Planning and Zoning Commission Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy, Holly Springs, GA 30115
Thursday, August 29, 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

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).

IV. NEW BUSINESS/PUBLIC HEARING

A. **A-03-2024**, applicant, PR Land Investments, LLC, requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19.

B. **MA-05-2024**, applicant, PR Land Investments, LLC, requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City).

C. July 25, 2024 Planning and Zoning Commission Work Session Meeting minutes.

D. August 8, 2024 Planning and Zoning Public Hearing minutes.

V. REPORTS/COMMENTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: III.A.

FROM: Nancy Moon, Community Development Director

MEETING DATE: August 29, 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-tum 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-tum 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:

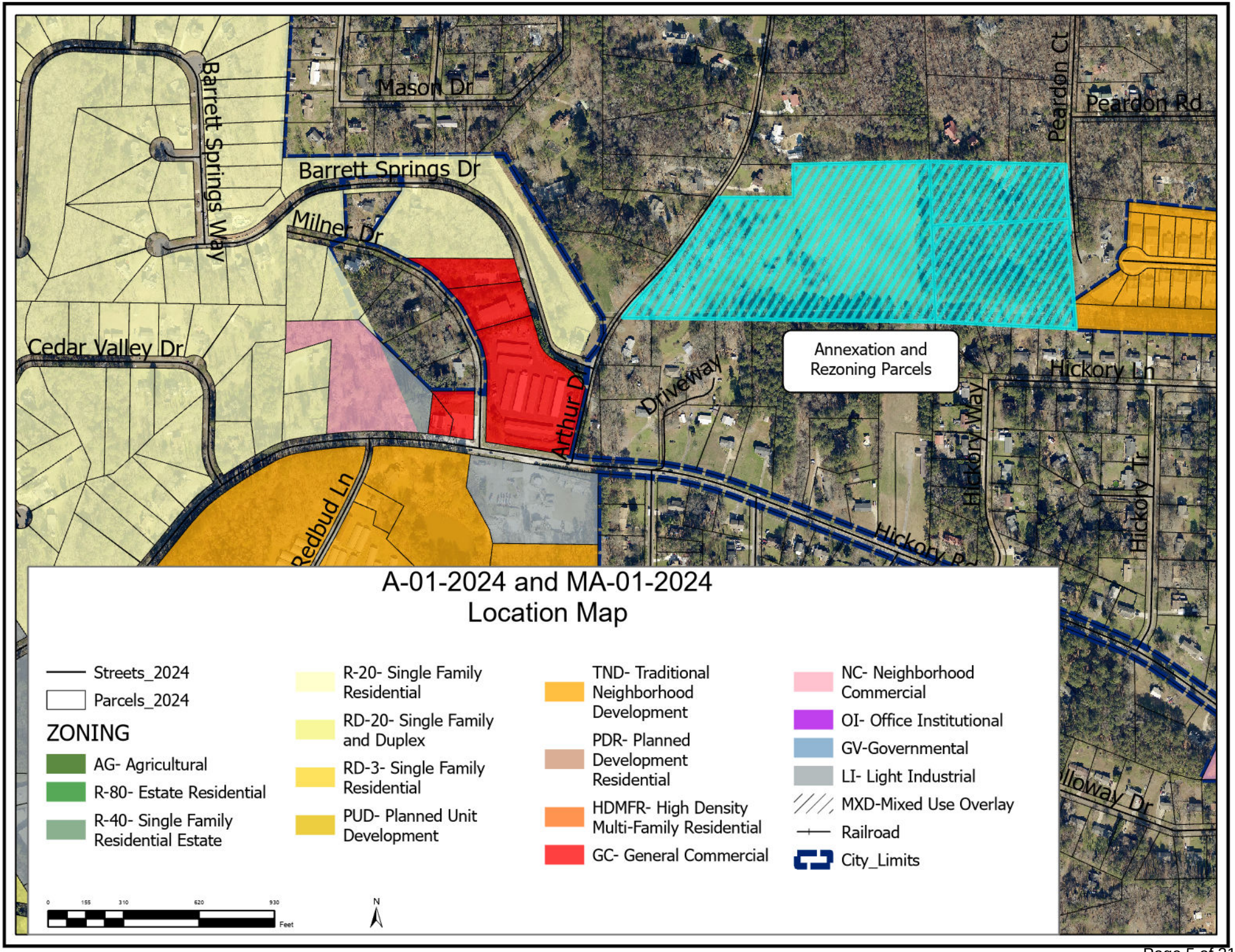
1. Location Map
2. Application
3. Cherokee County Response

RECOMMENDATION:

The staff recommendation is approval of the annexation application.

CONCURRENCES:

City Manager


Barrett Springs Way
Mason Dr
Barrett Springs Dr
Milner Dr
Cedar Valley Dr
Redbud Ln
Arthur Dr
Driveway
Peardon Ct
Peardon Rd
Annexation and Rezoning Parcels
Hickory Ln
Hickory Way
Hickory Tr
Hickory Dr
lloway Dr
A-01-2024 and MA-01-2024
Location Map
Streets_2024
Parcels_2024
ZONING
AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate
R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development
TND- Traditional Neighborhood Development
PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial
NC- Neighborhood Commercial
OI- Office Institutional
GV-Governmental
LI- Light Industrial
MXD-Mixed Use Overlay
Railroad
City_Limits
0 155 310 620 930
Feet
N

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

NICOLE TURNER NOTARY EXPIRES GEORGIA May 17th, 2025 PUBLIC GWINNETT COUNTY

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC
Applicant Name (Please Print)

Corporation Name (Please Print)

Ted Turner, Atlanta Regional President
Title (Please Print)

Ted Turner
Applicant Signature

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: Mary 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)

Property Owner Signature | Date 3/27/2024

Property Owner Name (Please Print)

Property Owner Signature | Date

Property Owner Name (Please Print)

Property Owner Signature | Date

Notary (form must be notarized)

MARY A. TIPTON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMM. EXPIRES 3/15/22

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: **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]

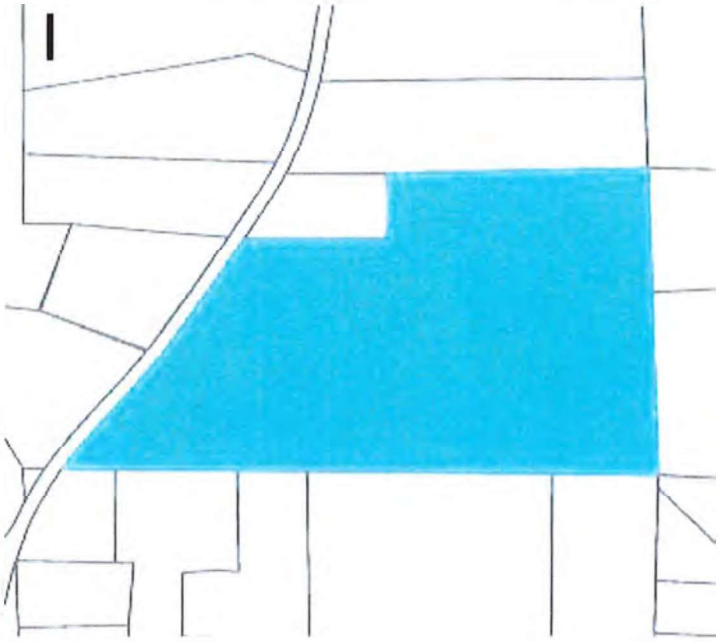
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail:jkm@mijs.com

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)

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:

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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)

Corporation Name (Please Print)

Ted Turner, Atlanta Regional President

Title (Please Print)

Applicant Signature

6/14/2024

Date

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

FRED SMITH JR.

Property Owner Name (Please Print)

Property Owner Signature

6/14/24

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized) 6.14.2024

NICOLE TURNER NOTARY PUBLIC EXPIRES GEORGIA May 17th, 2025 GWINNETT COUNTY

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:

_____
Notary Public
Commission Expires: January 10, 2027

[Notarial Seal]

CAROLYN E. COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA.

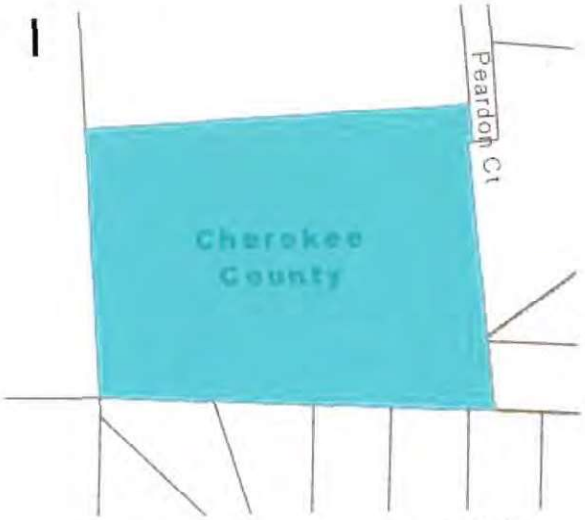
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail:jkm@mijs.com

Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 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.

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

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:

_____

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(attach additional sheets, if necessary)

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D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC
Applicant Name (Please Print)

Corporation Name (Please Print)

Ted Turner, Atlanta Regional President
Title (Please Print)

Applicant Signature

6/14/2024
Date

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

DOROTHY GRIFFITH
Property Owner Name (Please Print)

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)

Property Owner Signature

6/14/24
Date

Nicole Turner
Notary (form must be notarized) 6.14.2024

NICOLE TURNER
NOTARY
EXPIRES
GEORGIA
May 17th, 2025
PUBLIC
GWINNETT COUNTY

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]

CAROLYN E. COOK NOTARY PUBLIC EXP. JAN. 10, 2027 COBB COUNTY, GA

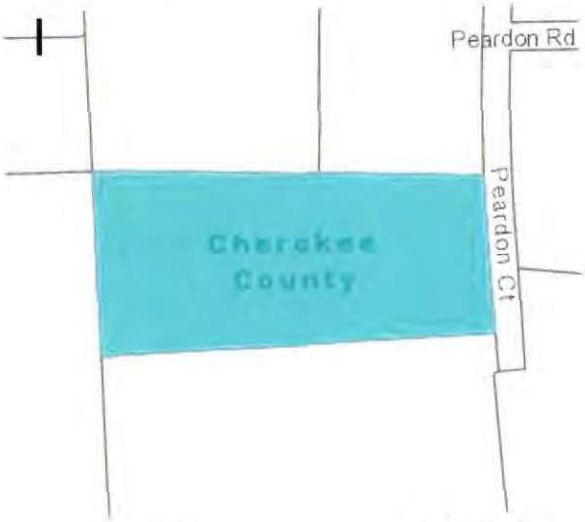
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail:jkm@mijs.com

Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 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.

Cherokee County
1831
GEORGIA

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,

Catherine Long

Catherine Long
Planning Division Manager

ITEM REPORT

AGENDA ITEM NUMBER: III.B.

FROM: Nancy Moon, Community Development Director

MEETING DATE: August 29, 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.

This application was tabled at the August 8, 2024, public hearing to enable the applicant to complete the traffic study. The results of the study will be available during the meeting. The site plan presented at the previous meeting included a setback variance request to reduce the rear setback to 15 feet. This plan has been revised to reflect a rear setback of 20 feet, eliminating the need for a variance.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Revised Site 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 lot width may be reduced to forty-five (45) feet for Lot 50 as shown on site plan, entitled, "Arthur Drive" and dated August 19, 2024.
8. 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.
9. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
10. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
11. 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.

12. 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.
13. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
14. Entrance design and improvements to Arthur Drive shall be provided as per the determination and recommendation of the County Engineer and the City Engineer.
15. 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.
16. 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-tum 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.

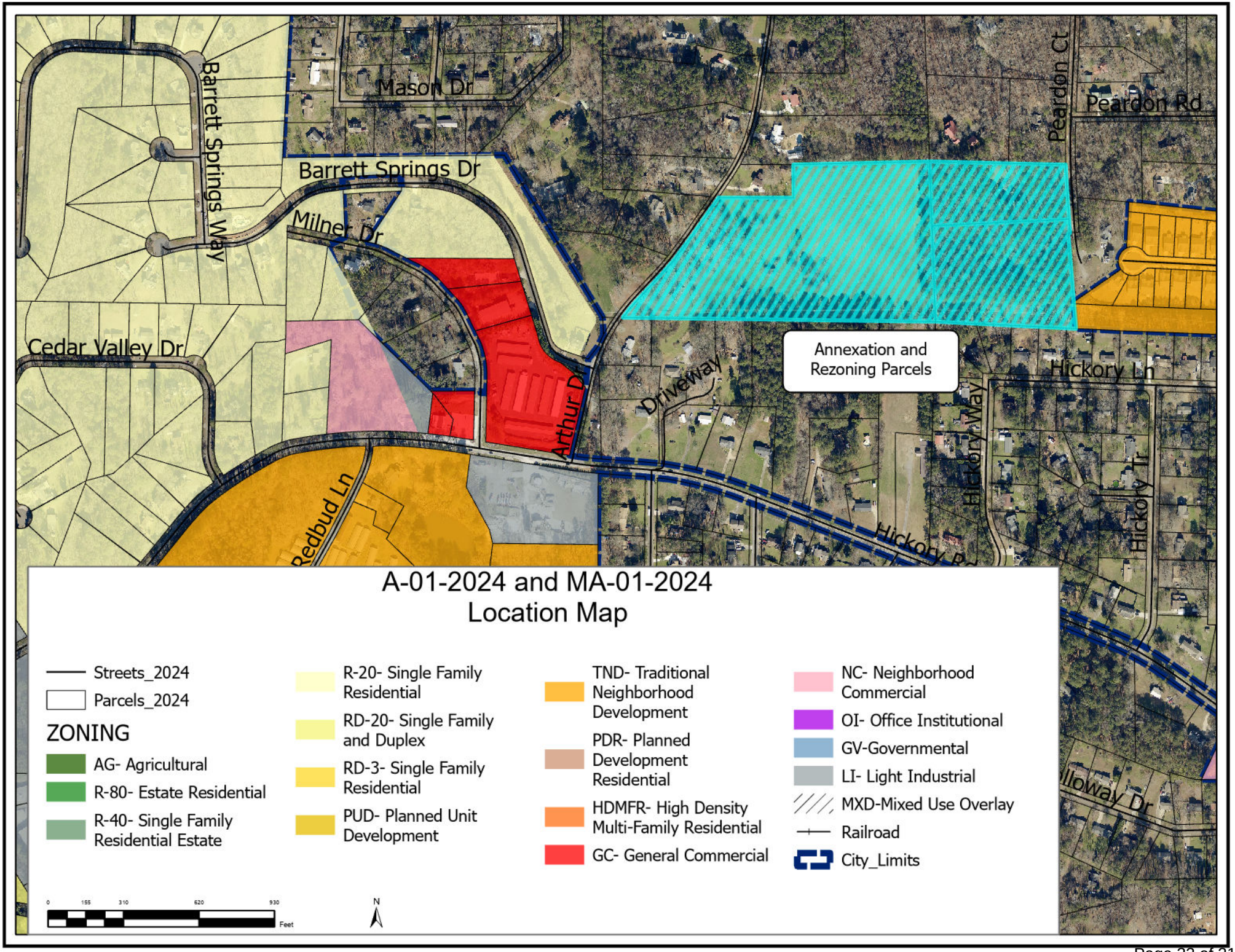
C. Cherokee County Comments

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:

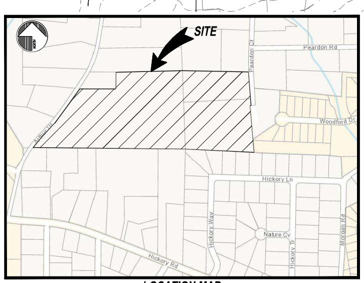
1. A reduction in density as this is not consistent with the low density established residential neighborhood. The surrounding area features single-family homes in R-20 and R-40 zoning districts. The development should be more in line with the R-20 zoning district with a maximum of 2 units per acre.
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



A-01-2024 and MA-01-2024
Location Map



LOCATION MAP
SCALE: NTS

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-40
PROPOSED ZONING	TND
AREA	
SITE AREA	23.12 ACRES
OPEN SPACE REQUIRED	4.62 ACRES (20%)
OPEN SPACE PROVIDED	6.99 ACRES (30%)
DENSITY	
NUMBER OF UNITS	70 UNITS
PROPOSED DENSITY	3.0 UNITS/ACRE
MAXIMUM DENSITY	8.0 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	15 FEET
REAR	20 FEET
DISTANCE BETWEEN STRUCTURES	10 FEET
MINIMUM LOT WIDTH	50 FEET
MINIMUM LOT FRONTAGE	46 FEET
IMPERVIOUS AREA	8.08 ACRES (35%)

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

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

RIDGE PLANNING AND ENGINEERING®
6234 Old Highway 5
Suite D9.250 - Woodstock, GA 30188
Office 770.938.9000

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

OWNER/DEVELOPER
EPCON COMMUNITIES
500 STONEHENGE PARKWAY
DUBLIN, OHIO 43017
PHONE: 678.283.8483

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2024

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 37121 JEFFREY M. SMITH

REVISIONS
1. 7/24/24–UPDATE SITE PLAN
2. 8/19/24–UPDATE REAR SETBACK TO 20'

ZONING PLAN
Z100
24030 Z100 OVERALL.DWG 05/28/2024

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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 that 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

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)
- N/A FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- N/A 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:		CITY COUNCIL DECISION:	
APPROVED ____	STIPULATIONS____	APPROVED ____	STIPULATIONS____
DISAPPROVED ____	TABLED ____	DISAPPROVED ____	TABLED ____

DocuSign Envelope ID: 8E22631A-AA7E-4D5C-858E-0EF8B845AD7F

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, 2024

APPLICANT EC New Vision Georgia, LLC

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ZIP CODE 43017 PHONE 614-761-1010

EMAIL tedturner@epconcommunities.com

SIGNATURE [signature]

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

ADDRESS P.O. Box 4695
Canton, GA

ZIP CODE 30114 PHONE_____

SIGNATURE 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 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:
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- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEE$_____ 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]

CAROLYN E. COOK NOTARY PUBLIC EXP. JAN 10, 2027 COBB COUNTY, GA

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

DEED BOOK:14714 PG:1498 Filed: 10/15/2021 08:32 AM Clerk File Number: 28-2021-056383
Rec: $25.00 TRANSFER TAX $660.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 7339863107 SubmitterID: 7067927936

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 alone 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

DEED BOOK:14714 PG:1499 Filed: 10/15/2021 08:32 AM Clerk File Number: 28-2021-056383
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

Shirley G. Reece (Seal)
Shirley G. Reece

Notary Public

My Commission Expires: 7-9-2025
[Notary Seal]

BEN C SALTZ
Notary Public - State of Florida
Commission # HH 146049
My Comm. Expires Jul 9, 2025
Bonded through National Notary Assn.

DEED BOOK:14714 PG:1500 Filed: 10/15/2021 08:32 AM Clerk File Number: 28-2021-056383
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

Bobby Joe Reece (Seal)

Notary Public

My Commission Expires:
[Notary Seal]

LYNNE W SPARKS
MY COMMISSION EXPIRES DECEMBER 2 2023
COBB COUNTY GA
NOTARY PUBLIC

DEED BOOK:14714 PG:1501 Filed: 10/15/2021 08:32 AM Clerk File Number: 28-2021-056383
Rec: $25.00 TRANSFER TAX $660.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 7339863107 SubmitterID: 7067927936

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

Notary Public

My Commission Expires:
[Notary Seal]

LYNNE W SPARKS
MY COMMISSION EXPIRES
DECEMBER
2
2023
COBB COUNTY, GA
NOTARY PUBLIC

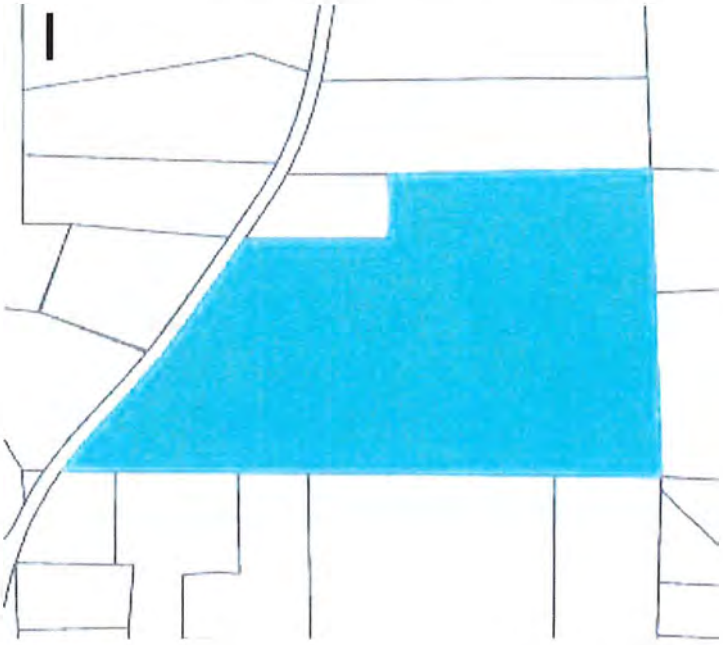
Patricia Ann Watson (Seal)
Patricia Ann Watson

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.

Printed: 04/26/2024 15:54:44 PM

Cherokee County
1831
GEORGIA

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	15N14 288	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

(IN) 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 HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY 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.

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GEORGIA PROFESSIONAL 2011 LAND SURVEYOR DONALOY HUTCHINS

Donaloy Hutchins 09/27/2021
DATE

LEGEND	
P.P.– POWER POLE	C.B.– CATCH BASIN
L.P.– LIGHT POLE	R.C.P.– REINFORCED CONCRETE PIPE
F.H.– FIRE HYDRANT	C.M.P.– CORRUGATED METAL PIPE
M.H.– SANITARY SEWER MANHOLE	F.F.E.– FINISHED FLOOR ELEVATION
W.M.– WATER METER	WV – WATER VALVE
G.M.– GAS METER	TELEPHONE MANHOLE
RBS– REINFORCING BAR SET	—E—UNDERGROUND ELECTRICAL LINE
RBF– REINFORCING BAR FOUND	—OVERHEAD POWER LINES
CTF– CRIMP TOP PIPE FOUND	HW.–HEADWALL
OTF– OPEN TOP PIPE FOUND	PBX POWERBOX
R/W MON.– RIGHT-OF-WAY MONUMENT	WATER LINE
—x— TYPE OF FENCE	—T—UNDERGROUND TELEPHONE LINE
J.B.– JUNCTION BOX	—G—GAS LINE
D.I.– DROP INLET / YARD INLET	

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.

