Certificate of Deposit - CD 4.50% Maturity Date - 9/21/2024	1,034,163

Subtotal South State Investment Services	\$ 3,495,906
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Total Investments	\$ 3,595,906
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Cash
As of June 30, 2024

South State Bank

General Fund	1,388,040
Main Street Board	79,132
American Rescue Plan (ARP) Act of 2021	1,930,693
Parks & Recreation Fund	89,058
Tax Allocation District (TAD)	262,715
Hotel Motel Tax Fund	9,060
Money Market Account	5,188,770
Municipal Court Fund	91,074
Operating Grant Fund	7,468
Police Forfeiture Account	1,806
Police Seized Asset Account	26
SPLOST V	442,450
Town Center Fund	45,745
Debt Service Fund	702,125
Downtown Development Authority - Checking	5,922
Stormwater Utility Fund	146,760
Tree Replacement Fund	48,701

Subtotal South State Bank	\$ 10,439,548
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South State Investment Services

Budget Stabilization Cash Account	91
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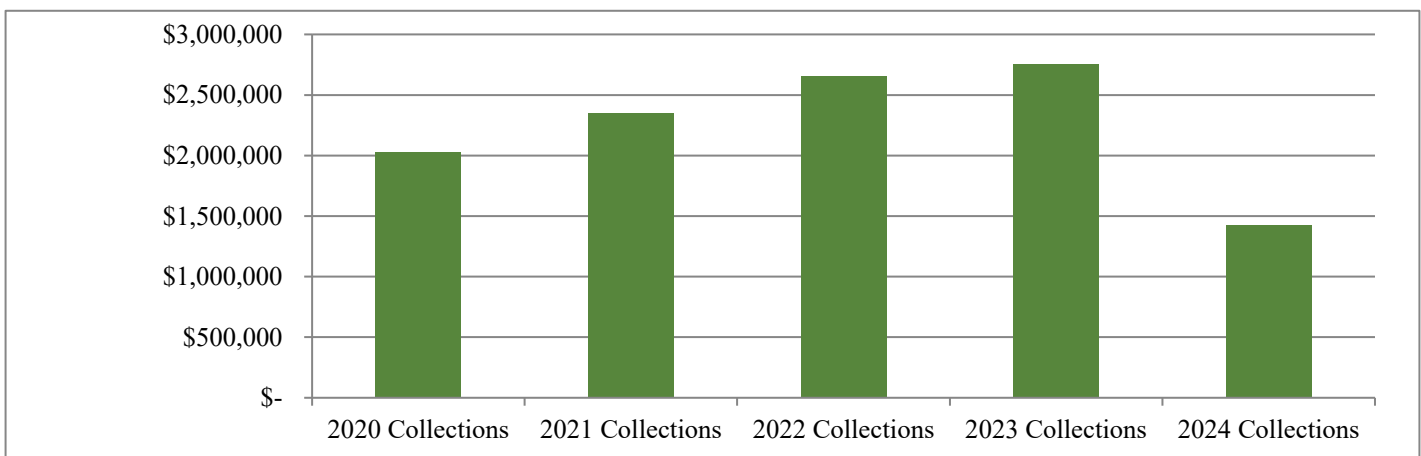
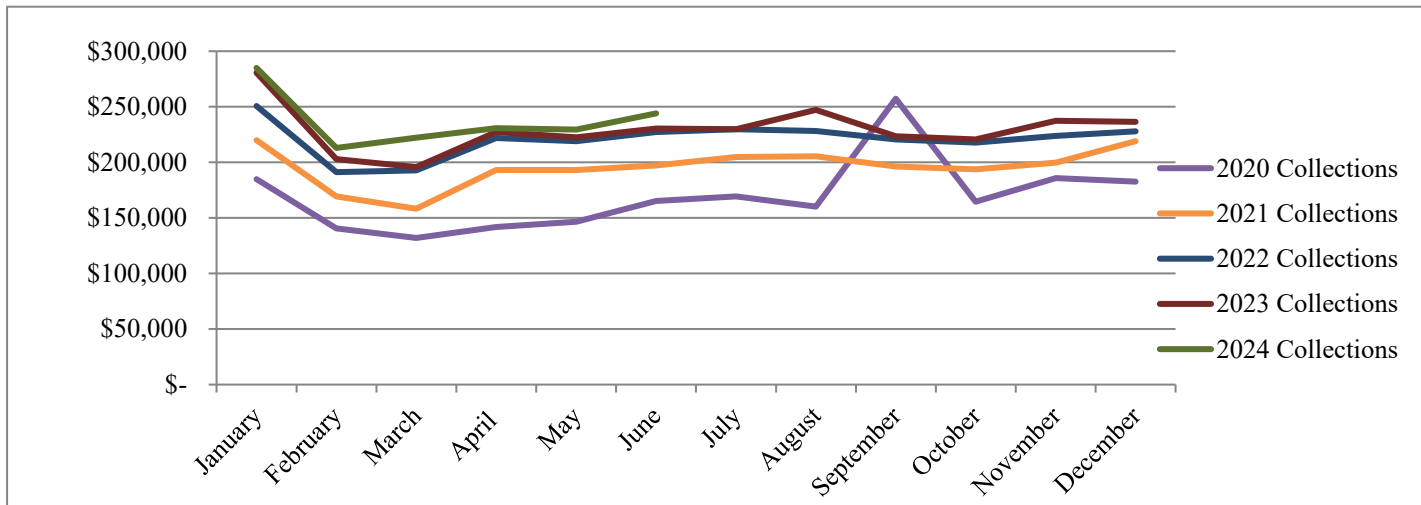
Subtotal South State Investment Services	\$ 91
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Total Cash	\$ 10,439,639
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Special Purpose Local Option Sales Tax Collections
As of June 30, 2024

						% Change from Prior Year
	2020 Collections	2021 Collections	2022 Collections	2023 Collections	2024 Collections	
January	\$ 184,956	\$ 219,927	\$ 250,695	\$ 280,583	\$ 284,961	1.56%
February	140,587	169,237	191,168	202,766	212,973	5.03%
March	131,947	158,258	192,686	195,742	222,279	13.56%
April	141,914	193,138	221,796	227,217	230,875	1.61%
May	146,483	193,137	219,102	222,579	229,480	3.10%
June	165,255	197,249	227,296	230,478	243,921	5.83%
July	169,488	204,832	229,938	229,808		
August	160,110	205,351	228,172	247,254		
September	257,264	196,323	220,495	223,389		
October	164,463	193,776	217,820	220,673		
November	185,812	199,817	223,696	237,509		
December	182,579	218,887	228,006	236,436		
	\$ 2,030,858	\$ 2,349,931	\$ 2,650,872	\$ 2,754,435	\$ 1,424,489	





**Downtown Development Authority
As of June 30, 2024**

Revenues	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Interest Revenue	-	\$0	2	100%
Miscellaneous Revenue	-	5,000	-	0.00%
Proceeds from Sale of Property	125,900	2,550,000	125,900	4.94%
TOTAL REVENUES	\$ 125,900	\$2,555,000	\$ 125,902	4.93%

Expenditures				
Dues & Fees	-	500	-	0.00%
Training	-	250	-	0.00%
Water & Sewer	-	2,500	-	0.00%
Other Expenditures	-	250	-	0.00%
Sponsorships	-	1,500	-	0.00%
Transfers to Primary Government	125,900	2,550,000	125,900	4.94%
TOTAL EXPENDITURES	\$ 125,900	\$ 2,555,000	\$ 125,900	4.93%



