



Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, August 8, 2024 | 7:00 PM

Chris Adams | Adrian Dekker - Chair | Mike Grayeski - Vice Chair | Eric Huminski | Andy Norris

AGENDA

I. CALL TO ORDER

II. PUBLIC HEARING RULES

III. OLD BUSINESS/PUBLIC HEARING

IV. NEW BUSINESS/PUBLIC HEARING

- A. **A-01-2024**, applicant, EC New Vision Georgia, LLC, requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.
- B. **MA-01-2024**, applicant, EC New Vision of Georgia, LLC, requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).
- C. **MA-06-2024**, applicant, Wilson's Classic Homes, requests to amend stipulation number 2 of rezoning ordinance MA-06-2016 to reduce the open space requirements for Sagebrooke Subdivision located off of New Light Road.
- D. **MA-04-2024**, applicant, Dominion Development and Acquisitions, requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential.
- E. June 27, 2024 Planning and Zoning Commission Work Session Meeting minutes.
- F. July 11, 2024 Planning and Zoning Commission Public Hearing Meeting minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 8, 2024

AGENDA ITEM: A-01-2024, applicant, EC New Vision Georgia, LLC, requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.

EXECUTIVE SUMMARY:

Applicant, EC New Vision Georgia, LLC, requests annexation of 23.12 +/- acres located off of Arthur Drive, Cherokee County, GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20.

The Cherokee County Board of Commissioners discussed this case at its July 16, 2024, meeting. The Board requested a delay of the Public Hearing to allow City and County staff to discuss the following concerns:

1. A reduction in density as this is not consistent with the low density established residential neighborhood. The surrounding area features single-family homes in R-20 and R-40 zoning districts. The development should be more in line with the R-20 zoning district with a maximum of 2 units per acre.
2. A 40 ft undisturbed buffer is suggested around the perimeter of the project to encourage the preservation of specimen trees, reduce impacts to surrounding property owners and screen the backyards from Peardon Court. This request is designed to maintain consistency along the perimeter of the proposed development.
3. Careful consideration should be given to following Article 18: Tree Preservation and Landscaping. Additionally, the preservation of Specimen Trees should be pursued at the entrance.
4. A water flow test shall be done to ensure adequate water flows for firefighting are available for the development. The Fire Marshal will have further review upon the Land Development process.
5. The following transportation requirements are suggested based on an expected 660 vehicle trips per day at the proposed Arthur Drive entrance:
 - a. The driveway entrance, including a right-turn deceleration lane will be permitted by Cherokee County.

- b. Provide a streetscape along the entire frontage of Arthur Drive to include curb and gutter, piped drainage system, sidewalks, etc.
 - c. Recommend a traffic analysis performed to see if this development would create the need for a left-turn lane on Hickory Road at Arthur Drive and other project-related road improvements.
6. The following stormwater requirements are suggested:
- a. Upgrade the cross-drain pipe at Peardon Court to current engineering standards.
 - b. Additional right of way be granted at Peardon Court for ditch drainage, etc.
 - c. Stormwater discharges from the entire frontage of Arthur Drive (curb and gutter, piped drainage system, sidewalks, etc.) will be routed interior to the subdivision.
 - d. Verify safe passage of stormwater discharges downstream at 1169 Hickory Road and 1061 Hickory Road.

City and County staff met on July 22, 2024, to discuss these issues. They will be addressed in the rezoning case report, MA-01-2024.

FISCAL IMPACT:

N/A

ATTACHMENTS:

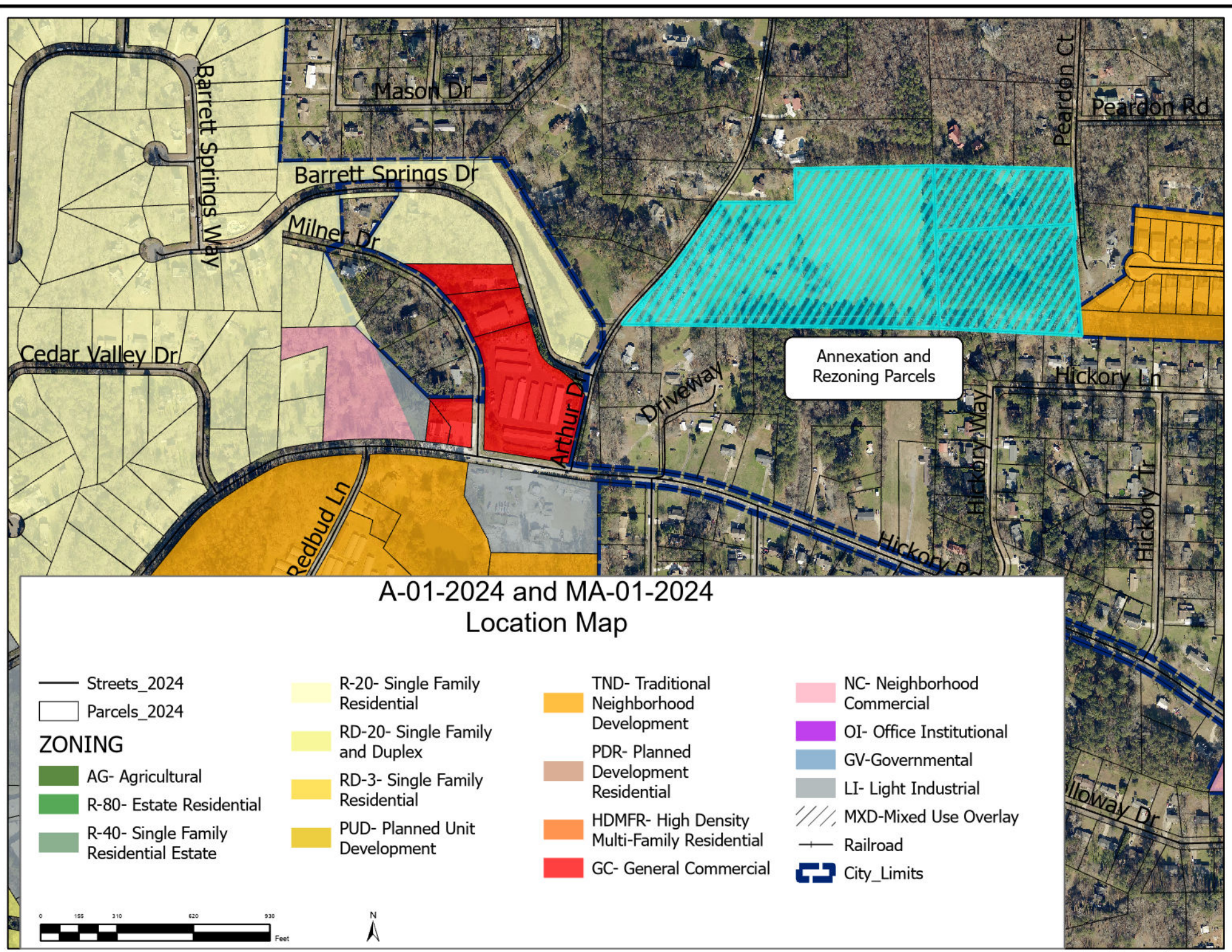
- 1. Location Map
- 2. Application
- 3. Cherokee County Response

RECOMMENDATION:

The staff recommendation is approval of the annexation application.

CONCURRENCES:

City Manager





A-01-2024

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: April 29, 2024

Applicant's Name: EC New Vision Georgia, LLC

Corporation Name: _____

Mailing Address: 500 Stonehenge Parkway, Dublin, Ohio 43017

Phone: 614-761-1010

Email: tedturner@epconcommunities.com

PROPERTY OWNER INFORMATION

Property Owner(s): Whitlock and Little, LLC

Mailing Address: P.O. Box 4695, Canton, GA 30114

Phone: [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Tax Map #: 15N14 Parcel #: 288

Land Lot(s)/District: 268/15

Physical Address: 370 Arthur Drive, Canton, GA 30115

Property Location Description: East side of Arthur Drive, 0.1 miles north of Hickory Rd

Current Zoning: R-40

(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).

Rezoning of the Property to the proposed TND (City of Holly Springs) zoning
classification would allow for development of a single-family active adult community,
containing a maximum of 70 detached residences.

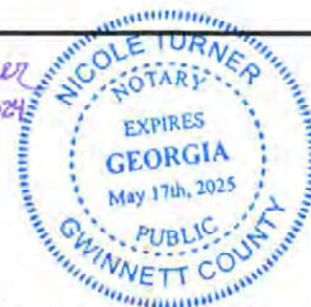
(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

Nicole Turner
4/29/2024



APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC

Applicant Name (Please Print)

Corporation Name (Please Print)

Ted Turner

Applicant Signature

Ted Turner, Atlanta Regional President

Title (Please Print)

4/29/2024

Date

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

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized)

Received by: *Nancy Moon*

City of Holly Springs, Georgia

Date: *5/17/2024* & *6/20/2024*

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Applicant Name (Please Print)

Corporation Name (Please Print)

Title (Please Print)

Applicant Signature

Date

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

Whitlock and Little, LLC
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

3/27/2024
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Mary A. Tipton
Notary (form must be notarized)



Received by: Nancy Moon

City of Holly Springs, Georgia

Date: 5/17/2024 & 6/19/2024

ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.:
Hearing Dates:

July 11, 2024
August 19, 2024

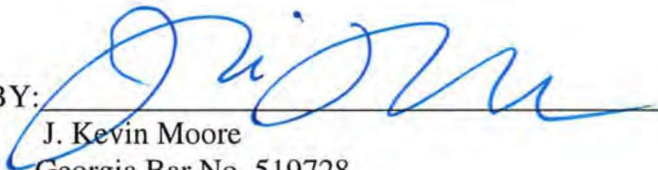
Applicant:
Property Owner:

EC New Vision Georgia, LLC
Whitlock and Little, LLC

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____


J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Date Executed: May 3, 2024

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: January 10, 2027

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

Geocortex Essentials Parcel Report

Cherokee County, GA

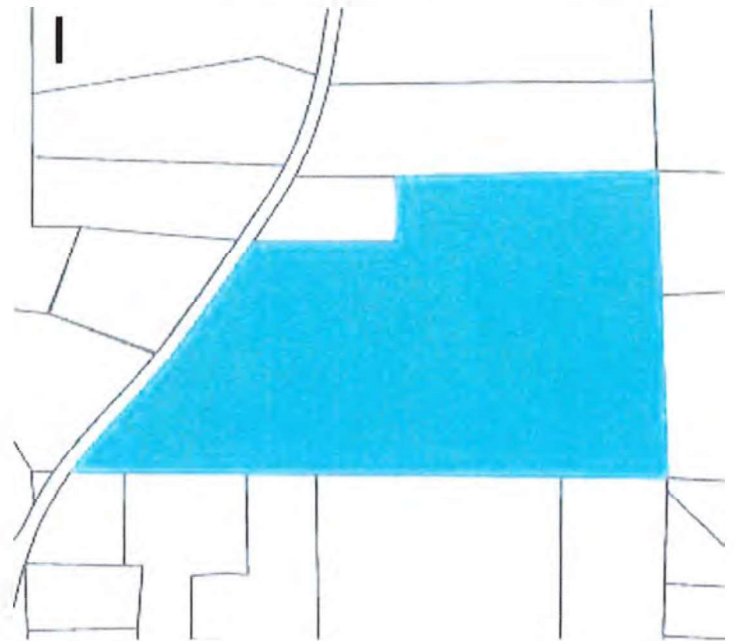
TIN: 15N14 288

Report generated 4/26/2024 3:09:31 PM



Vicinity Map

1: 23,200.33



Tax parcel highlighted in cyan

1: 5,920.22

Tax Parcel Information

Owner: WHITLOCK AND LITTLE LLC

Property Address: 370 Arthur Dr, Canton 30115

Subdivision:

TIN: 15N14 288

PIN: 15-0268-0005

Mailing Address: P O BOX 4695, CANTON,

Acreage: 13.95

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.



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: June 14, 2024

Applicant's Name: EC New Vision Georgia, LLC

Corporation Name: _____

Mailing Address: 500 Stonehenge Parkway, Dublin, Ohio 43017

Phone: 614-761-1010

Email: tedturner@epconcommunities.com

PROPERTY OWNER INFORMATION

Property Owner(s): Fred Smith

Mailing Address: 727 Peardon Court, Canton, GA 30115

Phone: [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 119

Land Lot(s)/District: 267/15

Physical Address: 727 Peardon Court, Canton, GA 30115

Property Location Description: West side of Peardon Court; north of Hickory Road

Current Zoning: R-40

(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)

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Rezoning of the Property to the proposed TND (City of Holly Springs) zoning
classification would allow for development of a single-family active adult community,
containing a maximum of 70 detached residences.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

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- D A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- D Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC

Applicant Name (Please Print)

Ted Turner, Atlanta Regional President

Title (Please Print)

6/14/2024

Date

Corporation Name (Please Print)

Ted Turner
Applicant Signature

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

FRED SMITH JR.
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

6/14/24
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Nicole Turner
Notary (form must be notarized) 6.14.2024



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 6/19/2024

ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____
Hearing Dates: **July 11, 2024**
August 19, 2024

Applicant: **EC New Vision Georgia, LLC**
Property Owner: **Fred Smith**

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Date Executed: June 17, 2024

Signed, sealed, and delivered in the presence of:

Carolyn E. Cook
Notary Public
Commission Expires: January 10, 2027

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

Geocortex Essentials Parcel Report

Cherokee County, GA

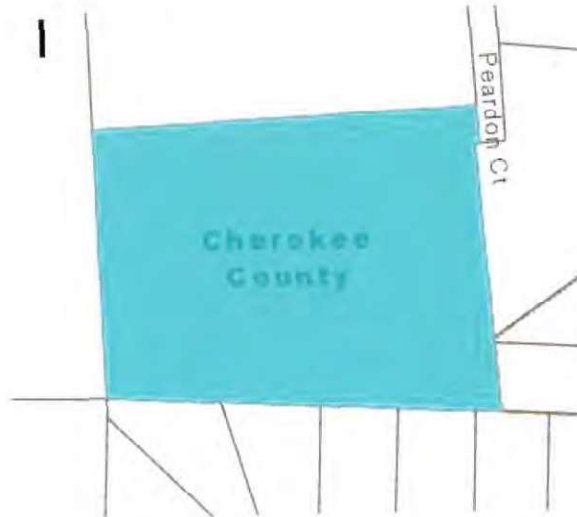
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Report generated 6/16/2024 5:24:57 PM



Vicinity Map

1: 18,890.08



Tax parcel highlighted in cyan

1: 3,250.45

Tax Parcel Information

Owner: SMITH FRED JR

Property Address: 727 Peardon Ct, Canton 30115

Subdivision:

TIN: 15N20 119

PIN: 15-0267-0002

Mailing Address: 727 PEARDON COURT, CANTON, GA 30115

Acreage: 6

Lot #: -

PB/PG:

DB/PG:

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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: June 14, 2024

Applicant's Name: EC New Vision Georgia, LLC

Corporation Name: _____

Mailing Address: 500 Stonehenge Parkway, Dublin, Ohio 43017

Phone: 614-761-1010

Email: tedturner@epconcommunities.com

PROPERTY OWNER INFORMATION

Property Owner(s): James R. Griffith & Dorothy Griffith

Mailing Address: 745 Peardon Court, Canton, GA 30115

Phone: _____

Email: [REDACTED]

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 124

Land Lot(s)/District: 267/15

Physical Address: 745 Peardon Court, Canton, GA 30115

Property Location Description: West side of Peardon Court; north of Hickory Road

Current Zoning: R-40

(Attach additional sheets, if necessary)

Rev. 03/2015

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APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC

Applicant Name (Please Print)

Corporation Name (Please Print)

Applicant Signature

Ted Turner, Atlanta Regional President

Title (Please Print)

6/14/2024

Date

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

DOUGLAS GRIFFITH
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

6/14/24
Date

JAMES GRIFFITH
Property Owner Name (Please Print)

Property Owner Signature

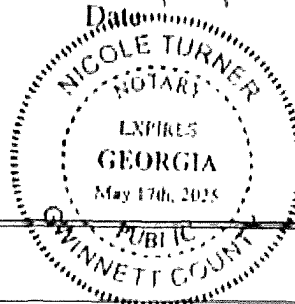
6/14/24
Date

JAMES GRIFFITH
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

6/14/24
Date

Nicole Turner
Notary (form must be notarized) 6.14.2024



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 06/19/2024

ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____

Hearing Dates:

July 11, 2024

August 19, 2024

Applicant:

EC New Vision Georgia, LLC

Property Owners:

James R. Griffith and Dorothy Griffith

Representative for Applicant and Property Owners:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

Date Executed: June 17, 2024

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: January 10, 2027

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijls.com

Geocortex Essentials Parcel Report

Cherokee County, GA

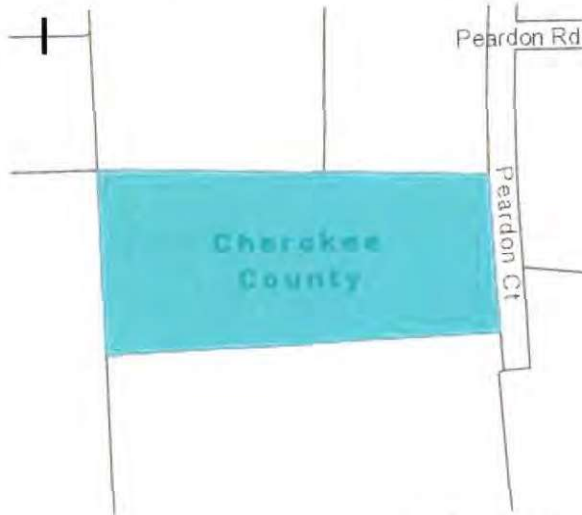
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Report generated 6/16/2024 5:29:39 PM



Vicinity Map

1: 18,625.60



Tax parcel highlighted in cyan

1: 3,175.38

Tax Parcel Information

Owner: GRIFFITH JAMES R &

Property Address: 745 Peardon Ct, Canton 30115

Subdivision:

TIN: 15N20 124

PIN: 15-0267-0004

Mailing Address: 745 PEARDON CT, CANTON, GA 30115

Acreage: 3

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

July 18, 2024

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

RE: A-01-2024 Arthur Drive and Peardon Court

Dear Mrs. Moon:

The annexation case A-01-2024 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on July 16, 2024. The applicant is requesting to annex and rezone three parcels totaling 23.12 +/- acres (15N14 288, 15N20 119, 15N20 124) at 370 Arthur Drive, 727 and 745 Peardon Court from R-40 to TND. The proposed development is for a 70-unit single-family detached active adult community.

Due to concerns with this complicated project, the Board of Commissioners voted unanimously (5-0) to request a delay of the Public Hearing for this case before the Holly Springs Planning Commission, scheduled for August 8, 2024, in order for City and County staff to discuss these concerns. We are available to meet and discuss the project in more detail.

The concerns raised by Cherokee County relate to infrastructure capacity, compatibility of the project with existing neighborhood and transportation challenges. The following requests are outlined to address these concerns:

1. A reduction in density as this is not consistent with the low density established residential neighborhood. The surrounding area features single-family homes in R-20 and R-40 zoning districts. The development should be more in line with the R-20 zoning district with a maximum of 2 units per acre.
2. A 40 ft undisturbed buffer is suggested around the perimeter of the project to encourage the preservation of specimen trees, reduce impacts to surrounding property owners and screen the backyards from Peardon Court. This request is designed to maintain consistency along the perimeter of the proposed development.
3. Careful consideration should be given to following Article 18: Tree Preservation and Landscaping. Additionally, the preservation of Specimen Trees should be pursued at the entrance.

4. A water flow test shall be done to ensure adequate water flows for firefighting are available for the development. The Fire Marshal will have further review upon the Land Development process.
5. The following transportation requirements are suggested based on an expected 660 vehicle trips per day at the proposed Arthur Drive entrance:
 - a. The driveway entrance including a right-turn deceleration lane will be permitted by Cherokee County.
 - b. Provide a streetscape along the entire frontage of Arthur Drive to include curb and gutter, piped drainage system, sidewalks, etc.
 - c. Recommend a traffic analysis performed to see if this development would create the need for a left-turn lane on Hickory Road at Arthur Drive and other project-related road improvements.
6. The following stormwater requirements are suggested:
 - a. Upgrade the cross-drain pipe at Peardon Court to current engineering standards
 - b. Additional right of way be granted at Peardon Court for ditch drainage, etc.
 - c. Stormwater discharges from the entire frontage of Arthur Drive (curb and gutter, piped drainage system, sidewalks, etc.) will be routed interior to the subdivision.
 - d. Verify safe passage of stormwater discharges downstream at 1169 Hickory Road and 1061 Hickory Road.

We will reach out to propose meeting dates and times to discuss these items and the project. We will be happy to come to your office.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Long".

Catherine Long
Planning Division Manager

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 8, 2024

AGENDA ITEM: MA-01-2024, applicant, EC New Vision of Georgia, LLC, requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City).

EXECUTIVE SUMMARY:

Applicant, EC New Vision Georgia, LLC, requests rezoning of 23.12 +/- acres located off of Arthur Drive, Holly Springs GA, tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City). The applicant proposes to develop an active adult community consisting of 70 single-family detached homes with a density of 3.03 units per acre.

Proposed elevations have been submitted. They will utilize the same product as those constructed in the Cottages at RedBud Lane, another development in progress by the same applicant, zoning case MA-09-2022. A proposed site plan including the amenity areas, to include a pool, clubhouse, pickleball courts, dog park and a fire pit is included with the packet.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Site Plan and Grading Plan
4. Application
5. Public Information Meeting Report
6. County Response Letter

7. Letters from Area Residents

RECOMMENDATION:

Staff recommends approval to rezone 23.12+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 3.03 units per acre, or a maximum of 70 fee-simple single-family detached residential dwelling units.
6. The minimum separation between all residential structures shall be 10 feet.
7. The architectural style shall be comparable to the elevations as submitted with the application and attached as Exhibit B with the exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
9. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
10. Signage at the entrance point shall be ground based, monument style, in compliance with Article 10, Signs and Outdoor Advertising, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.
11. Lighting shall be environmentally sensitive, with 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.
12. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
13. Entrance design and improvements to Arthur Drive shall be provided as per the

- determination and recommendation of the County Engineer and the City Engineer.
14. Sidewalks, decorative streetlamps, and curb and gutter shall be installed along the road frontage of Arthur Drive, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
 15. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Arthur Drive. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

CONCURRENCES:

City Manager

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40 (County)	NORTH:	SFR
SOUTH:	R-40 (County) R-20 (County)	SOUTH:	SFR SFR/Shriner's Club
EAST:	R-40/AG (County) TND (City)	EAST:	SFR SFR
WEST:	R-40 (County)	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?

Surrounding development in the area includes single-family residential. The proposed development, consisting of senior single-family detached residential, is more dense than some of the area; however, both the County Future Development Map and the City Future Development Map indicate that this area is planned for a residential density of up to 3.0 units per acre.

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

The development of this property should not cause a substantial adverse effect on adjacent or nearby properties with regards to existing uses or usability. A 40 ft. undisturbed or replanted buffer will be required as shown on the attached site plan.

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

The property, as currently zoned, would be allowed to develop with those uses associated with the R-40 zoning district consisting of single-family detached homes.

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?

This request will generate additional traffic and use of utilities; however, since this will be a senior community, the majority of the residents will travel during off-peak hours. As there are only 70 units, the application submittal is not required to include a traffic study. Per the City Engineer, sight distance could be improved by clearing the right-of-way from the edge of pavement to the power lines. He also suggested a deceleration lane. The County has requested the following with regards to transportation concerns:

- a. The driveway entrance including a right-turn deceleration lane will be permitted by Cherokee County. *(Since this is a county road, this would be the correct procedure.)*
- b. Provide a streetscape along the entire frontage of Arthur Drive to include curb and gutter, piped drainage system, sidewalks, etc. *(The City requires this for every subdivision.)*
- c. Recommend a traffic analysis performed to see if this development would create the need for a left-turn lane on Hickory Road at Arthur Drive and other project-related road improvements.

The Cherokee County School District views an age-targeted small subdivision as having a minimal impact on the school district and therefore does not provide an impact report.

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)?

The Future Development Map identifies this property with the character area of Suburban Neighborhood. 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

Density/Intensity: Moderate density single family residential uses up to 3 units/acre.

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?

The proposed development, consisting of single-family detached residential homes, is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) Residential Uses. Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9.1, #3)**
 - b) Traditional Neighborhood Development. Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (9.1, #4)**
 - c) Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)**
 - d) Architectural Requirements. Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (9.1, #11)**
 - e) Land Use Decisions. Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)**
 - f) Housing Options. Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (9.2, #1)**
 - g) Design of Senior and Disabled Housing. Houses should be made available for seniors and disabled persons that contain a single-level with no-step entrances and wide doorways (Aging in Place, Best Housing Practice, and Regional Development Plan Guidebook). (9.2, #5)**
- 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?**

The development of the property will be held to the environmental development standards for all local, state, and federal requirements. Engineering design and approval will meet all standards.

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 proposed project will provide a lower impact residential community to an area that is experiencing some residential growth. The proposed density of 3.03 units per acre is within the guidelines of the Suburban Neighborhood character area.

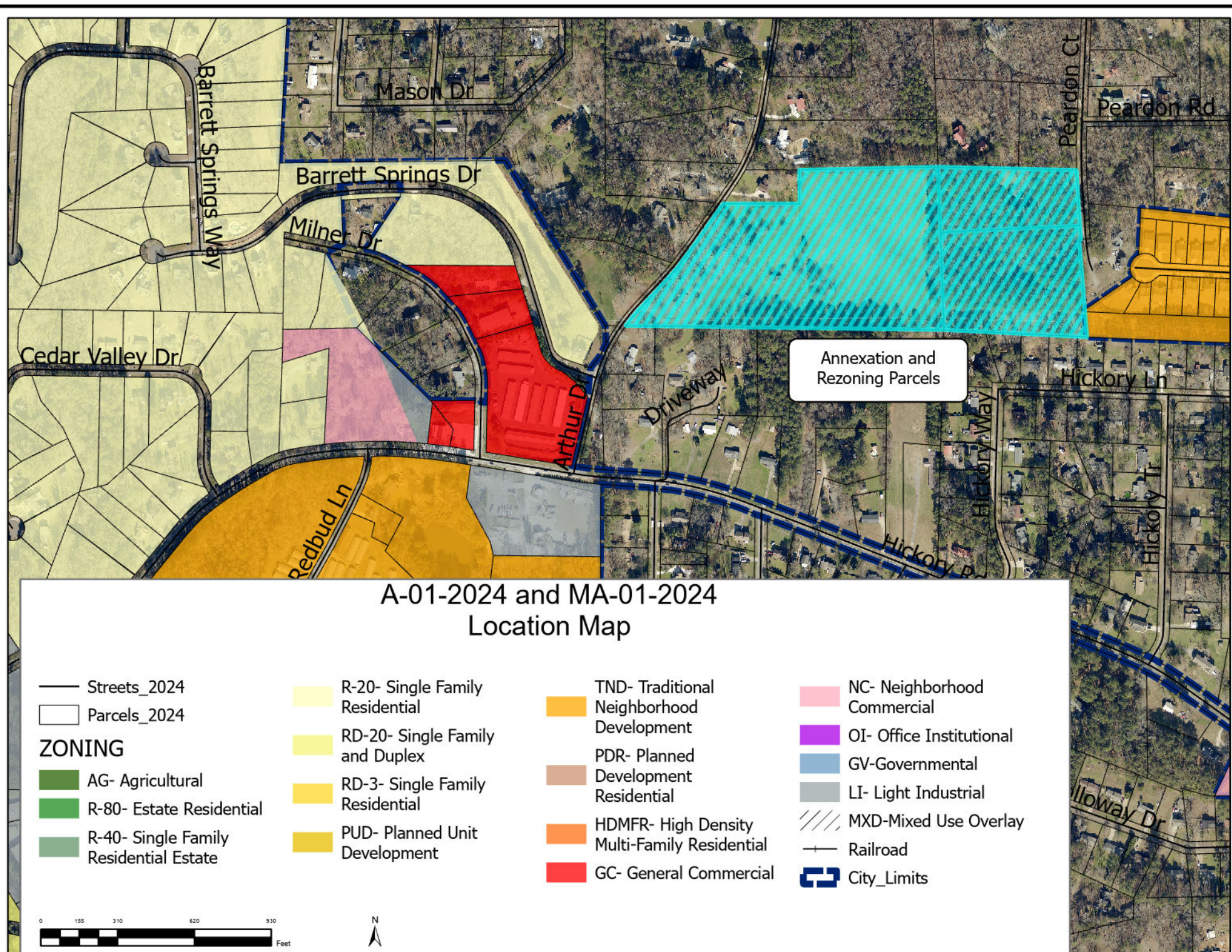
C. Cherokee County Comments

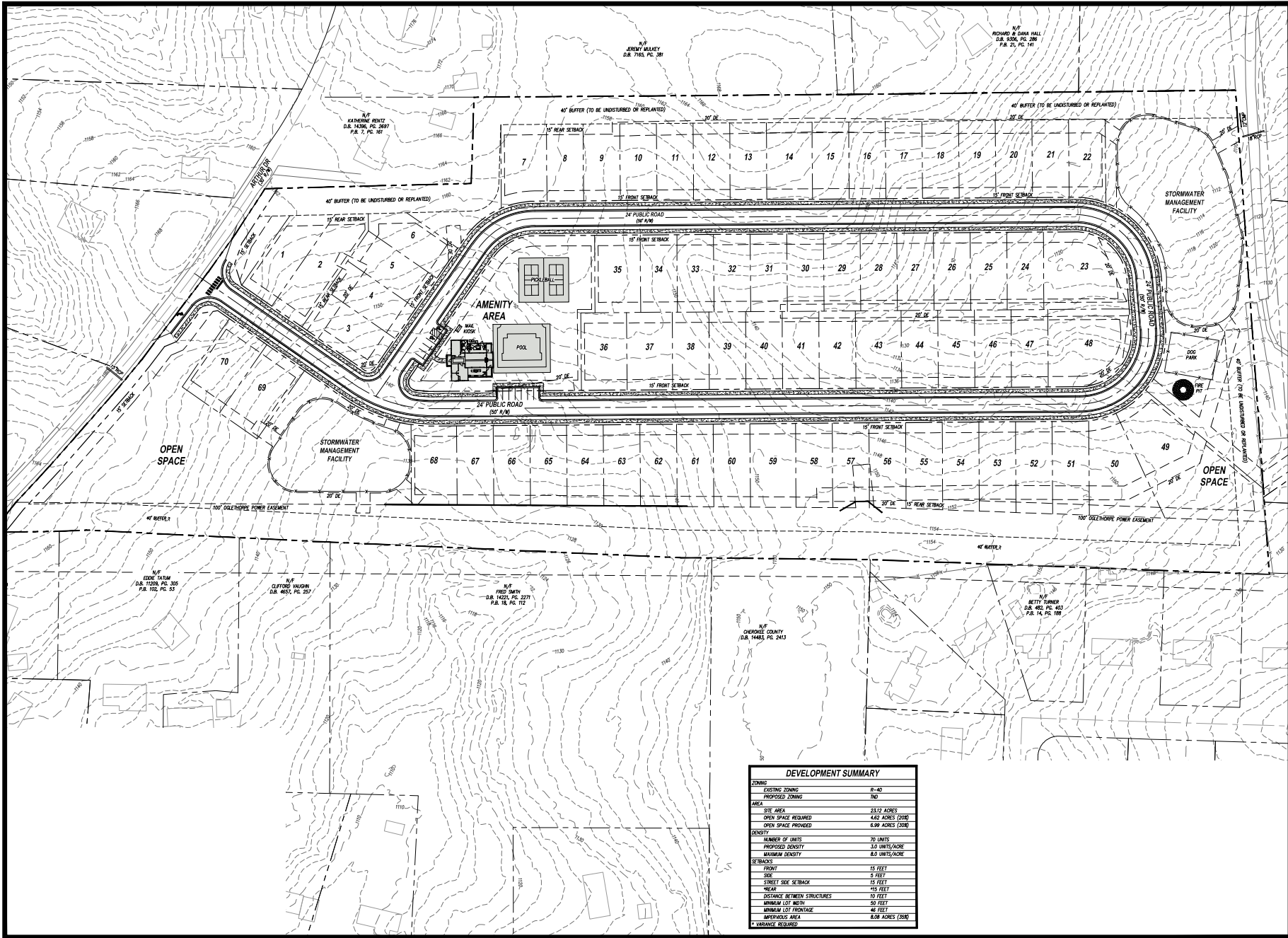
The Cherokee County Board of Commissioners discussed this case at its July 16, 2024, meeting. The Board requested a delay of the Public Hearing to allow City and County staff to discuss the following concerns:

1. A reduction in density as this is not consistent with the low density established residential neighborhood. The surrounding area features single-family homes in R-20 and R-40 zoning districts. The development should be more in line with the R-20 zoning district with a maximum of 2 units per acre.
2. A 40 ft undisturbed buffer is suggested around the perimeter of the project to encourage the preservation of specimen trees, reduce impacts to surrounding property owners and screen the backyards from Peardon Court. This request is designed to maintain consistency along the perimeter of the proposed development.
3. Careful consideration should be given to following Article 18: Tree Preservation and Landscaping. Additionally, the preservation of Specimen Trees should be pursued at the entrance.
4. A water flow test shall be done to ensure adequate water flows for firefighting are available for the development. The Fire Marshal will have further review upon the Land Development process.
5. The following transportation requirements are suggested based on an expected 660 vehicle trips per day at the proposed Arthur Drive entrance:
 - a. The driveway entrance including a right-turn deceleration lane will be permitted by Cherokee County.
 - b. Provide a streetscape along the entire frontage of Arthur Drive to include curb and gutter, piped drainage system, sidewalks, etc.
 - c. Recommend a traffic analysis performed to see if this development would create the need for a left-turn lane on Hickory Road at Arthur Drive and other project-related road improvements.
6. The following stormwater requirements are suggested:
 - a. Upgrade the cross-drain pipe at Peardon Court to current engineering standards
 - b. Additional right of way be granted at Peardon Court for ditch drainage, etc.
 - c. Stormwater discharges from the entire frontage of Arthur Drive (curb and gutter, piped drainage system, sidewalks, etc.) will be routed interior to the subdivision.
 - d. Verify safe passage of stormwater discharges downstream at 1169 Hickory Road and 1061 Hickory Road.