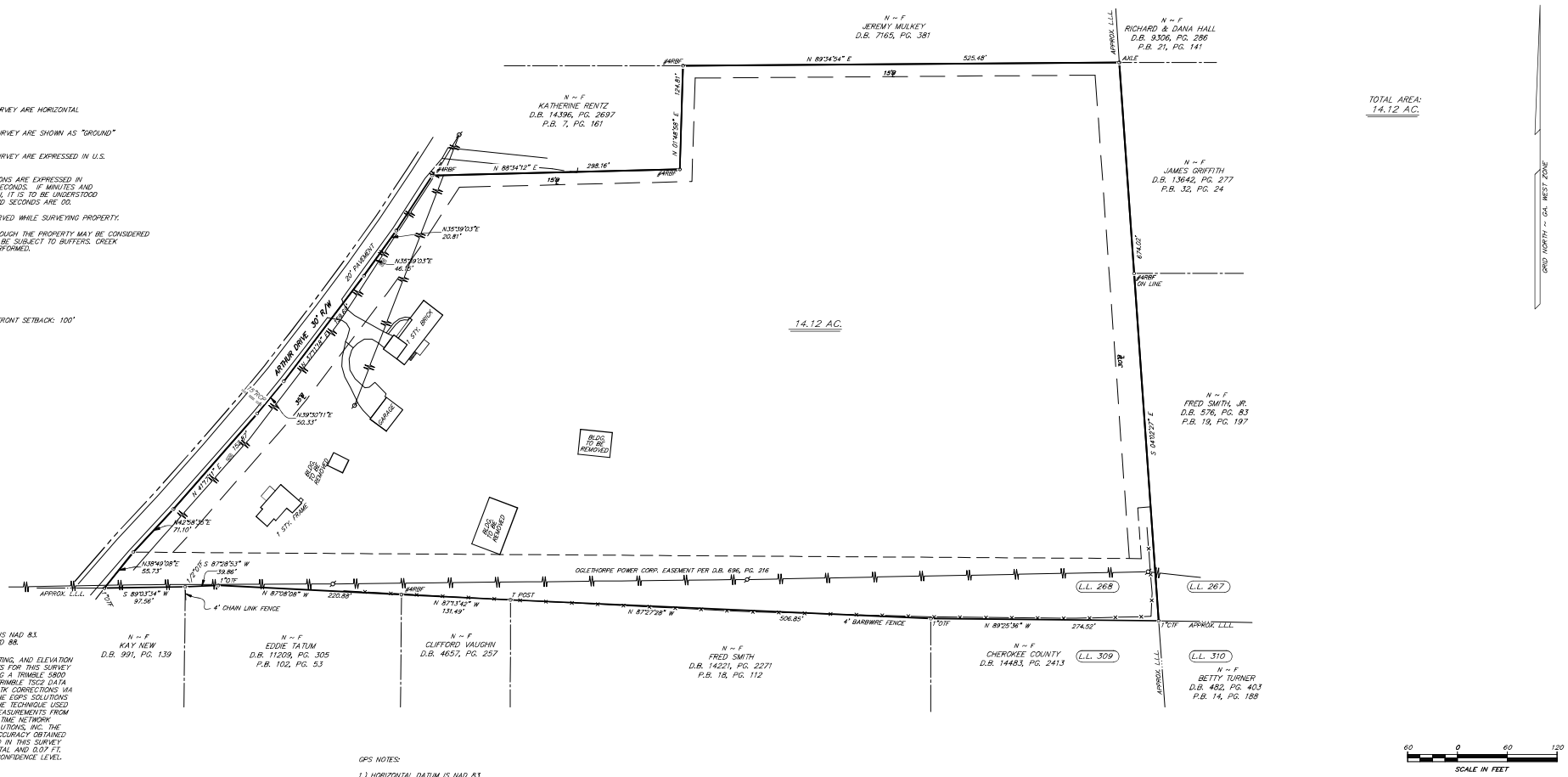
4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF MINUTES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.

5.) NO CEMETERIES OBSERVED WHILE SURVEYING PROPERTY.

6.) CREEKS RUNNING THROUGH THE PROPERTY MAY BE CONSIDERED STATE WATERS AND MAY BE SUBJECT TO BUFFERS. CREEK DELINIATION WAS NOT PERFORMED.

CURRENT ZONING: R-40
SETBACKS:
FRONT – 35'
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 TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS 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, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING 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 ACCORDING TO F.E.M.A. (F.I.R.M.) COMMUNITY NUMBER # 130424 , MAP NUMBER # 13057C0261 E DATED JUNE 7, 2019 .

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER. LINEAR PRECISION OF TRAVERSE : 1/10,000.X96; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS P.L.A.T. 1/126,862 . 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 TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS 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.

SURVEYOR REFERENCES:
D.B. 13030 PG. 389

CURRENT OWNER:
SHIRLEY REECE

60 0 60 120
SCALE IN FEET

REVISIONS

Gaskins
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT
Marietta Office: 1266 Powder Springs Rd, Marietta, Georgia 30064, Phone: (770) 424-7168
LSFM 789, www.gaskinssurvey.com
Canton Office: 2285 Marietta Highway, Canton, Georgia 30114, Phone: (770) 479-9898

FIELD DATE: 09/16/2021	DRAWN BY: KRK
OFFICE DATE: 09/27/2021	CHECKED BY: DH
SCALE: 1"=60'	FILE: G:\BND\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	Ted Turner, Atlanta Regional President	Ted Turner
DATE	APPLICANT NAME PRINTED	APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal:

NICOLE TURNER
NOTARY
EXPIRES
GEORGIA
May 17th, 2025
PUBLIC
GWINNETT COUNTY

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 ____✓____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 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

APPLICANT SIGNATURE

Mary A. Tipton — NOTARY

Seal:

MARY A. TIPTON NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMM. EXPIRES 3-16-25

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)?

_____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

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

Carolyn E. Cook
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

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ZIP CODE 43017 PHONE 614-761-1010

EMAIL tedturner@epconcommunities.com

SIGNATURE

OWNER Fred Smith
(If other that applicant)

ADDRESS 727 Peardon Court
Canton, GA

ZIP CODE 30115 PHONE_____

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 Sewer 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 FEE$_____ RECEIPT#_____ CHECK#_____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:		CITY COUNCIL DECISION:	
APPROVED _____	STIPULATIONS_____	APPROVED _____	STIPULATIONS_____
DISAPPROVED _____	TABLED _____	DISAPPROVED _____	TABLED _____

Form No. BS-511 WARRANTY DEED

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, ha s granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell and convey unto the said part y of the second part his heirs and assigns, [illegible]

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 Raod in a Southerly and Southeasterly direction a distance fo 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 the 29 day of Oct 19 86 at 3:50 P M Recorded in Book 576 Page 83 the 30 day of Oct 19 86
Annette Fleming
Clerk

Cherokee COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID $ 39.00
DATE 10-29-86
Annette Fleming
CLERK OF SUPERIOR COURT

1/2 chg + Rt Citizens Bank Canton Ga 30114

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 ha s hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed and delivered in presence of

[signature] Witness — HUEY HOLLOWAY (Seal.)

(Seal.)

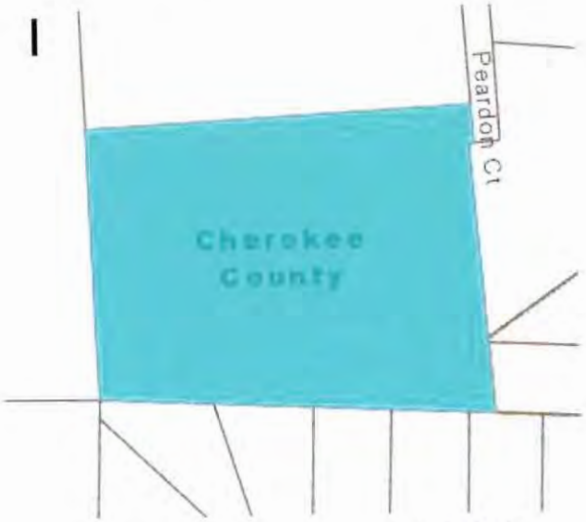
[signature] Notary Public — My Commission Expires July 11, 1988 — rec 10-30-86 (Seal.)

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.

Printed: 06/16/2024 17:43:55 PM

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	15N20 119	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

APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal:

NICOLE TURNER
NOTARY
EXPIRES
GEORGIA
May 17th, 2025
PUBLIC
GWINNETT COUNTY

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 that 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_____

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 Sewer 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 FEE$_____ RECEIPT#_____ CHECK#_____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:		CITY COUNCIL DECISION:	
APPROVED _____	STIPULATIONS_____	APPROVED _____	STIPULATIONS_____
DISAPPROVED _____	TABLED _____	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).

W I T N E S S E T H 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

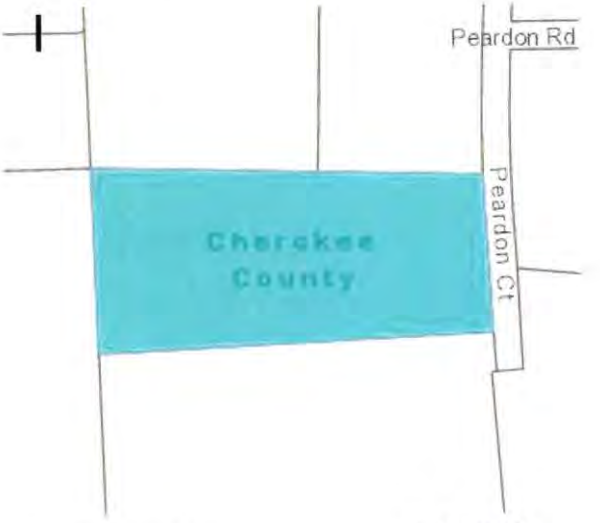
NOTARY PUBLIC
DEBORAH GEE
CHEROKEE COUNTY, GA

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.

Printed: 06/16/2024 17:45:51 PM

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

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

	JAMES GRIFFITH	DOROTHY GRIFFITH
6/18/24	James Griffith	Dorothy Griffith
DATE	APPLICANT NAME PRINTED	APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal: NICOLE TURNER NOTARY EXPIRES GEORGIA May 17th, 2025 PUBLIC GWINNETT COUNTY

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 minumum 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)

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THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
BHZ

FRONT ELEVATION (RANCH 'A')

500 Stonehenge Parkway Dublin, OH 43017 EpconCommunities.com (614) 761-1010

SCALE: 3/16" = 1'-0"

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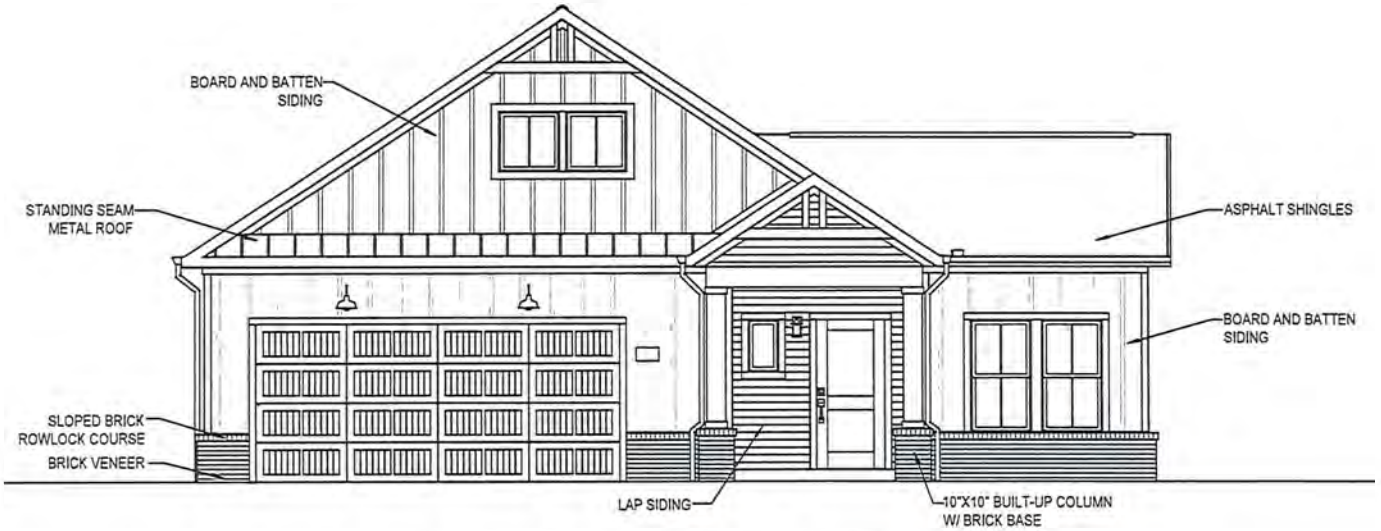

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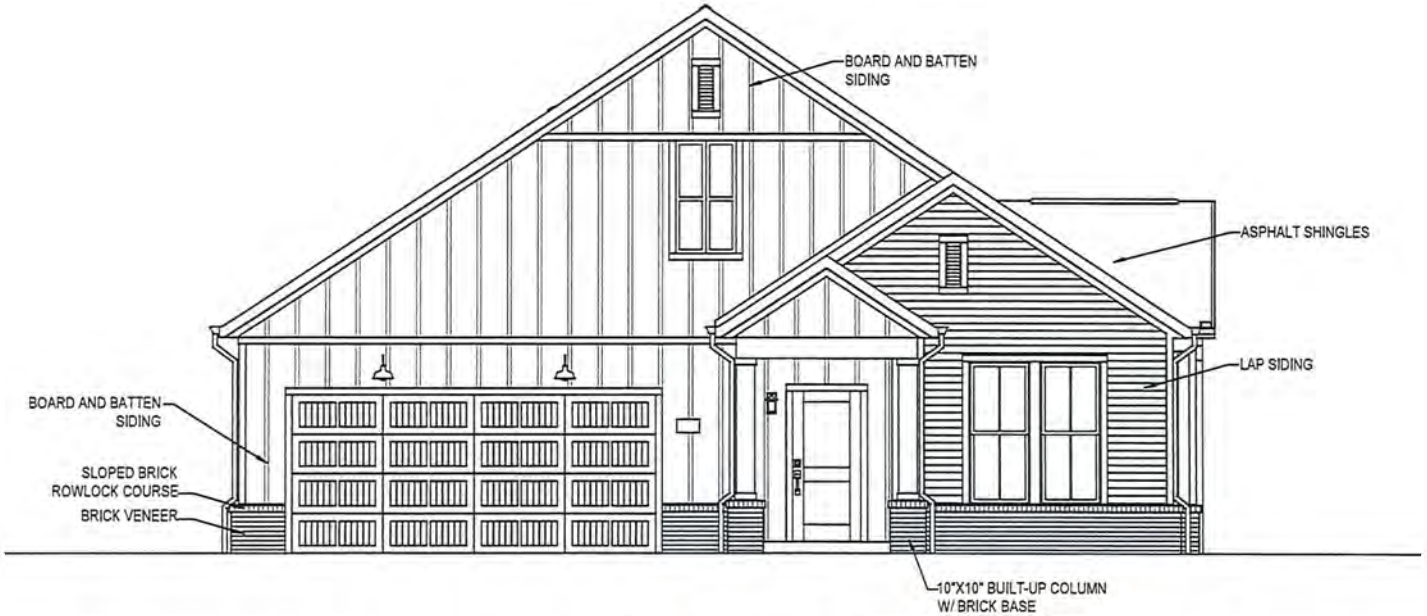

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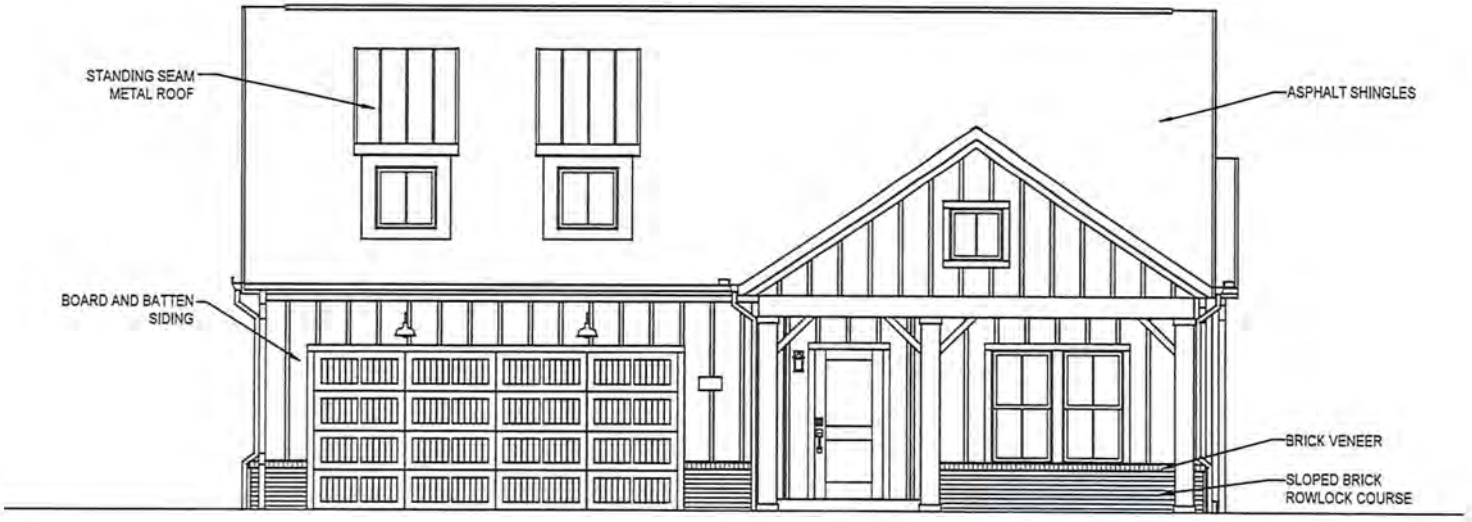

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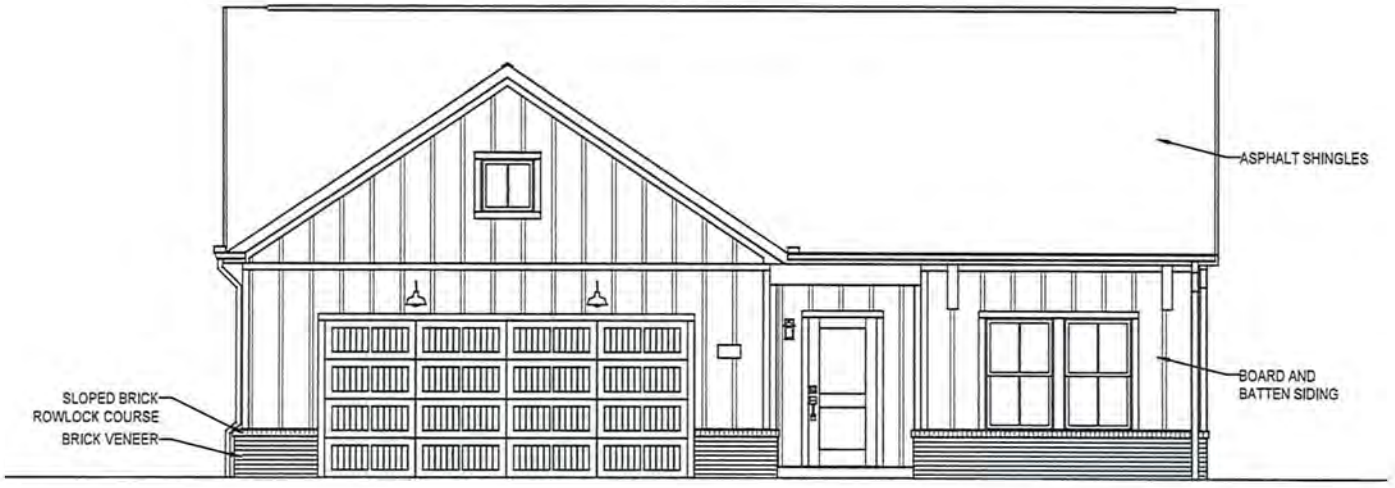

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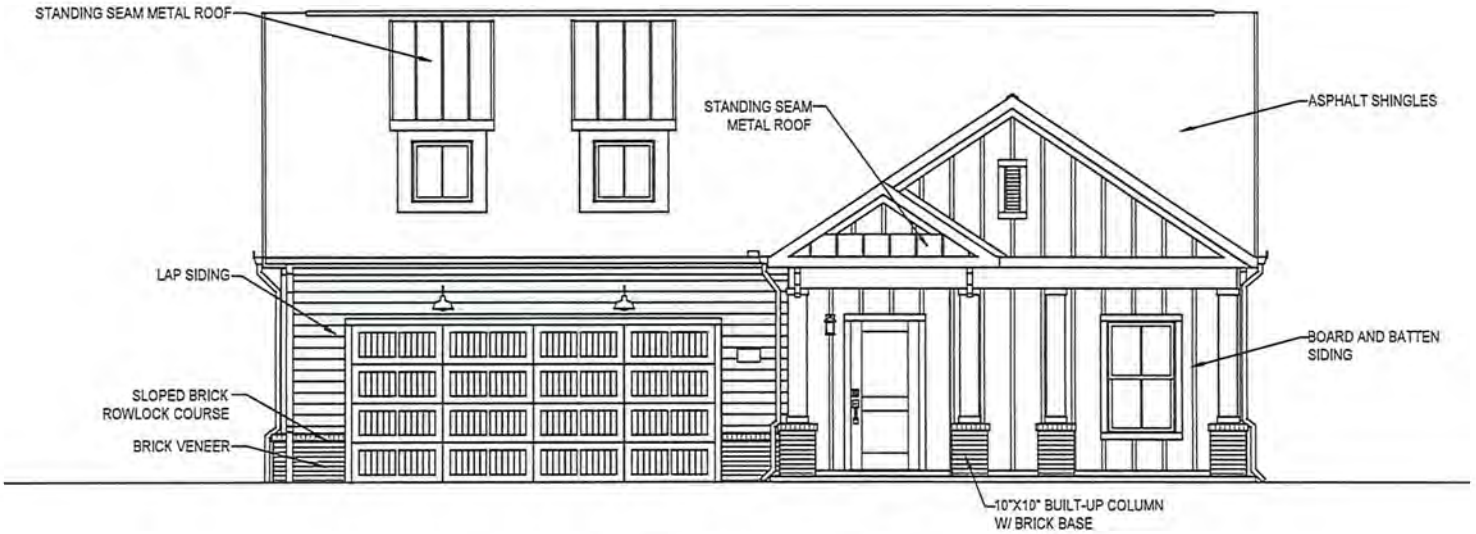

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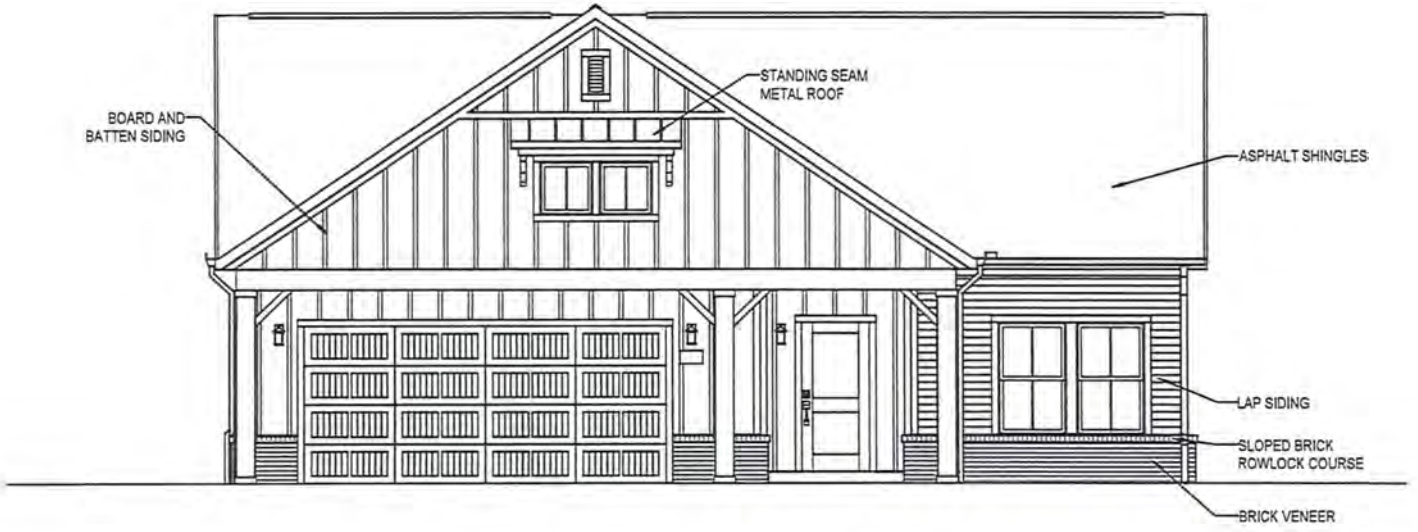