GENERAL FUND REVENUE DETAIL
As of June 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	7,271	7,425,000	250,615	3.38%
Real Property Tax - Public Utility	-	35,000	4,257	12.16%
Personal Property Tax	324	125,000	13,190	10.55%
Motor Vehicle Tax	1,595	25,000	10,330	41.32%
Motor Vehicle Title Ad Valorem Tax	79,912	870,000	425,318	48.89%
Apportioned Vehicles (AAVT)	-	4,000	4,237	105.94%
Mobile Home Tax	-	150	64	42.38%
Intangible Tax	6,119	60,000	31,311	52.19%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	518	10,000	5,822	58.22%
Franchise Tax - Electric	-	580,000	601,665	103.74%
Franchise Tax - Gas	29,585	110,000	59,170	53.79%
Franchise Tax - Cable	-	215,000	74,290	34.55%
Franchise Tax - Telephone	-	5,500	2,597	47.22%
Business & Occupational Tax	7,394	150,000	66,573	44.38%
Insurance Premium Tax	-	1,450,000	-	0.00%
Financial Institutions Tax	-	2,500	4,390	175.60%
Penalties & Interest	1,078	10,000	5,631	56.31%
FiFa Fees	225	2,000	1,410	70.50%
Total Taxes	134,020	11,079,800	1,560,871	14.09%
Alcoholic Beverage Licenses	500	75,000	7,000	9.33%
Alcohol Pouring Permit	325	5,500	2,650	48.18%
Zoning and Land Use Permits	192	15,000	8,320	55.46%
Planning and Development Fees	-	5,000	-	0.00%
Sign Permit Fees	125	1,500	1,105	73.67%
Special Event Permits	150	150	250	166.67%
Vacant Lot Registration	-	25	-	0.00%
Personal Transportation Veh Permit	30	50	70	140.00%
Other Licenses and Permits	100	5,000	815	16.30%
Building Permit Revenue	20,474	900,000	170,450	18.94%
Certificate of Occupancy Fees	3,000	165,000	22,500	13.64%
Building Permit - Reinspection Fees	-	5,000	1,200	24.00%
Building Permit-Sub Fee	1,770	50,000	19,440	38.88%
Occupational Tax Late Fees	706	1,000	937	93.68%
Plan Review Fees	2,347	75,000	30,793	41.06%
Total Licenses and Permits	29,720	1,303,225	265,530	20.37%
Municipal Court Fines	79,222	600,000	442,052	73.68%
Cash confiscations-Forfeitures	-	150	-	0.00%
Proceeds From Sale of Confiscations	-	750	-	0.00%
Court Costs	-	5,000	-	0.00%
Drug Testing Fees	-	50	-	0.00%
Expungements	-	25	-	0.00%
Tree Recompense Revenue	-	5,000	-	0.00%
Other Fines & Forfeitures-Code	5,000	25,000	18,500	74.00%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	84,222	636,225	460,552	72.39%