D. Comments from Area Residents

A number of letters from area residents were received stating that they would not provide “any type of temporary and/or permanent easement for any type of roadway, R/W, or any type of water, sewer, or other utilities or any type of construction (temporary or permanent) request” for this project. These letters were attached. In addition, a letter was received with concerns about the wildlife and ecosystem impacts





DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-40
PROPOSED ZONING	T20
AREA	
SITE AREA	23.12 ACRES
OPEN SPACE REQUIRED	4.62 ACRES (20%)
OPEN SPACE PROVIDED	6.99 ACRES (30%)
DENSITY	
TO UNITS	
PROPOSED DENSITY	3.0 UNITS/ACRE
MAXIMUM DENSITY	6.0 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	15 FEET
REAR	10 FEET
DISTANCE BETWEEN STRUCTURES	10 FEET
MINIMUM LOT WIDTH	30 FEET
MINIMUM LOT FOOTAGE	40 FEET
IMPERVIOUS AREA	6.99 ACRES (30%)
* DISTANCE REQUIRED	



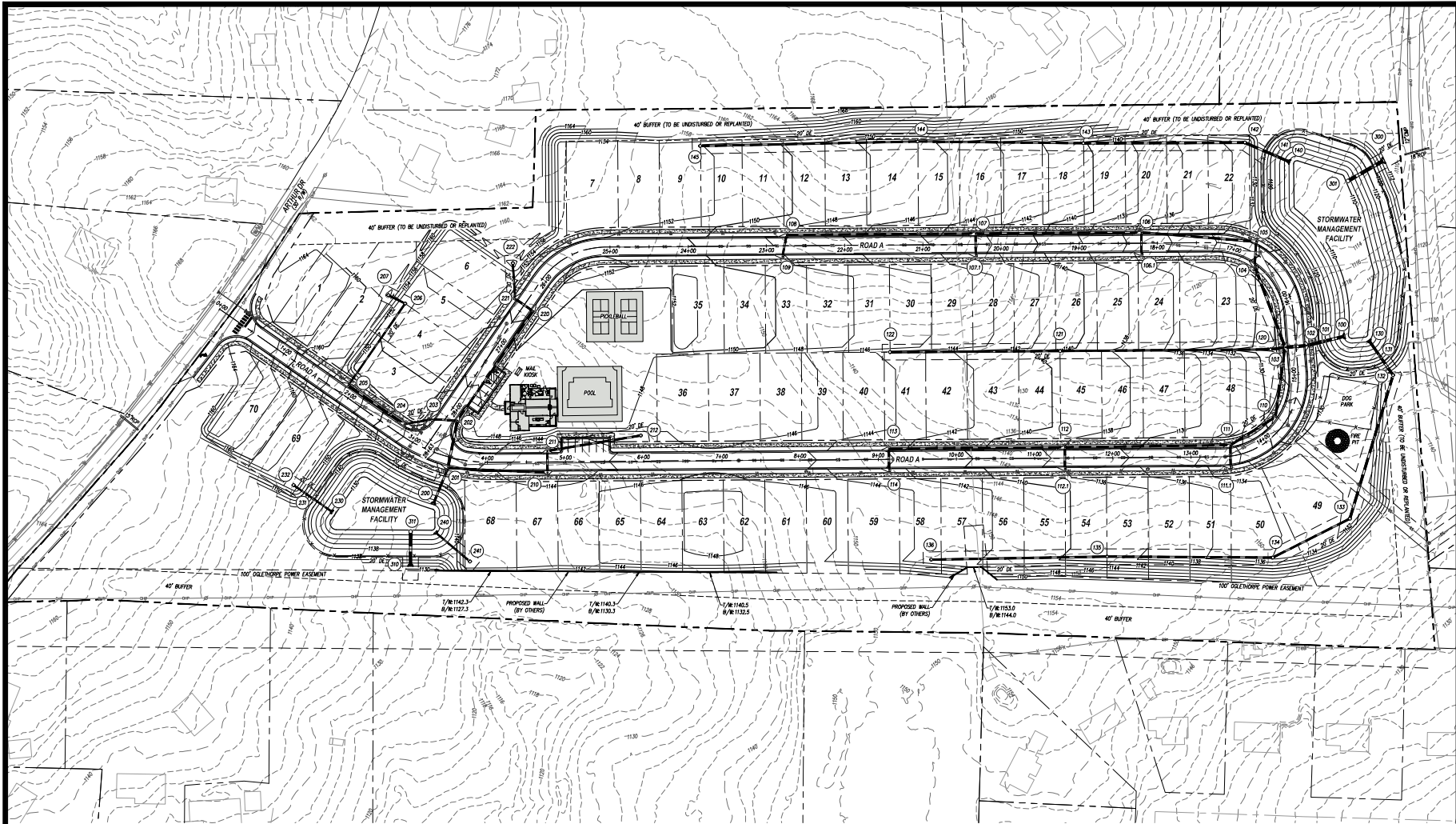
CONSTRUCTION PLANS
 ARTHUR DRIVE
 LAND LOTS 267, 268 & 309
 15TH DISTRICT, 2ND SECTION
 CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER
 EPCOM COMMUNITIES
 500 STONEHENG PARKWAY
 DUBLIN, OHIO 43017
 PHONE: 614-283-8483

CSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2024

REVISIONS	
1	7/24/24-UPDATE SITE PLAN

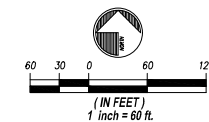
ZONING PLAN
Z100
 24030 Z100 OVERALL.DWG 05/29/2024
 Copyright © 2024



NOTES:

1. ALL CMP PIPE TO BE ULTRA FLO PIPE WITH SMOOTH INTERIOR.
2. FIRE HYDRANTS MUST BE OPERATIONAL AND UNDER PRESSURE PRIOR TO THE START OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN THE 2012 INTERNATIONAL FIRE CODE.
3. TEMPORARY OR PERMANENT STREET SIGNS ARE REQUIRED TO BE INSTALLED FOR THE 2012 INTERNATIONAL FIRE CODE AS SOON AS THE STREETS ARE DRIVEABLE. THESE SHOULD BE PLACED AS SOON AS GRAVEL AND CURBING IS INSTALLED. TEMPORARY STREET SIGNS ARE ALLOWABLE UNTIL PERMANENT SIGNS HAVE BEEN PLACED.
4. ALL CONSTRUCTION VEHICLES AND CREWS SHALL PARK ON ONE SIDE OF THE STREET TO PROVIDE ACCESS FOR EMERGENCY VEHICLES RESPONDING.
5. DESIGN SPEED OF 25 MPH USED FOR ALL STREETS.
6. STORM PIPE INSTALLED IN NET AREAS SHALL BE NEEDED IN TYPE 37 STONE. NET AREAS CONSIST OF CULVERT CROSSINGS OF LINE STREAMS AS WELL AS ANY LOCATION WHERE GROUND WATER IS ENCOUNTERED DURING THE EXCAVATION FOR THE PIPE.
7. HIGH-DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET AASHTO M-294 TYPE "B" WITH AN ANGULAR EXTERIOR AND SMOOTH INTERIOR. PIPE SHALL CONSIST OF A BELL AND SPIGOT JOINT INCORPORATING AN F437 GASKET TO INSURE A LEAK-TIGHT PERFORMANCE.
8. THE LOWEST FINISHED FLOOR ELEVATION (INCLUDING UNFINISHED BASEMENTS) FOR LOTS UPSTREAM OF THE CULVERT ROAD CROSSING SHALL BE NO LESS THAN ONE FOOT ABOVE THE LOW POINT IN THE ROAD.
9. CONTRACTOR TO ADD TEMPORARY DOWN DRAINS TO SLOPES AS NEEDED TO PREVENT EROSION.
10. ALL PIPE CROSSINGS LARGER THAN 30" SHALL HAVE CAST IN PLACE INLET AND OUTLET HEADMILLS PER DOT STD 1125.
11. ALL STORM SEWER IN R/W TO BE ROP.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS

NO.	DATE	DESCRIPTION



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- 01-2024

APPLICATION CUP- _____

HEARING DATE July 11, 2024

DATE OF APPLICATION April 25, 2024

APPLICANT EC New Vision Georgia, LLC

OWNER Whitlock and Little, LLC
(If other than applicant)

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ADDRESS P.O. Box 4695
Canton, GA

ZIP CODE 43017 PHONE 614-761-1010

ZIP CODE 30114 PHONE _____

EMAIL tedturner@epconcommunities.com

SIGNATURE Ted Turner

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-40 (County) REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 370 Arthur Drive, Canton, GA 30115

MAP NUMBER 15N14 288 PARCEL NUMBER(S) 15-0268-0005

LAND LOT(S) 268 DISTRICT(S) 15 SECTION(S) 2nd

ACREAGE 14.12 SEWAGE DISPOSAL TYPE Sanitary Sewer UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: Single-Family Detached Active Adult Community

(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 FEE\$ _____ RECEIPT# _____ CHECK# 119570

RECEIVED

MAY 03 2024

CITY OF HOLLY SPRINGS
GEORGIA

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

**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-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION April 25, 2024APPLICANT EC New Vision Georgia, LLCOWNER Whitlock and Little, LLC
(If other than applicant) _____ADDRESS 500 Stonehenge ParkwayADDRESS P.O. Box 4695Dublin, OhioCanton, GAZIP CODE 43017 PHONE 614-761-1010ZIP CODE 30114 PHONE _____EMAIL tedturner@epconcommunities.comSIGNATURE *Ted Turner*SIGNATURE *Tony M Little*
DocuSigned by: Tony M Little**APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED**PRESENT ZONING DISTRICT(S) R-40 (County) REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 370 Arthur Drive, Canton, GA 30115MAP NUMBER 15N14 288 PARCEL NUMBER(S) 15-0268-0005LAND LOT(S) 268 DISTRICT(S) 15 SECTION(S) 2ndACREAGE 14.12 SEWAGE DISPOSAL TYPE Sanitary Sewer UTILITIES AVAILABLE Yes

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- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
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- ___ 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:		CITY COUNCIL DECISION:	
APPROVED _____	STIPULATIONS _____	APPROVED _____	STIPULATIONS _____
DISAPPROVED _____	TABLED _____	DISAPPROVED _____	TABLED _____

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Hearing Dates: July 11, 2024
August 19, 2024

Applicant: EC New Vision Georgia, LLC
Property Owner: Whitlock and Little, LLC

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Date Executed: May 3, 2024

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: January 10, 2027

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

After Recording Return To:

McMichael & Gray, P.C.
3475 Dallas Highway, Bldg. 300, Ste. 320
Marietta, GA 30064

Order No.: WSC-210879-PUR

Property Appraiser's Parcel I.D. Number:
015N14-288

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

THIS INDENTURE, made this 7th day of October, 2021, between

Bobby Joe Reece and Patricia Ann Watson and Shirley G. Reece a/k/a Shirley C. Reece

of the County of Cherokee, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

Whitlock and Little, LLC, a Georgia limited liability company

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 No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt 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 Grantee,

All that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and being a portion of Land Lot No 268 and being more particularly described as follows: Beginning at an iron pin located at the intersection of the east right of way of Arthur Road and the south original line of Land Lot 268; thence in an easterly direction along the south original line of said land lot a distance of 1241 feet to the southeast corner of said lot; thence North along the east original line of said lot 660 feet to an iron pin; thence South 88 Degrees 30 Minutes West 769 feet to an iron pin; thence South 0 Degrees 30 Minutes West 125 feet to an iron pin; thence South 88 Degrees 30 Minutes West 298 feet to the east right of way of Arthur Road; thence in a southerly and southwesterly direction along the east right of way of said road 637 feet to the Beginning Point.

Said property being the same as conveyed in that certain Executor Deed dated 09/20/2014 from Shirley C. Reece as Executor of the Last Will and Testament of Ronald Leon Reece and Shirley C. Reece, recorded in Deed Book 13030, Page 389, Cherokee County, Georgia records.

Subject to that certain Easement described in the Final Order issued by the Superior Court of Cherokee County, Georgia, Civil Action No. 87-CV-0613 and recorded in Deed Book 696, Page 216, Cherokee County, Georgia records.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances

Rec: \$25.00 TRANSFER TAX \$660.00

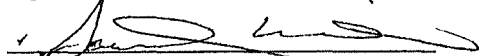
Patty Baker, Clerk of Superior Court - Cherokee County, GA

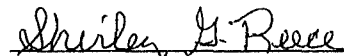
ParticipantIDs: 7339863107 SubmitterID: 7067927936

thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

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 owning, holding or claiming by, through or under the said Grantor.
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

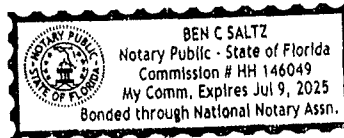
Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
Shirley G. Reese


Notary Public

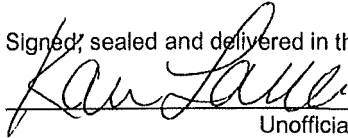
My Commission Expires: 7-9-2025
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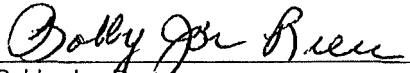


thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

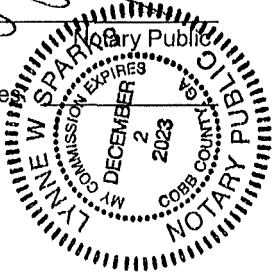
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor. **IN WITNESS WHEREOF**, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:


Unofficial Witness

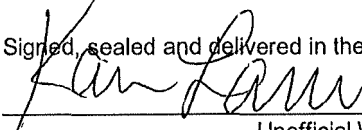

Bobby Joe Reece (Seal)

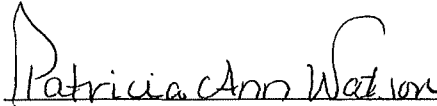
My Commission Expires
[Notary Seal]

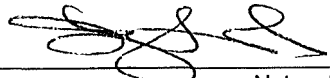


AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

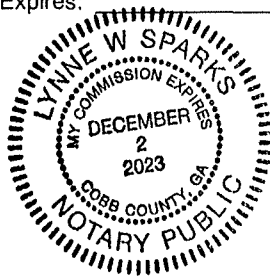
Signed, sealed and delivered in the presence of:


Unofficial Witness


Patricia Ann Watson (Seal)


Notary Public

My Commission Expires:
[Notary Seal]



Geocortex Essentials Parcel Report

Cherokee County, GA

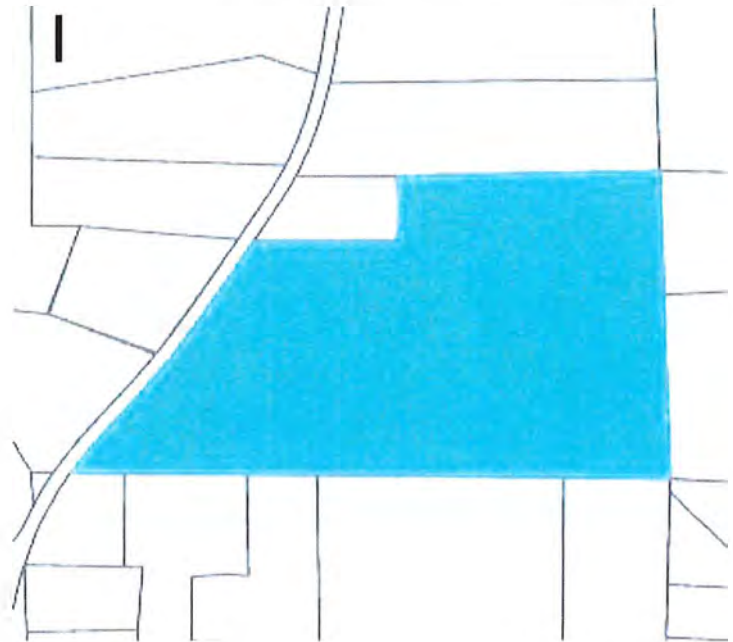
TIN: 15N14 288

Report generated 4/26/2024 3:09:31 PM



Vicinity Map

1: 23,200.33



Tax parcel highlighted in cyan

1: 5,920.22

Tax Parcel Information

Owner: WHITLOCK AND LITTLE LLC

Property Address: 370 Arthur Dr, Canton 30115

Subdivision:

TIN: 15N14 288

PIN: 15-0268-0005

Mailing Address: P O BOX 4695, CANTON,

Acreage: 13.95

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.



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-121829	15N14288	LL 268 15TH D	\$6,065.68	\$0.00 Fees: \$0.00	\$0.00	\$6,065.68	\$0.00
Totals:			\$6,065.68	\$0.00	\$0.00	\$6,065.68	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$6,065.68

WHITLOCK AND LITTLE LLC
P O BOX 4695
CANTON, GA 30114



Scan this code with your
mobile phone to view this
bill

(10) THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. INFORMATION OF THIS PLAT WILL NOT BE USED FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS CREATED. THE SURVEYOR'S LIABILITY FOR THIS PLAT IS LIMITED TO THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



Donalyn Hutcheson

09/27/2021
DATE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

SURVEY NOTES

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) CREEKS RUNNING THROUGH THE PROPERTY MAY BE CONSIDERED STATE WATERS AND MAY BE SUBJECT TO BUTTERS CREEK DELINEATION WAS NOT PERFORMED.

CURRENT ZONING: R-40
SETBACKS:
FRONT - 15'
SIDE - 15'
REAR - 30'
MINIMUM LOT WIDTH AT FRONT SETBACK: 100'

GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSCE DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EPOS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, EASES, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDABLE. THIS BEING THEM UNDETERMINED AND NOT SHOWN, THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

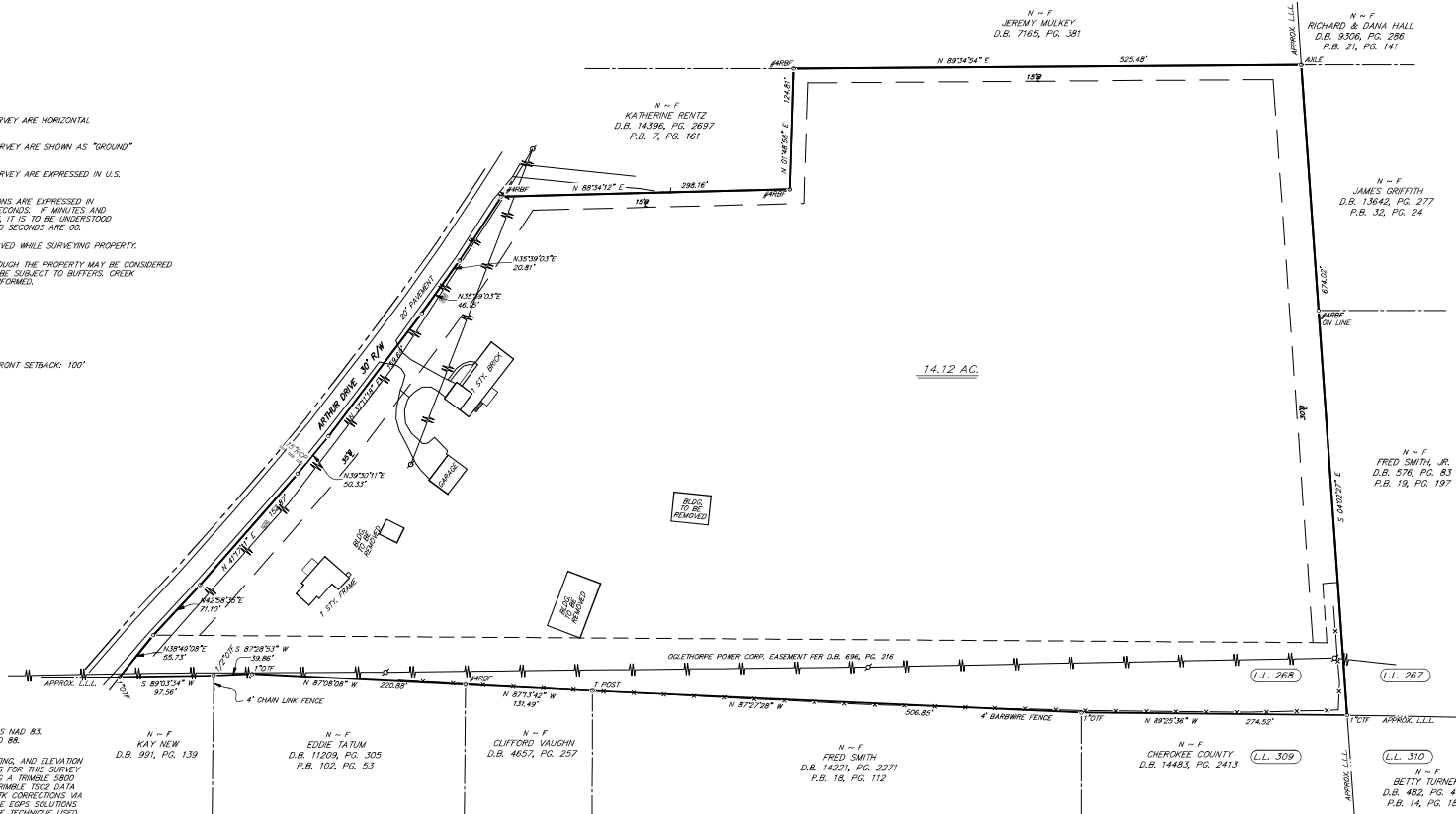
THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X-1" ACCORDING TO F.G.M.A. (F.I.A.) COMMUNITY NUMBER # 130620261. MAP NUMBER # 130620261. DATED JUNE 7, 2019.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE MEASUREMENT SYSTEM. LINEAR PRECISION OF THIS PLAT: 1/100,000. ANGULAR PRECISION OF THIS PLAT: 1/100,000. MATTERS OF TITLE ARE EXCEPTED.

GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSCE DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EPOS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LEGEND	
SP - POWER POLE	C.B. - CATCH BASIN
LP - LIGHT POLE	R.C.P. - REINFORCED CONCRETE PIPE
F.H. - FIRE HYDRANT	C.M.P. - CORRUGATED METAL PIPE
S.M. - SANITARY SEWER MANHOLE	F.F.E. - FINISHED FLOOR ELEVATION
W.M. - WATER METER	W.V. - WATER VALVE
G.M. - GAS METER	TELEPHONE MANHOLE
RBS - REINFORCING BAR SET	U.E. - UNDERGROUND ELECTRICAL LINE
RPF - REINFORCING BAR FOUND	O.P. - OVERHEAD POWER LINES
OTF - OPEN TOP PIPE FOUND	H.K. - HEADWALL
OTF - OPEN TOP PIPE FOUND	P.W. - POWERBOX
R/W MON. - RIGHT-OF-WAY MONUMENT	W.L. - WATER LINE
T.F. - TIME OF FENCE	U.T. - UNDERGROUND TELEPHONE LINE
J.B. - JUNCTION BOX	G. - GAS LINE
D.I. - DROP INLET / YARD INLET	



TOTAL AREA:
14.12 AC.



REVISIONS	
Gaskins REGISTERED PROFESSIONAL LAND SURVEYOR CONSULTING & CONSTRUCTION MEANS	
Surveyor References: D.B. 13030, PG. 389 CURRENT OWNER: SHIRLEY REECE	Surveyor References: D.B. 13030, PG. 389 CURRENT OWNER: SHIRLEY REECE
Field Date: 09/27/2021 Office Date: 09/27/2021 Scale: 1"=60'	Drawn By: KHK Checked By: DH File: G. LAND/CHEROKEE
RETRACEMENT SURVEY FOR: TONY LITTLE TAX PARCEL 15N14 288	
LOCATED IN L.L. 268 15th DISTRICT, 2nd SECTION CHEROKEE COUNTY, GA.	

ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES X _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES X _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES X _____ NO

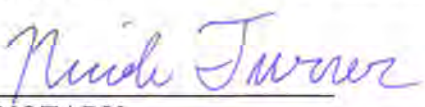
D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X _____ NO

April 25, 2024
DATE

Ted Turner, Atlanta Regional President
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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_____ YES _____ ☒ NO

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_____ YES _____ ☒ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES _____ ☒ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES _____ ☒ NO

3/27/2024
DATE

Tony M. Little
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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_____ YES X _____ NO

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_____ YES X _____ NO

Moore Ingram Johnson & Steele, LLP

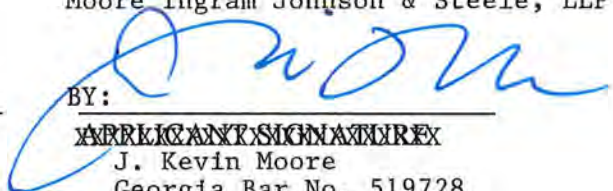
May 3, 2024

DATE

J. Kevin Moore

APPLICANT NAME PRINTED

Representative

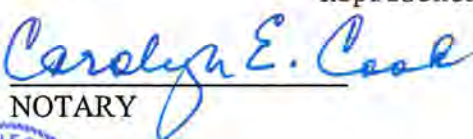
BY: 

~~APPLICANT SIGNATURE~~

J. Kevin Moore

Georgia Bar No. 519728

Attorneys for Applicant and
Property Owner


NOTARY

Seal:



Commission Expires: January 10, 2027



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-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION June 14, 2024

APPLICANT EC New Vision Georgia, LLC

OWNER Fred Smith
(If other than applicant) _____

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ADDRESS 727 Peardon Court
Canton, GA

ZIP CODE 43017 PHONE 614-761-1010

ZIP CODE 30115 PHONE _____

EMAIL tedturner@epconcommunities.com

SIGNATURE [Signature]

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-40 (County) REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 727 Peardon Court, Canton, GA 30115

MAP NUMBER 15N20 119 PARCEL NUMBER(S) 15-0267-0002

LAND LOT(S) 267 DISTRICT(S) 15 SECTION(S) 2nd

ACREAGE 6.07 SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes
Sewer

Overall Acreage: 23.12 acres
DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: Single-Family Detached Active Adult Community

(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 _____

STATE OF GEORGIA, Cherokee COUNTY

THIS INDENTURE, Made this 22nd day of October in the year of our Lord One Thousand Nine Hundred and Eighty Six between HUEY HOLLOWAY

of the State of Georgia and County of Cherokee of the first part, and FRED SMITH

of the State of Georgia and County of Cherokee of the second part.

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS _____ Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he S granted, bargained, sold and conveyed, and by these presents do as grant, bargain, sell and convey unto the said part Y of the second part his _____ heirs and assigns, ~~all that tract or parcel of land lying and being in the 15th District, 2nd Section, Cherokee County, Georgia and being a portion of Land Lot No. 267 and being more particularly described as follows:~~

All that tract or parcel of land lying and being in the 15th District, 2nd Section, Cherokee County, Georgia and being a portion of Land Lot No. 267 and being more particularly described as follows:

TO ASCERTAIN THE BEGINNING POINT of the property herein conveyed begin at a point formed by the intersection of the Southerly right of way of Peardon Road with the Easterly right of way of South Peardon Road in a Southerly and Southeasterly direction a distance of 454.7 feet to an iron pin; thence along the Southerly right of way of South Peardon Road in a Westerly direction a distance of 40 feet to an iron pin, which is the beginning point of the property herein conveyed; thence along the Westerly right of way of South Peardon Road North 3° 44' 52" West a distance of 306.86 feet to an iron pin; thence leaving the aforesaid right of way North 89° 20' 26" East a distance of 573.36 feet to an iron pin; thence South 2° 52' East a distance of 674.21 feet to an iron pin; thence South 86° 44' 30" East a distance of 576.4 feet to an iron pin; thence North 3° 44' 52" West a distance of 343.70 feet to the point of beginning.

For a more detailed description of the metes and bounds of the property herein conveyed specific reference is hereby made to plat of survey prepared by Radford Grant, R.S., dated March 26, 1981 and recorded in Plat Book 19, Page 197, Cherokee County Plat Records.

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT

Filed in office this 29 day of Oct
19 86 at 350 P.M. Recorded in Book 576
Page 83 the 30 day of Oct 19 86
Annelle Fleming
Clerk

Cherokee COUNTY, GA

REAL ESTATE TRANSFER TAX

PAID \$ 39.00

DATE 10-29-86

Annelle Fleming
CLERK OF SUPERIOR COURT

1/2 check at
Citizens Bank
Center 10-30-86

TO HAVE AND TO HOLD, The said bargained premises, together 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 Fred Smith the said part Y of the second part his heirs and assigns forever in Fee Simple

And the said part Y of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said part Y of the second part his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said part Y of the first part he S hereunto set his hand and affixed his seal the day and year first above

written, signed, sealed and delivered in presence of

Walter H. Fleming
Notary Public

Huey Holloway (Seal.)

Annelle Fleming (Seal.)

10-30-86 (Seal.)

Geocortex Essentials Parcel Report

Cherokee County, GA

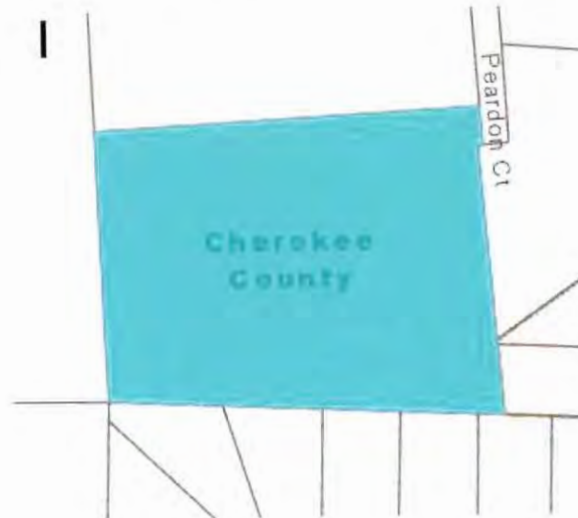
TIN: 15N20 119

Report generated 6/16/2024 5:24:57 PM



Vicinity Map

1: 18,890.08



Tax parcel highlighted in cyan

1: 3,250.45

Tax Parcel Information

Owner: SMITH FRED JR

Property Address: 727 Peardon Ct, Canton 30115

Subdivision:

TIN: 15N20 119

PIN: 15-0267-0002

Mailing Address: 727 PEARDON COURT, CANTON, GA 30115

Acreage: 6

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.