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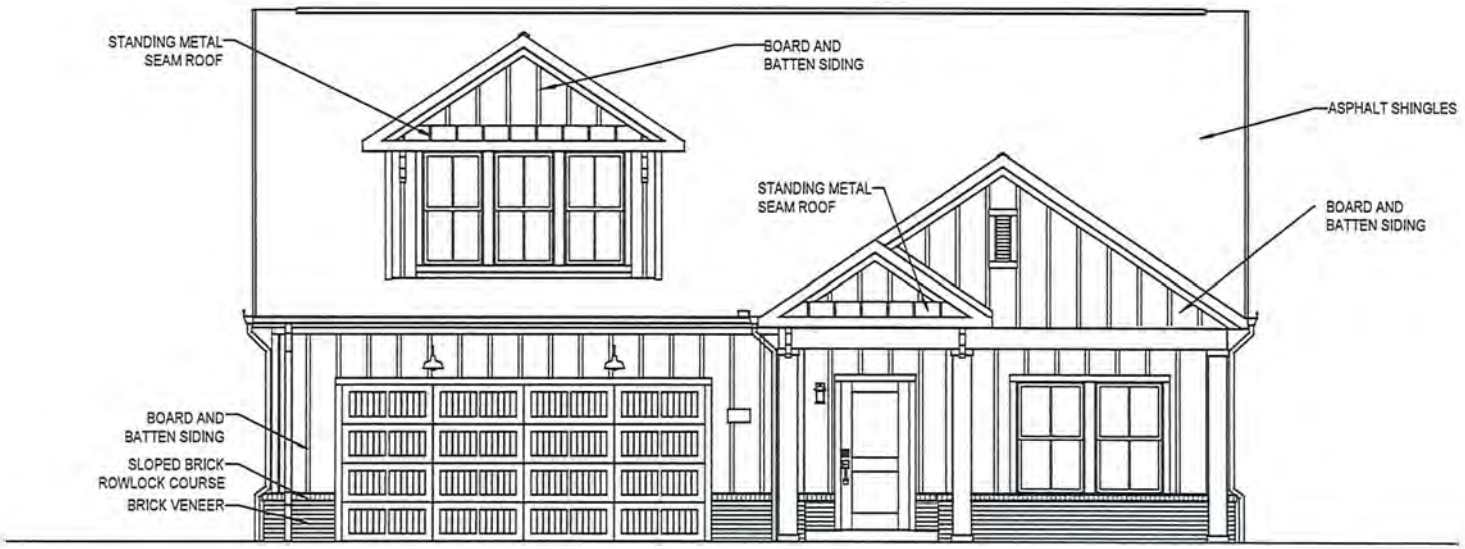

FRONT ELEVATION (BONUS 'C')

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RHL

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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	[redacted]
Ursula Cox	563 McCollum Rd Canton, GA 30115	[redacted]
Chris + Michelle ~~Rusty~~	1061 Hickory Rd. Canton, GA. 30115	[redacted]
Kathi Traywick	367 Arthur Dr. ~~Kathi Traywick~~ Canton GA 30115	[redacted]
Megin Roebuck	264 Mason Dr. Canton, GA 30115	[redacted]
Helena Savenius Kaj Savenius		
Marshell Mulvihill Andrew Mulvihill	437 Arthur Dr Canton, GA 30115	[redacted]
Kay Mulvihill	437 Arthur Dr Canton, GA 30115	
Katherine Rentz Grant Ferguson	400 Arthur Dr. Canton, Ga 30115	[redacted]
Georgia Mulkey Jeremy Mulkey	420 Arthur Rd Canton GA 30115	[redacted]
Jennifer Atkins AZE Properties	91 Barrett Springs Dr Canton GA 30115	[redacted]

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	[redacted]
Mike Covington Martha Covington	748 Arthur Road Canton GA 30115	[redacted]
David New Kay New	198 Arthur Dr. Canton 30115	[redacted]
Jonathan Page	155 Sequoyah Circle	[redacted]
L. Causey	155 Sequoyah Circle	
Melvin Brown	125 Breckenridge Dr.	[redacted]
LAURETTE OWENBY	119 BRECKENRIDGE DR	[redacted]
Tony M. Little	P.O. Box 4695 CANTON GA 30114	[redacted]
Mark Whitlock	115 Palm St, Canton	
Wayne & Janice Wheeler	113 Arthur Dr.	[redacted]
Eddy & Pam Teems	979 Hickory Rd 30115	[redacted]
Cheryl Shirley	113 Barrett Springs Dr	[redacted]

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 extra vehicle trips per DAY
ITE Trip Generation
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 contiguity is in question
Check current Annexation Law
as per Brad Thomas

PUBLIC COMMENT
RE: 370 ARTHUR DRIVE

Too high density. Zoning changes made aggresively 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

Cherokee County

1831

GEORGIA

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,

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
15N14 - 284 REM

Date: 6-18-24

Notary: Kassidi Weaver

KASSIDI WEAVER
COM. EXP.
NOTARY
PUBLIC
July 20, 2025
CHEROKEE COUNTY, GEORGIA

RECEIVED
JUN 19 2024
CITY OF HOLLY SPRINGS
GEORGIA

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

RECEIVED
JUN 19 2024
CITY OF HOLLY SPRINGS
GEORGIA

To Whom It May Concern:

This is to document that I, RICHARD B HALL, JR, DANA C. 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, 15N14 288. A-01-2024

Name(s) on Deed:

RICHARD B HALL JR / DANA C HALL

Print

Signature(s)

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

Property Location (Tax Map ID): 15N20 125

Date: 7/15/24

Notary:

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

LESLEY WENDELBOE HALEY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
MARCH 11, 2025
PAULDING COUNTY, GEORGIA

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-01-2024

Name(s) on Deed:

KAREN D KAPLAN ROBERT J KAPLAN

Print

Signature(s)

Address on Deed: 791 PEARDON COURT CANTON, GA 30115

Property Location (Tax Map ID): LL2671 15th D 15N20 126

Date: July 15th, 2024

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

Notary: 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.

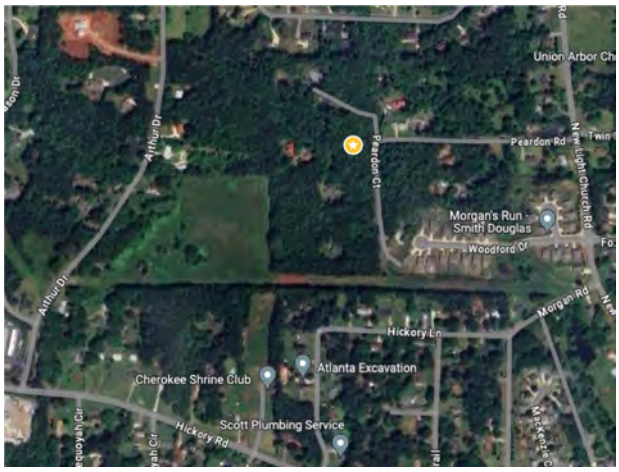
We have called Canton home for almost a decade and have concerns about the proposed development's compatibility and impact on the neighborhood. We are seeking reassurances that the existing neighborhood, foliage, wildlife, and ecosystem will be minimally impacted.

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

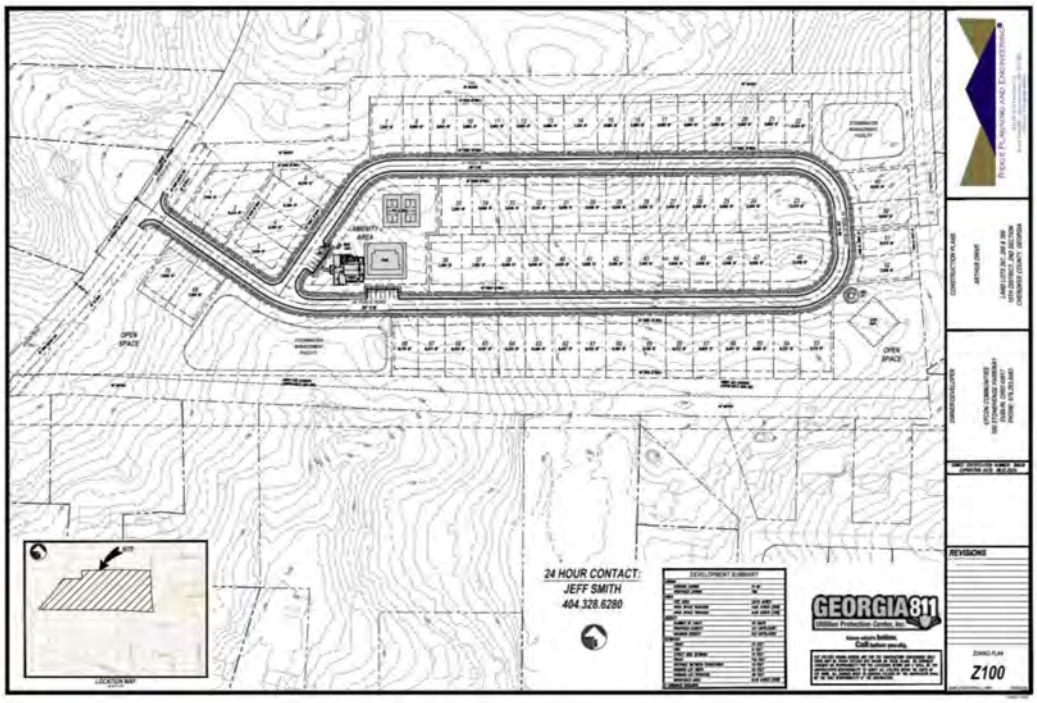
Current view down our street

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.



SOLUTION

In order to maintain “compatibility” and “be in harmony with the area,” the existing tree line down Peardon Court should remain consistent looking south from Peardon Road toward the back of Woodford Road and the Morgan’s Landing development.

This is what we hope remains

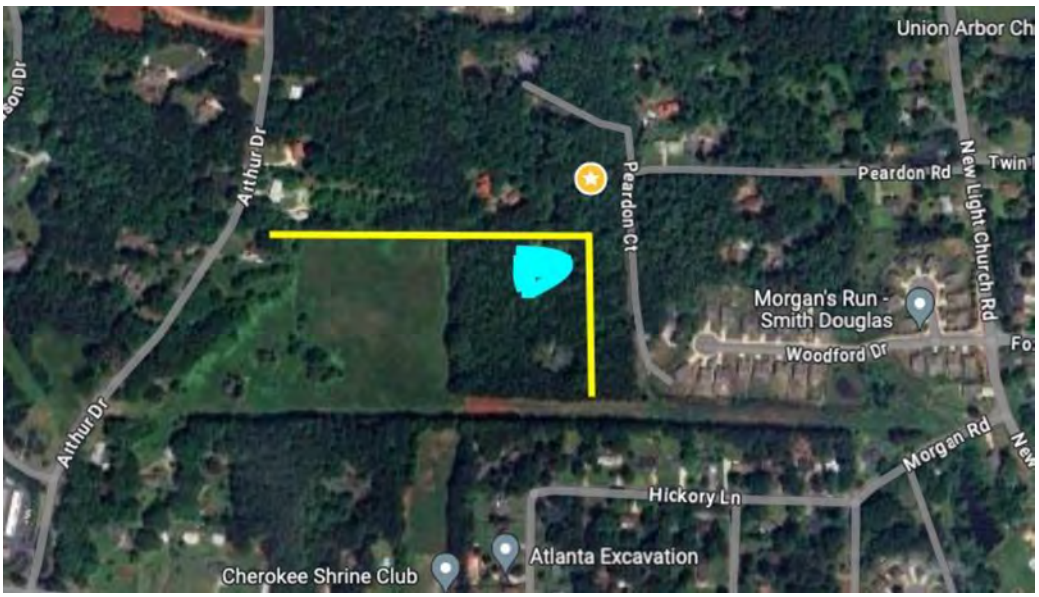
Rather than this

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.

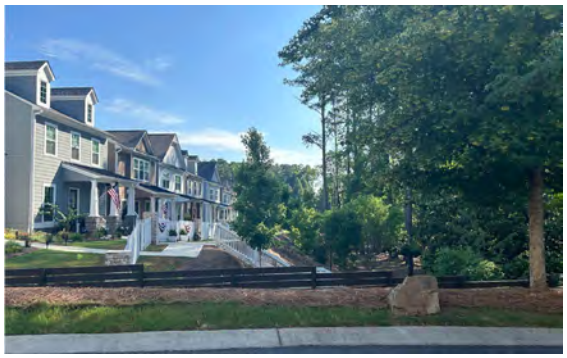
Other potential walkway designs and plants for natural landscapes in this green space:

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/law-maintenance-and-climate-change

New Approaches to Landscaping

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

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.

FROM: Nancy Moon, Community Development Director

MEETING DATE: August 29, 2024

AGENDA ITEM: A-03-2024, applicant, PR Land Investments, LLC, requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19.

EXECUTIVE SUMMARY:

Applicant, PR Land Investments, LLC, requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax plat 15N19. The applicant is planning to combine the property with the existing adjacent development, Owen Preserve.

Cherokee County Comments

The Cherokee County Board of Commissioners discussed this case at their August 20, 2024, meeting. The BOC recommended that the number of units be reduced to less than 120 or that a second entrance be provided per the fire code. Cherokee County Fire Marshal had the following comments:

1. Per the state amendment Appendix D 107.1: developments of one - or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.
2. Per the state amendment Appendix D 107.2: where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
3. The applicant must resubmit a final site plan to the City of Holly Springs for review and comment.

After discussion with the Cherokee County Fire Marshal, there are other alternatives towards improving access, such as converting Old Pioneer Trail into a boulevard-type road.

FISCAL IMPACT:

ATTACHMENTS:

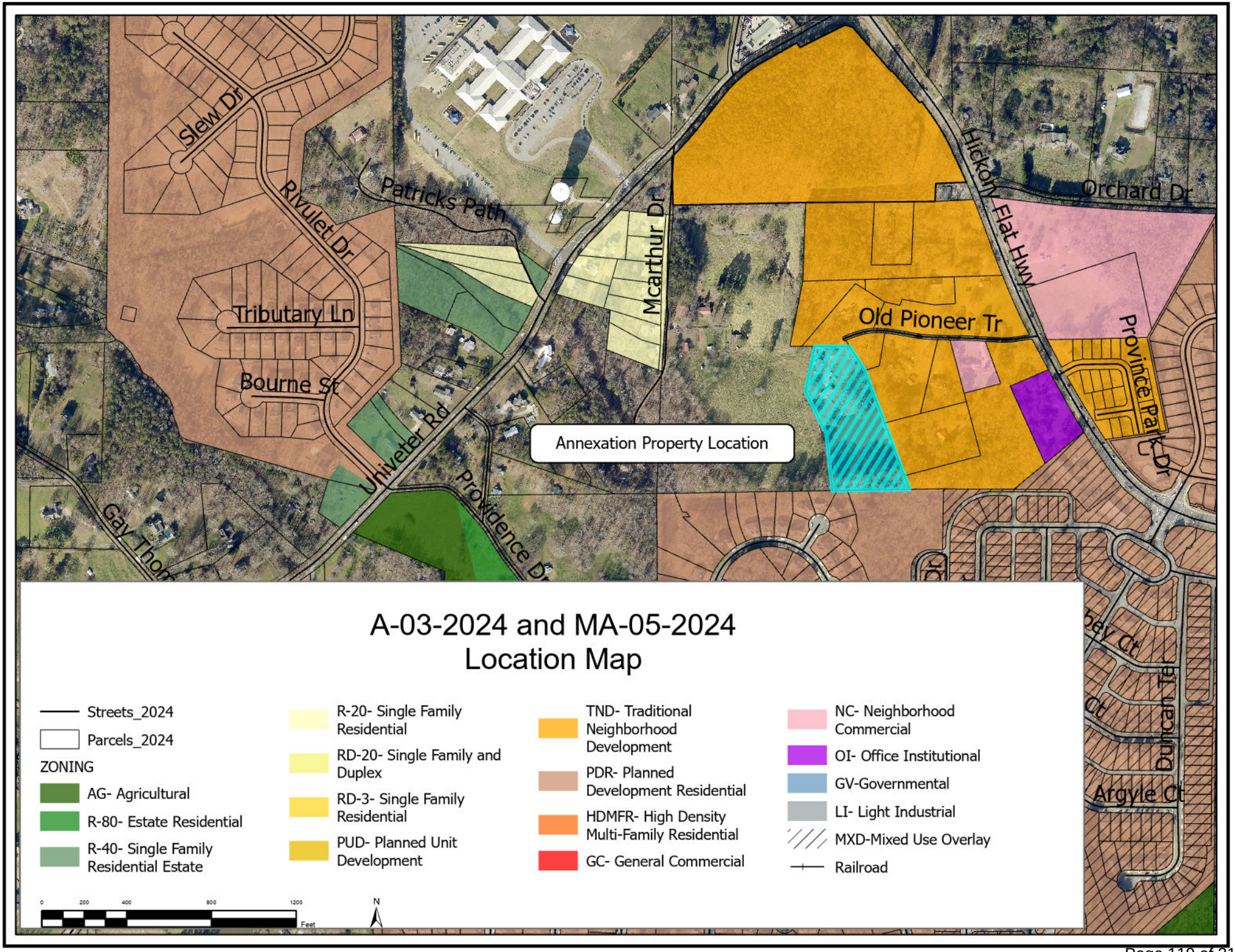
1. Location Map
2. Application
3. Survey
4. Cherokee County Response

RECOMMENDATION:

The staff recommendation is approval of the annexation application.

CONCURRENCES:

City Manager


Slew Dr
Rivulet Dr
Patricks Path
Tributary Ln
Bourne St
Univeter Rd
Providence Dr
Gay Thom
Mcarthur Dr
Hickory Flat Hwy
Orchard Dr
Old Pioneer Tr
Province Park Dr
Annexation Property Location
Duncan Tr
Argyle Ct
A-03-2024 and MA-05-2024
Location Map
Streets_2024
Parcels_2024
ZONING
AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate
R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development
TND- Traditional Neighborhood Development
PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial
NC- Neighborhood Commercial
OI- Office Institutional
GV-Governmental
LI- Light Industrial
MXD-Mixed Use Overlay
Railroad
0 200 400 800 1200
Feet
N

A-03-2024

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: _____

Applicant's Name: PR Land Investments, LLC

Corporation Name: PR Land Investments, LLC

Mailing Address: 285 Parkway 575 Woodstock, GA 30188

Phone: 678-366-6470

Email: dmm@piedmontinv.com

PROPERTY OWNER INFORMATION

Property Owner(s): Rebecca Allmon

Mailing Address: 294 Old Pioneer Trail Canton, GA 30115

Phone: _____

Email: [redacted]

PROPERTY INFORMATION

Tax Map #: 15N19 196 Parcel #: 15-0100-0004

Land Lot(s)/District: LL 100 15th District

Physical Address: 294 Old Pioneer Trail Canton, GA 30115

Property Location Description: West side of Hickory Flay Hwy at End of Old Pioneer Trail

_____

Current Zoning: R-40(County)

(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).

Proposed Development will remain consistent with previous applications A-03-2023 and MA 04-2023 with propsed density of 4.85 units per acre. This application requests to annex and rezone additional parcel (5.54 Ac) from County R-40 to City of Holly Springs TND(Traditional Neighborhood Development).

(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.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

PR Land Investments, LLC

Applicant Name (Please Print)

PR Land Investments, LLC

Corporation Name (Please Print)

SVP

Title (Please Print)

Applicant Signature

7/1/24

Date

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

See attached Signature Page

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)

SYDNEY CONNAUGHTON
Notary Public - State of Georgia
Cobb County
My Comm. Expires Mar. 1, 2025

Received by: Nancy Moon

City of Holly Springs, Georgia

Date: 07/15/2024

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Applicant Name (Please Print)

PR Land Investments, LLC
Corporation Name (Please Print)

Title (Please Print)

(see attached signature pages)
Applicant Signature

Date

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

Rebecca Allmon
Property Owner Name (Please Print)

Rachel Bramlett for Rebecca Allmon

Rachel Bramlett
Property Owner Signature

7-2-24
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

AUDREY NORTHCUTT
NOTARY
EXPIRES
GEORGIA
JUNE 2, 2028
PUBLIC
CHEROKEE COUNTY

Audrey Northcutt
Notary (form must be notarized)

Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 07/15/2024

Tax Parcel #15N19 196
The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30339
Parcel #24-0088

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **REBECCA ALLMON**, a resident of Cherokee County, Georgia, being desirous of arranging for the transaction of my business through an attorney in fact, have appointed, named, and constituted and by these presents do name, constitute and appoint **RACHEL BRAMLETT**, a resident of Cherokee County, Georgia, as my true and lawful attorney in fact, and do authorize said attorney in fact, for me, and in my name, place and stead:

(a) To sell or convey or otherwise dispose of, by deed with or without warranty, bill of sale, contract or otherwise, the real property, which I may own or in which I may have an interest shown on **Exhibit "A"** together with improvements and personal property located thereon (hereinafter the "Property"), for cash or upon such terms as said attorney in fact may deem advisable, and to execute appropriate deeds, affidavits, conveyances or other instruments including contracts for that purpose; and

(b) To undertake any actions and execute any and all documents that may be required, convenient or desired in connection with the rezoning and/or annexation of the Property as well as the pursuit of any entitlements for the Property; and

(c) To sign, endorse, receive, deposit or issue checks, in connection with the Property.

This Limited Power of Attorney shall remain effective until the same is revoked by written instrument recorded in the office of the Clerk of the Superior Court of Cherokee County, Georgia, or no later than December 31, 2025, whichever occurs first.

IN WITNESS WHEREOF, I have set my hand and affixed my seal, this the 13 day of June, 2024.

Signed, sealed and delivered
in the presence of:

Witness

Rebecca Allmon (SEAL)
Rebecca Allmon

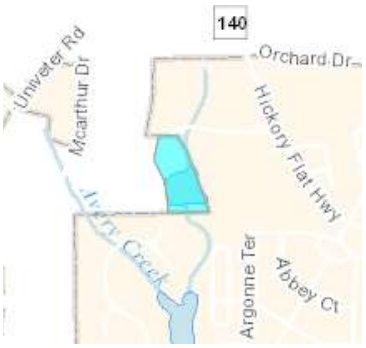
Notary Public
My commission expires: June 2, 2028
[Notary Seal]

AUDREY NORTHCUTT
NOTARY
EXPIRES
GEORGIA
JUNE 2, 2028
PUBLIC
CHEROKEE COUNTY

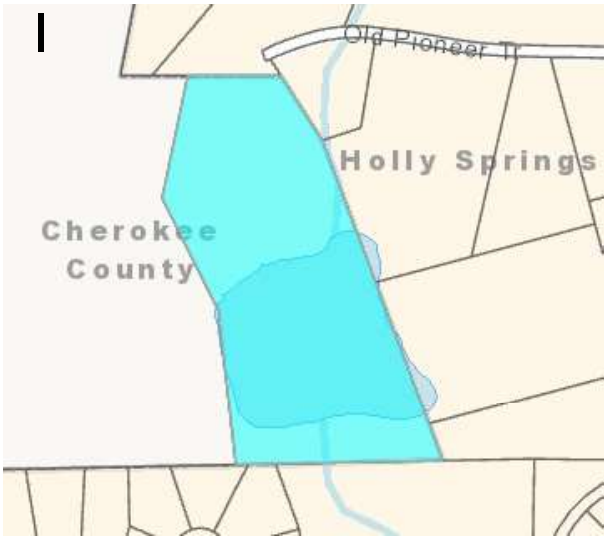
Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N19 196

Report generated 7/1/2024 10:18:49 AM



Vicinity Map 1: 20,473.82



Tax parcel highlighted in cyan 1: 4,077.56

Tax Parcel Information

Owner: ALLMON REBECCA

Property Address: 294 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 196

PIN: 15-0100-0004

Mailing Address: 294 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 5.82

Lot #: -

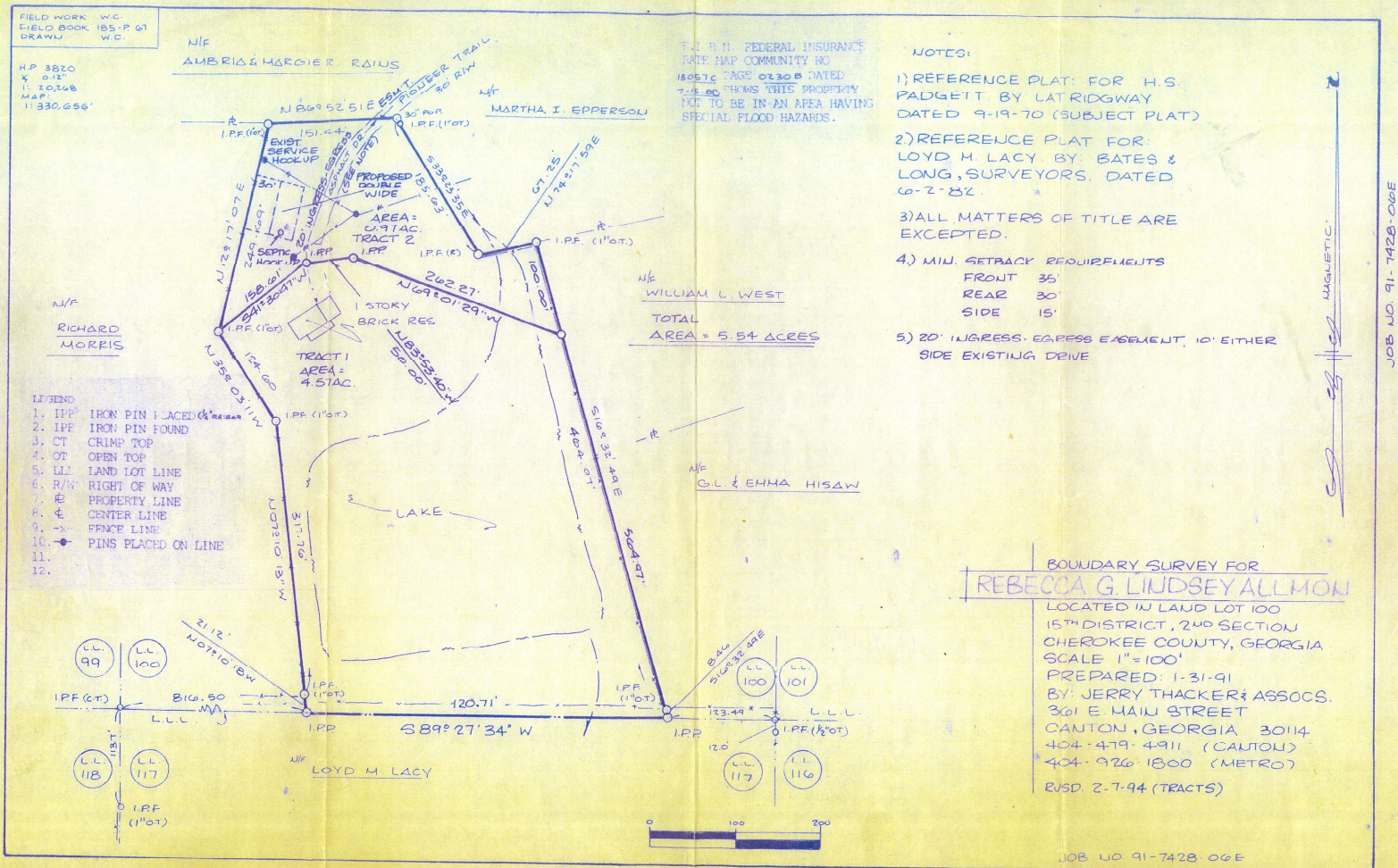
PB/PG:

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.