GENERAL FUND REVENUE DETAIL
As of June 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Grant Revenue	-	185,000	7,747	4.19%
Probation Fees	2,762	20,000	12,516	62.58%
Election and Qualifying Fees		750	-	0.00%
Printing and Duplicating Service Fees	119	200	229	114.60%
Advertising Fees	-	250	-	0.00%
Accident/Incident Reports	-	2,500	845	33.80%
Wrecker Service Contract	-	18,500	15,000	81.08%
Background Checks	105	1,000	630	63.00%
Bad Check Fees	-	100	25	25.00%
Miscellaneous Revenue	219	4,450	2,621	58.89%
Rents and Royalties	-	1,500	4,660	310.67%
Reimbursement for Damaged Property	-	10,000	4,948	49.48%
Total Miscellaneous Income	3,205	244,250	49,221	20.15%
Interest Revenue	0	100,000	150,897	150.90%
Unrealized Gain or Loss on Investments	1,125	5,000	-	0.00%
Total Investment Income	1,125	105,000	150,897	143.71%
Inception of Capitla Leases	-	504,000	-	0.00%
Proceeds from Sale of Assets	-	100,000	138,680	138.68%
Inception of lease liabilities			1,117,951	
Donations from Private Sources	-	2,500	-	0.00%
Total Other Financing Sources	-	606,500	1,256,631	207.19%
TOTAL GENERAL FUND REVENUES	\$ 252,293	\$ 13,975,000	\$ 3,743,703	26.79%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	21,000	50.00%
Employee Benefits-Medical	8,677	120,730	52,156	43.20%
Employee Benefits-Dental	337	4,016	2,020	50.30%
Employee Benefits-ADD Life	69	882	484	54.93%
FICA	135	2,603	806	30.97%
Medicare	32	609	189	30.96%
Employee Benefits-Retirement	284	3,444	1,703	49.45%
Unemployment	10	173	59	33.99%
Workers Comp Insurance	4	129	118	91.17%
Total Salaries and Benefits	13,047	174,586	78,535	44.98%
Communications	45	600	272	45.39%
Travel	-	1,000	-	0.00%
Dues and Fees	324	750	710	94.61%
Education and Training	-	750	-	0.00%
Other Expenditures	-	250	-	0.00%
General Supplies and Materials	-	50	-	0.00%
Total Operations	369	3,400	982	28.88%
City Manager				
Salaries & Wages	13,073	169,950	84,975	50.00%
Employee Benefits-Medical	948	11,894	5,637	47.40%
Employee Benefits-Dental	95	1,133	570	50.34%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	84	1,008	588	58.33%
FICA	808	9,114	5,255	57.66%
Medicare	189	2,464	1,229	49.87%
Employee Benefits-Retirement	1,149	13,936	6,891	49.45%
Unemployment	-	46	27	57.83%
Workers' Comp. Insurance	30	872	795	91.18%
Total Salaries and Benefits	16,389	210,564	106,053	50.37%
Communications	40	600	242	40.39%
Travel	-	50	-	0.00%
Dues and Fees	955	2,250	1,668	74.11%
Education and Training	-	1,250	-	0.00%
Other Expenditures	-	1,000	1,172	117.23%
General Supplies and Materials	-	150	-	0.00%
Small Equipment	-	-	113	100%
Total Operations	996	5,300	3,195	60.28%
City Clerk				
Salaries & Wages	13,336	173,872	86,365	49.67%
Employee Benefits-Medical	3,213	43,713	19,076	43.64%
Employee Benefits-Dental	79	941	474	50.37%
Employee Benefits-ADD Life	31	368	214	58.26%
Employee Benefits-Disability	121	1,393	848	60.85%
FICA	784	10,780	5,077	47.10%
Medicare	183	2,521	1,188	47.10%
Employee Benefits-Retirement	1,175	14,257	7,050	49.45%
Unemployment	-	114	67	58.34%
Workers' Comp. Insurance	18	532	485	91.18%
Total Salaries and Benefits	18,941	248,491	120,843	48.63%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	5,000	-	0.00%
Communications	63	900	379	42.06%
Advertising	-	250	-	0.00%
Travel	-	2,500	-	0.00%
Dues and Fees	13,471	6,500	15,449	237.67%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	500	182	36.32%
General Supplies and Materials	-	250	309	123.78%
General Supplies - Postage	28	200	191	95.62%
Small Equipment	-	2,500	97	3.89%
Software	-	19,500	3,603	18.48%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	13,563	39,650	20,210	50.97%
Elections				
Advertising	-	500	87	17.48%
Total Operations	-	500	87	100.00%
Contingency				
Contingency	-	139,750	-	0.00%
Total Operations	-	139,750	-	0.00%
Financial Administration				
Salaries & Wages	18,678	242,291	121,886	50.31%
Employee Benefits-Medical	6,164	88,111	36,978	41.97%
Employee Benefits-Dental	74	538	441	82.04%
Employee Benefits-ADD Life	37	441	257	58.33%
Employee Benefits-Disability	170	1,947	1,187	60.95%
FICA	1,064	15,021	6,954	46.29%
Medicare	249	3,513	1,626	46.29%
Employee Benefits-Retirement	1,637	19,868	9,825	49.45%
Unemployment	-	137	80	58.25%
Workers' Comp. Insurance	26	741	676	91.18%
Total Salaries and Benefits	28,098	372,608	179,910	48.28%
Professional Services - Audit	-	20,000	27,500	137.50%
Advertising/Promotions	-	2,650	-	0.00%
Printing and Binding	-	1,000	-	0.00%
Travel	-	50	-	0.00%
Dues and Fees	2,553	10,000	6,286	62.86%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	250	350	139.90%
General Supplies and Materials	-	1,300	681	52.38%
General Supplies-Postage	127	7,500	1,098	14.63%
Small Equipment	-	250	-	0.00%
Software	2,475	5,500	2,475	45.00%
Total Operations	5,155	50,000	38,389	76.78%
Licensing				
Salaries & Wages	1,955	25,413	12,685	49.92%
Employee Benefits-Medical	860	13,427	5,162	38.44%
Employee Benefits-Dental	28	217	169	78.03%
Employee Benefits-ADD Life	6	74	43	57.89%
Employee Benefits-Disability	16	204	113	55.28%
FICA	108	1,576	701	44.49%
Medicare	25	368	164	44.57%
Employee Benefits-Retirement	172	2,084	1,031	49.45%
Unemployment	-	23	13	57.91%
Workers' Comp. Insurance	1	39	36	91.18%
Total Salaries and Benefits	3,172	43,425	20,117	46.33%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	272	1,000	272	27.20%
Software	-	4,800	450	9.38%
Other Supplies-Uniforms	-	50	-	0.00%
Total Operations	272	5,950	722	12.13%
Legal				
Professional Services - Legal	115	35,000	5,431	15.52%
Total Operations	115	35,000	5,431	15.52%
Information Technology				
Salaries & Wages	6,407	83,285	41,573	49.92%
Employee Benefits-Medical	5	12,787	28	0.22%
Employee Benefits-Dental	95	1,133	570	50.34%
Employee Benefits-ADD Life	8	147	56	37.90%
Employee Benefits-Disability	58	669	408	60.97%
FICA	382	5,163	2,477	47.97%
Medicare	89	1,208	579	47.95%
Employee Benefits-Retirement	563	6,829	3,377	49.45%
Unemployment	-	46	27	57.83%
Workers' Comp. Insurance	9	255	233	91.18%
Total Salaries and Benefits	7,616	111,522	49,326	44.23%
Professional Services	-	20,000	-	0.00%
Communications	-	600	-	0.00%
Dues and Fees	45	500	426	85.27%
Other Expenditures	123	250	210	84.07%
General Supplies and Materials	-	250	416	166.28%
Small Equipment	-	8,500	2,908	34.21%
Software	53,089	205,000	111,149	54.22%
Total Operations	53,257	235,100	115,109	48.96%
Human Resources				
Salaries & Wages	4,639	60,311	30,105	49.92%
Employee Benefits-Medical	476	5,947	2,854	47.99%
Employee Benefits-Dental	14	169	84	49.95%
Employee Benefits-ADD Life	6	74	43	57.89%
Employee Benefits-Disability	42	485	294	60.62%
FICA	279	3,737	1,815	48.56%
Medicare	65	875	424	48.50%
Employee Benefits-Retirement	408	4,945	2,445	49.45%
Unemployment	-	23	13	57.78%
Workers' Comp. Insurance	6	185	169	91.18%
Total Salaries and Benefits	5,936	76,751	38,246	49.83%
Professional Services	-	30,000	-	0.00%
Advertising/Promotions	-	100	-	0.00%
Communications	23	300	136	45.39%
Travel	-	1,000	-	0.00%
Dues and Fees	671	1,500	1,205	80.34%
Education and Training	-	4,500	-	0.00%
Other Expenditures	-	250	-	0.00%
General Supplies and Materials	-	500	243	48.60%
General Supplies-Postage	-	100	-	0.00%
Small Equipment	-	1,000	97	9.73%
Software	1,287	10,000	5,445	54.45%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	1,981	49,300	7,127	14.46%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
<i>Risk Management</i>				
Professional Services	-	20,000	10,000	50.00%
Liability Insurance	69,076	250,000	219,976	87.99%
<i>Total Operations</i>	69,076	270,000	229,976	85.18%
<i>General Government Building</i>				
Salaries & Wages	4,593	69,872	30,149	43.15%
Employee Benefits-Medical	895	12,787	5,470	42.78%
Employee Benefits-Dental	28	338	169	49.95%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	34	389	237	60.91%
FICA	276	4,332	1,811	41.80%
Medicare	65	1,013	424	41.81%
Employee Benefits-Retirement	334	4,049	2,002	49.45%
Unemployment	2	91	43	47.64%
Workers' Comp. Insurance	213	6,125	5,585	91.18%
<i>Total Salaries and Benefits</i>	6,452	99,143	45,975	46.37%
Professional Services	-	250	-	0.00%
Disposal - Garbage	30	500	173	34.63%
Lawn Care	-	350	147	42.11%
Pest Control	289	1,500	1,276	85.08%
Repairs and Maintenance	-	10,000	2,820	28.20%
Repairs and Maintenance - Vehicles	91	5,000	1,188	23.75%
Rental of Equipment	778	7,000	3,606	51.51%
Communications	2,205	15,000	18,515	123.43%
Dues and Fees	953	1,375	1,431	104.04%
Other Expenditures	25	1,000	481	48.12%
General Supplies and Materials	516	8,000	6,340	79.26%
Water and Sewer	155	2,000	862	43.08%
Natural Gas	116	2,500	2,172	86.89%
Electricity	1,462	13,500	7,305	54.11%
Gasoline and Diesel	284	3,500	1,908	54.52%
Small Equipment	-	2,000	1,039	51.95%
Software	-	500	-	0.00%
Other Supplies-Uniforms	-	100	-	0.00%
<i>Total Operations & Capital</i>	6,904	74,075	49,262	66.50%
<i>Communication & Eternal Affairs</i>				
Salaries & Wages	6,364	82,738	41,787	50.51%
EMPLOYEE BENEFITS - MEDICAL	1,721	23,195	10,323	44.51%
EMPLOYEE BENEFITS - DENTAL	56	1,133	339	29.89%
EMPLOYEE BENEFITS - ADD LIFE	12	147	86	58.33%
EMPLOYEE BENEFITS - DISABILITY	64	739	450	60.93%
FICA	379	5,129	2,488	48.51%
MEDICARE	89	1,200	582	48.49%
EMPLOYEE BENEFITS - RETIREMENT	559	6,784	3,355	49.45%
UNEMPLOYMENT	-	46	27	57.83%
WORKERS COMP INSURANCE	15	424	387	91.18%
<i>Total Salaries and Benefits</i>	9,259	121,535	59,822	49.22%
Communications	40	600	242	40.39%
Travel	-	700	-	0.00%
Dues and Fees	533	1,600	1,232	76.99%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	118	78.54%
Small Equipment	-	500	-	0.00%
Software	-	1,000	120	11.99%
<i>Total Operations</i>	573	6,050	1,712	28.30%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
TOTAL GENERAL GOVERNMENT	\$ 261,171	\$ 2,372,700	\$ 1,171,029	49.35%
<i>Municipal Court</i>				
Salaries & Wages	9,180	130,682	59,522	45.55%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	3,559	48,173	21,254	44.12%
Employee Benefits-Dental	93	1,104	559	50.67%
Employee Benefits-ADD Life	25	294	172	58.33%
Employee Benefits-Disability	83	958	584	60.93%
FICA	540	8,164	3,503	42.91%
Medicare	126	1,909	819	42.92%
Employee Benefits-Retirement	809	9,814	4,853	49.45%
Unemployment	-	137	53	38.83%
Workers' Compensation	14	403	367	91.18%
<i>Total Salaries and Benefits</i>	<i>14,430</i>	<i>202,138</i>	<i>91,687</i>	<i>45.36%</i>
Professional Services - Public Defender	-	4,800	2,277	47.44%
Professional Services - Solicitor/Judge	8,000	66,100	32,000	48.41%
Rental of Equipment	137	1,750	683	39.04%
Communications	38	500	228	45.61%
Advertising	-	50	-	0.00%
Printing & Binding	-	100	-	0.00%
Travel	1,233	4,000	1,233	30.83%
Dues and Fees	374	750	1,090	145.27%
Education and Training	-	1,500	500	33.33%
Other Expenditures	-	150	52	34.54%
General Supplies and Materials	-	1,200	599	49.90%
General Supplies and Materials Postage	90	750	467	62.30%
Food Supplies	135	2,400	1,137	47.36%
Small Equipment	-	500	133	26.56%
Software	1,045	24,000	6,502	27.09%
Intergovernmental - Inmate Housing	1,265	25,000	5,390	21.56%
Payment to Other Agencies	18,747	225,000	116,221	51.65%
<i>Total Operations</i>	<i>31,064</i>	<i>358,550</i>	<i>168,511</i>	<i>47.00%</i>
TOTAL JUDICIAL	\$ 45,494	\$ 560,688	\$ 260,198	46.41%
<i>Police Administration</i>				
Salaries & Wages	39,339	564,410	276,311	48.96%
Salaries & Wages-Overtime	19	4,250	311	7.32%
Employee Benefits-Medical	10,160	126,379	60,758	48.08%
Employee Benefits-Dental	396	4,612	2,375	51.49%
Employee Benefits-ADD Life	72	882	502	56.88%
Employee Benefits-Disability	359	4,159	2,510	60.36%
FICA	2,377	35,257	16,639	47.19%
Medicare	556	8,246	3,891	47.19%
Employee Benefits-Retirement	3,624	43,969	21,743	49.45%
Unemployment	-	342	200	58.34%
Workers' Compensation	692	19,947	18,187	91.18%
<i>Total Salaries and Benefits</i>	<i>57,594</i>	<i>812,453</i>	<i>403,427</i>	<i>49.66%</i>
Professional Services	-	1,000	-	0.00%
Repairs & Maintenance	-	5,375	138	2.56%
Repair & Maintenance-Vehicle	1,372	5,500	4,298	78.15%
Rental of Equipment	456	5,000	2,627	52.54%
Communications	215	3,000	1,287	42.91%
Advertising	-	5,000	1,024	20.47%
Printing and Binding	-	600	-	0.00%
Travel	-	5,000	1,504	30.08%
Dues and Fees	2,098	5,000	3,988	79.77%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Education and Training	-	5,000	2,155	43.10%
Other Expenditures	277	2,000	1,132	56.60%
General Supplies and Materials	-	2,000	818	40.88%
General Supplies - Postage	20	750	282	37.63%
Gasoline/Diesel	1,004	17,000	5,947	34.98%
Small Equipment	-	2,500	770	30.80%
Software	11	15,000	67	0.45%
Other Supplies - Uniforms	-	4,000	1,032	25.81%
Total Operations and Capital	<u>5,454</u>	<u>83,725</u>	<u>27,069</u>	<u>32.33%</u>
Criminal Investigation Division				
Salaries & Wages	25,311	324,312	172,156	53.08%
Salaries & Wages-Overtime	252	8,000	252	3.16%
Employee Benefits-Medical	7,964	102,763	47,628	46.35%
Employee Benefits-Dental	350	4,303	2,100	48.81%
Employee Benefits-ADD Life	61	662	429	64.77%
Employee Benefits-Disability	248	2,430	1,762	72.50%
FICA	1,501	20,603	10,240	49.70%
Medicare	351	4,819	2,395	49.70%
Employee Benefits-Retirement	2,246	27,249	13,475	49.45%
Unemployment	-	205	120	58.39%
Workers' Compensation	479	13,801	12,583	91.18%
Total Salaries and Benefits	<u>38,763</u>	<u>509,147</u>	<u>263,141</u>	<u>51.68%</u>
Professional Services	-	500	182	36.35%
Repair & Maintenance	-	3,000	-	0.00%
Repair & Maintenance-Vehicle	240	4,000	911	22.78%
Communications	217	3,500	1,302	37.19%
Printing and Binding	-	250	32	12.87%
Travel	-	2,000	-	0.00%
Dues and Fees	1,285	750	1,585	211.37%
Education and Training	-	2,500	496	19.85%
Other Expenditures	-	800	-	0.00%
General Supplies and Materials	-	1,000	72	7.20%
General Supplies and Materials-Postage	-	50	8	15.42%
Gasoline and Diesel	962	13,000	5,355	41.19%
Small Equipment	-	3,000	-	0.00%
Software	2,311	5,000	3,311	66.22%
Other Supplies - Uniforms	57	2,000	80	3.99%
Total Operations and Capital	<u>5,071</u>	<u>41,350</u>	<u>13,333</u>	<u>32.25%</u>
Vice				
Salaries & Wages	5,380	67,492	30,581	45.31%
Salaries & Wages-Overtime	375	2,000	716	35.78%
Employee Benefits-Medical	899	12,787	5,395	42.20%
Employee Benefits-Dental	56	338	282	83.46%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	46	523	319	60.93%
FICA	333	4,307	1,787	41.50%
Medicare	78	1,008	418	41.47%
Employee Benefits-Retirement	470	5,698	2,818	49.45%