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-107440	15N20119	LL 267 D.15	\$599.12	\$0.00 Fees: \$0.00	\$0.00	\$599.12	\$0.00
Totals:			\$599.12	\$0.00	\$0.00	\$599.12	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$599.12

SMITH FRED JR
727 PEARDON COURT
30115



Scan this code with your
mobile phone to view this
bill

ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES X _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES X _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES X _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X _____ NO

6/18/24
DATE

FRED SMITH JR
APPLICANT NAME PRINTED

Fred Smith Jr
APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal:





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-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION June 14, 2024

APPLICANT EC New Vision Georgia, LLC

OWNER James R. Griffith & Dorothy Griffith
(If other than applicant) _____

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ADDRESS 745 Peardon Court
Canton, GA

ZIP CODE 43017 PHONE 614-761-1010

ZIP CODE 30115 PHONE _____

EMAIL tedturner@epconcommunities.com

SIGNATURE [Signature]

SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-40 (County) REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 745 Peardon Court, Canton, GA 30115

MAP NUMBER 15N20 124 PARCEL NUMBER(S) 15-0267-0004

LAND LOT(S) 267 DISTRICT(S) 15 SECTION(S) 2nd

ACREAGE 3.0 SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes

Overall Acreage: 23.12 acres

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

Single-Family Detached Active Adult Community

(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 _____

SW3 O 417175
SELLERS & WARREN, P.C.
117 TOWNE LAKE PARKWAY
SUITE 100
WOODSTOCK, GA 30188

Deed Book **13642** Pg **277**
Filed 12/31/2015 02:55 PM
28-2015-043815
Transfer Tax 0.00
Penalty 0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

TITLE NOT EXAMINED OR CERTIFIED
*****DOCUMENT PREPARATION ONLY*****

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

This Indenture made this 5th day of November, 2015, between **DOROTHY GRIFFITH** as party or parties of the first party, hereinafter called Grantor, and **JAMES R. GRIFFITH AND DOROTHY GRIFFITH, as joint tenants with right of survivorship and not as tenants in common**, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 present does grant, bargain, sell, align, 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 267 of the 15th District, 2nd Section of Cherokee County, Georgia, being 3.0 acres as shown on plat of survey for Phillip E. Piettit and Ann R. Pettit recorded in Plat Book 32, Page 24, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto for a more complete and accurate description of the subject property.

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.

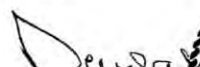
THIS CONVEYANCE is made pursuant to the Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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 whomsoever.

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

Signed, sealed and delivered in the presence of:


Witness


Notary Public
My commission expires



BY:  (Seal)
DOROTHY GRIFFITH

Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N20 124

Report generated 6/16/2024 5:29:39 PM



Vicinity Map

1: 18,625.60



Tax parcel highlighted in cyan

1: 3,175.38

Tax Parcel Information

Owner: GRIFFITH JAMES R &
Property Address: 745 Peardon Ct, Canton 30115
Subdivision:
TIN: 15N20 124
PIN: 15-0267-0004
Mailing Address: 745 PEARDON CT, CANTON, GA 30115
Acreage: 3
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.



Official Tax Receipt
Cherokee County, GA
2780 Marietta Hwy
Canton, 30114
--Online Receipt--

Phone: 678-493-6400

Trans No	Map Code	Property ID & District Description	Original Due	Interest & Penalty	Amount Due	Amount Paid	Transaction Balance
2023-54990	15N20 124	LL 267 DIST. 15	\$650.12	\$0.00 Fees: \$0.00	\$0.00	\$650.12	\$0.00
Totals:			\$650.12	\$0.00	\$0.00	\$650.12	\$0.00

Paid Date: 11/15/2023

Charge Amount: \$650.12

GRIFFITH JAMES R &
GRIFFITH DOROTHY 745 PEARDON CT
30115



Scan this code with your
mobile phone to view this
bill

ATTACHMENT A

DISCLOSURE

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A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES X _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES X _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES X _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X _____ NO

6/18/24
DATE

JAMES GRIFFITH
James Griffith
APPLICANT NAME/PRINTED

DOROTHY GRIFFITH
Dorothy Griffith
APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal:



REZONING ANALYSIS

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

The proposed Traditional Neighborhood Development (“TND”) zoning classification, and the proposed, quality detached, single-family active adult community, are suitable uses for the Subject Property in view of uses of the surrounding properties. The majority of adjacent and surrounding properties are residential neighborhoods or acreage parcels, with commercial and industrial parcels in close proximity on Hickory Road and Arthur Drive. The proposed community would be a quality development consistent with and complementary to surrounding neighborhoods.

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

No adjacent or nearby properties will be adversely or negatively impacted by rezoning the Subject Property to the proposed TND zoning classification and development of a quality detached, single-family active adult community.

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

The current R-40 zoning category provides some economic viability in view of surrounding non-residential uses.

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, or schools?

There is adequate public facilities and infrastructure in place to sufficiently service the proposed detached, single-family active adult community. Residents within an active adult community have little to no impact on traffic as they do not commute during peak travel times, nor do they have any impact on overcrowding of schools.

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)?

The proposed use would be in conformity with the policy and intent of the adopted Future Development Map and Future Land Use Map.

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?

The proposed detached, single-family active adult community developed pursuant to the TND zoning classification will meet, and exceed, the policies, objectives, and vision of the City’s Comprehensive Plan and related development documents.

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?

As with any development, there will be an impact at the initial land disturbance. However, Applicant will implement such controls, measures, and safeguards, to mitigate, and eliminate, negative impacts to the Subject Property; as well as, surrounding properties and neighborhoods.

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 City's recent initiatives and future plans to enhance and develop a town or city center are in close proximity to the Subject Property. The proposed development complements the City's future growth plans and enhances those efforts by providing needed and necessary, quality residential uses to support the City's goals. The current zoning of the Subject Property; as well as, nearby and adjacent industrial uses and zonings, do not complement the City's plans; but rather, would only serve to deter future and needed quality residential growth.

Complete the following section, if applicable.

Residential

Minimum house size: 1,500 sq. ft.

Exterior façade: Front facades shall be a minimum of 50 percent brick or stone finish on each elevation.
~~The balance of the front shall be finished with wood siding, wood shakes, or fiber cement type siding.~~

Maximum number of units: 70

Anticipated start date: January 2025

Anticipated completion date: December 2026

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

**ATTACHMENT TO MAP AMENDMENT (REZONING) AND
CONDITIONAL USE PERMIT APPLICATION**

Application No.: _____
Hearing Dates: **August 8, 2024**
September 23, 2024

**BEFORE THE PLANNING AND ZONING COMMISSION
AND THE MAYOR AND CITY COUNCIL
FOR THE CITY OF HOLLY SPRINGS, GEORGIA**

**AMENDMENT TO CONSTITUTIONAL CHALLENGE
ATTACHMENT TO MAP AMENDMENT (REZONING)
AND CONDITIONAL USE PERMIT APPLICATION**

COME NOW, Applicant, EC NEW VISION GEORGIA, LLC (hereinafter referred to as “Applicant”), and deletes in its entirety the Constitutional Challenge submitted with the Map Amendment (Rezoning) and Conditional Use Permit Application dated and filed on May 3, 2024, and submits in lieu thereof the following Amended Constitutional Challenge:

COME NOW, Applicant, EC NEW VISION GEORGIA, LLC (hereinafter referred to as “Applicant”), the Property Owners, WHITLOCK AND LITTLE, LLC; FRED SMITH; and JAMES R. GRIFFITH and DOROTHY GRIFFITH (hereinafter collectively referred to as “Owners” or “Property Owner”), and assert the following:

1.

By Annexation Application and “Map Amendment (Rezoning) and Conditional Use Permit Application” dated and filed with the City of Holly Springs Community Development Zoning Office on May 3, 2024, and by Annexation Applications and Amended “Map Amendment (Rezoning) and Conditional Use Permit Application” dated and filed on June 17, 2024, with the City of Holly Springs Community Development Zoning Office

(hereinafter collectively referred to as “Applications” or “Rezoning Application”), Applicant and Property Owners applied for annexation and rezoning of certain real property, being 23.12 acres, more or less, lying and being in unincorporated Cherokee County, Georgia, a more particular description and delineation of the subject property being set forth in said Applications (hereinafter referred to as the “Property” or the “Subject Property”).

2.

The Rezoning Application of the Property seeks rezoning from the existing zoning category of R-40, as established by the governing authority of Cherokee County, Georgia, under and pursuant to Art. 9, § 2, ¶ IV, 1983 Constitution of the State of Georgia, and laws enacted pursuant thereto (hereinafter “The 1992 Zoning Ordinance of Cherokee County”), to the proposed zoning category of Traditional Neighborhood Development (“TND”), as established by the governing authority of the City of Holly Springs, Cherokee County, Georgia, under and pursuant to the Holly Springs Zoning Ordinance.

3.

As to the current R-40 zoning category and the Property located within unincorporated Cherokee County, Georgia, The 1992 Zoning Ordinance of Cherokee County and Holly Springs Zoning Ordinance (collectively the “Ordinances”), are unconstitutional as applied to the Property in that said Ordinances deprive Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of the Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-40 zoning category, as it presently exists, together with any intervening zoning categories between the existing R-40 zoning category (Cherokee County) and the requested TND zoning

category (City of Holly Springs), violates the Applicant's and Property Owners' right to unfettered use of their Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinances are unconstitutional in that they are arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

4.

To the extent the Holly Springs Zoning Ordinance allows or permits the Mayor and City Council to rezone the Subject Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates Applicant's and Property Owners' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Holly Springs Zoning Ordinance, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

5.

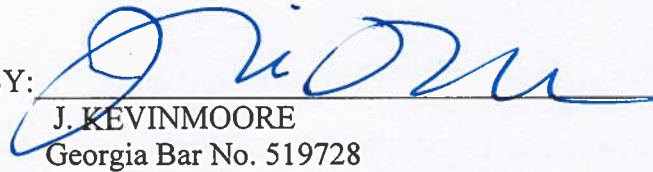
The Holly Springs Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political

considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 20th day of June, 2024.

MOORE INGRAM JOHNSON & STEELE, LLP

BY:


J. KEVINMOORE
Georgia Bar No. 519728

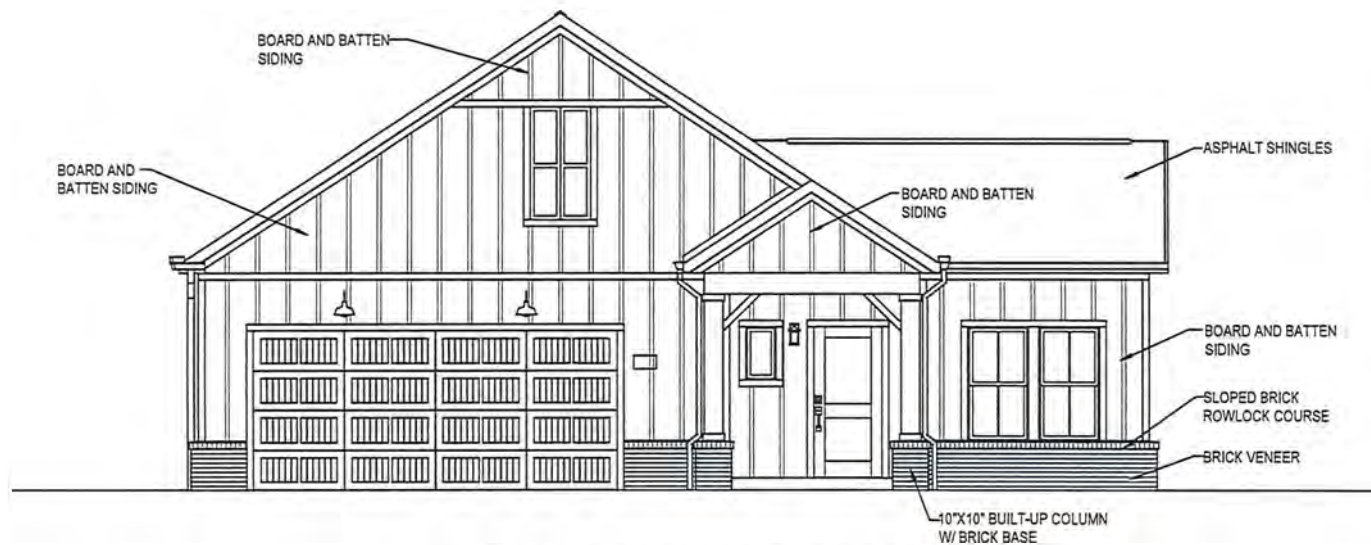
Attorneys for Applicant and Property Owners

Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook – Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

**APPLICANT'S ELEVATIONS FOR
PROPOSED PROJECT
(APPROVED ELEVATIONS IN
RED BUD LANE PROJECT)**

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
BHL



FRONT ELEVATION (RANCH 'A')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
RAJ



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

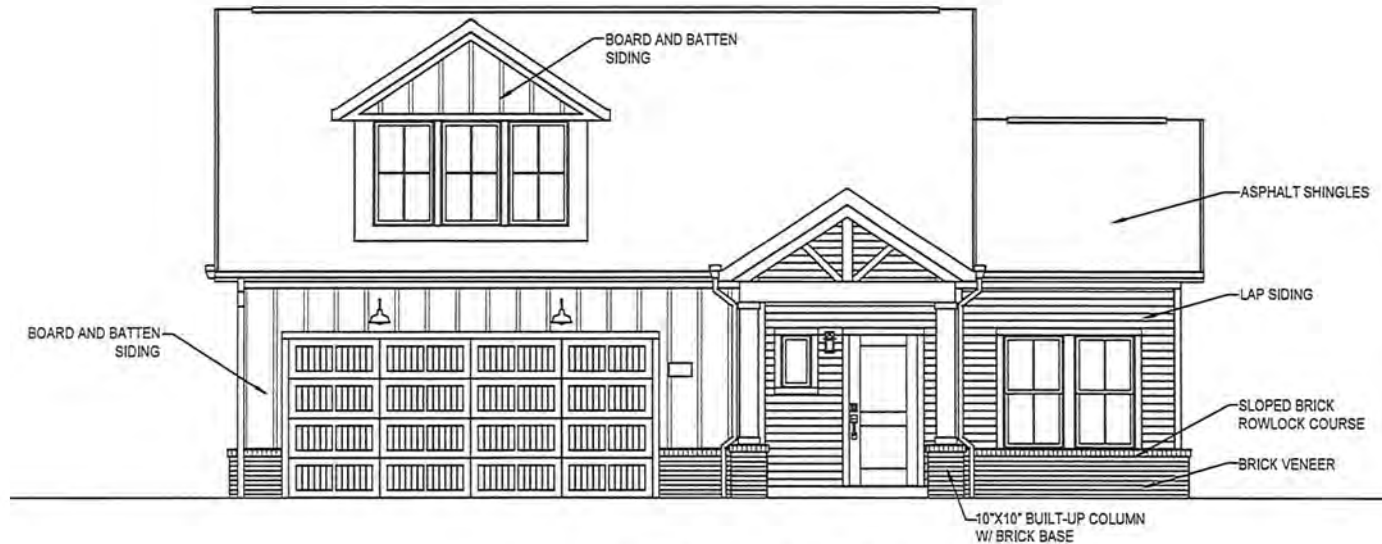
Approved
7/12/23
LH2



FRONT ELEVATION (BONUS 'A')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

*Approved
7/12/23
RHZ*



FRONT ELEVATION (BONUS 'B)

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

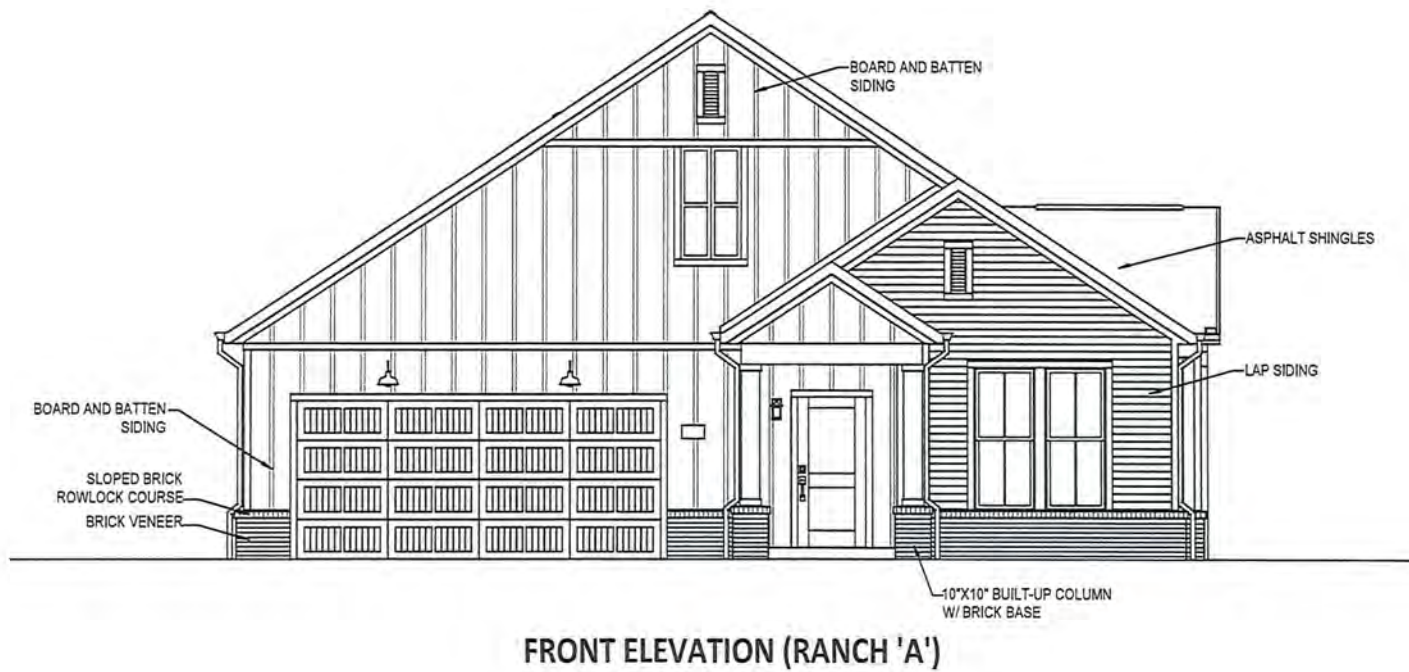
Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'C')

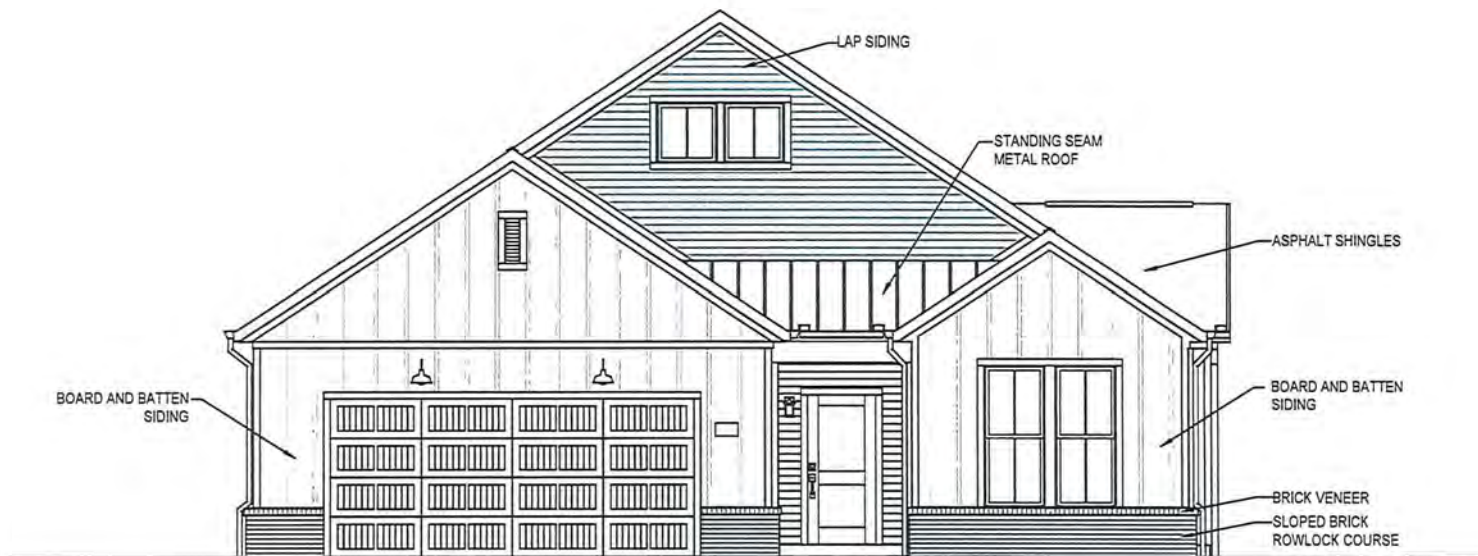
THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHZ



THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
BH2



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHS



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'A')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHJ



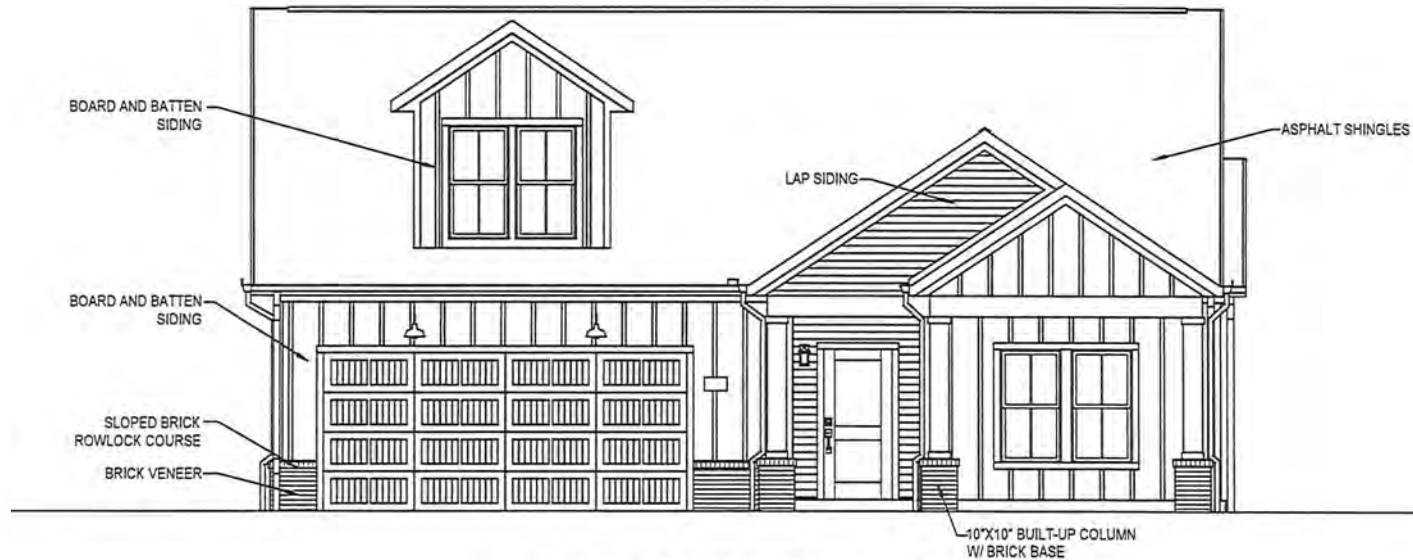
FRONT ELEVATION (BONUS 'B')



A Simply Luxurious Lifestyle

THE COURTYARDS AT REDBUD LANE PORTICO UNIT

Approved
7/12/23
BH2



FRONT ELEVATION (BONUS 'C')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

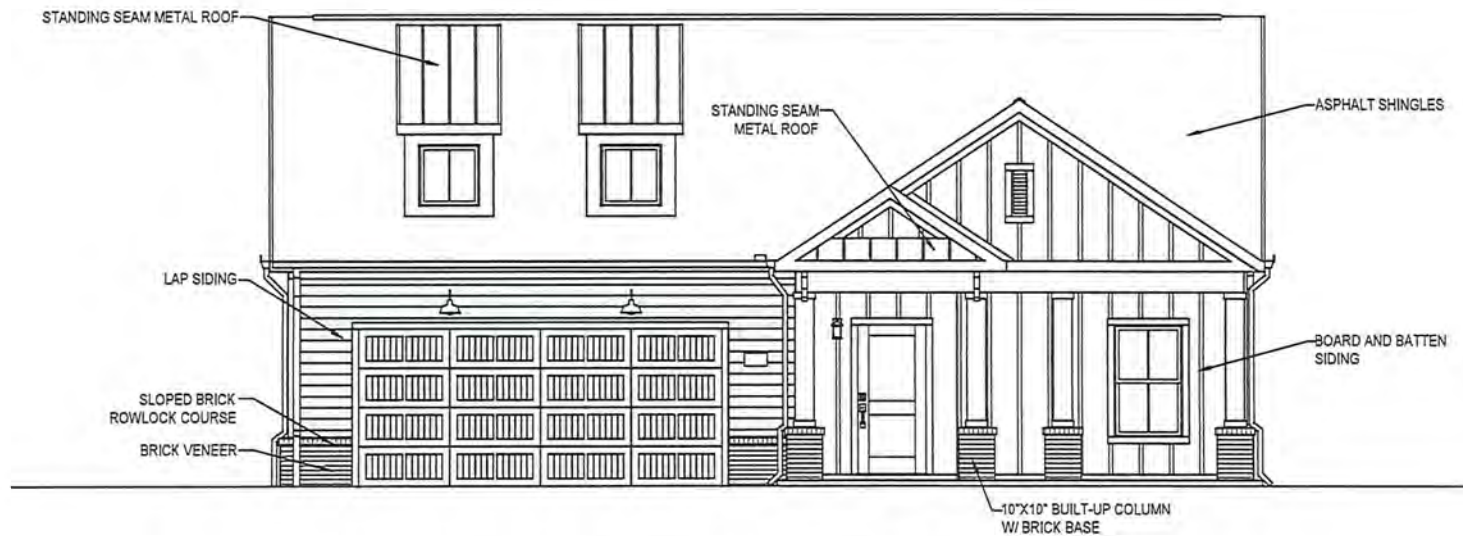
Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'A')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

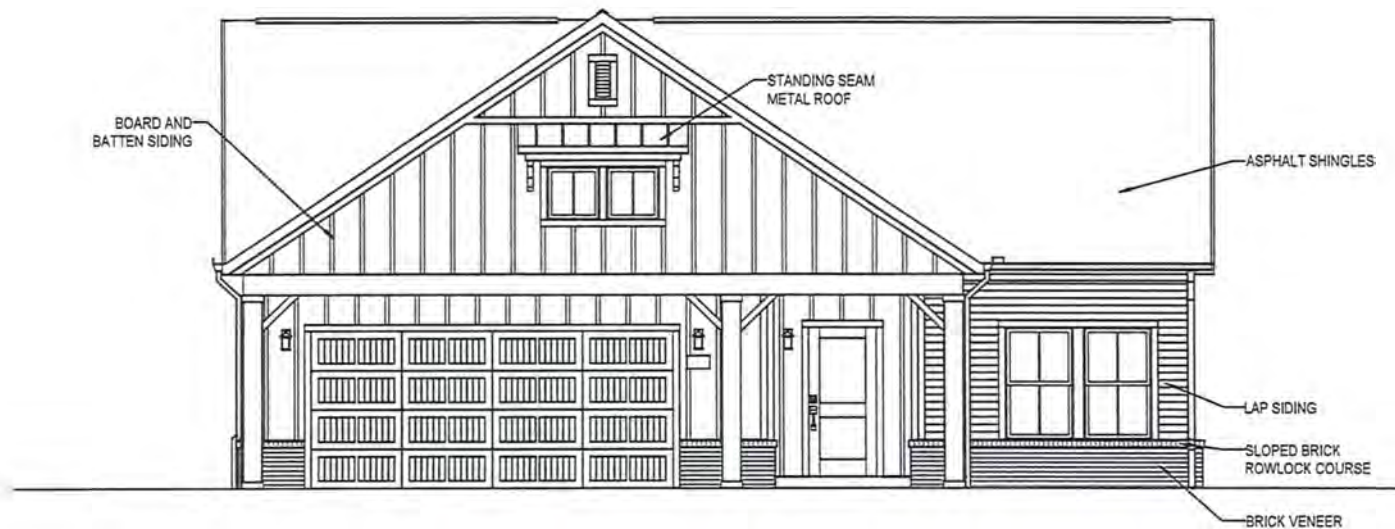
Approved
7/12/23
RHL



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
BHL



FRONT ELEVATION (BONUS 'A')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

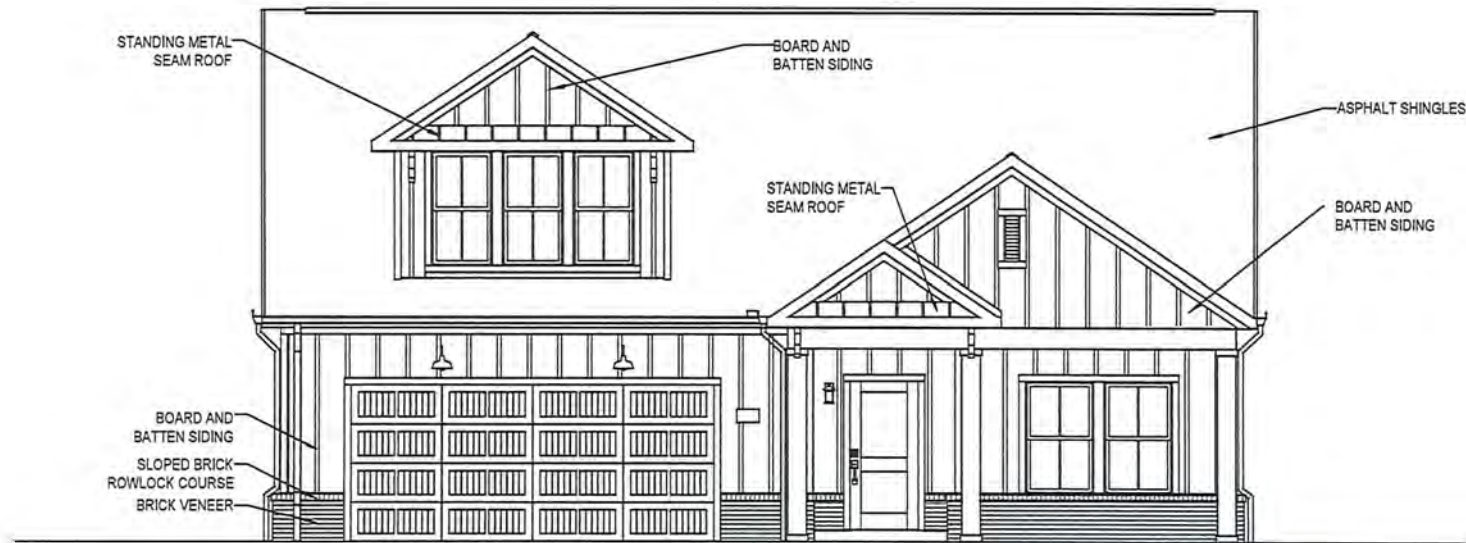
Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'B')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'C')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'A')

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THE COURTYARDS AT BAILEY FARMS PROVENANCE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RHL



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (BONUS 'A')

**THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT**

*Approved
7/12/23
RH2*



FRONT ELEVATION (BONUS 'B')

**THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT**

*Approved
7/12/23
RHL*



FRONT ELEVATION (BONUS 'C')

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (865) 692-9039

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
12 CADILLAC DRIVE
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
2408 SIR BARTON WAY
SUITE 375
LEXINGTON, KY 40509
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
390 N. ORANGE AVENUE
SUITE 625
ORLANDO, FLORIDA 32801
TELEPHONE (407) 367-6233

HARRISBURG, PENNSYLVANIA
101 ERFORD ROAD
SUITE 300
CAMP HILL, PA 17011
TELEPHONE (717) 790-2854

NEIGHBORHOOD PUBLIC INFORMATION MEETING REPORT

RE: Applications for Annexation and Amended Map Amendment and
Conditional Use Permit Application

Applicant: EC New Vision Georgia, LLC
Property Owners: Whitlock and Little, LLC; Fred Smith,
James Griffith, and Dorothy Griffith
Property: 23.12 acres, more or less, located on the east side of Arthur Drive, the west
side of Peardon Court, north of Hickory Road, being more particularly
known as 370 Arthur Drive; 727 Peardon Court; and 745 Peardon Court,
Land Lots 267 and 268, 15th District, 2nd Section, Cherokee County,
Georgia

I. Date and Location of Meeting

Applicant conducted a Neighborhood Public Information Meeting on Tuesday, June 11, 2024, from 6:30 p.m. to approximately 8:00 p.m. at the Hickory Flat Fire Station 23 – Community Room, 7675 Vaughn Road, Canton, Georgia 30115.