FIELD WORK W.C.
FIELD BOOK 185-P 67
DRAWN W.C.

H.P 3820
% 0.12"
1: 20,268
MAP:
1:330.656'



F.I.R.M. FEDERAL INSURANCE RATE MAP COMMUNITY NO. 130057C PAGE 0230B DATED 7-18-80 SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

NOTES:

1) REFERENCE PLAT: FOR H.S. PADGETT BY LAT RIDGWAY DATED 9-19-70 (SUBJECT PLAT)

2.) REFERENCE PLAT FOR: LOYD H. LACY BY: BATES & LONG, SURVEYORS. DATED 6-2-82.

3) ALL MATTERS OF TITLE ARE EXCEPTED.

4.) MIN. SETBACK REQUIREMENTS
FRONT 35'
REAR 30'
SIDE 15'

5.) 20' INGRESS-EGRESS EASEMENT, 10' EITHER SIDE EXISTING DRIVE

LEGEND
1. IPP IRON PIN PLACED (1/2" REBAR)
2. IPF IRON PIN FOUND
3. CT CRIMP TOP
4. OT OPEN TOP
5. LLL LAND LOT LINE
6. R/W RIGHT OF WAY
7. ⅊ PROPERTY LINE
8. ℄ CENTER LINE
9. -x- FENCE LINE
10. -●- PINS PLACED ON LINE
11.
12.

BOUNDARY SURVEY FOR
REBECCA G. LINDSEY ALLMON
LOCATED IN LAND LOT 100
15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA
SCALE 1" = 100'
PREPARED: 1-31-91
BY: JERRY THACKER & ASSOCS.
3601 E. MAIN STREET
CANTON, GEORGIA 30114
404-479-4911 (CANTON)
404-926-1800 (METRO)
RVSD. 2-7-94 (TRACTS)

JOB NO. 91-7428-OGE

MAGNETIC

JOB NO. 91-7428-OGE

Cherokee County
1831
GEORGIA

PLANNING AND ZONING

August 22, 2024

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

RE: A-03-2024 – 294 Old Pioneer Trail

Dear Mrs. Moon:

The annexation case A-03-2024 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on Tuesday, August 20, 2024. The applicant is requesting to annex and rezone one parcel totaling 5.54 +/- acres (15N19 196) at Old Pioneer Trail, from R-40 to TND to construct two residential units to join the existing Owen Preserve subdivision. The existing pond will be breached and the natural stream re-established.

Based on staff review and discussion at the commission meeting, the Board of Commissioners voted unanimously (5-0) to express their concerns to the City Council:

1. Consider a reduction in the number of units to less than 120 or provide a second entrance as described in the comments below from the Fire Marshal.
    a. Developments of one-or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads (state amendment Appendix D 107.1)
    b. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measure in a straight line between accesses (state amendment Appendix D107.2)
2. The applicant must resubmit a final site plan to the City of Holly Springs for review and comment.

Please find our complete staff analysis attached and feel free to contact to me if you have any questions.

Sincerely,

Catherine Long

Catherine Long
Planning Division Manager

STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

FINAL 8/13/2024

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

City		Holly Springs	
Case Number	A-03-2024	Applicant	PR Land Investments, LLC
Receipt of Annexation Notice Date			07/15/2024
Holly Springs Planning Commission Public Hearing			8/29/2024
Meeting date the Board of Commissioners must decide whether to object.			8/23/2024
45-day period to object expires on			09/16/2024
City Council Review & Decision			9/5 and 9/23/2024

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

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

1) If the application is granted will there be a material increase in burden upon the County directly related to:	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X

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

2) Will delivery of services be affected by the annexation?	Yes	No
		X
If the answer to (2) is yes, is the affect on delivery of services directly related to		
a) the proposed change in zoning or land use?		
b) the proposed increase in density?		
c) infrastructure demands related to the proposed change in zoning or land use?		
Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.		

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

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

If the answer to (4) is no, does the proposed change in zoning or land use result in:	Yes	No
a) a use which significantly increases the net cost of infrastructure?		X
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		X
If the answer to 4(a) or 4(b) is yes, then:	**Yes**	**No**
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?		
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		

Comments:

Planning and Zoning

The proposed annexation and rezoning of one parcel will be included in the existing 22.87-acre tract that was approved for a single-family detached residential development zoned TND (City of Holly Springs). The parcel is adjacent to an annexation from March 2023 to develop the Owen Preserve (a 137 single-family unit) subdivision. This parcel features a pond and dam that will be addressed as part of this project as it is deemed to be not in compliance with current standards and over 50 years old. According to the site plan, the existing pond dam will be breached and re-established as a natural stream following all necessary permits. The stormwater management pond will be expended to the eastern portion of the new parcel. There will be a 0.6-acre open space.

Two residences are proposed with a 20-foot shared access easement and 30-foot zoning buffer between the two proposed residences.

It is located within the Growth Boundary.

Engineering

Fire Marshal

- Per the state amendment Appendix D 107.1: developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.
- Per the state amendment Appendix D 107.2: where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length

of the maximum overall diagonal dimension of the property or area to be served, measure in a straight line between accesses
- The applicant must resubmit a final site plan to the City of Holly Springs for review and comment.

Legal Review Results
No comment.

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

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

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

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

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

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

(1) Result in:

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

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

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

ITEM REPORT

AGENDA ITEM NUMBER: IV.B.

FROM: Nancy Moon, Community Development Director

MEETING DATE: August 29, 2024

AGENDA ITEM: MA-05-2024, applicant, PR Land Investments, LLC, requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City).

EXECUTIVE SUMMARY:

Applicant, PR Land Investments, LLC, requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City). 5.54 acres (Parcel 15N19 196) of this property have been submitted for annexation and is proposed to be combined with the adjacent property, previously approved for TND zoning (Application MA-04-2023). The 5.54-acre tract development will include two new residential homes replacing the existing structures, as well as the removal of the existing farm pond and restoration of the stream. Twenty-six units will be added to the remaining acreage, increasing the total number of units from 111 to 137 and keeping the overall density at 4.85 units per acre for the combined 28.24 +/- acres as was previously approved in MA-04-2023. The traffic study that was submitted during the previous rezoning application was conducted for a unit count of 138, so no additional study was completed.

<u>Cherokee County Comments</u>

The Cherokee County Board of Commissioners discussed this case at their August 20, 2024, meeting. The BOC recommended that the number of units be reduced to less than 120 or that a second entrance be provided per the fire code. Cherokee County Fire Marshal had the following comments:

1. Per the state amendment Appendix D 107.1: developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.
2. Per the state amendment Appendix D 107.2: where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of

the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

3. The applicant must resubmit a final site plan to the City of Holly Springs for review and comment.

After discussion with the Cherokee County Fire Marshal, there are other alternatives towards improving access, such as converting Old Pioneer Trail into a boulevard type road.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Site Plan
3. Application
4. Traffic Study
5. Cherokee County Staff Comments

RECOMMENDATION:

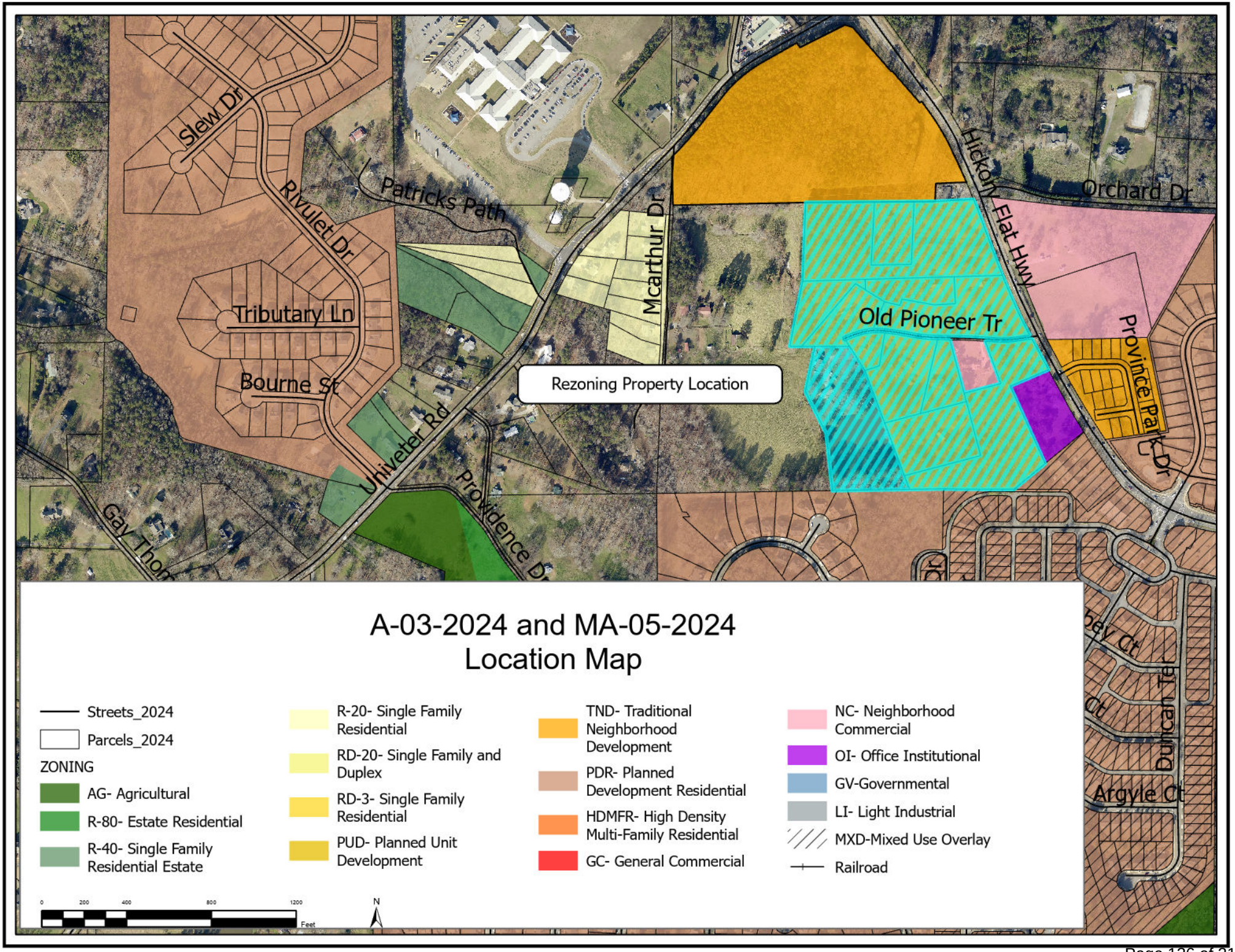
The staff recommendation is to approve the request to rezone the property consisting of 28.24+/- acres to **TND, Traditional Neighborhood Development** with the following stipulations:

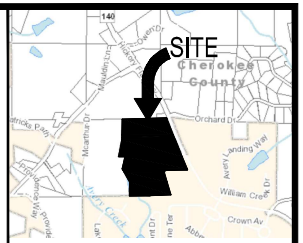
1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open 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 4.85 units per acre, or a maximum of 137 fee simple single-family residential detached dwelling units.
6. 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 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.
7. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and 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 building design as established by the owner/developer and approved by the City of Holly Springs.
9. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
10. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
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 landscaping.
13. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of $989 per residential unit constructed, and such fee shall be paid prior to the issuance of each building permit.
14. Entrance design and improvements to Hwy 140 and Old Pioneer Trail shall be provided as per determination and recommendation of the Georgia Department of Transportation, City Engineer and Fire Marshal. The number of required entrances may be satisfied with alternatives as outlined in the Fire Code, Appendix D, subject to review and approval of the Fire Marshal.
15. Owner/developer shall be responsible for the installation of sidewalks (5' sidewalk with a 5' beauty strip), decorative streetlamps, accel/decel lanes and curb and gutter along the entire road frontage of Hickory Flat Highway, as approved by Georgia Department of Transportation, and Old Pioneer Trail, as applicable and approved by the City Engineer, 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.
16. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Hwy 140. There shall be no stacking of vehicles along any roadway waiting for entry onto the property.

CONCURRENCES:

City Manager


Slew Dr
Rivulet Dr
Patricks Path
Tributary Ln
Bourne St
Mcarthur Dr
Univeter Rd
Providence Dr
Gay Thom
Hickory Flat Hwy
Orchard Dr
Old Pioneer Tr
Province Park Dr
Rezoning Property Location
Argyle Ct
Duncan Tr
Ct
A-03-2024 and MA-05-2024
Location Map
Streets_2024
Parcels_2024
ZONING
AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate
R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development
TND- Traditional Neighborhood Development
PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial
NC- Neighborhood Commercial
OI- Office Institutional
GV-Governmental
LI- Light Industrial
MXD-Mixed Use Overlay
Railroad
0 200 400 800 1200
Feet
N



SITE LOCATION MAP

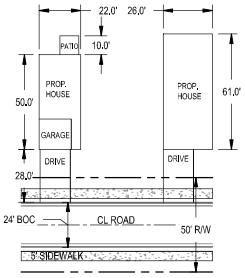
SCALE: 1"=1,000'

GENERAL SITE NOTES:

1. PROPOSED USE - SINGLE FAMILY DETACHED RESIDENTIAL NEIGHBORHOOD
2. TOTAL AREA = 28.24 ACRES
3. TOTAL OPEN SPACE PROVIDED = 0.6 ACRES
4. TOTAL POCKET PARK AREA PROVIDED = 0.9 ACRES
5. TOTAL NUMBER OF PROPOSED BUILDINGS = 137
6. PROPOSED DENSITY = 4.85 DU/AC
7. PROPOSED ZONING = TND
8. HOUSES FRONTING HWY 140:
   - 8.1. TYPICAL BUILDING DIMENSIONS = 26'W x 61'D
   - 8.2. BUILDING SETBACKS:
     - FRONT = 15'
     - MINIMUM 3' BETWEEN BUILDINGS
9. ALL INTERNAL DEVELOPMENT HOUSES:
   - 9.2. TYPICAL BUILDING DIMENSIONS = 22'W X 50'D WITH 10' PATIO
   - 9.3. BUILDING SETBACKS:
     - FRONT = 15'
     - MINIMUM 3' BETWEEN BUILDINGS
10. SFR DETACHED LOTS:
   - 6.2. TYPICAL BUILDING DIMENSIONS = 40'W x 64'D
   - 6.3. BUILDING SETBACKS:
     - FRONT = 15'
     - SIDE = 5'
     - REAR = 20'
7. BOUNDARY INFORMATION FOR PR LAND INVESTMENT PROPERTIES PROVIDED BY BGE, BOUNDARY INFORMATION FOR ALLMON PROPERTY MANUALLY KEYED WITH REFERENCE TO "1994 SURVEY" PROVIDED BY JERRY THACKER & ASSOCIATES, ALL OTHER CHEROKEE COUNTY GIS.
8. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED AND SHALL BE NOTED AS APPROPRIATE.
9. TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY CHEROKEE COUNTY GIS.

HATCHING LEGEND

- EXTENTS OF HOLLY SPRINGS JURISDICTION
- EXTENTS OF OPEN SPACE
- EXTENTS OF POCKET PARK



GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 041521 GERALD FOLSOM

GSWCC: EDPT. #69403
EXP. 07.09.2026

N

MAGNETIC

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
www.bgeinc.com
DIRECT: 470-705-0885

OWEN PRESERVE - REZONING PLAN

DATE: 07/15/2024

0 80' 160' 240'

SCALE: 1" = 80'

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BGE INC. SHALL BE WITHOUT LIABILITY TO BGE INC.

G:\CAD\Projects\Piedmont_Residential\10901-20-01_Pioneer Trail\L-501_Engineer\02_Base\04_Pioneer - Layout Allmon Trail.dwg

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- 05-2024 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION_____

APPLICANT PR Land Investments, LLC

ADDRESS 285 Parkway 575
Woodstock, GA

ZIP CODE 30188 PHONE 678-366-6470

EMAIL dmm@piedmontinv.com

SIGNATURE [signature]

OWNER Rebecca Allmon & PR Land Investments, LLC
(If other that applicant)

ADDRESS 294 Old Pioneer Trail Canton, GA 30115
285 Parkway 575 Woodstock, GA 30188

ZIP CODE_____ PHONE 470-979-0546 / 678-366-6470

SIGNATURE See Attached Signature Pages

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

PRESENT ZONING DISTRICT(S) TND and R-40 (county) REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S)_____

PROPERTY LOCATION/ADDRESS West side of Hickory Flay Hwy at Old Pioneer Trail

MAP NUMBER 15N PARCEL NUMBER(S) 15N19 196, 15N19 197, 15N19 198, 15N19 199, 15N19 200, 15N19 200A, 15N19 201, 15N19 202, 15N19 203, 15N19 223, 15N19 226

LAND LOT(S) 100 and 101 DISTRICT(S) 15 SECTION(S) 2

ACREAGE 28.24 +/- SEWAGE DISPOSAL TYPE county UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Annex and Rezone TIN: 15N19 196 from County R-40 to City of Holly Springs TND(Traditional Neighborhood Development) to combine with 22.87 acres currently zoned TND to allow for construction of 137 single family detached residences. Relevant applications (previously approved) ~~MA-03-2024~~ MA-04-2023 & A-03-2023.

(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#_____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:		CITY COUNCIL DECISION:	
APPROVED _____	STIPULATIONS_____	APPROVED _____	STIPULATIONS_____
DISAPPROVED _____	TABLED _____	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? Adjacent properties are primarily residential. Proposed zoning will be complimentary to existing and surrounding uses. This application adds 5.5+/- acres to project MA-04-2023 approved on May 15, 2023, and provides for revised site plan.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? Proposed zoning would not negatively impact surrounding properties, as majority of nearby properties are similar residential use. Additionally, this proposed zoning will provide for removal of pond that threatens downstream properties die to failing dam.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Property in existing category, R-40 (county) has limited economic use based on lot size requirements with the limitations of existing water feature on the property.

(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? It is not anticipated that this zoning proposal will create additional burden on exisitng infrastructure.

(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)? Single-Family Residentital is a permitted use for Parkway Corridor areas, shown in Table 2 of the 2018 Comprehensive Plan The proposed development utilizes existing land and in an extremely efficient manner, which is one of the primary objectives of the Parkway Corridor district.

(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? Surrounding development since the comprehensive plan was published in 2018 has concentrated commerical uses farther south on Hwy 140, with residential filling in North towards Univeter. Based on low visibility and limited access,this parcel makes sense as single family residential rather than commercial as part of the parkway corridor character area. This development highlights city priorities of providing housing options to its citizens, along with efficient land use of land and existing infrastusture.

(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?
All sate, federal, and local requirements will be met during design and development of this project.

(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? May 15, 2023 Mayor and Council approved MA-04-2023 and A-03-2023 for adjacent 22.87 ac to TND with the same density as currently proposed.

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.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: PR Land Investments, LLC

TINs: 15N19 197, 15N19 198, 15N19 199, 15N19 200, 15N19 200A, 15N19 201, 15N19 202, 15N19 203, 15N19 223, 15N19 226

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

7/15/24

Signature of Owner Date

PR Land Investments, LLC

Signature of Notary Public

SYDNEY CONNAUGHTON
Notary Public · State of Georgia
Cobb County
My Comm. Expires Mar. 1, 2025

(Notary Seal)

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Rebecca Allmon

TIN: 15N19 196
PIN: 15-0100-0004

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Rachel Bramlett 7-2-24
Signature of Owner Date

Rachel Bramlett
for Rebecca Allmon

Audrey Northcutt
Signature of Notary Public

(Notary Seal)

AUDREY NORTHCUTT
NOTARY
EXPIRES
GEORGIA
JUNE 2, 2028
PUBLIC
CHEROKEE COUNTY

Tax Parcel #15N19 196
The Abram Law Group, LLC
1200 Ashwood Parkway, Suite 560
Atlanta, GA 30339
Parcel #24-0088

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **REBECCA ALLMON**, a resident of Cherokee County, Georgia, being desirous of arranging for the transaction of my business through an attorney in fact, have appointed, named, and constituted and by these presents do name, constitute and appoint **RACHEL BRAMLETT**, a resident of Cherokee County, Georgia, as my true and lawful attorney in fact, and do authorize said attorney in fact, for me, and in my name, place and stead:

(a) To sell or convey or otherwise dispose of, by deed with or without warranty, bill of sale, contract or otherwise, the real property, which I may own or in which I may have an interest shown on **Exhibit "A"** together with improvements and personal property located thereon (hereinafter the "Property"), for cash or upon such terms as said attorney in fact may deem advisable, and to execute appropriate deeds, affidavits, conveyances or other instruments including contracts for that purpose; and

(b) To undertake any actions and execute any and all documents that may be required, convenient or desired in connection with the rezoning and/or annexation of the Property as well as the pursuit of any entitlements for the Property; and

(c) To sign, endorse, receive, deposit or issue checks, in connection with the Property.

This Limited Power of Attorney shall remain effective until the same is revoked by written instrument recorded in the office of the Clerk of the Superior Court of Cherokee County, Georgia, or no later than December 31, 2025, whichever occurs first.

IN WITNESS WHEREOF, I have set my hand and affixed my seal, this the 13 day of June, 2024.