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Unemployment	-	46	27	57.83%
Workers' Compensation	108	3,115	2,840	91.18%
Total Salaries and Benefits	<u>7,757</u>	<u>97,461</u>	<u>45,268</u>	<u>46.45%</u>
Repairs & Maintenance Vehicles	458	2,500	566	22.66%
Repairs & Maintenance	-	600	-	0.00%
Dues and Fees	25	100	118	117.99%
Education & Training	-	500	-	0.00%
Gasoline	-	4,000	831	20.77%
Total Operations and Capital	<u>483</u>	<u>7,700</u>	<u>1,515</u>	<u>19.68%</u>
Patrol				
Salaries & Wages	146,367	1,810,314	888,043	49.05%
Salaries & Wages-Overtime	3,939	50,000	18,926	37.85%
Employee Benefits-Medical	43,116	661,776	241,575	36.50%
Employee Benefits-Dental	1,524	19,740	8,517	43.14%
Employee Benefits-ADD Life	331	3,969	2,070	52.16%
Employee Benefits-Disability	1,214	14,123	7,675	54.35%
FICA	8,954	115,341	53,807	46.65%
Medicare	2,094	26,975	12,584	46.65%
Employee Benefits-Retirement	12,572	152,544	75,434	49.45%
Unemployment	21	1,231	741	60.17%
Workers' Compensation	2,892	83,379	76,029	91.18%
Total Salaries and Benefits	<u>223,025</u>	<u>2,939,392</u>	<u>1,385,400</u>	<u>47.13%</u>
Professional Services	-	4,000	3,375	84.38%
Repair & Maintenance	5,029	24,100	5,229	21.70%
Repair & Maintenance-Vehicle	1,232	85,000	44,483	52.33%
Communications	1,856	25,000	11,106	44.42%
Printing and Binding	-	400	453	113.18%
Travel	-	6,000	2,532	42.20%
Dues and Fees	1,862	4,000	6,534	163.34%
Education & Training	(1,000)	10,000	1,636	16.36%
Other Expenditures	-	2,000	1,543	77.13%
General Supplies and Materials	22	4,000	3,907	97.66%
Gasoline and Diesel	10,348	120,000	53,747	44.79%
Small Equipment	-	22,000	1,895	8.61%
Software	1,040	21,000	3,270	15.57%
Other Supplies - Uniforms	1,745	51,000	17,825	34.95%
Capital Outlay - Vehicles	-	-	1,117,951	100%
Payment to Other Agencies	-	7,500	4,813	64.17%
Total Operations and Capital	<u>22,134</u>	<u>386,000</u>	<u>1,280,297</u>	<u>331.68%</u>
Police Training				
Salaries & Wages	3,715	46,792	24,606	52.59%
Employee Benefits-Medical	1	19,501	3	0.02%
Employee Benefits-Dental	-	567	-	0.00%
Employee Benefits-ADD Life	-	74	-	0.00%
Employee Benefits-Disability	-	388	-	0.00%
FICA	207	3,025	1,373	45.39%
Medicare	48	707	321	45.42%
Employee Benefits-Retirement	330	4,001	1,979	49.45%
Unemployment	-	23	13	57.83%
Workers' Compensation	38	1,093	997	91.18%
Total Salaries and Benefits	<u>4,338</u>	<u>76,171</u>	<u>29,292</u>	<u>38.46%</u>