II. Attendees

Approximately thirty-four (34) area residents attended the Neighborhood Public Information Meeting occurring on June 11, 2024. A copy of the sign-in sheets with the names and contact information of attendees is submitted as part of this Report. Keith LaCagnin, on behalf of Applicant; Kevin Moore, Applicant's representative; and Jeff Smith of Ridge Planning and Engineering, attended to present on behalf of Applicant.

III. Summary of Information Presented

- Representatives of Applicant discussed Epcon, its communities, and its vision for the proposed development
- Reviewed Site Plan of proposed community
- Discussed possible addition of two parcels and revisions to Site Plan
- Applicant presented home styles; including, architecture, exterior facades, square footage; as well as amenities for proposed community
- Jeff Smith, project engineer, presented engineering and technical aspects of the overall development, including, buffers, stormwater management, and management of potential runoff

IV. Summary of Issues Stated by the Attendees

- Property tax impact
- Additional property – to be included or not?
- Concern with infrastructure impact
- Density concern with area as a whole
- Not consistent with R-40 in County
- Arthur Drive is not adequate for proposed traffic impact
- Is sewer available? [Yes, per our engineer and sewer study]
- Traffic? Traffic Study?
- Road improvements proposed? [Accel/Decel lanes and can accommodate on our property]
- Age targeted vs. age-restricted? Important that it be age-restricted, and Applicant agreed community would be age-restricted.
- Price Range? [High \$400s and up]
- Emergency services and access to Arthur Drive residents
- More green space and bigger lots (i.e., less density)
- Amenities?
- How will proposal improve quality of life for area?
- Question regarding whether property could be annexed under Georgia law
- Stormwater impacts?

V. Public Comment Sheets

Copies of the two public comments sheets are attached to this Report.

COMMUNITY MEETING

JUNE 11, 2024 - 6:30 P.M. - 8:00 P.M.

RE: 370 ARTHUR DRIVE

NAME	ADDRESS	PHONE/EMAIL
Andrew + Emily Ward	989 Hickory Rd 987 Hickory Rd	
Lursala Cox	563 McCollum Rd CANTON, GA 30115	
CHRIS + MICHELLE TRUSTY	1061 Hickory Rd. CANTON, GA 30115	
Kathi Traywick	367 Arthur Dr. Kathi Traywick CANTON GA 30115	
Megin Roebuck	2104 Mason Dr. Canton, GA 30115	
Helena Savenius Kaj Savenius		
Marshell Mulvihill Andrew Mulvihill	437 Arthur Dr Canton, GA 30115	
Kay Mulvihill	437 Arthur Dr Canton, GA 30115	
Katherine Pentz Grant Ferguson	400 Arthur Dr. Canton, Ga 30115	
Georgia Mulkey Jeremy Mulkey	420 Arthur Rd Canton GA 30115	
Jennifer Atkins AZE Properties	91 Barrett Springs Dr Canton GA 30115	

COMMUNITY MEETING

JUNE 11, 2024 - 6:30 P.M. - 8:00 P.M.

RE: 370 ARTHUR DRIVE

NAME	ADDRESS	PHONE/EMAIL
PAUL MCKINNEY ANNIE MCKINNEY	445 ARTHUR RD. CANTON GA 30115	
MIKE COVINGTON MARtha COVINGTON	1748 ARTHUR ROAD CANTON GA 30115	
David New Kay New	198 ARTHUR DR. CANTON 30115	
Jonathon Page	155 Sequoyan Circle	
L. Causery	155 Sequoyan Circle	
Melvin Brown	125 Breckenridge Dr.	
LAURETTE OWENBY	119 BRECKENRIDGE DR	
TONY M. LITTLE	P.O. Box 4695 CANTON GA 30114	
MARK WHITLOCK	115 Palm St, Canton	
Wayne + Janice Wheeler	113 Arthur Dr.	
Eddy + Pam Teens	979 Hickory Rd. 30115	
Cheryl Shirley	113 Barrett Springs Dr	

PUBLIC COMMENT

RE: 370 ARTHUR DRIVE

per your site plan GDPH will
require sewer. The project does NOT
have easements to do so.

Road is insufficient to accept extra
traffic 2378 ^{ITE Trip Generation} extra vehicle trips per day

on an already overburdened road.

"Sight-distance" is not adequate at
this time.

County regulations - Standard Detail 206
and Standard Detail 204 must be

complied with. See attached documents
from Cherokee County Transportation Dept.
Arthur Drive is a County road
that will be solely responsible
for all permitting.

Annexation controversy is in question
Check current Annexation Law
as per Brad Thomas

PUBLIC COMMENT

RE: 370 ARTHUR DRIVE

Too high density. Zoning changes made aggressively are bad for the existing residence. Infrastructure is not ready for the proposed density.

Holly Springs plan is not Cherokee Co. plan. R40 is appropriate for the existing infrastructure.

If active adults don't move in then low income non-family or single adults move in due to price point.

Why not walk down the zoning, to 2 homes per acre and raise the home cost

I

Cherokee County



PLANNING AND ZONING

July 18, 2024

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

RE: A-01-2024 Arthur Drive and Peardon Court

Dear Mrs. Moon:

The annexation case A-01-2024 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on July 16, 2024. The applicant is requesting to annex and rezone three parcels totaling 23.12 +/- acres (15N14 288, 15N20 119, 15N20 124) at 370 Arthur Drive, 727 and 745 Peardon Court from R-40 to TND. The proposed development is for a 70-unit single-family detached active adult community.

Due to concerns with this complicated project, the Board of Commissioners voted unanimously (5-0) to request a delay of the Public Hearing for this case before the Holly Springs Planning Commission, scheduled for August 8, 2024, in order for City and County staff to discuss these concerns. We are available to meet and discuss the project in more detail.

The concerns raised by Cherokee County relate to infrastructure capacity, compatibility of the project with existing neighborhood and transportation challenges. The following requests are outlined to address these concerns:

1. A reduction in density as this is not consistent with the low density established residential neighborhood. The surrounding area features single-family homes in R-20 and R-40 zoning districts. The development should be more in line with the R-20 zoning district with a maximum of 2 units per acre.
2. A 40 ft undisturbed buffer is suggested around the perimeter of the project to encourage the preservation of specimen trees, reduce impacts to surrounding property owners and screen the backyards from Peardon Court. This request is designed to maintain consistency along the perimeter of the proposed development.
3. Careful consideration should be given to following Article 18: Tree Preservation and Landscaping. Additionally, the preservation of Specimen Trees should be pursued at the entrance.

4. A water flow test shall be done to ensure adequate water flows for firefighting are available for the development. The Fire Marshal will have further review upon the Land Development process.
5. The following transportation requirements are suggested based on an expected 660 vehicle trips per day at the proposed Arthur Drive entrance:
 - a. The driveway entrance including a right-turn deceleration lane will be permitted by Cherokee County.
 - b. Provide a streetscape along the entire frontage of Arthur Drive to include curb and gutter, piped drainage system, sidewalks, etc.
 - c. Recommend a traffic analysis performed to see if this development would create the need for a left-turn lane on Hickory Road at Arthur Drive and other project-related road improvements.
6. The following stormwater requirements are suggested:
 - a. Upgrade the cross-drain pipe at Peardon Court to current engineering standards
 - b. Additional right of way be granted at Peardon Court for ditch drainage, etc.
 - c. Stormwater discharges from the entire frontage of Arthur Drive (curb and gutter, piped drainage system, sidewalks, etc.) will be routed interior to the subdivision.
 - d. Verify safe passage of stormwater discharges downstream at 1169 Hickory Road and 1061 Hickory Road.

We will reach out to propose meeting dates and times to discuss these items and the project. We will be happy to come to your office.

Sincerely,

A handwritten signature in cursive script that reads "Catherine Long".

Catherine Long
Planning Division Manager

To Whom It May Concern:

This is to document that I, James W. Wheeler
Janice E. Wheeler, will not provide any type of
temporary and/or permanent easement for any type of
roadway, R/W, or any type of water, sewer, or other utilities or
any type of construction (temporary or permanent) request for
the

EC New Vision Georgia, LLC proposed annexation and
rezoning of 14.12 acres located at 370 Arthur Drive, Canton, GA
30115, 15N14 288. A-01-2024

Name(s) on Deed:

James W. Wheeler and Janice E. Wheeler
Print

James W. Wheeler Janice E. Wheeler
Signature(s)

Address on Deed: 313 Arthur Dr.
Canton, GA 30115

Property Location (Tax Map ID): LL 268 269 - Dist 15
15 N14 - 284 REAL

Date: 6-18-24

Notary: Kassidi Weaver



To Whom It May Concern:

This is to document that I, Katherine Traywick
_____, will not provide any type of
temporary and/or permanent easement for any type of
roadway, R/W, or any type of water, sewer, or other utilities or
any type of construction (temporary or permanent) request for
the

EC New Vision Georgia, LLC proposed annexation and
rezoning of 14.12 acres located at 370 Arthur Drive, Canton, GA
30115, 15N14 288. A - 01 - 2024

Name(s) on Deed:

Katherine Traywick
Print

Katherine Traywick
Signature(s)

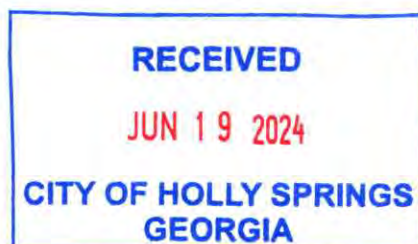
Address on Deed: Legal Description
(367 Arthur Dr. Canton, GA 30115)

Property Location (Tax Map ID): 15N14 288 B

Date: 6/17/2024

Notary: Sabra Desrosiers

SABRA DESROSIERS
NOTARY PUBLIC
Pickens County
State of Georgia
My Comm. Exp. June 4, 2028



To Whom It May Concern:

This is to document that I, RICHARD B HALL, JR.,
DANA L. HALL, will not provide any type of
temporary and/or permanent easement for any type of
roadway, R/W, or any type of water, sewer, or other utilities or
any type of construction (temporary or permanent) request for
the

EC New Vision Georgia, LLC proposed annexation and
rezoning of 14.12 acres located at 370 Arthur Drive, Canton, GA
30115, 15N 14 288. A-01-2024

Name(s) on Deed:

RICHARD B HALL JR / DANA L HALL

Print

[Signature] / [Signature]

Signature(s)

Address on Deed: 751 PEARSON, CT, CANTON,
GA, 30115

Property Location (Tax Map ID): 15N20 125

Date: 7/15/24

Notary: [Signature]

JESUS I COLON
NOTARY PUBLIC
Cobb County
State of Georgia

My Comm. Expires March 14, 2027

RECEIVED

JUL 16 2024

CITY OF HOLLY SPRINGS
GEORGIA

RECEIVED

JUL 17 2024

CITY OF HOLLY SPRINGS
GEORGIA

To Whom It May Concern:

This is to document that I, Kay New
_____, will not provide any type of
temporary and/or permanent easement for any type of
roadway, R/W, or any type of water, sewer, or other utilities or
any type of construction (temporary or permanent) request for
the

EC New Vision Georgia, LLC proposed annexation and
rezoning of 14.12 acres located at 370 Arthur Drive, Canton, GA
30115, 15N 14 280.

Name(s) on Deed:

Kay New
Print

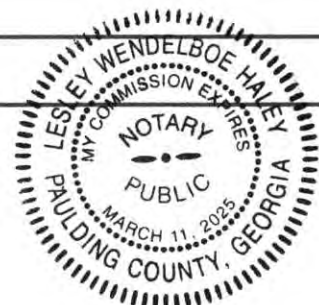
Kay New
Signature(s)

Address on Deed: 198 Arthur Drive
Canton, GA 30115

Property Location (Tax Map ID): 15 N 14 280

Date: July 10, 2024

Notary: Lesley Wendelboe Haley
Lesley Wendelboe Haley



To Whom It May Concern:

This is to document that I, KAREN D KAPLAN

ROBERT J KAPLAN, will not provide any type of temporary and/or permanent easement for any type of roadway, R/W, or any type of water, sewer, or other utilities or any type of construction (temporary or permanent) request for the

EC New Vision Georgia, LLC proposed annexation and rezoning of 14.12 acres located at 370 Arthur Drive, Canton, GA 30115, 15N 14 288. A-B1-2024

Name(s) on Deed:

KAREN D KAPLAN ROBERT J KAPLAN

Print

Karen Kaplan Robert J Kaplan

Signature(s)

Address on Deed: 791 PEARDON COURT CANTON, GA 30115

Property Location (Tax Map ID): 442671 15th D 15N20 1a6

Date: July 15th, 2024

SHERRY CARIDE
Notary Public - State of Georgia
Cherokee County
My Commission Expires Dec 28, 2027

Notary: Sherry Caride
Sherry Caride Expires 12/28/2027

To the Cherokee County Board of Commissioners, Cherokee County Zoning Board,
and New Vision Georgia LLC,

Regarding the Proposed Article 8 - Traditional Neighborhood Development spanning
from Arthur Avenue to Peardon Court in unincorporated Canton (to be rezoned as
Holly Springs).

We live on the property adjacent immediately to the north of the east end of the New
Vision Georgia LLC project. We do not intend to become part of the rezoned property
and plan to remain in unincorporated Canton in zip code 30115.

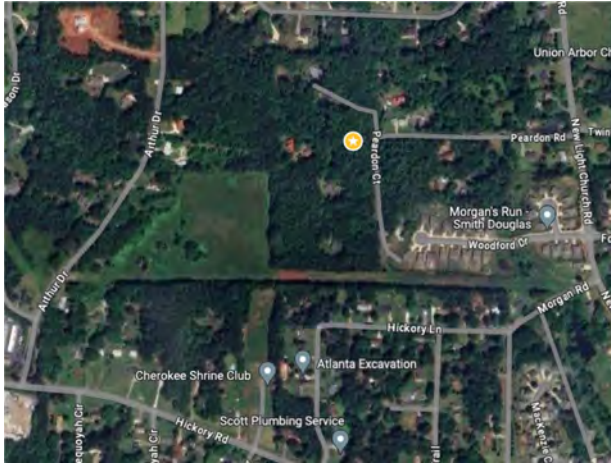
We have called Canton home for almost a decade and have concerns about the
proposed development's compatibility and impact on the neighborhood. We are
seeking reassurances that the existing neighborhood, foliage, wildlife, and ecosystem
will be minimally impacted.

The issues we need reassurance about are found herein.

We appreciate your consideration for our concerns,

Karen and Robert Kaplan
791 Peardon Court
Canton, GA 30115

PROPOSED AREA



Satellite view of our home



Current view down our street

Our neighborhood is a haven for native plants, mature trees, wildlife, and, in particular, songbirds that deserve protection since they add an enormous benefit to the quality of life in our neighborhood and are already in danger.

These birds exist on native plants and the pollinators that live among the trees and leaf matter surrounding us. Removal of trees and planting non-native cultivars and lawns that might harm this ecosystem will definitely be an impediment to compatibility, as well as cause actual harm and diminishment of the local natural surroundings that make this county so attractive.

We are concerned that the proposed development will change the character of our neighborhood and would like it to meet the Traditional Neighborhood Development ordinance for “maintaining compatibility with the surrounding area and creating an attractive, efficient, and stable environment,” and that “the project site will be in harmony with the area in which the proposed development is located.”

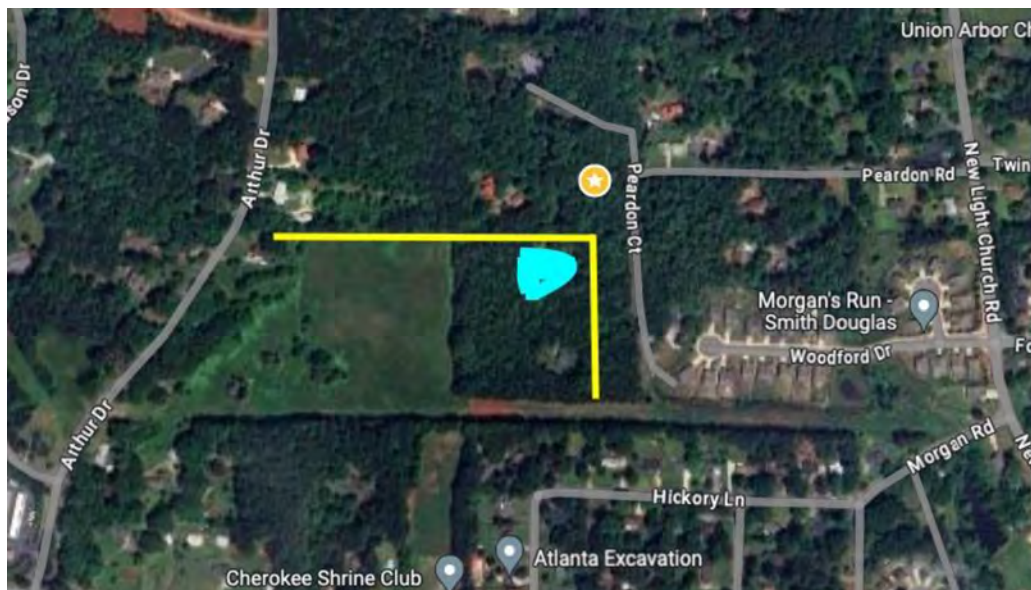
There are 4 proposed homes adjacent to Peardon Court, and we are concerned about potential clear-cutting of the standing trees that line the west side of the street, which could have a detrimental effect to the harmony and landscape of the surrounding area.

We propose a minimum 40-foot undisturbed buffer of the existing trees on the north and east boundaries of the New Vision property adjacent to Peardon Court immediately south of the 791 parcel and alongside the eastern edge of the entire development bordering Peardon Court.

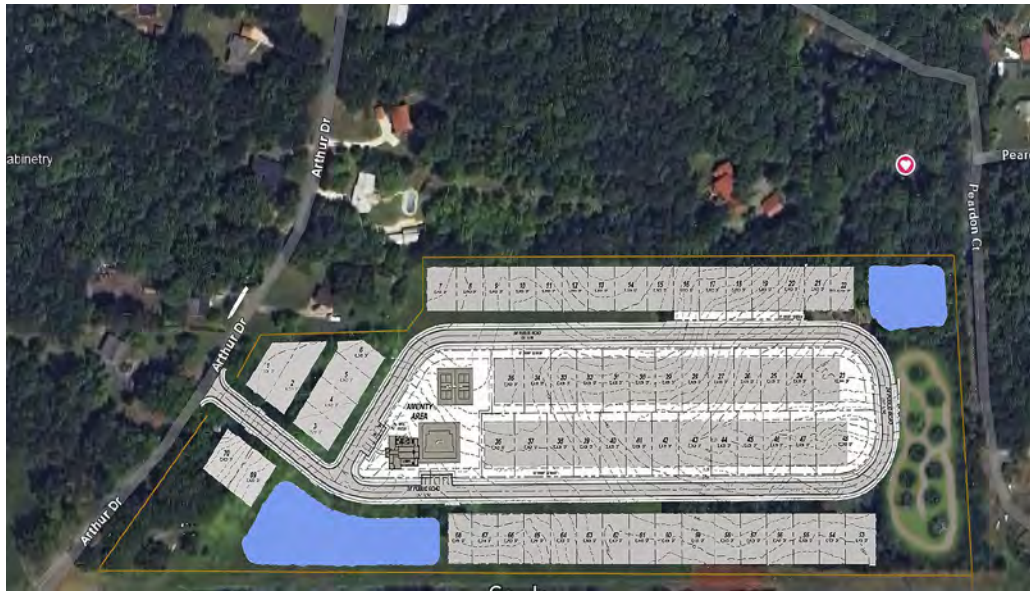
Homeowners will have a beautiful, shaded backdrop to their properties that creates a quieter and cooler neighborhood with higher property values. Per the FDA, “studies have found general increases of about 3 to 10 percent in residential property values associated with the presence of trees and vegetation on a property.”

If this is the area of the proposed retention pond, we also suggest it be surrounded by existing trees rather than the 4 proposed homes adjacent to Peardon Court along the eastern boundary in the plan.

This area could be designated for walking paths and birdwatching, or other activities that would bring the residents in touch with nature, a benefit for all including those with mobility issues. This wooded backdrop could increase property values and desirability.



Proposed tree line/green space between Peardon Court and project (yellow line denotes prospective tree line).



Concept drawing of new development with remaining mature trees, walking paths, and greenspace.

Example for a walking path amongst mature trees on Peardon Court.



This is what we envision, where the tree line is designated east and north of the yellow line on satellite view, so that the character and natural surroundings can appear in harmony with the existing neighborhood.

By keeping these trees intact, the integrity of the land can be maintained. The soil can be protected from erosion, the tree canopy can still be a haven for the songbirds, and the resident owls can keep our rodent and snake population in check.

There may also be an opportunity for the landscape design in this buffer to incorporate native plants and wildflowers that require zero maintenance and bring more pollinators to the area. We have many local organizations with

expertise that would be happy to coordinate the implementation of this native buffer area. A native landscaping plan would also mitigate the noise and air pollution from lawn care equipment and leaf blowers.

Other potential walkway designs and plants for natural landscapes in this green space:



Several other local developments have successfully kept old-growth trees and a green buffer that not only create more privacy, but also add to the property values of the homes.

One of these projects is Mason Main, and the other is Glenhaven by David Weekley Homes, both located nearby in Woodstock (see photos on following page).

MASON MAIN



View from Main Street looking southwest.



View from driveway looking north.



View from east looking west from Woodstock Library.

GLENHAVEN

The homes at Glenhaven not only have a nice buffer of old-growth trees separating the homes from the surrounding area, rather than a new lawn, they have an attractive iron fence which allows an unobstructed view, which is preferable to a wood fence.

It appears that the tall green backdrop sets off the homes beautifully but also helps avert some of the effects of the heat island from all the new pavement.





Glenhaven homes with existing mature tree line.

In contrast, The Courtyards at Redbud Lane is an example where original old-growth trees were totally removed (from the area abutting Hickory Road), which might have shielded them from road noise and debris and added value, so this approach is less desirable than the previous examples.



Before: Trees on Hickory Road, 2022



After: Clear-cut area along Hickory Road, 2024

Removed trees create a larger heat island and additional lawn maintenance to create a sound barrier and privacy at Courtyards at Redbud Lane.



LIGHTING

We have concerns about lighting, since that can be a disturbance to us as well as to the area wildlife. We would like to see what is being proposed, the type of fixtures, the beam spread/illumination and direction of lights of the streetscape, which we hope minimizes potential light pollution (we see lots of stars now and would hate to lose that benefit).

ADJACENT TREE PLAN, PROHIBITION OF PEARDON ROAD ACCESS, AND REPAIRS OF DAMAGES

We would like to see site plans that include all the plantings that will be done on the property adjacent to ours. If there is a tree removal plan as well, we would also like to have access to this and have these trees clearly marked so there is no misunderstanding, even if they are not on our property, but are on the adjacent lot directly to the south.

We would like assurance in writing that our streets, Peardon Court and Peardon Road, will not be used for access before, during, or after the New Vision Georgia LLC project is created for any purpose, including for construction, removal of trees, or soil/grading.

We are also concerned about noise and debris during construction and ask that any impacts on our home, such as dust and dirt blowing our way from any grading and clear-cutting, will be rectified as necessary (ex., window washing or power washing).

We would also like an idea of scheduling of construction, especially of the hours for any large equipment for dredging or earthmoving, so that we are prepared for noise and any disturbances involved during construction.

In closing, we know that growth is inevitable and that this area is highly desirable, but we believe in sensible growth while honoring the natural surroundings that make this location a magnet for so many.

We love this area and our home.

It's really important that the integrity of our natural surroundings are maintained not just for us, but for our neighbors and Cherokee County as well.

This is our existing view towards the proposed project, which we're sure you can appreciate. It's why we love it here, it's beautiful in all seasons.



We intend to be good neighbors and hope that our love for keeping this neighborhood intact as much as possible can be something that is respected as well.

LINKS:

Here are links to some additional information we feel is also valuable.

The Benefits of Trees/Heat Island Mitigation:

https://www.epa.gov/sites/default/files/2017-05/documents/reducing_urban_heat_islands_ch_2.pdf

<https://www.epa.gov/heatislands/heat-island-compendium>

Why Native Plants are so Crucial:

<https://www.audubon.org/content/why-native-plants-matter>

Lawn Maintenance, Damage to the Ecosystem, and Climate Change

<https://psci.princeton.edu/tips/2020/5/11/lawn-maintenance-and-climate-change>

New Approaches to Landscaping

<https://www.ecolandscaping.org/12/designing-ecological-landscapes/landscape-design/mitigation-of-suburban-deforestation-the-important-role-of-designers/>

ITEM REPORT

AGENDA ITEM NUMBER: IV.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 8, 2024

AGENDA ITEM: MA-06-2024, applicant, Wilson's Classic Homes, requests to amend stipulation number 2 of rezoning ordinance MA-06-2016 to reduce the open space requirements for Sagebrooke Subdivision located off of New Light Road.

EXECUTIVE SUMMARY:

Applicant Wilson's Classic Homes requests to amend stipulation number 2 of rezoning ordinance MA-06-2016 to reduce the open space requirements for Sagebrooke Subdivision located off of New Light Road. The applicant owns lot 17 (see attached subdivision plat and survey of open space area) and plans to add a portion of the adjacent open space to lot 17.

The subdivision was originally zoned PDR, Planned Development Residential in 2003, case MA-06-2003, with a stipulation requiring 1.2 acres of the total property (6.14 acres), equating to 19.5%, be reserved for open space. In 2016, case MA-06-2016, this stipulation was amended, reducing the open space to 15 percent. When the subdivision was platted, the total surveyed acreage equaled 5.92 acres, resulting in an open space requirement of 0.89 acres. The Planned Development Residential District requires, as a minimum, 15 percent open space. The applicant is requesting to reduce the required open space by 0.137 acres, a 10.85 percent reduction from the required 0.89 acres. This amendment request would reduce the overall required open space to 0.75 acres or 12.67 percent.

Per Article 7, Planned Development Districts, Section 7.10-5 of the Holly Springs Zoning Ordinance, "Common open space is an important element in a mixed-use development serving to provide resting and gathering places, recreation areas, aesthetic complements, etc...." One of the purposes of the implementation of the district is, "to assure the provision of park and recreation land and facilities for the use of the occupants of the development in order to obtain a more desirable environment." The amount of open space required has already been reduced from the original approval and further reduction would reduce the amount of open space available for the subdivision residents.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Open Space Exhibit
3. Plat
4. Application

RECOMMENDATION:

The staff recommendation is denial of the request to amend stipulation 2 of MA-06-2016.

CONCURRENCES:

City Manager



MA-06-2024 Location Map--Sagebrooke Subdivision

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

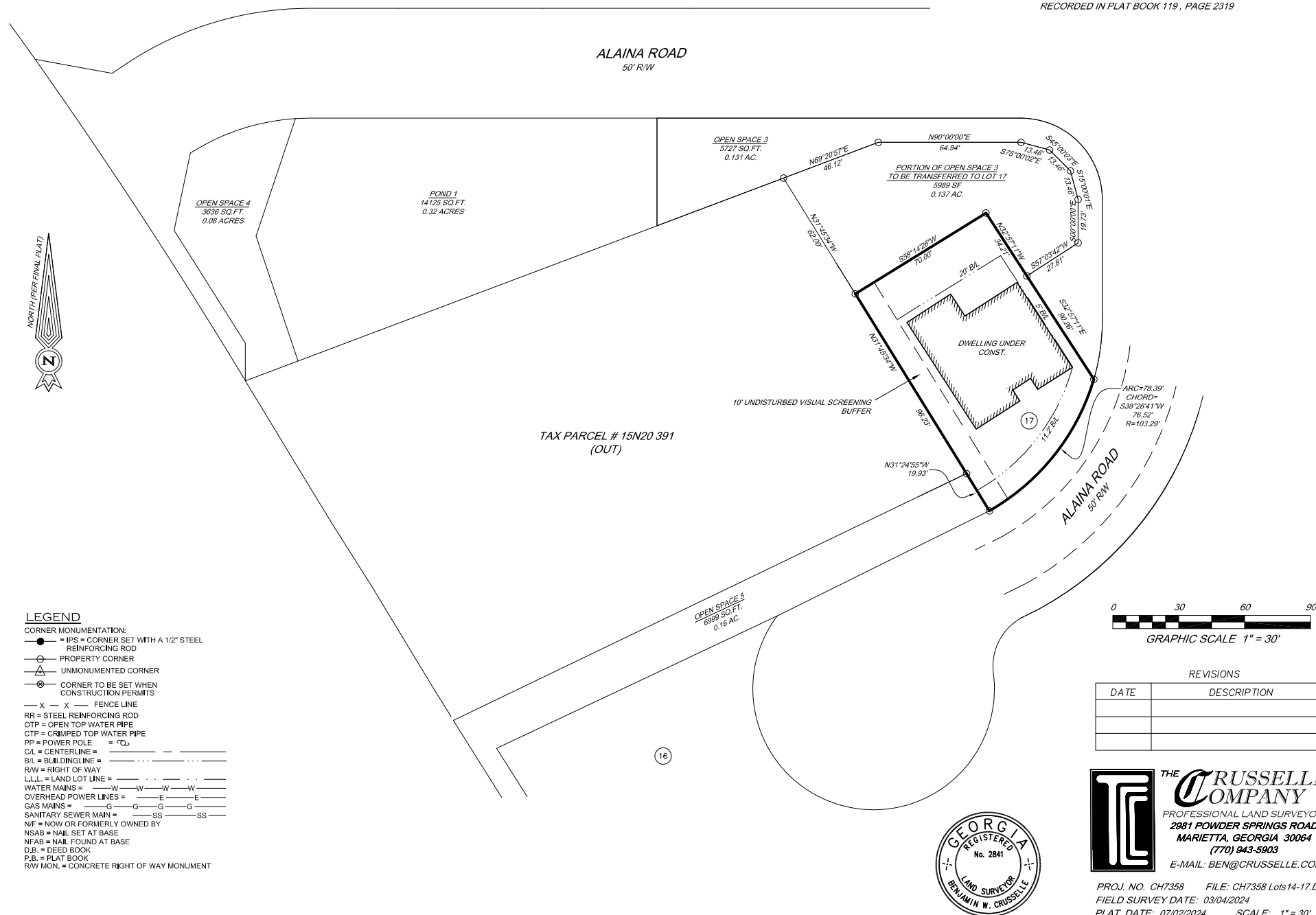
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Railroad



WILSON CLASSIC HOMES, INC.

LOCATED IN LAND LOT 336, 15TH DISTRICT,
2ND SECTION, CHEROKEE COUNTY, GEORGIA
CITY OF HOLLY SPRINGS

BEING A PORTION OF SAGEBROOKE,
RECORDED IN PLAT BOOK 119, PAGE 2319







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- 06-2024

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Wilson's Classic Homes

OWNER _____
(If other than applicant)

ADDRESS 4414 Drury Lane SE

ADDRESS _____

Acworth, GA

ZIP CODE 30107 PHONE (678) 314-1625

ZIP CODE _____ PHONE _____

EMAIL Wilson's Classic Homes@gmail.com

SIGNATURE [Signature] CEO.

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) PDR

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) For portion of "open space 3" to be transferred to LOT 17.

PROPERTY LOCATION/ADDRESS 1516 Alaina Rd, Holly Springs, GA, 30115.

MAP NUMBER 15N20J-117

PARCEL NUMBER(S) 15N20J-117

LAND LOT(S) 3310

DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE .18 SEWAGE DISPOSAL TYPE sewer UTILITIES AVAILABLE yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: "Open Space 3" is in the backyard of LOT 17 at Sagebrooke Subdivision. We are requesting 2% of the 1520 open space for the community to be transferred to LOT 17, adding 5,989 SF or 0.137 Acre.

(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, they are being considered.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? No, it will not negatively impact the existing use or usability of adjacent or nearby properties.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? No, there is no impact on the portion of "open space" that we are requesting to be transferred to lot 17.

(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, it will not cause any sort of negative or burdensome effect to any of the following questions.

(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, it is in conformity.

(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, it is in conformity.

(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, there is no environmental impacts.

(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? ~~Existing or changing conditions~~

No, there are no existing or changing conditions affecting use.

Per 14.5-7 of the City of Holly Springs Zoning Ordinance, **Applicant Report for Rezoning and Conditional Use Permit Requests**, as relevant and determined by the Zoning Administrator, all applicants must submit the following in addition to any standing requirements for requests for zoning changes*:

1. A plan of the general location of the proposed buildings by reference to a plan or drawing and an indication of the use to be made of each and every building;
2. Architectural, façade and materials to be utilized as compared to the zoning requirements for the current and proposed zoning district;
3. The percentage of development maintained as open space and/or recreation areas and impervious surfaces;
4. If application exceeds 150 residential units and/or exceeds 100,000 square feet of commercial area, the applicant is required to submit a transportation impact study to be designed by an appropriate transportation professional;
5. Preliminary tree protection plan and buffer standards;
6. Preliminary storm water retention plan.