Signed, sealed and delivered
in the presence of:

Witness

Rebecca Allmon (SEAL)
Rebecca Allmon

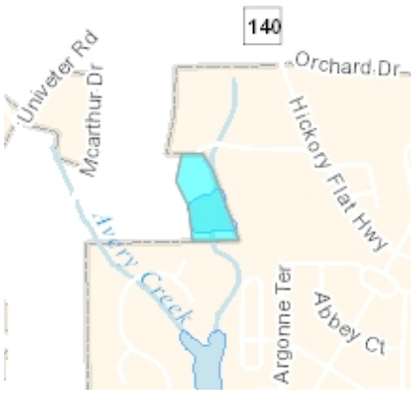
Notary Public
My commission expires: June 2, 2028
[Notary Seal]

AUDREY NORTHCUTT
NOTARY PUBLIC
EXPIRES
GEORGIA
JUNE 2, 2028
CHEROKEE COUNTY

Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N19 196

Report generated 7/15/2024 2:33:45 PM



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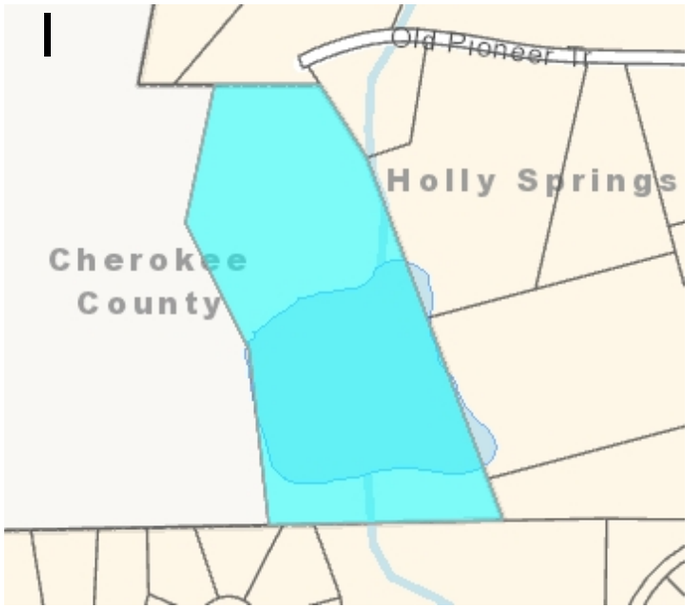

Tax parcel highlighted in cyan 1: 4,077.56

Tax Parcel Information

Owner: ALLMON REBECCA

Property Address: 294 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 196

PIN: 15-0100-0004

Mailing Address: 294 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 5.82

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N19 197

Report generated 7/15/2024 2:28:00 PM

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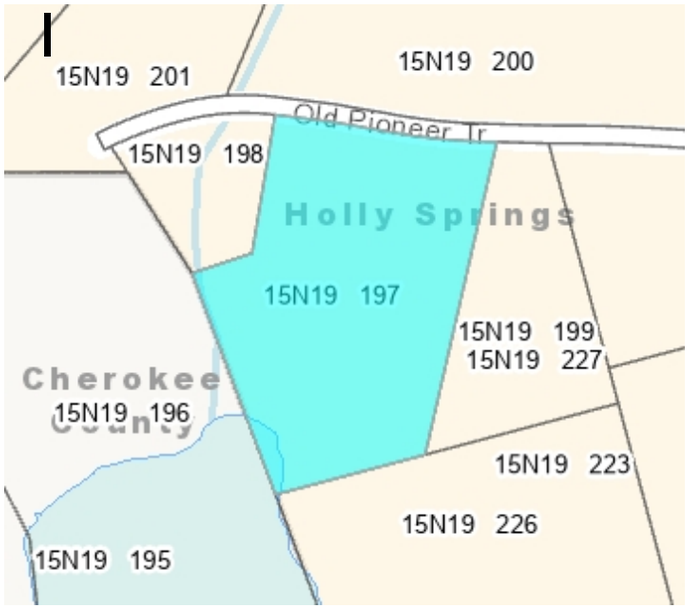

Tax parcel highlighted in cyan 1: 2,952.68

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 215 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 197

PIN: 15-0100-0005

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 1.5

Lot #: -

PB/PG:

DB/PG:

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Cherokee County, GA

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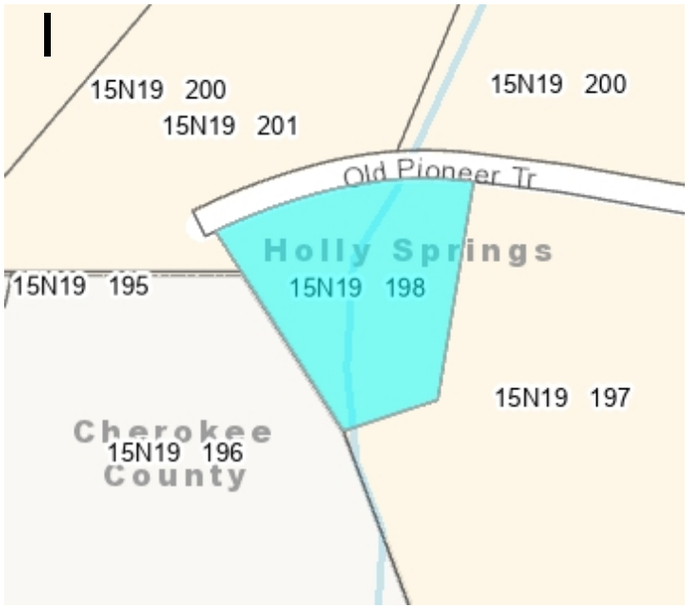

Tax parcel highlighted in cyan 1: 1,875.12

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 259 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 198

PIN: 15-0100-0006

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 0.42

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

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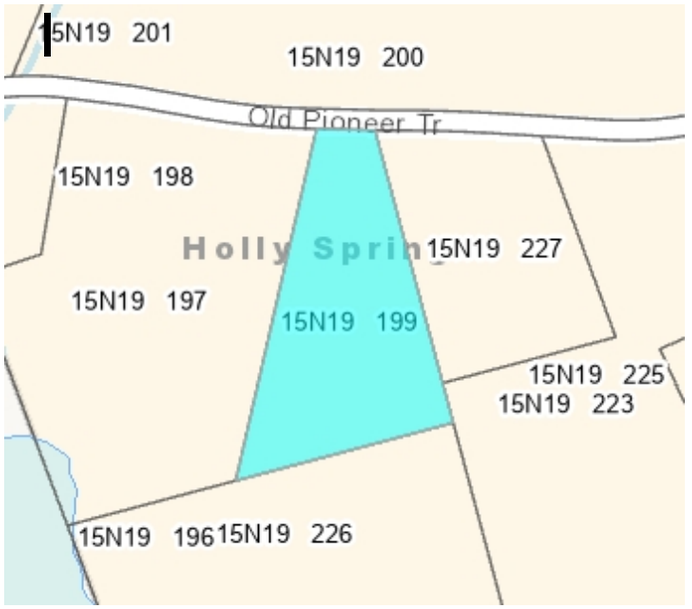

Tax parcel highlighted in cyan 1: 2,623.59

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 183 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 199

PIN: 15-0100-0009

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

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Cherokee County, GA

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Report generated 7/15/2024 2:41:41 PM

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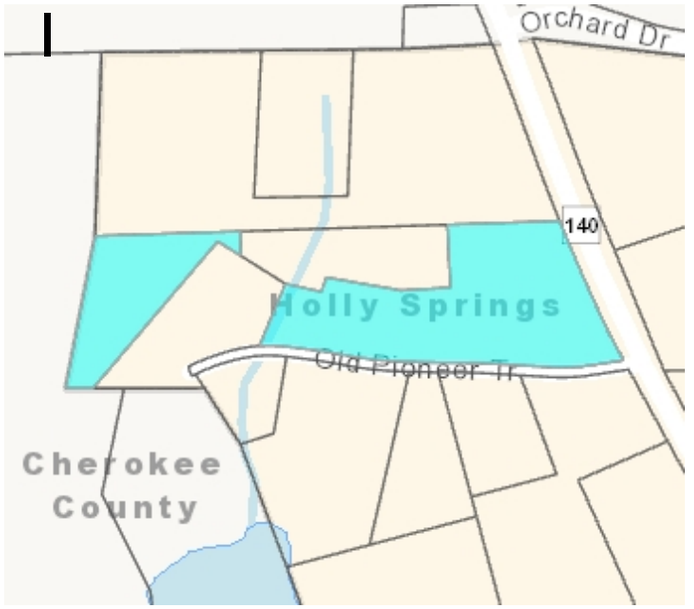

Tax parcel highlighted in cyan 1: 5,329.59

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 235 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 200

PIN: 15-0100-0011

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 4.78

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N19 200 A

Report generated 7/15/2024 2:25:46 PM

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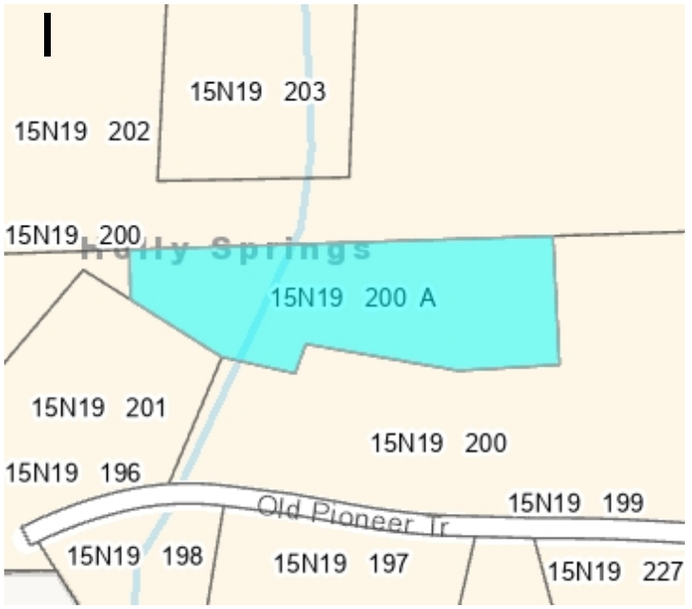

Tax parcel highlighted in cyan 1: 2,605.14

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 230 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 200 A

PIN: 15-0100-0010

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N19 201

Report generated 7/15/2024 2:27:13 PM

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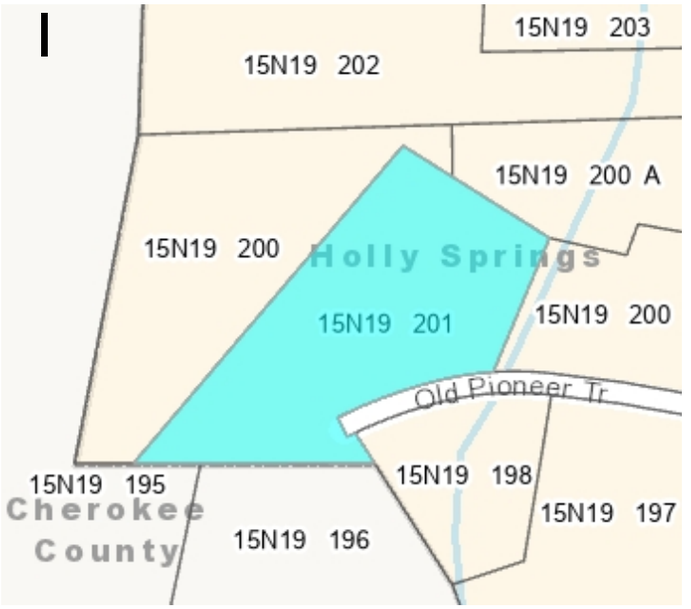

Tax parcel highlighted in cyan 1: 2,467.72

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 266 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 201

PIN: 15-0100-0008

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 1.22

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

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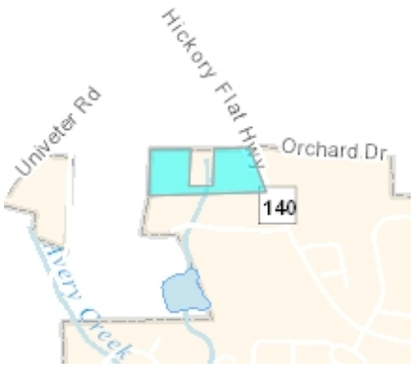

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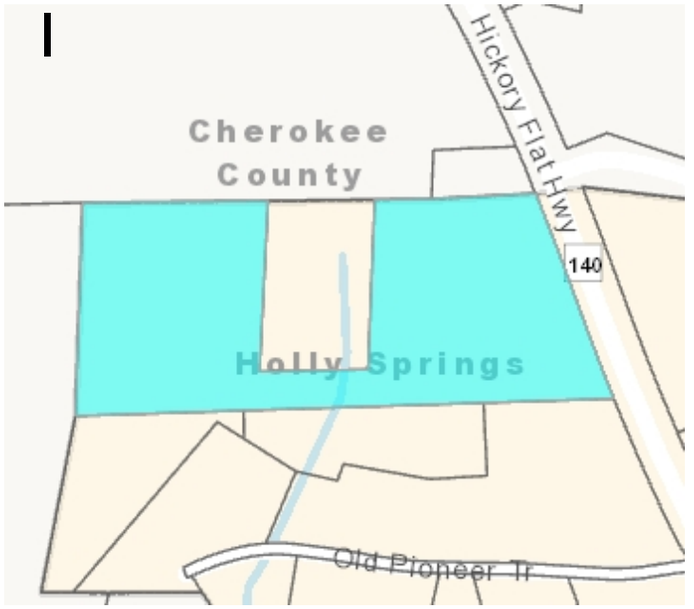

Tax parcel highlighted in cyan 1: 4,598.35

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 3640 Hickory Flat Hwy, Canton 30115

Subdivision:

TIN: 15N19 202

PIN: 15-0100-0003

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 4.93

Lot #: -

PB/PG:

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Geocortex Essentials Parcel Report
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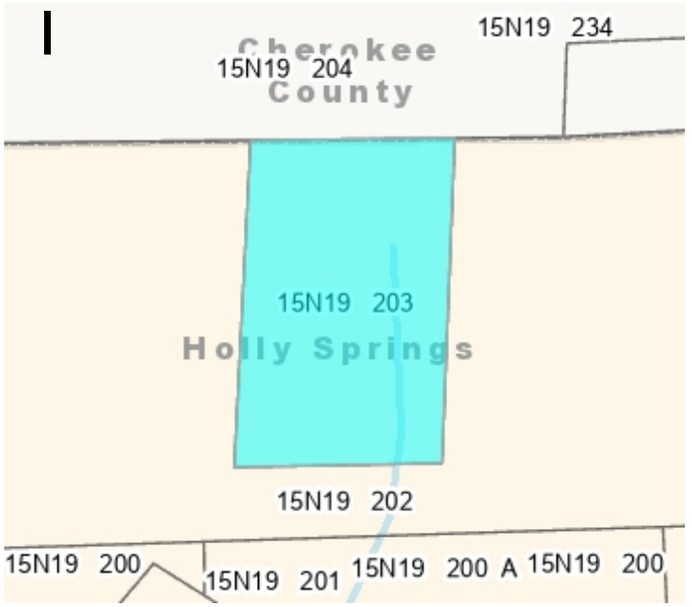

Tax parcel highlighted in cyan 1: 2,403.13

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 3650 Hickory Flat Hwy, Canton 30115

Subdivision:

TIN: 15N19 203

PIN: 15-0100-0002

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

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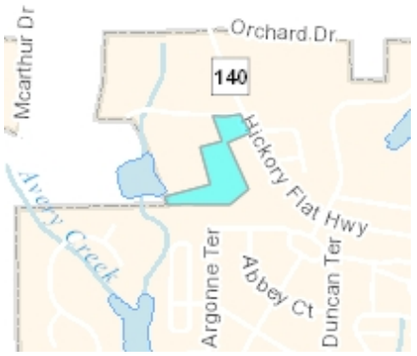

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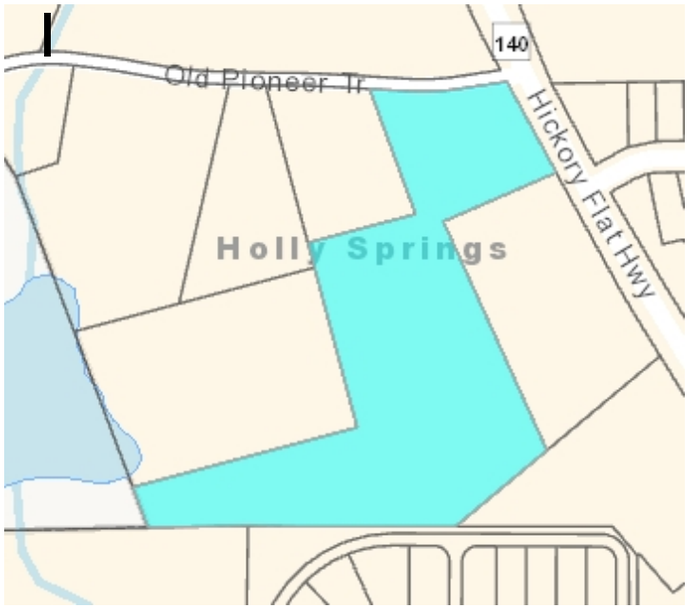

Tax parcel highlighted in cyan 1: 4,212.25

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 121 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 223

PIN: 15-0101-0007

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 2.99

Lot #: -

PB/PG:

DB/PG:

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Geocortex Essentials Parcel Report
Cherokee County, GA

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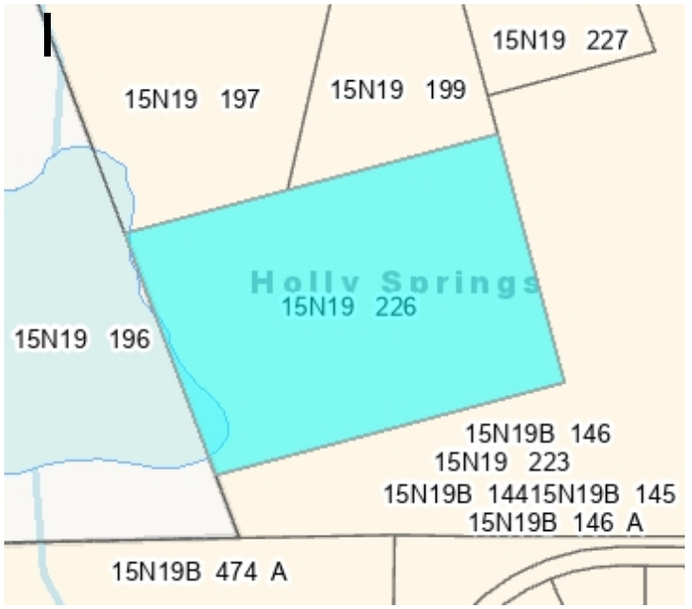

Tax parcel highlighted in cyan 1: 2,711.98

Tax Parcel Information

Owner: PR LAND INVESTMENTS LLC

Property Address: 151 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 226

PIN: 15-0100-0007

Mailing Address: 285 PARKWAY 575, WOODSTOCK, GA 30188

Acreage: 2.01

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.

Old Pioneer Trail Residential Development

Traffic Impact Study

Prepared for:
Piedmont Residential

Prepared by:
KCI Technologies Inc.
2160 Satellite Boulevard, Suite 130
Duluth, GA 30097
www.kci.com
678.990.6200

November 2022

KCI Project # 242210039

Old Pioneer Trail Residential Development

Traffic Impact Study

Prepared for:

Piedmont Residential

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KCI Technologies Inc.
2160 Satellite Boulevard, Suite 130
Duluth, GA 30097
www.kci.com
678.990.6200

November 2022

KCI Project # 242210039

GEORGIA REGISTERED No. 030653 PROFESSIONAL ENGINEER ANDREW J. ANTWEILER

11/21/2022

Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Old Pioneer Trail residential development. The site is in the City of Holly Springs, along the west side of SR 140/Hickory Flat Highway. Based on the site concept plan the proposed development will contain up to 138 single-family detached residential homes on approximately 23.0 acres. The development is expected to be fully built out by year 2029. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed residential units and the driveway location. Access to the site is proposed via the existing intersection of SR 140/Hickory Flat Highway at Old Pioneer Trail.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2029. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2029 No-Build and Build Conditions. The traffic impact study network consisted of one existing intersection: SR 140/Hickory Flat Highway at Old Pioneer Trail.

Capacity Results

Based on existing conditions, the existing stop-control approach at the intersection is operating at a low level of service (LOS E) during the AM peak hour. This is common at side-street stop-control intersections when there is high volume on the mainline. The stop-control approach at the intersection is operating at an acceptable level of service (LOS D) during the PM peak hour.

In the future year 2029 No-Build Conditions (without the Old Pioneer Trail development traffic volumes), the intersection is expected to operate at a low level of service during the AM and PM peak hour. Additionally, there are two programmed GDOT projects (PI 0013892 and PI 0017387) which will widen and provide operational/safety improvements along SR 140. PI 0013892 is programmed for construction in 2034 and PI 0017387 is currently in scoping phase only. These projects could potentially help address the low level of service/high delay at the study intersection.

In the future year 2029 Build Conditions (with the Old Pioneer Trail development traffic volumes), the stop-control approach at the intersection is expected to continue operating at a low level of service during the AM and PM peak hours. However as previously stated, a low level of service (high average vehicle delay) is common for side-street stop-control intersections on a high volume road.

Proposed Site Driveways

Based on estimated traffic volumes and the capacity analysis in the year 2029 Build year conditions, the following intersection geometry recommendations are provided:

- SR 140/Hickory Flat Highway at Old Pioneer Trail
    - Construct driveway with one entry lane and two exit lanes; with side-street stop-control
    - Construct a southbound right-turn deceleration lane along SR 140
    - Construct a northbound left-turn deceleration lane along SR 140

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A: Figures

Figure 1 – Location Map

Figure 2 – Aerial & Access Locations

Figure 3 – Existing Traffic Conditions

Figure 4 – Project Trip Distribution

Figure 5 – Future Build (Year 2029) Conditions

B: Concept Plan

C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT Intersection Control Evaluation (ICE)

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on residentially developed property. **Figure 1** provides a general location map. (Figures included in Appendix A). Access to the property is proposed to be provided via the existing intersection of SR 140 at Old Pioneer Trail (The concept plan is included in Appendix B). Nearby land uses are either residential homes or undeveloped property.

1.2 Roadway Conditions

State Route 140 is a two-lane roadway with a 50-mph posted speed limit. SR 140 is a north-south oriented roadway with mostly residential uses nearby and grassed shoulders in the nearby vicinity. GDOT classifies SR 140 as an urban minor arterial.

Old Pioneer Trail is a two-lane roadway with a 25-mph posted speed limit. GDOT classifies Old Pioneer Trail as a local road. Old Pioneer is an east-west oriented roadway, with residential uses and grassed shoulders.

The intersection of SR 140 at Old Pioneer Trail is a T-intersection, operates with stop control, and has the following lane configuration:

- Northbound SR 140: one shared left-turn/through lane.
- Southbound SR 140: one shared through/right-turn lane.
- Eastbound Old Pioneer Trail: one shared left-turn/right-turn lane.

(**Figure 3** identifies existing traffic conditions and lane geometry).

1.3 Traffic Volumes

Traffic counts were collected on Wednesday, November 9, 2022, for use in the traffic analysis. Cherokee County public schools were in session. The traffic data collected included one 4-hour turning movement count at the study intersection.

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. Three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #057-0106 located on SR 140, north of the development
- GDOT Count Station #057-0309 located on Univeter Road, west of the development
- GDOT Count Station #057-0108 located on SR 140, south of the development

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 3.0% per year. Cherokee County's population growth rate was most recently reported as 2.2% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 1.5% per year by 2029 in Cherokee County.