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Repair & Maintenance-Vehicle	-	2,000	332	16.60%
Repairs & Maintenance	-	600	-	0.00%
Communications	-	300	-	0.00%
Travel	-	2,500	-	0.00%
Dues and Fees	185	750	315	42.03%
Education and Training	-	3,000	1,500	50.00%
General Supplies and Materials	-	2,000	-	0.00%
Weapons Supplies & Ammunition	-	40,000	26,311	65.78%
Gasoline and Diesel	-	1,000	-	0.00%
Small Equipment	-	8,000	-	0.00%
Software	-	2,750	2,292	83.33%
Other Supplies - Uniforms	-	600	115	19.20%
Intergovernmental	-	2,500	2,500	100.00%
Total Operations and Capital	<u>185</u>	<u>66,000</u>	<u>33,365</u>	<u>50.55%</u>
Police Stations and Buildings				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	90	1,200	519	43.28%
Pest Control	289	1,000	514	51.38%
Repairs and Maintenance	1,367	19,409	3,205	16.51%
Rental of Land & Building	7,143	45,000	24,950	55.45%
Communications	1,967	25,000	16,955	67.82%
Dues & fees	129	375	311	82.99%
Other Expenditures	-	-	14	100%
General Supplies and Materials	417	3,000	1,751	58.36%
Water/Sewer	450	5,000	2,522	50.44%
Electricity	1,163	12,000	5,825	48.54%
Small Equipment	-	2,500	-	0.00%
Software	-	500	-	0.00%
Total Operations	<u>13,014</u>	<u>115,234</u>	<u>56,566</u>	<u>49.09%</u>
Probation				
Salaries & Wages	7,976	99,640	51,532	51.72%
Salaries & Wages - Overtime	-	250	-	0.00%
Employee Benefits-Medical	2,255	30,034	13,417	44.67%
Employee Benefits-Dental	76	904	454	50.22%
Employee Benefits-ADD Life	18	221	129	58.19%
Employee Benefits-Disability	70	798	488	61.15%
FICA	481	6,193	3,105	50.13%
Medicare	112	1,448	726	50.14%
Employee Benefits-Retirement	675	8,191	4,050	49.45%
Unemployment	-	68	40	58.63%
Workers' Compensation	120	3,457	3,152	91.18%
Total Salaries and Benefits	<u>11,783</u>	<u>151,204</u>	<u>77,092</u>	<u>50.99%</u>
Communications	40	500	242	48.47%
Dues and Fees	62	250	105	42.04%
Education and Training	-	250	-	0.00%
Other Expenditures	-	-	15	100%
General Supplies and Materials	-	100	18	18.38%
Small Equipment	-	200	-	0.00%
Software	180	3,000	3,610	120.33%
Other Supplies - Uniforms	-	1,000	37	3.71%
Total Operations and Capital	<u>282</u>	<u>5,300</u>	<u>4,028</u>	<u>76.00%</u>
Fire Services				
Intergovernmental-Fire Services	-	3,868,967	3,868,971	0.00%
Total Fire Services	<u>-</u>	<u>3,868,967</u>	<u>3,868,971</u>	<u>0.00%</u>
TOTAL PUBLIC SAFETY	<u>\$ 389,883</u>	<u>\$ 9,160,104</u>	<u>\$ 7,488,765</u>	<u>81.75%</u>



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Highways and Streets				
Professional Services-Engineering	-	500	-	0.00%
Disposal-Garbage/Recycling	130	750	1,107	147.59%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	250	78,000	69,500	89.10%
Repairs & Maintenance-Vehicles	6	5,000	445	8.91%
Rental of Equipment	340	2,000	15,509	775.46%
Dues and Fees	123	500	123	24.60%
Contract Labor	38,931	360,000	233,586	64.89%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	-	500	4,491	898.30%
Water and Sewer	-	600	-	0.00%
Electricity	64	1,500	326	21.70%
Gasoline/Diesel	447	5,000	997	19.94%
Small Equipment	-	3,000	3,131	104.36%
<i>Total Operations</i>	<u>40,291</u>	<u>458,600</u>	<u>329,216</u>	<u>71.79%</u>
Street Lights				
Repairs & Maintenance	-	20,000	2,617	13.08%
Electricity-Street Lights	10,565	130,000	60,905	46.85%
Total Street Lights	<u>10,565</u>	<u>150,000</u>	<u>63,522</u>	<u>42.35%</u>
Traffic Lights				
Repairs & Maintenance	-	15,000	4,830	32.20%
Electricity-Traffic Lights	70	3,000	1,130	37.67%
Total Traffic Lights	<u>70</u>	<u>18,000</u>	<u>5,960</u>	<u>33.11%</u>
TOTAL PUBLIC WORKS	<u>\$ 50,926</u>	<u>\$ 626,600</u>	<u>\$ 398,697</u>	<u>63.63%</u>
Tree Commission				
Repairs & Maintenance	-	31,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	44	8.82%
Education and Training	-	1,000	-	0.00%
General Supplies & Materials	200	750	252	33.55%
Books and Periodicals	-	500	-	0.00%
<i>Total Operations</i>	<u>200</u>	<u>35,000</u>	<u>296</u>	<u>0.85%</u>
Culture and Recreation				
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
TOTAL CULTURE AND RECREATION	<u>\$ 200</u>	<u>\$ 39,000</u>	<u>\$ 4,296</u>	<u>11.01%</u>
Building Inspections				
Salaries & Wages	18,007	235,622	110,904	47.07%
Employee Benefits-Medical	2,757	46,983	16,538	35.20%
Employee Benefits-Dental	150	1,683	898	53.33%
Employee Benefits-ADD Life	37	515	257	49.97%
Employee Benefits-Disability	149	1,893	1,041	55.01%
FICA	1,098	14,608	6,759	46.27%
Medicare	257	3,417	1,581	46.26%
Employee Benefits-Retirement	1,592	19,321	9,554	49.45%
Unemployment	-	182	106	58.46%
Workers' Compensation	114	3,288	2,998	91.18%
<i>Total Salaries and Benefits</i>	<u>24,160</u>	<u>327,512</u>	<u>150,637</u>	<u>45.99%</u>