*Per 14.5-8 of the City of Holly Springs Zoning Ordinance, **Application Submittal Requirements Waived**, When determined by the Community Development Director to be unnecessary or irrelevant to the application submitted, the requirements listed in this section may be waived; however, if determined to be of significant importance to the decision process at any time after the application has been accepted, the Community Development Director, Planning Commission, or City Council may request the submission of these items or other information as deemed relevant during the decision making process.

ITEM REPORT

AGENDA ITEM NUMBER: IV.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 8, 2024

AGENDA ITEM: MA-04-2024, applicant, Dominion Development and Acquisitions, requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential.

EXECUTIVE SUMMARY:

Applicant Dominion Development and Acquisitions requests rezoning of 10.07 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 009, 011, 012 and 013 of tax plat 93N20, from GC, General Commercial, to HDMFR, High Density Multi-Family Residential. The applicant proposes to develop an affordable 222-unit multi-family senior housing community.

The following variances have been requested:

Density: Applicant is requesting a variance from 16 units/acre to 22 units/acre.

One-Bedroom Units: Applicant is requesting a variance for the size of one-bedroom units from 750 square feet to 700 square feet.

Parking Ratio: Applicant is requesting a variance from 308 total parking spaces to 267 parking spaces, equivalent to 1.2 spaces per unit.

Building Materials: Applicant is requesting a variance from a 100% brick façade to a mixture of brick, windows, and Hardie plank fiber cement siding.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Site Plan and Project Info

4. Application
5. Public Information Meeting Report

RECOMMENDATION:

The staff recommendation is to approve the request to rezone the property consisting of 10.07+/- acres to **HDMFR, High-Density Multi-Family Residential**, with the following stipulations:

Staff Recommendation

Staff recommends **APPROVAL** to rezone 10.07 acres, to **HDMFR, High-Density Multi-Family Residential**, with the following stipulations:

1. The owner/developer shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, amenity areas and the like contained within the community.
2. The owner/developer shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within common areas, open space areas, walking trails, bike paths and the like to protect and maintain the quality and integrity of the development.
3. Density shall be limited to a maximum of 22 units per acre, or 222 residential dwelling units. Multi-family development shall consist of one, two, and three-bedroom units. One-bedroom units shall be a minimum of 700 square feet.
4. Owner/developer shall provide a minimum of 267 parking spaces.
5. Signage at the entrance point shall be ground based, monument style. The entrance areas shall be professionally designed, landscaped and maintained. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project and shall comply with Article 10, Signs and Outdoor Advertising, Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance, and the Commercial Corridor Design Overlay District.
6. The residential buildings shall be a maximum of six stories in height, including parking under the building with an exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardie-plank and combinations thereof. No vinyl siding shall be permitted. Final architectural design shall be approved by the Town Center Architect and the Downtown Development Authority.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the owner/developer.
8. All units shall have solid surface counter tops, with no Formica countertops allowed. Tile or hardwood shall be used in all entry ways, kitchen and bathroom floors.
9. Dumpsters and/or trash compactors shall be screened and designed in accordance with the architectural design regulations established by the owner/developer. Dumpster location shall not be placed along the front of the property and shall not be visible from Holly Springs Parkway or Hickory Springs Parkway.
10. Lighting shall be environmentally sensitive, with 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.

11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
12. All improvements to Holly Springs Parkway shall be provided as per the determination and recommendation of the City Engineer.
13. Per offer of the developer, any requested easements and/or right-of-way for the future construction of Hickory Springs Parkway shall be dedicated to the City. An entrance from Hickory Springs Parkway onto the site shall be designed and constructed.

CONCURRENCES:

N/A

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC	NORTH:	Commercial/SFR
SOUTH:	GC GC/MXD	EAST:	SFR/Commercial Commercial
EAST:	R-20 LI	EAST:	SFR Industrial
WEST:	GC GV NC	WEST:	Commercial School Commercial

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 consist of single-family residential and commercial uses. The addition of a senior apartment community located close to the Town Center development would be a suitable use in the area.

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

The development of this property should not cause a substantial adverse effect on adjacent or nearby properties with regards to existing uses or usability. Surrounding development is similar.

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

The property, as currently zoned, would be allowed to develop with those uses associated with the GC zoning district.

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?

Official traffic counts have not been completed as of the timing of this report as school has not yet started; however, a trip generation memo has been provided stating that essentially, the majority of the residents will most likely travel at off-peak times. Per the traffic memo:

The overall total development is anticipated to generate 661 total daily trips (331 inbound and 330 outbound) with the PM peak being the highest with the 55 total trips (31 inbound and 24 outbound). There are 43 total trips anticipated in the AM peak (15

inbound and 28 outbound). The 2022 traffic count data on GDOT's Traffic Analysis & Data Application (TADA) site indicates 14,000 vpd on Holly Springs Pkwy.

This type of age restricted residential facility is anticipated to generate minor peak hour traffic volumes with residents most likely opting to avoid peak hour traffic and making most of their trips during non peak hours. Turn lane warrants will be verified, but it is expected that the City of Holly Springs will require both left and right turn lanes at the driveway location(s) on Holly Springs Pkwy for this development.

A full traffic report will be provided after school has started. Hickory Springs Parkway, the future industrial connector, has been planned to be constructed on the eastern part of this property. The applicant has stated the willingness to provide the necessary right-of-way for the construction of this road as indicated on the site plan. A future direct connection from the development to the proposed roadway should be considered.

Cherokee County Water and Sewerage Authority has provided a letter indicating water and sewer availability.

As this is a deed-restricted senior development, no impacts to the school system are projected.

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)?

The Future Development Map identifies this property with the character area of Town Center. This character area consists of a compact area corresponding with the City's downtown. Acceptable uses include residences, businesses, offices, civic buildings and uses, entertainment space, institutional, and mixed-use developments. In addition, this character area is proposed to incorporate redevelopment and revitalization objectives of a compact, pedestrian-friendly downtown. Within this character area, participation of other agencies such as the Downtown Development Authority, and/or the Planning and Zoning Commission will be required in terms of development planning.

Application: Holly Springs Town Center

Primary Future Land Uses: Mix of uses including commercial, office, government, residential, and park.

Zoning Districts: PD-C, NC, GC, OI, GV, MXD-1, MXD-2

Density/Intensity: High density residential uses up to 16 units/acre in mixed use center

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?

The proposed development, consisting of multi-family residential development, provides a needed residential choice for residents in the area. Furthermore, the proposal is in compliance with the vision and objectives of the Comprehensive Plan, primarily as follows:

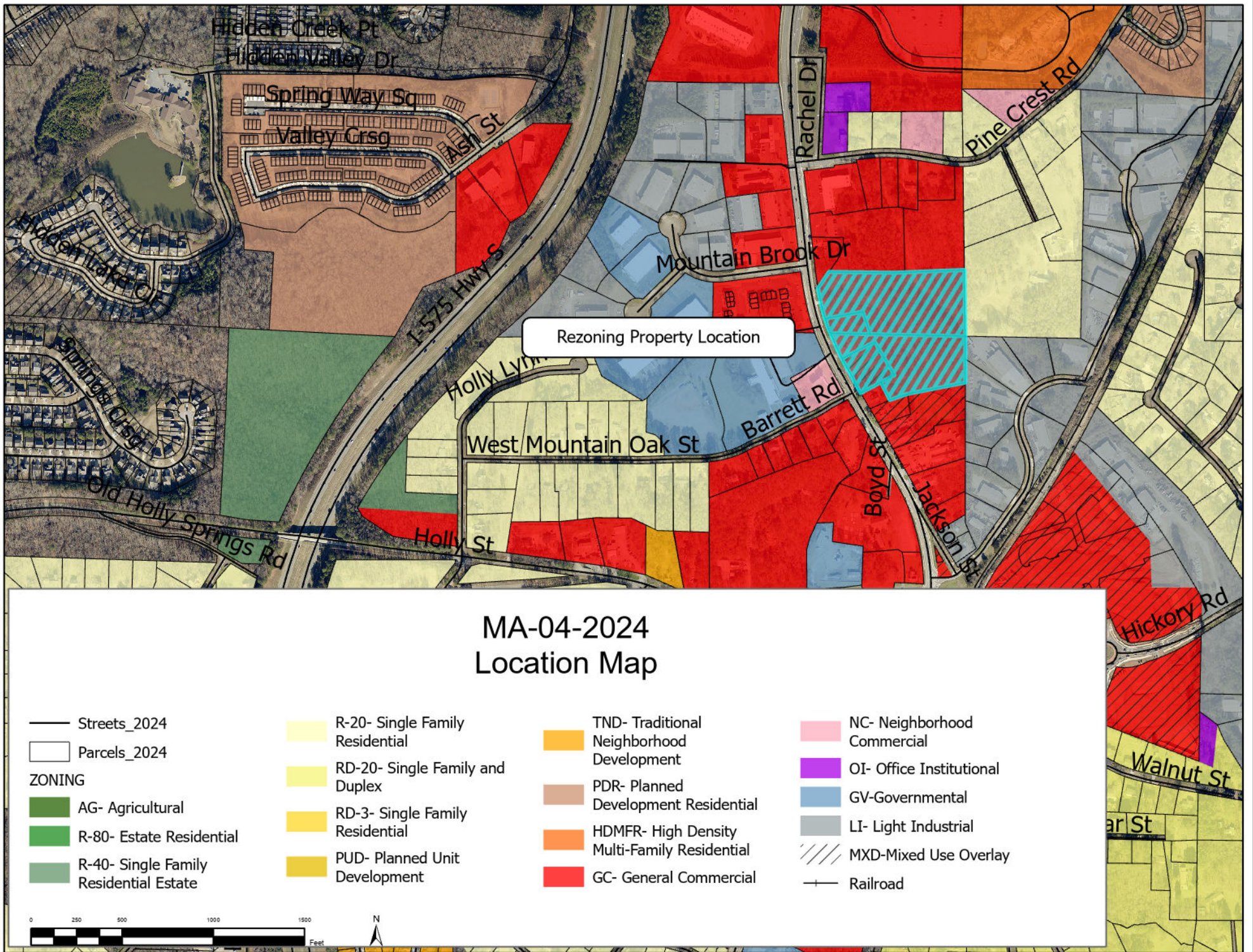
- a) **Residential Uses.** Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9,1, #3)

- b) **Density.** Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (9.1, #8)
 - c) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (9.1, #11)
 - d) **Environmentally Sensitive Areas.** Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (9.1, #15)
 - e) **Land Use Decisions.** Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)
 - f) **Housing Options.** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (Quality Community Objective, #7, Regional Strategic Plan Goal-Housing). (9.2, #1)
 - g) **Seniors and Group Quarters Housing.** Attached housing for seniors and group quarters housing are encouraged to be located within mixed-use developments and along the Holly Springs Parkway corridor. (9.2, #3)
 - h) **Variances for Affordable Housing.** Consider allowing for deviations from land development improvement standards, for projects that demonstrate consistency with affordable housing objectives. (9.2, #7)
 - i) **Provide opportunities to live in the town center by promoting diverse dwelling opportunities,** including detached dwellings on smaller lots, townhouses, condominiums, lofts/apartments, and accessory dwelling units. (10.1, #3)
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?

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

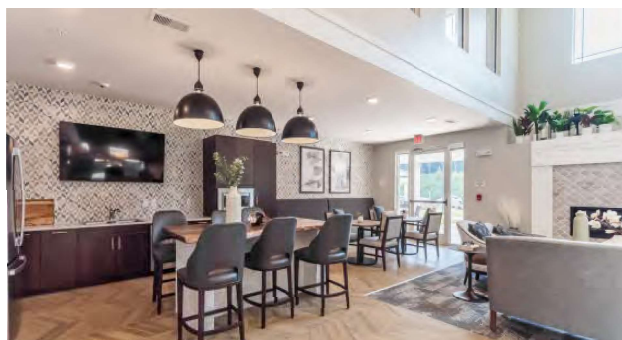
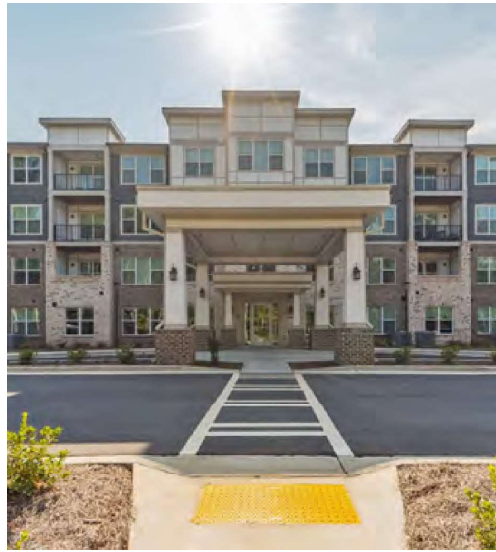
8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

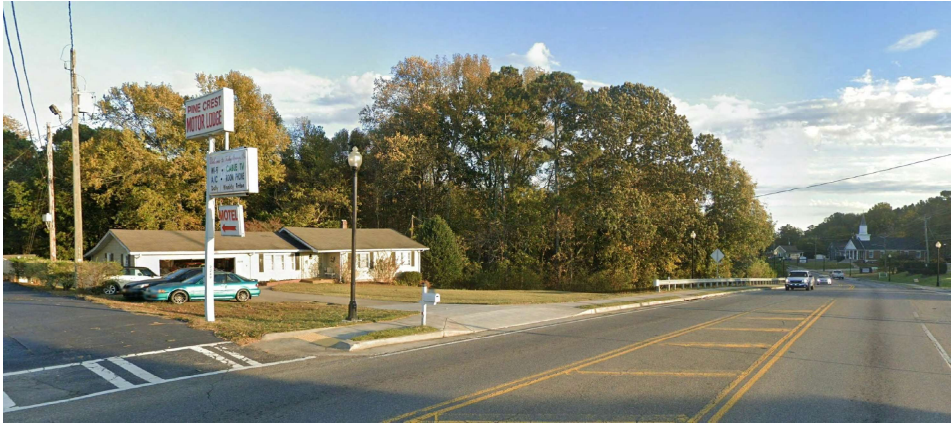
Commercial and residential development projects have increased within the Town Center area in the past few years. This project will support and provide an additional consumer base for the existing and proposed developments.





EXTERIOR MATERIAL KEY	
	FBR-1 - FIELD FACE BRICK COLOR #1
	FBR-2 - ACCENT (SOLDIER COURSE) FACE BRICK COLOR #2
	DCMU-1 - BURNISHED CMU BASE
	FSDG-1 - FIBER CEMENT LAP SIDING
	FSDG-2 - FIBER CEMENT PANEL SIDING & TRIM COLOR 1,2,3





EXISTING CONDITIONS REFERENCE PHOTO



EXISTING CONDITIONS REFERENCE PHOTO



PHOTO MATCH WITH PROPOSED BUILDING OUTLINE SHOWN

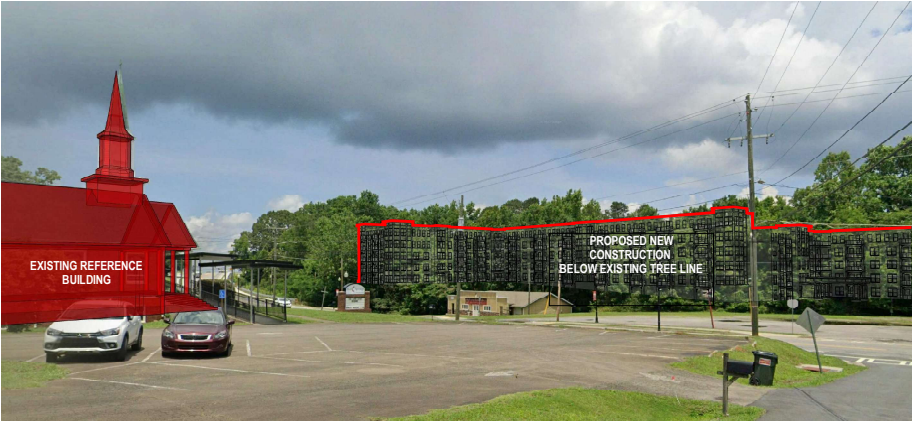
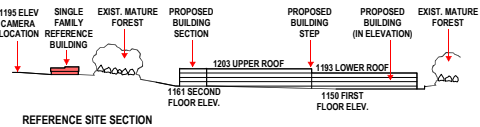


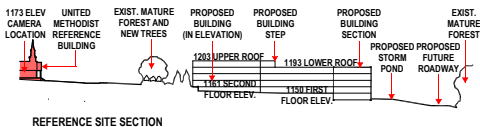
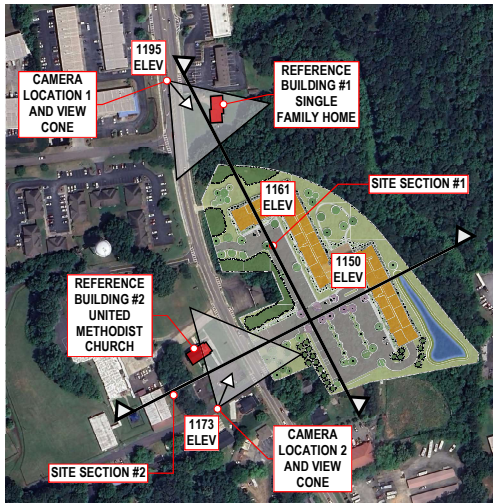
PHOTO MATCH WITH PROPOSED BUILDING OUTLINE SHOWN



REFERENCE SITE SECTION



THREE DIMENSIONAL PHOTO MATCH REFERENCE IMAGE LOOKING SOUTHEAST



REFERENCE SITE SECTION



THREE DIMENSIONAL PHOTO MATCH REFERENCE IMAGE LOOKING NORTH



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- **MA-04-2024**

APPLICATION CUP- _____

HEARING DATE Planning & Zoning: August 8, 2024
City Council: September 23, 2024

DATE OF APPLICATION _____

APPLICANT Dominium

OWNER _____
(If other than applicant)

ADDRESS 375 Northridge Rd, Suite 500
Atlanta, GA 30350

ADDRESS _____

ZIP CODE 30350 PHONE 404-806-5855

ZIP CODE _____ PHONE _____

EMAIL Shaun.Reinhardt@dominiuminc.com

EMAIL _____

SIGNATURE 

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC

REQUESTED ZONING DISTRICT HDMFR

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS 2455, 2455, 2463, 2471 Holly Springs Parkway

MAP NUMBER PINs: 15-0272-0002, 15-0272-0030, 15-0305-0023, 15-0305-0005 PARCEL NUMBER(S) TINs: 93N02 013, 93N02 012, 93N02 009, 93N02 011

LAND LOT(S) 0272, 0305 DISTRICT(S) 15 SECTION(S) _____

ACREAGE 10.0708 SEWAGE DISPOSAL TYPE Sewer connection UTILITIES AVAILABLE Water, Sewer

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

Assemble four parcels totaling 10.0708 acres to develop 220 units of multi-family housing with the intention to develop affordable housing for seniors under HDMFR zoning.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

☒ WARRANTY DEED

☒ TAX DOCUMENTATION

☒ 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:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



Holly Springs Parkway: Rezoning Application

Table of Contents

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- 7. Campaign Contribution Disclosure Statement (Attachment A): Completed by Applicant and Owners**
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Holly Springs Parkway: Rezoning Application

Exhibit 1: Map Amendment (Rezoning) Applications - Completed by all Owners



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- _____

HEARING DATE _____ DATE OF APPLICATION _____

APPLICANT _____ OWNER Janis C. Roberts
(If other than applicant) _____

ADDRESS _____ ADDRESS 2455 Holly Springs Pky
Holly Springs, GA

ZIP CODE _____ PHONE _____ ZIP CODE 30142 PHONE _____

EMAIL _____ EMAIL _____

SIGNATURE _____ SIGNATURE Janis C. Roberts

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT HDMFR

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS 2455 Holly Springs Parkway

MAP NUMBER PIN: 15-0272-0002 PARCEL NUMBER(S) TIN: 93N02 013

LAND LOT(S) 0272 DISTRICT(S) 15 SECTION(S) _____

ACREAGE 5.1568 SEWAGE DISPOSAL TYPE Sewer connection UTILITIES AVAILABLE Water, Sewer

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

Assemble four parcels totaling 10.0708 acres to develop 220 units of multi-family housing with the intention to develop affordable housing for seniors under HDMFR zoning.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION
- ☒ 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:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT _____ OWNER John S. Fedon
(If other than applicant) _____
ADDRESS _____ ADDRESS 2023 SW 28th Ave
Fort Lauderdale FL
ZIP CODE _____ PHONE _____ ZIP CODE 33312 PHONE _____
EMAIL _____ EMAIL _____
SIGNATURE _____ SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT HDMFR
REQUESTED CONDITIONAL USE(S) N/A
PROPERTY LOCATION/ADDRESS 2459 Holly Springs Parkway
MAP NUMBER PIN: 15-0272-0030 PARCEL NUMBER(S) TIN: 93N02 012
LAND LOT(S) 0272 DISTRICT(S) 15 SECTION(S) _____
ACREAGE 0.5274 SEWAGE DISPOSAL TYPE Sewer connection UTILITIES AVAILABLE Water, Sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

Assemble four parcels totaling 10.0708 acres to develop 220 units of multi-family housing with the intention to develop affordable housing for seniors under HDMFR zoning.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
☒ TAX DOCUMENTATION
☒ SURVEY PLAT BY REGISTERED SURVEYOR
☒ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
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☒ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT _____ OWNER Covenant Christian Center of Canton, Inc.
(If other that applicant) _____
ADDRESS _____ ADDRESS 2463 Holly Springs Parkway
ZIP CODE _____ PHONE _____ ZIP CODE 30115 PHONE [REDACTED]
EMAIL _____ EMAIL pastor@cityofcovenant.org
SIGNATURE _____ SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT HDMFR
REQUESTED CONDITIONAL USE(S) N/A
PROPERTY LOCATION/ADDRESS 2463 Holly Springs Parkway
MAP NUMBER PIN: 15-0305-0023 PARCEL NUMBER(S) TIN: 93N02 009
LAND LOT(S) 0305 DISTRICT(S) 15 SECTION(S) _____
ACREAGE 3.3744 SEWAGE DISPOSAL TYPE Sewer connection UTILITIES AVAILABLE Water, Sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Assemble four parcels totaling 10.0708 acres to develop 220 units of multi-family housing with the intention to develop affordable housing for seniors under HDMFR zoning.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

FILING FEES _____ RECEIPT# _____ CHECK# _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT _____ OWNER SIG HOUNG, LLC
(If other than applicant) _____
ADDRESS _____ ADDRESS 1767 OLD JONES RD.
ALPHARETTA, GA. 30004
ZIP CODE _____ PHONE _____ ZIP CODE 30004 PHONE _____
EMAIL _____ EMAIL _____
SIGNATURE _____ SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT HDMFR
REQUESTED CONDITIONAL USE(S) N/A
PROPERTY LOCATION/ADDRESS 2471 Holly Springs Parkway
MAP NUMBER PIN: 15-0305-0005 PARCEL NUMBER(S) _____ TIN: 93N02 011
LAND LOT(S) 0305 DISTRICT(S) 15 SECTION(S) _____
ACREAGE 1.0122 SEWAGE DISPOSAL TYPE Sewer connection UTILITIES AVAILABLE Water, Sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Assemble four parcels totaling 10.0708 acres to develop 220 units of multi-family housing with the intention to develop affordable housing for seniors under HDMFR zoning.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION
- ☒ SURVEY PLAT BY REGISTERED SURVEYOR
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- ☒ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



Holly Springs Parkway: Rezoning Application

Exhibit 2: Application Information

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? _____

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

(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? _____

Please see additional page for complete response.

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

Please see additional page for complete response.

(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? _____

Please see additional page for complete response.

(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?
Please see additional page for complete response.

(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?
Please see additional page for complete response.

Complete the following section, if applicable.

Residential

Minimum house size: Approx. 280,000 sq. ft.

Exterior façade: Mixture of brick, windows, hardie plank fiber cement siding

Maximum number of units: 220

Anticipated start date: 9/15/2025

Anticipated completion date: 9/15/2027

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____



Holly Springs Parkway: Rezoning Application

Application Information

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

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed project involves the redevelopment of multiple parcels of land within close proximity to the new downtown area into an independent senior living community. The City's redeveloped downtown will consist of future retail and mixed-use space. The City has plans to construct the "Holly Springs Industrial Connector" roadway creating a direct connection from the proposed site to the downtown redevelopment. The proposed project provides a transitional use from the commercial uses along Holly Springs Parkway to the residential uses to the east.

Immediately to the north and south of the proposed site is land zoned as General Commercial. The parcels to the east of the site are zoned as R-20 for single-family residential and Light Industrial. This area primarily consists of vacant land and industrial buildings. A buffer between the subject site and the parcels to the east will be created when the Holly Springs Industrial Connector is constructed. To the west of the site and across the street on Holly Springs Parkway are parcels zoned for General Commercial, Neighborhood Commercial, and Governmental. Overall, the existing uses adjacent and nearby to the site are used generally for commercial purposes and will be enhanced by an appropriate transition from the high-intensity commercial uses along Holly Springs Parkway and the lower-intensity single-family residential uses to the northeast.

The proposed independent senior community will enhance the surrounding area by providing affordable senior housing to an underdeveloped area north of downtown with difficult development conditions, while supporting existing nearby commercial uses with residents that will patronize existing and future businesses.

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

The zoning proposal will not adversely affect the existing use of adjacent and nearby property. The existing site consists of excess and under-developed land. By building high-quality housing that fits the aesthetic characteristics of the City, the proposed development will enhance the surrounding area. Forsite Group provided a trip generation memo to show the potential impact of the proposed development on Holly Springs Parkway. The memo states that the residents of the proposed senior project will most likely avoid peak traffic hours and make their trips during non-

peak hours, minimizing the impact on traffic on Holly Springs Parkway and therefore not adversely affecting the usability of nearby property.

While there is currently vacant land and parcels with single-family homes, the development intends to combine parts or the entirety of four adjacent parcels into one lot that will be approved as multi-family and consistent with the surrounding uses. A portion of the proceeds for the sale of excess land from the adjacent Covenant Christian Center will go towards the construction of improvements to its church. This proposed community will also enhance nearby properties by housing senior residents who will be active members of the local community, including nearby churches and new businesses coming downtown. Overall, it benefits to the congregation of nearby churches and local commercial properties.

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

The property affected by the zoning proposal does not have a reasonable economic use as currently zoned. The subject parcels are currently zoned as General Commercial. Under these zoning designations, the parcels have remained largely undeveloped, as there are multiple acres of excess vacant land with no planned improvements.

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 zoning proposal will not result in a use that will cause an excessive or burdensome use of existing public infrastructure. As part of the rezoning application, the applicant has provided a letter from the Cherokee County Water & Sewerage Authority confirming that water and sewer services are available and the facilities are not at capacity. Transportation facilities will not be significantly impacted, as senior housing typically generates less traffic than multifamily projects. The trip generation memo provided by Foresite Group supports this claim, stating that the age-restricted community will generate minor peak traffic volumes since the residents will opt to avoid travel during those times. The applicant will also provide a full traffic impact analysis report in August to show the project's impact on transportation while schools are in full operation. To the extent roadway improvements are needed due to an increase in traffic, the applicant will commit to developing improvements in conjunction with the construction of the proposed development. Additionally, the applicant proffers to work with the City to provide necessary right of way enabling the City to construct the Holly Springs Industrial Connector, helping to mitigate traffic concerns for residents and guests. Since the proposed use is senior housing, it will not impact school capacity. To address any concerns regarding public safety, the applicant will work with the City to ensure public safety teams can manage the increase of residents in the immediate area.

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

The zoning proposal is in conformity with the policy and intent of the adopted Future Development Map. The future land use designation of the subject site and the areas immediately to its north and south is Town Center. The intent of the Town Center designation is to revitalize the area around downtown and to consist of a mix of uses, including residential. This proposed project would stimulate the immediate development of the area north of downtown by developing currently vacant and underdeveloped land, while contributing to the development of the proposed Holly Springs Industrial Connector roadway.

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?

The zoning proposal is in conformity with the policies, objectives, and vision set forth by the Comprehensive Plan. One of the primary objectives of the Comprehensive Plan is to ensure efficient land use. The proposed project will significantly contribute to this goal by redeveloping largely vacant land that is encumbered with severe topographic challenges close to the core of the community and aiding in the development of public infrastructure through land contributions for the Holly Springs Industrial Connector. Another key objective of the Comprehensive Plan is to provide diverse housing options for the community. Specifically, the Comprehensive Plan promotes an adequate range of safe, affordable, inclusive housing in the community and further says that a mix of income and seniors housing are encouraged along Holly Springs Parkway. This proposed project is particularly aligned with this objective as it offers affordable and age-restricted housing solution for seniors, who are currently being priced out of the market. In addition, the Comprehensive Plan encourages land use decisions which allow residents to “age in place” and expanding housing options for seniors allows current residents to remain in their communities as they progress through various stages of life and provides an option for folks that retire from out of the area who choose to relocate closer to their families. The proposed development will create a community for seniors to “age in place” as it is in close proximity to necessary services such as grocery stores, banks, churches, health care services as well as recreational activities at the new town center, and will provide amenities that are dedicated toward senior residents such as a library, community gardens, card and craft rooms, and more.

The zoning proposal also aligns with the Comprehensive Plan due to the project's role in enhancing connectivity within the Town Center. The LCI study and downtown plan propose an axial circulator road, the industrial connector, running from Hickory Springs Industrial Drive to Holly Springs Parkway. The Applicant intends to proffer conditions that the development of these parcels as independent senior housing will require deeding a portion of land necessary for the City to complete this industrial connector, thereby supporting the objectives and vision of the Comprehensive Plan.

The site has a current future land use designation of Town Center, which aims to "incorporate redevelopment and revitalization objectives of a compact, pedestrian-friendly downtown." The

proposed development will provide a residential use consistent with this intent and characteristics, situated near the downtown area. This location facilitates the future construction of a roadway that will connect the applicant's parcels to the downtown area. According to Table 2 in Section 5.9, multi-family residential is a permissible use under the Town Center designation. Additionally, Table 3 highlights housing options as a primary objective in Town Center. The proposed development meets this objective by offering affordable housing to community members, thereby aligning with the Comprehensive Plan's vision.

In summary, the zoning proposal aligns well with the Comprehensive Plan's goals of efficient land use, diverse housing options, and improved connectivity within the Town Center, making it a suitable and beneficial development for the community.

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?

The proposed project will be engineered with respect to existing site conditions and adhere to the rules and regulations of the City. Future engineered plans may extend stormwater drainage to the bottom of the site. The community will be constructed using energy-efficient plumbing and appliances to reduce usage of water and resources while minimizing the environmental impact on the surrounding area.

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?

A condition affecting the use and development of the property is the applicant's willingness to work with the City to develop the Holly Springs Industrial Connector. The proposed roadway requires a right-of-way for land acquisition and construction. A proffered condition of the zoning will be a future requirement to work with the City to deed a portion of the site to the City for construction of the roadway as part of the proposed community's development activities. By facilitating the development of essential infrastructure, the applicant will bring two much-needed projects to the City and downtown area.



Holly Springs Parkway: Rezoning Application

Exhibit 3: Warranty Deeds



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2455 Holly Springs Parkway

337 - 168

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 7TH day of January in the year of our Lord One Thousand Nine Hundred and Eighty-three between Charles Roberts

of the State of Georgia and County of Cherokee of the first part, and Janice C. Roberts

of the State of Georgia and County of Cherokee of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations----- Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, ha granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part her heirs and assigns, ~~the whole tract or parcel of land lying and being in original Land Lot No. 272 in the 15th District and 2nd Section of Cherokee County, Georgia, described as follows:~~ one-half (1/2) undivided interest in all that tract or parcel of land lying and being in original Land Lot No. 272 in the 15th District and 2nd Section of Cherokee County, Georgia, described as follows:

BEGINNING at the Southeast corner of said lot and running thence North 1° 00' East 323 feet to an iron pin and sweet gum tree, thence North 89° 14' West 756 feet to a point and corner which is located 122 feet North 26° 13' East from the East right of way line of Georgia Highway No. 5, thence South 26° 13' West 122 feet to the East right of way line of Georgia Highway No. 5, thence South along the East right of way line of Georgia Highway No. 5, 111 feet to the corner of the Barrett property, thence North 79° 50' East 190 feet; thence South 16° 40' East 140 feet to the South line of Land Lot No. 272, thence South 89° 00' East along the South line of said land lot 549 feet to the beginning point, containing 5.2 acres.