Considering this data, a 3.0% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be fully built out by 2029. A 3.0% per year growth rate was applied to the 2022 existing volumes to calculate year 2029 No-Build traffic volumes. The 2029 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT, City of Holly Springs, and Cherokee County planned and programmed transportation projects was performed. There are three roadway projects near the development site:

- **PI 0013892** SR 140 (Hickory Flat Road) Widening From I-575 to East Cherokee Drive
    - This project will add one general purpose lane in each direction along SR 140 between I-575 and East Cherokee Drive
    - Construction to start in 2034 with full buildout estimated around 2040
- **PI 0017804** SR 140 Operational Improvements at Univeter Road
    - This project includes the construction of additional travel lanes on SR 140, northbound and southbound at the Univeter Road intersection and the construction of dual left-turn lanes from northbound SR 140 to westbound Univeter Road, including receiving lanes along Univeter Road
    - Construction to start in 2026 with full buildout estimated around 2029
- **PI 0017387** SR 140 from I-575 to CR 777/Arnold Mill Road
    - The purpose of this scoping study is to examine the traffic and safety issues along the corridor of State Route (SR) 140 from I-575 in Cherokee County to SR 9 in Fulton County. The corridor is 16.7 miles.
    - No estimated construction year

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 138 Single-Family Detached residential units. The most applicable ITE land use (LU) code is LU 210 (Single-Family Detached Housing). Due to the development types, no pass-by reductions were included for the land use and no internal capture reductions were included. **Table 1** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation

Land Use (ITE Code)	Units (DU)	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	138	1,398	26	77	103	87	51	138
Gross Trips (Driveway Volumes)		1,398	26	77	103	87	51	138

Note: Trip Generation Rates based on ITE Trip Generation, 11th Edition

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveways.

The directional distribution for the proposed development is estimated to be:

- 50% to/from the north along SR 140
- 50% to/from the south along SR 140

Project trip distribution is further detailed in **Figure 4** (Appendix A).

3.3 Future Build Traffic Volumes

The 2029 future Build traffic volumes were calculated by adding the proposed development (Old Pioneer Trail residential development) traffic volumes to the projected year 2029 No-Build traffic volumes. **Figure 5** (Appendix A) illustrates the year 2029 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria

Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2022 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 3**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Existing Year (2022) Level of Service

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 140 at Old Pioneer Trail	Stop-Control	EB	E (43)	D (26)

**Average vehicle delay in seconds*

The existing intersection is currently operating with a low level of service during the AM peak hour. It is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. Vehicles attempting to turn left from the side-street have to wait for gaps in the high northbound and southbound traffic. The intersection will operate at an acceptable level of service during the PM peak hour.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2029 Future Conditions and includes the No-Build traffic and the existing roadway conditions. **Table 4** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 4: Future Year (2029) Level of Service (No-Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 140 at Old Pioneer Trail	Stop-Control	EB	F (88)	E (37)

**Average vehicle delay in seconds*

By the 2029 Future No-Build Conditions, the intersection is expected to operate with a low level of service during the AM and PM peak hours. Again, a low level of service/high delay is common at side-street stop-controlled intersections when there is high volume on the mainline. Additionally, GDOT PI 0013892 is a widening project on SR 140 which will add one general purpose lane in each direction along SR 140 and is programmed for construction in 2034. The addition of a general purpose lane in each direction will help to address the low level of service and high delay at the intersection. There is also GDOT PI 0017387 which is a scoping study to identify operational and safety issues along SR 140. If additional operational improvements are needed, then this study/project should help address any concerns.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2029 Future Conditions and includes the No-Build traffic volumes plus the Old Pioneer Trail residential development volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 5** summarizes the results of the capacity analysis.

Table 5: Future Year (2029) Level of Service (Build)

Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 140 at Old Pioneer Trail	Stop-Control	EB	F (262)	F (152)

**Average vehicle delay in seconds*

By the 2029 Future Build Conditions, the intersection will continue to operate with a low level of service during the AM and PM peak hours. As previously stated, a low level of service/high delay is common for side-street stop-control intersections. GDOT PI 0013892 and PI 0017387 will provide operational/safety improvements in the future.

5. Recommendations

Recommendations for access for the proposed Old Pioneer Trail residential development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control at driveways was analyzed. Recommendations included reviewing Cherokee County, City of Holly Springs, and Georgia DOT requirements, knowledge of general transportation standards, and engineering judgment.

Access to the development is proposed via the existing intersection of SR 140/Hickory Flat Highway at Old Pioneer Trail. The proposed lane configuration is expected to be sufficient to accommodate the development traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway location as part of the driveway design.

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes and the capacity analysis in the year 2029 Build year conditions, the following driveway geometry recommendations are provided:

- SR 140/Hickory Flat Highway at Old Pioneer Trail
    - Construct driveway with one entry lane and two exit lanes; with side-street stop-control
    - Construct a southbound right-turn deceleration lane along SR 140
    - Construct a northbound left-turn deceleration lane along SR 140

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along State Route 140. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2029 Build traffic volumes were compared to the Georgia DOT driveway requirements for deceleration lanes along SR 140.

<u>Right-Turn Deceleration Lane Criteria</u>

Based on the 50 mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on SR 140, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 75 vehicles turning right into the site within a day. The estimated daily southbound right-turn volume entering the development is 350 vehicles per day at the proposed site driveway.

Calculation: 1,398 daily trips / 2 = 699 entering trips * 0.50 (percentage of vehicles turning right at Driveway) = 349 vehicles

<u>Left-Turn Deceleration Lane Criteria</u>

Based on the 50 mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on Bells Ferry Road, Table 4-7a indicates a dedicated left-turn lane is required if there are at least 175 vehicles turning left into the site within a day. The estimated daily northbound left-turn volume entering the development is 350 vehicles per day at the proposed site driveway.

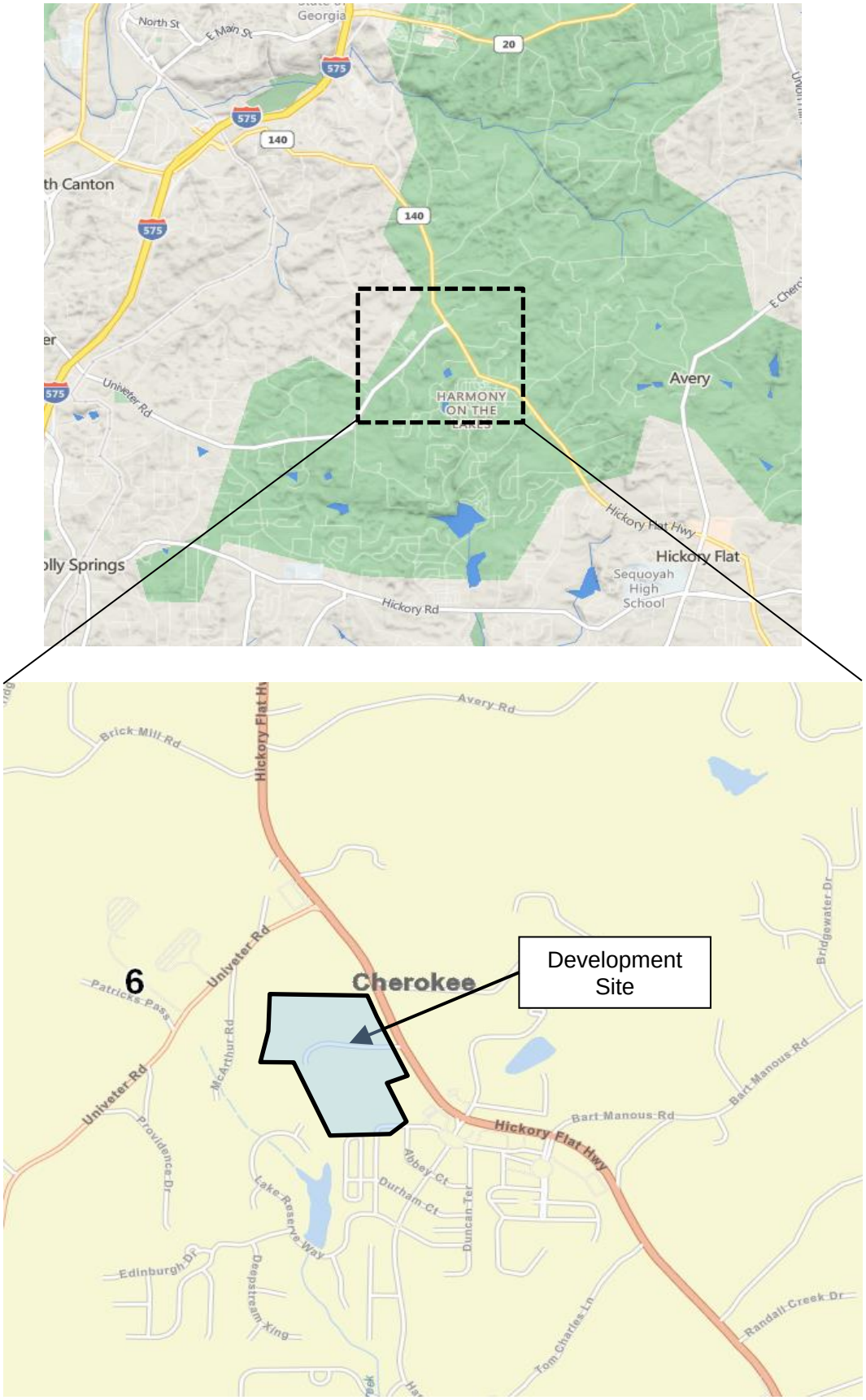
Calculation: 1,398 daily trips / 2 = 699 entering trips * 0.50 (percentage of vehicles turning left at Driveway) = 349 vehicles

Appendices

- Appendix A
  - Figures
- Appendix B
  - Concept Plan
- Appendix C
  - Traffic Count Data
- Appendix D
  - GDOT Traffic Data
- Appendix E
  - Intersection Volume Development
- Appendix F
  - Capacity Analysis Reports
- Appendix G
  - GDOT ICE

Appendix A

Figures



Not to Scale

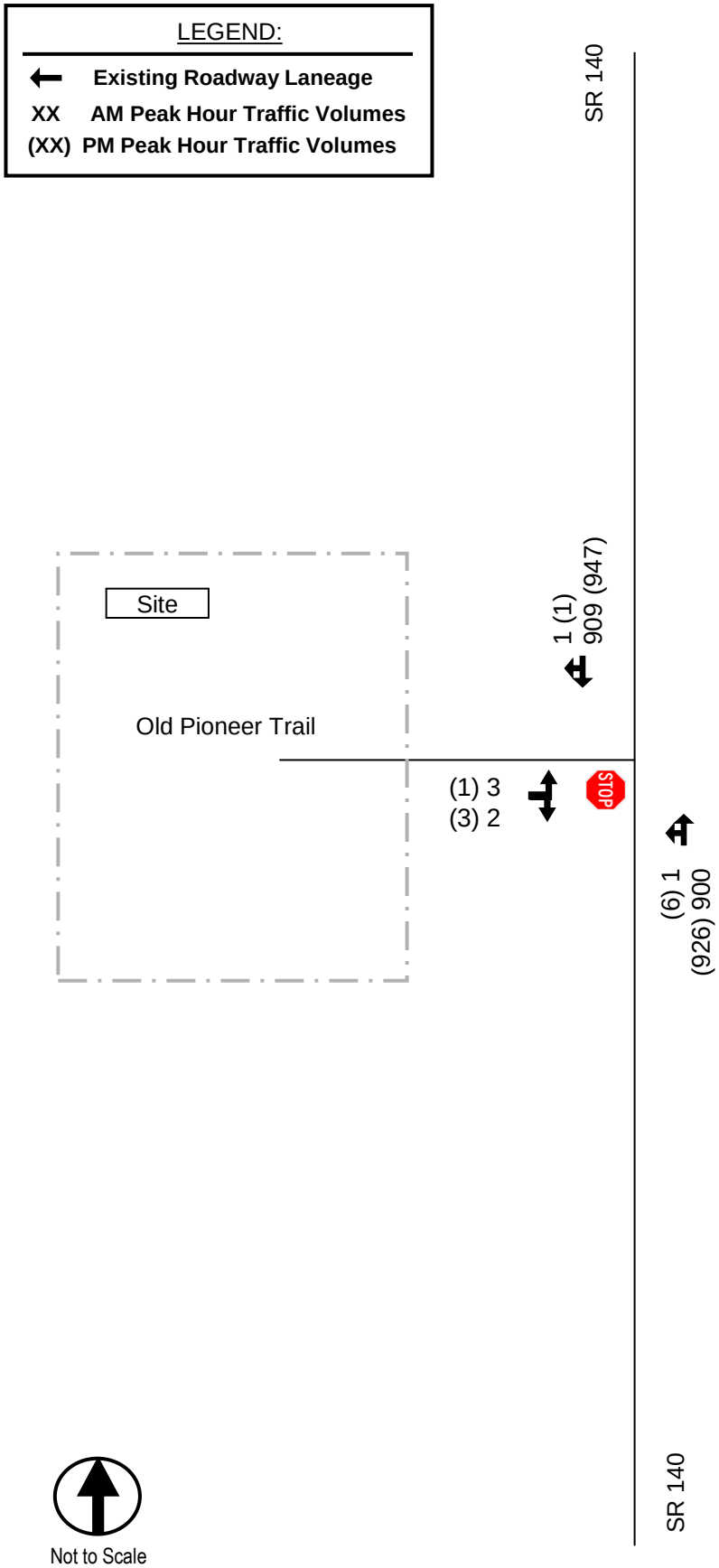
KCI TECHNOLOGIES	**Traffic Impact Study** **Old Pioneer Trail Development** **City of Holly Springs, Georgia**	**Location Map**	**Figure 1**

Legend:

Study Intersection

Not to Scale

KCI TECHNOLOGIES	**Traffic Impact Study** **Old Pioneer Trail Development** **City of Holly Springs, Georgia**	**Aerial & Access Locations**	**Figure 2**



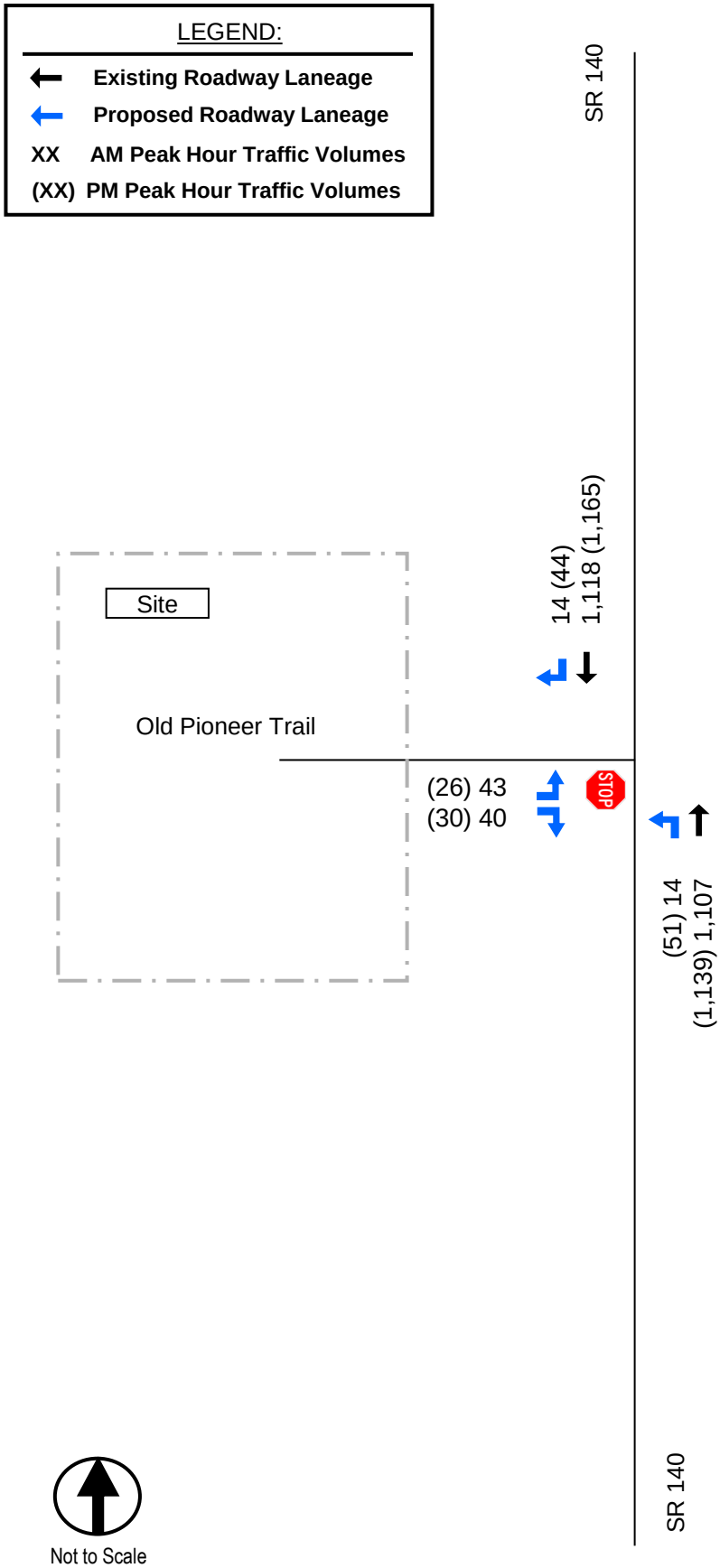
KCI TECHNOLOGIES	**Traffic Impact Study** **Old Pioneer Trail Development** **City of Holly Springs, Georgia**	**Existing Traffic Conditions**	**Figure 3**

Legend:

100 Development %

Not to Scale

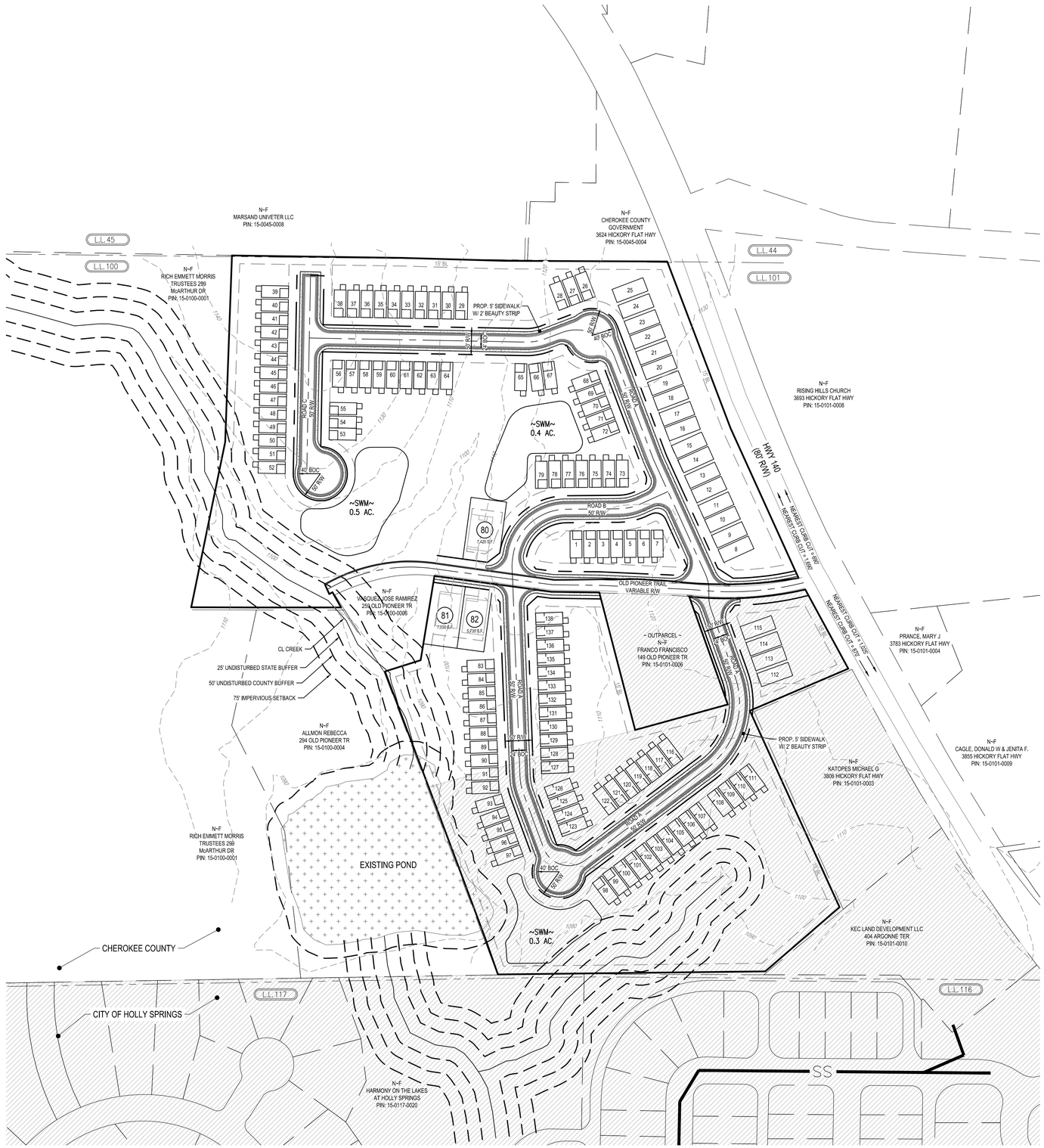
KCI TECHNOLOGIES	**Traffic Impact Study** **Old Pioneer Trail Development** **City of Holly Springs, Georgia**	**Project Trip Distribution**	**Figure 4**

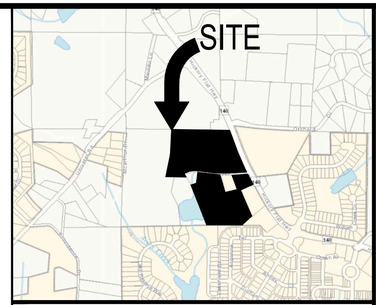


KCI TECHNOLOGIES	**Traffic Impact Study** **Old Pioneer Trail Development** **City of Holly Springs, Georgia**	**Future Build (Year 2029) Conditions**	**Figure 5**

Appendix B

Concept Plan





SITE LOCATION MAP

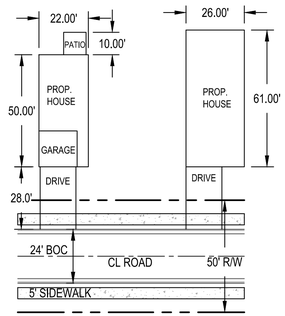
SCALE: 1"=1,000'

PARCEL BOUNDARY NOTES:

1. TOTAL GIS PARCELS AREA = 23.00 ACRES
   1.1. NORTH TRACT = 12.96 ACRES
   1.2. SOUTH TRACT = 10.04 ACRES

GENERAL SITE NOTES:

1. TOTAL AREA = 23.0 ACRES
2. TOTAL NUMBER OF PROPOSED BUILDINGS = 138
3. PROPOSED DENSITY = 6 DU/AC
4. PROPOSED ZONING = MXD-1 (MIXED USE)
5. PROPOSED DENSITY = 6 UNITS / ACRE
6. HOUSES FRONTING HWY 140:
   6.1. TYPICAL BUILDING DIMENSIONS = 26'D x 61'W
   6.2. BUILDING SETBACKS:
        FRONT = 15'
        MINIMUM 3' BETWEEN BUILDINGS
7. ALL INTERNAL DEVELOPMENT HOUSES:
   6.2. TYPICAL BUILDING DIMENSIONS = 22'D X 50'W WITH 10' PATIO
   6.3. BUILDING SETBACKS:
        FRONT = 15'
        MINIMUM 3' BETWEEN BUILDINGS
7. SFR DETACHED LOTS:
   6.2. TYPICAL BUILDING DIMENSIONS = 40'D x 64'W
   6.3. BUILDING SETBACKS:
        FRONT = 15'
        SIDE = 5'
        REAR = 20'
7. BOUNDARY INFORMATION DEPICTED FROM CHEROKEE COUNTY GIS.
8. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED AND SHALL BE NOTED AS APPROXIMATE.
9. TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY CHEROKEE COUNTY GIS.
10. THIS PROJECT CONSISTS OF THE DEVELOPMENT OF 138 SINGLE FAMILY DETACHED HOMES.
11. HATCHED AREA REPRESENTS EXISTING CITY OF HOLLY SPRINGS JURISDICTION.



TYPICAL BUILDINGS
N.T.S

REV	DATE	DESCRIPTION
1	.	.
2	.	.
3	.	.
4	.	.
5	.	.

DESIGNED BY: MJB
DRAWN BY: MJB
REVIEWED BY: DFS

BGE
245 TOWNPARK DRIVE, SUITE 470
KENNESAW, GEORGIA 30144
WWW.BGEINC.COM
DIRECT: 470-705-0885

©2022

COA: PEF007149
EXP: 06/30/2024

PIEDMONT RESIDENTIAL
285 PARKWAY 575
WOODSTOCK, GA 30188

OLD PIONEER TRAIL
CHEROKEE COUNTY, GA
CITY OF HOLLY SPRINGS
LOCATED IN DISTRICT 15,
LAND LOTS 100, 101

ZONING PLAN

SEAL

NOT ISSUED FOR CONSTRUCTION

FILE NUMBER: 10661-00

DATE: 10.19.2022

01

N
GRID NORTH
GA. WEST ZONE

0 50' 100' 200'
SCALE: 1" = 100'

811
Know what's below.
Call before you dig.

FLOOD CERTIFICATION:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X , AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130424 , MAP NUMBER 13057C0254E WITH AN EFFECTIVE DATE OF JUNE 7, 2019

G:\GA\Projects\Piedmont_Residential\10661-00-Old_Pioneer_Trail\LS\01_Engineer\01_Zoning\220916-Old Pioneer Trail - Zoning Plan.dwg Layout: Overall Preliminary Plat-Site Plan Plotted: 10/19/2022 8:49:11 AM

Appendix C

Traffic Count Data

Click here for Map

Peak Hour Turning Movement Count

Holly Springs, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, November 9, 2022	
Period	0700 - 0900
Peak Hour	0700 - 0800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
0700 - 0715	1	189	-	0	190	-	211	0	0	211	0	-	0	0	0	-	-	-	-	0	401
0715 - 0730	0	231	-	0	231	-	233	1	0	234	1	-	0	0	1	-	-	-	-	0	466
0730 - 0745	0	244	-	0	244	-	250	0	0	250	0	-	1	0	1	-	-	-	-	0	495
0745 - 0800	0	236	-	0	236	-	215	0	0	215	2	-	1	0	3	-	-	-	-	0	454
Total	1	900	0	0	901	0	909	1	0	910	3	0	2	0	5	0	0	0	0	0	1816
Approach %	0.11	99.89	0.00	0.00	-	0.00	99.89	0.11	0.00	-	60.00	0.00	40.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.25	0.92	0.00	0.00	**0.92**	0.00	0.91	0.25	0.00	**0.91**	0.38	0.00	0.50	0.00	**0.42**	0.00	0.00	0.00	0.00	**0.00**	**0.92**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
0700 - 0715	0	180	-	0	180	-	196	0	0	196	0	-	0	0	0	-	-	-	-	0	376
0715 - 0730	0	222	-	0	222	-	225	1	0	226	0	-	0	0	0	-	-	-	-	0	448
0730 - 0745	0	238	-	0	238	-	235	0	0	235	0	-	1	0	1	-	-	-	-	0	474
0745 - 0800	0	230	-	0	230	-	208	0	0	208	2	-	1	0	3	-	-	-	-	0	441
Total	0	870	0	0	870	0	864	1	0	865	2	0	2	0	4	0	0	0	0	0	1739
Approach %	0.00	100.00	0.00	0.00	-	0.00	99.88	0.12	0.00	-	50.00	0.00	50.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.91	0.00	0.00	**0.91**	0.00	0.92	0.25	0.00	**0.92**	0.25	0.00	0.50	0.00	**0.33**	0.00	0.00	0.00	0.00	**0.00**	**0.92**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
0700 - 0715	1	9	-	0	10	-	14	0	0	14	0	-	0	0	0	-	-	-	-	0	24
0715 - 0730	0	7	-	0	7	-	6	0	0	6	1	-	0	0	1	-	-	-	-	0	14
0730 - 0745	0	5	-	0	5	-	12	0	0	12	0	-	0	0	0	-	-	-	-	0	17
0745 - 0800	0	4	-	0	4	-	6	0	0	6	0	-	0	0	0	-	-	-	-	0	10
Total	1	25	0	0	26	0	38	0	0	38	1	0	0	0	1	0	0	0	0	0	65
Approach %	3.85	96.15	0.00	0.00	-	0.00	100.00	0.00	0.00	-	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.25	0.69	0.00	0.00	**0.65**	0.00	0.68	0.00	0.00	**0.68**	0.25	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	**0.00**	**0.68**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
0700 - 0715	0	0	-	0	0	-	1	0	0	1	0	-	0	0	0	-	-	-	-	0	1
0715 - 0730	0	2	-	0	2	-	2	0	0	2	0	-	0	0	0	-	-	-	-	0	4
0730 - 0745	0	1	-	0	1	-	3	0	0	3	0	-	0	0	0	-	-	-	-	0	4
0745 - 0800	0	2	-	0	2	-	1	0	0	1	0	-	0	0	0	-	-	-	-	0	3
Total	0	5	0	0	5	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	12
Approach %	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.63	0.00	0.00	**0.63**	0.00	0.58	0.00	0.00	**0.58**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.75**

Bikes

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
0700 - 0715	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
0715 - 0730	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
0730 - 0745	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
0745 - 0800	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Click here for Map

Peak Hour Turning Movement Count

Holly Springs, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Wednesday, November 9, 2022	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
1645 - 1700	2	236	-	1	239	-	222	0	0	222	0	-	1	0	1	-	-	-	-	0	462
1700 - 1715	1	249	-	0	250	-	225	0	0	225	0	-	0	0	0	-	-	-	-	0	475
1715 - 1730	1	220	-	0	221	-	255	0	0	255	0	-	1	0	1	-	-	-	-	0	477
1730 - 1745	1	221	-	0	222	-	245	1	0	246	1	-	1	0	2	-	-	-	-	0	470
Total	5	926	0	1	932	0	947	1	0	948	1	0	3	0	4	0	0	0	0	0	1884
Approach %	0.54	99.36	0.00	0.11	-	0.00	99.89	0.11	0.00	-	25.00	0.00	75.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.63	0.93	0.00	0.25	**0.93**	0.00	0.93	0.25	0.00	**0.93**	0.25	0.00	0.75	0.00	**0.50**	0.00	0.00	0.00	0.00	**0.00**	**0.99**

Passenger Vehicles (1-3)

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
1645 - 1700	2	229	-	1	232	-	219	0	0	219	0	-	1	0	1	-	-	-	-	0	452
1700 - 1715	1	243	-	0	244	-	218	0	0	218	0	-	0	0	0	-	-	-	-	0	462
1715 - 1730	1	215	-	0	216	-	253	0	0	253	0	-	1	0	1	-	-	-	-	0	470
1730 - 1745	1	220	-	0	221	-	243	1	0	244	1	-	1	0	2	-	-	-	-	0	467
Total	5	907	0	1	913	0	933	1	0	934	1	0	3	0	4	0	0	0	0	0	1851
Approach %	0.55	99.34	0.00	0.11	-	0.00	99.89	0.11	0.00	-	25.00	0.00	75.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.63	0.93	0.00	0.25	**0.94**	0.00	0.92	0.25	0.00	**0.92**	0.25	0.00	0.75	0.00	**0.50**	0.00	0.00	0.00	0.00	**0.00**	**0.98**

Single Unit Trucks (4-7)

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
1645 - 1700	0	5	-	0	5	-	3	0	0	3	0	-	0	0	0	-	-	-	-	0	8
1700 - 1715	0	6	-	0	6	-	5	0	0	5	0	-	0	0	0	-	-	-	-	0	11
1715 - 1730	0	5	-	0	5	-	1	0	0	1	0	-	0	0	0	-	-	-	-	0	6
1730 - 1745	0	1	-	0	1	-	2	0	0	2	0	-	0	0	0	-	-	-	-	0	3
Total	0	17	0	0	17	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	28
Approach %	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.71	0.00	0.00	**0.71**	0.00	0.55	0.00	0.00	**0.55**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.64**

Combination Trucks (8-13)

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
1645 - 1700	0	2	-	0	2	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	2
1700 - 1715	0	0	-	0	0	-	2	0	0	2	0	-	0	0	0	-	-	-	-	0	2
1715 - 1730	0	0	-	0	0	-	1	0	0	1	0	-	0	0	0	-	-	-	-	0	1
1730 - 1745	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
Total	0	2	0	0	2	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	5
Approach %	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.25	0.00	0.00	**0.25**	0.00	0.38	0.00	0.00	**0.38**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.63**

Bikes

	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
Time	Left 1.1	Thru 1.2		U-Turn 1.3	App Total		Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7		Right 1.8	U-Turn 1.9	App Total					App Total	Int Total
1645 - 1700	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
1700 - 1715	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
1715 - 1730	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
1730 - 1745	0	0	-	0	0	-	0	0	0	0	0	-	0	0	0	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Classified Turn Movement Count || All vehicles

Holly Springs, GA

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Site 1 of 1
GA-140 Hickory Flat Hwy (South)
GA-140 Hickory Flat Hwy (North)
Old Pioneer Trail

Date
Wednesday, November 9, 2022

Lat/Long
34.197390°, -84.450565°

Weather
Mostly Cloudy
60°F

0700 - 0900 (Weekday 2h Session) (11-09-2022)
All vehicles

	Northbound				Southbound				Eastbound				
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)				Old Pioneer Trail				
TIME	Left 1.1	Thru 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
0700 - 0715	1	189	0	190	211	0	0	211	0	0	0	0	401
0715 - 0730	0	231	0	231	233	1	0	234	1	0	0	1	466
0730 - 0745	0	244	0	244	250	0	0	250	0	1	0	1	495
0745 - 0800	0	236	0	236	215	0	0	215	2	1	0	3	454
Hourly Total	1	900	0	**901**	909	1	0	**910**	3	2	0	**5**	**1816**
0800 - 0815	0	193	0	193	205	0	0	205	0	2	0	2	400
0815 - 0830	1	199	0	200	207	1	0	208	1	1	0	2	410
0830 - 0845	0	204	0	204	216	0	0	216	0	0	0	0	420
0845 - 0900	0	188	0	188	199	0	0	199	0	2	0	2	389
Hourly Total	1	784	0	**785**	827	1	0	**828**	1	5	0	**6**	**1619**
Grand Total	2	1684	0	**1686**	1736	2	0	**1738**	4	7	0	**11**	**3435**
Approach %	0.12	99.88	0.00	-	99.88	0.12	0.00	-	36.36	63.64	0.00	-	
Intersection %	0.06	49.02	0.00	49.08	50.54	0.06	0.00	50.60	0.12	0.20	0.00	0.32	
PHF	0.25	0.92	0.00	**0.92**	0.91	0.25	0.00	**0.91**	0.38	0.50	0.00	**0.42**	**0.92**

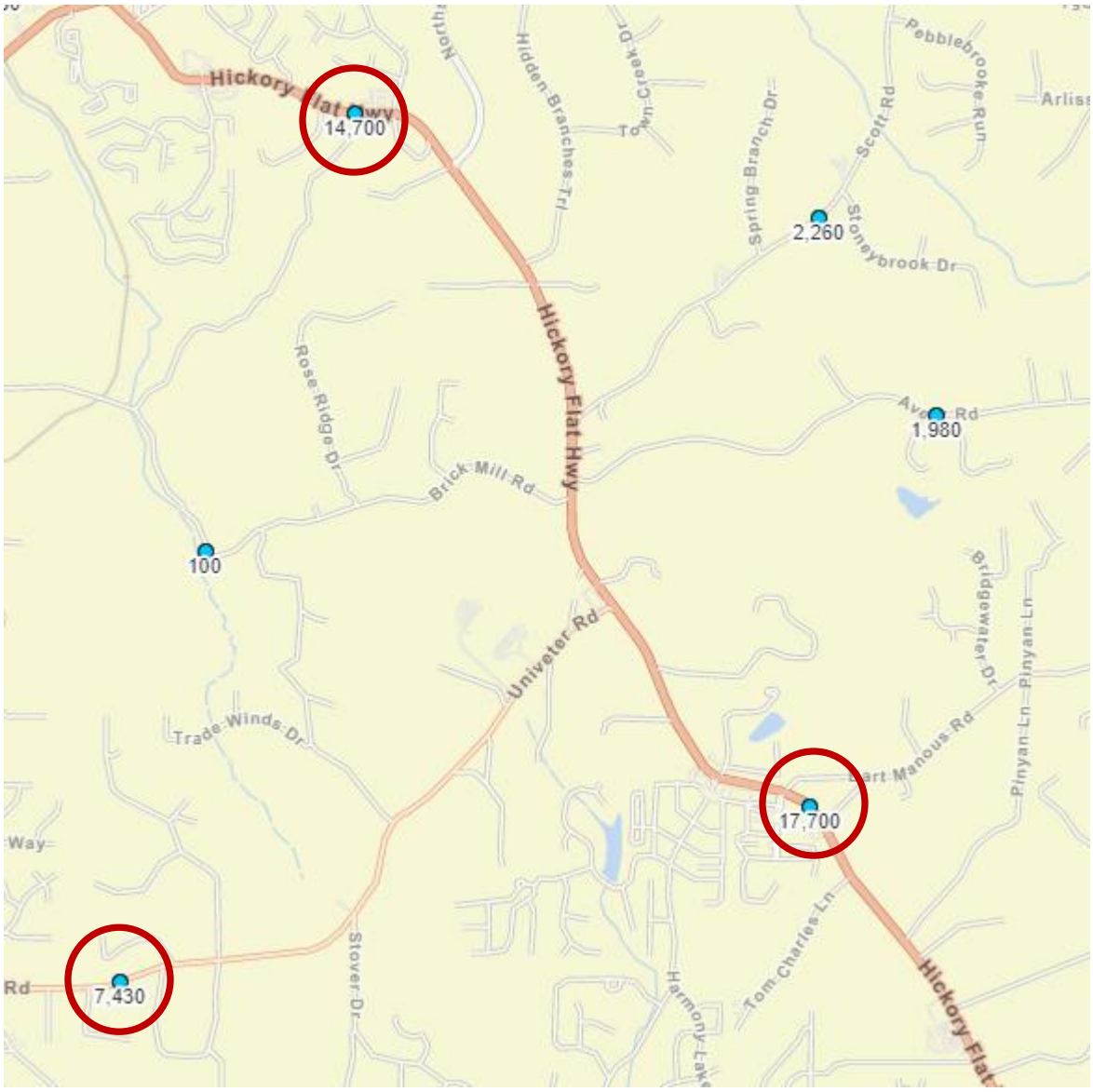
1600 - 1800 (Weekday 2h Session) (11-09-2022)
All vehicles

	Northbound				Southbound				Eastbound				
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)				Old Pioneer Trail				
TIME	Left 1.1	Thru 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Right 1.8	U-Turn 1.9	App Total	Int Total
1600 - 1615	0	203	0	203	222	2	0	224	0	0	0	0	427
1615 - 1630	0	227	0	227	227	0	0	227	0	0	0	0	454
1630 - 1645	2	218	0	220	245	0	0	245	2	1	0	3	468
1645 - 1700	2	236	1	239	222	0	0	222	0	1	0	1	462
Hourly Total	4	884	1	**889**	916	2	0	**918**	2	2	0	**4**	**1811**
1700 - 1715	1	249	0	250	225	0	0	225	0	0	0	0	475
1715 - 1730	1	220	0	221	255	0	0	255	0	1	0	1	477
1730 - 1745	1	221	0	222	245	1	0	246	1	1	0	2	470
1745 - 1800	0	215	0	215	226	0	0	226	0	3	0	3	444
Hourly Total	3	905	0	**908**	951	1	0	**952**	1	5	0	**6**	**1866**
Grand Total	7	1789	1	**1797**	1867	3	0	**1870**	3	7	0	**10**	**3677**
Approach %	0.39	99.55	0.06	-	99.84	0.16	0.00	-	30.00	70.00	0.00	-	
Intersection %	0.19	48.65	0.03	48.87	50.78	0.08	0.00	50.86	0.08	0.19	0.00	0.27	
PHF	0.63	0.93	0.25	**0.93**	0.93	0.25	0.00	**0.93**	0.25	0.75	0.00	**0.50**	**0.99**

Appendix D

GDOT Traffic Data

Location Map of GDOT Count Stations



0000057_0106 - 057-0106
Description: CST 068103 L
County: Cherokee
Route number: 00014000
LRS section: 0571014000
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.22042729, -84.46528221

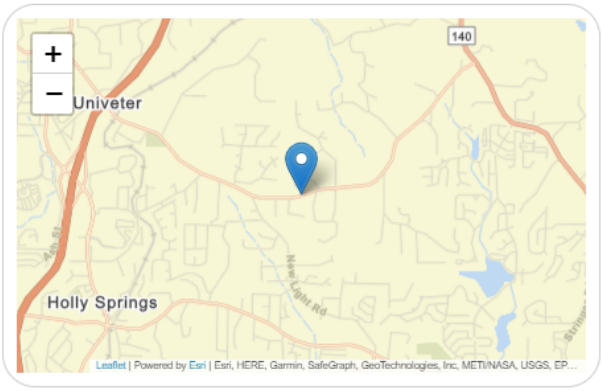
Site Data

Count History

Year	Month	Count type	Duration	Count
2022	September	Class	48 hours	19577
2020	May	Volume	48 hours	13768
2018	June	Class	48 hours	15581
2016	November	Volume	48 hours	13499
2014	March	Volume	48 hours	14410
2012	October	Class	48 hours	13512
2010	April	Volume	48 hours	13098

0000057_0309 - 057-0309
Description: CRY 394500 R
County: Cherokee
Route number: 00030900
LRS section: 0572030900
Functional class: 6U - Minor Collector (Urban)
Coordinates: 34.18734506, -84.47603621

Site Data



Count History

Year	Month	Count type	Duration	Count
2022	May	Volume	48 hours	9074
2018	June	Class	48 hours	7680
2015	May	Volume	48 hours	7742
2011	May	Volume	48 hours	6172
2010	October	Class	48 hours	5428

0000057_0108 - 057-0108
Description: CRT 030900 R
County: Cherokee
Route number: 00014000
LRS section: 0571014000
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 34.1940310408346, -84.4443138830033

Site Data

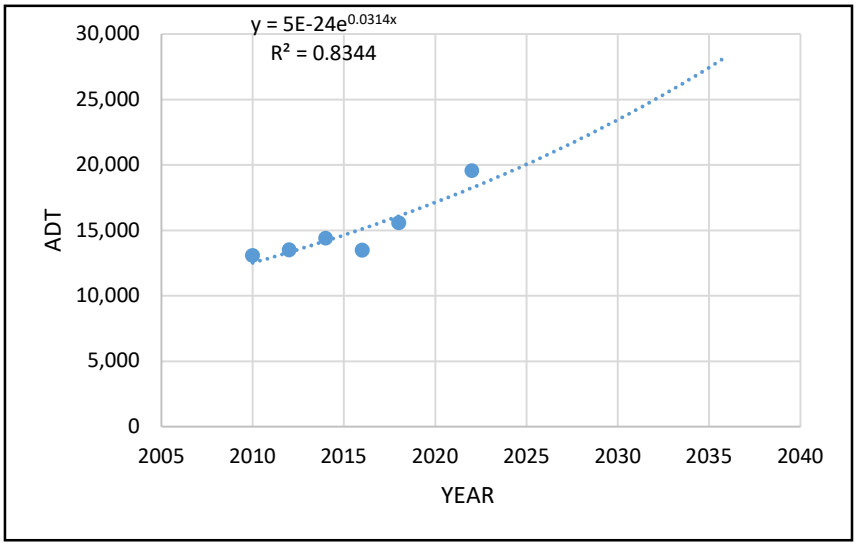
Count History

Year	Month	Count type	Duration	Count
2021	June	Class	48 hours	19504
2019	March	Volume	48 hours	18156
2015	May	Volume	48 hours	17633
2013	June	Volume	48 hours	15511
2011	May	Volume	48 hours	14896

Count Station: GDOT #057-0106
Street: SR 140
Location: north of the development
Source: GDOT

YEAR	ADT	TREND
2010	13,098	12500
2011		12900
2012	13,512	13300
2013		13800
2014	14,410	14200
2015		14600
2016	13,499	15100
2017		15600
2018	15,581	16100
2019		16600
2020		17100
2021		17700
2022	19,577	18200
2023		18800
2024		19400
2025		20000
2026		20700
2027		21300
2028		22000
2029		22700
2030		23500
2031		24200
2032		25000
2033		25800
2034		26600
2035		27400
2036		28300

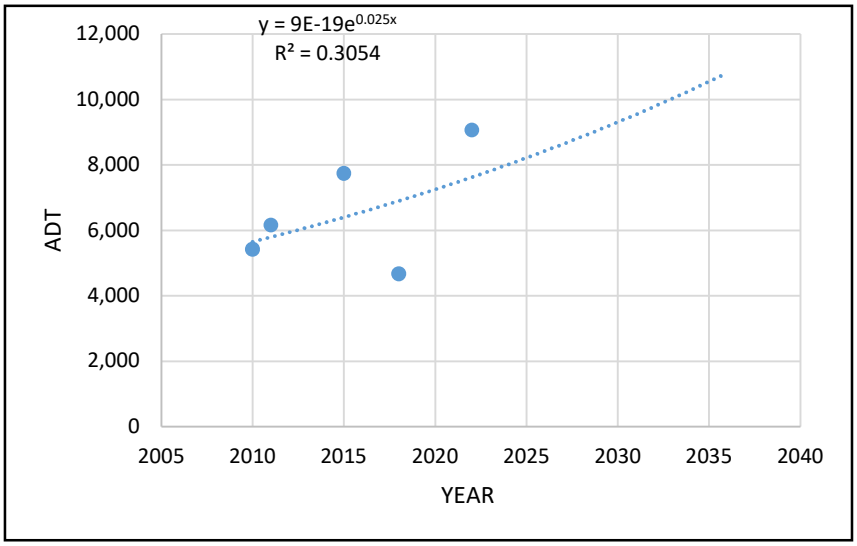
10-Years of Count Data
Trend Annual Historic Compound Growth Rate
3.37%



Count Station: GDOT #057-0309
Street: Univeter Road
Location: west of the development
Source: GDOT

YEAR	ADT	TREND
2010	5,428	5600
2011	6,172	5800
2012		5900
2013		6100
2014		6200
2015	7,742	6400
2016		6600
2017		6700
2018	4,680	6900
2019		7100
2020		7300
2021		7400
2022	9,074	7600
2023		7800
2024		8000
2025		8200
2026		8400
2027		8600
2028		8900
2029		9100
2030		9300
2031		9500
2032		9800
2033		10000
2034		10300
2035		10500
2036		10800

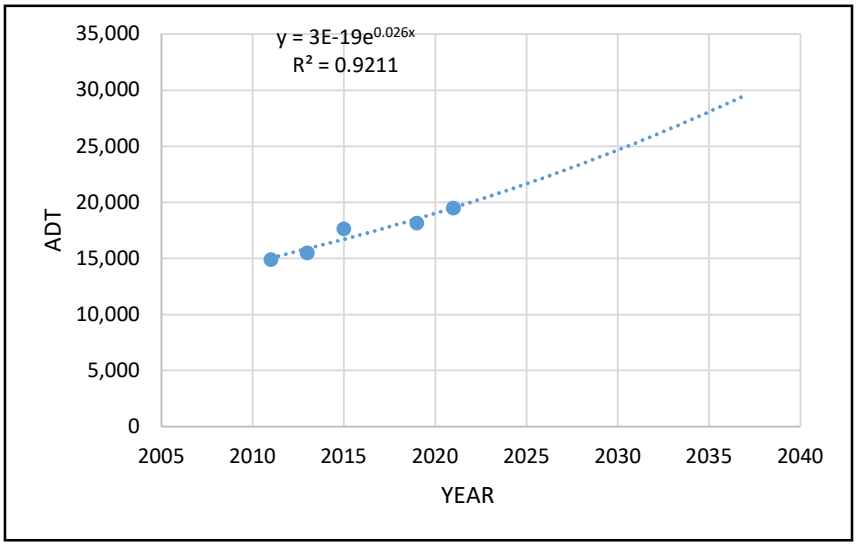
5-Years of Count Data
Trend Annual Historic Compound Growth Rate
2.91%



Count Station: GDOT #057-0108
Street: SR 140
Location: south of the development
Source: GDOT

YEAR	ADT	TREND
2011	14,896	15100
2012		15500
2013	15,511	15900
2014		16300
2015	17,633	16700
2016		17100
2017		17600
2018		18100
2019	18,156	18500
2020		19000
2021	19,504	19500
2022		20000
2023		20600
2024		21100
2025		21700
2026		22200
2027		22800
2028		23400
2029		24000
2030		24700
2031		25300
2032		26000
2033		26700
2034		27400
2035		28100
2036		28800
2037		29600

5-Years of Count Data
Trend Annual Historic Compound Growth Rate
2.61%



Appendix E

Intersection Volume Development

Traffic Analysis
Old Pioneer Trail Residential Development
Intersection Traffic Volumes

Intersection: #1 - SR 140/Hickory Flat Highway at Old Pioneer Trail

A.M. PEAK HOUR

Condition	SR 140 Northbound				SR 140 Southbound			Old Pioneer Trail Eastbound			N/A Westbound		
	U-turn	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	0	1	900	0	0	909	1	3	0	2			
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Base Condition (2029)	0	1	1,107	0	0	1,118	1	4	0	2	0	0	0
Project Trips:													
Trip Distribution IN		50%					50%						
Trip Distribution OUT								50%		50%			
Residential Trips	0	13	0	0	0	0	13	39	0	38	0	0	0
Total Project Trips	0	13	0	0	0	0	13	39	0	38	0	0	0
Buildout Total (2029)	0	14	1,107	0	0	1,118	14	43	0	40	0	0	0

P.M. PEAK HOUR

Condition	SR 140 Northbound				SR 140 Southbound			Old Pioneer Trail Eastbound			N/A Westbound		
	U-turn	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	1	5	926	0	0	947	1	1	0	3			
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Base Condition (2029)	1	6	1,139	0	0	1,165	1	1	0	4	0	0	0
Project Trips:													
Trip Distribution IN		50%					50%						
Trip Distribution OUT								50%		50%			
Residential Trips	0	44	0	0	0	0	43	25	0	26	0	0	0
Total Project Trips	0	44	0	0	0	0	43	25	0	26	0	0	0
Buildout Total (2029)	1	50	1,139	0	0	1,165	44	26	0	30	0	0	0

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2022

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	3	2	1	900	909	1
Future Vol, veh/h	3	2	1	900	909	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	3	2	1	978	988	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1969	989	989	0	-	0
Stage 1	989	-	-	-	-	-
Stage 2	980	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	69	299	687	-	-	-
Stage 1	360	-	-	-	-	-
Stage 2	364	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	69	299	687	-	-	-
Mov Cap-2 Maneuver	69	-	-	-	-	-
Stage 1	359	-	-	-	-	-
Stage 2	364	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	43.1	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	687	-	100	-	-
HCM Lane V/C Ratio	0.002	-	0.054	-	-
HCM Control Delay (s)	10.2	0	43.1	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	3	6	926	947	1
Future Vol, veh/h	1	3	6	926	947	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	1	3	6	935	957	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1905	958	958	0	-	0
Stage 1	958	-	-	-	-	-
Stage 2	947	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	75	312	706	-	-	-
Stage 1	373	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	74	312	706	-	-	-
Mov Cap-2 Maneuver	74	-	-	-	-	-
Stage 1	366	-	-	-	-	-
Stage 2	377	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	26.3	0.1	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	706	-	173	-	-
HCM Lane V/C Ratio	0.009	-	0.023	-	-
HCM Control Delay (s)	10.1	0	26.3	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Future No-Build Conditions – Year 2029

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	2	1	1107	1118	1
Future Vol, veh/h	4	2	1	1107	1118	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	4	2	1	1203	1215	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2421	1216	1216	0	-	0
Stage 1	1216	-	-	-	-	-
Stage 2	1205	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	36	221	563	-	-	-
Stage 1	280	-	-	-	-	-
Stage 2	284	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	36	221	563	-	-	-
Mov Cap-2 Maneuver	36	-	-	-	-	-
Stage 1	279	-	-	-	-	-
Stage 2	284	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	87.5	0	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	563	-	50	-	-
HCM Lane V/C Ratio	0.002	-	0.13	-	-
HCM Control Delay (s)	11.4	0	87.5	-	-
HCM Lane LOS	B	A	F	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	4	7	1139	1165	1
Future Vol, veh/h	1	4	7	1139	1165	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	1	4	7	1151	1177	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2343	1178	1178	0	-	0
Stage 1	1178	-	-	-	-	-
Stage 2	1165	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	40	232	582	-	-	-
Stage 1	292	-	-	-	-	-
Stage 2	297	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	39	232	582	-	-	-
Mov Cap-2 Maneuver	39	-	-	-	-	-
Stage 1	282	-	-	-	-	-
Stage 2	297	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	37.2	0.1	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	582	-	117	-	-
HCM Lane V/C Ratio	0.012	-	0.043	-	-
HCM Control Delay (s)	11.3	0	37.2	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Future Build Conditions – Year 2029

Intersection	
Int Delay, s/veh	9.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	43	40	14	1107	1118	14
Future Vol, veh/h	43	40	14	1107	1118	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	47	43	15	1203	1215	15

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2448	1215	1230	0	-	0
Stage 1	1215	-	-	-	-	-
Stage 2	1233	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	~ 34	221	556	-	-	-
Stage 1	281	-	-	-	-	-
Stage 2	275	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 33	221	556	-	-	-
Mov Cap-2 Maneuver	~ 33	-	-	-	-	-
Stage 1	273	-	-	-	-	-
Stage 2	275	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	264.8	0.1	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	556	-	33	221	-	-
HCM Lane V/C Ratio	0.027	-	1.416	0.197	-	-
HCM Control Delay (s)	11.7	-	$ 487.6	25.2	-	-
HCM Lane LOS	B	-	F	D	-	-
HCM 95th %tile Q(veh)	0.1	-	5.1	0.7	-	-

Notes

~: Volume exceeds capacity $: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	30	51	1139	1165	44
Future Vol, veh/h	26	30	51	1139	1165	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	26	30	52	1151	1177	44

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2432	1177	1221	0	-	0
Stage 1	1177	-	-	-	-	-
Stage 2	1255	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	35	233	561	-	-	-
Stage 1	293	-	-	-	-	-
Stage 2	268	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	32	233	561	-	-	-
Mov Cap-2 Maneuver	32	-	-	-	-	-
Stage 1	266	-	-	-	-	-
Stage 2	268	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	144.4	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	561	-	32	233	-	-
HCM Lane V/C Ratio	0.092	-	0.821	0.13	-	-
HCM Control Delay (s)	12.1	-	284.9	22.7	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	0.3	-	2.8	0.4	-	-

GDOT Intersection Control Evaluation (ICE)

GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.22 | Revised 5/6/2022

GDOT PI#:	N/A	Request By:	Developer		
County:	Cherokee	GDOT District: 6 - Cartersville			
Major Road:	State Route 140	Road Class:	Minor Arterial	Speed Limit:	50 mph
Crossing Road:	Old Pioneer Trl	Road Class:	Local	Speed Limit:	< 35 mph
Major Rd Direction:	North/South	Area Type:	Suburb/Transition		
Intersection Control:	Conventional (Minor Stop)	Project ID:			
Prepared By:	KCI Technologies	Date:	11/21/2022		
Project Purpose:	Development modification to existing intersection/site driveway				

APPROACH SPLITS:

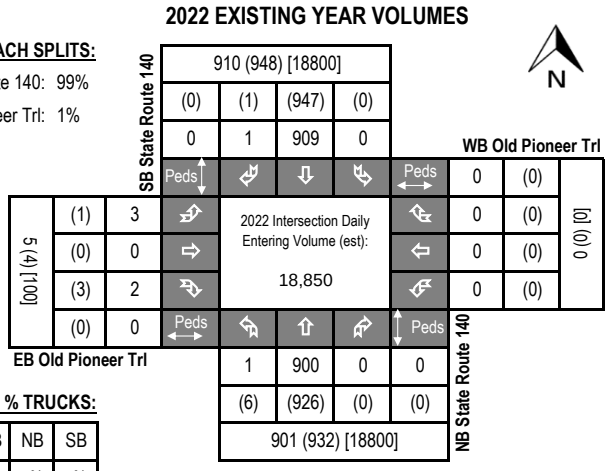
State Route 140: 99%

Old Pioneer Trl: 1%

PEAK HR % TRUCKS:

EB	WB	NB	SB
2%	2%	5%	5%

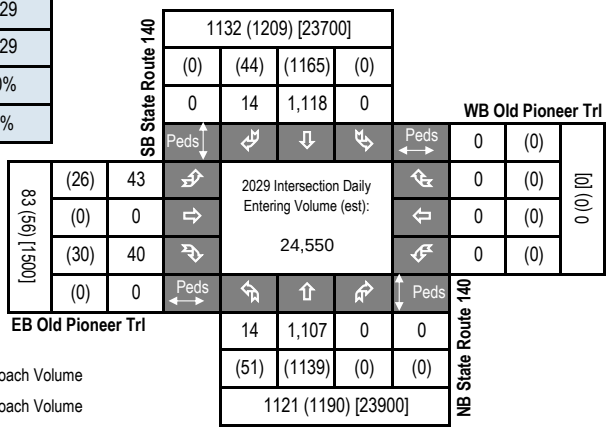
2022 EXISTING YEAR VOLUMES



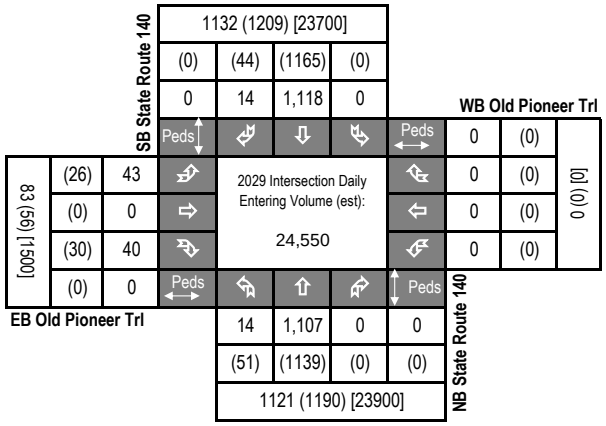
Existing Data Year:	2022
Project Opening Year:	2029
Project Design Year:	2029
Annual Growth Rate:	3.0%
K Factor*:	10%

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

2029 OPENING YEAR VOLUMES



2029 DESIGN YEAR VOLUMES



LEGEND:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: **1)** the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or **2)** the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "**Waiver**" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Screening Decision Record Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to *eliminate* non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Alternative Selection Decision Record Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.

GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.22 | Revised 5/6/2022

GDOT PI #	N/A
Project Location:	State Route 140 @ Old Pioneer Trl
Existing Control:	Conventional (Minor Stop)
Prepared by:	KCI Technologies
Date:	11/21/2022

Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column

Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2

	Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)	1. Does alternative address the project need in a balanced manner and in scale with the project?	2. Does alternative improve safety performance in terms of reducing severe crashes?	3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists?	4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)?	5. Does alternative appear feasible given the site characteristics, constrains & location context?	6. Does alternative appear feasible with respect to other project factors?	7. Overall feasible alternative (select alternative for further evaluation in Stage 2)?	**Screening Decision Justification:**
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	Existing condition
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Does not meet AWS warrants
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for high speed road
	Single Lane Roundabout	No	No	No	No	No	No	No	Not appropriate for low volume site driveway
	Multilane Roundabout	No	No	No	No	No	No	No	Not a multilane roadway
	RCUT (stop control)	No	No	No	No	No	No	No	Geometrically not suitable
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Geometrically not suitable; no u-turn location
	High-T (unsignalized)	No	No	No	No	No	No	No	Not appropriate for site driveway
	Offset-T Intersections	No	No	No	No	No	No	No	Not appropriate for site driveway
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	Add one LT Lane on State Route 140 Add one RT Lane on State Route 140	**Yes**	**Yes**	**No**	**Yes**	**Yes**	**Yes**	**Yes**	Proposed improvements with stop-control
	Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet Traffic Signal Warrants
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Geometrically not suitable; no median
	RCUT (signalized)	No	No	No	No	No	No	No	Geometrically not suitable; no median
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Not a high volume intersection in need of alternative configuration
	Continuous Green-T	No	No	No	No	No	No	No	Not appropriate for site driveway
	Jughandle	No	No	No	No	No	No	No	Not a high volume intersection in need of alternative configuration
	Quadrant Roadway	No	No	No	No	No	No	No	Not a high volume intersection in need of alternative configuration
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record

GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.22 | Revised 5/6/2022

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

1. Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
2. The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
3. The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
   - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
   - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
   - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
   - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location:	State Route 140 @ Old Pioneer Trl		
County:	Cherokee	GDOT PI # (or N/A):	N/A
GDOT District:	6 - Cartersville	Requested By:	Developer
Area Type:	Suburb/Transition	Prepared By:	KCI Technologies
Existing Intersection Control:	Conventional (Minor Stop)	Date:	11/21/2022
		Waiver Request Type:	Driveway Permit

Traffic and Operations Data:[1,2]

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	18,800	
Existing Minor Street Avg Daily Traffic (ADT):	100	
Analysis Period:	AM Peak	PM Peak
2029 Opening Yr Peak Hour Intersection Delay:	87.5 sec	37.2 sec
2029 Opening Yr Peak Hour Intersection V/C:	0.13	0.04
2029 Design Yr Peak Hour Intersection Delay:	262.0 sec	152.0 sec
2029 Design Yr Peak Hour Intersection V/C:	1.42	0.85

Crash Data (Required):[3]

Crash Data: Enter most recent 5 years of crash data	Crash Severity					Years:
Crash Type	K*	A*	B*	C*	O	5
Angle	0	0	0	0	0	0%
Head-On	0	0	0	0	0	0%
Rear End	0	0	0	3	0	75%
Sideswipe - same	0	0	0	0	0	0%
Sideswipe - opposite	0	0	0	0	0	0%
Not Collision w/Motor Veh	0	0	0	0	1	25%
TOTALS:	0	0	0	3	1	4

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required):	The Old Pioneer Trail residential development proposes to modify the existing driveway/Old Pioneer Trail and add deceleration lanes. Per GDOT's driveway and encroachment manual, the estimated volumes meet the criteria to install deceleration lanes. The proposed development will add 138 single-family homes.
Proposed Intersection Control:	Conventional (Minor Stop)

REQUESTED BY: Andrew Antweiler, PE, PTOE Date: 11/21/2022

Title: Consulting Engineer

APPROVED BY: _____ Date: _____

Name: _____

District Engineer or (Approved Delegate)

[1] *Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2*

[2] *ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.*

[3] *Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)*

PLANNING AND ZONING

- The parcel is adjacent to annexation from March 2023 to develop the Owen Preserve (137 single-family units).
- Located within the Growth Boundary
- The stormwater management pond will be expanded to the eastern portion of the new parcel.
- The pond and associated dam located at the southern end will be breached and re-established as a natural stream.
- There will be a 0.6-acre open space.

ENGINEERING

- No comments.

LEGAL REVIEW

- No comments.

FIRE & EMERGENCY SERVICES

- Per the state amendment Appendix D 107.1: developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate and approved fire apparatus access roads.
- Per the state amendment Appendix D 107.2: where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measure in a straight line between accesses
- The applicant must resubmit a final site plan to the City of Holly Springs for review and comment.

City of Holly Springs
Planning and Zoning Commission Work Session Minutes
July 25, 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 Jeff Lance, and Community Development Coordinator Tracey Chambers.

I. CALL TO ORDER

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

II. WORK SESSION GUIDELINES

Commission Member Norris read the Work Session Guidelines.

III. OLD BUSINESS

No Old Business.

IV. NEW BUSINESS

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.

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-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).

Community Development Director Nancy Moon informed the Commission that the applicant would like to rezone the property to TND, Traditional Neighborhood Development, to build 70 homes to develop an active adult community. Ms. Moon reviewed and discussed with the Commission the comments that the County had made regarding the planned development.

C. **A-03-2024**, applicant, PR Land Investments, LLC, requests annexation of 5.54 +/- acres located off of Old Pioneer Trail, Cherokee County, GA, tax parcel 196 of tax

plat 15N19.

Community Development Director Nancy Moon informed the Commission that the applicants intend to annex this property that currently resides within Cherokee County into the City of Holly Springs. Ms. Moon said that this property would be added to other adjacent parcels to develop a neighborhood. Ms. Moon stated that there are some stormwater concerns with the parcel that would have to be addressed.

D. **MA-05-2024**, applicant, PR Land Investments, LLC, requests rezoning of 28.24 +/- acres located off of Old Pioneer Trail, Holly Springs, GA, tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County) and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City).

Community Development Director Nancy Moon stated that the majority of this property was previously approved for development by the Planning and Zoning Commission and the City Council. Ms. Moon said that the reason for the rezoning is the additional property that would result in an additional 26 homes which the existing stipulations would not allow. Ms. Moon said that the density would remain at 4.85 per acre. Ms. Moon addressed all other questions that the Commissioners had regarding the project.

E. **MA-04-2024**, applicant, Dominium 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.

Community Development Director Nancy Moon informed the Commission that the applicant is requesting the rezoning of the property to develop 222 units along the backside of the property. Ms. Moon said that this is an affordable housing project for seniors. Ms. Moon described the building and stated a review is scheduled with the City of Holly Springs Town Center architect to discuss possible changes to make it more in line with the Town Center design. Ms. Moon added that a right-of-way will be donated to the City, a traffic study will be done when school is in session, and a traffic light would be installed at Mountain Brook Drive.

F. **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.

Community Development Director Nancy Moon informed the Commission that the property lies in the existing Sagebrooke subdivision. Ms. Moon said that the applicant, who is the developer, is requesting to reduce the green space that was approved at 15 percent for the subdivision previously. Ms. Moon stated that the applicant is asking to add 6000 square feet of green space to his personal property, lot 17, of the subdivision.

V. REPORTS/COMMENTS

DRAFT

No reports/comments.

VI. ADJOURNMENT

Commission Member Adams made a motion to adjourn the meeting. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

DRAFT

City of Holly Springs
Planning and Zoning Commission Public Hearing Minutes
August 8, 2024

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

Commission Members Not Present: Commission Member Chris Adams.

Elected Officials Present: None.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, Laura Rollins with the City Attorney's Office, Captain Casey Barton, Sergeant Mike Adams, Officer Estan Holloway, Officer Brandon Cantrell, Officer Matthew Wood 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 Norris read the public hearing rules.

III. OLD BUSINESS/PUBLIC HEARING

No Old Business to discuss.

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.

Keith LaCagnin of EC New Vision of Georgia LLC addressed the Commission and stated that they are requesting to annex the property from the county to the City of Holly Springs.

Community Development Director Nancy Moon spoke and stated that staff recommended approval of the annexation request.

Commission Member Huminski made a motion to defer to the August 29, 2024 Public Hearing. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

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).

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Keith LaCagnin of EC New Vision of Georgia LLC addressed the Commission and stated that the request to rezone would allow for 70 detached homes to make up an active adult community. Mr. LaCagnin gave a presentation including slides that detailed the area and the types of homes that are planned. Mr. LaCagnin also spoke about the amenities that will be included in the development and pointed out that it was in close proximity to the new downtown area. Mr. LaCagnin said that they have engaged a traffic engineer to determine any road changes.

Community Development Director Nancy Moon informed the Commission of the County's response to the development. Ms. Moon said that Arthur Drive is a county road, so the County will be working with the City engineers regarding road changes. Ms. Moon stated that staff recommends approval with stipulations.

Cherokee County resident Dick Hall of 751 Peardon Court voiced concerns regarding the zoning, that the development is not in character with the surrounding area, and sewer and water hook up issues.

Cherokee County resident Katherine Rentz of 400 Arthur Drive voiced concerns regarding the traffic and density.

Cherokee County resident Karen Kaplan of 791 Peardon Court voiced concerns regarding the retention pond, greenspace, environment, trees, wildlife, density, and lighting.

Vice Chairman Grayeski made a motion to extend the Public Hearing an additional ten minutes. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Marion Melton of 1179 Hickory Road voiced concerns regarding traffic and speeding in the area.

Holly Springs resident Marissa Bridges of 230 Barrett Springs Way voiced concerns regarding density, a traffic light needed at Arthur Drive and Hickory Road, the buffer, sewerage, detention pond, site distance, and trees.

Holly Springs resident David New of 306 Hannah Place waived his turn to speak.

Cherokee County resident Katherine Traywick of 367 Arthur Drive voiced concerns regarding traffic, site distance, a decel lane needed, density, water lines inadequate for homes and fire safety, plants and wildlife.

Commission Member Huminski made a motion to extend the Public Hearing an additional five minutes. Chairman Dekker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Cherokee County resident Kay New of 198 Arthur Drive voiced concerns regarding density.

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Cherokee County resident Shannon Wymer of 146 Sequoyah Circle voiced concerns regarding traffic, density, water distribution, water pressure in the area, wildlife, trees, and the zoning.

Mr. LaCagnin and the City staff addressed the residents' concerns.

Public hearing closed.

Chairman Dekker made a motion to defer to the August 29, 2024 Public Hearing. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

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.

The applicant, Shawn Wilson of Wilson Classic Homes, spoke to the Commission and stated that he is building his personal home in the Sagebrook neighborhood and would like to rezone part of the open space to add to his property. Mr. Wilson said that he had decreased the amount from the original request. Mr. Wilson stated that he had met with the HOA, and it was agreed that he could have part of the open space.

Community Development Director Nancy Moon stated that the applicant wants to revise stipulation number two of the current ordinance to reduce the open space. Ms. Moon explained to the Commission the current open space stipulation versus the requested open space stipulation revision. Ms. Moon said that staff recommended denial of the request.

Holly Springs resident Tony Crimi of 117 Alaina Road had concerns that reducing the open space would decrease the value of their homes and would take away from a gathering area for the neighborhood.

Holly Springs resident Shawn Walkey of 129 Alaina Road was concerned that reducing the open space would decrease the value of their homes.

Public hearing closed.

Commission Member Huminski made a motion to deny. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

D. **MA-04-2024**, applicant, Dominium 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, Shaun Reinhardt, Vice President of Dominium Development & Acquisitions, addressed the Commission and described the 220 unit senior

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affordable housing development. Mr. Reinhardt stated that Dominium develops, owns, and maintains its properties. Mr. Reinhardt said that this would be an age-restricted development with all utilities included in the price of the rent that is dictated by the state. Mr. Reinhardt said that the development would be close to the new downtown area.

Community Development Director Nancy Moon told the Commission that the five-story structure would not appear to be so tall due to the topography on the property. Ms. Moon said there would be parking under the building. Ms. Moon said the applicant is requesting a few variances and described each variance. Ms. Moon stated that an additional variance was requested concerning required amenities. Ms. Moon said that staff recommends approval with several stipulations.

Holly Springs resident Barbara Landrom of 249 Pinecrest Road voiced concerns that the development is not congruent to the area as it would decrease the value of the surrounding homes, attract transients, and have no benefit to citizens in the area currently. Ms. Landrom was also concerned about the trees on the property and the springs underneath the property.

Holly Springs resident Mark Aurand of 809 Gardens of Harmony Drive voiced concerns about having apartments in the area of the new downtown.

Commission Member Norris made a motion to extend the Public Hearing an additional five minutes. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Holly Springs resident Mark Peykoff of 125 Barrett Road voiced concerns about the height of the building and that the apartments will not be a benefit to the City.

Mr. Reinhardt addressed the concerns.

Public hearing closed.

Chairman Dekker made a motion to approve with stipulations and an added stipulation 5.2 - 5.D to allow additional amenities. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

E. June 27, 2024 Planning and Zoning Commission Work Session Meeting minutes.

Vice Chairman Grayeski made a motion to approve the minutes. Commission Member Norris seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

F. July 11, 2024 Planning and Zoning Commission Public Hearing Meeting minutes.

Commissioner Dekker made a motion to approve the minutes. Commission Member Huminski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

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V. REPORTS/COMMENTS

No reports or comments.

VI. ADJOURNMENT

Commission Member Norris made a motion to adjourn the meeting. Vice Chairman Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.

Adrian Dekker, Chairman

Attest:

Tracey Chambers
Community Development Coordinator

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