**General Fund Expenditures
As of June 30, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Professional Services-Legal	-	1,000	285	28.50%
Repairs & Maintenance - Vehicles	156	2,000	930	46.50%
Communications	157	2,000	941	47.04%
Advertising -Promotions	-	500	-	0.00%
Printing & Binding	-	200	175	87.50%
Travel	-	1,000	-	0.00%
Dues and Fees	310	1,200	664	55.37%
Education and Training	-	2,000	-	0.00%
Other Expenditures	-	250	129	51.44%
General Supplies and Materials	-	200	36	18.01%
General Supplies - Postage	23	50	70	139.22%
Gasoline/Diesel	195	4,000	1,175	29.39%
Books and Periodicals-Code Books	-	50	-	0.00%
Small Equipment	-	1,000	567	56.70%
Software	-	21,500	5,203	24.20%
Other Supplies - Uniforms	-	250	-	0.00%
Total Operations	841	37,200	10,175	27.35%
Urban Redevelopment and Housing				
Intergovernmental	-	-	-	0.00%
Total Operations	-	-	-	100%
Planning and Zoning				
Salaries & Wages	10,142	137,422	68,298	49.70%
Employee Benefits-Medical	2,246	25,321	13,474	53.21%
Employee Benefits-Dental	38	217	227	104.60%
Employee Benefits-ADD Life	25	221	185	83.82%
Employee Benefits-Disability	116	1,104	853	77.30%
FICA	571	8,520	3,864	45.35%
Medicare	132	1,993	896	44.94%
Employee Benefits-Retirement	924	11,268	5,546	49.22%
Unemployment	(4)	68	42	62.47%
Workers' Compensation	(65)	6,309	4,048	64.17%
Total Salaries and Benefits	14,126	192,443	97,433	50.63%
Professional Services-Engineering	4,772	80,000	32,746	40.93%
Professional Services-Legal	-	7,000	3,128	44.68%
Communications	45	600	272	45.40%
Advertising	-	2,500	6,191	247.64%
Printing & Binding	-	28,000	1,801	6.43%
Travel	-	750	-	0.00%
Dues and Fees	492	2,000	2,268	113.39%
Education and Training	-	1,000	-	0.00%
Planning & Zoning Meeting Fees	196	3,000	1,372	45.73%
Other Expenditures	299	250	621	248.40%
General Supplies and Materials	-	1,500	5	0.34%
General Supplies - Postage	11	1,000	210	20.97%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	-	2,500	133	5.31%
Software	-	11,800	5,250	44.49%
Total Operations	5,816	141,950	53,995	38.04%
Economic Development				
Salaries & Wages	707	9,193	4,643	50.51%
FICA	42	570	276	48.49%
Medicare	10	133	65	48.62%
Employee Benefits - Retirement	62	754	373	49.45%
Workers Comp Insurance	2	47	43	91.17%
Total Salaries & Benefits	823	10,697	5,400	50.48%
Rental of land & building	-	-	1,474	0.00%
Other Expenditures	-	-	52	
General Supplies & Materials	(111)	-	7,338	0.00%



General Fund Expenditures
As of June 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
<i>Total Operations</i>	<u>(111)</u>	<u>-</u>	<u>8,864</u>	<u>100.00%</u>
<i>Intergovernmental</i>				
Intergovernmental - COED	-	13,000	-	0.00%
Total Intergovernmental	<u>-</u>	<u>13,000</u>	<u>-</u>	<u>0.00%</u>
TOTAL HOUSING AND DEVELOPMENT	<u>\$ 45,654</u>	<u>\$ 722,802</u>	<u>\$ 326,504</u>	<u>45.17%</u>
Capital Lease				
Capital lease - Interest	9,875	78,152	37,185	47.58%
Capital lease Principal	<u>31,595</u>	<u>347,079</u>	<u>125,562</u>	<u>36.18%</u>
TOTAL CAPITAL LEASE	<u>\$ 41,471</u>	<u>\$ 425,231</u>	<u>\$ 162,747</u>	<u>38.27%</u>
<i>Other Financing Uses</i>				
Transfer to Other Funds	-	67,875	-	0.00%
TOTAL OTHER FINANCING USES	<u>\$ -</u>	<u>\$ 67,875</u>	<u>\$ -</u>	<u>0.00%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 834,798</u>	<u>\$ 13,975,000</u>	<u>\$ 9,812,237</u>	<u>70.21%</u>



**American Rescue Plan (ARP) Act of 2021
As of June 30, 2024**

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Interest Revenue	5,917	-	41,697	100%
Miscellaneous Revenue	-	2,000,000	-	0.00%
TOTAL REVENUES	\$ 5,917	\$ 2,000,000	\$ 41,697	2.08%
EXPENDITURES:				
Repairs & Maintenance	21,125	-	29,804	100%
Capital Outlay - Infrastructure	5,058	2,000,000	205,679	10.28%
TOTAL EXPENDITURES	\$ 26,183	\$ 2,000,000	\$ 235,483	11.77%



**Operating Grant Fund
As of June 30, 2024**

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Atlanta Regional Commission Grant	-	75,000	40,872	54.50%
TOTAL REVENUES	\$ -	\$ 75,000	\$ 40,872	54.50%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	11,432	75,000	55,069	73.43%
TOTAL EXPENDITURES	\$ 11,432	\$ 75,000	\$ 55,069	73.43%



Parks&RecreationFund
As of June 30, 2024

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Alcoholic Bev Excise Tax Beer & Wine	26,745	300,000	124,036	41.35%
Alcoholic Bev Excise Tax Distilled Spirit	12,707	125,000	46,453	37.16%
Local Option Mixed Drink Tax	6,305	80,000	37,313	46.64%
Penalties and Interest	11	250	467	186.60%
Miscellaneous Revenue	-	344,750	-	0.00%
Rents and Royalties	1,251	25,000	26,596	106.38%
TOTAL REVENUES	\$ 47,019	\$ 875,000	\$ 234,865	26.84%
EXPENDITURES:				
Disposal-GarbageDepot	-	500	-	0.00%
Pest Control - Depot	184	750	409	54.50%
Repairs & Maintenance - Depot	-	5,000	13,964	279.27%
Communications	139	1,750	831	47.47%
General Supplies - Depot	-	1,000	120	12.02%
Water/Sewer - Depot	12	250	69	27.64%
Natural Gas - Depot	90	2,000	1,070	53.51%
Electricity - Depot	546	5,000	1,232	24.63%
Small Equipment - Depot	-	500	10,657	2131.38%
Disposal - Garbage Parks	146	1,750	730	41.69%
Lawn Care	1,243	8,000	3,880	48.50%
Pest Control - Parks	-	750	1,618	215.73%
Repairs & Maintenance - Parks	4,376	26,328	29,481	111.98%
Rental - Equipment & Land	-	1,000	-	0.00%
Communications	40	500	369	73.82%
Dues and Fees	-	500	434	86.80%
Contract Labor	2,850	167,600	19,050	11.37%
General Supplies and Materials - Parks	227	2,000	1,195	59.74%
Water/Sewer - Parks	617	6,500	4,530	69.70%
Electricity - Parks	424	4,500	6,016	133.70%
Small Equipment - Parks	16	500	486	97.19%
Capital Outlay - Site Improvements	-	70,000	14,602	20.86%
Capital Outlay - Site Impro Barrett Pa	-	-	342,429	100%
Capital Outlay - Site Impro Karen Barn	357	-	112,457	100%
Capital Outlay - Buildings	1,160	-	151,460	100%
Capital Outlay - Mach & Equip	-	-	48,065	100%
Transfers to Other Funds	-	568,322	105,262	18.52%
TOTAL EXPENDITURES	\$ 12,427	\$ 875,000	\$ 870,416	99.48%



Tax Allocation District Fund
As of June 30, 2024

REVENUES:	2024		YTD	% of Annual
	Transactions	2024 Budget	Transactions	Budget
Intergovernmental Cherokee County Govt	-	87,544	16,682	19.06%
Intergovernmental Cherokee County School I	-	290,693	51,418	17.69%
Transfers from General Fund	-	67,875	-	0.00%
TOTAL REVENUES	\$ -	\$ 446,112	\$ 68,100	15.27%
EXPENDITURES:				
Transfer to Debt Service Fund	-	446,112	330,593	74.11%
TOTAL EXPENDITURES	\$ -	\$ 446,112	\$ 330,593	74.11%



**Hotel/Motel Tax Fund
As of June 30, 2024**

REVENUES:	2024		2024 Budget	YTD	% of Annual
	Transactions			Transactions	Budget
Hotel/Motel Taxes	395		6,000	3,142	52.36%
TOTAL REVENUES	\$ 395	\$	6,000	\$ 3,142	52.36%
EXPENDITURES:					
Advertising/Promotions	-		5,000	-	0.00%
Payment to Other Agencies	-		1,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$	6,000	\$ -	0.00%



**Urban Redevelopment Agency
As of June 30, 2024**

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Interest	45,506	-	318,187	100%
Proceeds from General Long-term Deb	-	15,000,000	-	0.00%
TOTAL REVENUES	\$ 45,506	\$ 15,000,000	\$ 318,187	2.12%
EXPENDITURES:				
Transfer to Town Center Fund	444,440	15,000,000	4,446,521	29.64%
TOTAL EXPENDITURES	\$ 444,440	\$ 15,000,000	\$ 4,446,521	29.64%