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA.

1983 JAN 10 PM 3:23

Book 337, page 16 E

CHEROKEE COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID None

DATE Jan 10, 1983

Annette Fleming
CLERK OF SUPERIOR COURT

ANNETTE FLEMING, CLERK

TO HAVE AND TO HOLD, The said bargained premises, together 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 Janice C. Roberts the said party of the second part, her heirs and assigns forever in Fee Simple.

And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part her heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of:

Cliff Cloud Charles A. Roberts (Seal)
Samuel R. Spencer (Seal)

Notary Public, Georgia, State at Large
My Commission Expires Mar. 26, 1983

Rec 1-11-83

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2459 Holly Springs Parkway

DEED BOOK:14216 PG:1207 Filed: 10/04/2017 02:42 PM Clerk File Number: 28-2017-035558

Rec: \$14.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

463234
 RANDALL FEDON
 263 HIGHLAND DR
 MILLTOWN, NJ 08850

Above Space Reserved for Recording

[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

Quitclaim Deed

Date of this Document: April 20, 2017Reference Number of Any Related Documents: Map lot #93N02 012

Grantor:

Name Randall Fedon
 Street Address 263 Highland Drive
 City/State/Zip MILLTOWN, NJ. 08850

Grantee:

Name John Fedon
 Street Address 2023 SW 28th Ave
 City/State/Zip Ft Lauderdale, Fla 33312

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): All that tract or parcel of land lying and being in Land Lot 272, 15th District 2nd Section in city of Holly Springs Ga.
 Assessor's Property Tax Parcel/Account Number(s): #93A102 012

X **THIS QUITCLAIM DEED**, executed this April day of 20
2017, by first party, Grantor, Randall Fedon, whose
 mailing address is 263 Highland Drive Milltown, NJ 08850, to
 second party, Grantee, John Fedon
 whose mailing address is 2023 SW 28th Ave Ft Lauderdale Fla 33312

WITNESSETH that the said first party, for good consideration and for the sum of one dollar
 Dollars (\$ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

DEED BOOK:14216 PG:1208 Filed: 10/04/2017 02:42 PM Clerk File Number: 28-2017-035558

Rec: \$14.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Middlesex, State of New Jersey.
to wit: _____

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

Michael CohenMichael Cohen

Signature of Witness

Print Name of Witness

Ryan DickRyan Dick

Signature of Grantor

Print Name of Grantor

Randall FidanRandall FidanState of New JerseyCounty of Middlesex

On Apr. 12, 2017, before me, Michael Cohen,
appeared Randall Fidan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary

Affiant Known ☒ Produced IDType of ID UT Drivers License

(Seal)

Michael D Cohen
Notary Public
New Jersey
My Commission Expires 12-30-2020
No 50029248

www.socrates.com

Page 2 of 2

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LF298-1 • Rev. 05/05**SEAL**

DEED BOOK:14216 PG:1209 Filed: 10/04/2017 02:42 PM Clerk File Number: 28-2017-035558

Rec: \$14.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

463234
RANDALL FEDON
263 HIGHLAND DR
MILLTOWN, NJ 08850

Affidavid of Randall Fedon

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

I undersigned, Randall Fedon, being duly sworn, hereby deposes and says:

1. I am over the age of 18 and am a resident of the State of New Jersey. I have personal knowledge of the fact herein, and if called as a witness, could testify completely thereto.
2. I suffer no legal disabilities and have personal knowledge of the fact set forth below.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete. Executed this 20 day of April 2017.

Randall Fedon
4/20/2017

NOTARY ACKNOWLEDGEMENT

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX, ss;

Michael D Cohen
Notary Public
New Jersey
My Commission Expires 12-30-2020
No. 50029248

Notary Public

Title (and Rank)

My Commission Expires

SEAL

DEED BOOK:14216 PAGE:1207 Filed: 10/04/2017 02:42 PM Clerk File Number: 28-2017-035558

PT-61 (Rev. 11/04) To be filed in **CHEROKEE COUNTY** PT-61 028-2017-010862

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME fedon	FIRST NAME randall	MIDDLE	Exempt Code If no exempt code enter NONE	Deed of Gift	
MAILING ADDRESS (STREET & NUMBER) 263 highland dr			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY milltown, NJ 08850 USA		DATE OF SALE 4/20/2017	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME fedon	FIRST NAME john	MIDDLE	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2023sw28thave			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY fort lauderdale, FL 33312 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION old hwy 5			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE) holly springs	MAP & PARCEL NUMBER 93n02012		ACCOUNT NUMBER	
TAX DISTRICT	GMD	LAND DISTRICT 11272	ACRES	LAND LOT 15	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

COPY



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2463 Holly Springs Parkway

5275 445

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

02 MAY -6 PM 2:44

BOOK 5275 PAGE 445*Annie M. Penner*CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAXPAID 350.00 ✓DATE 5-6-02*Annie M. Penner*
CLERK OF SUPERIOR COURTReturn Recorded Document to:
SELLERS & WARREN, P.C.
8681 Highway 92, Suite #200 CHEROKEE
Woodstock, GA 301891/4
12.00
29372 LIMITED
WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

FILE #: 0212377

THIS INDENTURE made this **26th** day of **April, 2002**, between **LINDA O'CONNER** of the County of CHEROKEE, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **COVENANT CHRISTIAN CENTER OF CANTON, INC.** 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 NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt 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 Grantee.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

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

TO HAVE AND TO HOLD the said tract or parcel of land, together 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 Grantee, forever in FEE SIMPLE.

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:

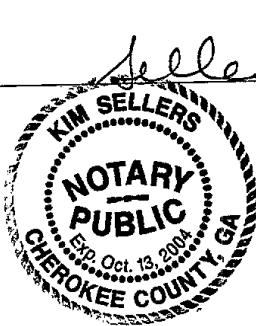
Edward O'Conner
Witness

Linda O'Conner (SEAL)
LINDA O'CONNER

____ (SEAL)

____ (SEAL)

Kim Sellers
Notary Public



File No. 0212377

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING A PORTION OF THAT PROPERTY SHOWN ON A PLAT OF SURVEY FROM MATTHEW W. CLAYTON ESTATE BY SOUTHERN SURVEY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin located at the point where Land Lots 272, 271, 306 and 305 of the 15th District, 2nd Section of Cherokee County, Georgia intersects; thence South 0 degrees 48 minutes 07 seconds East for a distance of 210.93 feet to an iron pin; thence South 5 degrees 09 minutes 33 seconds West for a distance of 54.48 feet to an iron pin; thence South 78 degrees 18 minutes 51 seconds West a distance of 314.42 feet to an iron pin; thence Westerly 123.4 feet to an iron pin; which iron pin is North 66 degrees 03 minutes 15 seconds East a distance of 120.0 feet from the Easterly right-of-way of State Road #5 along the Southern property line of that property now or formerly owned by Carl Barrett; thence North 31 degrees 16 minutes 36 seconds West a distance of 100.0 feet to an iron pin; thence North 66 degrees 03 minutes 15 seconds East a distance of 90.0 feet to an iron pin; thence North 30 degrees 36 minutes 30 seconds West a distance of 210.0 feet to an iron pin; thence South 66 degrees 03 minutes 15 seconds West a distance of 210.0 feet to an iron pin and the East side of State Road 5 (Canton Highway); thence Northwesterly along the Easterly side of said State Road 5 a distance of 145.4 feet to an iron pin located on the line dividing said Land Lot 272 and Land Lot 305; thence North 88 degrees 32 minutes 05 seconds East along said dividing line a distance of 206.81 feet to an iron pin; thence North 88 degrees 32 minutes 05 seconds East along said division a distance of 548.10 feet to an iron pin at THE POINT OF BEGINNING.

Rec 7-26-2002



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2471 Holly Springs Parkway

Deed Book **11551** Pg **244**
Filed and Recorded 10/20/2011 10:25:00 AM
28-2011-027394
Transfer Tax \$95.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Prepared by and After Recording Return to:
Sellers & Warren, P.C
117 Towne Lake Parkway, Ste 100
Woodstock, Ga 30188
FILE#1119132

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE is made this 7th day of October, 2011, by and between **AMERIS BANK** (herein called "Grantor") and **S & G HOLDINGS, LLC**, (herein called "Grantees"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

W I T N E S S E T H that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these present does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART IHEREOF BY REFERENCE.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

GRANTEES ARE PURCHASING THE PROPERTY IN AN "AS IS" CONDITION, "WITH ALL FAULTS" AND WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF GRANTOR. GRANTOR HAS NOT MADE, AND DOES NOT MAKE, ANY REPRESENTATIONS OR WARRANTIES TO GRANTEES WHATSOEVER, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT IN NO WAY LIMITED TO: ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, GRANTEES ACKNOWLEDGE THAT GRANTOR HAS NOT MADE, DOES NOT AND WILL NOT MAKE ANY REPRESENTATION OR WARRANTY WITH REGARD TO THE CONDITION OF COMPLIANCE OF THE PROPERTY WITH RESPECT TO ANY ENVIRONMENTAL PROTECTION, POLLUTION CONTROL OR LAND USE LAWS, RULES, REGULATIONS, ORDERS AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE USE, HANDLING, GENERATION, TREATMENT STORAGE OR DISPOSAL OF ANY TOXIC OR HAZARDOUS WASTE OR TOXIC, HAZARDOUS OR REGULATED SUBSTANCE, AND SPECIFICALLY INCLUDING THOSE PERTAINING TO ANY PRESENCE OF LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARDS ON THE PROPERTY. GRANTEES HAVE MADE SUCH INSPECTION OF THE PROPERTY AS IT BELIEVES TO BE WARRANTED UNDER THE CIRCUMSTANCES AND NOT RELIED UPON ANY REPRESENTATION OF GRANTOR.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging to in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons whomsoever, claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture, all the day and year first written above.

Signed, sealed and delivered in the presence of:

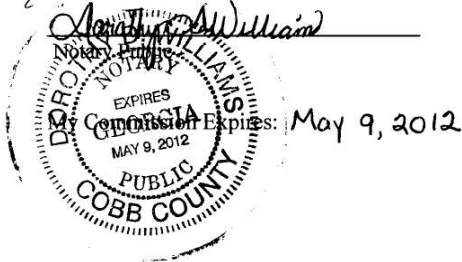
AMERIS BANK


Unofficial Witness

By:


Michael M. Allen, S.V.P.,
Special Assets

(Corporate Seal)



COPY

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 305 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING DESIGNATED AS TRACT B CONTAINING 1.01 ACRES AS SHOWN ON PLAT OF SURVEY FOR COVENANT CHRISTIAN CENTER PREPARED BY ROGER S. LEE & ASSOCIATES, INC., BEARING THE SEAL OF ROGER S. LEE, GEORGIA RLS#2234, DATED MAY 22, 2006, A COPY OF SAID PLAT BEING LABELED EXHIBIT "A-1" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE THERETO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, BEGIN AT THE POINT OF INTERSECTION OF THE NORTH LINE OF LAND LOT 305 WITH THE WESTERLY RIGHT OF WAY OF STATE ROUTE 5 aka CANTON HIGHWAY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE ALONG THE WESTERLY RIGHT OF WAY OF STATE ROUTE 5 aka CANTON HIGHWAY (STATE ROUTE 5 aka CANTON HIGHWAY HAVING A 60 FOOT RIGHT OF WAY) AN ARC DISTANCE OF 145.14 FEET (SAID ARC HAVING A RADIUS OF 1265.21 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 24 DEGREES 25 MINUTES 27 SECONDS WEST A CHORD DISTANCE OF 145.06 FEET) TO AN IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY OF STATE ROUTE 5 aka CANTON HIGHWAY AN ARC DISTANCE OF 210.0 FEET (SAID ARC HAVING A RADIUS OF 2535.89 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 30 DEGREES 38 MINUTES 50 SECONDS EAST A CHORD DISTANCE OF 209.94 FEET) TO AN IRON PIN FOUND; THENCE LEAVING SAID RIGHT OF WAY NORTH 66 DEGREES 06 MINUTES 21 SECONDS EAST A DISTANCE OF 119.94 FEET TO AN IRON PIN FOUND; THENCE NORTH 66 DEGREES 01 MINUTES 53 SECONDS EAST A DISTANCE OF 89.93 FEET TO AN IRON PIN FOUND; THENCE NORTH 30 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 209.80 FEET TO AN IRON PIN FOUND; THENCE SOUTH 66 DEGREES 06 MINUTES 26 SECONDS WEST A DISTANCE OF 210.04 FEET TO AN IRON PIN SET LOCATED ON THE WESTERLY RIGHT OF WAY OF STATE ROUTE 5 aka CANTON HIGHWAY, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING.

PT-61 (Rev 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2011-008066

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME AMERIS BANK				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 8770 MAIN ST.				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$95,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY WOODSTOCK, GA 30188 USA		DATE OF SALE 10/7/2011		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME S & G HOLDINGS, LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2547 HOLLY SPRINGS PKWY.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$95,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY CANTON, GA 30115 USA		Check Buyers Intended Use () Residential (X) Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$95.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 606		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION HOLLY SPRINGS Parkway			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) HOLLY SPRINGS		MAP & PARCEL NUMBER 93N02-011	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15TH	ACRES 1.01	LAND LOT 305	SUB LOT & BLOCK TRACT B
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY



Holly Springs Parkway: Rezoning Application

Exhibit 4: Tax Documentation

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

ROBERTS CHARLES A & JANIS

600 SMITH RD
BALLGROUND, GA 30107

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-99859	11/15/2023	\$0.00	\$2,815.96	\$0.00	Paid 10/27/2023

Map: 93N02 013

Printed: 06/28/2024

Location: 2455 HOLLY SPRINGS PKWY

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokee.ga.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: ROBERTS CHARLES A & JANIS

Map Code: 93N02 013 Real

Description: LL 272 15 DIST

Location: 2455 HOLLY SPRINGS PKWY

Bill No: 2023-99859

District: 004

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
101,900.00	169,000.00	5.2000	\$270,900.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$270,900	\$108,360	\$0	\$108,360	0.000000	\$0.00	\$0.00
COUNTY M&O	\$270,900	\$108,360	\$0	\$108,360	4.954000	\$0.00	\$536.82
SCHOOL M&O	\$270,900	\$108,360	\$0	\$108,360	16.450000	\$0.00	\$1,782.52
SCHOOL BOND	\$270,900	\$108,360	\$0	\$108,360	1.500000	\$0.00	\$162.54
PARKS BOND	\$270,900	\$108,360	\$0	\$108,360	0.319000	\$0.00	\$34.57
Holly Springs HB463	\$270,900	\$108,360	\$0	\$108,360	0.000000	\$0.00	\$0.00
Holly Springs Fire Distr	\$270,900	\$108,360	\$0	\$108,360	2.764000	\$0.00	\$299.51
INS PREMIUM CREDIT	\$270,900	\$108,360	\$0	\$108,360	0.000000	\$0.00	\$0.00
TOTALS						25.987000	\$0.00

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$2,815.96
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$2,815.96
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/27/2023

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

FEDON JOHN

2023 SW 28 AVE
FT LAUDERDALE, FL 33312

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-47170	11/15/2023	\$0.00	\$2,625.15	\$0.00	Paid 04/26/2024

Map: 93N02 012

Printed: 06/30/2024

Location: HOLLY SPRINGS PKWY

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: FEDON JOHN
Map Code: 93N02 012 Real
Description: LL 272 15 DIST
Location: HOLLY SPRINGS PKWY
Bill No: 2023-47170
District: 004

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	222,500.00	0.5100	\$222,500.00	11/15/2023			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX	\$222,500	\$89,000	\$0	\$89,000	0.000000	\$0.00	\$0.00
COUNTY M&O	\$222,500	\$89,000	\$0	\$89,000	4.954000	\$0.00	\$440.91
SCHOOL M&O	\$222,500	\$89,000	\$0	\$89,000	16.450000	\$0.00	\$1,464.05
SCHOOL BOND	\$222,500	\$89,000	\$0	\$89,000	1.500000	\$0.00	\$133.50
PARKS BOND	\$222,500	\$89,000	\$0	\$89,000	0.319000	\$0.00	\$28.39
Holly Springs HB463	\$222,500	\$89,000	\$0	\$89,000	0.000000	\$0.00	\$0.00
Holly Springs Fire Distr	\$222,500	\$89,000	\$0	\$89,000	2.764000	\$0.00	\$246.00
INS PREMIUM CREDIT	\$222,500	\$89,000	\$0	\$89,000	0.000000	\$0.00	\$0.00
TOTALS						25.987000	\$0.00

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$2,312.85
Penalty	\$115.64
Interest	\$129.16
Other Fees	\$67.50
Previous Payments	\$2,625.15
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	04/26/2024



Holly Springs Parkway: Rezoning Application

Covenant Christian Center
TIN: 93N02 009
2463 Holly Springs Parkway

There is no available tax bill to pull for this parcel. The Cherokee County Tax Assessor's Office confirmed over the phone on 7/1/2024 that there were no taxes due for this parcel in 2023, so there was no bill produced that can be pulled from the assessor's website.

Property Tax Search Results

[Back](#)[View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart. Click on a Bill # to view the bill.

Filter:

Status: Any ()

Type: Any ()

Year: Any ()

No records found. Please go back and try your search again.

[Back](#)[View Cart \(0\)](#)

2023 Property Tax Statement

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Make Check or Money Order Payable to:
Cherokee County Tax Commissioner

S & G HOLDINGS LLC

1767 OLD JONES RD
ALPHARETTA, GA 30004

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-101928	11/15/2023	\$0.00	\$4,069.60	\$0.00	Paid 11/13/2023

Map: 93N02 011

Printed: 06/30/2024

Location: 606 HOLLY SPRINGS PKWY

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com** Please note: There is a 2.5 % Merchant fee for Visa, MasterCard & Discover. There is a 3% Merchant Fee charged for American Express. (These Merchant fees are not collected by Cherokee County.)

Denise Mastroserio
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: S & G HOLDINGS LLC
Map Code: 93N02 011 Real
Description: LL 305; 15TH D/TRACT B
Location: 606 HOLLY SPRINGS PKWY
Bill No: 2023-101928
District: 04A

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
2,500.00	435,600.00	1.0000	\$438,100.00	11/15/2023				
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Credit	Net Tax
STATE TAX		\$438,100	\$175,240	\$0	\$175,240	0.000000	\$0.00	\$0.00
COUNTY M&O		\$438,100	\$175,240	\$0	\$175,240	4.954000	\$0.00	\$868.14
SCHOOL M&O		\$438,100	\$175,240	\$0	\$175,240	16.450000	\$0.00	\$2,882.70
SCHOOL BOND		\$438,100	\$175,240	\$0	\$175,240	1.500000	\$0.00	\$262.86
PARKS BOND		\$438,100	\$175,240	\$0	\$175,240	0.319000	\$0.00	\$55.90
Holly Springs TAD		\$438,100	\$175,240	\$0	\$175,240	0.000000	\$0.00	\$0.00
INS PREMIUM CREDIT		\$438,100	\$175,240	\$0	\$175,240	0.000000	\$0.00	\$0.00
TOTALS						23.223000	\$0.00	\$4,069.60

The 'HTRG Credit' reduction shown on your bill is the result of homeowner tax relief enacted by the Governor and the General Assembly of the State of Georgia.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	\$4,069.60
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$4,069.60
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	11/13/2023



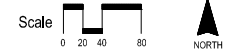
Holly Springs Parkway: Rezoning Application

Exhibit 5: Survey Plat



Holly Springs Parkway: Rezoning Application

Exhibit 6: Site Plan



Site Data

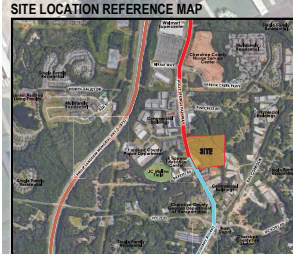
Gross Site Area	438,395 S.F. (10.00 Acres)
Buildable Site Area	333,260 S.F. (7.55 Acres) Minus Easements, Creek Buffer, Proposed Roadway
Gross Unit Density	222 Units Over 10,000 Acres = 22.20 Units/Acre
Net Unit Density	222 Units Over 7.55 Acres = 29.31 Units/Acre
Current Zoning	GC - General Commercial
Proposed Zoning	HCMR-60 - High Density Multi-Family

Parking Required*			Parking Provided		
1 Beds	1.0/unit	70	Garage	69	31/unit
2 Beds	1.5/unit	198	Surface	198	29/unit
3 Beds	2.0/unit	40			
Total Req.		308	Total	267	1.20/unit

* Parking Per Standard Multi-Family Use - No Senior Use Parking Ratio Provided in Zoning Code - State Affordable Housing Agency Requires 1.0 Space Per Unit (222 Units)

Unit Mix	No.	%
1 Bedroom 713 s.f.	70	31.5
2 Bedroom 1,035 s.f.	132	59.5
3 Bedroom 1,339 s.f.	20	9.0
Total	222	

Building Area	
LVL P1	25,542 G.S.F. (Parking)
LVL 1-6 (Bolt Per Plan)	50,782 G.S.F., Each (Residential) = 253,960 G.S.F.
Total	279,502 G.S.F.



1
A010 PROPOSED SITE PLAN Note - Existing topography shown for reference - spot elevations for proposed elevations provided at key locations
Scale: 1" = 40'-0"

Autodesk Docs\1305-2588 Tower Road-Holmes\1305-2588 Tower Road_JFE_2023.rvt
4/20/2024 12:13:52 PM



FRONT ELEVATION
1" = 20'-0"

EXTERIOR MATERIAL KEY	
	FBR-1 - FIELD FACE BRICK COLOR #1
	FBR-2 - ACCENT (SOLDIER COURSE) FACE BRICK COLOR #2
	DCMU-1 - BURNISHED CMU BASE
	FSDG-1 - FIBER CEMENT LAP SIDING
	FSDG-2 - FIBER CEMENT PANEL SIDING & TRIM COLOR 1,2,3

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

1412 Main Street
Adolphus Tower
Suite 700
Dallas, TX
75202
469.455.1196

www.bkvgroup.com



PROJECT TITLE
**2455 HOLLY SPRINGS
PARKWAY
SENIOR APARTMENTS
HOLLY SPRINGS, GA**

DATE	REVISION	DESCRIPTION
04/20/24	1	ISSUED FOR PERMIT



DOMINIUM

CERTIFICATION

NOT FOR
CONSTRUCTION

DATE	BY
04/20/24	JFE
DATE	BY
04/20/24	JFE

SHEET TITLE

EXTERIOR
ELEVATION

SHEET NUMBER

A401

© 2023 BKV Group



Holly Springs Parkway: Rezoning Application

Exhibit 7: Campaign Contribution Disclosure Statement (Attachment A)

must be completed by applicant, all owners, and any other person wishing to speak at the public hearing, i.e., engineer, surveyor, etc...

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES ☒ _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES ☒ _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES ☒ _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES ☒ _____ NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: Shaun Reinhardt

Official Position: Vice President and Project Partner

Dollar Amount of Contribution: \$0

Description of Contribution: N/A

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

7/2/2024

DATE

Shaun Reinhardt

NAME PRINTED

DocuSigned by:

Shaun Reinhardt

SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES ☒ _____ NO

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_____ YES ☒ _____ NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: N/A

Official Position: N/A

Dollar Amount of Contribution: N/A

Description of Contribution: N/A

Date of Contribution: N/A

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

7/2/2024

DATE

Carson Leifer

NAME PRINTED

Carson Leifer

SIGNATURE

Must be completed by applicant, all owners, and any other person wishing to speak at the public hearing, i.e., engineer, surveyor, etc...

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

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_____ YES ☒ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES ☒ NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: N/A

Official Position: N/A

Dollar Amount of Contribution: N/A

Description of Contribution: N/A

Date of Contribution: N/A

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

7/2/2024
DATE

Thomas Williams
NAME PRINTED

[Signature]
SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES X _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES X _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES X _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES X _____ NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

7-2-2024

DATE

STEVIE BERRYMAN

NAME PRINTED



SIGNATURE

Must be completed by applicant, all owners, and any other person wishing to speak at the public hearing, i.e., engineer, surveyor, etc...

ATTACHMENT A

DISCLOSURE

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C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

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D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

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If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: N/A

Official Position: N/A

Dollar Amount of Contribution: N/A

Description of Contribution: N/A

Date of Contribution: N/A

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

6/26/24
DATE

Janis C. Roberts
NAME PRINTED

Janis C. Roberts
SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

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_____ YES ☒ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES ☒ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES ☒ NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

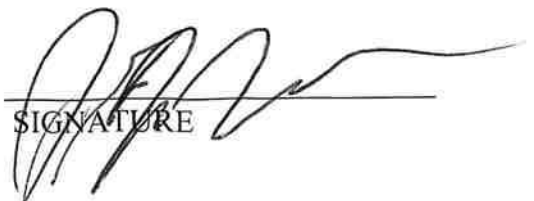
Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

7/1/24
DATE

John S. Feder
NAME PRINTED


SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES X NO

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_____ YES X NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES X NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES X NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

6-29-2024
DATE

Kito J Johnson
NAME PRINTED


SIGNATURE

Must be completed by applicant, all owners, and any other person wishing to speak at the public hearing, i.e., engineer, surveyor, etc...

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES X _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES X _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES X _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES X _____ NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

6-25-24
DATE

STEVEN O. ADKINS
NAME PRINTED

[Signature]
SIGNATURE



Holly Springs Parkway: Rezoning Application

Exhibit 8: Water/Sewer Availability Letter from CCWSA

Cherokee County Water & Sewerage Authority

June 21, 2024

RE: Water & Sewerage Availability (Tax Map 93N02, Parcel 009, 011, 012, 013)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has an 8" DIP water main on the West side of Holly Springs Parkway West of the subject property.

Sewer is available on 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



Holly Springs Parkway: Rezoning Application

Exhibit 10: Variances



Holly Springs Parkway: Rezoning Application

Variances

The applicant is requesting the following variances as part of its rezoning application to HDMFR.

- Density: Applicant is requesting a variance from 16 units/acre to 22 units/acre.
- One-Bedroom Units: Applicant is requesting a variance for the size of one-bedroom units from 750 square feet to 700 square feet.
- Parking Ratio: Applicant is requesting a variance from 308 total parking spaces to the minimum required by the state agency for affordable senior housing, which is 1.0/unit, or 222 parking spaces.
- Building Materials: Applicant is requesting a variance from a 100% brick façade to a mixture of brick, windows, and hardie plank fiber cement siding.



Holly Springs Parkway: Rezoning Application

Exhibit 11: Conditional Use Permit Requests (Attachment B)
N/A



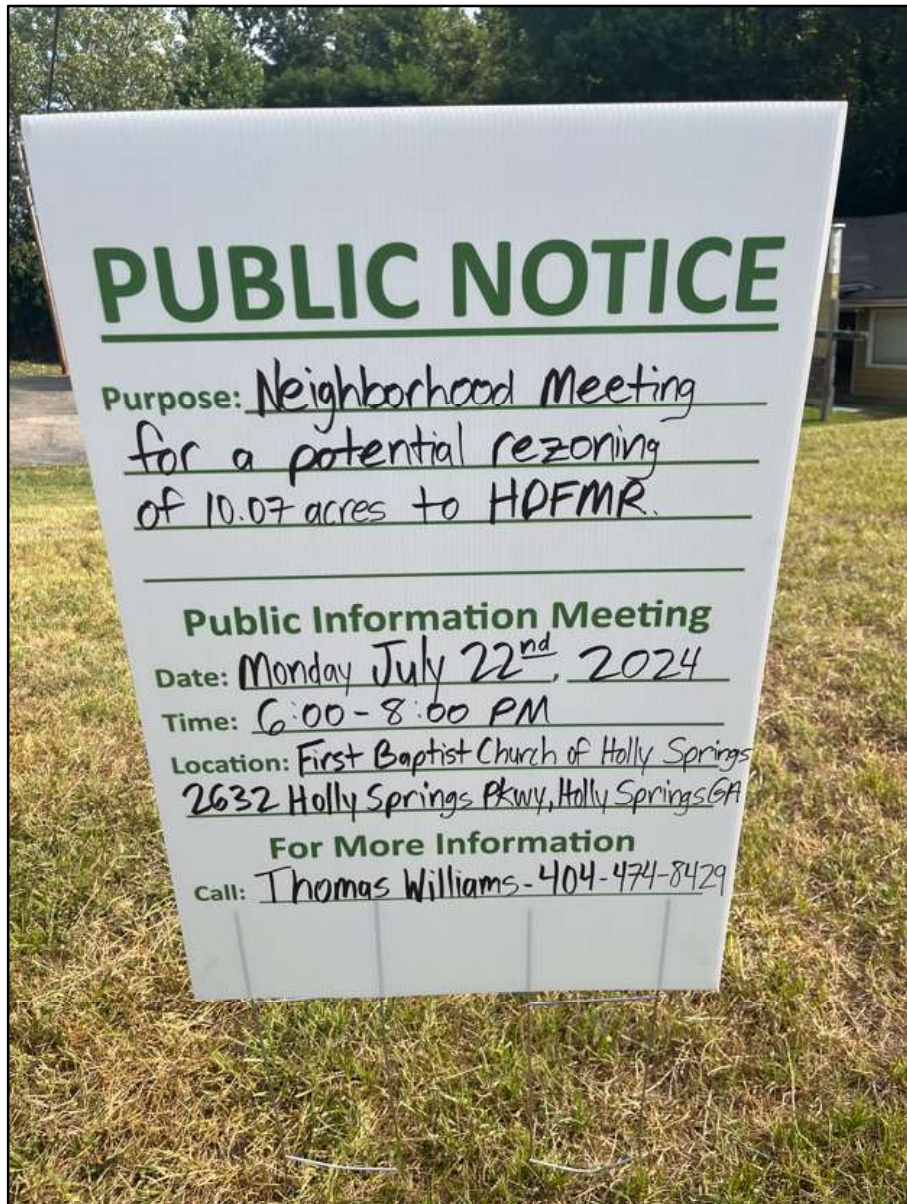
Holly Springs Parkway: Rezoning Application

Exhibit 12: Neighborhood Meeting: Public Notice Sign

Holly Springs Parkway: Rezoning Application

Neighborhood Meeting: Public Notice Sign

The Public Notice for the Neighborhood Meeting was posted on the subject site on July 3, 2024.





Holly Springs Parkway: Rezoning Application

Exhibit 13: Trip Generation Memo

Trip Generation Memo - July 1, 2024:

To: Nancy Moon, AICP
Community Development Director
City of Holly Springs
nmoon@hollysprings.us

Re: Trip Generation Memo for Senior Living Development on Holly Springs Pkwy – Holly Springs, GA

Dominium is proposing a multifamily residential development on an undeveloped parcel on the east side of Holly Springs Pkwy between Holly Street/Hickory Road and Pinecrest Road in Holly Springs, GA. The proposed development will be an age-restricted multifamily senior living development with an anticipated 220 dwelling units. This trip generation memo is being submitted as part of the rezoning application process. A full traffic impact analysis (TIA) report is expected to be required if the project rezoning is approved.

The project trips for the proposed development were calculated using equations contained in the Institute of Transportation Engineers' (ITE) latest *Trip Generation Manual*, 11th Ed, 2021. Table 1 summarizes the trip generation for the proposed redevelopment. The development land use and ITE code is listed below:

Proposed Land Use:

- Senior Adult Housing - Multifamily – ITE Code 252 – 220 Dwelling Units

Table 1: Trip Generation

Project Land Use	Density	ITE LUC	Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Senior Adult Housing - Multifamily	220 D.U.	252	661	331	330	43	15	28	55	31	24
Total Trips			661	331	330	43	15	28	55	31	24
Reductions for Internal Capture			0	0	0	0	0	0	0	0	0
Reductions for Modal Split			0	0	0	0	0	0	0	0	0
Reductions for Pass-By Trips			0	0	0	0	0	0	0	0	0
Total Net New Project Trips			661	331	330	43	15	28	55	31	24

The overall total development is anticipated to generate 661 total daily trips (331 inbound and 330 outbound) with the PM peak being the highest with the 55 total trips (31 inbound and 24 outbound). There are 43 total trips anticipated in the AM peak (15 inbound and 28 outbound).

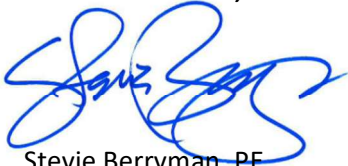
The 2022 traffic count data on *GDOT's Traffic Analysis & Data Application (TADA)* site indicates 14,000 vpd on Holly Springs Pkwy.

This type of age-restricted residential facility is anticipated to generate minor peak our traffic volumes with residents most likely opting to avoid peak hour traffic and making most of their trips during non-peak hours. Turn lane warrants will be verified, but it is expected that the City of Holly Springs will require both left and right turn lanes at the driveway location(s) on Holly Springs Pkwy for this development. As previously stated, it is expected that a full traffic impact analysis (TIA) report will be required if the project rezoning is approved.

Please contact me at 770-368-1399 if you have any questions or need additional information. Thank you for your time and consideration.

Sincerely,

FORESITE GROUP, LLC



Stevie Berryman, PE
Project Manager

Appendix A: Concept Site Plan

2455 HOLLY SPRINGS PARKWAY
HOLLY SPRINGS, GEORGIA

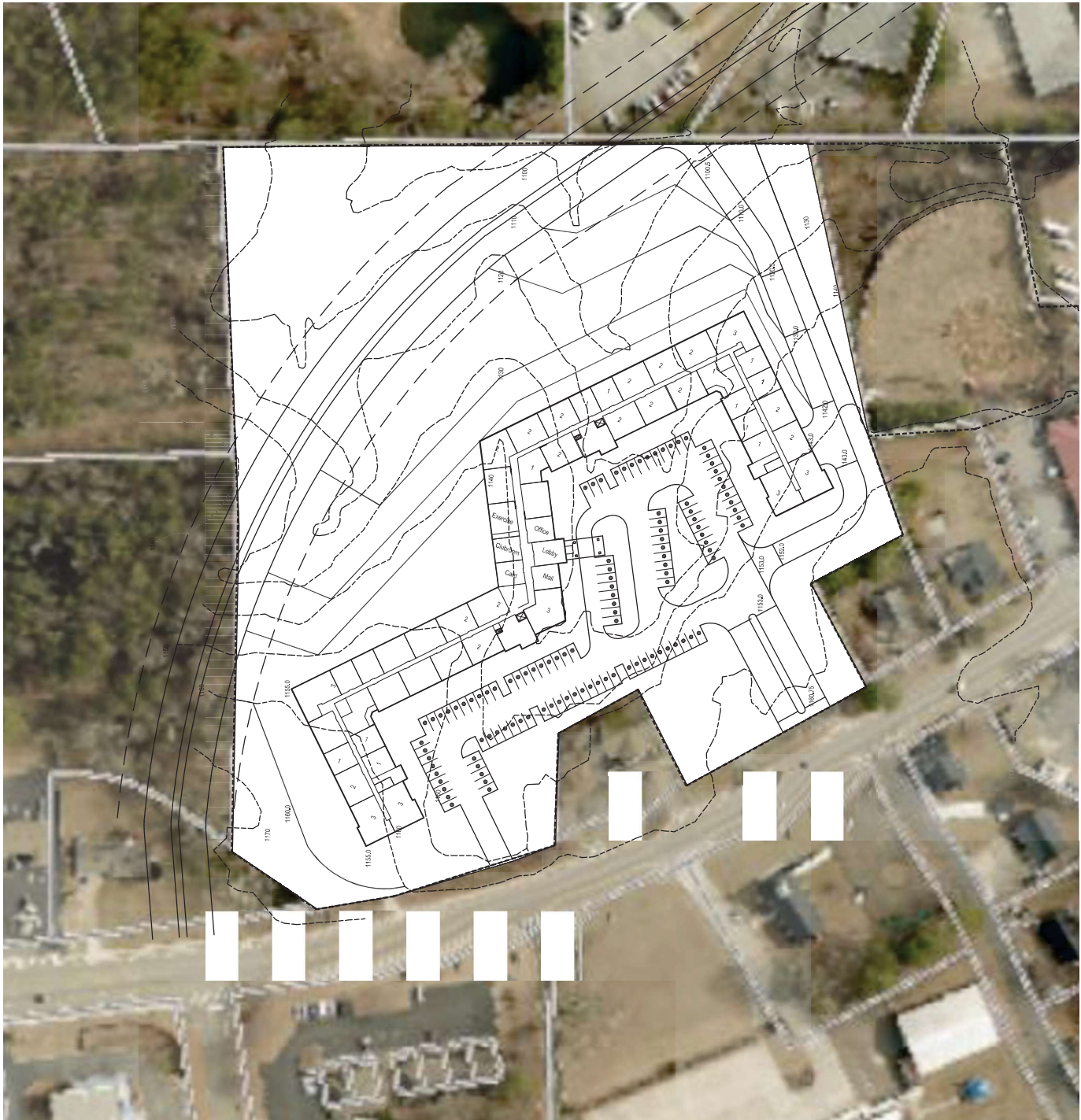
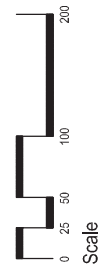
Senior-5 Stories				
Unit Mix	No.	%	Parking Required	
1 Bedroom	83	31.9	1.0 unit	83
2 Bedroom	142	54.6	1.0 unit	142
3 Bedroom	35	13.5	1.0 unit	35
Totals	260		1.0 unit	260

Parking Provided	Building Area		
Garage	156	Wood - Roof	60,794
Surface	104	Wood - Housing	243,176
		SOG	60,794
Total	260	1.00 unit	



North

6-9-24



Appendix B: Trip Generation

Trip Generation

Calculation of Anticipated Project Trips

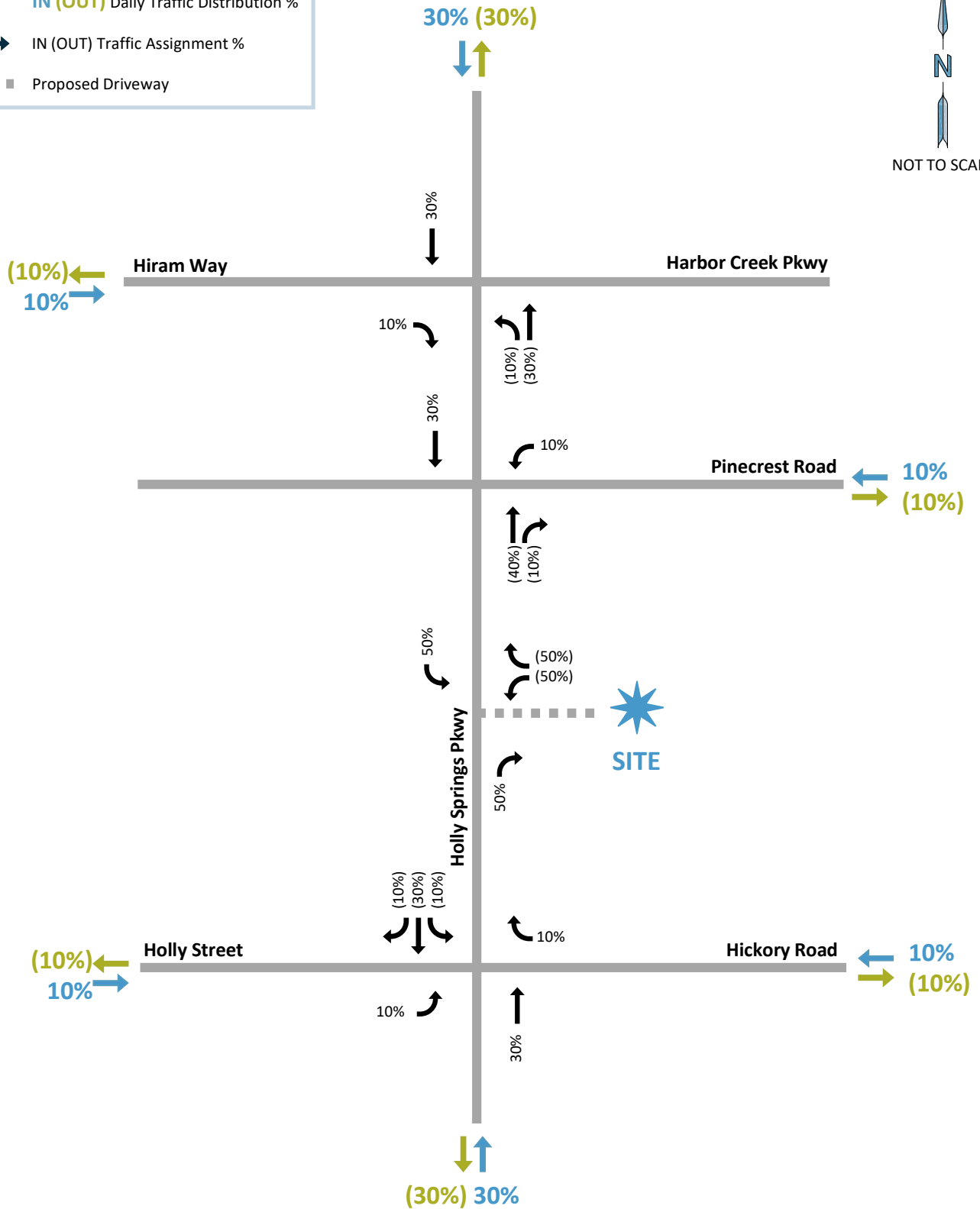
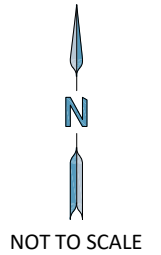
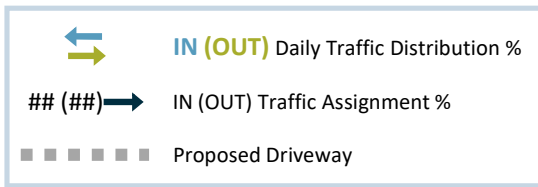
Based upon methodology from ITE's *Trip Generation Manual*, 11th Edition (2021)

Copyright 2018, Foresite Group

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out Distribution
		Total	Inbound	Outbound				
Senior Adult Housing - Multifamily	220 D.U.				252	Dwelling Unit		
Daily		661	331	330			$T = 2.89(X) + 24.82$	50% / 50%
AM Peak Hour		43	15	28			$T = 0.19(X) + 0.90$	34% / 66%
PM Road Peak		55	31	24			$T = 0.25(X) + 0.07$	56% / 44%
Reductions for Internal Capture								
Daily	0%	0	0	0				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	0%	0	0	0				
Reductions for Modal Split								
Daily	0%	0	0	0				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	0%	0	0	0				
Reductions for Pass-By Trips								
Daily	0%	0	0	0				
AM Peak Hour	0%	0	0	0				
PM Peak Hour	0%	0	0	0				
NET NEW EXTERNAL VEHICULAR TRIPS								
Daily		661	331	330				
AM Peak Hour		43	15	28				
PM Peak Hour		55	31	24				

Appendix C: Trip Distribution

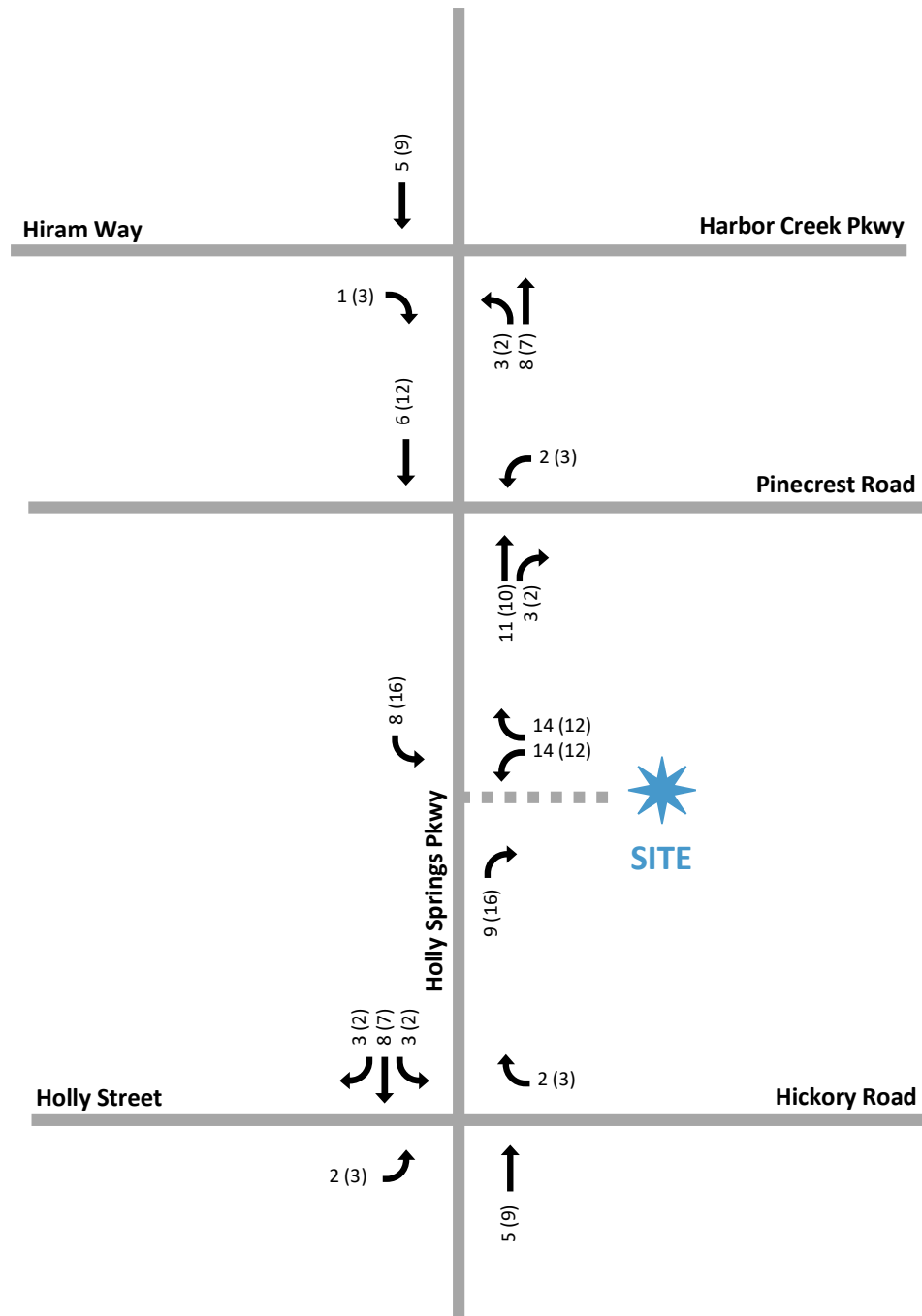
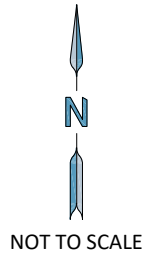
Trip Distribution



Project Trips

##(##) → AM (PM) Peak Hour Traffic Volume

■ ■ ■ ■ ■ | Proposed Driveway





Holly Springs Parkway: Public Information Meeting

Table of Contents

- 1.** An affidavit from the applicant certifying that the neighborhood public information meeting was conducted.
- 2.** A copy of the notice sent to the applicable property owners and a certificate of mailing of the applicable property owners.
- 3.** A list of attendees with contact information
- 4.** Summary of information presented
- 5.** Summary of issues stated by the attendees
- 6.** Public comment sheets



Holly Springs Parkway: Public Information Meeting

Exhibit 1: An affidavit from the applicant certifying that the neighborhood public information meeting was conducted.



Neighborhood Meeting Affidavit

To Whom it May Concern,

This letter is to serve as a notice that a neighborhood public information meeting was held for the rezoning application for 2455 Holly Springs Parkway. Details on the meeting are included in this letter, with supporting documentation attached.

Neighborhood Meeting
July 22nd, 2024
6:00 PM to 8:00 PM
First Baptist Church of Holly Springs
2632 Holly Springs Parkway,
Holly Springs, GA 30115

Applicant: Dominium Development & Acquisitions
375 Northridge Rd, Suite 500
Atlanta, GA 30350

Sincerely,

Shaun Reinhardt
Vice President & Project Partner
Dominium



Holly Springs Parkway: Public Information Meeting

Exhibit 2: A copy of the notice sent to the applicable property owners and a certificate of mailing of the applicable property owners.



July 10th, 2024

Dear Neighbors,

We are writing to inform you of a Neighborhood Meeting that will be held to discuss the proposed development of a senior apartment community in Holly Springs. The purpose of the meeting is to discuss the proposed rezoning from General Commercial to High Density Multi-Family Residential. The senior community will be located at 2455 Holly Springs Parkway. It will include up to 220 units on an approximate 10.07-acre property. Dominium Development & Acquisitions is seeking to be the developer of this property following the property's sale and obtaining all required permits and approvals.

Neighborhood Meeting
July 22nd, 2024
6:00 PM to 8:00 PM
First Baptist Church of Holly Springs
2632 Holly Springs Parkway,
Holly Springs, GA 30115

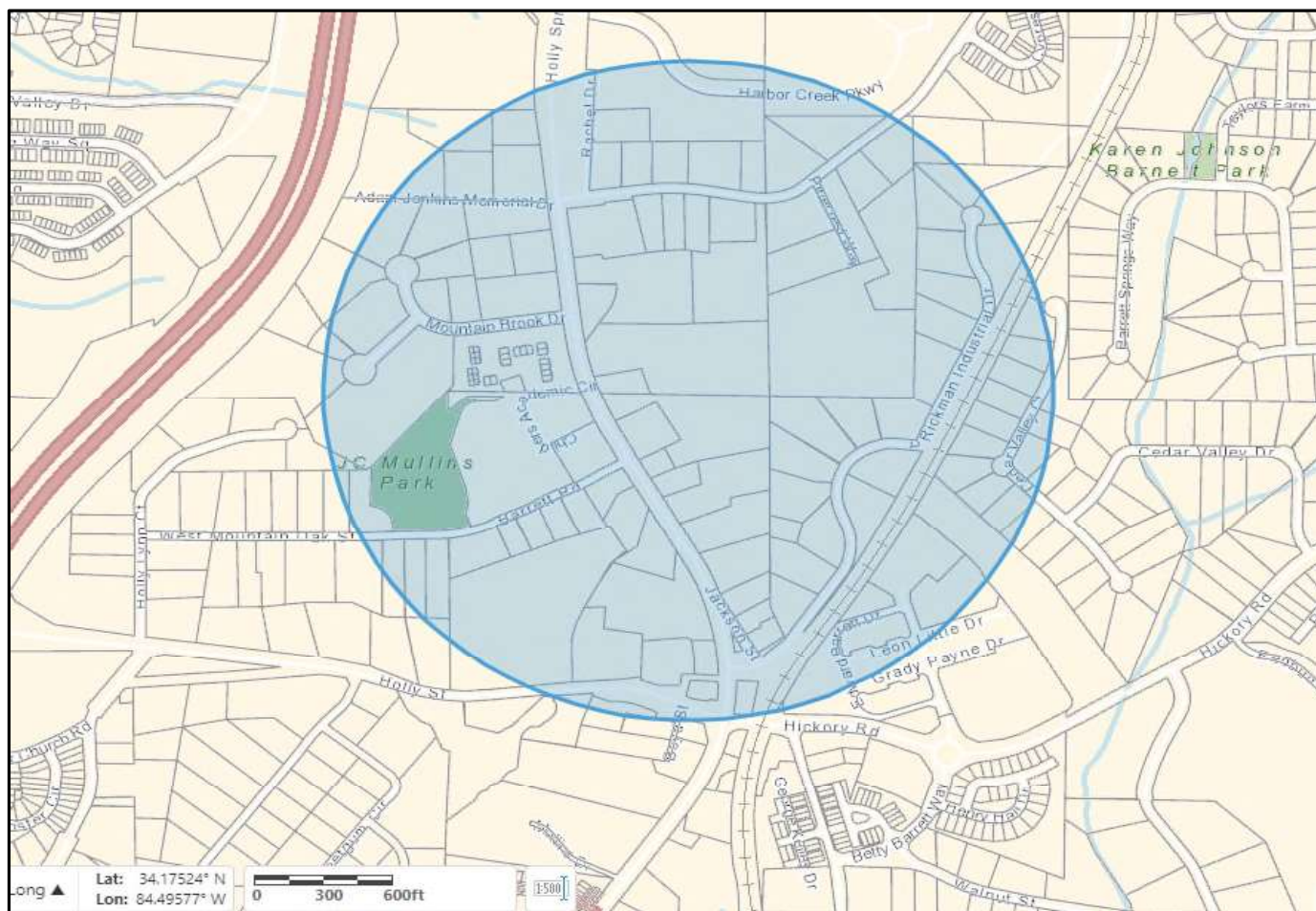
Applicant: Dominium Development & Acquisitions
375 Northridge Rd, Suite 500
Atlanta, GA 30350

We will have a presentation beginning at 6:15 PM, and we will be available before and after the presentation if you have any questions or comments.

If you have any questions or would like additional information, please do not hesitate to contact Thomas Williams at Thomas.Williams@Dominiuminc.com.

Sincerely,

Shaun Reinhardt
Vice President & Project Partner
Dominium



<u>Property Address</u>	<u>Property City</u>	<u>PIN</u>	<u>Owner</u>	<u>Mailing Address</u>	<u>Mailing City</u>
2455 Holly Springs Pkwy	Canton	15-0272-0002	ROBERTS CHARLES A & JANIS	600 SMITH RD	BALLGROUND
107 Mountain Brook Dr	Canton	15-0272-0003	FTG REALTY VENTURES LLC	3125 SANDHURST DR	WOODSTOCK
		15-0272-0044	SOUTHEAST HOLDING GROUP OF	120 MOUNTAIN BROOK DRIVE	CANTON
2271 Holly Springs Pkwy	Canton	15-0272-0014	VASUH INVESTMENTS LLC	4088 HOLLY SPRINGS PW	CANTON
109 Mountain Brook Dr	Canton	15-0272-0009	3C INVESTMENTS INC	183 SEXTON DR	BALL GROUND
214 Cedar Valley Ct	Canton	15-0306-0016	SALLING NICOLE LOREAL	214 CEDAR VALLEY CT	CANTON
220 Cedar Valley Ct	Canton	15-0306-0008	MEIXEL CARL W & SONJA W	220 CEDAR VALLEY DRIVE	CANTON
		15-0272-0020	MOUNTAIN BROOK OFFICE CONDOS		
265 Barrett Rd	Canton	15-0305-0022	WATERS DALE LYNN	255 BARRETT ROAD	CANTON
372 Pine Crest Rd	Canton	15-0272-0042	EBC PINECREST LLC	3330 COBB PKWY	ACWORTH
211 Cedar Valley Ct	Canton	15-0306-0005	WILSON TAMI T	211 CEDAR VALLEY CT	CANTON
129 P Rickman Industrial Dr	Canton	15-0271-0003	ARCHITECTURAL GLASS &	129 P RICKMAN INDUSTRIAL DR	CANTON
113 Mountain Brook Dr	Canton	15-0272-0017	PRESTIGE ONE LLC	3664 KNIGHTS MILL DR	VALDOSTA
212 Cedar Valley Ct	Canton	15-0306-0014	WASIELEWSKI JASON	212 CEDAR VALLEY CT	CANTON
271 Hickory Rd	Canton	15-0306-0024	WALTON HOLLY SPRINGS LLC	2281 AKERS MILL RD	ATLANTA
113 Mountain Brook Dr	Canton	15-0272-0051	BIANCARDI VITTORIO	335 OAK HILL LN	CANTON
107 P Rickman Industrial Dr	Canton	15-0306-0021	J N E PROPERTIES LLC	809 BLUE HERON COVE	WALESKA
140 Mountain Brook Dr	Canton	15-0273-0013	PEGA PROPERTIES LLC	222 N PACIFIC COAST HWY STE 2000	EL SEGUNDO
130 Timothy Downing Dr	Canton	15-0306-0012	HOLLY SPRINGS DOWNTOWN	100 HICKORY CIRCLE	CANTON
2766 Holly Springs Pkwy	Canton	15-0344-0011	2800 HOLLY SPRINGS CENTER	10882 CRABAPPLE RD #4	ROSWELL
3025 Holly St	Canton	15-0305-0004	HEFNER EDDIE	188 HOLLOWAY DR	CANTON
125 Barrett Rd	Canton	15-0305-0024	SPRINGER MOUNTAIN PROPERTIES LLC	125 BARRETT RD	HOLLY SPRINGS
120 Rachel Dr	Canton	15-0272-0024	ONANON LLC	120 RACHEL DR	CANTON
		15-0344-0016	POOR WILLIAM T & RUBY H	114 SWEET GUM CIRCLE	CANTON
120 Mountain Brook Dr	Canton	15-0273-0019	SOUTHEAST HOLDING GROUP OF	120 MOUNTAIN BROOK DRIVE	CANTON
137 Jackson St	Canton	15-0305-0011	WEAVER NELLIE JACKSON &	527 HENRY TURNER TRAIL	BALLGROUND
2471 Holly Springs Pkwy	Canton	15-0305-0005	S & G HOLDINGS LLC	1767 OLD JONES RD	ALPHARETTA
105 Mountain Brook Dr	Canton	15-0272-0008	SHIRLEY GARY C TRUSTEE	120 HOLLY RESERVE PKWY	CANTON
506 Pinecrest Way	Canton	15-0271-0002	MCFARLAND MICHAEL & DIANNE	506 PINE CREST WAY	CANTON
		15-0272-0011	CITY OF HOLLY SPRINGS	P O BOX 990	HOLLY SPRINGS
363 Pine Crest Rd	Canton	15-0272-0038	CROVATT SAMANTHA &	363 PINECREST RD	CANTON
113 Mountain Brook Dr	Canton	15-0272-0004	JAMESTOWN OFFICE LLC	2120 CASCADING CREEK CT	CUMMING
126 P Rickman Industrial Dr	Canton	15-0271-0021	PLACE PROPERTY MANAGEMENT LLC	201 GATEWAY DR	CANTON
230 Cedar Valley Ct	Canton	15-0271-0010	JUDD KATHLEEN H TRUSTEE &	230 CEDAR VALLEY CT	CANTON
113 Mountain Brook Dr	Canton	15-0272-0049	CHAMBERS MARK & TRACY &	22 DEER RUN LN SE	WHITE
127 P Rickman Industrial Dr	Canton	15-0271-0018	MADISON HOLDINGS LLC	135 P RICKMAN IND DR	CANTON
301 Adam Jenkins Memorial Dr	Canton	15-0272-0025	CAR WASH DEPOT LLC (THE)	5850 ROGERS ROAD	CUMMING
2740 Holly Springs Pkwy	Canton	15-0344-0005	SELIG ENTERPRISES INC	1100 SPRING ST NW	ATLANTA
210 Cedar Valley Ct	Canton	15-0306-0018	WIEGAND JOHN D & KIMBERLY L	210 CEDAR VALLEY COURT	CANTON
2463 Holly Springs Pkwy	Canton	15-0305-0023	COVENANT CHRISTIAN CENTER	P O BOX 4116	CANTON
411 Hickory Rd	Canton	15-0306-0011	CITY OF HOLLY SPRINGS GEORGIA	PO BOX 990	HOLLY SPRINGS
109 P Rickman Industrial Dr	Canton	15-0306-0022	GLG HOLDINGS LLC	P O BOX 249	HOLLY SPRINGS
103 Mountain Brook Dr	Canton	15-0272-0019	KAIDRE AND SRIPATHI REALTY LLC	3463 MILL BRIDGE DR	MARIETTA
174 West Mountain Oak St	Canton	15-0304-0026	RICHARDSON RANDALL &	P O BOX 1307	HOLLY SPRINGS
2610 Holly Springs Pkwy	Canton	15-0305-0001	VITAL CYRIL JR	980 HOLLY LANE	CANTON
		15-0343-0016	TRIDUUM ASSOCIATES LLC	1431 ORANGE SHOALS DRIVE	CANTON
540 Pine Crest Rd	Canton	15-0271-0004	BATES BILLY	540 PINECREST ROAD	CANTON
479 Pine Crest Rd	Canton	15-0271-0008	DIAZ GAD	479 PINECREST RD	CANTON
217 Cedar Valley Ct	Canton	15-0271-0023	DELUCA JESSICA A &	217 CEDAR VALLEY COURT	CANTON
103 Mountain Brook Dr	Canton	15-0272-0012	MOMEH PAUL	510 CREEKSHIRE CIRCLE	CANTON
101 Mountain Brook Dr	Canton	15-0272-0026	LAUREL PROPERTY INVESTMENTS LLC	304 MOUNTAIN LAUREL WALK	CANTON
161 Jackson St	Canton	15-0305-0009	HERB SHOP	P O BOX 459	HOLLY SPRINGS
226 Cedar Valley Ct	Canton	15-0271-0006	BRANOM NATHAN ROBERT &	226 CEDAR VALLEY CT	CANTON
101 Harbor Creek Pkwy	Canton	15-0233-0008	CP BARTOW PROPERTIES LLC	2111 BARRETT LAKES BLVD	KENNESAW
111 Mountain Brook Dr	Canton	15-0272-0006	VST AVIATION LLC	816 OLD HORNAGE RD	BALLGROUND
111 Mountain Brook Dr	Canton	15-0272-0046	BETHESDA COMMUNITY	111 MOUNTAIN BROOK	CANTON
2215 Holly Lynn Ct	Canton	15-0304-0002	BRIDGES JOHN R &	2215 HOLLY LYNN CT	CANTON
2258 Holly Springs Pkwy	Canton	15-0272-0045	TWIN OAKS INVESTMENT	2124 CHATOU PL	KENNESAW
		15-0233-0009	CP BARTOW PROPERTIES LLC	2111 BARRETT LAKES BLVD	KENNESAW
124 P Rickman Industrial Dr	Canton	15-0271-0012	RICKMAN 100 LLC	135 P RICKMAN INDUSTRIAL DR	CANTON
2464 Holly Springs Pkwy	Canton	15-0305-0008	HOLLY SPRINGS UNITED	3885 OLD HWY 5	HOLLY SPRINGS
99 P Rickman Industrial Dr	Canton	15-0306-0015	ABELL TURF AND TRACTOR L L C	101 P RICKMAN INDUSTRIAL DRIVE	CANTON
3028 Holly St	Canton	15-0344-0025	MULLINS ASHLEY BRETT	3028 HOLLY STREET	CANTON
121 P Rickman Industrial Dr	Canton	15-0271-0024	EAST COAST DEVELOPMENT CORP	121 P RICKMAN INDUSTRIAL DR	CANTON
106 Pine Crest Rd	Canton	15-0272-0031	ARREOLA RAFAEL	913 PINECREST ROAD	CANTON
225 Barrett Rd	Canton	15-0305-0015	FIELDS LINDA	225 BARRETT RD	CANTON
300 Adam Jenkins Memorial Dr	Canton	15-0272-0013	VALLEY HOLDINGS 4 LLC	6101 PELICAN BAY BV #701	NAPLES
2529 Holly Springs Pkwy	Canton	15-0305-0007	HUSSAIN SAZZAD & MOHAMMAD MINAL &	301 HILLGROVE DR	CANTON
138 Mountain Brook Dr Ste 100	Canton	15-0273-0001	DSTS ENTERPRISES LLC	138 MOUNTAIN BROOK DR	CANTON
105 Mountain Brook Dr	Canton	15-0272-0005	AL7 PROEPRTIES LLC	602 TOTTER WAY	CANTON
200 Mountain Brook Ct	Canton	15-0273-0002	CHEROKEE COUNTY SCHOOL SYSTEM	P O BOX 769	CANTON
215 Cedar Valley Ct	Canton	15-0306-0006	PHILLIPS KENNETH B JR &	215 CEDAR VALLEY CT	CANTON
501 Harbor Creek Pkwy	Canton	15-0234-0056	MAR HARBOR CREEK LLC	200 E BROWARD BLVD	FORT LAUDERDALE