**SPLOST V Fund
As of June 30, 2024**

	2024		YTD	% of Annual
REVENUES:	Transactions	2024 Budget	Transactions	Budget
SPLOST V Revenue	243,921	1,500,000	1,424,489	94.97%
Grant Revenue-LMIG	-	185,000	422,677	228.47%
Assessments - Roads & sidewalks	-	-	8,946	100%
Proceeds from GTIB Loan	337,856	6,000,000	986,550	16.44%
TOTAL REVENUES	\$ 581,777	\$ 7,685,000	\$ 2,842,662	36.99%
EXPENDITURES:				
Capital Outlay-Buildings	22,375	-	32,272	100%
Capital Outlay - Equipment	-	-	22,648	100%
Capital Outlay-Site improv parking	7,325	1,000,000	7,325	0.73%
Capital Outlay-LMIG	4,288	185,000	4,897	2.65%
Capital Outlay-Industrial Connector	3,221	-	17,955	100%
Capital Outlay-HS Pkwy Phase II	328,006	2,000,000	976,053	48.80%
Capital Outlay-HS Pkwy Phase III	192,910	3,000,000	1,951,173	65.04%
Capital Outlay - HS Pkwy Sidewalk	-	250,000	-	0.00%
Capital Outlay - Hickory Sidewalk	7,525	1,000,000	7,525	0.75%
Capital Outlay - Fox Creek/Turner Village	6,882	250,000	251,796	100.72%
TOTAL EXPENDITURES	\$ 572,532	\$ 7,685,000	\$ 3,271,645	42.57%



SPLOST VI Fund
As of June 30, 2024

REVENUES:	2024	2024 Budget	YTD	% of Annual
	Transactions		Transactions	Budget
SPLOST VI Revenue	-	2,600,000	-	0.00%
TOTAL REVENUES	\$ -	\$ 2,600,000	\$ -	0.00%
EXPENDITURES:				
Capital Outlay-HS Pkwy Phase III	-	2,600,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 2,600,000	\$ -	0.00%



Town Center Fund
As of June 30, 2024

Revenues	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Transfer from Other Funds	444,440	15,300,000	4,446,521	29.06%
TOTAL REVENUES	\$ 444,440	\$ 15,300,000	\$ 4,446,521	29.06%

Expenditures				
Professional Services	-	300,000	2,500	0.83%
Capital Outlay - Site Improvements	5,924	5,000,000	1,258,034	25.16%
Capital Outlay - Buildings City Hall	-	-	64,382	100%
Capital Outlay - Buildings Parking Deck	87,489	10,000,000	3,452,540	34.53%
Capital Outlay - Buildings Amphitheater	-	-	1,400	100%
TOTAL EXPENDITURES	\$93,412	\$15,300,000	\$4,778,856	31.23%



Debt Service Fund
As of June 30, 2024

Revenues	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Miscellaneous Revenue	-	585,566	-	0.00%
Transfer from Other Funds	125,900	3,264,434	561,755	17.21%
TOTAL REVENUES	\$ 125,900	\$ 3,850,000	\$ 561,755	14.59%
Expenditures				
Contingency	-	19,440	-	0.00%
Debt Service - Bond Principal HSPRA 2016	169,490	336,978	336,976	100.00%
Debt Service - Bond Interest HSPRA 2016	9,878	21,757	21,760	100.01%
Debt Service - Bond Principal HSPRA 2023	-	128,000	64,000	50.00%
Debt Service - Bond Interest HSPRA 2023	-	81,586	41,262	50.58%
Debt Service - Bond Principal URA 2019	-	555,556	277,778	50.00%
Debt Service - Bond Principal URA 2020	-	230,770	115,385	50.00%
Debt Service - Bond Principal URA 2021	-	519,702	259,851	50.00%
Debt Service - Bond Principal URA 2023	-	790,000	-	0.00%
Debt Service - Bond Interest URA 2019	-	100,702	52,815	52.45%
Debt Service - Bond Interest URA 2020	-	62,026	31,687	51.09%
Debt Service - Bond Interest URA 2021	-	152,231	76,306	50.12%
Debt Service - Bond Interest URA 2023	-	851,250	425,625	50.00%
TOTAL EXPENDITURES	\$ 179,368	\$ 3,850,000	\$ 1,703,444	44.25%



Stormwater Utility Fund
As of June 30, 2024

REVENUES:	2024	2023 Budget	YTD	% of Annual
	Transactions		Transactions	Budget
Stormwater Utility Fees	635	610,000	33,544	5.50%
TOTAL REVENUES	\$ 635	\$ 610,000	\$ 33,544	5.50%
EXPENSES:				
Salaries & Wages	5,076	60,916	30,456	50.00%
Employee Benefits - Medical Insurance	3,023	36,277	18,138	50.00%
Employee Benefits - Dental Insurance	94	1,133	564	49.78%
Employee Benefits - Disability	12	485	72	14.85%
Employee Benefits - ADD Life	40	147	240	163.27%
FICA	315	3,778	1,890	50.03%
Medicare	75	883	450	50.96%
Employee Benefits - Retirement	416	4,995	2,496	49.97%
Unemployment	4	46	24	52.17%
Workers Comp Insurance	284	3,410	1,704	49.97%
Professional Services - Legal	-	1,000	-	0.00%
Professional Services - Engineer	-	100,000	-	0.00%
Repairs & Maintenance	350	216,630	3,380	1.56%
Repairs & Maintenance - Vehicles	6	2,500	219	8.74%
Rental of Equipment	-	1,000	-	0.00%
Pest Control	-	500	321	64.25%
Communications	78	1,000	470	47.04%
Dues and Fees	5,171	5,000	5,355	107.10%
Training	-	1,500	-	0.00%
Other Expenditures	-	250	151	60.60%
General Supplies & Materials	-	500	-	0.00%
General Supplies - Postage	-	500	78	15.63%
Water/Sewer	-	1,000	(986)	-98.56%
Gasoline & Diesel	139	5,000	717	14.34%
Small Equipment	3,302	3,200	3,302	103.18%
Other Supplies-Uniforms	-	250	-	0.00%
Depreciation	-	150,000	-	0.00%
Contingency	-	6,100	-	0.00%
Capital Lease Interest	-	2,000	-	0.00%
TOTAL EXPENSES	\$ 18,385	\$ 610,000	\$ 69,042	11.32%



**Holly Springs Tree Commission
Budget to Actual Comparison Report
As of June 30, 2024**

	2024		YTD	
Revenues	Transactions	2024 Budget	Transactions	% Variance
Development Fees/Recompense	-	34,980	-	0.00%
Donations from Private Source	-	20	-	0.00%
TOTAL REVENUES	\$ -	\$ 35,000.00	\$ -	0.00%
Expenditures				
Landscaping/Tree Planting & Care	-	31,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	44.10	8.82%
Education and Training	-	1,000	-	0.00%
Tree Seedlings	199.97	750	251.65	33.55%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ 199.97	\$ 35,000.00	\$ 295.75	0.85%

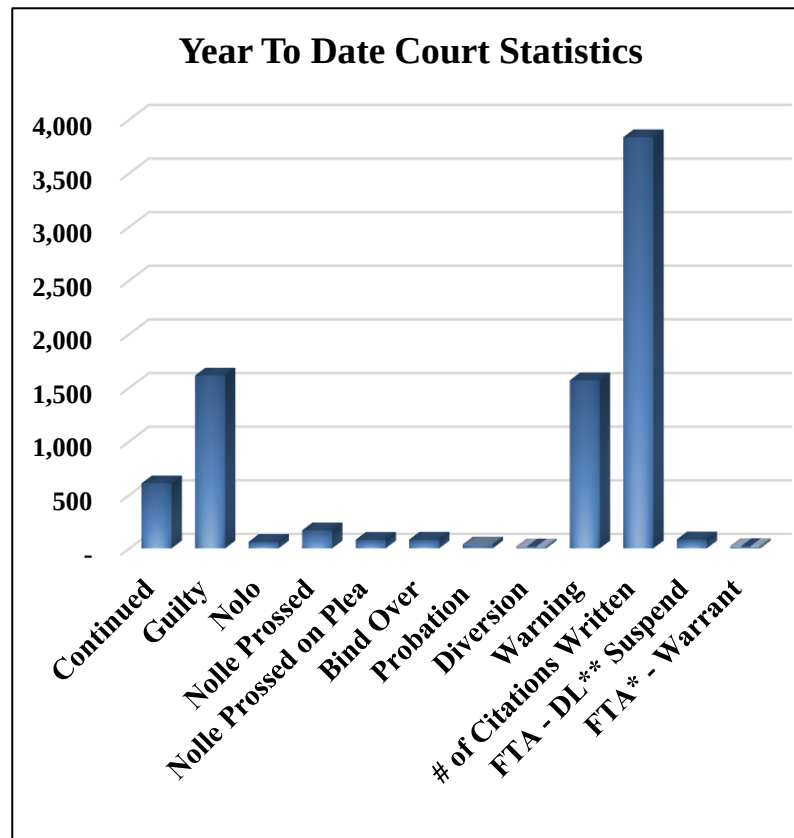


City of Holly Springs Court Statistics 2024 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	84	86	137	89	95	115							606
Guilty	184	205	408	255	207	352							1,611
Nolo	11	9	15	6	11	9							61
Nolle Prossed	33	26	29	13	29	38							168
Nolle Prossed on Plea	6	16	8	17	22	11							80
Bind Over	9	14	15	23	10	10							81
Probation	4	13	4	1	8	6							36
Diversion	0	3	5	4	5	1							18
Warning	327	230	277	267	235	230							1,566
# of Citations Written	627	641	661	652	633	619							3,833
FTA - DL** Suspend	22	10	4	22	10	15							83
FTA* - Warrant	4	4	8	1	2	2							21
	1,311	1,257	1,571	1,350	1,267	1,408	-	-	-	-	-	-	8,164

* Failure to Appear

** Driver's License

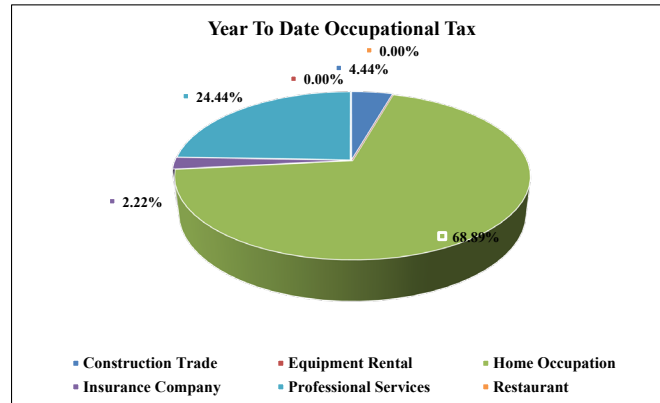




**City of Holly Springs
Occupational Tax Summary
2024 Year to Date**

Construction Trade
Equipment Rental
Home Occupation
Insurance Company
Professional Services
Restaurant

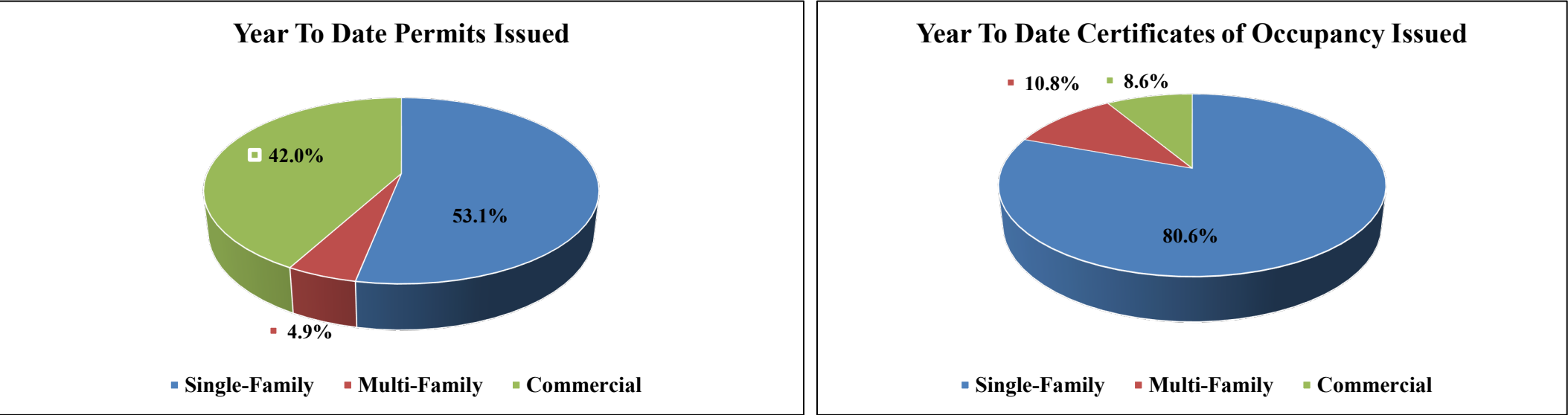
	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	2	-	-	-	-	-	-	-	-	-	-	-	2	4.44%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	8	5	5	6	3	4	-	-	-	-	-	-	31	68.89%
Insurance Company	-	-	-	-	1	-	-	-	-	-	-	-	1	2.22%
Professional Services	3	3	1	2	1	1	-	-	-	-	-	-	11	24.44%
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
	13	8	6	8	5	5	-	-	-	-	-	-	45	100.00%





City of Holly Springs
 Building Permits and Certificates of Occupancy
 2024 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	1	7	4	9	11	8							40
Accessory Structures	1	2	2	3	3	3							14
Additions		1	3		2								6
Basement Buildouts		1		1									2
Mechanical	1	1	2	5	8	5							22
Plumbing	2	1	2	1	1								7
Electrical	1	2	3	3		1							10
Miscellaneous	9	3		2	4	1							19
Residential Fence	3		4	1	5	3							16
Certificates of Completion	2	3	5	2	1								13
Certificates of Occupancy	13	16	9	4	13	7							62
Multi-Family													
Townhomes	11												11
Apartments													0
Misc-Multi Family													0
Certificates of Occupancy	10												10
Commercial													
New Structures			2		3	1							6
Addition-C													0
Tenant Build Outs	1	1		1	3	2							8
Accessory Structures			1		1	1							3
Mechanical				1									1
Plumbing				1									1
Electrical	1		2	3	1								7
Misc-C	3	2	6	8	7	9							35
Signs	3	2	3	10	1	2							21
Utilities	2	2	1	2	3	3							13
Commercial Fence	1				1								2
Certificates of Completion		1	1			1							3
Certificates of Occupancy		1		1	2	1							5





**City of Holly Springs
Monthly Operation Report
Executive Summary**

Description	Jun-24
Pot Hole Repair	3
Tree Service Work	3
ROW Mowing	40
Dead Animal Pick Up	1
Street Sweeping	0
Road Salting	0
Sign Maintenance	0
Litter Pickup	5
Stormwater maintenance	2
Traffic Signals	0
Equipment Maintenance	2
Misc. Work Orders	3
PARKS	
J.B. Owens	15
Barrett Park	16
J.C. Mullins	26
Monthly Totals	116



City of Holly Springs Stormwater Statistics 2024 Year to Date

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	2	2	4	0	2	1							11
Number of Stormwater Complaints	2	2	4	0	2	1							11
Miles of Road Swept	0	0	0	0	0	0							0