2228 Holly Springs Pkwy	Canton	15-0272-0021	S2 PARTNERS LLC	5755 NORTH POINT PW	ALPHARETTA
275 Barrett Rd	Canton	15-0305-0020	DYCKOWSKI BRIAN RONALD	395 STOWERS DR	CANTON
103 Mountain Brook Dr	Canton	15-0272-0034	KAIDRE AND SRIPATHI REALTY LLC	3463 MILL BRIDGE DR	MARIETTA
113 Mountain Brook Dr	Canton	15-0272-0022	PRESTIGE ONE LLC	3664 KNIGHTS MILL DR	VALDOSTA
2330 Holly Springs Pkwy	Canton	15-0272-0023	MB & BM HOLDINGS LLC	P O BOX 1213	CANTON
522 Pine Crest Rd	Canton	15-0271-0019	NATIVO STEVE	4816 SUGAR PIKE RD	CANTON
240 Boyd St	Canton	15-0344-0023	CREVISTON JACOB DELMAN	105 JACKSON WAY	HOLLY SPRINGS
228 Cedar Valley Ct	Canton	15-0271-0014	CHASTAIN MICHAEL A JR &	228 CEDAR VALLEY COURT	CANTON
201 Mountain Brook Ct	Canton	15-0304-0020	CHEROKEE COUNTY SCHOOL SYSTEM	P O BOX 769	CANTON
113 Mountain Brook Dr	Canton	15-0272-0050	BIANCARDI VITTORIO	335 OAK HILL LN	CANTON
162 West Mountain Oak St	Canton	15-0304-0012	WRIGHT SHELA G &	162 WEST MOUNTAIN OAK ST	CANTON
222 Cedar Valley Ct	Canton	15-0271-0013	UNGER JOHN S & SUZANNE M	222 CEDAR VALLEY COURT	CANTON
501 Pinecrest Way	Canton	15-0271-0025	MCFARLAND DIANE	506 PINECREST WY	CANTON
119 P Rickman Industrial Dr	Canton	15-0271-0016	ATTIC XIV SELF STORAGE LLC	PO BOX 2747	DALLAS
		15-0233-0010	CHEROKEE AUTO LAND LLC	1855 LUKE KING PW	BUFORD
110 P Rickman Industrial Dr	Canton	15-0306-0009	ABELL FRANKLIN J	300 QUIET HILL LN	WOODSTOCK
117 P Rickman Industrial Dr	Canton	15-0271-0001	ATTIC XIV SELF STORAGE LLC	PO BOX 2747	DALLAS
		15-0272-0052	EBC PINECREST LLC	9040 MAIN ST	WOODSTOCK
2547 Holly Springs Pkwy	Canton	15-0305-0006	CORNER BOOTH PROPERTIES LLC	2547 HOLLY SPRINGS PARKWAY	HOLLY SPRINGS
220 Mountain Brook Ct	Canton	15-0273-0009	M3 REAL ESTATE HOLDINGS LLC	230 MOUNTAIN BROOK CT	CANTON
105 Mountain Brook Dr	Canton	15-0272-0007	WIKLE RONALD JR	545 STONEBROOK DR	CANTON
2450 Holly Springs Pkwy	Canton	15-0305-0025	CHEROKEE COUNTY SCHOOL SYSTEM	P O BOX 769	CANTON
113 P Rickman Industrial Dr	Canton	15-0306-0010	CITY OF HOLLY SPRINGS	P O BOX 990	HOLLY SPRINGS
413 Pine Crest Rd	Canton	15-0272-0039	CIH-CORP LLC	1150 OAKDALE ROAD	CANTON
224 Cedar Valley Ct	Canton	15-0271-0022	HARRIS JAMES P	224 CEDAR VALLEY COURT	CANTON
117 Jackson St	Canton	15-0305-0019	JACKSON STREET HOLDINGS LLC	814 DEGAMA AVENUE	PANAMA CITY
101 Mountain Brook Dr	Canton	15-0272-0041	KAIDRE AND SRIPATHI REALTY LLC	3463 MILL BRIDGE DR	MARIETTA
436 Pine Crest Rd	Canton	15-0271-0011	CARROLL CHARLES B &	7093 VAUGHN RD	CANTON
134 Pine Crest Rd	Canton	15-0272-0043	DAVIS CHARLES WALTER	134 PINECREST ROAD	CANTON
115 P Rickman Industrial Dr	Canton	15-0306-0020	GADDIS DAVID	398 AMY LANE	CANTON
2262 Holly Springs Pkwy	Canton	15-0272-0028	EWING IRRIGATION PRODUCTS INC	3441 E HARBOUR DR	PHOENIX
2615 Holly Springs Pkwy	Canton	15-0305-0016	PREMIERE PLUS STORAGE LLC	1405 HILLTOP OVERLOOK DR	MARIETTA
3075 Holly St	Canton	15-0305-0026	PM INVESTMENT HOLDINGS LLC	1997 IRON MOUNTAIN RD	CANTON
2632 Holly Springs Pkwy	Canton	15-0305-0013	HOLLY SPRINGS BAPTIST CHURCH	P O BOX 100	HOLLY SPRINGS
114 P Rickman Industrial Dr	Canton	15-0306-0013	CITY OF HOLLY SPRINGS	P O BOX 990	HOLLY SPRINGS
135 Mountain Brook Dr	Canton	15-0273-0011	CHEROKEE COUNTY SCHOOL SYSTEM	P O BOX 769	CANTON
218 Cedar Valley Ct	Canton	15-0306-0002	ROBERTS MICHAEL &	218 CEDAR VALLEY COURT	CANTON
249 Pine Crest Rd	Canton	15-0272-0036	LANDRUM BARBARA REECE	249 PINECREST RD	CANTON
550 Pine Crest Rd	Canton	15-0271-0007	GLADSON JIMMY & DIAN	P O BOX 710	HOLLY SPRINGS
103 Mountain Brook Dr	Canton	15-0272-0029	IRIE SUNSHINE COMMERCIAL PROP LLC	113 MOUNTAIN BROOK DR	CANTON
245 Barrett Rd	Canton	15-0305-0028	GLADSON DIAN	550 PINE CREST RD	CANTON
320 Pine Crest Rd	Canton	15-0272-0032	REECE JERRY MICHAEL &	311 PINECREST RD	CANTON
168 West Mountain Oak St	Canton	15-0304-0013	WOOLLEY MICHAEL &	168 W MOUNTAIN OAK ST	CANTON
330 Adam Jenkins Memorial Dr	Canton	15-0273-0007	OCS ENTERPRISES INC	135 P RICKMAN IND DRIVE	CANTON
2720 Holly Springs Pkwy	Canton	15-0305-0018	PM INVESTMENT HOLDINGS LLC	1997 IRON MOUNTAIN RD	CANTON
107 Mountain Brook Dr	Canton	15-0272-0027	KREWSON BETTS PROPERTIES LLC	708 VALLEY VIEW PLACE	CANTON
111 Mountain Brook Dr	Canton	15-0272-0016	MOUNTAIN BROOK 23 LLC	111 MOUNTAIN BROOK DR	CANTON
4030 Holly Springs Pkwy	Canton	15-0272-0040	PATEL BHANUMATI M &	P O BOX 1213	CANTON
107 Mountain Brook Dr	Canton	15-0272-0001	FTG REALTY VENTURES LLC	3125 SANDHURST DR	WOODSTOCK
		15-0306-0017	HILLHOUSE CEMETERY		
		15-0305-0012	DOWNTOWN DEV AUTH OF	P O BOX 990	HOLLY SPRINGS
285 Barrett Rd	Canton	15-0305-0014	RAGSDALE CLIFFORD (LIFE EST)	P O BOX 744	HOLLY SPRINGS
2631 Holly Springs Pkwy	Canton	15-0305-0021	ARG ME19PCK001 LLC	405 PARK AVENUE 3RD FLOOR	NEW YORK
3015 Holly St	Canton	15-0304-0007	TUCKER DWIGHT	219 SWEETWATER CREEK DRIVE	CANTON
145 Mountain Brook Dr	Canton	15-0273-0012	GILA PROPERTIES INC	145 MOUNTAIN BROOK DR	CANTON
109 Mountain Brook Dr	Canton	15-0272-0010	3C INVESTMENTS INC	183 SEXTON DR	BALL GROUND
2592 Holly Springs Pkwy	Canton	15-0305-0002	KMY HOLDINGS LLC	508 HONEYSUCKLE LN	WOODSTOCK
311 Pine Crest Rd	Canton	15-0272-0037	REECE JERRY MICHAEL &	311 PINECREST RD	CANTON
533 Pine Crest Rd	Canton	15-0271-0009	SANTOS BULMARO	533 PINECREST RD	CANTON
105 P Rickman Industrial Dr	Canton	15-0306-0023	BUFU HOLDINGS LLC	105 P RICKMAN INDUSTRIAL DR	CANTON
155 West Mountain Oak St	Canton	15-0304-0029	IH3 PROPERTY GEORGIA L P	1717 MAIN ST	DALLAS
2459 Holly Springs Pkwy	Canton	15-0272-0030	FEDON JOHN	2023 SW 28 AVE	FT LAUDERDALE
500 Pinecrest Way	Canton	15-0271-0020	BARR MATTHEW &	500 PINECREST WY	CANTON
310 Adam Jenkins Memorial Dr	Canton	15-0273-0008	ABF HORIZON LLC	1 BEECH KNOLL DR	CANTON
3036 Holly St	Canton	15-0344-0006	CREVISTON DELMAN	3036 HOLLY ST	CANTON
156 West Mountain Oak St	Canton	15-0304-0025	HOFFMAN VICTORIA L	156 WEST MOUNTAIN OAK STREET	CANTON
111 Mountain Brook Dr	Canton	15-0272-0033	JD REALTY LLC	1050 WHATLEYS MILL LN	GREENSBORO
125 P Rickman Industrial Dr	Canton	15-0271-0017	SAWGRASS PROPERTY GROUP LLC	115 PALM ST	CANTON
2260 Holly Springs Pkwy	Canton	15-0272-0015	ON LINE INC	316 YACHT CLUB LANE	ST SIMONS ISLAND
111 Mountain Brook Dr	Canton	15-0272-0047	BETHESDA COMMUNITY	111 MOUNTAIN BROOK	CANTON
111 P Rickman Industrial Dr	Canton	15-0306-0001	DRAIN BOBBY K & LYSA E	P O BOX 160	HOLLY SPRINGS
230 Mountain Brook Ct	Canton	15-0273-0015	M3 REAL ESTATE HOLDINGS LLC	230 MOUNTAIN BROOK CT	CANTON
103 P Rickman Industrial Dr	Canton	15-0306-0019	PENFIELD NORMAN & LINDA	6017 GOVERNORS WALK DR	CANTON
2507 Holly Springs Pkwy	Canton	15-0305-0003	HONEA CONNIE MARIE	730 MOORE ST	JASPER

213 Cedar Valley Ct	Canton	15-0306-0003	MULLER CHRISTINE B &	213 CEDAR VALLEY CT	CANTON
161 West Mountain Oak St	Canton	15-0304-0005	ELLINGTON STEPHEN R	161 W MOUNTAIN OAK ST	CANTON
110 Childers Academic Cir	Canton	15-0304-0030	CITY OF HOLLY SPRINGS	P O BOX 990	HOLLY SPRINGS
216 Cedar Valley Ct	Canton	15-0306-0004	WATKINS SANDRA LYNN	1575 LOWER BETHANY RD	BALLGROUND
3017 Holly St	Canton	15-0305-0010	STATE OF GEORGIA	30 GREAT VALLEY PARKWAY	WHITE
247 Pine Crest Rd	Canton	15-0272-0035	CSL GEORGIA SYSTEM LLC	10802 EXECUTIVE CENTER DR	LITTLE ROCK
2725 Holly Springs Pkwy	Canton	15-0344-0004	DOWNTOWN DEV AUTH OF	P O BOX 990	HOLLY SPRINGS
123 P Rickman Industrial Dr	Canton	15-0271-0005	JTL PROPERTY LLC	405 COURTYARD TERRACE	WOODSTOCK
2240 Holly Springs Pkwy	Canton	15-0272-0018	HOLLY SPRINGS CENTER LLC	P O BOX 1565	LAWRENCEVILLE
111 Mountain Brook Dr	Canton	15-0272-0048	BETHESDA COMMUNITY	111 MOUNTAIN BROOK	CANTON
2210 Holly Springs Pkwy	Canton	15-0232-0002	KDP2U LLC	59 CREEKSIDE PARK DR	ALPHARETTA



Holly Springs Parkway: Public Information Meeting

Exhibit 3: A list of attendees with contact information

Sign-In Sheet: Holly Springs Parkway Meeting

[illegible]



Holly Springs Parkway: Public Information Meeting

Exhibit 4: Summary of information presented



DOMINIUM

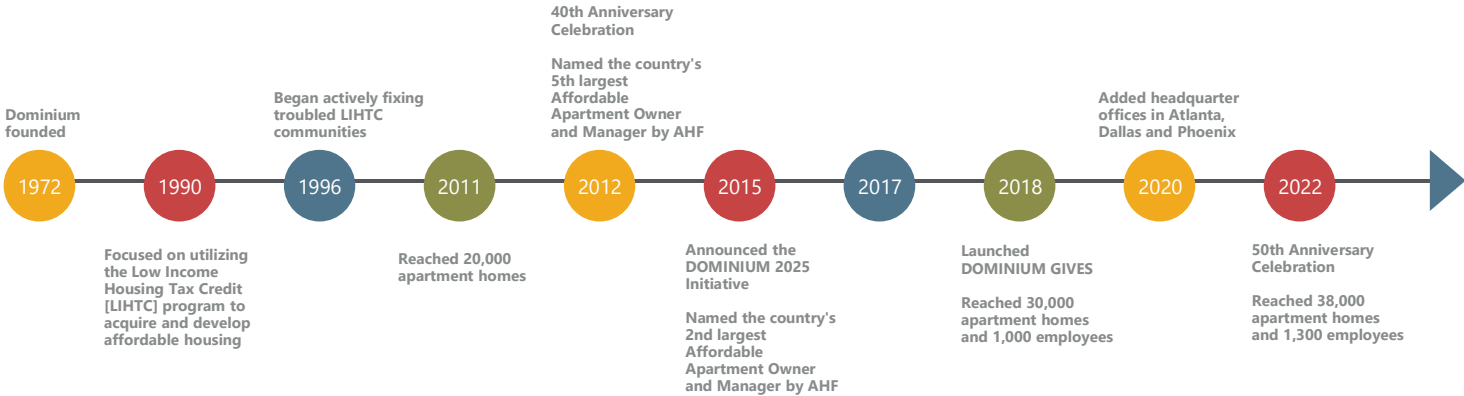
Holly Springs Parkway

Senior Housing
Development

JULY 22, 2024

What we do hits H O M E.

Dominium Today



Dominium in Georgia

8K

Residents
across Georgia

28

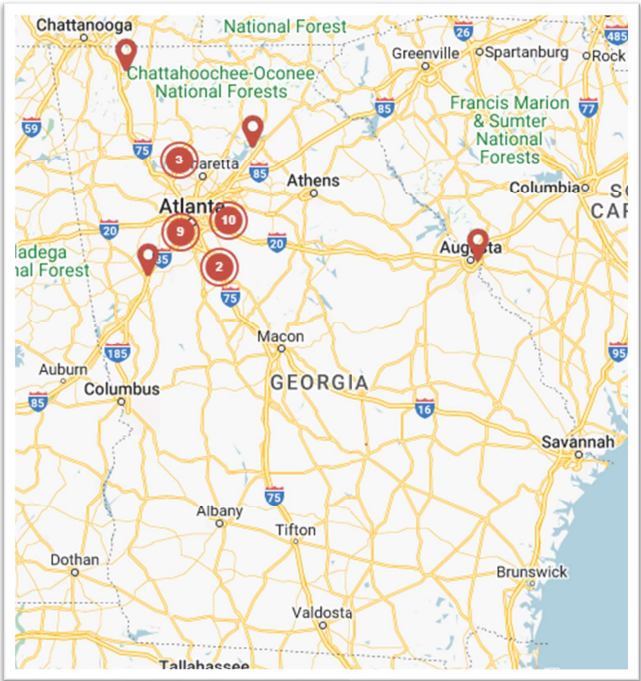
Number of communities
owned and managed

5.8K+

Number of homes owned
and managed

2K+

Future homes in our
pipeline



Our Proposal

- 222 total units
 - One Bedroom: 70
 - Two Bedroom: 132
 - Three Bedroom: 20
- 5-story building
- 10.07 acres
- Entirely affordable senior housing (55+)
- 100% of units at 60% AMI



Rent & Income Qualifications

- 100% of units set aside at 60% of the area median income (AMI)
- Age-restricted to seniors aged 55+
- Majority of residents are seniors on fixed income
- Rents include 100% of utilities

Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area	
Very Low Income (60%)	
	2024 Income Limits
1 person	\$45,180
2 people	\$51,600
3 people	\$58,080
4 people	\$64,500
60% Rents	
	2024 Gross Rents
1 bedroom (1.5)	\$1,209
2 bedrooms (3.0)	\$1,452
3 bedrooms (4.5)	\$1,677

PRESERVE
at Peachtree Shoals
55+ LIVING







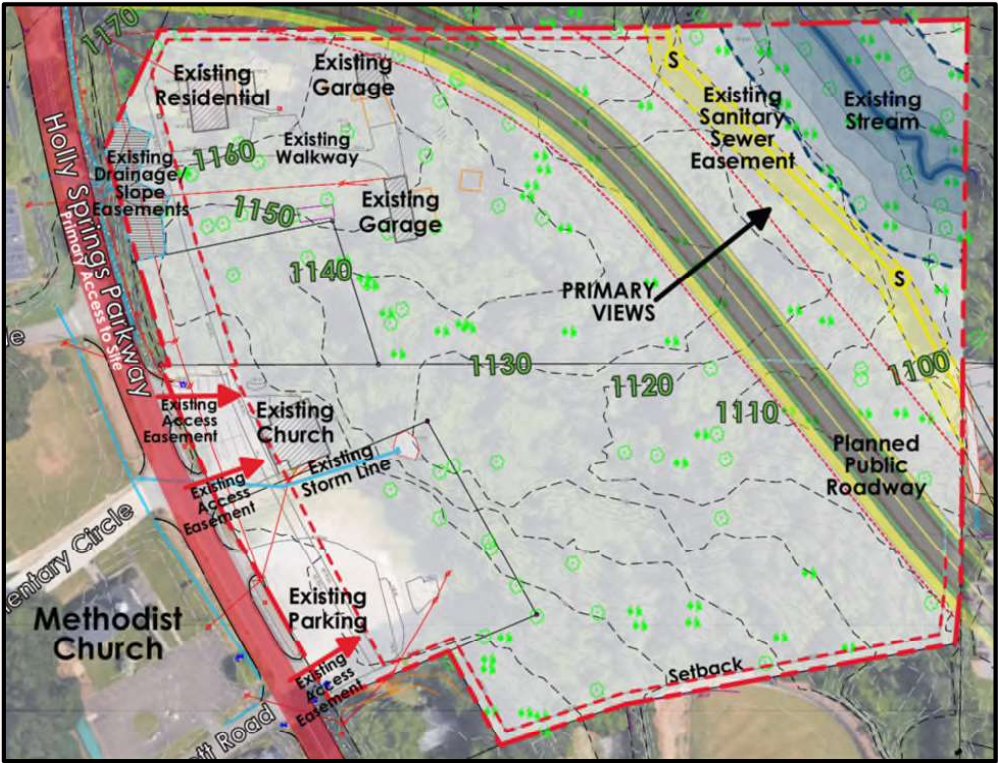
Site Proximity to Town Center



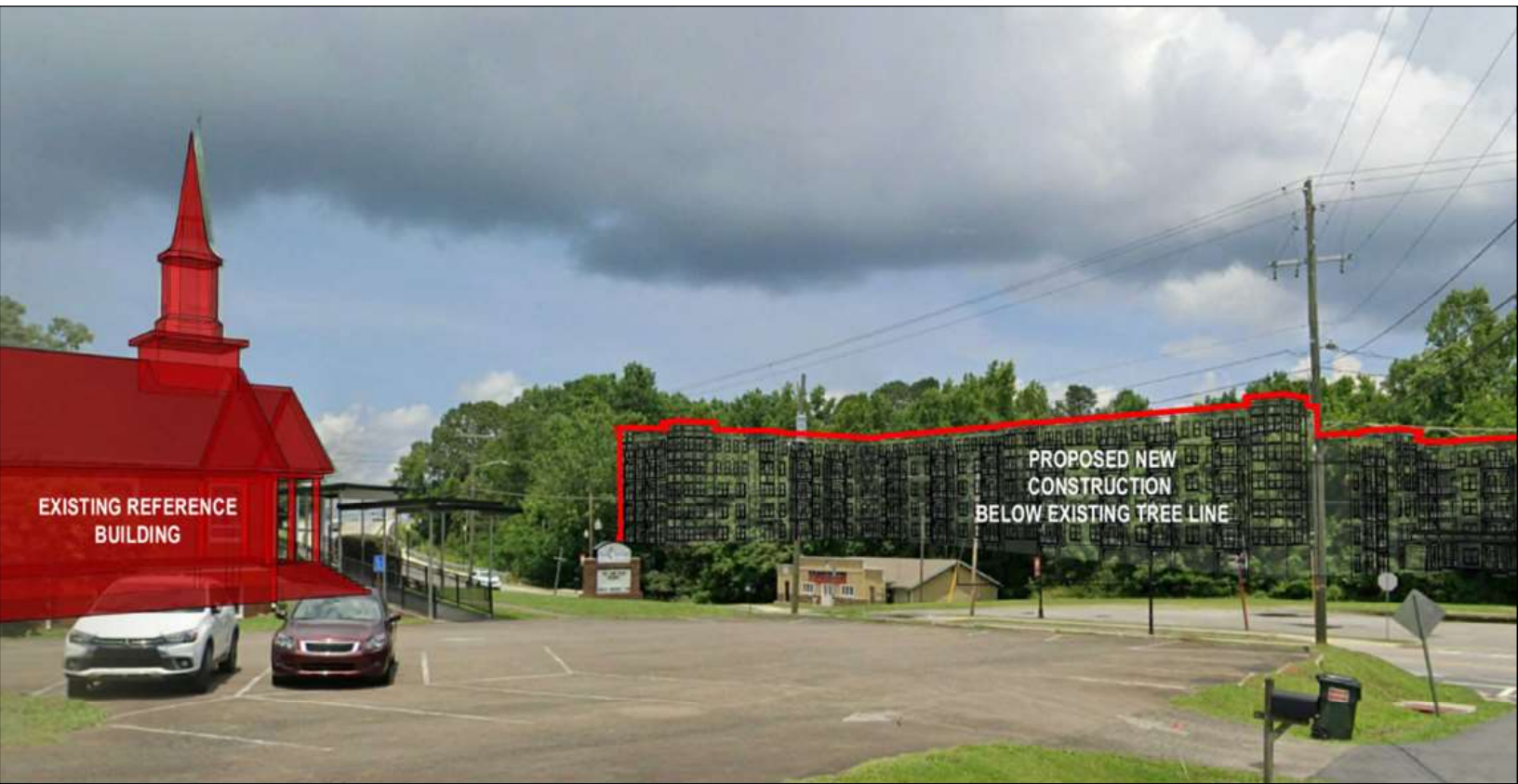
Current Site Plan



Existing Site Conditions





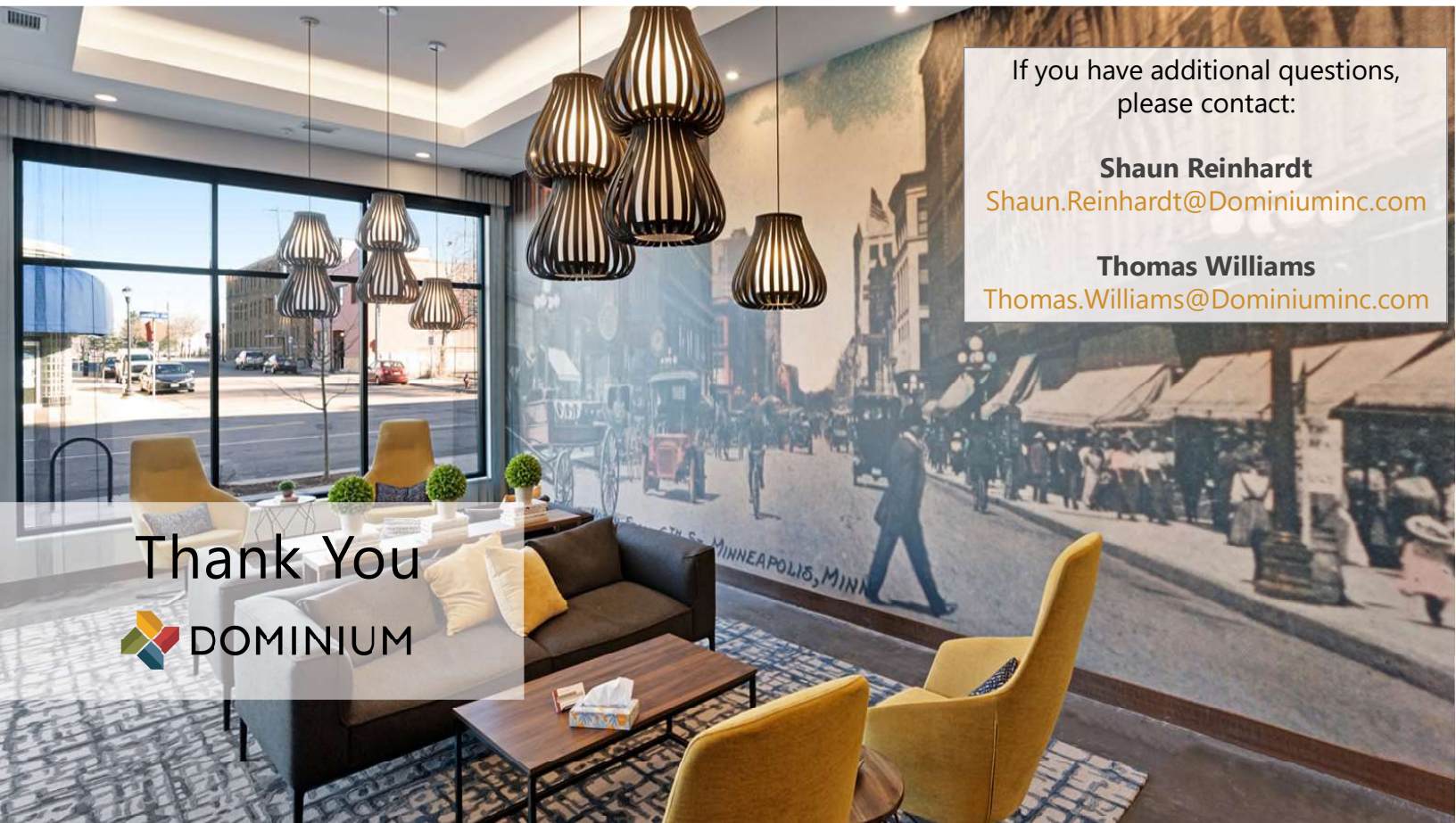




Traffic – Trip Generation Memo



- Analyzed peak hour traffic and daily trips in and out of the community
 - Peak morning volume: 43 trips (15 entering, 28 exiting)
 - Peak evening volume: 55 trips (31 entering and 24 exiting)
- Age-restricted community
- High percentage of trips during off-peak times
- Residents often combine trips, carpool, and use local transportation or shuttle transits



Thank You
 DOMINIUM

If you have additional questions,
please contact:

Shaun Reinhardt

Shaun.Reinhardt@Dominiuminc.com

Thomas Williams

Thomas.Williams@Dominiuminc.com



Holly Springs Parkway: Public Information Meeting

Exhibit 5: Summary of issues stated by the attendees



Summary of Issues Stated by the Attendees

- Building height
- Traffic concerns
- Exterior of building and making sure it fits the overall feel of the area
- Transiency of tenants that are not from the area originally
- All “for rent” units and none are “for sale”



Holly Springs Parkway: Public Information Meeting

Exhibit 6: Public comment sheets

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

Please use this form to write any comments or questions on the proposed development.

Date: 7/22/24

I would like to keep Holly Springs as
is (no updates) small town feel.

NT

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

Please use this form to write any comments or questions on the proposed development.

Date: 7/22/24

DOMINIUM

"Affordable" housing? Income < \$45K

Age restrictions $\Rightarrow$ 55+ $\rightarrow$ Not assit living

Current zoning? Gencan to High Density Residential

5 story building 220 units

15 yrs of ownership w/option for 30 yrs

Who owns Dominion? Publicly Traded?

Tax credit driven

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

Please use this form to write any comments or questions on the proposed development.

Date: 7/22/24

concerns -
traffic impact, ht of buildings, transiency / influx
of ~~all~~ people to community that are less concerned
about community feel, etc.

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

Please use this form to write any comments or questions on the proposed development.

Date: 7/22/24

I think there is going to be too much traffic. We don't want the rezoning.

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
June 27, 2024

Commission Members Present: Vice Chairman Mike Grayeski, Commission Member Chris Adams, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: Chairman Adrian Dekker.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Audrey Conley with the City Attorney's Office, Captain Casey Barton, Officer Estan Holloway, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Vice Chairman Mike Grayeski called the Planning and Zoning Work Session Meeting to order.

II. WORK SESSION GUIDELINES

Commissioner Norris read the Work Session Guidelines.

III. OLD BUSINESS

No Old Business.

IV. NEW BUSINESS

- A. **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.

Community Development Director Nancy Moon informed the Commission that this property currently resides within Cherokee County, but the applicants have requested that it be annexed into the City of Holly Springs.

- B. **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).

Community Development Director Nancy Moon informed the Commission that this property is currently zoned in the county as Agricultural, but the applicants have requested to rezone it to Neighborhood Commercial. Ms. Moon stated that an existing home is on the property and the applicants would like to renovate it to be an insurance office. Ms. Moon stated that the applicants would be installing additional parking.

- C. **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.

Community Development Director Nancy Moon said that the applicants would like to open a dog daycare, boarding, and training facility; however, overnight boarding is not allowed under the current zoning of Neighborhood Commercial. Ms. Moon stated that the applicants are requesting the property to be rezoned to General Commercial to allow overnight boarding inside.

V. REPORTS

No Reports.

VI. ADJOURNMENT

Commissioner Huminski made a motion to adjourn the meeting. Commissioner Adams seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
July 11, 2024

Commission Members Present: Chairman Adrian Dekker, Vice Chairman Mike Grayeski, Commission Member Chris Adams, Commission Member Eric Huminski and Commission Member Andy Norris.

Commission Members Not Present: None.

Elected Officials Present: None.

Staff Present: Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, Officer Carson Warner, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

Chairman Dekker called the Planning and Zoning Public Hearing Meeting to order.

II. PUBLIC HEARING RULES

Commission Member Huminski read the Public Hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business to discuss.

IV. NEW BUSINESS/PUBLIC HEARING

- A. **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.

Community Development Director Nancy Moon stated that this property currently resides within Cherokee County, and the applicants are requesting to annex this property into the City of Holly Springs. Ms. Moon stated that the Cherokee County Board of Commissioners voted unanimously to allow the annexation.

Commission Member Adams made a motion to approve. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. **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).

Community Development Director Nancy Moon informed the Commission that the applicants are requesting that this property be rezoned to NC, Neighborhood Commercial, in order to convert the current single family residential home on the property to an insurance office. Ms. Moon said that the applicants plan to install an additional parking area. Ms. Moon stated that staff recommends approval with stipulations.

Cherokee County resident Mike Davenport of 2626 Hickory Road asked if this would cause sewer lines to be installed in the area.

City staff addressed the question of the resident.

Commission Member Adams made a motion to approve. Commission Member Norris seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. **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.

Community Development Director Nancy Moon stated that this property is currently zoned NC, Neighborhood Commercial, which would allow the applicants to open a dog daycare and training facility, but would not allow overnight boarding of pets. Ms. Moon said the applicants are requesting to rezone the property to GC, General Commercial, which does allow overnight boarding inside. Ms. Moon informed the Commissioners that outside storage of pets is restricted under the GC zoning. Ms. Moon reviewed the use of the surrounding properties and also stated that the applicants do not intend to renovate the building on the property at this time. Ms. Moon stated that staff recommends approval with stipulations.

The applicant, Jorge Flores Wong, addressed the Commissioners and explained that he wants to create a family business to share with the community and teach members of the community how to train their dogs. Mr. Flores Wong said that he intends to board the pets overnight in the two soundproof rooms in the building on the property. Mr. Flores Wong confirmed that no changes would be made to the exterior of the building.

Cherokee County resident Charles Stephon of 1454 Hickory Road had concerns regarding possible noise from barking dogs and concerns regarding the older septic system on the property.

Cherokee County resident Brent Sisson of 441 Holloway Drive had concerns regarding other uses of the property under the GC zoning if the property is sold in the future, possible noise from the barking dogs, and stated that a fence is needed around the property.

The applicant and city staff addressed the concerns of the residents.

Vice Chairman Grayeski made a motion to approve with stipulations. Commission Member Huminski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- D. May 16, 2024 Planning and Zoning Commission Public Hearing Meeting minutes.

Commission Member Norris made a motion to approve the minutes. Chairman

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

V. REPORTS

Community Development Director Nancy Moon announced that the August 29, 2024 Planning and Zoning meeting will be a public hearing.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator