



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Thursday, September 5, 2024 | 6:30 PM

Steven W. Miller, Mayor

Michael Roy Zenchuk II, Mayor Pro Tem, Ward 3

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

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. PRESENTATIONS

- A. Yard of the Month - Kjell and Anne T. Hestvedt
- B. Employee Recognitions - Five Years of Service
MaryBeth Latham
Officer Dustin Miller

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

- A. August 5, 2024 City Council Meeting and Public Hearing minutes.
- B. August 19, 2024 City Council Meeting and Public Hearing minutes.

VII. OLD BUSINESS

VIII. NEW BUSINESS

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

Residential.

- B. **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.
- C. **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).
- D. **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.
- E. **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).
- F. Change order #1 from Ohmshiv Construction, LLC for the Holly Springs Parkway @ Fox Creek Dr. Intersection Improvements and Sidewalk Project (RFB # 2024-03) in an amount not to exceed \$21,500 and an additional one (1) week time extension.
- G. Resolution to open SPLOST VI checking account at South State Bank.
- H. Resolution to close SPLOST V checking account at South State Bank.

IX. REPORTS

- A. Monthly Departmental Reports

X. ADJOURNMENT

XI. EXECUTIVE SESSION

- A. Personnel

City of Holly Springs
City Council Meeting and Public Hearing Minutes
August 5, 2024

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

Elected Officials Not Present: None.

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Assistant City Clerk/Records Manager Lou Stewart, Community Development Director Nancy Moon, IT and Facilities Manager Ron Carter, Administrative/Probation Assistant Christine Davis, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Casey Barton, Lieutenant Naveed Babar, Corporal Davis Snider, Officer Berry Wash, Officer Riley Landry, Officer Karina Garcia, Officer Mike Adams.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting and Public Hearing to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro-Tem Zenchuk II gave the invocation.

IV. PRESENTATIONS

A. Employee Recognition - One Year of Service
Christine Davis

Employee Recognition - Ten Years of Service
Lieutenant Naveed Babar

B. Yard of the Month - Timothy and Patricia Kander

V. PUBLIC HEARING

A. 2024 Proposed Millage Rate

Mayor Miller opened the Public Hearing at 6:34 p.m. for public comments.

Mr. Graylon Haynie spoke concerning the proposed millage rate increase.

With no further comments, Mayor Miller closed the Public Hearing at 6:43 p.m.

VI. PUBLIC COMMENTS

No public comments for Council Meeting items were made.

VII. CONSENT AGENDA

- A. July 15, 2024 City Council Meeting minutes

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

VIII. OLD BUSINESS

IX. NEW BUSINESS

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

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

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

Councilman Moore made a motion to approve Item B. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

Councilman Moore made a motion to approve Item C. Councilman Wilbur seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

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

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

Mayor Pro Tem Zenchuk II made a motion to defer Item E to the next scheduled Council meeting. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

Mayor Pro Tem Zenchuk II made a motion to defer Item F to the next scheduled Council meeting. Councilwoman Phillips seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

Councilman Whitaker made a motion to defer Item G to the next scheduled Council meeting. Mayor Pro Tem Zenchuk II seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

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

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

- I. Resolution to accept and authorize streets to become publicly maintained streets in Chelsea subdivision, Phases 1 and 2.

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

X. REPORTS

- A. Monthly Departmental Reports
No reports were given.

XI. ADJOURNMENT

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

Respectfully submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**City of Holly Springs
City Council Meeting and Public Hearing Minutes
August 19, 2024**

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

Elected Officials Not Present: Councilman Jeff Wilbur.

Staff Present: City Attorney Robert M. "Bobby" Dyer, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Finance Director Denise Lamazares, Chief Building Official Jon Page, Information Technology/Facilities Manager Ron Carter, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Casey Barton, Captain Jeff Lance, Sergeant Scott Staber, Sergeant Scott Ryder, Corporal Davis Snider, Officer Berry Wash, Officer Matthew Rice, Officer Mike H. Adams, Officer Riley Landy, and Officer Karina Garcia.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting and Public Hearing to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk II gave the invocation.

IV. PRESENTATIONS

- A. Employee Recognition - One Year of Service
Sergeant Scott Ryder

Employee Recognition - Five Years of Service
Officer Michael H. Adams

V. PUBLIC HEARING

- A. 2024 Proposed Millage Rate

Mayor Miller opened the public hearing at 6:32 p.m.

Finance Director Denise Lamazares gave an overview of the 2024 Proposed Millage Rate.

No public hearing comments were made.

Mayor Miller closed the public hearing at 6:35 p.m.

VI. PUBLIC COMMENTS

No comments were made.

VII. CONSENT AGENDA

VIII. OLD BUSINESS

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

Mayor Pro Tem Zenchuk II made a motion to approve Item A. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. **MA-02-2024**, applicants, Anthony and Kelly Scott, rezoning of 0.89 +/- acres located off of Hickory Road, Holly Springs GA, tax parcel 524 of tax plat 15N20, from AG, Agricultural (County), to NC, Neighborhood Commercial (City) with staff stipulations as outlined in zoning ordinance MA-02-2024.

Mayor Pro Tem Zenchuk II made a motion to approve Item B. Councilman Whitaker seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. **MA-03-2024**, applicants, Jorge Flores Wong and Solange Nunez Del Arco, rezoning of 1.04 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 102 and 103 of tax plat 15N20, from NC, Neighborhood Commercial, to GC, General Commercial with staff stipulations as outlined in zoning ordinance MA-03-2024.

Councilman Whitaker made a motion to approve Item C. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

IX. NEW BUSINESS

- A. Proposal from Southeastern Engineering, Inc. (SEI) for Task 15 to update Hickory Springs Parkway Plans and Task 18 for coordination with Patriot Rail for the Hickory Springs Parkway at-grade rail crossing in an amount not to exceed \$12,130.

Mayor Pro Tem Zenchuk II made a motion to approve Item A. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. Award the Holly Springs Town Center Parking Deck Masonry and Architectural Enhancements (RFB # 2024-08) project to Tru Masonry LLC in an amount not to exceed \$209,095 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Tru Masonry LLC.

Councilwoman Phillips made a motion to approve Item B. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. Proposal from TSF Concrete dated July 31, 2024, to repair the catch basin at the intersection of Holly Street and Holly Lynn Court and the stormwater drainage repair on Old Magnolia Drive at Holly Drive, in an amount not to exceed \$4,000.

Councilwoman Phillips made a motion to approve Item C. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- D. Award the Holly Springs Parkway Widening Phase III (RFB # 2024-02) project to Summit Construction & Development, LLC in an amount not to exceed \$6,130,276.73 and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Summit Construction & Development, LLC.

Mayor Pro Tem Zenchuk II made a motion to approve Item D. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. Amendment One to the City of Holly Springs Municipal Court Governmental Probation Agreement.

Mayor Pro Tem Zenchuk II made a motion to approve Item E. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- F. Ordinance to set the 2024 Millage Rate of 4.000 mills.

Councilman Moore made a motion to approve Item F. Mayor Pro Tem Zenchuk II seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- G. Bond Release for Performance Bonds #US00096547SU20A and #1090849 for Parc Terrace subdivision.

Councilwoman Phillips made a motion to approve Item G. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- H. Resolution to accept and authorize streets to become publicly maintained streets in Edgewater Phase 2 subdivision.

Mayor Pro Tem Zenchuk II made a motion to approve Item H. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- I. Quote # Q-268646 from Power DMS by NeoGov for a subscription services agreement for the use of state certification and policy management software in an amount not to exceed \$11,487.

Councilman Moore made a motion to approve Item I. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

X. REPORTS

Chief Keheley informed the Mayor and City Council that Public Safety is reviewing deadlines for State Certifications.

Councilwoman Phillips asked everyone to keep Dave Donley's family in their prayers.

XI. ADJOURNMENT

Mayor Pro Tem Zenchuk II made a motion to adjourn the meeting. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: VIII.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: September 5, 2024

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

EXECUTIVE SUMMARY:

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

The following variances have been requested:

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

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

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

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

Planning Commission Recommendation

The Planning Commission conducted a public hearing on August 8, 2024. Area residents were concerned about decreasing housing values, transient residents, trees and existing underground springs, no benefits provided by the development to the area citizens, the effect of having apartments in the town center, and the height of the buildings. The applicant requested an additional variance for the allowed amenities. The Planning Commission recommended approval (4-0) with staff stipulations with an added stipulation to allow additional amenities more suited for a senior community under the requirements of Section 5.2-5.D, High Density Multi-Family Residential.

Subsequent to the Planning Commission meeting, the applicant revised the site plan to reduce the northern section of the building from 6 stories to 5 stories, as well as, providing a proposed access to Hickory Springs Parkway. In addition, they added an area for a small business, i.e. coffee shop, on the south end adjacent to Holly Springs Parkway.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Original Site Plan and Project Info
4. Revised Site Plan
5. City Council Presentation
6. Application
7. Public Information Meeting Report

RECOMMENDATION:

The staff recommendation is to defer the decision to the next Council Meeting for approval of the request to rezone the property to **HDMFR, High-Density Multi-Family Residential**, with the following stipulations:

1. The owner/developer shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, amenity areas and the like contained within the community.
2. The owner/developer shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within common areas, open space areas, walking trails, bike paths and the like to protect and maintain the quality and integrity of the development.
3. Density shall be limited to a maximum of 22 units per acre, or 222 residential dwelling units. Multi-family development shall consist of one, two, and three-bedroom units. One-bedroom units shall be a minimum of 700 square feet.
4. Owner/developer shall provide a minimum of 267 parking spaces.
5. Signage at the entrance point shall be ground based, monument style. The entrance areas shall be professionally designed, landscaped and maintained. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project and shall comply with Article 10, Signs and Outdoor Advertising, Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance, and the Commercial Corridor Design Overlay District.
6. The residential buildings shall be a maximum of six stories in height, including parking

under the building with an exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardie-plank and combinations thereof. No vinyl siding shall be permitted. Final architectural design shall be approved by the Town Center Architect and the Downtown Development Authority.

7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the owner/developer.
8. All units shall have solid surface counter tops, with no Formica countertops allowed. Tile or hardwood shall be used in all entry ways, kitchen and bathroom floors.
9. Additional amenities more suitable for a senior development will be permitted under Section 5.2-5.D of the Holly Springs Zoning Ordinance subject to approval by the Community Development Director.
10. Dumpsters and/or trash compactors shall be screened and designed in accordance with the architectural design regulations established by the owner/developer. Dumpster location shall not be placed along the front of the property and shall not be visible from Holly Springs Parkway or Hickory Springs Parkway.
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. All improvements to Holly Springs Parkway shall be provided as per the determination and recommendation of the City Engineer.
14. Per offer of the developer, any requested easements and/or right-of-way for the future construction of Hickory Springs Parkway shall be dedicated to the City. An entrance from Hickory Springs Parkway onto the site shall be designed and constructed.

CONCURRENCES:

N/A

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

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

B. Zoning Proposal Review Standards; Study Required for Amendment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Application: Holly Springs Town Center

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

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

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

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

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

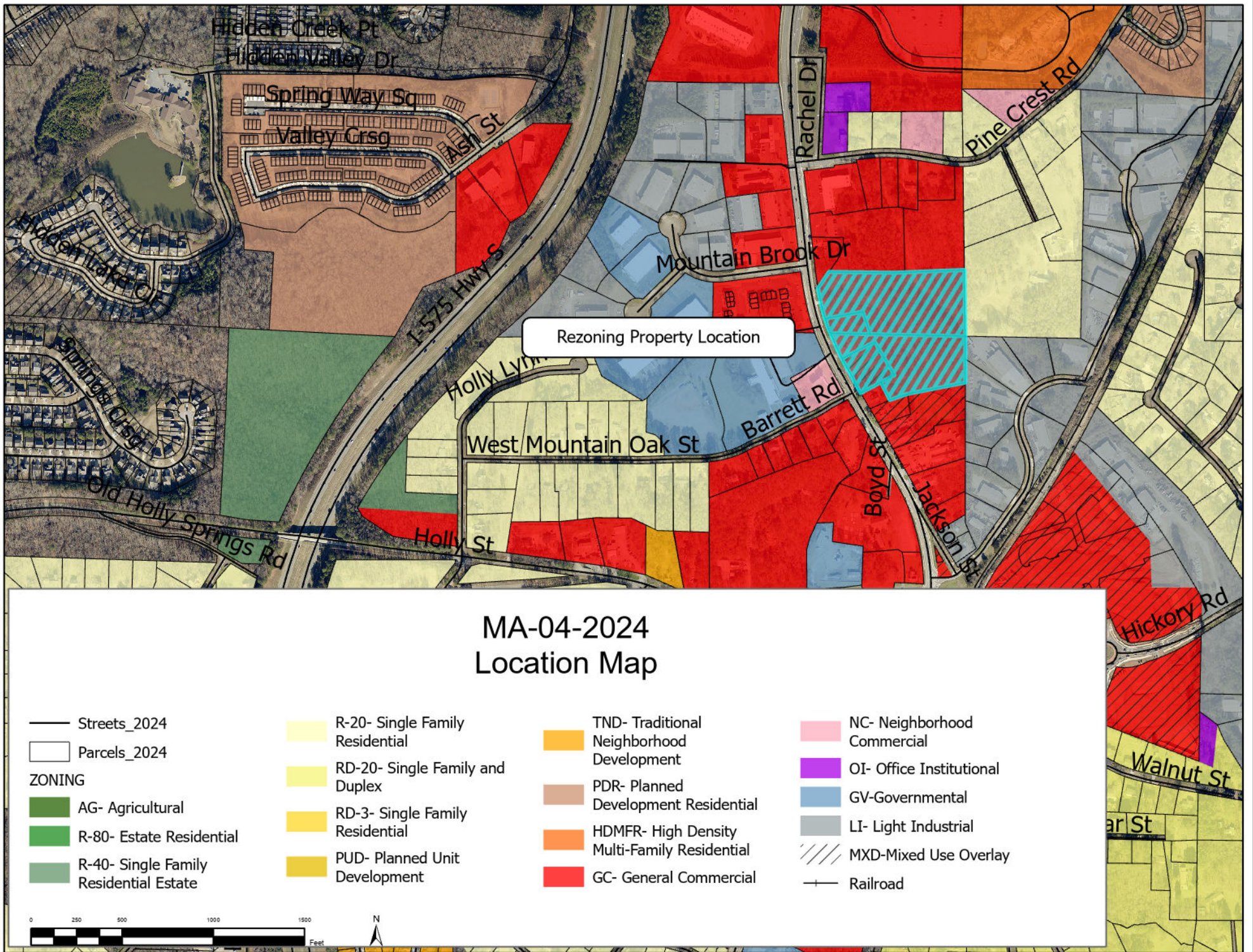
- a) **Residential Uses.** Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9,1, #3)

- b) **Density.** Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (9.1, #8)
 - c) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (9.1, #11)
 - d) **Environmentally Sensitive Areas.** Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (9.1, #15)
 - e) **Land Use Decisions.** Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)
 - f) **Housing Options.** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (Quality Community Objective, #7, Regional Strategic Plan Goal-Housing). (9.2, #1)
 - g) **Seniors and Group Quarters Housing.** Attached housing for seniors and group quarters housing are encouraged to be located within mixed-use developments and along the Holly Springs Parkway corridor. (9.2, #3)
 - h) **Variances for Affordable Housing.** Consider allowing for deviations from land development improvement standards, for projects that demonstrate consistency with affordable housing objectives. (9.2, #7)
 - i) **Provide opportunities to live in the town center by promoting diverse dwelling opportunities,** including detached dwellings on smaller lots, townhouses, condominiums, lofts/apartments, and accessory dwelling units. (10.1, #3)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

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

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

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





Site Data

Site Area	
Gross Site Area	438,395 S.F. (10.06 Acres)
Buildable Site Area	333,260 S.F. (7.65 Acres) Minus Easements, Creek Buffer, Proposed Roadway
Gross Unit Density	222 Units Over 10.06 Acres = 22.06 Units/Acre
Net Unit Density	222 Units over 7.65 Acres = 29.01 Units/Acre
Current Zoning	GC - General Commercial
Proposed Zoning	HDMFR - High Density Multi-Family

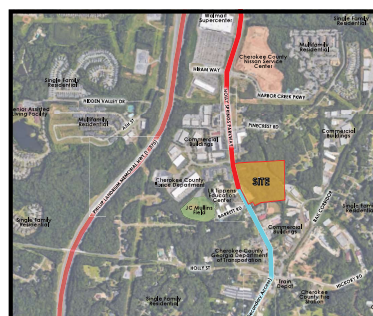
Parking Required*			Parking Provided		
1 Beds	1.0/unit	70	Garage	69	.31/unit
2 Beds	1.5/unit	198	Surface	198	.89/unit
3 Beds	2.0/unit	40			
Total Res.		308	Total	267	1.20/unit

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

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

Building Area	
LVL P1	25,542 G.S.F. (Parking)
LVL 1-5 (Soft Per Plan)	50,792 G.S.F. Each (Residential) = 253,960 G.S.F.
Total	279,502 G.S.F.

SITE LOCATION REFERENCE MAP



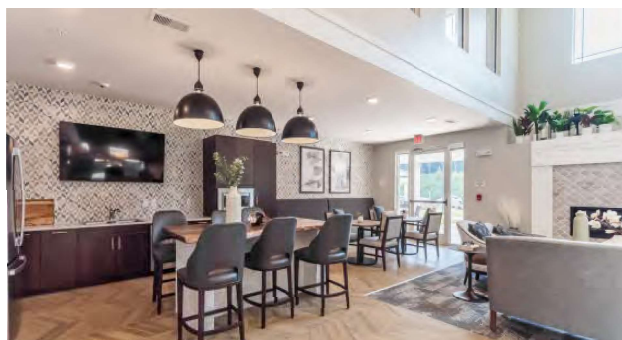
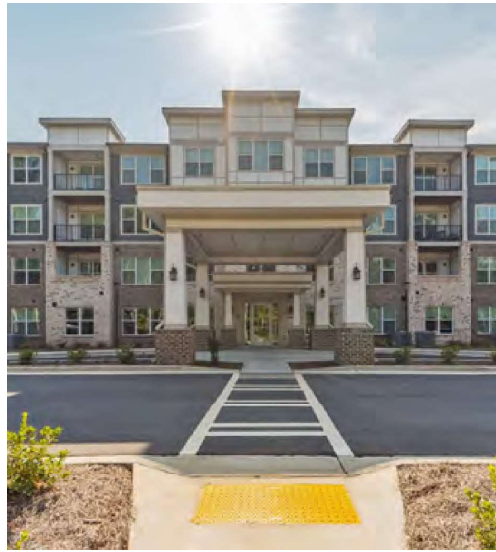
1 A010 PROPOSED SITE PLAN Note - Existing topography shown for reference - spot elevations for proposed elevations provided at key locations
Scale: 1" = 40'-0"

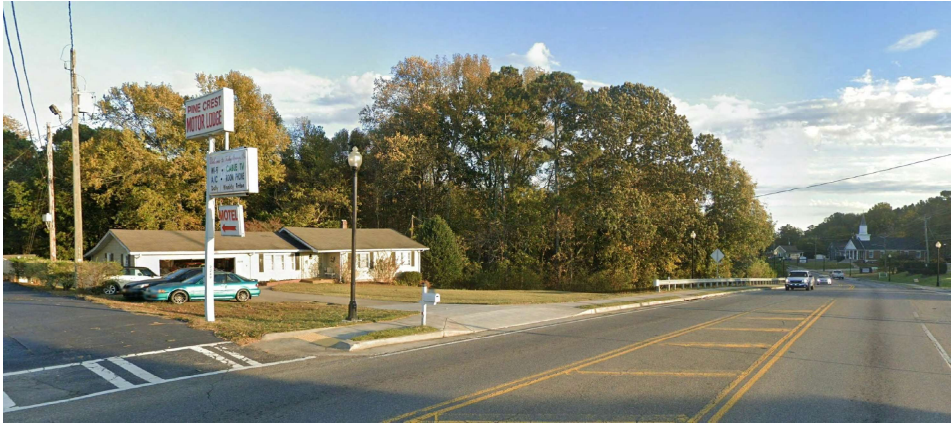
RENDERED SITE PLAN



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

PRELIMINARY ELEVATION AND AERIAL RENDERING LOOKING NORTHEAST





EXISTING CONDITIONS REFERENCE PHOTO



EXISTING CONDITIONS REFERENCE PHOTO



PHOTO MATCH WITH PROPOSED BUILDING OUTLINE SHOWN

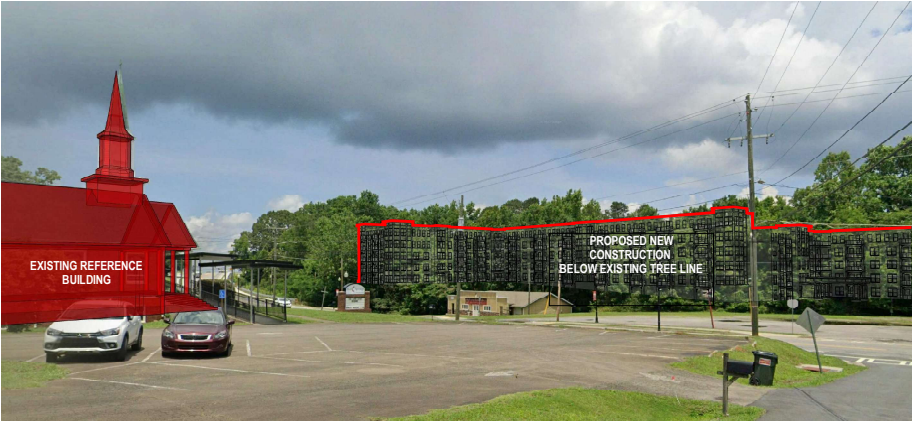
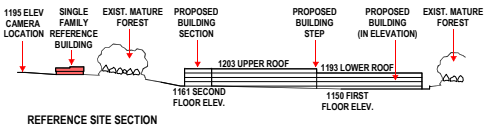


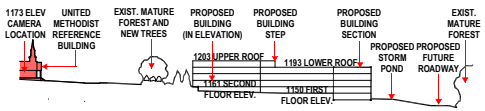
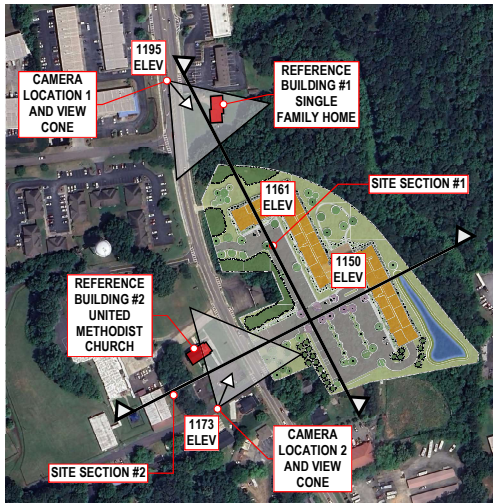
PHOTO MATCH WITH PROPOSED BUILDING OUTLINE SHOWN



REFERENCE SITE SECTION



THREE DIMENSIONAL PHOTO MATCH REFERENCE IMAGE LOOKING SOUTHEAST

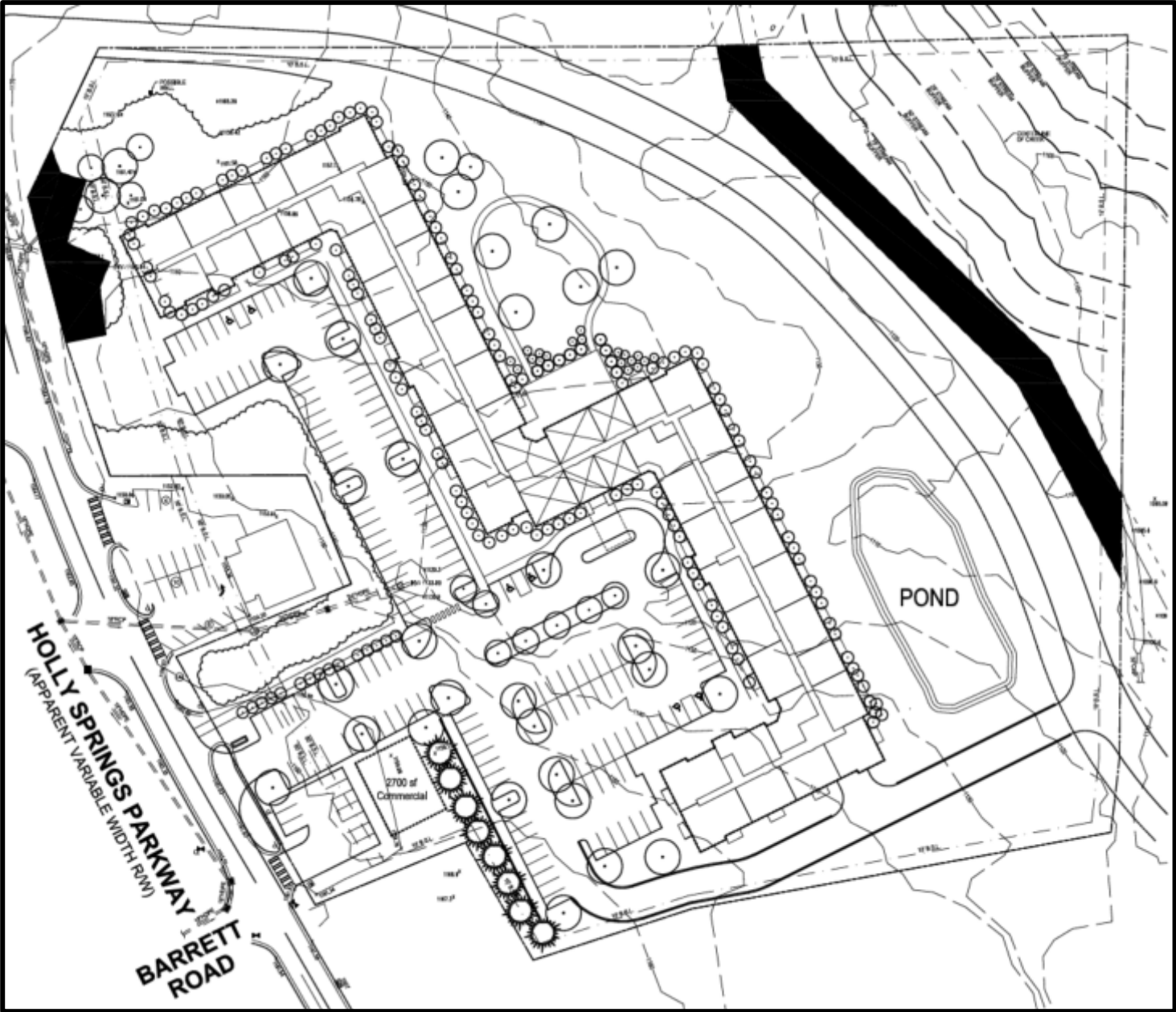


REFERENCE SITE SECTION



THREE DIMENSIONAL PHOTO MATCH REFERENCE IMAGE LOOKING NORTH

Current Site Plan





DOMINIUM

Holly Springs Parkway

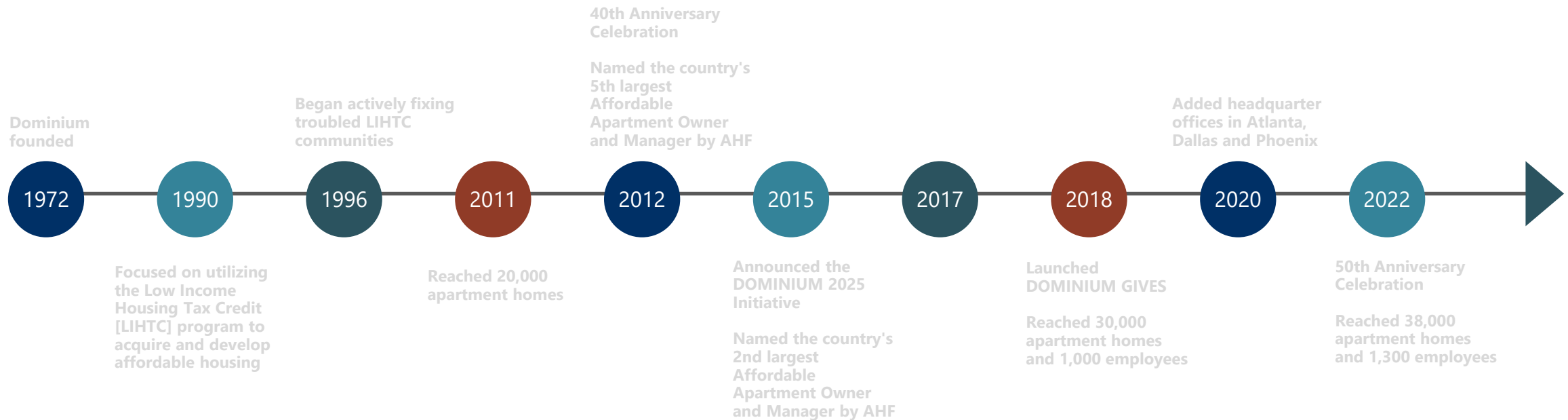
High Quality
Age Restricted and Affordable
Independent Senior Living

SEPTEMBER 5, 2024

What we do hits H O M E.

Who Is Dominion?

50+ years of experience
221 total communities
40%-60% area median income
20 homes completed daily
50,000+ residents housed
38,348 total homes
18 states
1,231 total employees



Dominium in Georgia

8K

Residents
across Georgia

28

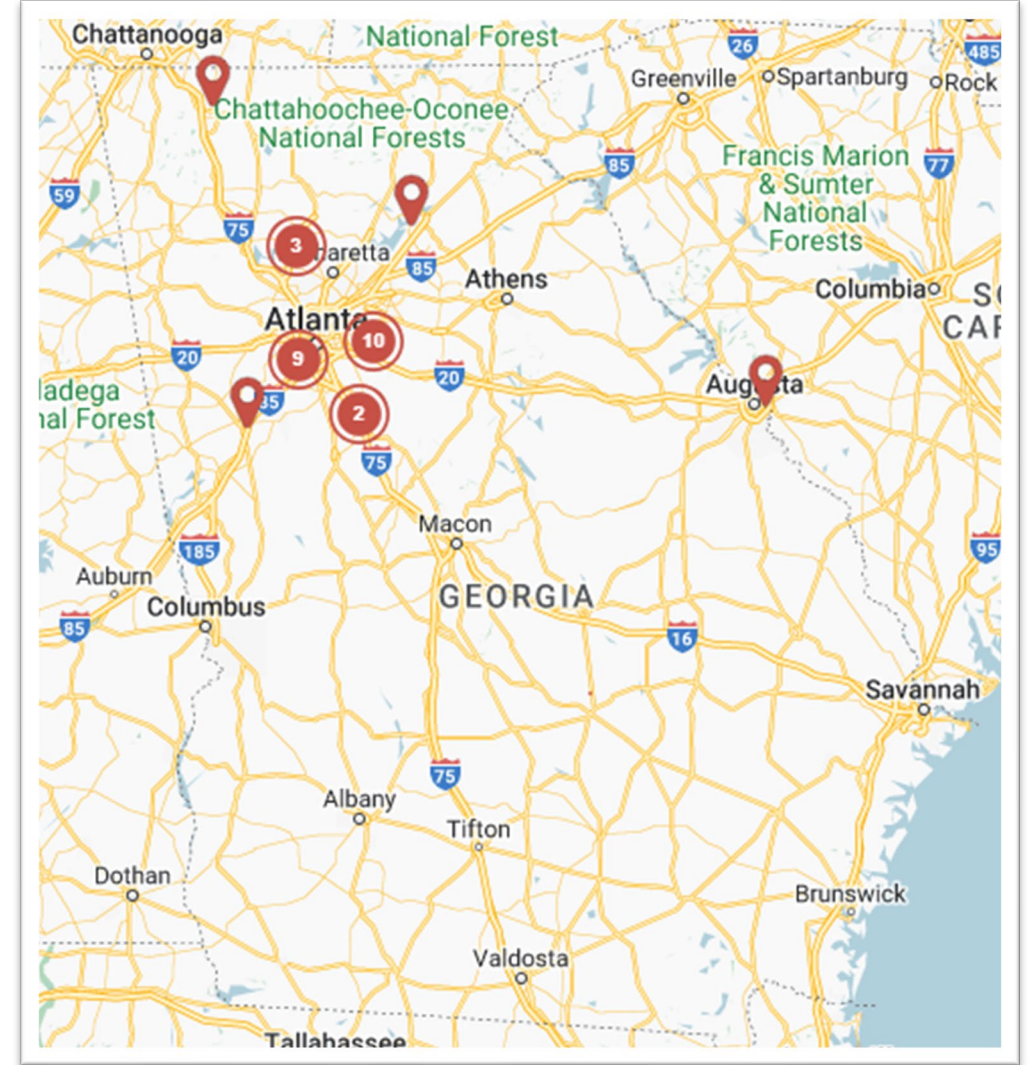
Number of communities
owned and managed

5.8K+

Number of homes owned
and managed

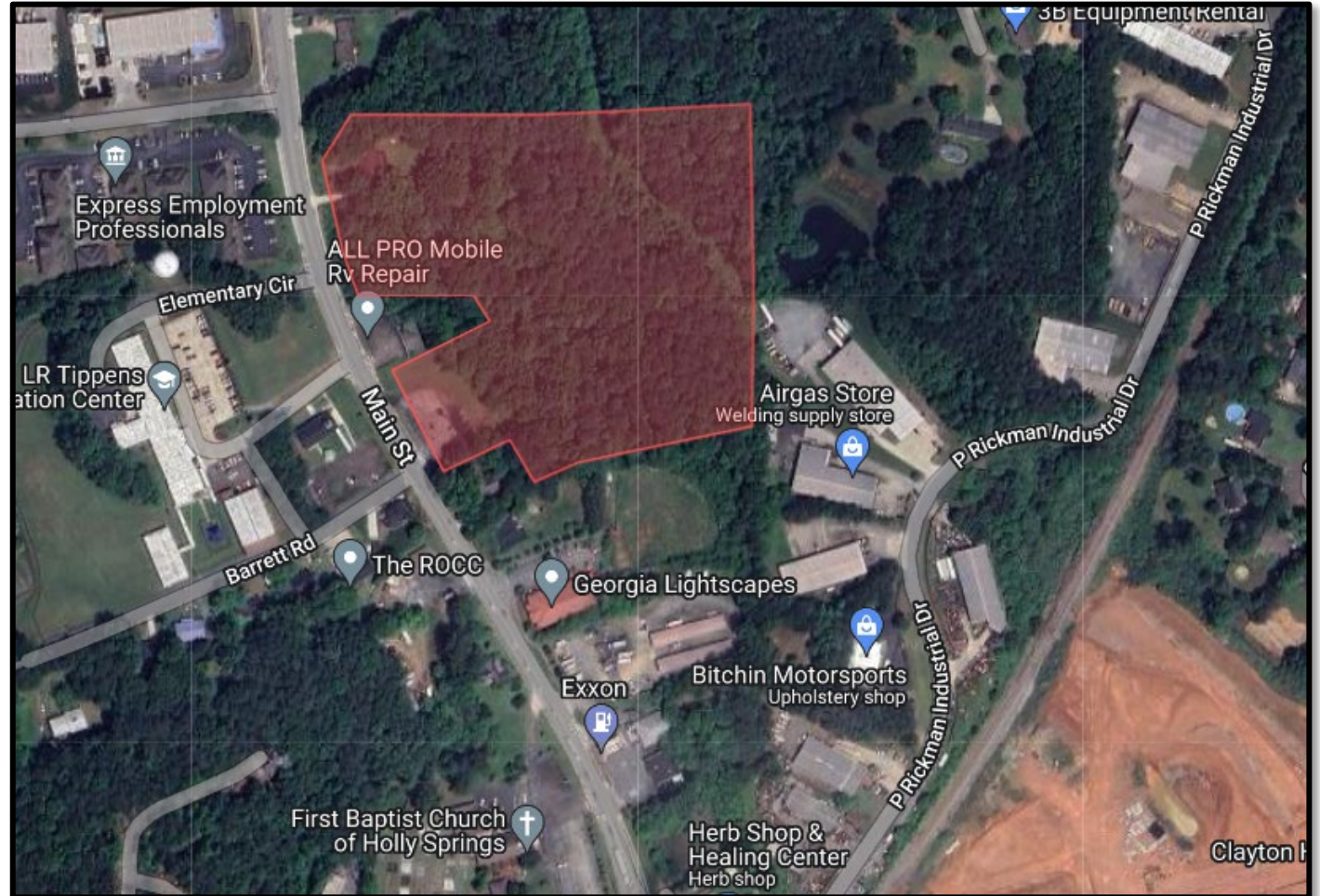
2K+

Future homes in our
pipeline



Our Proposal

- 222 living units
- 4 stories on highest point of site
- 5 stories with structured parking on lowest point of site
- 10.07 acres
- Senior + Affordable



Rent & Income Qualifications

- Deed and Covenant Restricted:
 - 100% of units set aside at 60% of the area median income (AMI)
 - Age-restricted to 55+
- Majority seniors on fixed income
- Rents include 100% of utilities

Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area

60% Income Limits

	2024 Income Limits
1 person	\$45,180
2 people	\$51,600
3 people	\$58,080
4 people	\$64,500

60% Rent Limits

	2024 Gross Rents
1 bedroom (1.5)	\$1,209
2 bedrooms (3.0)	\$1,452
3 bedrooms (4.5)	\$1,677

Comparison to Market – Independent Living Facilities

Unit Type	Our Community	The Lodge at Bridgemill*	Monthly Rental Savings	Yearly Rental Savings
One-Bedroom	\$1,209	\$2,265 ^a	\$1,056	\$12,672
Two-Bedroom	\$1,452	\$3,062 ^a	\$1,610	\$19,320
Three-Bedroom	\$1,677	N/A	N/A	N/A

Unit Type	Unit Count	Combined Total Savings
One-Bedroom	70	\$887,040
Two-Bedroom	132	\$2,550,240
Three-Bedroom	20	N/A
Total	222	\$3,437,280

^a = Average of available units from their website on 8/2/2024

PRESERVE
at Peachtree Shoals
55+ LIVING















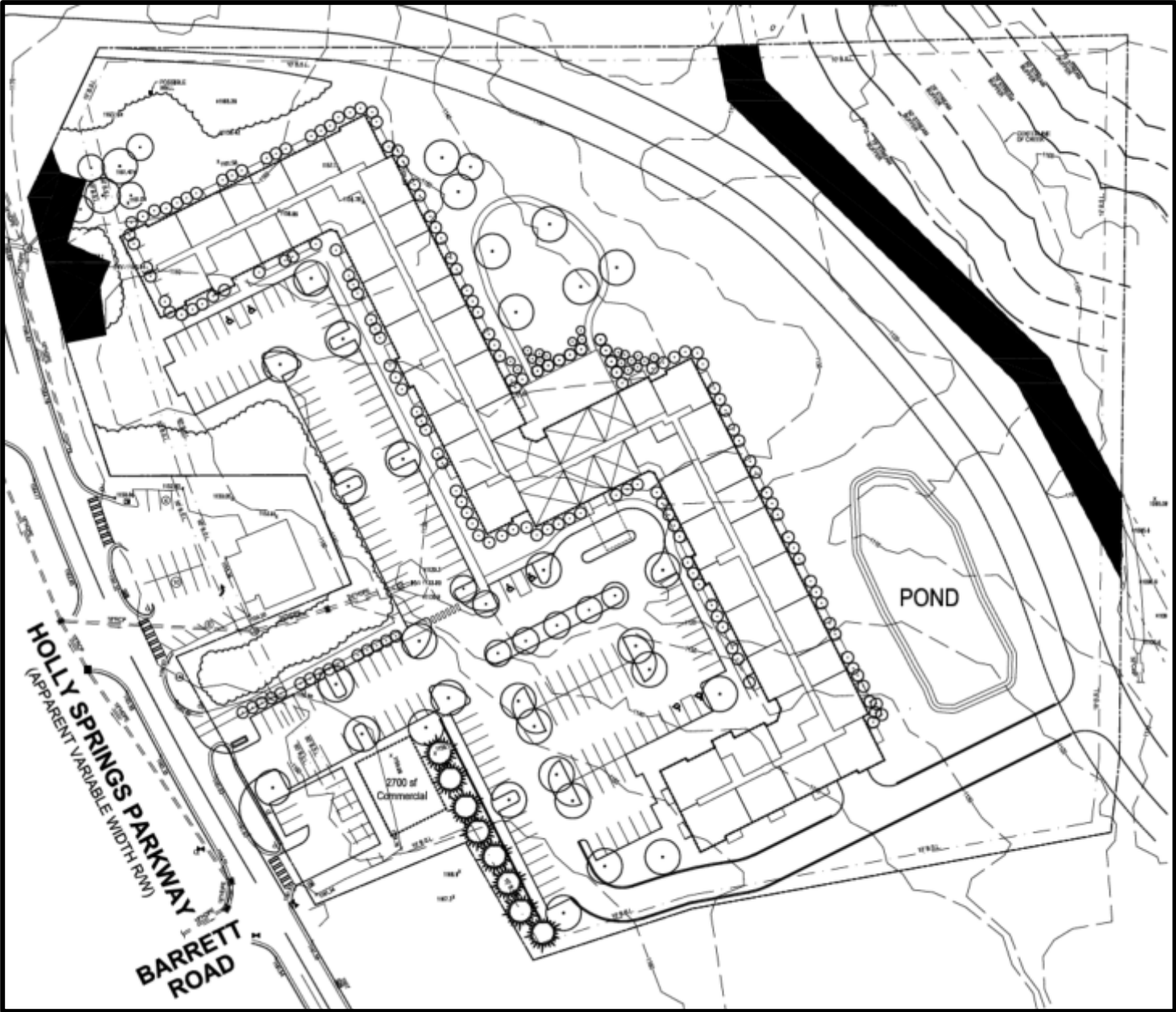




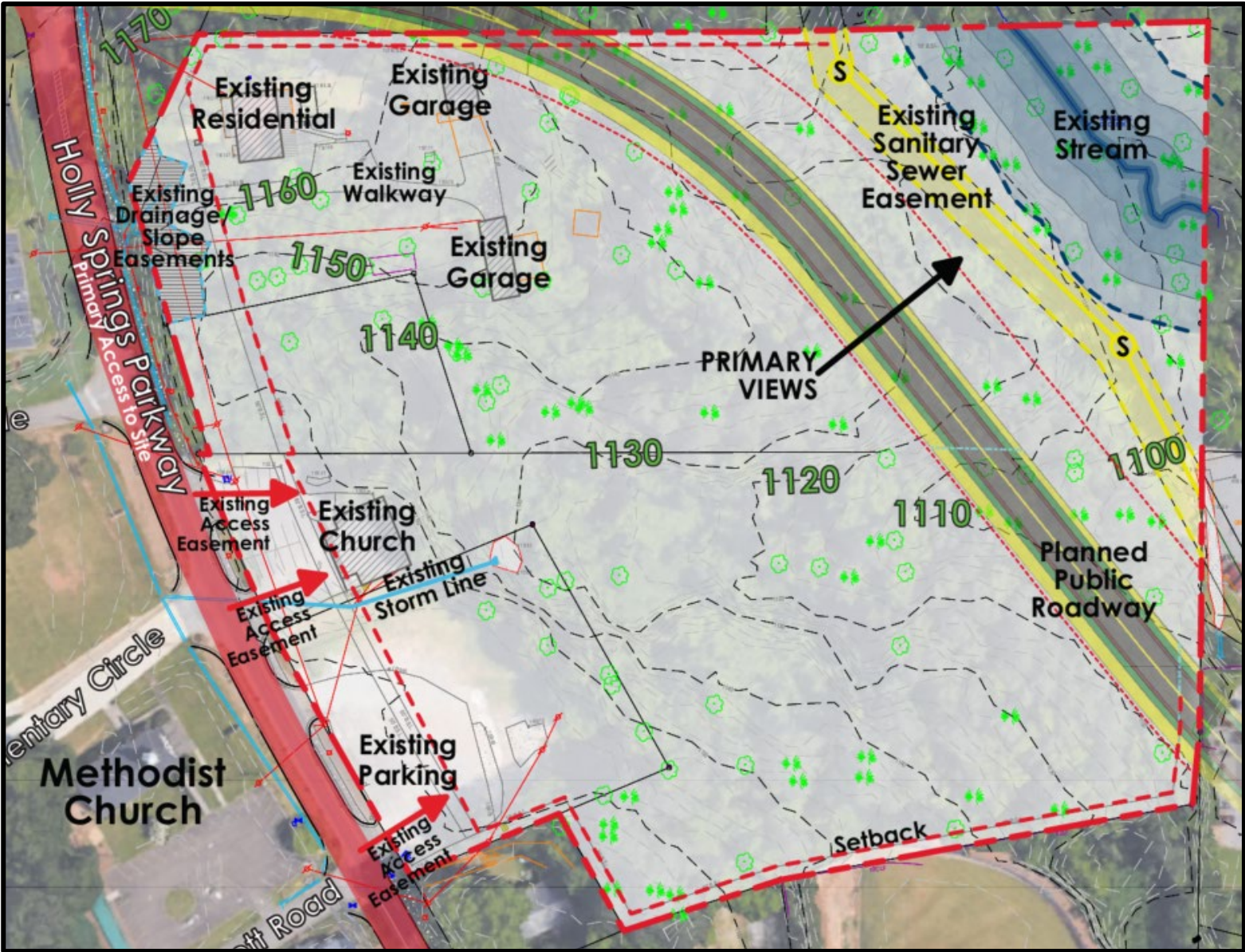




Current Site Plan



Existing Site Conditions







EXISTING REFERENCE
BUILDING

PROPOSED NEW
CONSTRUCTION
BELOW EXISTING TREE LINE







If you have additional questions,
please contact:

Shaun Reinhardt

Shaun.Reinhardt@Dominiuminc.com

Thomas Williams

Thomas.Williams@Dominiuminc.com

John Rodriguez

John.Rodriguez@Dominiuminc.com

Thank You





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

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

APPLICATION CUP- _____

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

DATE OF APPLICATION _____

APPLICANT Dominium

OWNER _____
(If other than applicant)

ADDRESS 375 Northridge Rd, Suite 500
Atlanta, GA 30350

ADDRESS _____

ZIP CODE 30350 PHONE 404-806-5855

ZIP CODE _____ PHONE _____

EMAIL Shaun.Reinhardt@dominiuminc.com

EMAIL _____

SIGNATURE 

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC

REQUESTED ZONING DISTRICT HDMFR

REQUESTED CONDITIONAL USE(S) N/A

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

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

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

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

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

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

☒ WARRANTY DEED

☒ TAX DOCUMENTATION

☒ SURVEY PLAT BY REGISTERED SURVEYOR

☒ 1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR

☒ 1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR

☒ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)

☐ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)

☒ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



Holly Springs Parkway: Rezoning Application

Table of Contents

- 1. Map Amendment (Rezoning) Applications - Completed by all Owners**
- 2. Application Information**
- 3. Warranty Deeds**
- 4. Tax Documentation**
- 5. Survey Plat**
- 6. Site Plan**
- 7. Campaign Contribution Disclosure Statement (Attachment A): Completed by Applicant and Owners**
- 8. Water/Sewer Availability Letter from CCWSA**
- 9. Proof of Fee Payment**
- 10. Variances**
- 11. Conditional Use Permit Requests (Attachment B) – N/A**
- 12. Neighborhood Meeting: Public Notice Sign**
- 13. Trip Generation Memo**



Holly Springs Parkway: Rezoning Application

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



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- _____

HEARING DATE _____ DATE OF APPLICATION _____

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

ADDRESS _____ ADDRESS 2455 Holly Springs Pky
Holly Springs, GA

ZIP CODE _____ PHONE _____ ZIP CODE 30142 PHONE _____

EMAIL _____ EMAIL _____

SIGNATURE _____ SIGNATURE Janis C. Roberts

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT HDMFR

REQUESTED CONDITIONAL USE(S) N/A

PROPERTY LOCATION/ADDRESS 2455 Holly Springs Parkway

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

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

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

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

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

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

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

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

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

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

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

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

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION: APPROVED _____ STIPULATIONS _____ DISAPPROVED _____	CITY COUNCIL DECISION: APPROVED _____ STIPULATIONS _____ DISAPPROVED _____
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FILING FEES _____ RECEIPT# _____ CHECK# _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

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

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

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

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION
- ☒ SURVEY PLAT BY REGISTERED SURVEYOR
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(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

FILING FEES _____ RECEIPT# _____ CHECK# _____



Holly Springs Parkway: Rezoning Application

Exhibit 2: Application Information

Application Information

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

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

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

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

Please see additional page for complete response.

Complete the following section, if applicable.

Residential

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

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

Maximum number of units: 220

Anticipated start date: 9/15/2025

Anticipated completion date: 9/15/2027

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____



Holly Springs Parkway: Rezoning Application

Application Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Holly Springs Parkway: Rezoning Application

Exhibit 3: Warranty Deeds



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2455 Holly Springs Parkway

337 - 168

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

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

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

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

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

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

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

1983 JAN 10 PM 3:23

Book 337, page 16 E

CHEROKEE COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID None

DATE Jan 10, 1983

Annette Fleming
CLERK OF SUPERIOR COURT

ANNETTE FLEMING, CLERK

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Janice C. Roberts the said party of the second part, her heirs and assigns forever in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

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

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

Rec 1-11-83

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2459 Holly Springs Parkway

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

Rec: \$14.00 TRANSFER TAX \$0.00

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

463234
 RANDALL FEDON
 263 HIGHLAND DR
 MILLTOWN, NJ 08850

Above Space Reserved for Recording

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

Quitclaim Deed

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

Grantor:

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

Grantee:

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

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

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

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

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

Rec: \$14.00 TRANSFER TAX \$0.00

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

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

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

Signature of Witness

Print Name of Witness

Michael CohenMichael Cohen

Signature of Witness

Print Name of Witness

Ryan DickRyan Dick

Signature of Grantor

Print Name of Grantor

Randall FidanRandall FidanState of New JerseyCounty of Middlesex

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

WITNESS my hand and official seal.

Signature of Notary

Affiant Known Produced IDType of ID UT Drivers License

www.socrates.com

Page 2 of 2

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LF298-1 • Rev. 05/05**SEAL**

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

Rec: \$14.00 TRANSFER TAX \$0.00

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

463234
RANDALL FEDON
263 HIGHLAND DR
MILLTOWN, NJ 08850

Affidavid of Randall Fedon

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

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

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

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

Randall Fedon
4/20/2017

NOTARY ACKKNOWLEDGEMENT

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX, ss;

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

Notary Public

Title (and Rank)

My Commission Expires

SEAL

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

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

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

ADDITIONAL BUYERS
None

COPY



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2463 Holly Springs Parkway

5275 445

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA

02 MAY -6 PM 2:44

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

STATE OF GEORGIA

COUNTY OF CHEROKEE

FILE #: 0212377

THIS INDENTURE made this **26th** day of **April, 2002**, between **LINDA O'CONNER** of the County of CHEROKEE, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **COVENANT CHRISTIAN CENTER OF CANTON, INC.** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

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

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

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

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

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

Signed, sealed and delivered in presence of:

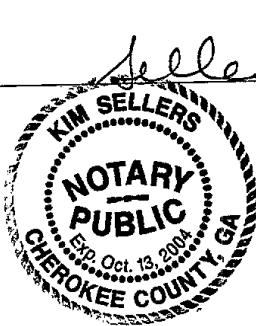
Edward O'Conner
Witness

Linda O'Conner (SEAL)
LINDA O'CONNER

____ (SEAL)

____ (SEAL)

Kim Sellers
Notary Public



File No. 0212377

EXHIBIT "A"

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

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

Rec 7-26-2002



Holly Springs Parkway: Rezoning Application

Warranty Deed: 2471 Holly Springs Parkway

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

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

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

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

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

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

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

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

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

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

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

Signed, sealed and delivered in the presence of:

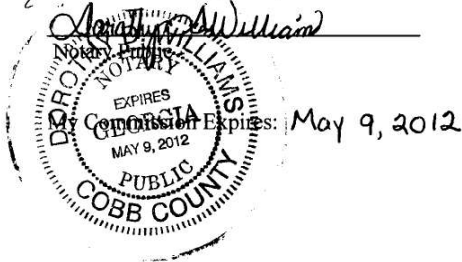
AMERIS BANK


Unofficial Witness

By:


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

(Corporate Seal)



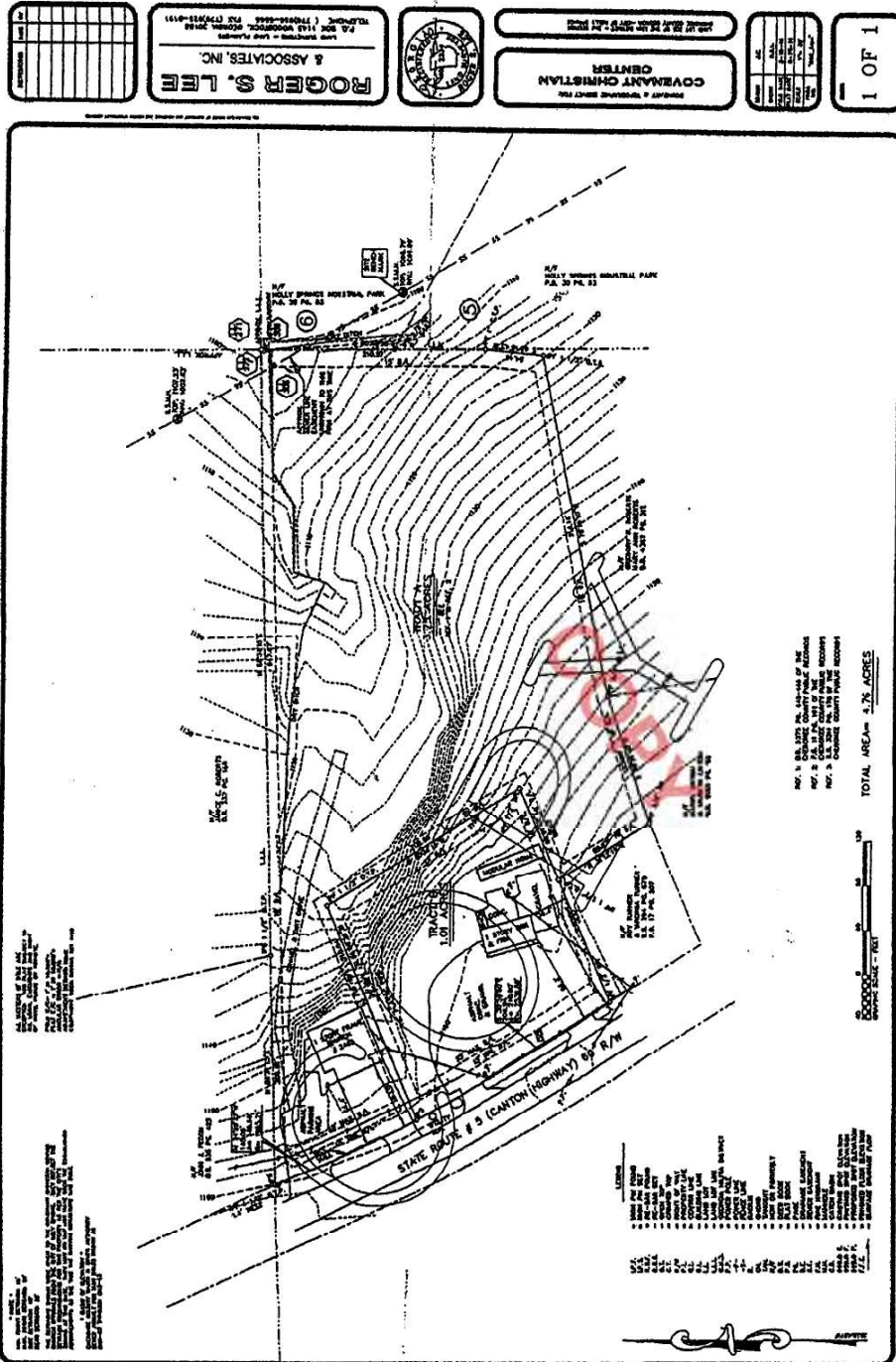
COPY

EXHIBIT "A"

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

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

Exhibit "A-1"



PT-61 (Rev 11/04)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2011-008066

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

ADDITIONAL BUYERS

None

COPY



Holly Springs Parkway: Rezoning Application

Exhibit 4: Tax Documentation

2023 Property Tax Statement

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

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

ROBERTS CHARLES A & JANIS

600 SMITH RD
BALLGROUND, GA 30107

RETURN THIS PORTION WITH PAYMENT

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

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

Map: 93N02 013

Printed: 06/28/2024

Location: 2455 HOLLY SPRINGS PKWY

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

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



Tax Payer: ROBERTS CHARLES A & JANIS

Map Code: 93N02 013 Real

Description: LL 272 15 DIST

Location: 2455 HOLLY SPRINGS PKWY

Bill No: 2023-99859

District: 004

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

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

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

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

2023 Property Tax Statement

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

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

FEDON JOHN

2023 SW 28 AVE
FT LAUDERDALE, FL 33312

RETURN THIS PORTION WITH PAYMENT

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

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

Map: 93N02 012

Printed: 06/30/2024

Location: HOLLY SPRINGS PKWY

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

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



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

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

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

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

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



Holly Springs Parkway: Rezoning Application

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

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

Property Tax Search Results

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

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

Filter: Status: Any () Type: Any () Year: Any ()

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

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

2023 Property Tax Statement

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

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

S & G HOLDINGS LLC

1767 OLD JONES RD
ALPHARETTA, GA 30004

RETURN THIS PORTION WITH PAYMENT

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

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

Map: 93N02 011

Printed: 06/30/2024

Location: 606 HOLLY SPRINGS PKWY

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

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



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

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

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

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

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



Holly Springs Parkway: Rezoning Application

Exhibit 5: Survey Plat

THIS BLOCK RESERVED FOR THE CLERK OF
THE SUPERIOR COURT.

COGNITIVE STATEMENTS

THE SURVEYOR'S TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIANGLE IN-2-DIMENSIONAL SURVEYING GRID WAS USED FOR ESTABLISHING CONTROL, AND A TYPICAL ADJUSTED TRIANGLE SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONING ACCURACY.

COLOSSE STATEMENTS

THE SURVEY WAS REFINA CALCULATED FOR CLOSURE AND THE OVERALL PARALLEL IS ACCURATE WITHIN ONE FOOT IN 215,200 FEET.

THE FIELD DATA SURVEY WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 12,000 FEET AND AN AVERAGE DISTANCE OF FOUR FEET PER STATION AND WAS ADJUSTED USING THE COLOSSE RULE.

THE BEARING-BREAK ON THE SURVEY WAS COMPLETED ANGLE (BARE) ON A GROUND BEARING BASE (SEA VIEW) TO THE HEADS.

ALL HORIZONTAL DISTANCES, HORIZONTAL AREAS, GROUND DISTANCES, MEASUREMENTS LEFT BEARING-BREAK AND ANGLES, COLOSSE STATEMENTS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

1. PLAT FOR TOWN OF BRENDALE & C.O. WHITE
DATED JULY 7, 1959
RECORDED IN PG. 167
AMONG THE LAND RECORDS OF CHEROKEE COUNTY, GEORGIA

2. PLAT FOR HILLS MADE BY HUNTER, RUBY HILL HUNTER,
ANGIE HUNTER, & NINA HUNTER
DATED SEPTEMBER 22,
RECORDED IN PG. 4, PG. 110
AMONG THE ABOVE SAID RECORDS

3. LOCATION PLAT FOR RAY TURNER & JOYCE A. TURNER
DATED OCTOBER 18, 1980
RECORDED IN PG. 19, PG. 317
AMONG THE ABOVE SAID RECORDS

4. FINAL SUBDIVISION PLAT FOR HOLLY SPRINGS INDUSTRIAL PARK
DATED JUNE 2, 1986
RECORDED IN PG. 20, PG. 83
AMONG THE ABOVE SAID RECORDS

5. SURVEY FOR RANDY BOWEN
DATED JULY 25, 1986
RECORDED IN PG. 19, PG. 124
AMONG THE ABOVE SAID RECORDS

6. DEEDS & PLATS SHOWN HEREON

SITE INFORMATION

TRACT 1
CURRENT OWNER: LARSEN & C. PROPERTIES
EST. 227 PG. 188
TAX PARCEL ID: #0062 2103
ADDRESS: 2195 HOLLY SPRINGS PARKWAY
TRACT 2
CURRENT OWNER: JOHN FREDSON
EST. 4075 PG. 1287
TAX PARCEL ID: #0062 2102
ADDRESS: 2195 HOLLY SPRINGS PARKWAY
TRACT 3
CURRENT OWNER: CONWAYSON CHURCH IN CENTER
EST. 4075 PG. 403
TAX PARCEL ID: #0062 2099
ADDRESS: 2193 HOLLY SPRINGS PARKWAY
TRACT 4
CURRENT OWNERS: S & M HOLDINGS, LLC.
EST. 1950 PG. 244
TAX PARCEL ID: #0062 2101
ADDRESS: 2471 HOLLY SPRINGS PARKWAY

REMARKS:
 ZONING: OC (GENERAL COMMERCIAL)
 JURISDICTION: CITY OF HOLLY SPRINGS

SETBACKS:

FRONT -	40 FEET (ARTIST)
	50 FEET (COLLECTOR)
	50 FEET (LOCAL)
SIDE -	10 FEET
REAR -	15 FEET

PARKING COUNT:

REGULAR PARKING -	21
HANDICAPPED PARKING -	1
TOTAL PARKING COUNT -	22

[illegible][illegible]

PHOTO #1



PHOTO #2



PHOTO #3

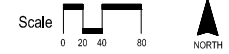


PHOTO #4



Holly Springs Parkway: Rezoning Application

Exhibit 6: Site Plan



Site Data

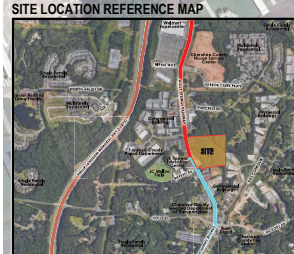
Site Area	
Gross Site Area	438,395 S.F. (10.00 Acres)
Buildable Site Area	333,260 S.F. (7.55 Acres) Minus Easements, Creek Buffer, Proposed Roadway
Gross Unit Density	222 Units Over 10,000 Acres = 22.20 Units/Acre
Net Unit Density	222 Units Over 7.55 Acres = 29.31 Units/Acre
Current Zoning	GC - General Commercial
Proposed Zoning	HCMR-6 - High Density Multi-Family

Parking Required*		Parking Provided	
1 Beds	170/unit	70	Garage
2 Beds	170/unit	108	Surface
3 Beds	210/unit	40	
Total Req.	548	Total	257

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

Unit Mix		
1 Bedroom 713 s.f.	70	31.5
2 Bedroom 1,035 s.f.	132	59.5
3 Bedroom 1,339 s.f.	20	9.0
Total	222	

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



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

BKV GROUP
 Architecture
 Interior Design
 Landscape Architecture
 Engineering

1412 Main Street
 Adolphus Tower
 Suite 700
 Dallas, TX
 75202
 469.455.1196
 www.bkvgroup.com

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

DATE	REVISION	BY	CHKD
11/15/2023	1	AK	AK

CERTIFICATION

NOT FOR CONSTRUCTION

PROJECT NO.	2455
SHEET NO.	10
TOTAL SHEETS	10

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A010

© 2023 BKV Group



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

Classification	GI
----------------	----

Classification	GI
----------------	----

A401

3 of 420



Holly Springs Parkway: Rezoning Application

Exhibit 7: Campaign Contribution Disclosure Statement (Attachment A)

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

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

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

_____ YES ☒ _____ NO

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

_____ YES ☒ _____ NO

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

_____ YES ☒ _____ NO

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

_____ YES ☒ _____ NO

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

Public Official's Name: Shaun Reinhardt

Official Position: Vice President and Project Partner

Dollar Amount of Contribution: \$0

Description of Contribution: N/A

Date of Contribution: _____

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

7/2/2024

DATE

Shaun Reinhardt

NAME PRINTED

DocuSigned by:

Shaun Reinhardt

SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

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

_____ YES X NO

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_____ YES X NO

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_____ YES X NO

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

_____ YES X NO

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

Public Official's Name: N/A

Official Position: N/A

Dollar Amount of Contribution: N/A

Description of Contribution: N/A

Date of Contribution: N/A

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

7/2/2024

DATE

Carson Leifer

NAME PRINTED

Carson Leifer

SIGNATURE

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

ATTACHMENT A

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Please answer the following questions.

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_____ YES ☒ NO

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_____ YES ☒ NO

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

_____ YES ☒ NO

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

Public Official's Name: N/A

Official Position: N/A

Dollar Amount of Contribution: N/A

Description of Contribution: N/A

Date of Contribution: N/A

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

7/2/2024
DATE

Thomas Williams
NAME PRINTED

[Signature]
SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

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

_____ YES X _____ NO

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_____ YES X _____ NO

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

_____ YES X _____ NO

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

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

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

7-2-2024

DATE

STEVIE BERRYMAN

NAME PRINTED



SIGNATURE

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

ATTACHMENT A

DISCLOSURE

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

Public Official's Name: N/A

Official Position: N/A

Dollar Amount of Contribution: N/A

Description of Contribution: N/A

Date of Contribution: N/A

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

6/26/24
DATE

Janis C. Roberts
NAME PRINTED

Janis C. Roberts
SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

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

_____ YES ☒ NO

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

_____ YES ☒ NO

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

_____ YES ☒ NO

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

_____ YES ☒ NO

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

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

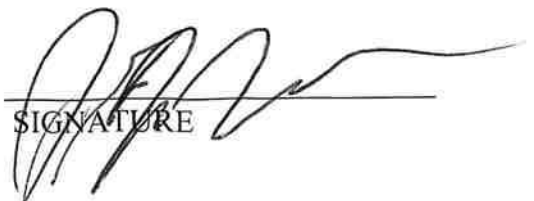
Description of Contribution: _____

Date of Contribution: _____

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

7/1/24
DATE

John J. Feder
NAME PRINTED


SIGNATURE

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

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

_____ YES X NO

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

_____ YES X NO

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

_____ YES X NO

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

_____ YES X NO

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

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

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

6-29-2024
DATE

Kito J Johnson
NAME PRINTED


SIGNATURE

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

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

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

6-25-24
DATE

STEVEN O. ADKINS
NAME PRINTED

[Signature]
SIGNATURE



Holly Springs Parkway: Rezoning Application

Exhibit 8: Water/Sewer Availability Letter from CCWSA

Cherokee County Water & Sewerage Authority

June 21, 2024

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Garry Hensley
Jody Henson
Keith Allen
Jeff Hooper

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



Holly Springs Parkway: Rezoning Application

Exhibit 10: Variances



Holly Springs Parkway: Rezoning Application

Variances

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

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



Holly Springs Parkway: Rezoning Application

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



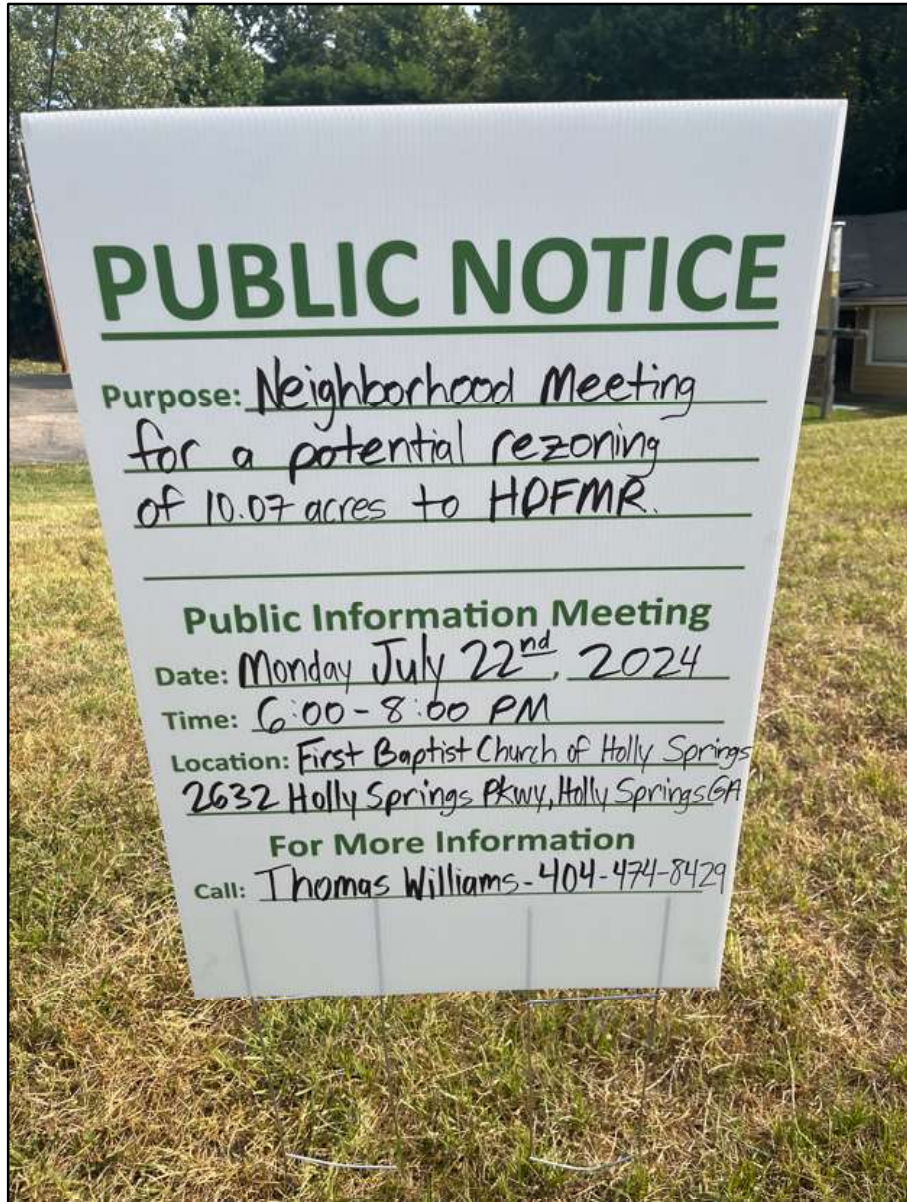
Holly Springs Parkway: Rezoning Application

Exhibit 12: Neighborhood Meeting: Public Notice Sign

Holly Springs Parkway: Rezoning Application

Neighborhood Meeting: Public Notice Sign

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





Holly Springs Parkway: Rezoning Application

Exhibit 13: Trip Generation Memo

Trip Generation Memo - July 1, 2024:

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

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

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

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

Proposed Land Use:

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

Table 1: Trip Generation

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

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

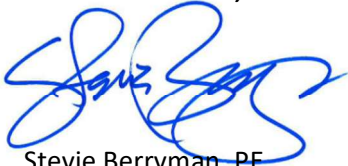
The 2022 traffic count data on *GDOT's Traffic Analysis & Data Application (TADA)* site indicates 14,000 vpd on Holly Springs Pkwy.

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

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

Sincerely,

FORESITE GROUP, LLC



Stevie Berryman, PE
Project Manager

Appendix A: Concept Site Plan

2455 HOLLY SPRINGS PARKWAY
 HOLLY SPRINGS, GEORGIA

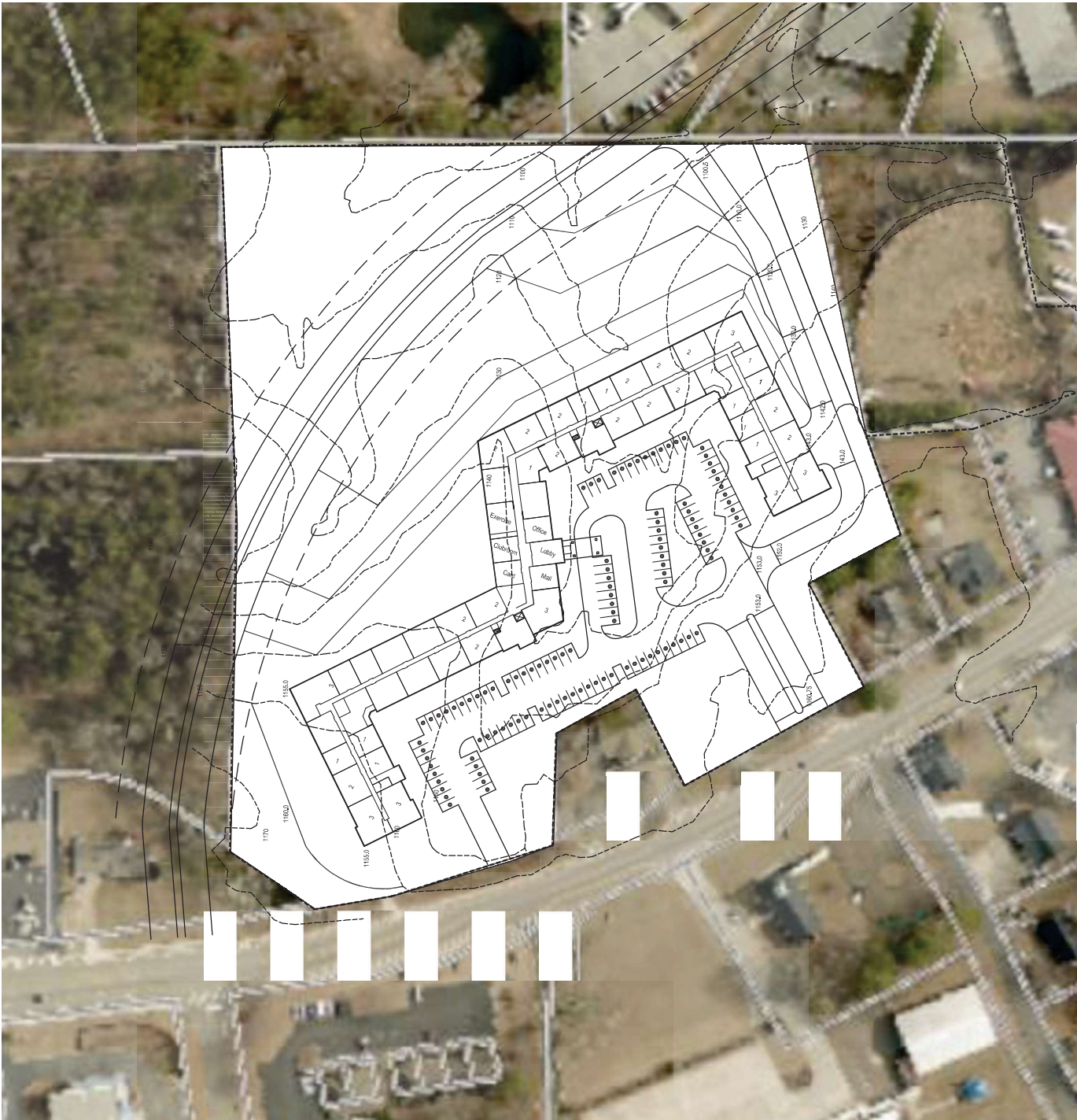
Senior-5 Stories				
Unit Mix	No.	%	Parking Required	
1 Bedroom	83	31.9	1.0 unit	83
2 Bedroom	142	54.6	1.0 unit	142
3 Bedroom	35	13.5	1.0 unit	35
Totals	260		1.0 unit	260

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



North

6-9-24



Appendix B: Trip Generation

Trip Generation

Calculation of Anticipated Project Trips

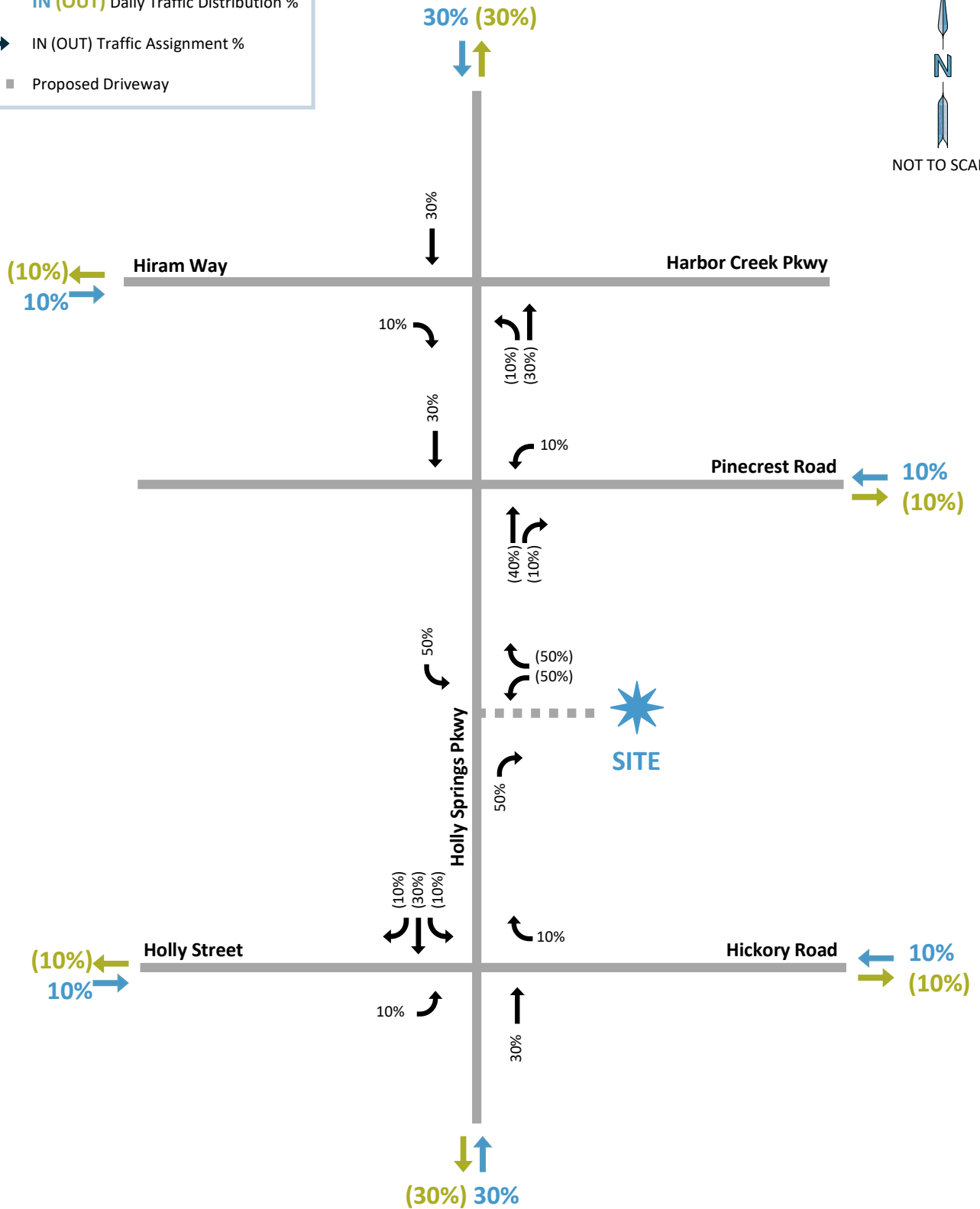
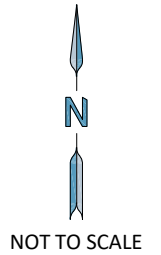
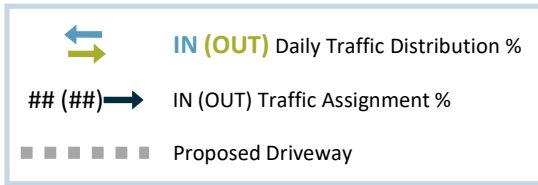
Based upon methodology from ITE's *Trip Generation Manual*, 11th Edition (2021)

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

Appendix C: Trip Distribution

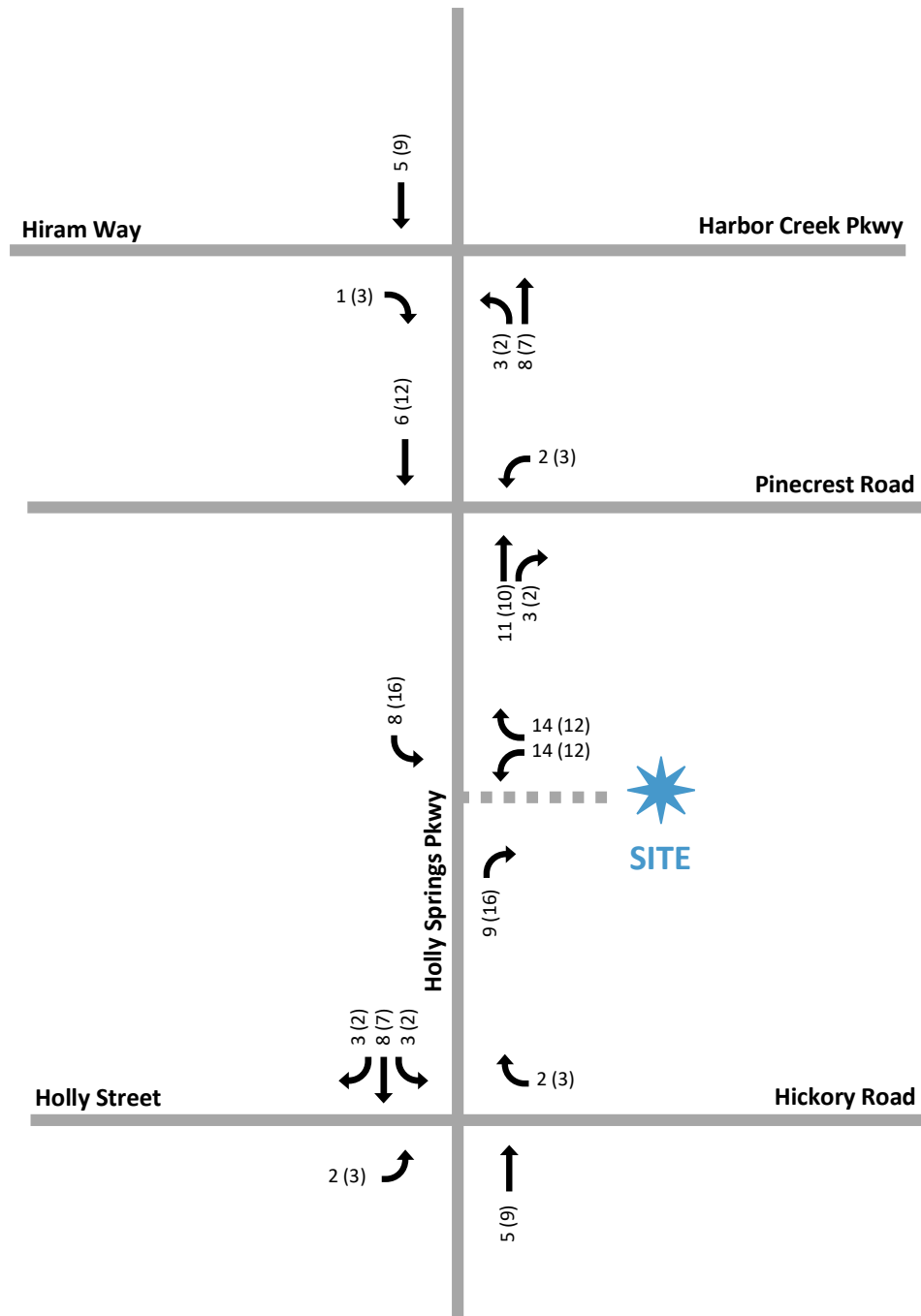
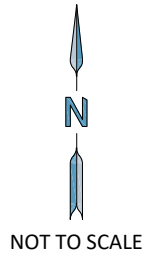
Trip Distribution



Project Trips

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

■ ■ ■ ■ ■ | Proposed Driveway





Holly Springs Parkway: Public Information Meeting

Table of Contents

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



Holly Springs Parkway: Public Information Meeting

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



Neighborhood Meeting Affidavit

To Whom it May Concern,

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

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

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

Sincerely,

Shaun Reinhardt
Vice President & Project Partner
Dominium



Holly Springs Parkway: Public Information Meeting

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



July 10th, 2024

Dear Neighbors,

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

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

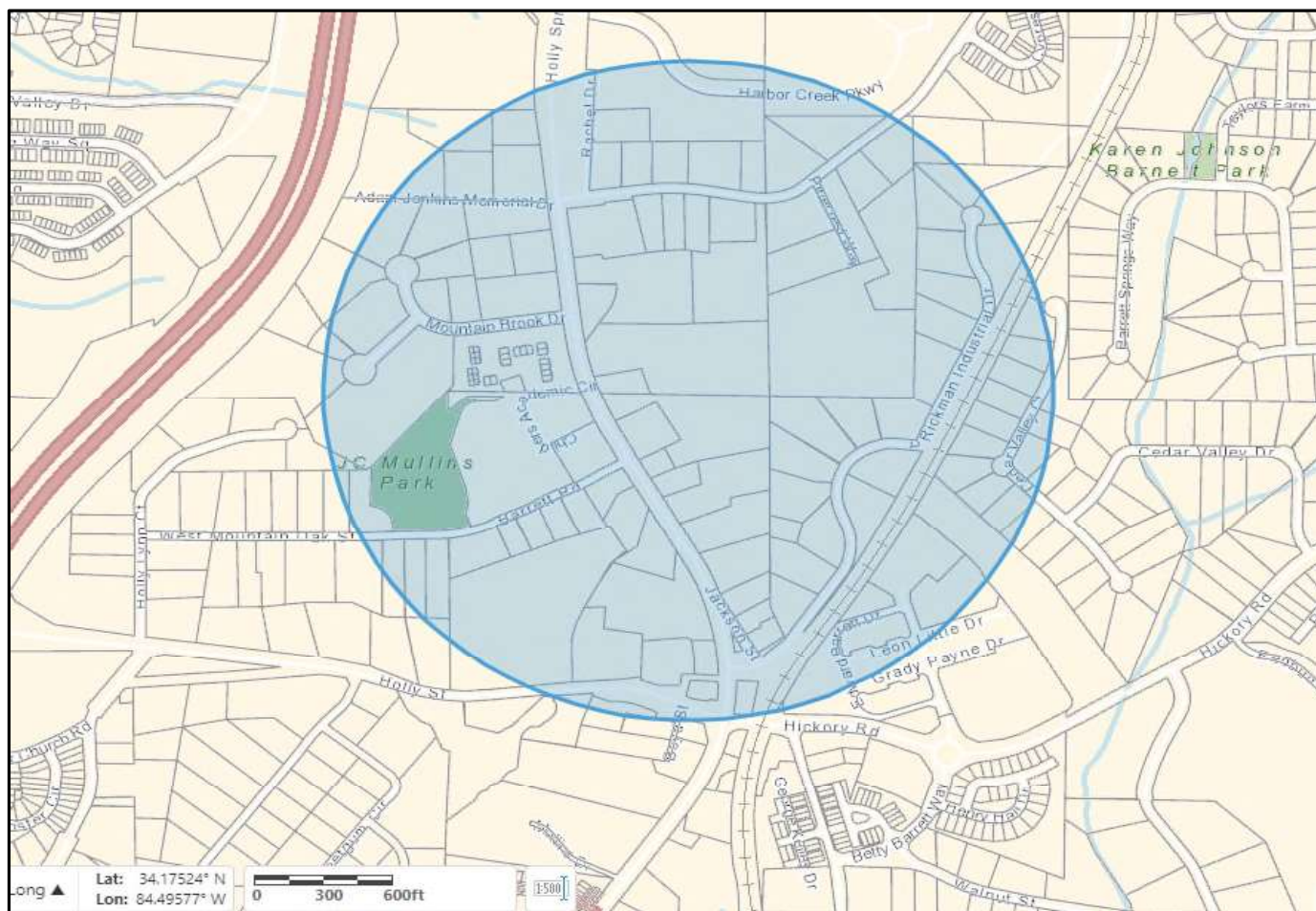
Applicant: Dominium Development & Acquisitions
375 Northridge Rd, Suite 500
Atlanta, GA 30350

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

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

Sincerely,

Shaun Reinhardt
Vice President & Project Partner
Dominium



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

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

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



Holly Springs Parkway: Public Information Meeting

Exhibit 3: A list of attendees with contact information

Sign-In Sheet: Holly Springs Parkway Meeting

[illegible]



Holly Springs Parkway: Public Information Meeting

Exhibit 4: Summary of information presented



DOMINIUM

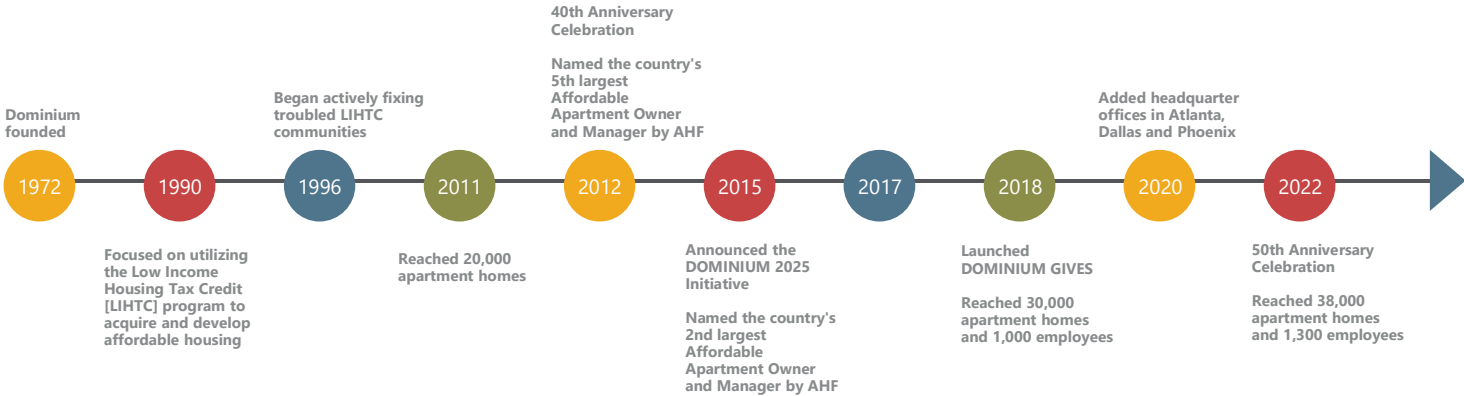
Holly Springs Parkway

Senior Housing
Development

JULY 22, 2024

What we do hits H O M E.

Dominium Today



Dominium in Georgia

8K

Residents
across Georgia

28

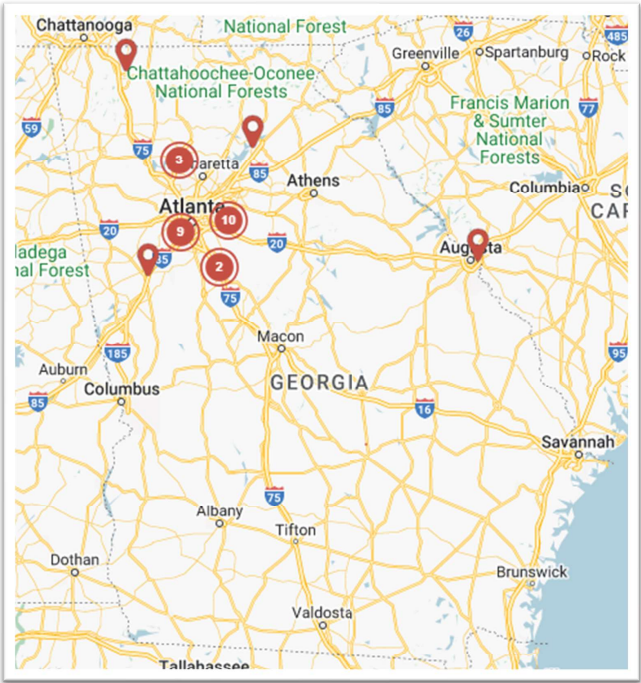
Number of communities
owned and managed

5.8K+

Number of homes owned
and managed

2K+

Future homes in our
pipeline



Our Proposal

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



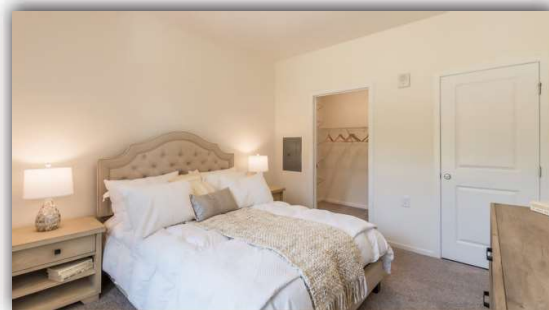
Rent & Income Qualifications

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

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

PRESERVE
at Peachtree Shoals
55+ LIVING

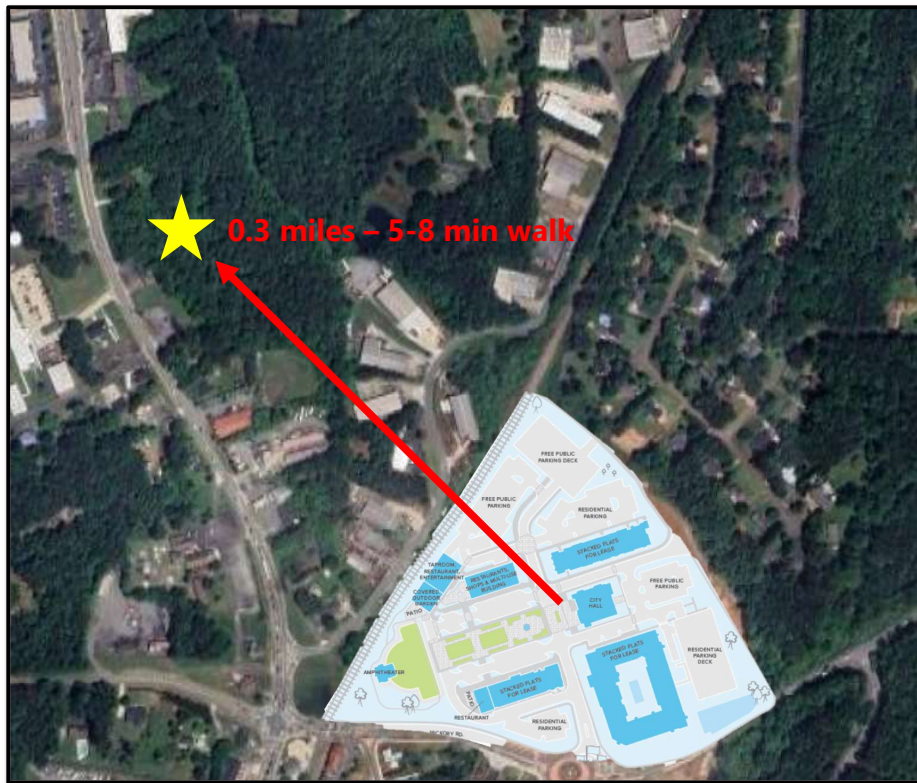




 DOMINIUM 7



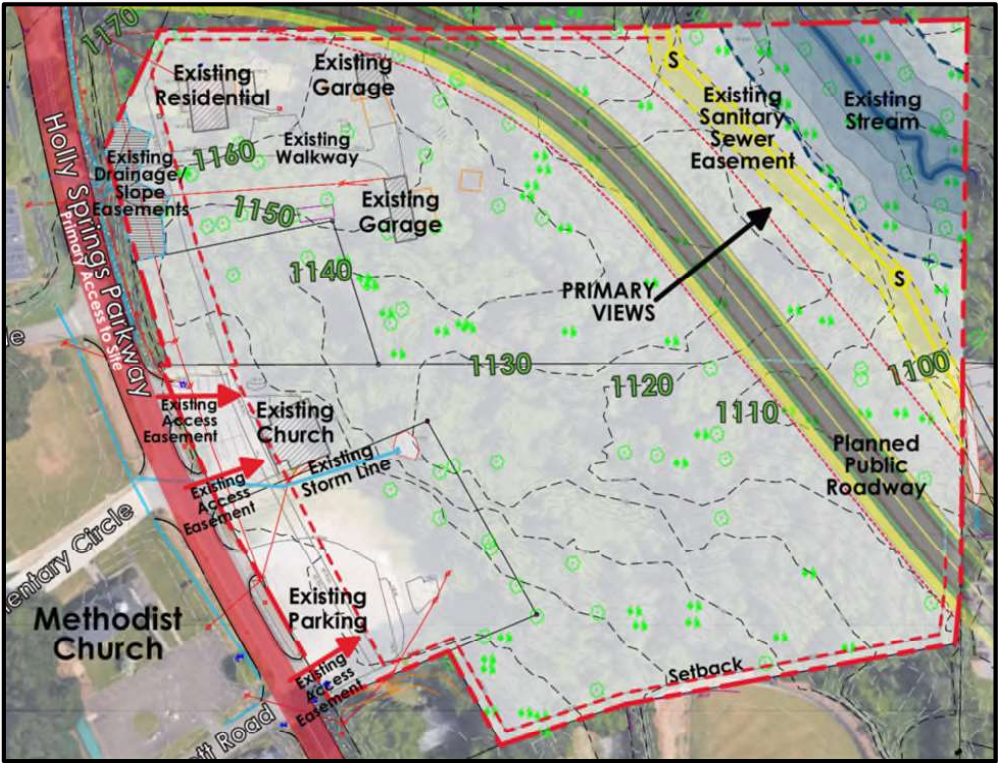
Site Proximity to Town Center

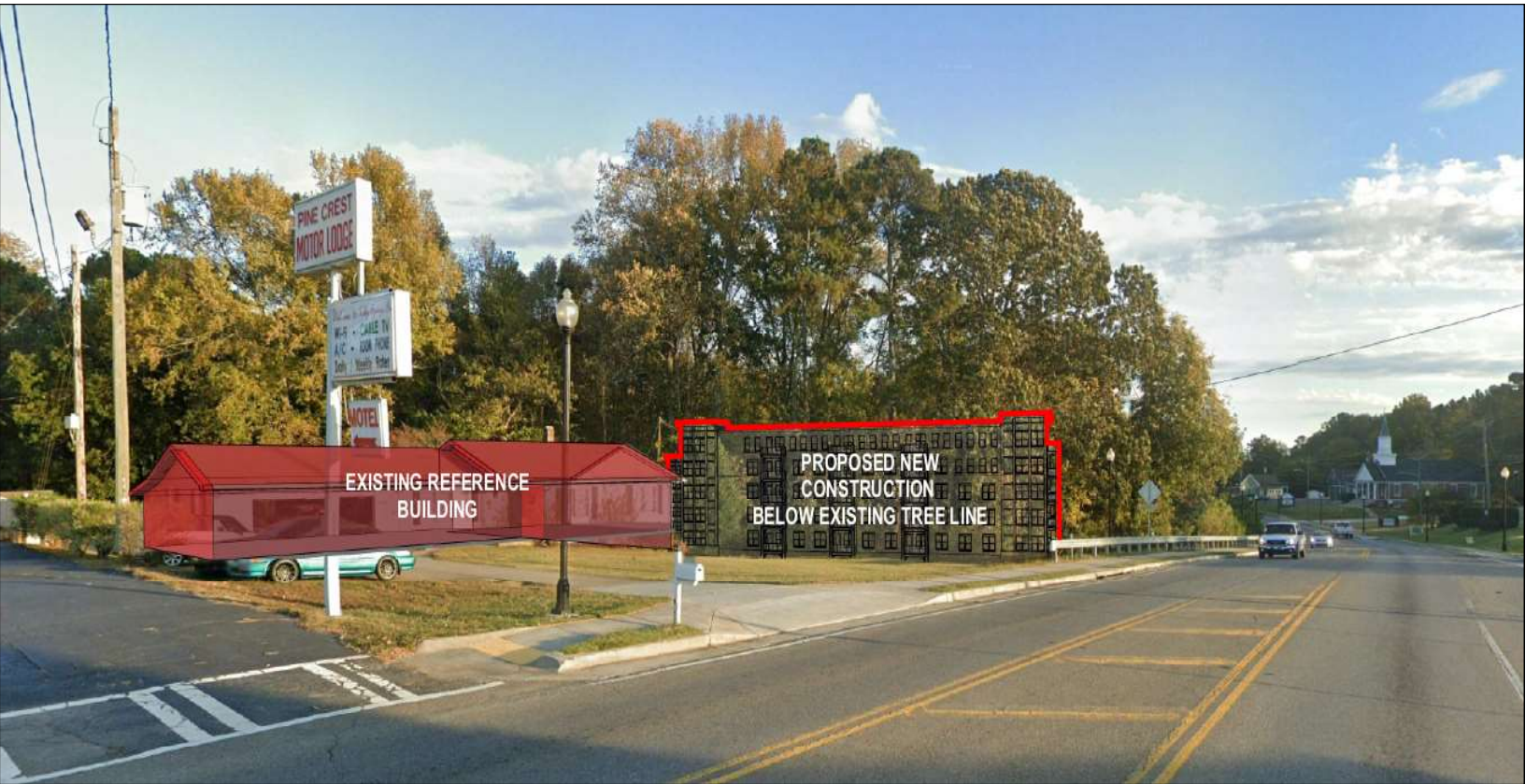


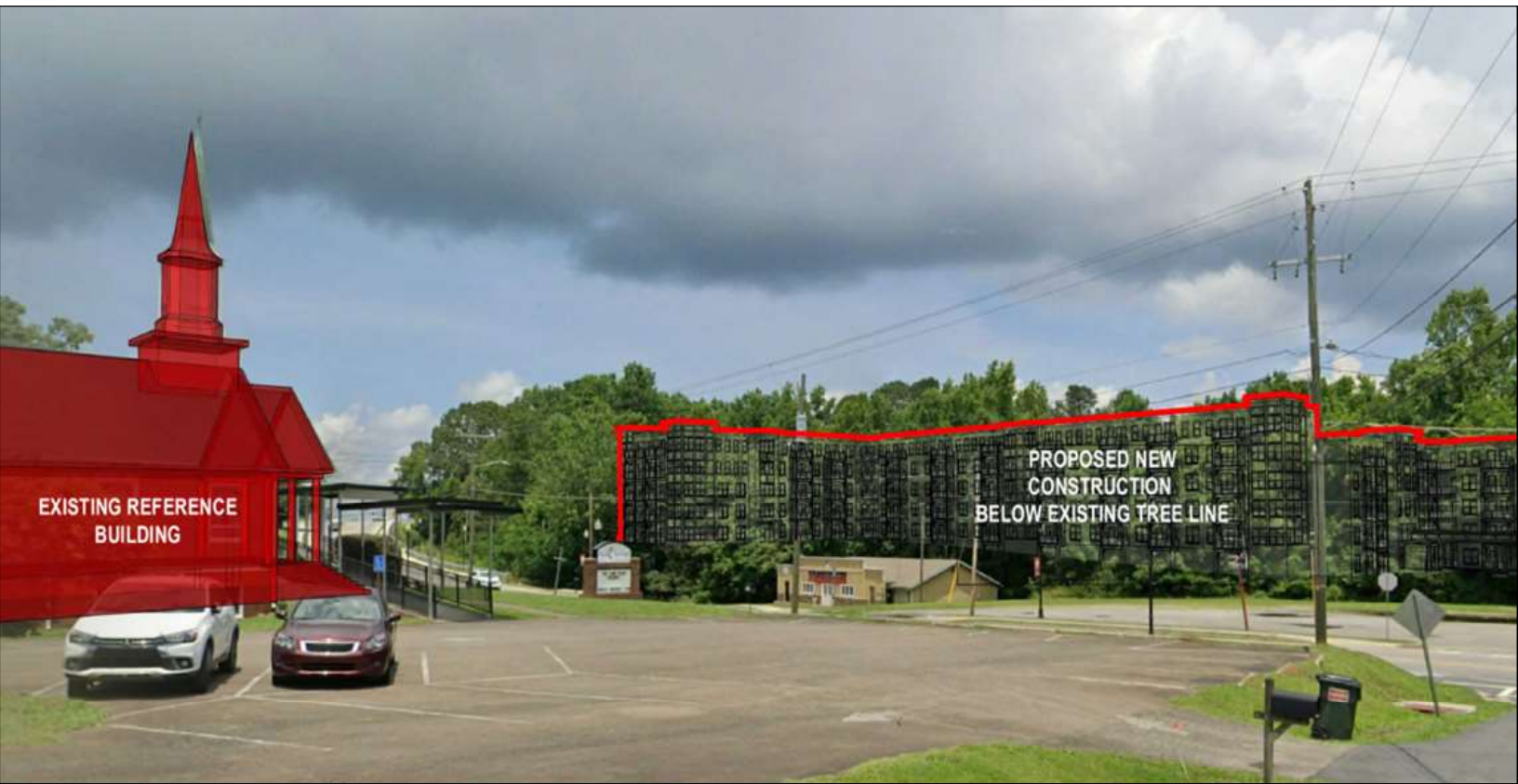
Current Site Plan



Existing Site Conditions





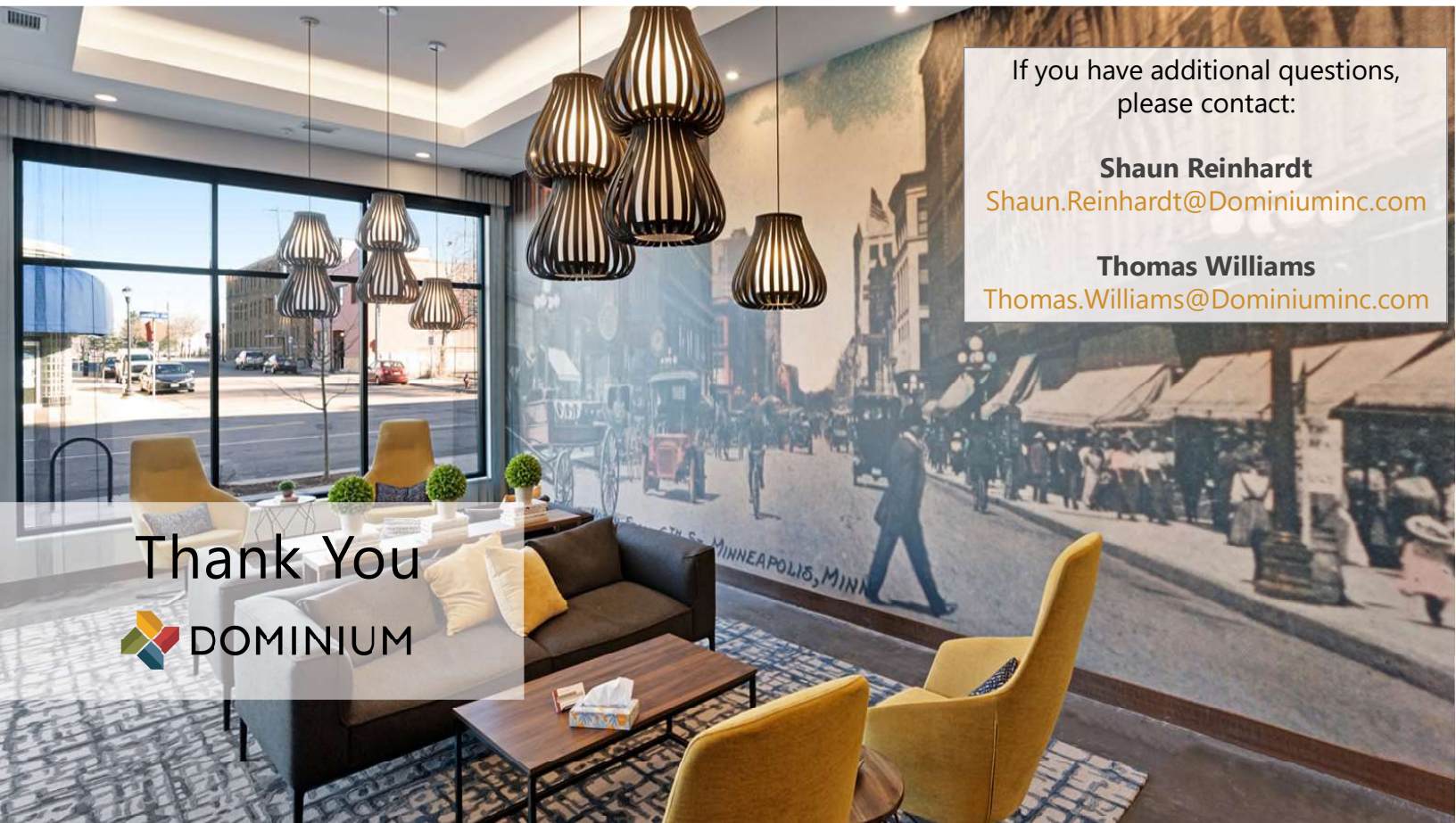




Traffic – Trip Generation Memo



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



Thank You



If you have additional questions,
please contact:

Shaun Reinhardt

Shaun.Reinhardt@Dominiuminc.com

Thomas Williams

Thomas.Williams@Dominiuminc.com



Holly Springs Parkway: Public Information Meeting

Exhibit 5: Summary of issues stated by the attendees



Summary of Issues Stated by the Attendees

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



Holly Springs Parkway: Public Information Meeting

Exhibit 6: Public comment sheets

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

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

Date: 7/22/24

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

NT

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

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

Date: 7/22/24

DOMINIUM

"Affordable" housing? Income < \$45K

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

Current zoning? Gencan to High Density Residential

5 story building 220 units

15 yrs of ownership w/option for 30 yrs

Who owns Dominion? Publicly Traded?

Tax credit driven

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

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

Date: 7/22/24

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

Public Comment Form

2455 Holly Springs Parkway, Holly Springs, GA 30115

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

Date: 7/22/24

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

ITEM REPORT

AGENDA ITEM NUMBER: VIII.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: September 5, 2024

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

EXECUTIVE SUMMARY:

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

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

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

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

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

FISCAL IMPACT:

N/A

ATTACHMENTS:

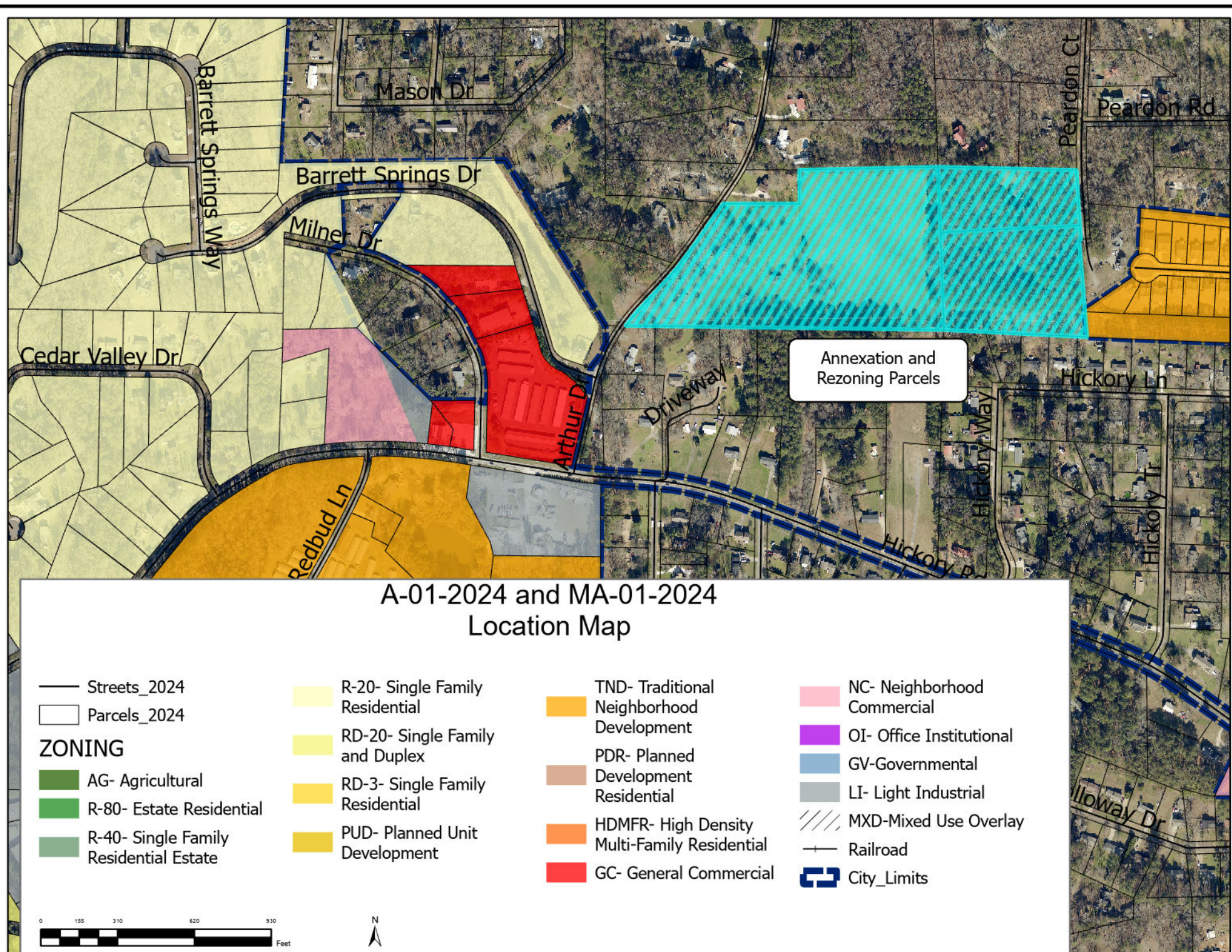
- 1. Location Map
- 2. Application
- 3. Cherokee County Response
- 4. Ordinance and Exhibit

RECOMMENDATION:

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

CONCURRENCES:

City Manager





A-01-2024

City of Holly Springs, Georgia
Petition for Annexation
100% Method

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

APPLICANT INFORMATION

Date: April 29, 2024

Applicant's Name: EC New Vision Georgia, LLC

Corporation Name: _____

Mailing Address: 500 Stonehenge Parkway, Dublin, Ohio 43017

Phone: 614-761-1010

Email: tedturner@epconcommunities.com

PROPERTY OWNER INFORMATION

Property Owner(s): Whitlock and Little, LLC

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

Phone: [REDACTED]

Email: [REDACTED]

PROPERTY INFORMATION

Tax Map #: 15N14 Parcel #: 288

Land Lot(s)/District: 268/15

Physical Address: 370 Arthur Drive, Canton, GA 30115

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

Current Zoning: R-40

(Attach additional sheets, if necessary)

Rev. 03/2015

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

(attach additional sheets, if necessary)

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

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

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

Nicole Turner
4/29/2024



APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC

Applicant Name (Please Print)

Corporation Name (Please Print)

Ted Turner
Applicant Signature

Ted Turner, Atlanta Regional President

Title (Please Print)

4/29/2024

Date

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

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized)

Received by: *Nancy Moon*
City of Holly Springs, Georgia

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

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Applicant Name (Please Print)

Corporation Name (Please Print)

Title (Please Print)

Applicant Signature

Date

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

Whitlock and Little, LLC

Property Owner Name (Please Print)

[Signature]

Property Owner Signature

3/27/2024

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Mary A. Tipton

Notary (form must be notarized)



Received by: Nancy Moon

City of Holly Springs, Georgia

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

ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.:
Hearing Dates:

July 11, 2024
August 19, 2024

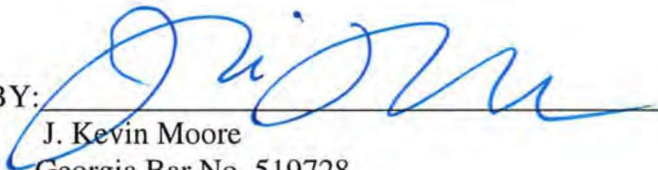
Applicant:
Property Owner:

EC New Vision Georgia, LLC
Whitlock and Little, LLC

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____


J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Date Executed: May 3, 2024

Signed, sealed, and delivered in the presence of:



Notary Public

Commission Expires: January 10, 2027

[Notarial Seal]



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

Geocortex Essentials Parcel Report

Cherokee County, GA

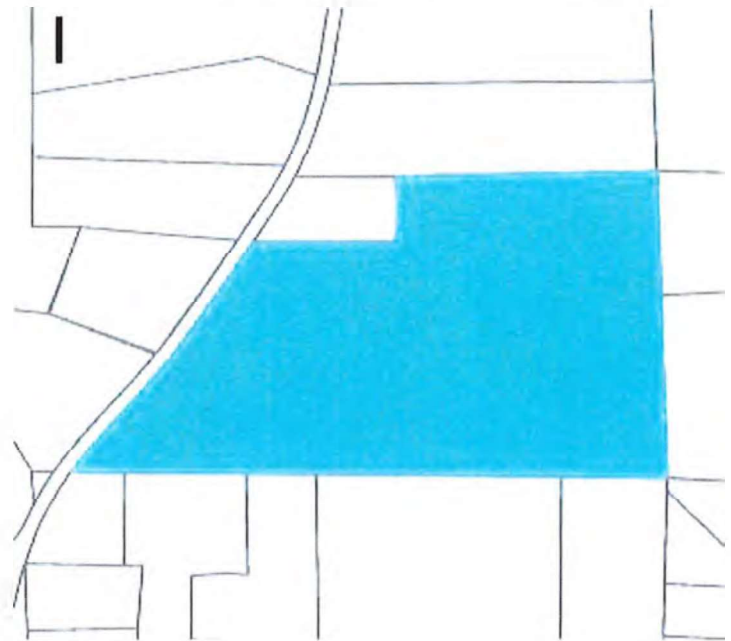
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Report generated 4/26/2024 3:09:31 PM



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:

- 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

EC New Vision Georgia, LLC

Applicant Name (Please Print)

Ted Turner, Atlanta Regional President

Title (Please Print)

6/14/2024

Date

Corporation Name (Please Print)

Applicant Signature

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

FRED SMITH JR.
Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Notary (form must be notarized) 6.14.2024

Date



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 6/19/2024

ATTACHMENT TO APPLICATION FOR ANNEXATION

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

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

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____

J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Date Executed: June 17, 2024

Signed, sealed, and delivered in the presence of:

Carolyn E. Cook

Notary Public

Commission Expires: January 10, 2027

[Notarial Seal]



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

Geocortex Essentials Parcel Report

Cherokee County, GA

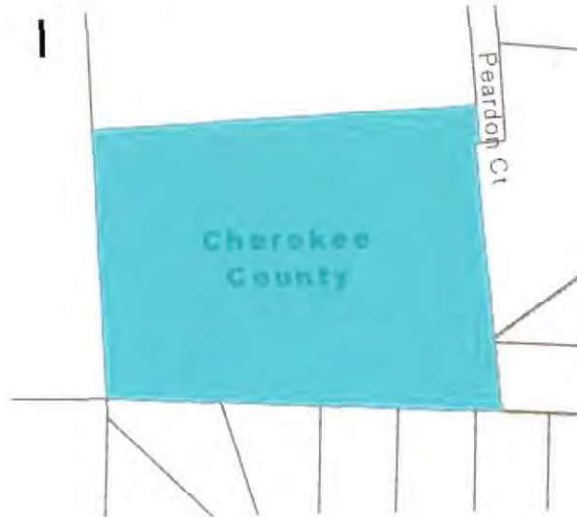
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Report generated 6/16/2024 5:24:57 PM



Vicinity Map

1: 18,890.08



Tax parcel highlighted in cyan

1: 3,250.45

Tax Parcel Information

Owner: SMITH FRED JR

Property Address: 727 Peardon Ct, Canton 30115

Subdivision:

TIN: 15N20 119

PIN: 15-0267-0002

Mailing Address: 727 PEARDON COURT, CANTON, GA 30115

Acreage: 6

Lot #: -

PB/PG:

DB/PG:

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City of Holly Springs, Georgia
Petition for Annexation
100% Method

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

APPLICANT INFORMATION

Date: June 14, 2024

Applicant's Name: EC New Vision Georgia, LLC

Corporation Name: _____

Mailing Address: 500 Stonehenge Parkway, Dublin, Ohio 43017

Phone: 614-761-1010

Email: tedturner@epconcommunities.com

PROPERTY OWNER INFORMATION

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

Mailing Address: 745 Peardon Court, Canton, GA 30115

Phone: _____

Email: [REDACTED]

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 124

Land Lot(s)/District: 267/15

Physical Address: 745 Peardon Court, Canton, GA 30115

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

Current Zoning: R-40

(Attach additional sheets, if necessary)

Rev. 03/2015

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(attach additional sheets, if necessary)

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APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

EC New Vision Georgia, LLC

Applicant Name (Please Print)

Corporation Name (Please Print)

Applicant Signature

Ted Turner, Atlanta Regional President

Title (Please Print)

6/14/2024

Date

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

DOUGLAS GRIFFITH
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

6/14/24
Date

JAMES GRIFFITH
Property Owner Name (Please Print)

Property Owner Signature

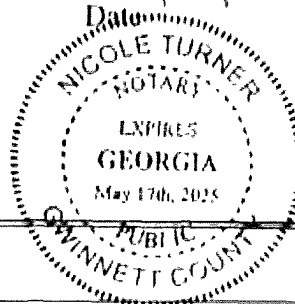
6/14/24
Date

JAMES GRIFFITH
Property Owner Name (Please Print)

[Signature]
Property Owner Signature

6/14/24
Date

Nicole Turner
Notary (form must be notarized) 6.14.2024



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 06/19/2024

ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.:

Hearing Dates:

July 11, 2024

August 19, 2024

Applicant:

Property Owners:

EC New Vision Georgia, LLC

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:

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

[Notarial Seal]



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

Geocortex Essentials Parcel Report

Cherokee County, GA

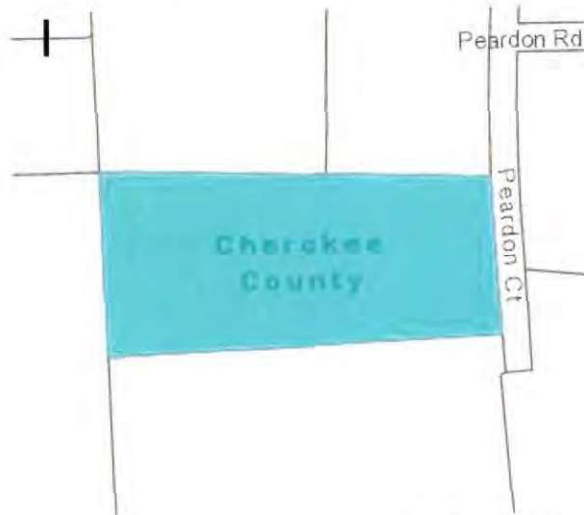
TIN: 15N20 124

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



PLANNING AND ZONING

July 18, 2024

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

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

Dear Mrs. Moon:

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

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

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

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

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

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

Sincerely,

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

Catherine Long
Planning Division Manager

ANNEXATION ORDINANCE

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

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

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

Section 1

23.12+/- acres, identified as parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20 of the 15th District of Cherokee County, located off of Arthur Drive and more particularly identified by "Exhibit A, Location Map," the tax plat identifying the subject tract (attached).

Section 2

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

Section 3

Upon annexation, this tract shall be zoned R-40, Single Family Residential Estate.

Section 4

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

Section 5

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

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

Approved this 23rd day of September, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

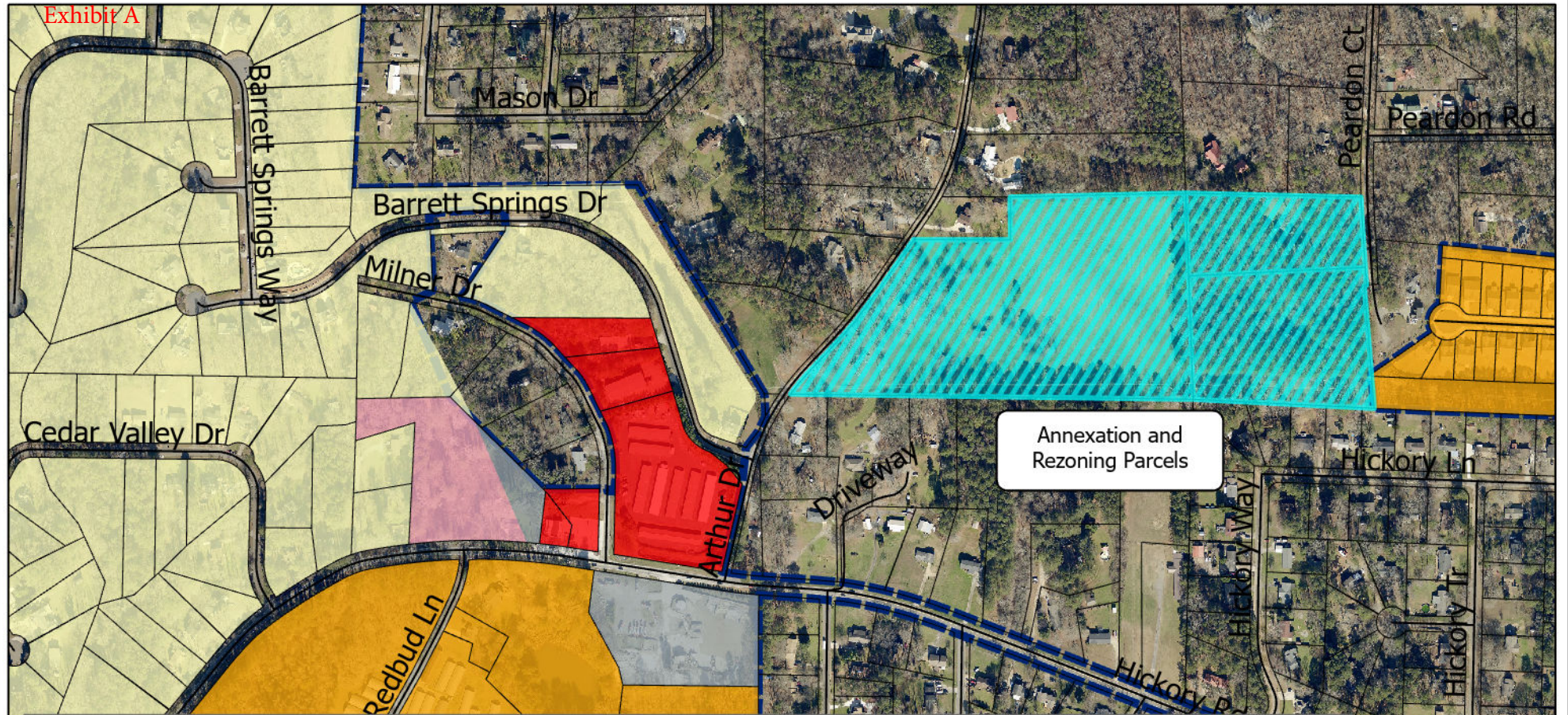
CITY OF HOLLY SPRINGS

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

Exhibit A



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



ITEM REPORT

AGENDA ITEM NUMBER: VIII.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: September 5, 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
8. Ordinance and Exhibits

RECOMMENDATION:

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

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

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

The Future Development Map identifies this property with the character area of Suburban Neighborhood. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties. Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods

Primary Future Land Uses: Single-family detached residential

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

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

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

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

- a) Residential Uses. Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9.1, #3)**
 - b) Traditional Neighborhood Development. Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (9.1, #4)**
 - c) Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)**
 - d) Architectural Requirements. Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (9.1, #11)**
 - e) Land Use Decisions. Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (9.1, #22)**
 - f) Housing Options. Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (9.2, #1)**
 - g) Design of Senior and Disabled Housing. Houses should be made available for seniors and disabled persons that contain a single-level with no-step entrances and wide doorways (Aging in Place, Best Housing Practice, and Regional Development Plan Guidebook). (9.2, #5)**
- 7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?**

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

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

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

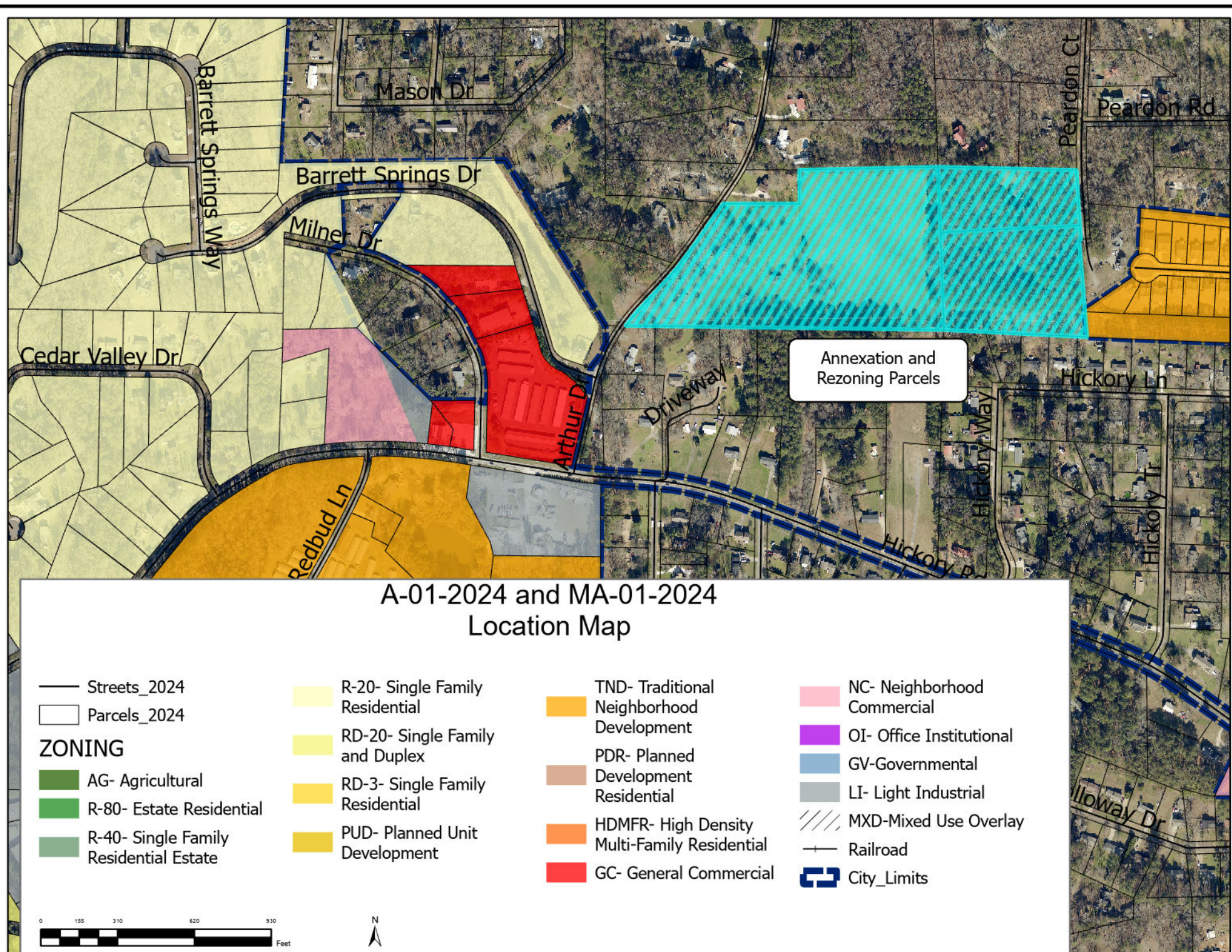
C. Cherokee County Comments

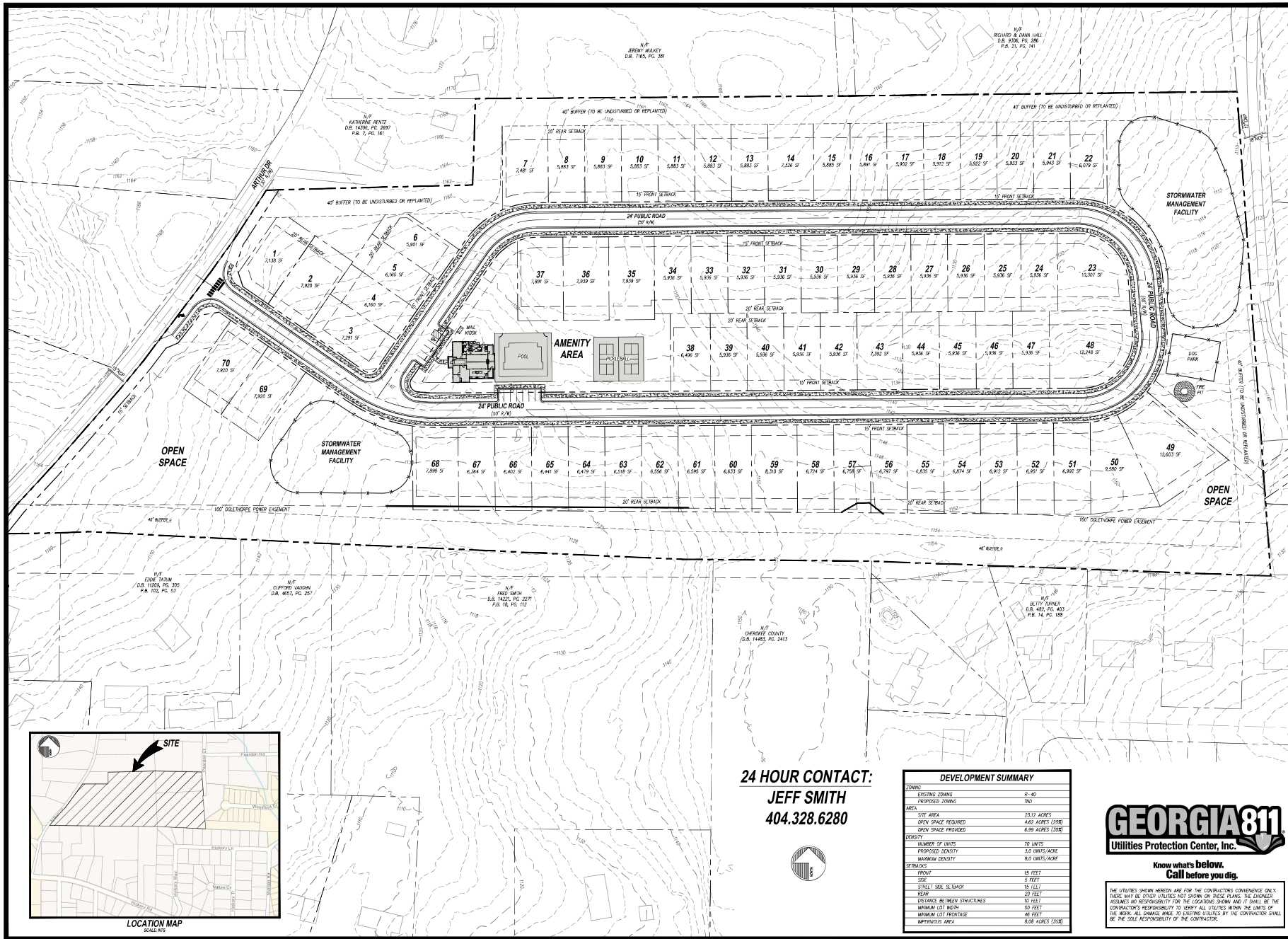
The Cherokee County Board of Commissioners discussed this case at its July 16, 2024, meeting. The Board requested a delay of the Public Hearing to allow City and County staff to discuss the following concerns:

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

D. Comments from Area Residents

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







MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 01-2024

APPLICATION CUP- _____

HEARING DATE July 11, 2024

DATE OF APPLICATION April 25, 2024

APPLICANT EC New Vision Georgia, LLC

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

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ADDRESS P.O. Box 4695
Canton, GA

ZIP CODE 43017 PHONE 614-761-1010

ZIP CODE 30114 PHONE _____

EMAIL tedturner@epconcommunities.com

SIGNATURE Ted Turner

SIGNATURE [Signature]

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

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

REQUESTED CONDITIONAL USE(S) _____

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

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

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

ACREAGE 14.12 SEWAGE DISPOSAL TYPE Sanitary Sewer UTILITIES AVAILABLE Yes

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ☒ WARRANTY DEED
- ☒ TAX DOCUMENTATION
- ☒ SURVEY PLAT BY REGISTERED SURVEYOR
- ☒ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☒ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ☒ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ☒ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ☒ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ☒ FILING FEES _____ RECEIPT# _____ CHECK# 119570

RECEIVED

MAY 03 2024

CITY OF HOLLY SPRINGS
GEORGIA

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

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

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE_____

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

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 370 Arthur Drive, Canton, GA 30115MAP NUMBER 15N14 288 PARCEL NUMBER(S) 15-0268-0005LAND LOT(S) 268 DISTRICT(S) 15 SECTION(S) 2ndACREAGE 14.12 SEWAGE DISPOSAL TYPE Sanitary Sewer UTILITIES AVAILABLE YesDESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Single-Family Detached Active Adult Community**(COMPLETE ON ATTACHED PAPER IF NECESSARY)**

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

ATTACHMENT TO APPLICATION FOR REZONING

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

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

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant and Property Owner

Date Executed: May 3, 2024

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: January 10, 2027

[Notarial Seal]



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

After Recording Return To:

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

Order No.: WSC-210879-PUR

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

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

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

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

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

Whitlock and Little, LLC, a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

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

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

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

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

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

Rec: \$25.00 TRANSFER TAX \$660.00

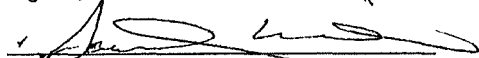
Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 7339863107 SubmitterID: 7067927936

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

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

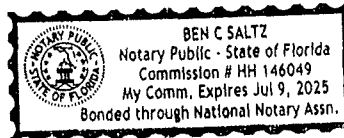
Signed, sealed and delivered in the presence of:


Unofficial Witness

 (Seal)
Shirley G. Reese


Notary Public

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



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.

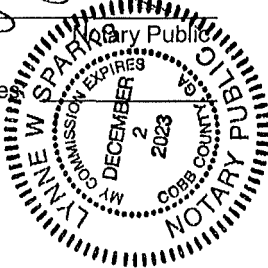
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Kan Lave
Unofficial Witness

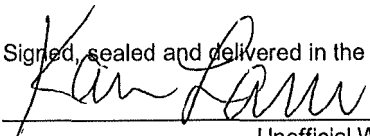
Bobby Joe Reece (Seal)
Bobby Joe Reece

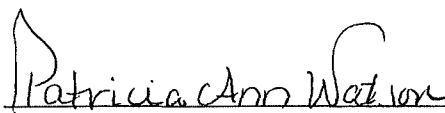
[Signature]
My Commission Expires
[Notary Seal]

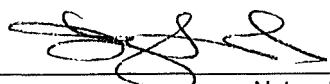


AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day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

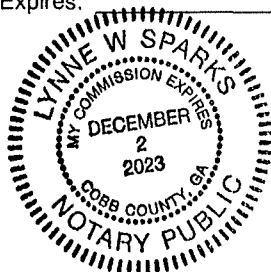
Signed, sealed and delivered in the presence of:


Unofficial Witness


Patricia Ann Watson (Seal)


Notary Public

My Commission Expires:
[Notary Seal]



Geocortex Essentials Parcel Report

Cherokee County, GA

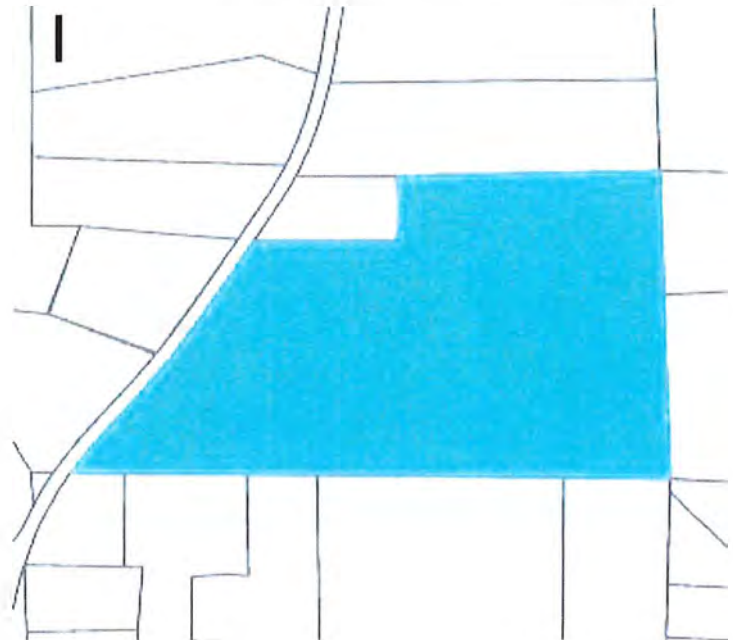
TIN: 15N14 288

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



Vicinity Map

1: 23,200.33



Tax parcel highlighted in cyan

1: 5,920.22

Tax Parcel Information

Owner: WHITLOCK AND LITTLE LLC

Property Address: 370 Arthur Dr, Canton 30115

Subdivision:

TIN: 15N14 288

PIN: 15-0268-0005

Mailing Address: P O BOX 4695, CANTON,

Acreage: 13.95

Lot #: -

PB/PG:

DB/PG:

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



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

Phone: 678-493-6400

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

Paid Date: 11/15/2023

Charge Amount: \$6,065.68

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



Scan this code with your
mobile phone to view this
bill

09/27/2021
DATE

CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

SURVEY NOTES:

- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
- 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
- 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
- 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS. IF DEGREES AND SECONDS ARE NOT SHOWN, IT IS TO BE UNDERSTOOD THAT MINUTES ARE 00 AND SECONDS ARE 00.
- 5.) NO GEOMETRIES OBSERVED WHILE SURVEYING PROPERTY.
- 6.) CREEKS RUNNING THROUGH THE PROPERTY MAY BE CONSIDERED STABLE AND MAY BE SUBJECT TO BUFFERS. CREEK DELINEATION 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 5600 GPS RECEIVER WITH A TRIMBLE 5602 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. THE MEASUREMENTS WERE MADE IN THE RELATIVE POSITIONAL ACCURACY CATEGORY OF 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.A.)
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 : 1/10,000,336; ANGULAR ERROR: 1" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/128,802 . 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 TS22 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. OBTAINED EGPS SOLUTIONS, AND 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

CURRENT OWNER
SHIRLEY REECE

Gaskins
ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION • MGMT

<u>Marionetta Office</u>		<u>Caston Office</u>
1266 Pender Springs Rd	LSF# 789	2285 Marionetta Highway
Marionetta, Georgia 30064	10816.gic@nytel.com	Caston, Georgia 30114
Phone: (770) 434-7148		Phone: (770) 476-9000

FIELD DATE: 09/16/2021	DRAWN BY: KRK
OFFICE DATE: 09/27/2021	CHECKED BY: DH
SCALE: 1"=60'	FILE: G:\BIN2\CHEROKEE

RETRACEMENT SURVEY FOR:
TONY LITTLE
TAX PARCEL 15N14 288

LOCATED IN L.L. 268
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GA.

ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

April 25, 2024
DATE

Ted Turner, Atlanta Regional President
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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.

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_____ YES _____ ☒ NO

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_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

3/27/2024
DATE

Tony M. Little
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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?

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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

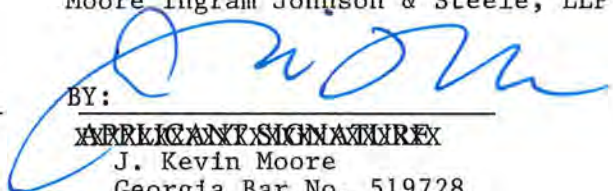
May 3, 2024

DATE

J. Kevin Moore

APPLICANT NAME PRINTED

Representative

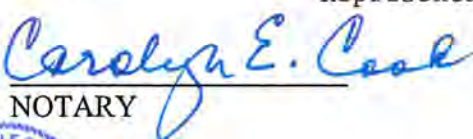
BY: 

~~APPLICANT SIGNATURE~~

J. Kevin Moore

Georgia Bar No. 519728

Attorneys for Applicant and
Property Owner


NOTARY

Seal:



Commission Expires: January 10, 2027



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION June 14, 2024

APPLICANT EC New Vision Georgia, LLC

OWNER Fred Smith
(If other than applicant) _____

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ADDRESS 727 Peardon Court
Canton, GA

ZIP CODE 43017 PHONE 614-761-1010

ZIP CODE 30115 PHONE _____

EMAIL tedturner@epconcommunities.com

SIGNATURE [Signature]

SIGNATURE [Signature]

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

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

REQUESTED CONDITIONAL USE(S) _____

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

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

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

ACREAGE 6.07 SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes
Sewer

Overall Acreage: 23.12 acres

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____ TABLED _____

Geocortex Essentials Parcel Report

Cherokee County, GA

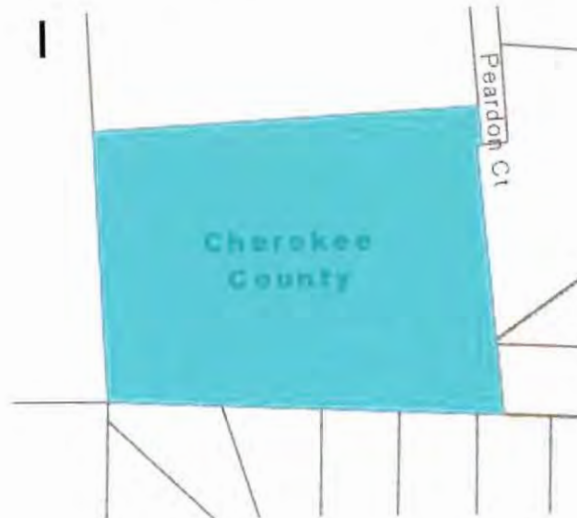
TIN: 15N20 119

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



Vicinity Map

1: 18,890.08



Tax parcel highlighted in cyan

1: 3,250.45

Tax Parcel Information

Owner: SMITH FRED JR

Property Address: 727 Peardon Ct, Canton 30115

Subdivision:

TIN: 15N20 119

PIN: 15-0267-0002

Mailing Address: 727 PEARDON COURT, CANTON, GA 30115

Acreage: 6

Lot #: -

PB/PG:

DB/PG:

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



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

Phone: 678-493-6400

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

Paid Date: 11/15/2023

Charge Amount: \$599.12

SMITH FRED JR
727 PEARDON COURT
30115



Scan this code with your
mobile phone to view this
bill

ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

6/18/24
DATE

FRED SMITH JR
APPLICANT NAME PRINTED

Fred Smith Jr
APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal:



Page 5



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION June 14, 2024

APPLICANT EC New Vision Georgia, LLC

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

ADDRESS 500 Stonehenge Parkway
Dublin, Ohio

ADDRESS 745 Peardon Court
Canton, GA

ZIP CODE 43017 PHONE 614-761-1010

ZIP CODE 30115 PHONE _____

EMAIL tedturner@epconcommunities.com

SIGNATURE [Signature]

SIGNATURE [Signature]

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

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

REQUESTED CONDITIONAL USE(S) _____

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

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

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

ACREAGE 3.0 SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes

Overall Acreage: 23.12 acres

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

Single-Family Detached Active Adult Community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

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

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

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

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

This Indenture made this 5th day of November, 2015, between **DOROTHY GRIFFITH** as party or parties of the first party, hereinafter called Grantor, and **JAMES R. GRIFFITH AND DOROTHY GRIFFITH, as joint tenants with right of survivorship and not as tenants in common**, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Land Lot 267 of the 15th District, 2nd Section of Cherokee County, Georgia, being 3.0 acres as shown on plat of survey for Phillip E. Piettit and Ann R. Pettit recorded in Plat Book 32, Page 24, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto for a more complete and accurate description of the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

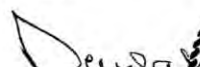
THIS CONVEYANCE is made pursuant to the Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:


Witness


Notary Public
My commission expires



BY:  (Seal)
DOROTHY GRIFFITH

Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N20 124

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



Vicinity Map

1: 18,625.60



Tax parcel highlighted in cyan

1: 3,175.38

Tax Parcel Information

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

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



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

Phone: 678-493-6400

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

Paid Date: 11/15/2023

Charge Amount: \$650.12

GRIFFITH JAMES R &
GRIFFITH DOROTHY 745 PEARDON CT
30115



Scan this code with your
mobile phone to view this
bill

ATTACHMENT A

DISCLOSURE

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

JAMES GRIFFITH
James Griffith
APPLICANT NAME/PRINTED

DOROTHY GRIFFITH
Dorothy Griffith
APPLICANT SIGNATURE

Nicole Turner
NOTARY

Seal:



REZONING ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Complete the following section, if applicable.

Residential

Minimum house size: 1,500 sq. ft.

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

Maximum number of units: 70

Anticipated start date: January 2025

Anticipated completion date: December 2026

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

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

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

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

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

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

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

1.

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

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

2.

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

3.

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

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

4.

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

5.

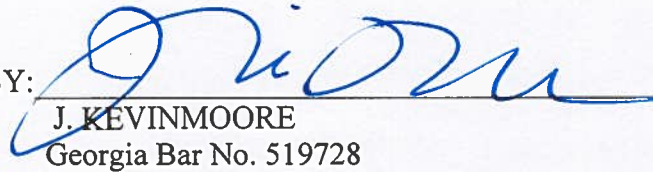
The Holly Springs Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable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

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

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

MOORE INGRAM JOHNSON & STEELE, LLP

BY:



J. KEVINMOORE
Georgia Bar No. 519728

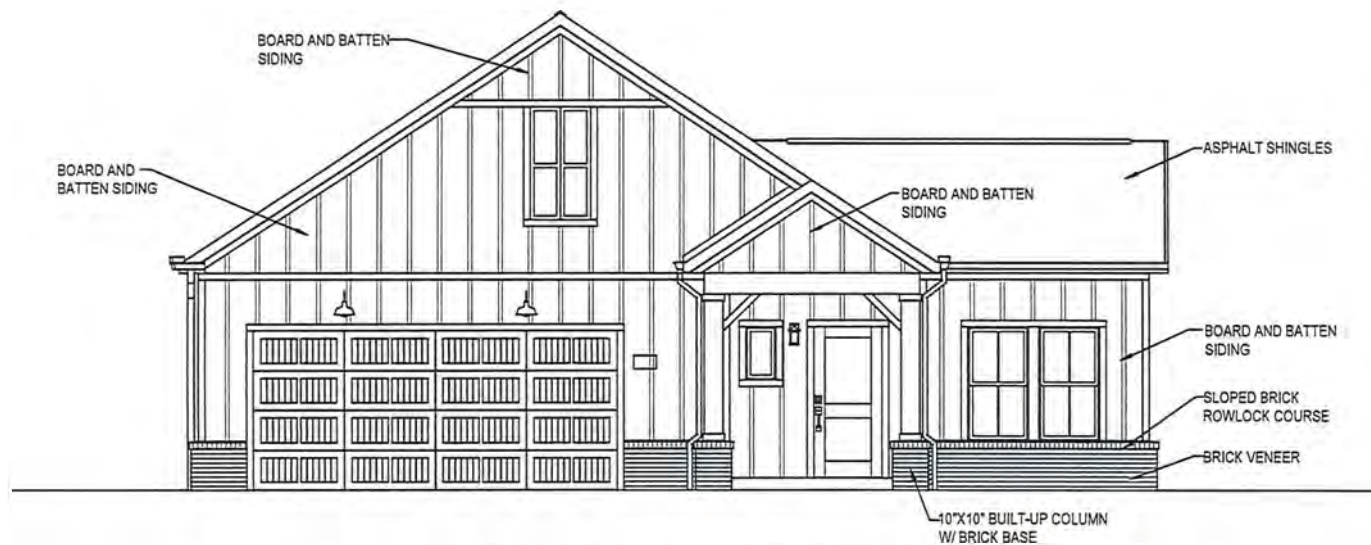
Attorneys for Applicant and Property Owners

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

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

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
BHL



FRONT ELEVATION (RANCH 'A')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
RAJ



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

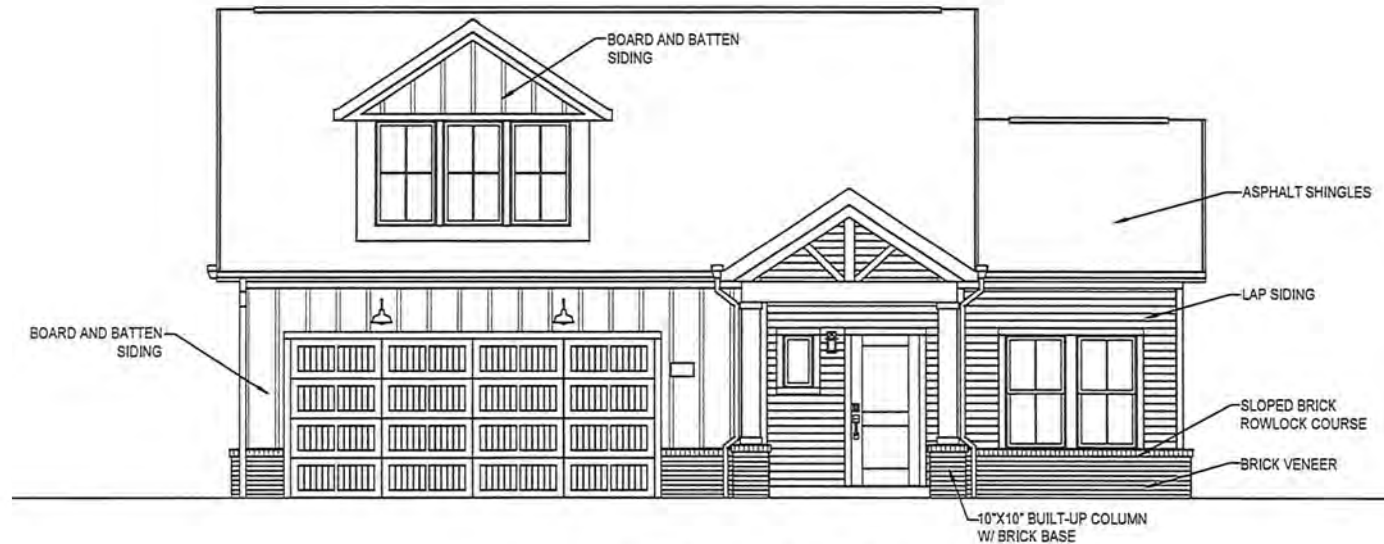
Approved
7/12/23
LH2



FRONT ELEVATION (BONUS 'A')

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (BONUS 'B)

THE COURTYARDS AT REDBUD LANE
PALAZZO UNIT

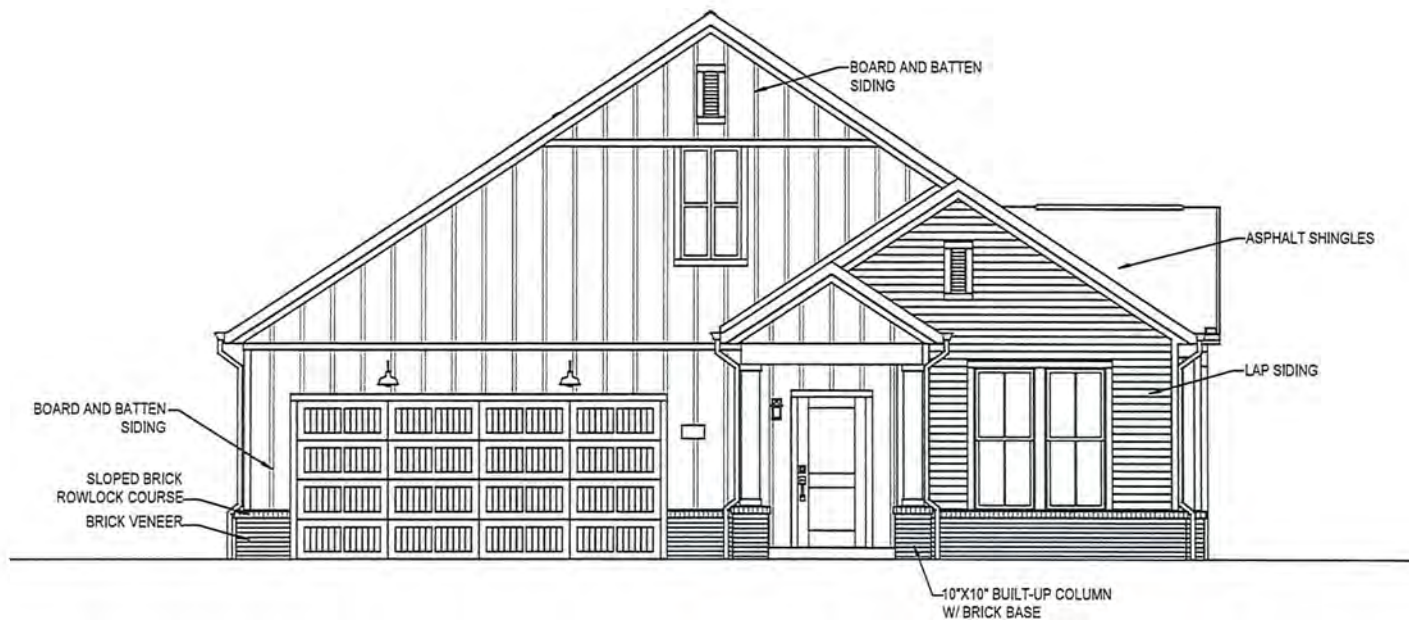
Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'C')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

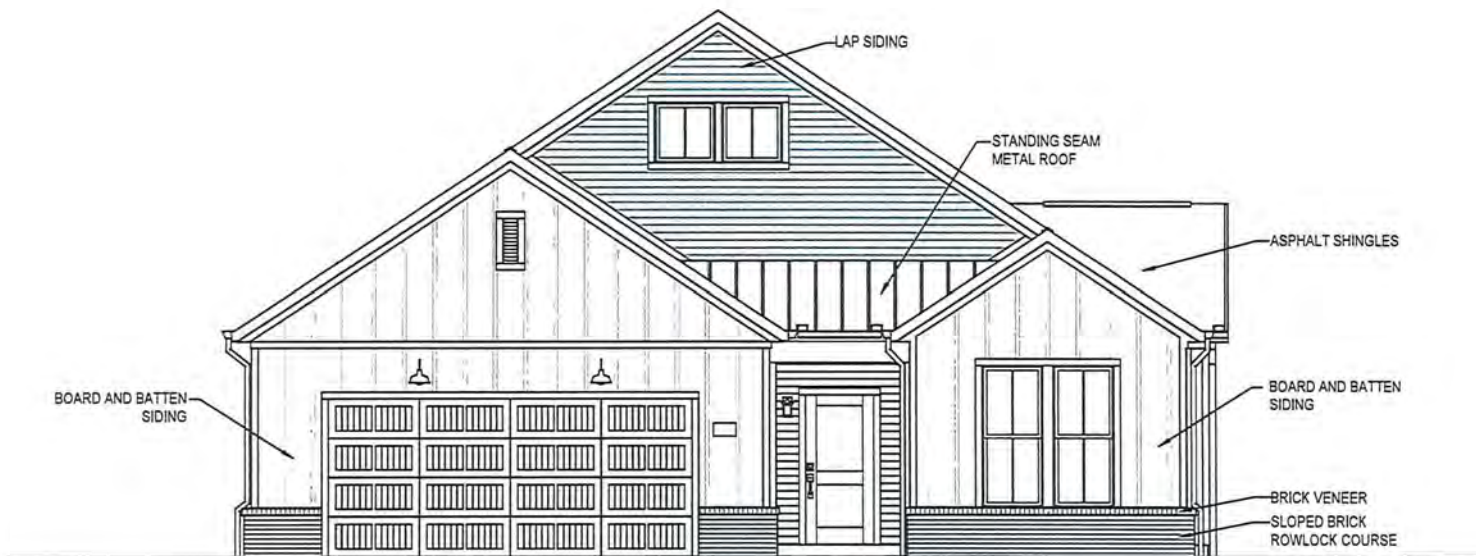
Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'A')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
BH2



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHS



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'A')

THE COURTYARDS AT REDBUD LANE
PORTICO UNIT

Approved
7/12/23
RHJ



FRONT ELEVATION (BONUS 'B')



A Simply Luxurious Lifestyle

THE COURTYARDS AT REDBUD LANE PORTICO UNIT

Approved
7/12/23
BH2



FRONT ELEVATION (BONUS 'C')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'A')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'B')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

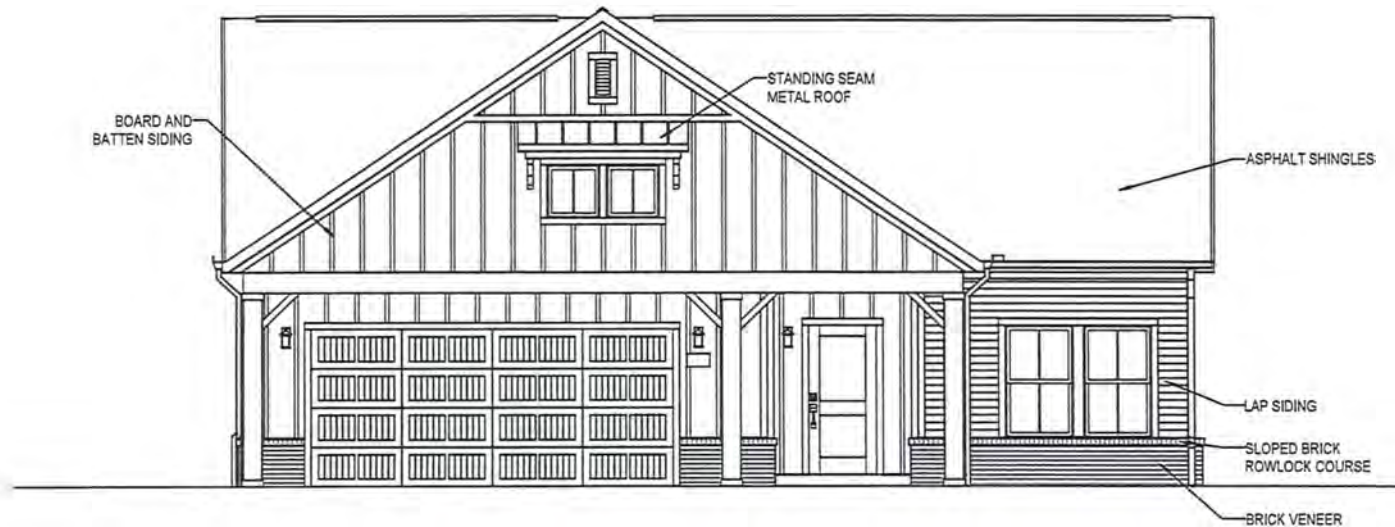
Approved
7/12/23
RHL



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
BHL



FRONT ELEVATION (BONUS 'A')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

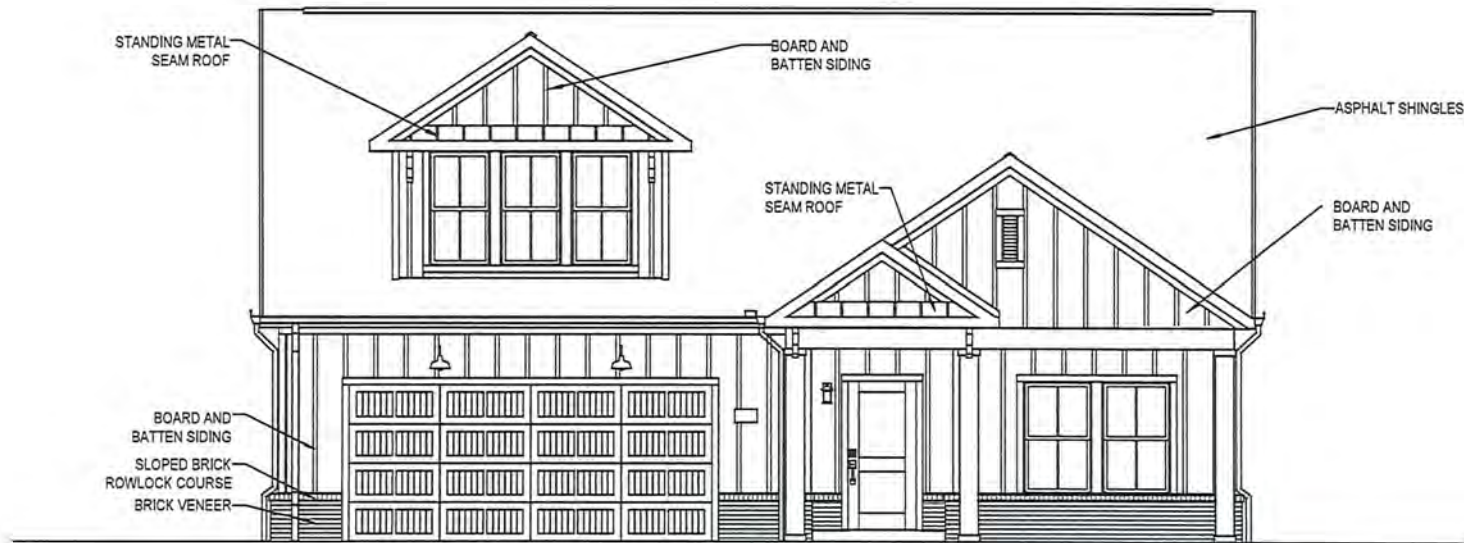
Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'B')

THE COURTYARDS AT REDBUD LANE
PROMENADE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (BONUS 'C')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'A')

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THE COURTYARDS AT BAILEY FARMS PROVENANCE UNIT

Approved
7/12/23
RHZ



FRONT ELEVATION (RANCH 'B')

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

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

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'C')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (RANCH 'D')

THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT

Approved
7/12/23
RH2



FRONT ELEVATION (BONUS 'A')

**THE COURTYARDS AT REDBUD LANE
PROVENANCE UNIT**

*Approved
7/12/23
RH2*



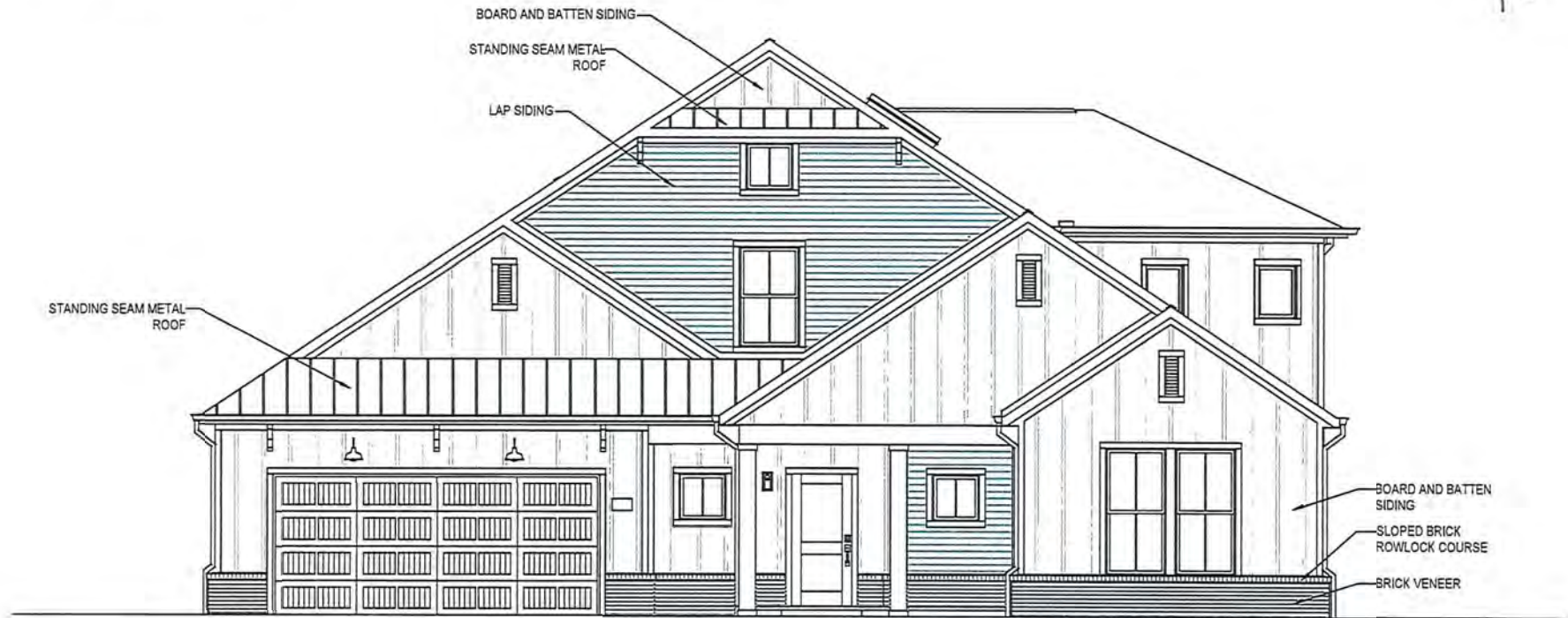
FRONT ELEVATION (BONUS 'B')



A Simply Luxurious Lifestyle

THE COURTYARDS AT REDBUD LANE PROVENANCE UNIT

Approved
7/12/23
RHL



FRONT ELEVATION (BONUS 'C')

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

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

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

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

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

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

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

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

NEIGHBORHOOD PUBLIC INFORMATION MEETING REPORT

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

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

I. Date and Location of Meeting

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

II. Attendees

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

III. Summary of Information Presented

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

IV. Summary of Issues Stated by the Attendees

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

V. Public Comment Sheets

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

COMMUNITY MEETING

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

RE: 370 ARTHUR DRIVE

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

COMMUNITY MEETING

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

RE: 370 ARTHUR DRIVE

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

PUBLIC COMMENT

RE: 370 ARTHUR DRIVE

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

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

on an already overburdened road.

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

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

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

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

PUBLIC COMMENT

RE: 370 ARTHUR DRIVE

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

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

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

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

I

Cherokee County



PLANNING AND ZONING

July 18, 2024

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

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

Dear Mrs. Moon:

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

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

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

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

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

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

Sincerely,

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

Catherine Long
Planning Division Manager

To Whom It May Concern:

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

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

Name(s) on Deed:

James W. Wheeler and Janice E. Wheeler
Print

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

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

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

Date: 6-18-24

Notary: Kassidi Weaver



To Whom It May Concern:

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

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

Name(s) on Deed:

Katherine Traywick

Print

Katherine Traywick

Signature(s)

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

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

Date: 6/17/2024

Notary: Sabra Desrosiers

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



To Whom It May Concern:

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

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

Name(s) on Deed:

RICHARD B HALL JR / DANA L HALL

Print

[Signature] / [Signature]

Signature(s)

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

Property Location (Tax Map ID): 15N20 125

Date: 7/15/24

Notary: [Signature]

JESUS I COLON
NOTARY PUBLIC
Cobb County
State of Georgia

My Comm. Expires March 14, 2027

RECEIVED

JUL 16 2024

CITY OF HOLLY SPRINGS
GEORGIA

RECEIVED

JUL 17 2024

CITY OF HOLLY SPRINGS
GEORGIA

To Whom It May Concern:

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

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

Name(s) on Deed:

Kay New
Print

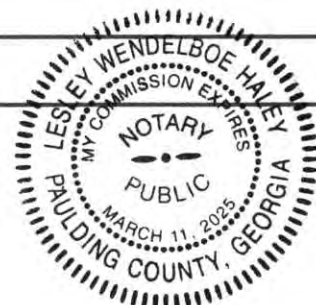
Kay New
Signature(s)

Address on Deed: 198 Arthur Drive
Canton, GA 30115

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

Date: July 10, 2024

Notary: Lesley Wendelboe Haley
Lesley Wendelboe Haley



To Whom It May Concern:

This is to document that I, KAREN D KAPLAN

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

EC New Vision Georgia, LLC proposed annexation and rezoning of 14.12 acres located at 370 Arthur Drive, Canton, GA 30115, 15N 14 280. A-B1-2024

Name(s) on Deed:

KAREN D KAPLAN ROBERT J KAPLAN

Print

Karen Kaplan Robert J Kaplan

Signature(s)

Address on Deed: 791 PEARDON COURT CANTON, GA 30115

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

Date: July 15th, 2024

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

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

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

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

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

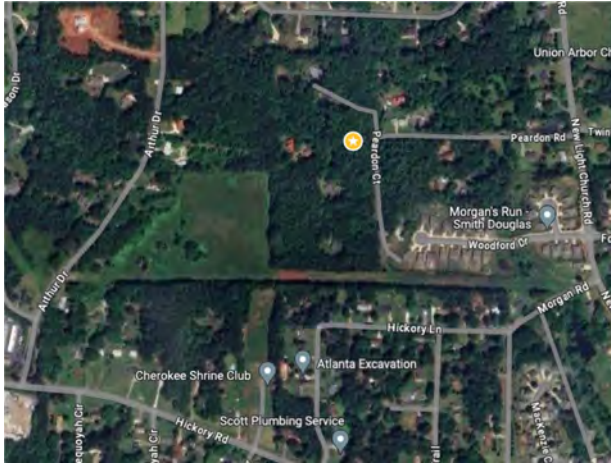
We have called Canton home for almost a decade and have concerns about the
proposed development's compatibility and impact on the neighborhood. We are
seeking reassurances that the existing neighborhood, foliage, wildlife, and ecosystem
will be minimally impacted.

The issues we need reassurance about are found herein.

We appreciate your consideration for our concerns,

Karen and Robert Kaplan
791 Peardon Court
Canton, GA 30115

PROPOSED AREA



Satellite view of our home



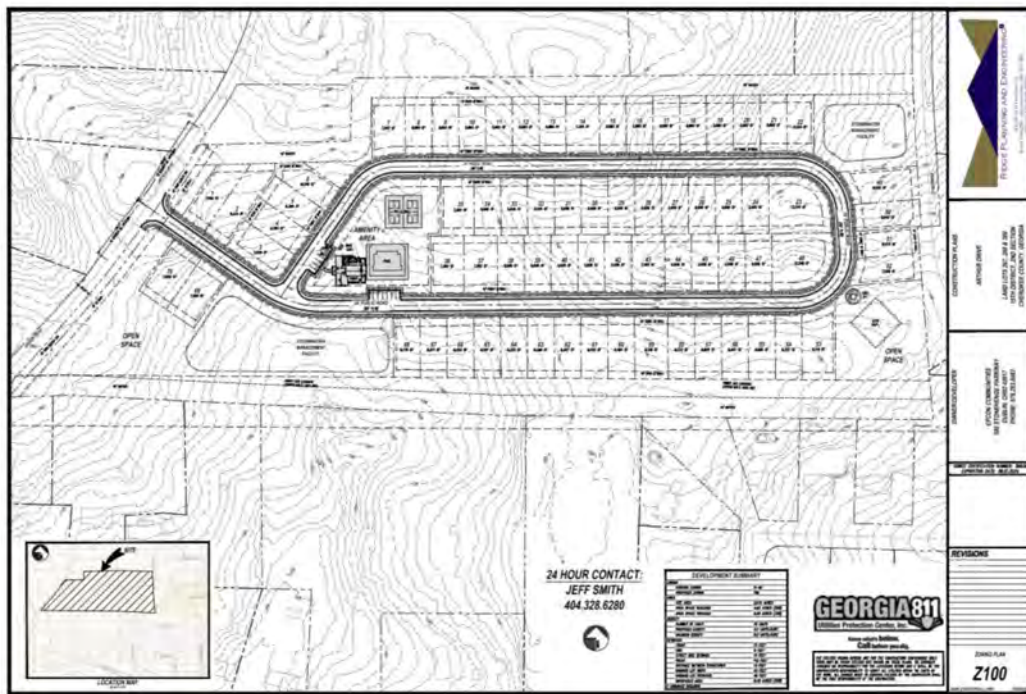
Current view down our street

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

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

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

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



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



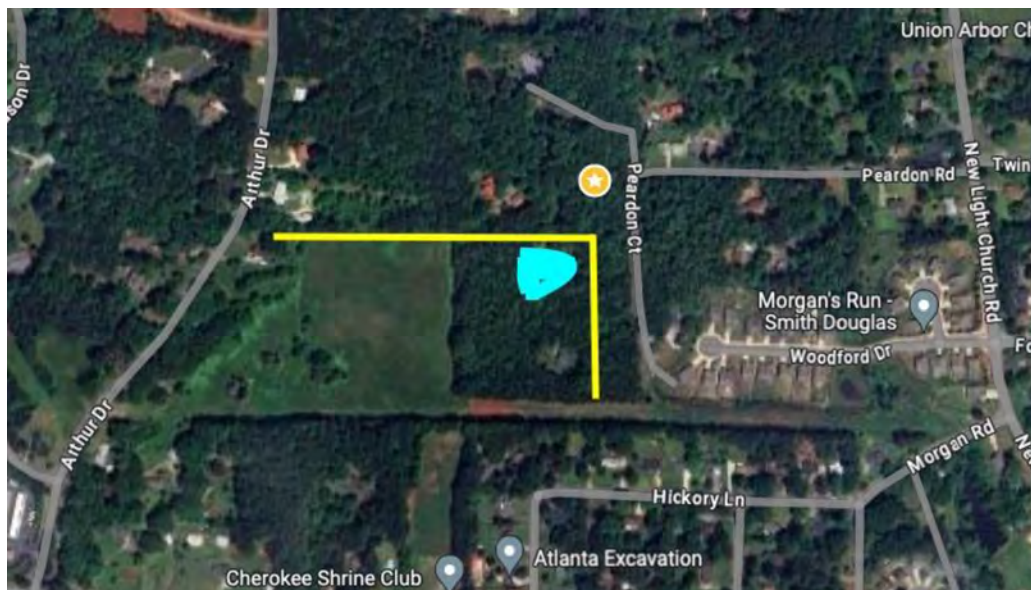
Rather than this

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.

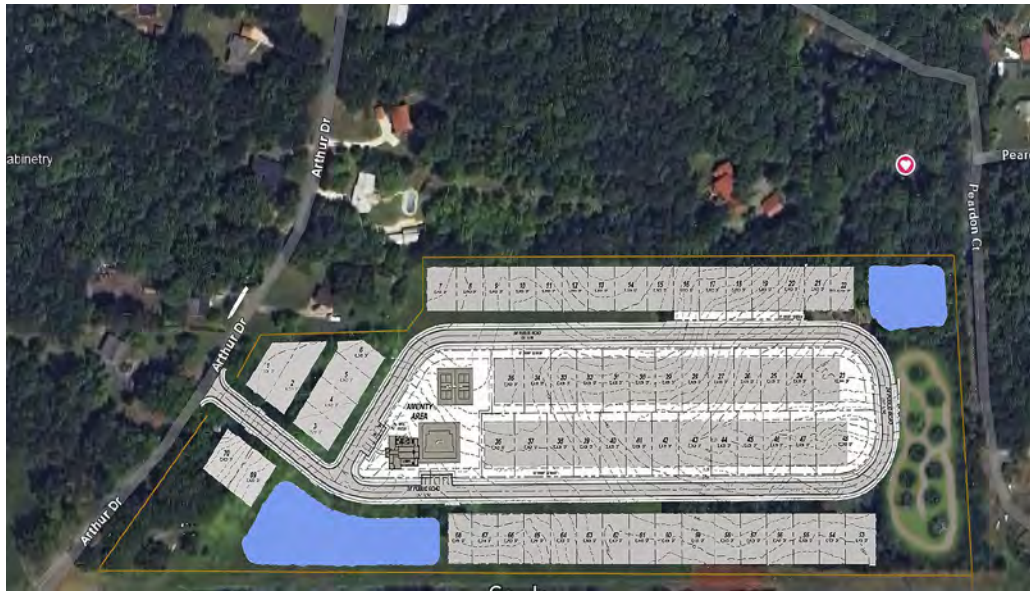
Homeowners will have a beautiful, shaded backdrop to their properties that creates a quieter and cooler neighborhood with higher property values. Per the FDA, “studies have found general increases of about 3 to 10 percent in residential property values associated with the presence of trees and vegetation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

New Approaches to Landscaping

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

Melvin Brown

Phone: 470-380-5413

Email: melvin51@comcast.net

Date: August 23, 2024

To: Holly Springs Planning and Zoning Commission

Re: Proposed Activities:

- **A-01-2024 – applicant, EC New Vision of Georgia, LLC , annexation request**
- **MA-01-2924 - applicant, EC New Vision of Georgia, LLC , rezoning request**

Concerns regarding the above proposed actions are discussed below.

1. Age Targeted vs. Age Restricted Communities. The proposed development by EC New Vision of Georgia, LLC (EC) has been identified in the Annexation Petition as an “Active Adult Community”. This designation and an alternative designation, “55 and Over Community” were discussed during the Neighborhood Public Information Meeting (NPIR), held June 11, 2024. See Neighborhood Public Information Meeting Report prepared by Moore Ingram Johnson & Steele. The discussion focused on age targeted (Active Adult Community) vs. age restricted (55 and over community). As indicated in the NPIR the public indicated that it was: “Important that it be age-restricted, and Applicant (EC) agreed community would be age-restricted”. During this conversation Ted Turner (EC representative) indicated the proposed community would be age restricted to 55 and over buyers.

This information/ commitment, age restricted, seems to have been lost. The Annexation Petition and recent presentation (Holly Springs Planning and Zoning Commission Public Hearing, Thursday, August 8, 2024 at 7:00 PM) identifies the proposed community as an Active Adult Community (age targeted). In an age-targeted community, there are no age restrictions. Georgia’s age of majority is 18 years, and at that age one can legally purchase a house. Therefore, anyone 18 years of older can purchase a house, in an age targeted community. Whereas in an age restricted community, the age restriction dictates who can purchase/ live in the community. Age restricted communities are allowable under the Older Persons Act of 1995.

An age-restricted community is an important consideration for the public, although it appears to have become confusing and lost in terminologies by EC. Suggest the Planning and Zoning Commission request from EC a written document identifying the community type they are proposing, with a written detailed definition, description, and operational plan, and this community type be identified in any and all appropriate documents.

2. Arthur Drive Physical Impacts. Arthur Drive will be the only access to the EC New Vision of Georgia, LLC, proposed development. Arthur Drive is a truck/ weight restricted roadway. As indicated on posted roadway signs, restrictions include:

- No Trucks Over
 - 18 Tons
 - 3 Axles
 - 30 ft. Long

Observing the section of Hickory Road east of the Town Center development, it is obvious that substantial negative impacts to the roadway have occurred. These include:

- Pot holes
- Surface pavement deterioration
- Pavement cracking
- Rutting
- Subsidence

Many of the negative impacts have resulted from the construction activities in the area. Hickory Road has been used to transport heavy earth moving equipment, fill and rock material, and building materials. The increased use of heavy truck traffic hauling heavy materials has degraded Hickory Road and shortened the life expectancy of the roadway. Arthur Drive will receive a similar burden of truck traffic transporting similar materials, heavy earth moving equipment, fill material, rock, and building materials. Since Arthur Drive is a truck/ weight restricted roadway, not designed or built to carry heavy materials, the damage would be expected to be greater than observed on Hickory Road. This could result in Arthur Drive becoming a restriction to emergency services and travel to home owners.

The maintenance and refurbishment of Arthur Drive needs to be part of the ongoing planning cycle, not and after thought. My concerns/ questions are as follows:

- How does Holly Springs plan to address this important issue with EC, City and County services?
- Where will the money come from for refurbishing Arthur Drive?
- How/ who will monitor the truck/ weight restrictions and ongoing damage to Arthur Drive?

Appreciate your consideration of these concerns.

Melvin Brown

From: [Karen Kaplan](#)
To: [Nancy Moon](#)
Subject: Letter to EPCON from the Kaplans
Date: Friday, August 23, 2024 4:33:59 PM
Attachments: [Kaplan revised plan.pdf](#)

Our letter to EPCON:

Good afternoon Mr. LeCagnin

We've seen the revised layout here but our concern is that the setback area around the eastern retention pond looks like it encroaches both north and east & will warrant too much deforestation. It appears there is over 100 yards without any trees from our property line south along Peardon Court. We are trying to be good neighbors since our property is adjacent & would like to see the forest left intact, for our benefit as well as your homeowners. The view from both sides will be destroyed as you can see from our visual rendering if it goes forward as in your plan.

We would like you to consider eliminating the furthest southeast home and continue the green space entirely along the eastern boundary as well as making that retention pond narrower & oriented north & south so it's longer as well.

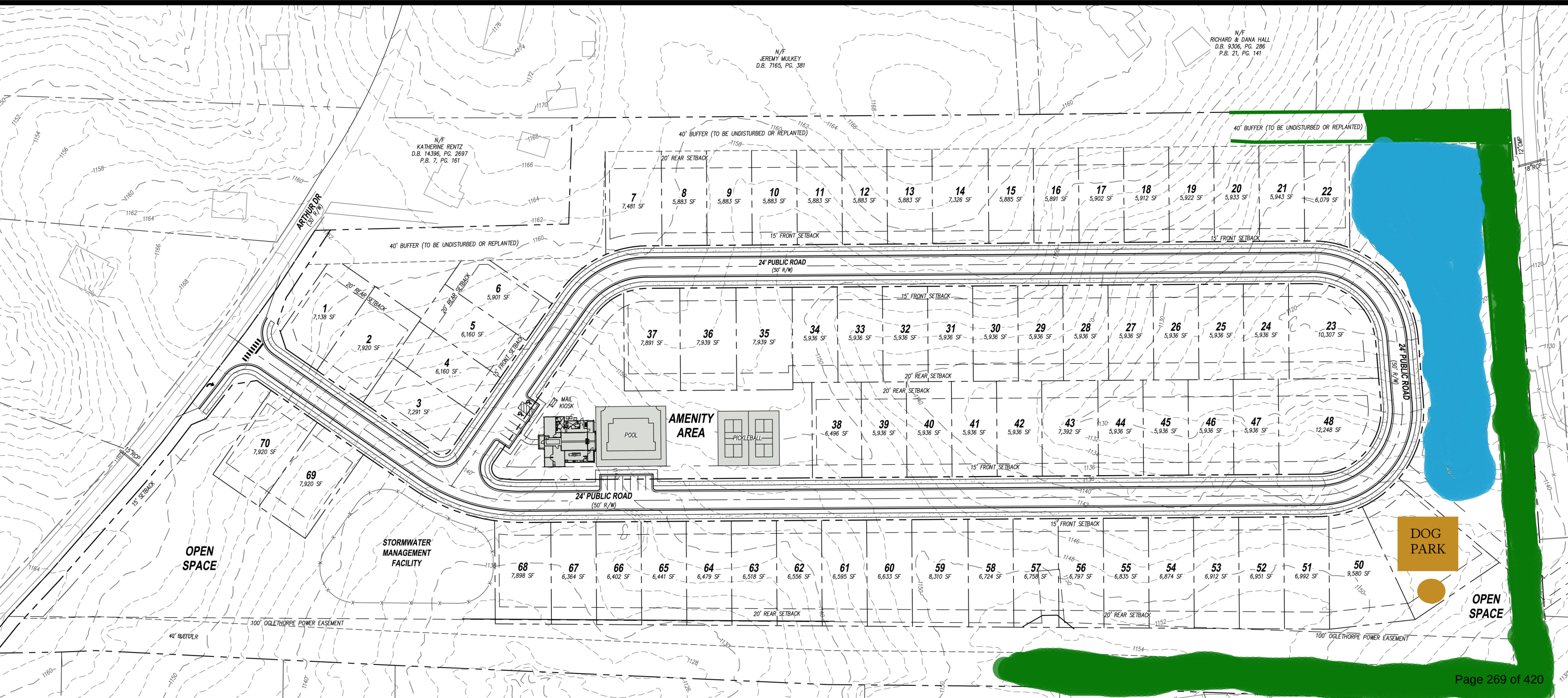
Our intention is to keep our green space & old growth trees while working for a common goal.

Our visuals are attached.

Thank you,
Bob & Karen Kaplan

CAUTION! - This email originated outside of our organization. Use extreme caution before opening attachments or clicking on any links. Make sure you know the sender and expect to receive email from them.





REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 23.12+/- acres, identified as tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, Land Lots 267 and 268 of the 15th District of Cherokee County identified in Exhibits A, Location Map, and B, Conceptual Site Plan, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City); and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by EC New Vision of Georgia, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 23.12+/- acres, identified as tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, Land Lots 267 and 268 of the 15th District of Cherokee County identified in Exhibits A, Location Map, and B, Conceptual Site Plan, from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City); and

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

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

Section 1

The application for rezoning in the City of Holly Springs, 23.12+/- acres, identified as tax parcel 288 of tax plat 15N14 and tax parcels 119 and 124 of tax plat 15N20, Land Lots 267 and 268 of the 15th District of Cherokee County identified in Exhibits A, Location Map, and B, Conceptual Site Plan, is hereby rezoned from R-40, Single Family Residential Estate (County), to TND, Traditional Neighborhood Development (City); and

Section 2

The approval of this application has the following stipulations attached:

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.

Section 3

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

Section 4

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

Adopted the 23rd day of September, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

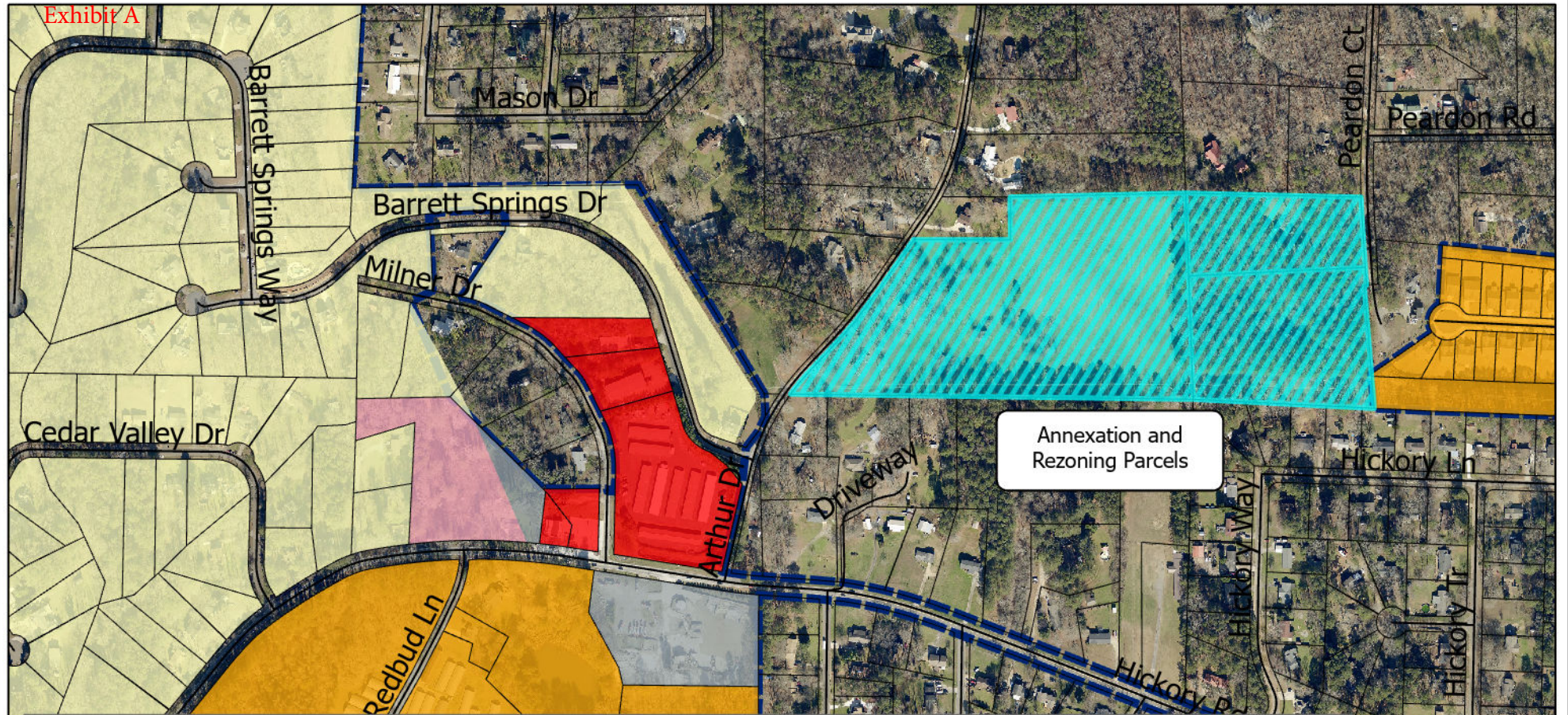
CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Exhibit A



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



ITEM REPORT

AGENDA ITEM NUMBER: VIII.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: September 5, 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:

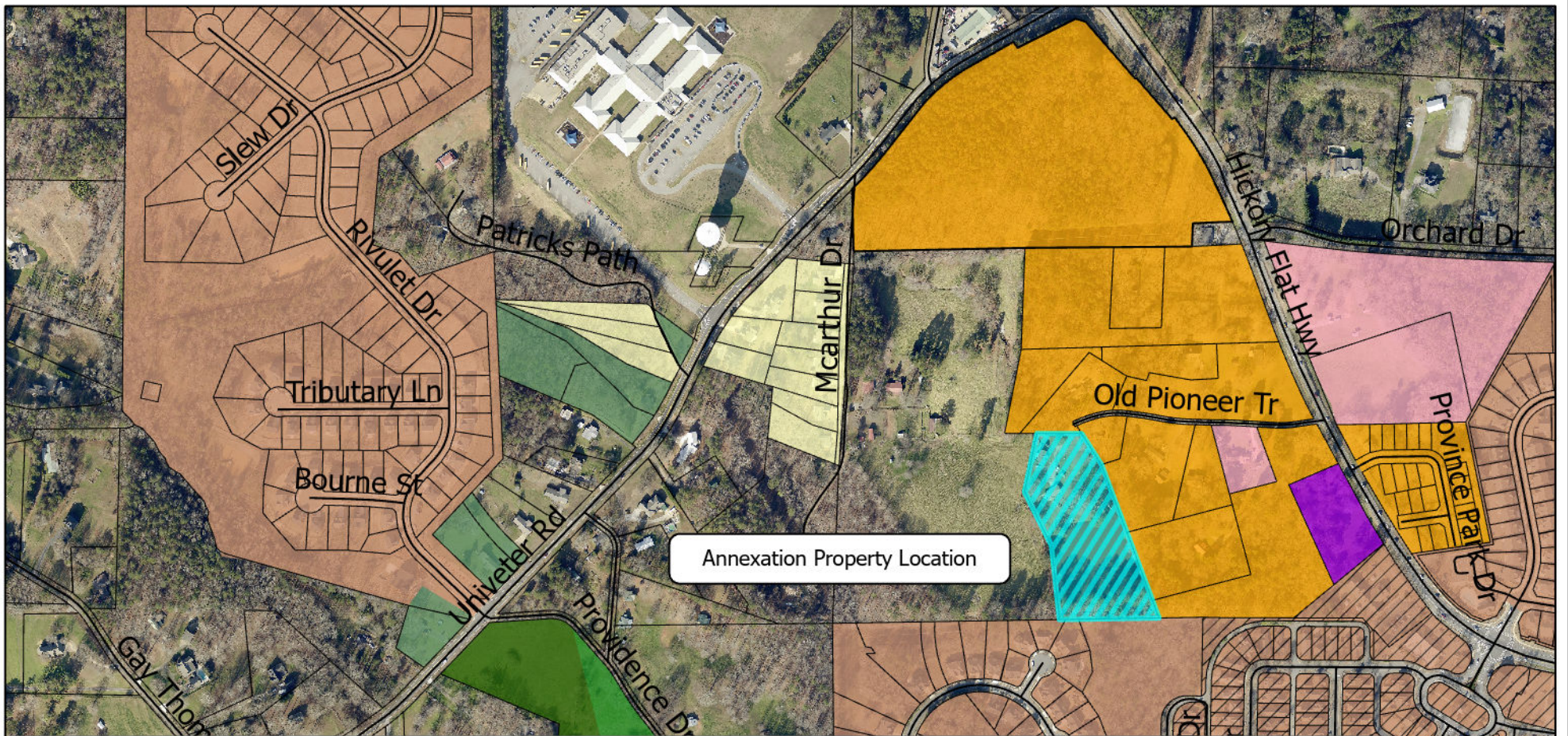
1. Location Map
2. Application
3. Survey
4. Cherokee County Response
5. Ordinance and Exhibit

RECOMMENDATION:

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

CONCURRENCES:

City Manager



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





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)

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 proposed 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)

Applicant Signature

SVP
Title (Please Print)

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)



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 Blamlett
for Rebecca Allmon*

Rachel Blamlett
Property Owner Signature

7-2-24
Date

Property Owner Name (Please Print)

Property Owner Signature

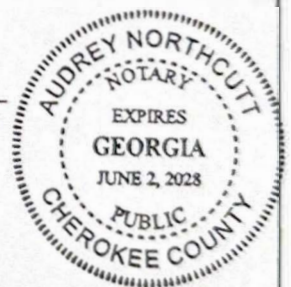
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Audrey Northcutt
Notary (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.

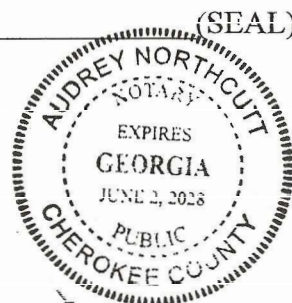
Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Rebecca Allmon

[Signature]
Notary Public

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



Geocortex Essentials Parcel Report

Cherokee County, GA

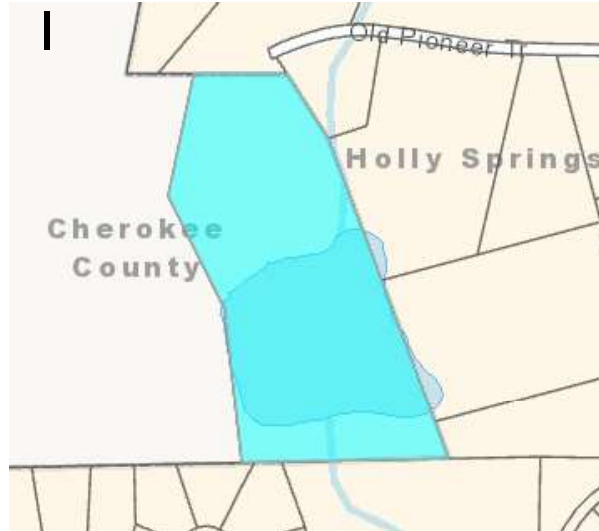
TIN: 15N19 196

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 #: -

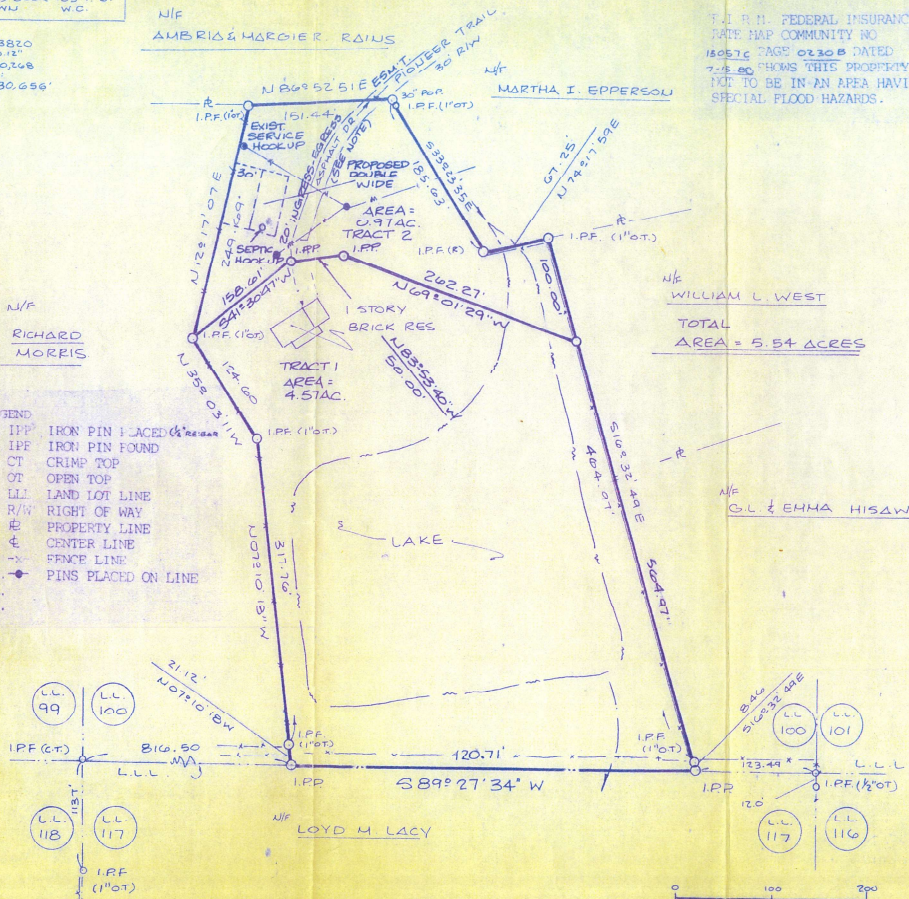
PB/PG:

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
DRAWING W.C.

H.P. 3820
X 0.12"
1:10,000
MAP
1:330,656'



T.I. FEDERAL INSURANCE
RATE MAP COMMUNITY NO
180576 PAGE 01308 DATED
7-2-80 SHOWS THIS PROPERTY
TO BE IN AN AREA HAVING
SPECIAL FLOOD HAZARDS.

NOTES:

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

2) REFERENCE PLAT FOR LOYD M. 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

JOB NO. 91-7428-06E

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
Planning Division Manager

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
---	---

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

	Yes	No
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?		
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.

ANNEXATION ORDINANCE

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

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

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

Section 1

5.54+/- acres, identified as parcel 196 of tax plat 15N19 of the 15th District of Cherokee County, located off of Old Pioneer Trail and more particularly identified by "Exhibit A, Location Map," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, this tract shall be placed in Ward Number 1 of the corporate limits of the City of Holly Springs, Georgia.

Section 3

Upon annexation, this tract shall be zoned R-40, Single Family Residential Estate.

Section 4

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

Section 5

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

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

Approved this 23rd day of September, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

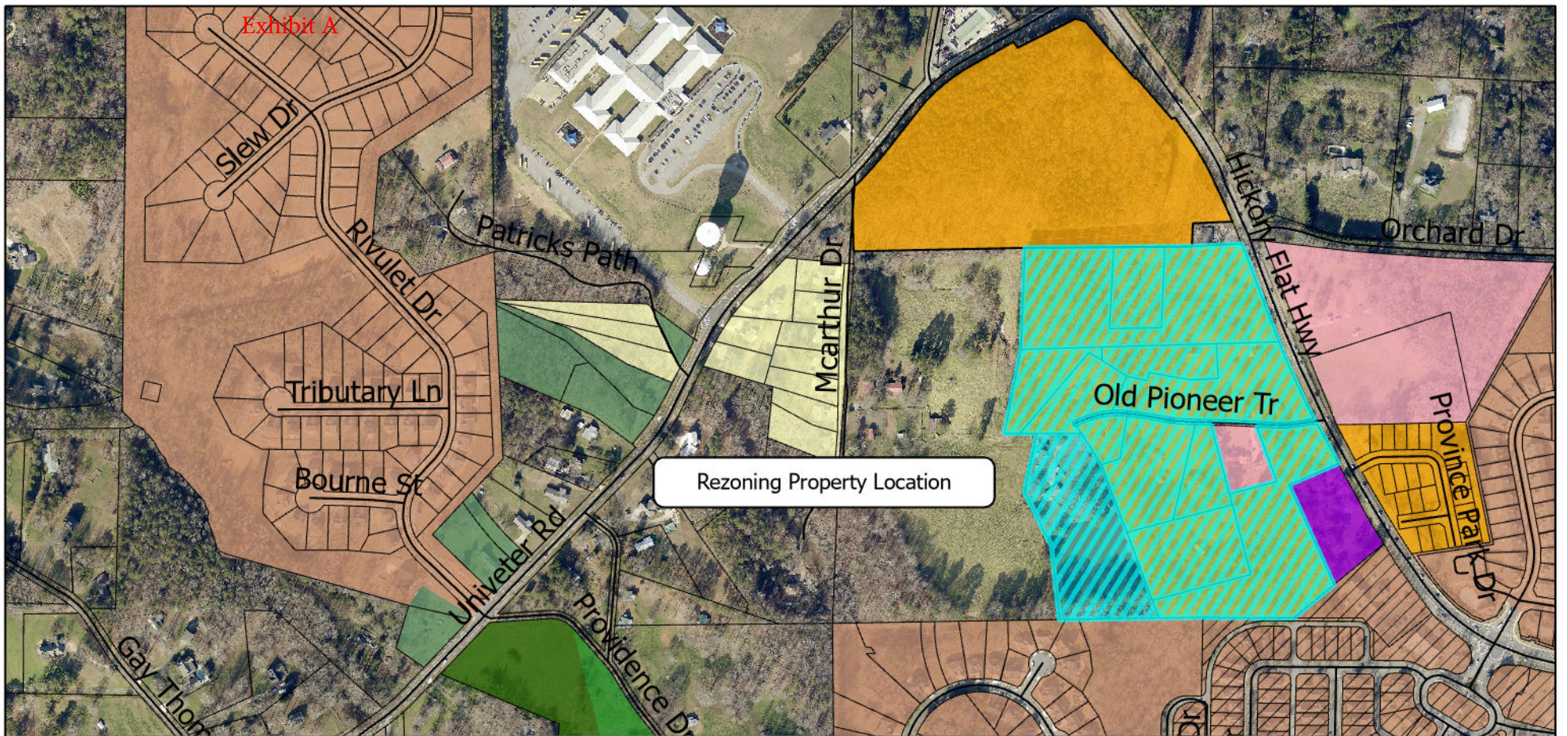
CITY OF HOLLY SPRINGS

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

Exhibit A



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



ITEM REPORT

AGENDA ITEM NUMBER: VIII.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: September 5, 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.

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:

N/A

ATTACHMENTS:

1. Location Map
2. Color Site Plan
3. Site Plan
4. Application
5. Traffic Study
6. Cherokee County Staff Comments
7. Ordinance and Exhibits

RECOMMENDATION:

The staff recommendation is to defer the decision to the next Council Meeting for approval of the request to rezone the property consisting of 28.24+/- acres to **TND, Traditional Neighborhood Development** with the following stipulations:

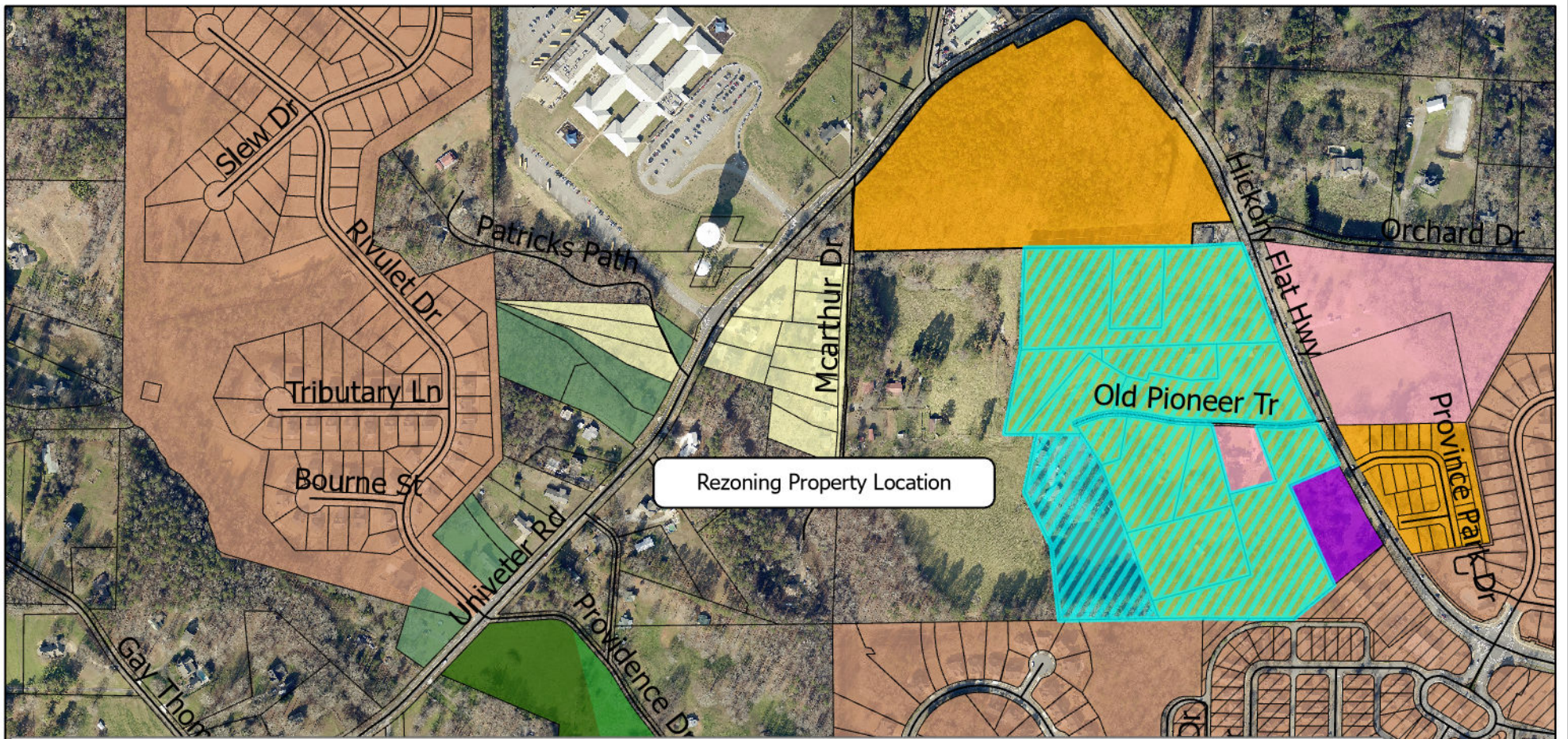
1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open 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 will be no stacking of vehicles along any roadway waiting for entry onto the property.

CONCURRENCES:

City Manager



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

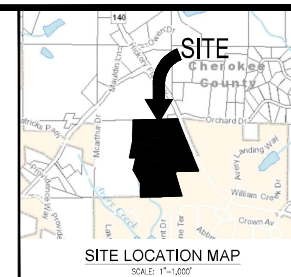
Railroad



Hwy 140 & Old Pioneer

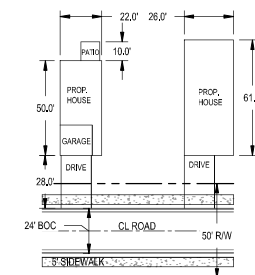
Community Site Map
Cherokee County, GA





- GENERAL SITE NOTES:**
1. PROPOSED USE - SINGLE FAMILY DETACHED RESIDENTIAL
 2. NEIGHBORHOOD
 3. TOTAL AREA = 82.4 ACRES
 4. TOTAL OPEN SPACE PROVIDED = 4.4 ACRES
 5. TOTAL POCKET PARK AREA PROVIDED = 1.8 ACRES
 6. TOTAL NUMBER OF PROPOSED BUILDINGS = 137
 7. PROPOSED DENSITY = 4.85 DU/AC
 8. PROPOSED ZONING = TND
 9. HOUSES FRONTING HWY 140
 10. TYPICAL BUILDING DIMENSIONS = 26'W x 61'D
 11. BUILDING SETBACKS:
 - FRONT = 15'
 - MINIMUM Y BETWEEN BUILDINGS
 - ALL INTERNAL DEVELOPMENT HOUSES
 - 12. TYPICAL BUILDING DIMENSIONS = 22'W X 50'D WITH 10' PATIO
 - 13. BUILDING SETBACKS:
 - FRONT = 15'
 - MINIMUM Y BETWEEN BUILDINGS
 - 14. SFR DETACHED LOTS
 - 15. TYPICAL BUILDING DIMENSIONS = 40'W X 64'D
 - 16. BUILDING SETBACKS:
 - FRONT = 15'
 - SIDE = 15'
 - REAR = 20'
 17. BOUNDARY INFORMATION FOR PLAND INVESTMENT PROPERTIES PROVIDED BY BGE. BOUNDARY INFORMATION FOR ALL OTHER PROPERTY MANUALLY KEYED WITH REFERENCE TO 1994 SURVEY PROVIDED BY JERRY THACKER & ASSOCIATES, ALL OTHER CHEROKEE COUNTY GIS. ALL CHARTER 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.
 18. TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY CHEROKEE COUNTY GIS.

- HATCHING LEGEND**
- EXTENTS OF HOLLY SPRINGS JURISDICTION
 - EXTENTS OF OPEN SPACE
 - EXTENTS OF POCKET PARK



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'



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

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

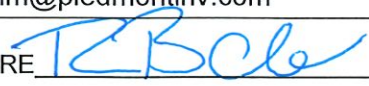
ADDRESS 285 Parkway 575
Woodstock, GA

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

ZIP CODE 30188 PHONE 678-366-6470

ZIP CODE _____ PHONE 470-979-0546 / 678-366-6470

EMAIL dmm@piedmontinv.com

SIGNATURE 

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

15N19 196, 15N19 197, 15N19 198, 15N19 199, 15N19 200, 15N19 200A, 15N19 201

PARCEL NUMBER(S) 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-04-2023~~ & A-03-2023.

MA-04-2023

(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 FEES\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____ TABLED _____

Application Information

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

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



Signature of Owner

7/15/24

Date

PR Land Investments, LLC



Signature of Notary Public

(Notary Seal)



ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Rebecca Allmon

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

PROPERTY OWNER'S CERTIFICATION

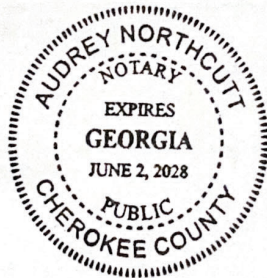
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Rachel Bramlett 7-2-24
Signature of Owner Date

Rachel Bramlett
for Rebecca Allmon

Audrey Northcutt
Signature of Notary Public

(Notary Seal)



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:

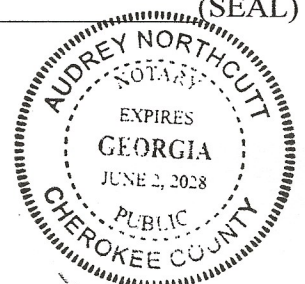
[Signature]
Witness

[Signature]
Rebecca Allmon

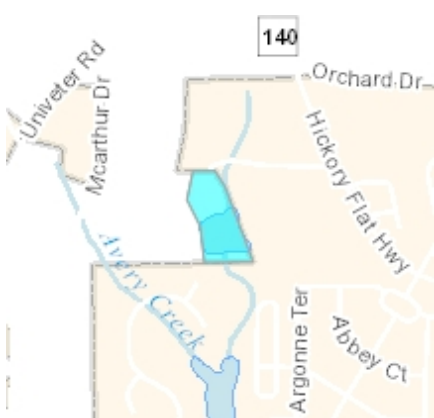
(SEAL)

[Signature]
Notary Public

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

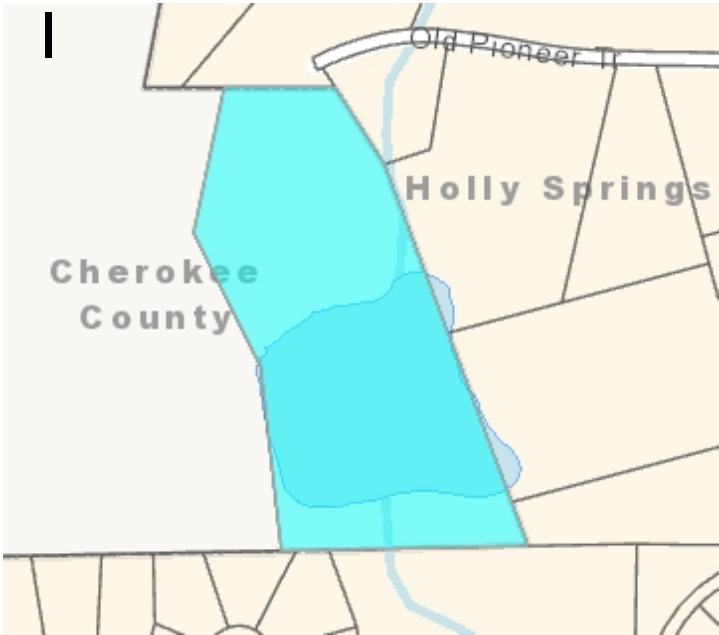


Report generated 7/15/2024 2:33:45 PM



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:

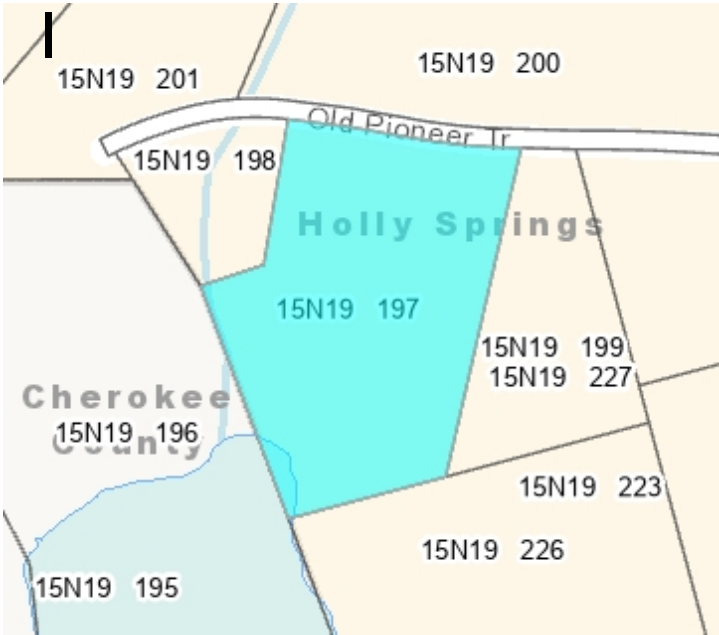
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Report generated 7/15/2024 2:28:00 PM



Vicinity Map

1: 18,720.33



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:

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.

Geocortex Essentials Parcel Report
Cherokee County, GA

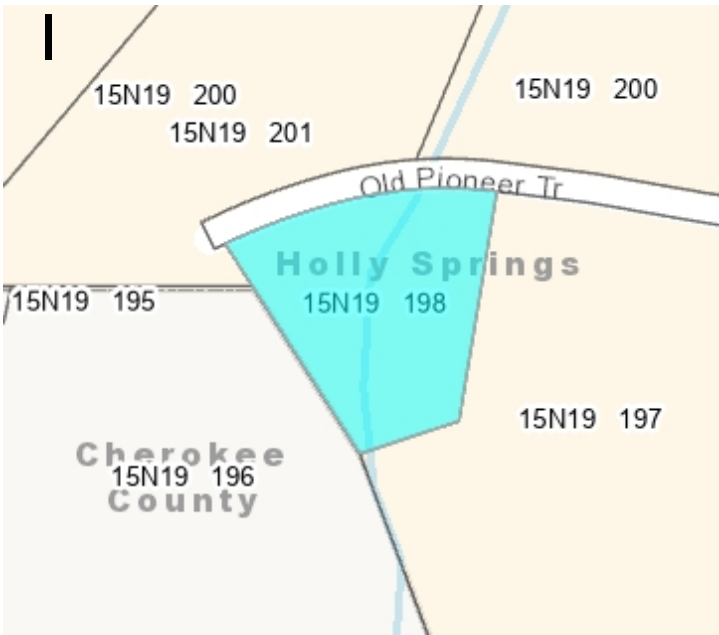
TIN: 15N19 198

Report generated 7/15/2024 2:27:37 PM



Vicinity Map

1: 17,040.59



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 #: -

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DB/PG:

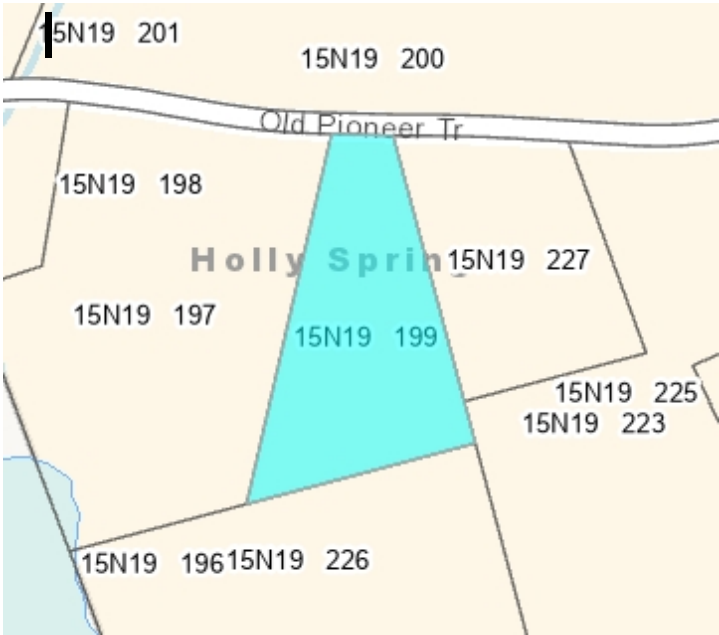
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Report generated 7/15/2024 2:29:56 PM



Vicinity Map

1: 18,207.34



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 #: -

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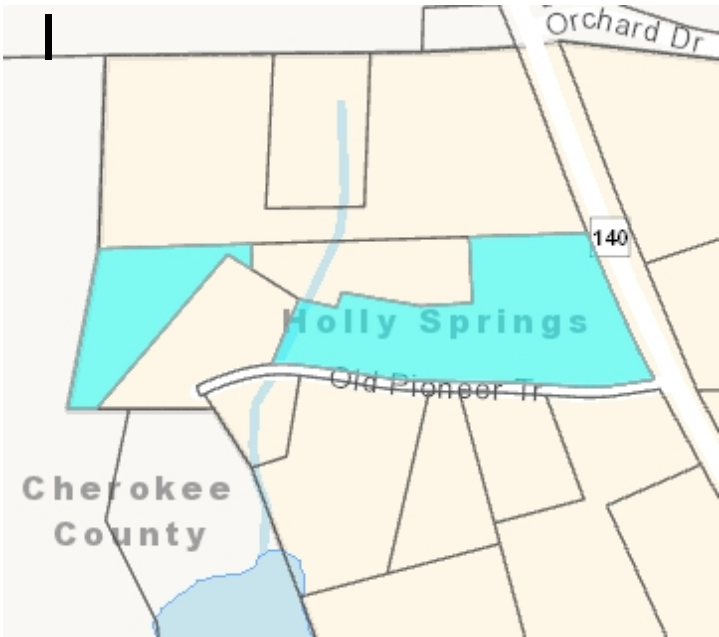
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Report generated 7/15/2024 2:41:41 PM



Vicinity Map

1: 22,215.96



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 #: -

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DB/PG:

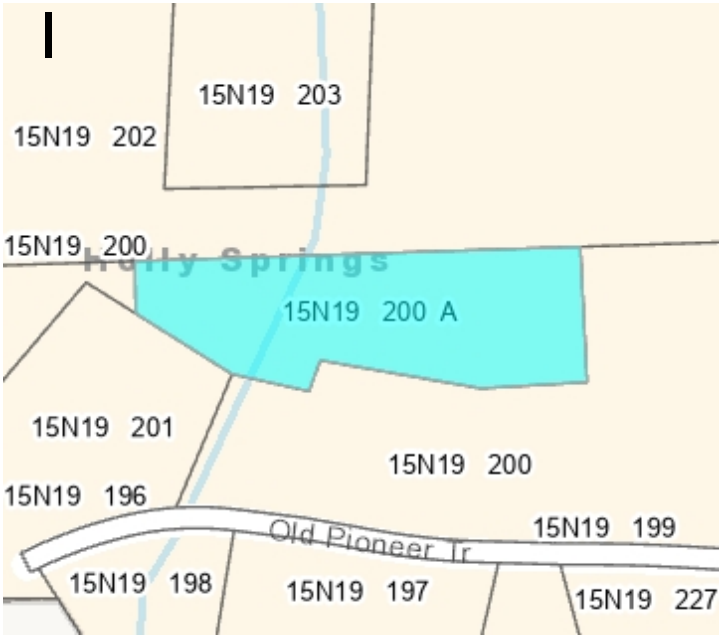
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Report generated 7/15/2024 2:25:46 PM



Vicinity Map

1: 17,675.21



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 #: -

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DB/PG:

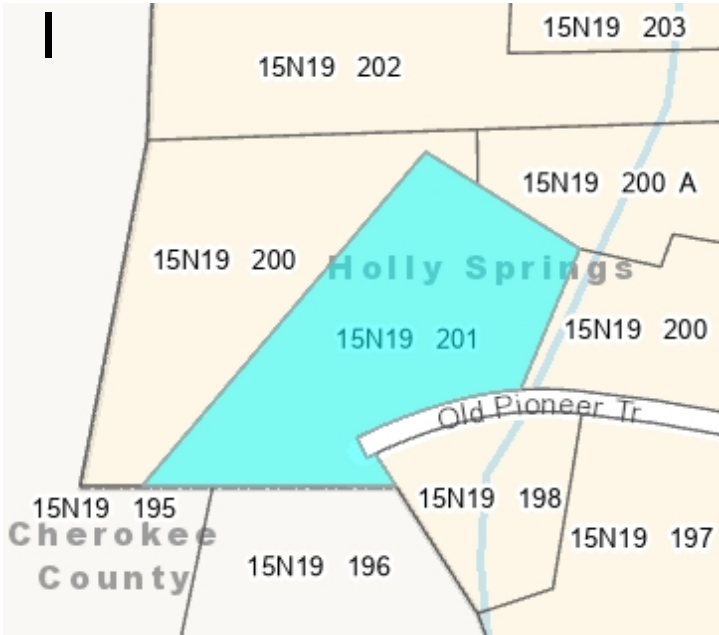
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Vicinity Map

1: 17,845.48



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 #: -

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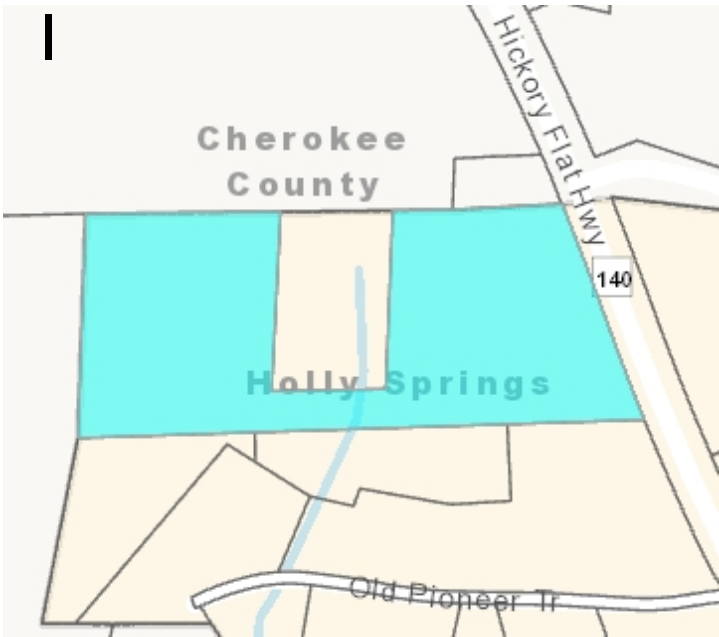
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Vicinity Map

1: 20,997.22

Tax Parcel Information



Tax parcel highlighted in cyan

1: 4,598.35

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 #: -

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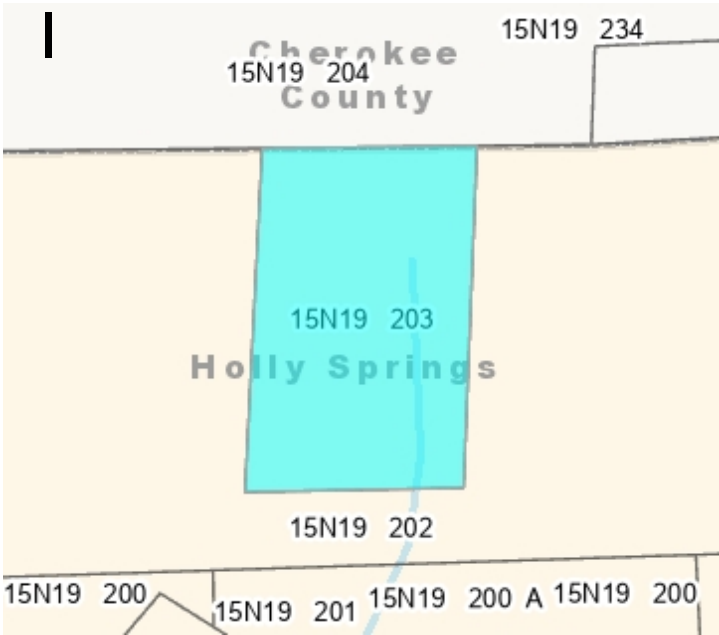
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Report generated 7/15/2024 2:35:10 PM



Vicinity Map

1: 17,863.67



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 #: -

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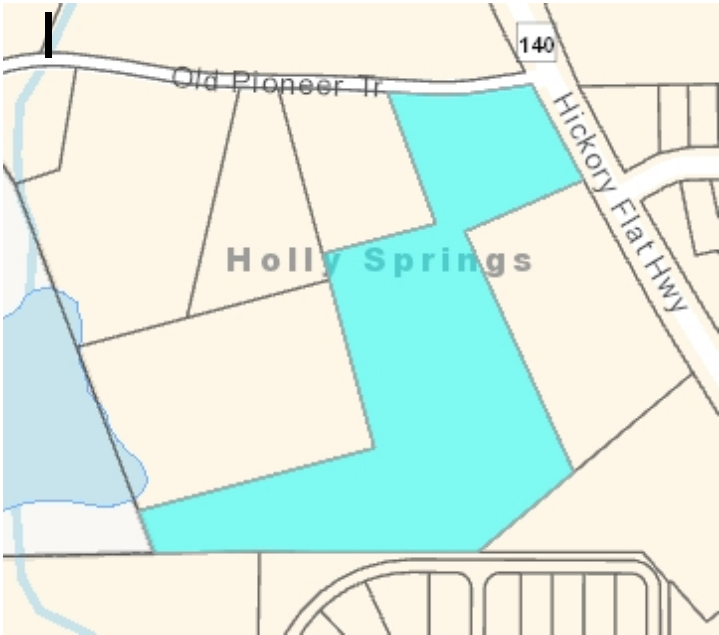
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Report generated 7/15/2024 2:30:28 PM



Vicinity Map

1: 20,683.77



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:

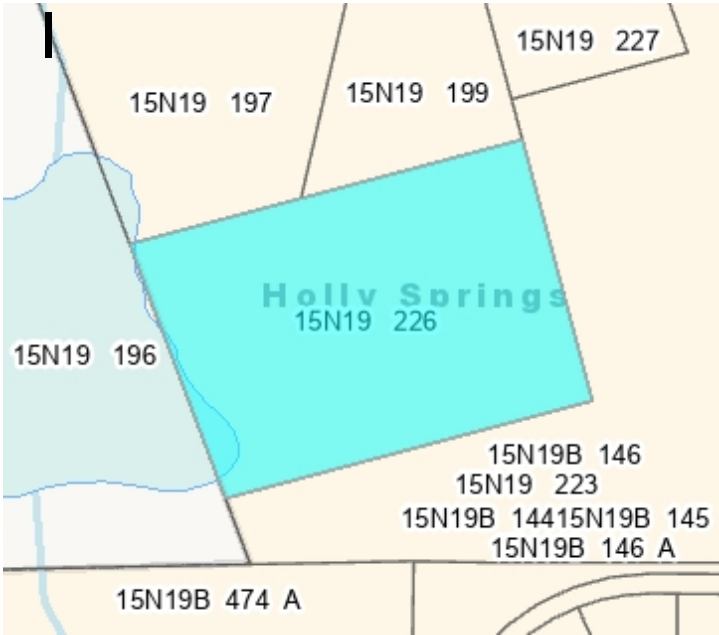
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Report generated 7/15/2024 2:30:19 PM



Vicinity Map

1: 18,212.11



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:

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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

A stylized, low-poly illustration of a cityscape in shades of blue. It features various buildings, a bridge, cars on a road, and a water tower. The text 'RISE TO THE CHALLENGE' is overlaid in white.

**RISE TO THE
CHALLENGE**



Old Pioneer Trail Residential Development

Traffic Impact Study

Prepared for:

Piedmont Residential

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

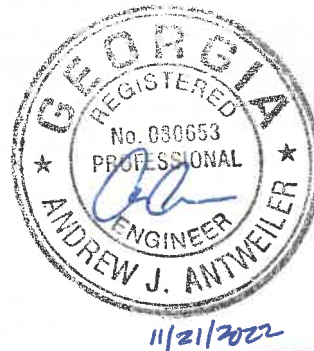
Duluth, GA 30097

www.kci.com

678.990.6200

November 2022

KCI Project # 242210039



RISE TO THE
CHALLENGE

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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B: Concept Plan

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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.

Right-Turn Deceleration Lane Criteria

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: $1,398 \text{ daily trips} / 2 = 699 \text{ entering trips} * 0.50 \text{ (percentage of vehicles turning right at Driveway)} = 349 \text{ vehicles}$

Left-Turn Deceleration Lane Criteria

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.

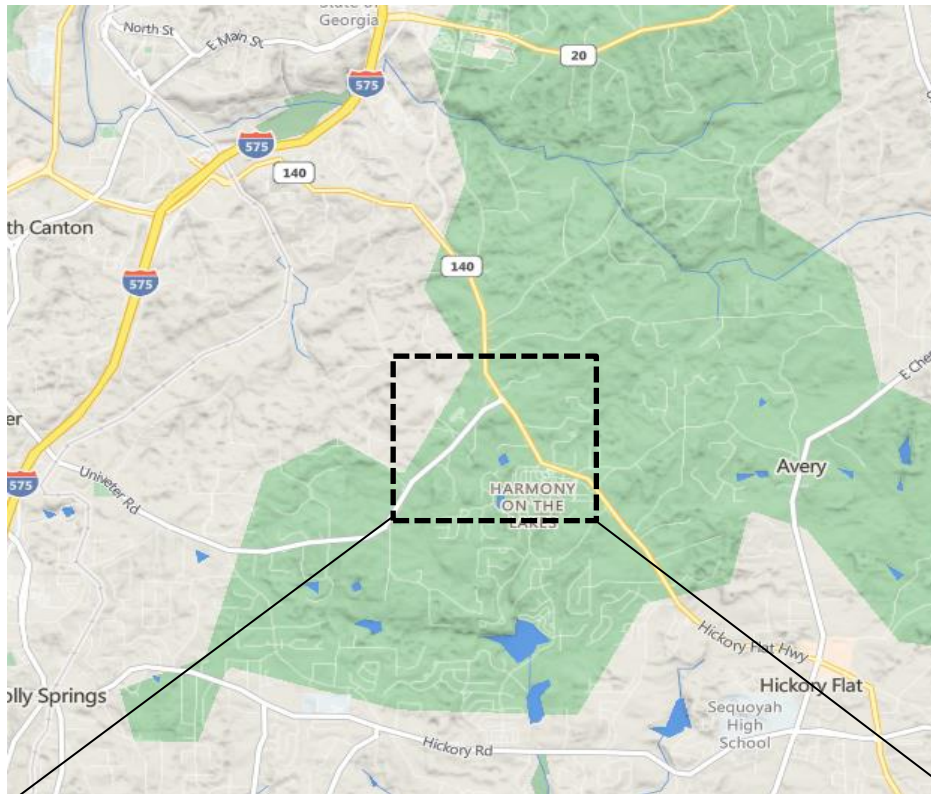
Calculation: $1,398 \text{ daily trips} / 2 = 699 \text{ entering trips} * 0.50 \text{ (percentage of vehicles turning left at Driveway)} = 349 \text{ vehicles}$

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



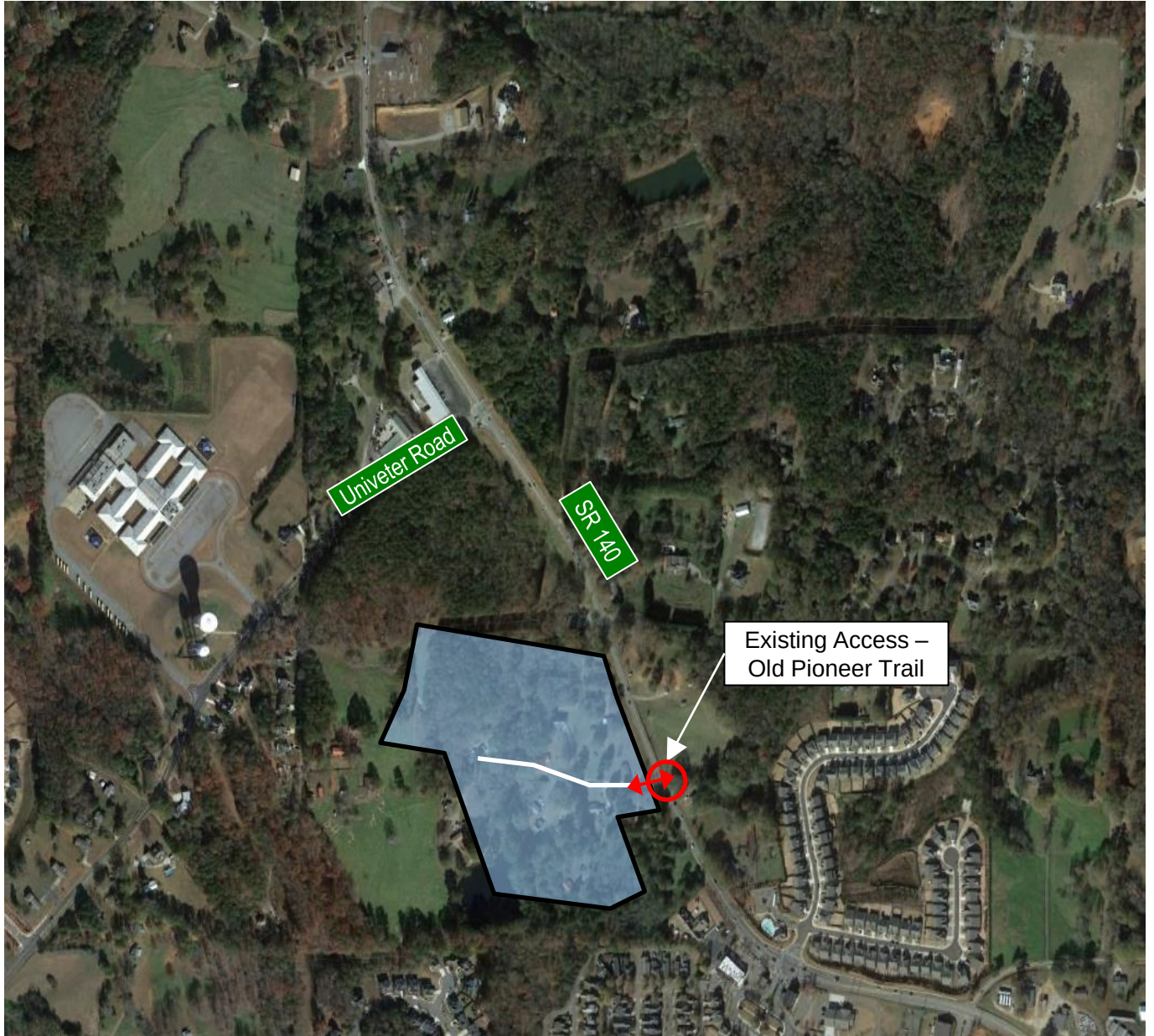
**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Location
Map**

**Figure
1**

Legend:

 Study Intersection



Not to Scale



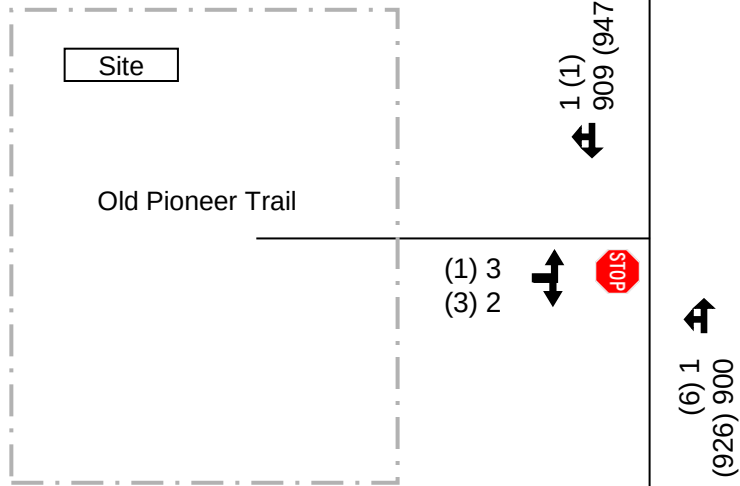
**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Aerial &
Access
Locations**

**Figure
2**

LEGEND:

- ← Existing Roadway Laneage
XX AM Peak Hour Traffic Volumes
(XX) PM Peak Hour Traffic Volumes



Not to Scale



**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Existing Traffic
Conditions**

**Figure
3**

Legend:

100 Development %



Not to Scale



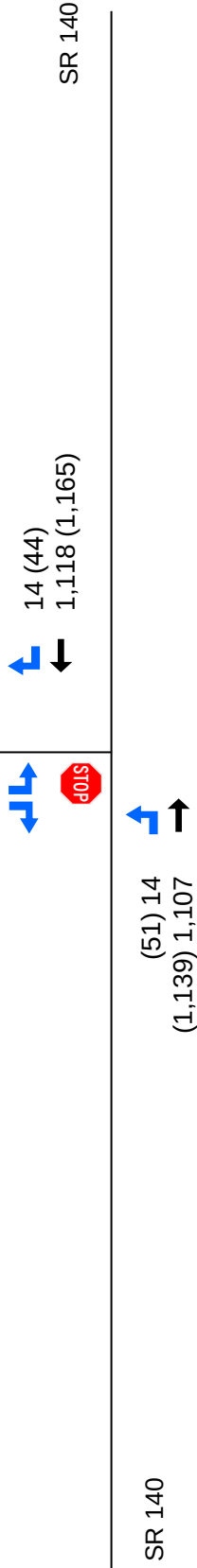
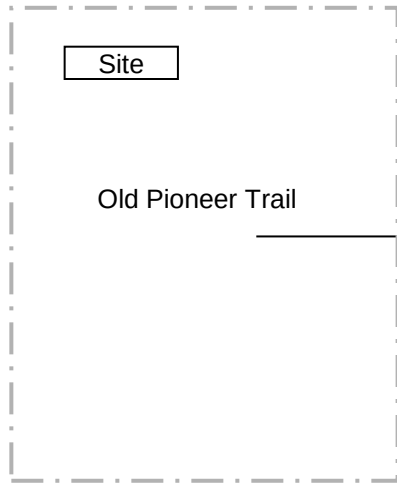
**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Project Trip
Distribution**

**Figure
4**

LEGEND:

- ← Existing Roadway Laneage
- ← Proposed Roadway Laneage
- XX AM Peak Hour Traffic Volumes
- (XX) PM Peak Hour Traffic Volumes



Not to Scale



**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Future Build
(Year 2029)
Conditions**

**Figure
5**

Appendix B

Concept Plan

Appendix C

Traffic Count Data



[Click here for Map](#)

Peak Hour Turning Movement Count

Holly Springs, GA



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

Time	Northbound					Southbound					Eastbound										Int Total
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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		
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)

Time	Northbound					Southbound					Eastbound										Int Total
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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		
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)

Time	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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)

Time	Northbound					Southbound					Eastbound										Int Total
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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		
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

Time	Northbound					Southbound					Eastbound										
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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



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

Time	Northbound					Southbound					Eastbound										Int Total	
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail											
	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			
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	-	-	-	-	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)

Time	Northbound					Southbound					Eastbound										Int Total
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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		
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)

Time	Northbound				Southbound					Eastbound										Int Total	
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail											
	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				
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)

Time	Northbound					Southbound					Eastbound										Int Total
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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		
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

Time	Northbound					Southbound					Eastbound										Int Total
	GA-140 Hickory Flat Hwy (South)					GA-140 Hickory Flat Hwy (North)					Old Pioneer Trail										
	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		
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

Weather

Mostly Cloudy
60°F

Lat/Long

34.197390°, -84.450565°

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

All vehicles

TIME	Northbound				Southbound				Eastbound				Int Total
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)				Old Pioneer Trail				
	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	
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)

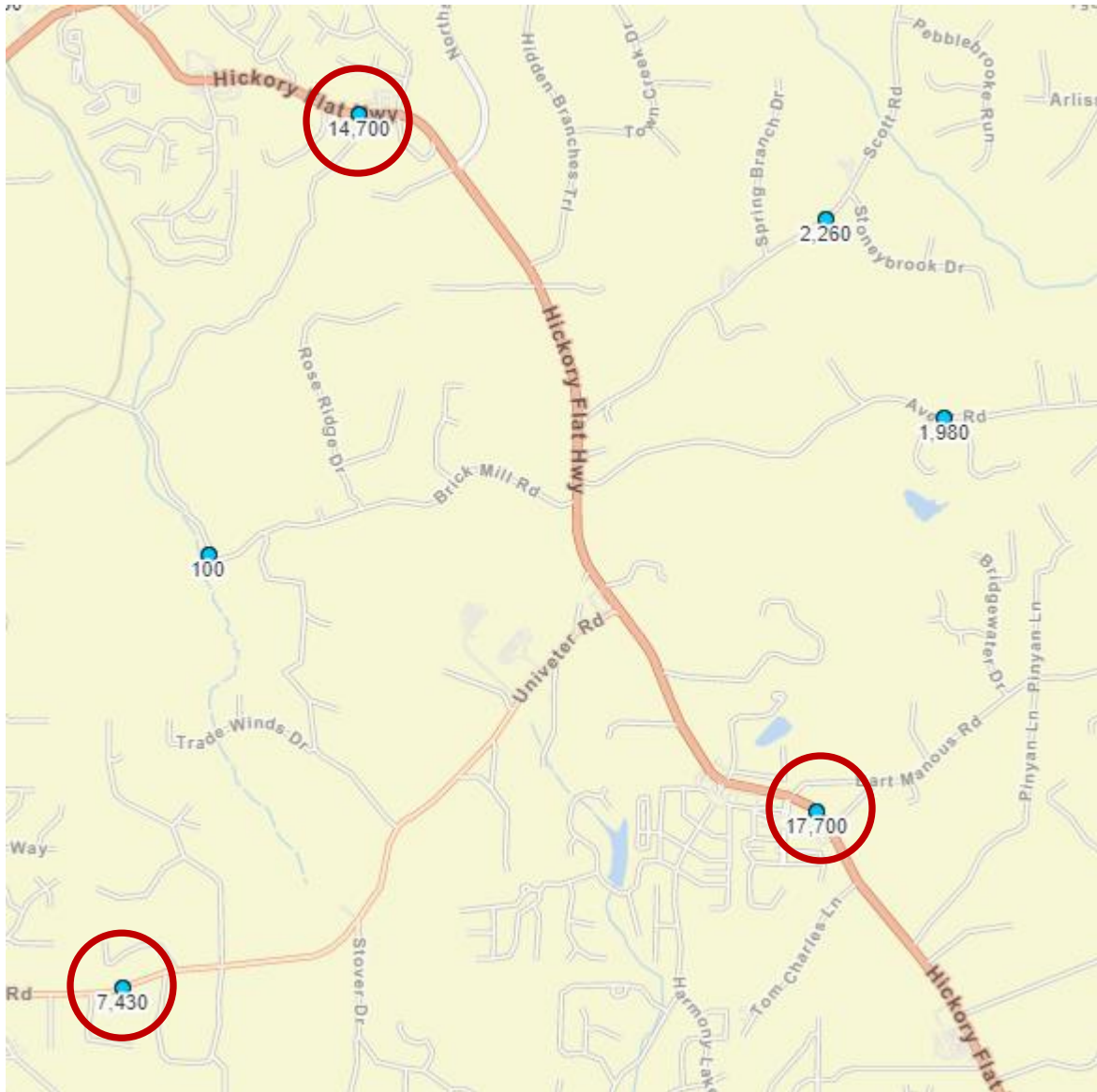
All vehicles

TIME	Northbound				Southbound				Eastbound				Int Total
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)				Old Pioneer Trail				
	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	
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

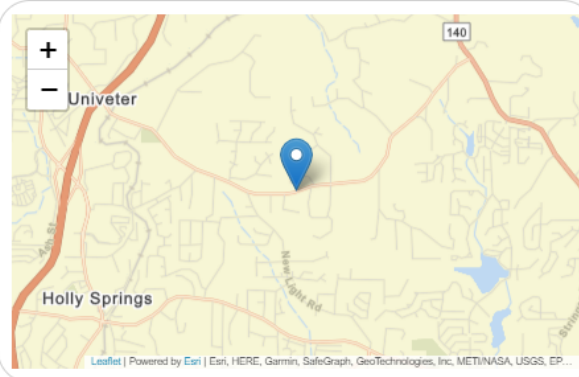
Route number: 00030900

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

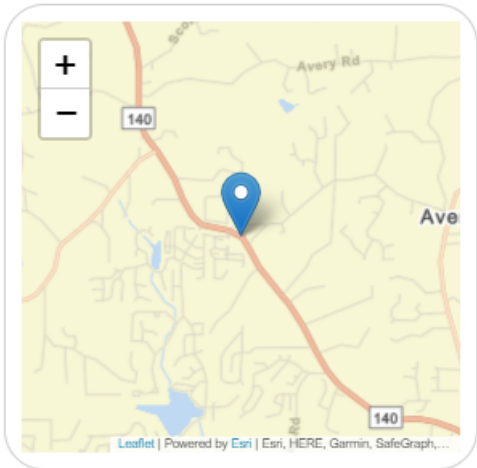
Route number: 00014000

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

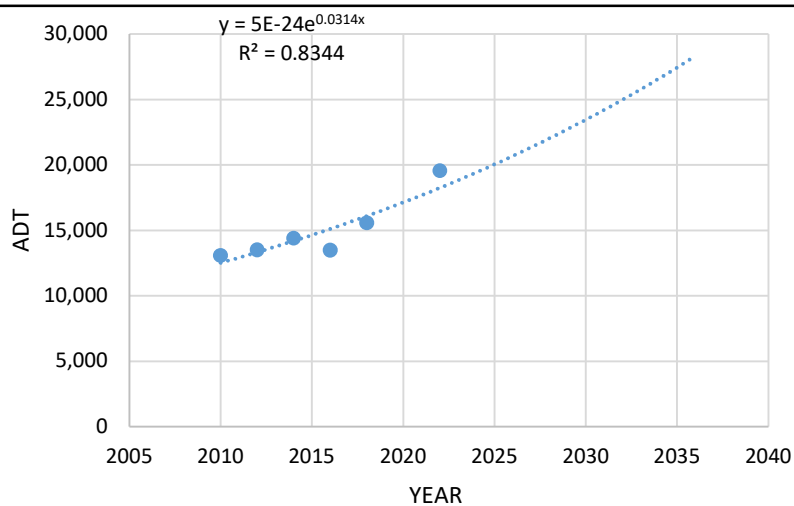
Count Station: GDOT #057-0106
 Street: SR 140
 Location: north of the development
 Source: GDOT

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%



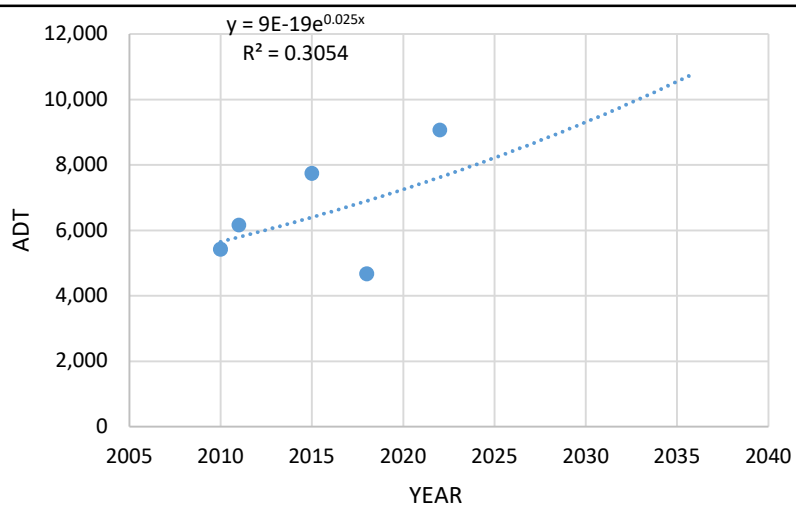
Count Station: GDOT #057-0309
 Street: Univeter Road
 Location: west of the development
 Source: GDOT

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%



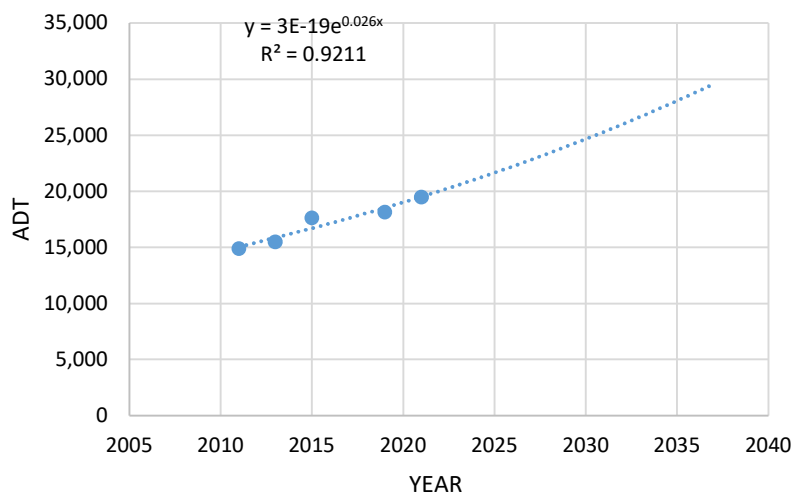
Count Station: GDOT #057-0108
 Street: SR 140
 Location: south of the development
 Source: GDOT

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 PI#: Request By:

County: GDOT District:

Major Road: Road Class: Speed Limit:

Crossing Road: Road Class: Speed Limit:

Major Rd Direction: Area Type:

Intersection Control: Project ID:

Prepared By: Date:

Project Purpose:

Existing Data Year:

Project Opening Year:

Project Design Year:

Annual Growth Rate:

K Factor*:

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

LEGEND:

000 = AM Peak Approach Volume
(000) = PM Peak Approach Volume
[000] = ADT Volume (Estimate)

2029 OPENING YEAR VOLUMES

SB State Route 140				WB Old Pioneer Trl			
1132 (1209) [23700]							
(0)	(44)	(1165)	(0)				
0	14	1,118	0				
2029 Intersection Daily Entering Volume (est):							
24,550							
2029 Intersection Daily Leaving Volume (est):							
14							
1,107							
0							
0							
1121 (1190) [23900]							

2022 EXISTING YEAR VOLUMES

APPROACH SPLITS:
State Route 140: 99%
Old Pioneer Trl: 1%

SB State Route 140				WB Old Pioneer Trl			
910 (948) [18800]							
(0)	(1)	(947)	(0)				
0	1	909	0				
2022 Intersection Daily Entering Volume (est):							
18,850							
2022 Intersection Daily Leaving Volume (est):							
1							
900							
0							
0							
901 (932) [18800]							

PEAK HR % TRUCKS:

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

2029 DESIGN YEAR VOLUMES

SB State Route 140				WB Old Pioneer Trl			
1132 (1209) [23700]							
(0)	(44)	(1165)	(0)				
0	14	1,118	0				
2029 Intersection Daily Entering Volume (est):							
24,550							
2029 Intersection Daily Leaving Volume (est):							
14							
1,107							
0							
0							
1121 (1190) [23900]							

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 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 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 PI #	N/A		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 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 characteristics (congestion, delay, reliability, etc.)? 5. Does alternative appear feasible given the site respect to other project factors? 6. Does alternative appear feasible with further evaluation in Stage 2? 7. Overall feasible alternative (select alternative for further evaluation in Stage 2)? Screening Decision Justification:						
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									
Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)									
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	Yes	Yes	No	Yes	Yes	Yes	Yes	Proposed improvements with stop-control
	Add one RT Lane on State Route 140								
	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	No	No	No	No	No	No	N/A
	No RT Lane Improvements								
	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

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:

- 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
- 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
- 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 District: 6 - Cartersville

Area Type: Suburb/Transition

Existing Intersection Control: Conventional (Minor Stop)

GDOT PI # (or N/A): N/A

Requested By: Developer

Prepared By: KCI Technologies

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 Type	Crash Severity					Years:
	K*	A*	B*	C*	O	5
Crash Data: Enter most recent 5 years of crash data						
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.

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 28.24+/- acres, identified as tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19 of the 15th District of Cherokee County identified in Exhibits A, Location Map, and B, Conceptual Site Plan, from R-40, Single Family Residential Estate (County), and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City); and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by EC New Vision of Georgia, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 28.24+/- acres, identified as tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19 of the 15th District of Cherokee County identified in Exhibits A, Location Map, and B, Conceptual Site Plan, from R-40, Single Family Residential Estate (County), and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City); and

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

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

Section 1

The application for rezoning in the City of Holly Springs, 28.24+/- acres, identified as tax parcels 196, 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19 of the 15th District of Cherokee County identified in Exhibits A, Location Map, and B, Conceptual Site Plan, is hereby rezoned from R-40, Single Family Residential Estate (County), and TND, Traditional Neighborhood Development (City), to TND, Traditional Neighborhood Development (City); and

Section 2

The approval of this application has the following stipulations attached:

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.

Section 3

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

Section 4

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

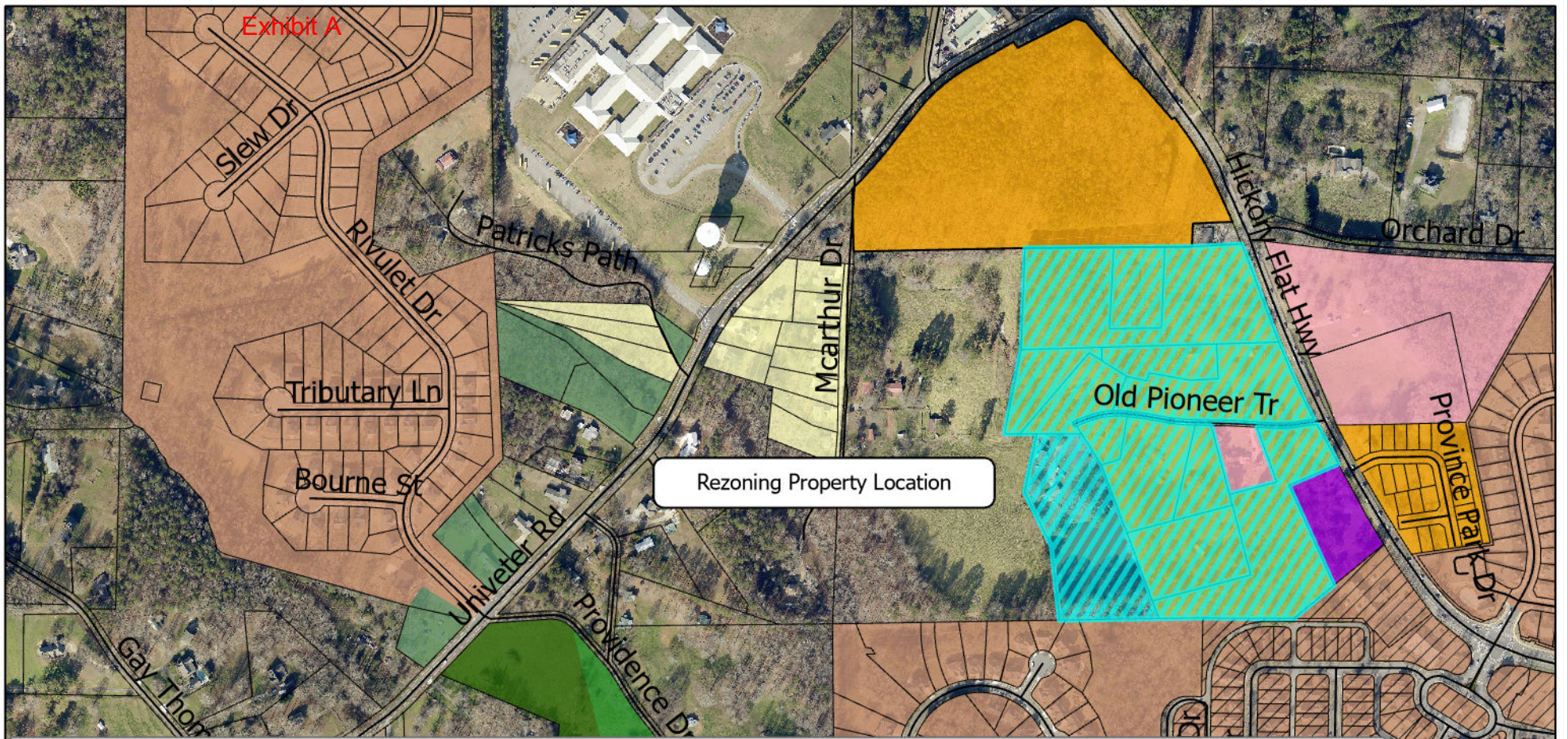
Adopted the 23rd day of September, 2024, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



A-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



Hwy 140 & Old Pioneer

Community Site Map
Cherokee County, GA



ITEM REPORT

AGENDA ITEM NUMBER: VIII.F.



FROM: Robert H. Logan, City Manager

MEETING DATE: September 5, 2024

AGENDA ITEM: Change order #1 from Ohmshiv Construction, LLC for the Holly Springs Parkway @ Fox Creek Dr. Intersection Improvements and Sidewalk Project (RFB # 2024-03) in an amount not to exceed \$21,500 and an additional one (1) week time extension.

EXECUTIVE SUMMARY:

Change order #1 from Ohmshiv Construction, LLC for the Holly Springs Parkway @ Fox Creek Dr. Intersection Improvements and Sidewalk Project (RFB # 2024-03) in an amount not to exceed \$21,500 and an additional one (1) week time extension.

FISCAL IMPACT:

\$21,500 - SPLOST VI

ATTACHMENTS:

1. Ohmshiv Construction, LLC - Change Order #1

RECOMMENDATION:

The staff recommendation is approval of the contract amendment.

CONCURRENCES:

Finance and Administration



805 Progress Court, Suite A, Lawrenceville, GA 30043.

CHEROKEE COUNTY			CONTRACTOR:		
PROJECT #:	2024-03		OHMSHIV CONSTRUCTION, LLC		
PROJECT:	HOLLY SPRINGS PKWY @ FOX CREEK DR INTERSECTION IMPS & SIDEWALK PROJECT		805 PROGRESS CT, ST A		
LOCATION	AT SETH RIDGE DR		LAWRENCEVILLE, GA 30043		
CONTACT:	MR. JACOB HUGHES, PE		P: 678-832-9351 FAX: 404 410 4936		

RE: STORM DRAINAGE IMPS NEAR SETH RIDGE DR

08/16/24

Item #	Description	Unit	Qty	Price per unit	Amount
150-1000	TRAFFIC CONTROL	LS	1.00	\$ 2,750.00	\$ 2,750.00
210-0100	GRADING COMPLETE (incl. demo. ext CB, removal of ext. pipes and trench cap. for SD crossing)	LS	1.00	\$ 18,750.00	\$ 18,750.00
550-1180	STORM DRAIN PIPE, 18 IN, H 1- 10	LF	183.49	\$ 75.00	\$ 13,761.75
668-1100	CATCH BASIN, GP 1	EA	2.00	\$ 6,200.00	\$ 12,400.00
TOTAL AMOUNT FOR CHANGE ORDER #1					\$ 21,500.00
NET CHANGE IN THE CONTRACT AMOUNT					\$ 47,661.75

GENERAL NOTES:

1	THIS CHANGE ORDER IS BASED ON EMAIL DATED 8/14/2024
2	WE WILL BILL TOTAL AMOUNT OF CO#1 (\$21,500.00) SEPARATELY ONCE WORK IS COMPLETED
3	WE WILL BILL THE QTY FOR THE ITEM # 550-1180 AND # 668-1100 WHEN WORK IS COMPLETED
4	NET CHANGE IN THE CONTRACT AMOUNT IS JUST FOR AN OWNERS REFERENCE
2	CONTRACTOR IS REQUESTING 1 WEEK TO COMPLETE THIS ADDITIONAL SCOPE OF WORK

ITEM REPORT

AGENDA ITEM NUMBER: VIII.G.



FROM: Denise Lamazares, Finance Director

MEETING DATE: September 5, 2024

AGENDA ITEM: Resolution to open SPLOST VI checking account at South State Bank.

EXECUTIVE SUMMARY:

A resolution of the City of Holly Springs Mayor and Council to open a SPLOST VI checking account at South State Bank.

FISCAL IMPACT:

ATTACHMENTS:

1. Resolution - Open SPLOST VI Bank Account

RECOMMENDATION:

The staff recommendation is approval to open a SPLOST VI checking account at South State Bank.

CONCURRENCES:

Finance and Administration

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA TO OPEN THE SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) VI ACCOUNT AT SOUTH STATE BANK; AND TO AUTHORIZE THE CITY MANAGER AND/OR THE FINANCE DIRECTOR TO MANAGE SAID CHECKING ACCOUNT

WHEREAS, the City of Holly Springs has a need to establish a Special Purpose Local Option Sales Tax (SPLOST) VI Checking Account; and

WHEREAS, the City of Holly Springs plans to utilize this account to receive Special Purpose Local Option Sales Tax (SPLOST) VI; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to authorize the City Manager and Finance Director to manage said Checking Account; and

WHEREAS, it is further the desire of the City Council of the City of Holly Springs that South State Bank be the financial institution with which to open this Checking Account.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Holly Springs, Georgia that the City Manager and/or Finance Director are hereby authorized to open the Special Purpose Local Option Sales Tax (SPLOST) VI account at South State Bank.

SO RESOLVED THIS 5th DAY OF SEPTEMBER 2024.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk

(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: VIII.H.



FROM: Denise Lamazares, Finance Director

MEETING DATE: September 5, 2024

AGENDA ITEM: Resolution to close SPLOST V checking account at South State Bank.

EXECUTIVE SUMMARY:

A resolution of the City of Holly Springs Mayor and Council to close SPLOST V checking account at South State Bank.

FISCAL IMPACT:

ATTACHMENTS:

1. Resolution - Closing SPLOST V Bank Account

RECOMMENDATION:

The staff recommendation is approval to close the SPLOST V checking account at South State Bank.

CONCURRENCES:

Finance and Administration

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA TO CLOSE THE SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) V ACCOUNT AT SOUTH STATE BANK; AND TO AUTHORIZE THE CITY MANAGER AND/OR THE FINANCE DIRECTOR TO CLOSE THE SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) V ACCOUNT AT SOUTH STATE BANK

WHEREAS, the City of Holly Springs no longer has a need to have a Special Purpose Local Option Sales Tax (SPLOST) V account at South State Bank; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to close the Special Purpose Local Option Sales Tax (SPLOST) V account at South State Bank.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Holly Springs, Georgia that the City Manager and/or Finance Director are hereby authorized to close the Special Purpose Local Option Sales Tax (SPLOST) V account at South State Bank.

SO RESOLVED THIS 5th DAY OF SEPTEMBER 2024.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk

(Seal)



FINANCIAL HIGHLIGHTS
As of July 31, 2024



Budget Summary
58% of year lapsed

	2023 Year End (audited)	2024 Budget	2024 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	17,435,276	13,975,000	4,118,388	29.47%
Operating Grant Fund	136,908	75,000	40,872	54.50%
American Rescue Plan (ARP) Act of 2021	3,750,580	2,000,000	48,671	2.43%
Parks & Recreation Fund	2,363,840	875,000	277,988	31.77%
Tax Allocation District	384,548	446,112	76,349	17.11%
Hotel/Motel Tax Fund	5,460	6,000	3,773	62.88%
Urban Redevelopment Agency	20,902,565	15,000,000	359,958	2.40%
SPLOST III Fund	22,150	-	-	0.00%
SPLOST V Fund	6,707,585	7,685,000	3,525,637	45.88%
SPLOST VI Fund	-	2,600,000	-	0.00%
Town Center Fund	6,451,025	15,300,000	4,635,289	30.30%
Debt Service Fund	3,385,509	3,850,000	561,755	14.59%
Stormwater Utility Fund	1,878,911	610,000	53,319	8.74%
TOTAL REVENUES - ALL FUNDS	\$ 63,424,357	\$ 62,422,112	\$ 13,701,999	21.95%

EXPENDITURES/EXPENSES BY FUND				
General Fund	15,216,644	13,975,000	10,569,095	75.63%
Operating Grant Fund	136,672	75,000	65,502	87.34%
American Rescue Plan (ARP) Act of 2021	3,753,051	2,000,000	243,643	12.18%
Parks & Recreation Fund	2,587,800	875,000	919,316	105.06%
Tax Allocation District	96,130	446,112	330,593	74.11%
Hotel/Motel Tax Fund	8,435	6,000	2,500	41.67%
Urban Redevelopment Agency	6,436,309	15,000,000	4,635,289	30.90%
SPLOST III Fund	41,530	-	-	0.00%
SPLOST V Fund	5,511,290	7,685,000	3,832,421	49.87%
SPLOST VI Fund	-	2,600,000	-	0.00%
Town Center Fund	6,754,049	15,300,000	4,905,646	32.06%
Debt Service Fund	1,545,007	3,850,000	1,703,444	44.25%
Stormwater Utility Fund	275,799	610,000	82,167	13.47%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 42,362,717	\$ 62,422,112	\$ 27,289,616	43.72%



**Comparison to Prior Year
58% of year lapsed**

	07/31/2023 Actual (audited)	2023 Annual Amended Budget	% of Annual Amended Budget	07/31/2024 Actual	2024 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	5,107,913	15,235,000	33.53%	4,118,388	13,975,000	29.47%
Operating Grant Fund	102,030	137,000	74.47%	40,872	75,000	54.50%
American Rescue Plan (ARP) Act of 2021	45,575	5,769,200	0.79%	48,671	2,000,000	2.43%
Parks & Recreation Fund	2,180,815	2,600,000	83.88%	277,988	875,000	31.77%
Tax Allocation District	122,479	300,135	40.81%	76,349	446,112	17.11%
Hotel/Motel Tax Fund	3,200	8,500	37.64%	3,773	6,000	62.88%
Urban Redevelopment Agency	2,523,759	20,900,000	12.08%	359,958	15,000,000	2.40%
SPLOST III Fund	22,150	290,000	7.64%	-	-	0.00%
SPLOST V Fund	4,721,565	11,835,000	39.89%	3,525,637	7,685,000	45.88%
SPLOST VI Fund	-	-	0.00%	-	2,600,000	0.00%
Town Center Fund	2,848,759	6,770,000	42.08%	4,635,289	15,300,000	30.30%
Debt Service Fund	3,258,430	2,300,135	141.66%	561,755	3,850,000	14.59%
Stormwater Utility Fund	14,554	470,000	3.10%	53,319	610,000	8.74%
TOTAL REVENUES - ALL FUNDS	\$ 20,951,228	\$ 66,614,970	31.45%	\$ 13,701,999	\$ 62,422,112	21.95%
EXPENDITURES/EXPENSES BY FUND						
General Fund	8,241,125	15,235,000	54.09%	10,569,095	13,975,000	75.63%
Operating Grant Fund	101,069	137,000	73.77%	65,502	75,000	87.34%
American Rescue Plan (ARP) Act of 2021	3,267,682	5,769,200	56.64%	243,643	2,000,000	12.18%
Parks & Recreation Fund	2,235,035	2,600,000	85.96%	919,316	875,000	105.06%
Tax Allocation District	39,619	300,135	0.00%	330,593	446,112	74.11%
Hotel/Motel Tax Fund	500	8,500	5.88%	2,500	6,000	41.67%
Urban Redevelopment Agency	2,523,759	20,900,000	12.08%	4,635,289	15,000,000	30.90%
SPLOST III Fund	41,530	290,000	14.32%	-	-	0.00%
SPLOST V Fund	3,233,424	11,835,000	27.32%	3,832,421	7,685,000	49.87%
SPLOST VI Fund	-	-	0.00%	-	2,600,000	0.00%
Town Center Fund	3,000,654	6,770,000	44.32%	4,905,646	15,300,000	32.06%
Debt Service Fund	887,445	2,300,135	38.58%	1,703,444	3,850,000	44.25%
Stormwater Utility Fund	87,498	470,000	18.62%	82,167	610,000	13.47%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 23,659,341	\$ 66,614,970	35.52%	\$ 27,289,616	\$ 62,422,112	43.72%



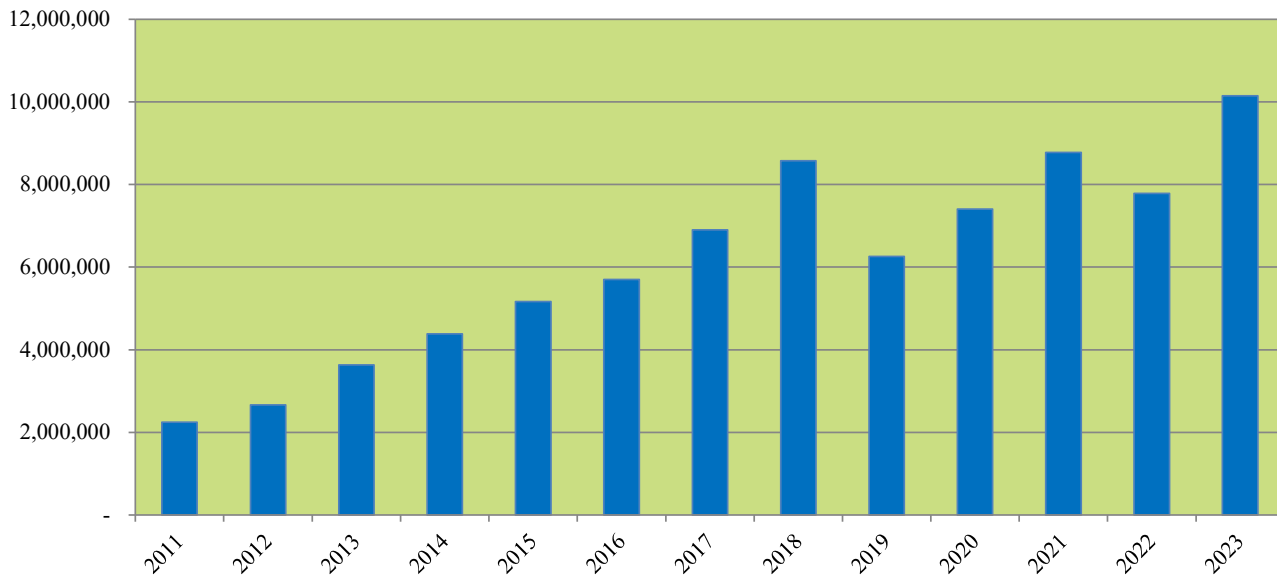
Changes in Fund Balance/Net Position
As of July 31, 2024

Unaudited

Fund	Balance as of 1/1/2024 (audited)	Revenues	Expenditures/ Expenses	Balance as of 07/31/2024	Net Increase/ (Decrease)
General Fund	10,152,420	4,118,388	10,569,095	3,701,714	(6,450,706)
Operating Grant Fund	37,373	40,872	65,502	12,743	(24,630)
American Rescue Plan (ARP) Act of 2021	-	48,671	243,643	(194,972)	(194,972)
Parks & Recreation Fund	755,682	277,988	919,316	114,354	(641,328)
Tax Allocation District	567,979	76,349	330,593	313,736	(254,243)
Hotel/ Motel Tax Fund	6,376	3,773	2,500	7,649	1,273
Urban Redevelopment Agency	14,466,257	359,958	4,635,289	10,190,926	(4,275,331)
SPLOST V Fund	877,939	3,525,637	3,832,421	571,155	(306,784)
Town Center Fund	(662,117)	4,635,289	4,905,646	(932,475)	(270,358)
Debt Service Fund	1,843,815	561,755	1,703,444	702,125	(1,141,690)
Stormwater Utility Fund	8,291,664	53,319	82,167	8,262,816	(28,848)
	\$ 36,337,387	\$ 13,701,999	\$ 27,289,616	\$ 22,749,770	\$ (13,587,617)

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

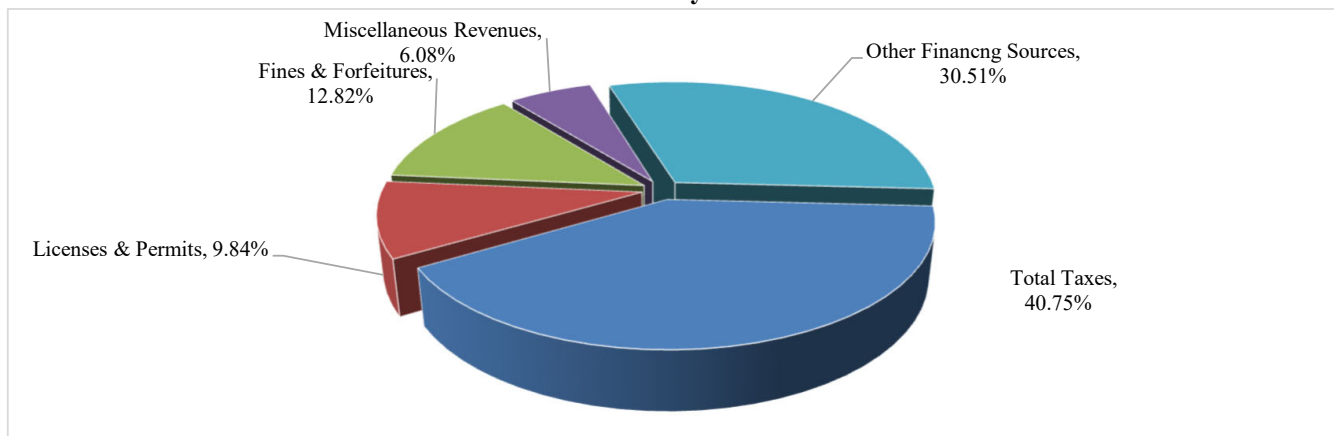




Budget Comparison Report - General Fund
58% of year lapsed

REVENUES	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Property Taxes	5,401	7,425,000	273,834	3.69%
Motor Vehicle Taxes	1,983	25,000	16,550	66.20%
Motor Vehicle Title Ad Valorem Tax	66,314	870,000	491,632	56.51%
Mobile Home Tax	-	150	64	42.38%
Recording Intangible Taxes	5,135	60,000	36,447	60.74%
Penalties & Interest	751	10,000	6,382	63.82%
Fifa Fees	165	2,000	1,575	78.75%
Franchise Tax	-	580,000	769,519	132.68%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	1,160	10,000	6,982	69.82%
Business & Occupation Tax	4,353	150,000	70,926	47.28%
Financial Institutions Tax	-	2,500	4,390	175.60%
Insurance Premium Tax	-	1,450,000	-	0.00%
Total Taxes	117,429	11,079,800	1,678,300	15.15%
Licenses & Permits	139,755	1,303,225	405,285	31.10%
Fines & Forfeitures	67,297	636,225	527,849	82.97%
Miscellaneous Revenues	10,887	244,250	59,710	24.45%
Interest Income	23,496	105,000	190,614	181.54%
Proceeds from the Sale of Assets	-	100,000	138,680	138.68%
Inception of Lease Liability	-	504,000	1,117,951	221.82%
Donation from Private Sources	-	2,500	-	0.00%
TOTAL GENERAL FUND REVENUES	\$ 358,863	\$ 13,975,000	\$ 4,118,388	29.47%

Revenues by Source



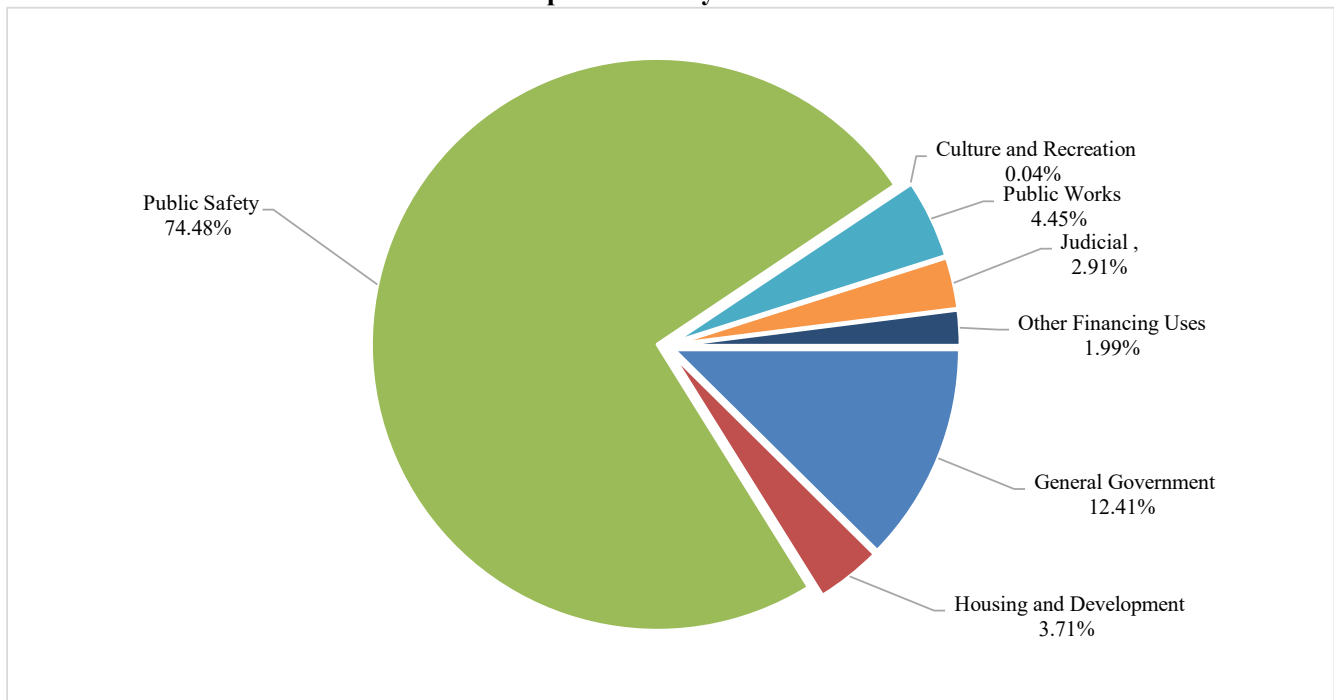


Budget Comparison Report - General Fund

58% of year lapsed

EXPENDITURES	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
General Government	138,285	2,372,700	1,312,039	55.30%
Housing and Development	52,830	722,802	391,935	54.22%
Public Safety	383,285	9,160,104	7,871,473	85.93%
Culture and Recreation	-	39,000	4,296	11.01%
Public Works	52,233	626,600	470,737	75.13%
Judicial	47,498	560,688	307,892	54.91%
Other Financing Uses	47,976	493,106	210,724	42.73%
TOTAL GENERAL FUND EXPENDITURES	\$ 722,108	\$ 13,975,000	\$ 10,569,095	75.63%

Expenditures by Function





Budget Comparison Report - All Funds
58% of year lapsed

Unaudited

	2023 Year End Actuals	2024 Budget	Year to Date	% 2024 Annual Budget
<u>GENERAL FUND</u>				
Revenues:	17,435,276	13,975,000	4,118,388	29.47%
Expenditures:	15,216,644	13,975,000	10,569,095	75.63%
Excess Revenues over (under) Expenditures	2,218,631	-	(6,450,706)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	3,750,580	2,000,000	48,671	2.43%
Expenditures:	3,753,051	2,000,000	243,643	12.18%
Excess Revenues over (under) Expenditures	(2,471)	-	(194,972)	
<u>OPERATING GRANT FUND</u>				
Revenues:	136,908	75,000	40,872	54.50%
Expenditures:	136,672	75,000	65,502	87.34%
Excess Revenues over (under) Expenditures	236	-	(24,630)	
<u>PARKS & RECREATION FUND</u>				
Revenues:	2,363,840	875,000	277,988	31.77%
Expenditures:	2,587,800	875,000	919,316	105.06%
Excess Revenues over (under) Expenditures	(223,960)	-	(641,328)	
<u>TAX ALLOCATION DISTRICT</u>				
Revenues:	384,548	446,112	76,349	17.11%
Expenditures:	96,130	446,112	330,593	74.11%
Excess Revenues over (under) Expenditures	288,418	-	(254,243)	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	5,460	6,000	3,773	62.88%
Expenditures:	8,435	6,000	2,500	41.67%
Excess Revenues over (under) Expenditures	(2,975)	-	1,273	



Budget Comparison Report - All Funds
58% of year lapsed

Unaudited

	2023 Year End Actuals	2024 Budget	Year to Date	% 2024 Annual Budget
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	20,902,565	15,000,000	359,958	2.40%
Expenditures:	6,436,309	15,000,000	4,635,289	30.90%
Excess Revenues over (under) Expenditures	14,466,257	-	(4,275,331)	
<u>SPLOST V FUND</u>				
Revenues:	6,707,585	7,685,000	3,525,637	45.88%
Expenditures:	5,511,290	7,685,000	3,832,421	49.87%
Excess Revenues over (under) Expenditures	1,196,296	-	(306,784)	
<u>TOWN CENTER FUND</u>				
Revenues:	6,451,025	15,300,000	4,635,289	30.30%
Expenditures:	6,754,049	15,300,000	4,905,646	32.06%
Excess Revenues over (under) Expenditures	(303,025)	-	(270,358)	
<u>DEBT SERVICE FUND</u>				
Revenues:	3,385,509	3,850,000	561,755	14.59%
Expenditures:	1,545,007	3,850,000	1,703,444	44.25%
Excess Revenues over (under) Expenditures	1,840,501	-	(1,141,690)	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	1,878,911	610,000	53,319	8.74%
Expenses:	275,799	610,000	82,167	13.47%
Excess Revenues over (under) Expenses	1,603,111	-	(28,848)	



Investments
As of July 31, 2024

South State Bank

Downtown Development Authority - CD .75%	100,000
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Subtotal South State Bank	\$ 100,000
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Goldman Sachs Autocallable GS Momentum Builder	223,800
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	317,133
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	263,296
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	528,968
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	531,952
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	260,129
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	262,168
Certificate of Deposit - CD 4.00% Maturity Date - 4/21/2024	78,773
Certificate of Deposit - CD 4.50% Maturity Date - 9/21/2024	1,034,163

Subtotal South State Investment Services	\$ 3,500,381
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Total Investments	\$ 3,600,381
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Cash
As of July 31, 2024

South State Bank

General Fund	957,465
Main Street Board	73,413
American Rescue Plan (ARP) Act of 2021	1,908,382
Parks & Recreation Fund	80,369
Tax Allocation District (TAD)	270,965
Hotel Motel Tax Fund	7,191
Money Market Account	5,209,698
Municipal Court Fund	111,003
Operating Grant Fund	7,468
Police Forfeiture Account	1,806
Police Seized Asset Account	26
SPLOST V	551,213
Town Center Fund	34,645
Debt Service Fund	702,125
Downtown Development Authority - Checking	5,923
Stormwater Utility Fund	130,696
Tree Replacement Fund	48,501

Subtotal South State Bank	\$ 10,100,891
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South State Investment Services

Budget Stabilization Cash Account	91
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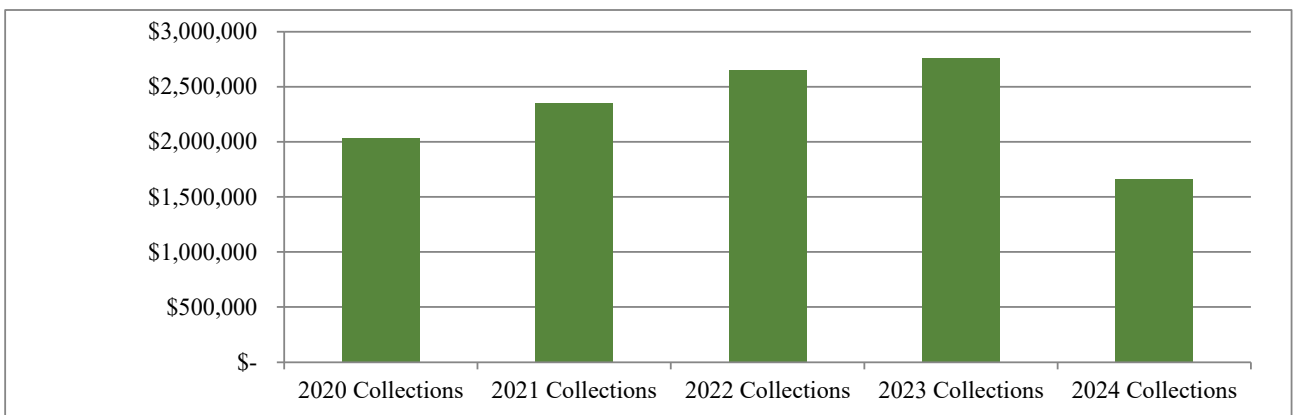
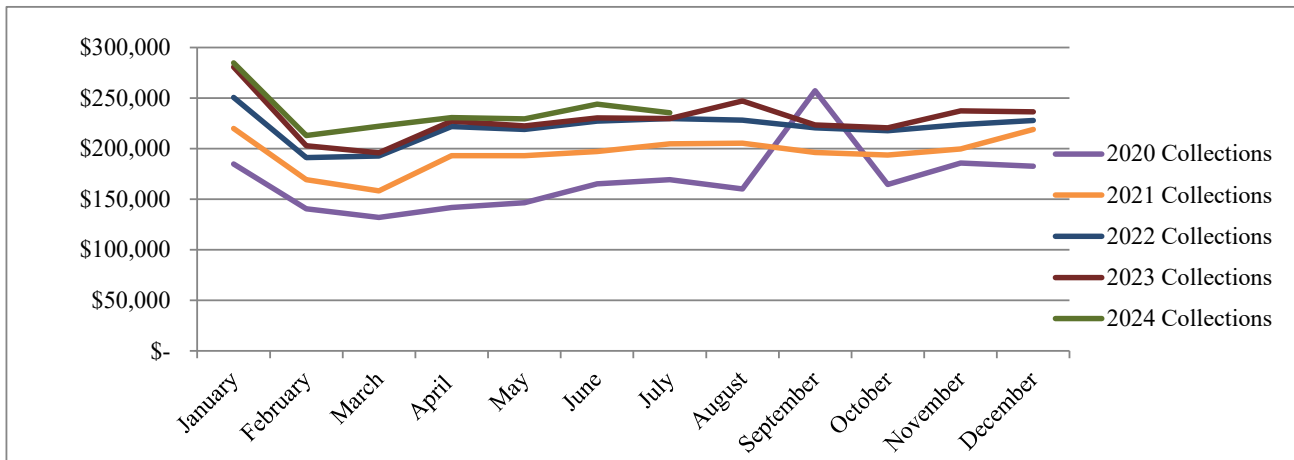
Subtotal South State Investment Services	\$ 91
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Total Cash	\$ 10,100,981
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Special Purpose Local Option Sales Tax Collections
As of July 31, 2024

	2020 Collections	2021 Collections	2022 Collections	2023 Collections	2024 Collections	% Change from Prior Year
January	\$ 184,956	\$ 219,927	\$ 250,695	\$ 280,583	\$ 284,961	1.56%
February	140,587	169,237	191,168	202,766	212,973	5.03%
March	131,947	158,258	192,686	195,742	222,279	13.56%
April	141,914	193,138	221,796	227,217	230,875	1.61%
May	146,483	193,137	219,102	222,579	229,480	3.10%
June	165,255	197,249	227,296	230,478	243,921	5.83%
July	169,488	204,832	229,938	229,808	235,599	2.52%
August	160,110	205,351	228,172	247,254		
September	257,264	196,323	220,495	223,389		
October	164,463	193,776	217,820	220,673		
November	185,812	199,817	223,696	237,509		
December	182,579	218,887	228,006	236,436		
	\$ 2,030,858	\$ 2,349,931	\$ 2,650,872	\$ 2,754,435	\$ 1,660,088	





**Downtown Development Authority
As of July 31, 2024**

Revenues	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Interest Revenue	170	\$0	172	100%
Miscellaneous Revenue	-	5,000	-	0.00%
Proceeds from Sale of Property	-	2,550,000	125,900	4.94%
TOTAL REVENUES	\$ 170	\$2,555,000	\$ 126,072	4.93%

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



GENERAL FUND REVENUE DETAIL
As of July 31, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	5,401	7,425,000	256,016	3.45%
Real Property Tax - Public Utility	-	35,000	4,257	12.16%
Personal Property Tax	371	125,000	13,562	10.85%
Motor Vehicle Tax	1,983	25,000	12,312	49.25%
Motor Vehicle Title Ad Valorem Tax	66,314	870,000	491,632	56.51%
Apportioned Vehicles (AAVT)	-	4,000	4,237	105.94%
Mobile Home Tax	-	150	64	42.38%
Intangible Tax	5,135	60,000	36,447	60.74%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	1,160	10,000	6,982	69.82%
Franchise Tax - Electric	-	580,000	601,665	103.74%
Franchise Tax - Gas	-	110,000	59,170	53.79%
Franchise Tax - Cable	31,795	215,000	106,085	49.34%
Franchise Tax - Telephone	2	5,500	2,599	47.26%
Business & Occupational Tax	4,353	150,000	70,926	47.28%
Insurance Premium Tax	-	1,450,000	-	0.00%
Financial Institutions Tax	-	2,500	4,390	175.60%
Penalties & Interest	751	10,000	6,382	63.82%
FiFa Fees	165	2,000	1,575	78.75%
Total Taxes	117,429	11,079,800	1,678,300	15.15%
Alcoholic Beverage Licenses	-	75,000	7,000	9.33%
Alcohol Pouring Permit	455	5,500	3,105	56.45%
Zoning and Land Use Permits	(1,080)	15,000	7,240	48.27%
Planning and Development Fees	3,737	5,000	3,737	74.74%
Sign Permit Fees	300	1,500	1,405	93.67%
Special Event Permits	-	150	250	166.67%
Vacant Lot Registration	-	25	-	0.00%
Personal Transportation Veh Permit	20	50	90	180.00%
Other Licenses and Permits	75	5,000	890	17.80%
Building Permit Revenue	94,755	900,000	265,206	29.47%
Certificate of Occupancy Fees	6,500	165,000	29,000	17.58%
Building Permit - Reinspection Fees	-	5,000	1,200	24.00%
Building Permit-Sub Fee	4,202	50,000	23,642	47.28%
Occupational Tax Late Fees	272	1,000	1,209	120.88%
Plan Review Fees	30,518	75,000	61,311	81.75%
Total Licenses and Permits	139,755	1,303,225	405,285	31.10%
Municipal Court Fines	67,297	600,000	509,349	84.89%
Cash confiscations-Forfeitures	-	150	-	0.00%
Proceeds From Sale of Confiscations	-	750	-	0.00%
Court Costs	-	5,000	-	0.00%
Drug Testing Fees	-	50	-	0.00%
Expungements	-	25	-	0.00%
Tree Recompense Revenue	-	5,000	-	0.00%
Other Fines & Forfeitures-Code	-	25,000	18,500	74.00%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	67,297	636,225	527,849	82.97%



GENERAL FUND REVENUE DETAIL
As of July 31, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Grant Revenue	2,648	185,000	10,395	5.62%
Probation Fees	1,930	20,000	14,446	72.23%
Election and Qualifying Fees		750	-	0.00%
Printing and Duplicating Service Fees	274	200	503	251.68%
Advertising Fees	660	250	660	264.00%
Accident/Incident Reports	155	2,500	1,000	40.00%
Wrecker Service Contract	5,000	18,500	20,000	108.11%
Background Checks	120	1,000	750	75.00%
Bad Check Fees	-	100	25	25.00%
Miscellaneous Revenue	100	4,450	2,323	52.20%
Rents and Royalties	-	1,500	4,660	310.67%
Reimbursement for Damaged Property	-	10,000	4,948	49.48%
Total Miscellaneous Income	10,887	244,250	59,710	24.45%
Interest Revenue	19,021	100,000	190,614	190.61%
Unrealized Gain or Loss on Investments	4,475	5,000	-	0.00%
Total Investment Income	23,496	105,000	190,614	181.54%
Inception of Capitla Leases	-	504,000	-	0.00%
Proceeds from Sale of Assets	-	100,000	138,680	138.68%
Inception of lease liabilities			1,117,951	
Donations from Private Sources	-	2,500	-	0.00%
Total Other Financing Sources	-	606,500	1,256,631	207.19%
TOTAL GENERAL FUND REVENUES	\$ 358,863	\$ 13,975,000	\$ 4,118,388	29.47%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	24,500	58.33%
Employee Benefits-Medical	8,677	120,730	60,833	50.39%
Employee Benefits-Dental	337	4,016	2,357	58.69%
Employee Benefits-ADD Life	69	882	554	62.78%
FICA	135	2,603	941	36.16%
Medicare	32	609	220	36.15%
Employee Benefits-Retirement	284	3,444	1,987	57.69%
Unemployment	10	173	69	39.65%
Workers Comp Insurance	-	129	118	91.17%
Total Salaries and Benefits	13,043	174,586	91,578	52.45%
Communications	46	600	318	53.00%
Travel	-	1,000	-	0.00%
Dues and Fees	27	750	552	73.66%
Education and Training	-	750	-	0.00%
Other Expenditures	-	250	-	0.00%
Small Equipment	189	-	189	100%
General Supplies and Materials	-	50	-	0.00%
Total Operations	262	3,400	1,060	31.17%
City Manager				
Salaries & Wages	13,073	169,950	98,048	57.69%
Employee Benefits-Medical	1,198	11,894	6,835	57.47%
Employee Benefits-Dental	95	1,133	665	58.72%
Employee Benefits-ADD Life	12	147	98	66.67%
Employee Benefits-Disability	84	1,008	672	66.67%
FICA	808	9,114	6,063	66.53%
Medicare	189	2,464	1,418	57.55%
Employee Benefits-Retirement	1,149	13,936	8,040	57.69%
Unemployment	-	46	27	57.83%
Workers' Comp. Insurance	-	872	795	91.18%
Total Salaries and Benefits	16,608	210,564	122,662	58.25%
Communications	40	600	283	47.12%
Travel	-	50	-	0.00%
Dues and Fees	343	2,250	1,457	64.75%
Education and Training	-	1,250	-	0.00%
Other Expenditures	-	1,000	1,172	117.23%
General Supplies and Materials	-	150	-	0.00%
Small Equipment	24	-	137	100%
Total Operations	407	5,300	3,049	57.52%
City Clerk				
Salaries & Wages	13,336	173,872	99,701	57.34%
Employee Benefits-Medical	3,213	43,713	22,289	50.99%
Employee Benefits-Dental	79	941	553	58.76%
Employee Benefits-ADD Life	31	368	245	66.59%
Employee Benefits-Disability	121	1,393	969	69.55%
FICA	784	10,780	5,861	54.37%
Medicare	183	2,521	1,371	54.38%
Employee Benefits-Retirement	1,175	14,257	8,225	57.69%
Unemployment	-	114	67	58.34%
Workers' Comp. Insurance	-	532	485	91.18%
Total Salaries and Benefits	18,922	248,491	139,765	56.25%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	5,000	-	0.00%
Communications	63	900	442	49.07%
Advertising	-	250	-	0.00%
Travel	-	2,500	-	0.00%
Dues and Fees	36	6,500	2,152	33.11%
Education and Training	1,750	1,500	1,750	116.67%
Other Expenditures	-	500	182	36.32%
General Supplies and Materials	-	250	309	123.78%
General Supplies - Postage	5	200	197	98.31%
Small Equipment	36	2,500	134	5.34%
Software	-	19,500	15,336	78.65%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	1,890	39,650	20,501	51.70%
Elections				
Advertising	328	500	415	83.00%
Total Operations	328	500	415	100.00%
Contingency				
Contingency	-	139,750	-	0.00%
Total Operations	-	139,750	-	0.00%
Financial Administration				
Salaries & Wages	18,671	242,291	140,557	58.01%
Employee Benefits-Medical	6,164	88,111	43,142	48.96%
Employee Benefits-Dental	74	538	515	95.71%
Employee Benefits-ADD Life	37	441	294	66.67%
Employee Benefits-Disability	170	1,947	1,356	69.66%
FICA	1,064	15,021	8,018	53.38%
Medicare	249	3,513	1,875	53.38%
Employee Benefits-Retirement	1,637	19,868	11,462	57.69%
Unemployment	-	137	80	58.25%
Workers' Comp. Insurance	-	741	676	91.18%
Total Salaries and Benefits	28,064	372,608	207,974	55.82%
Professional Services - Audit	5,500	20,000	33,000	165.00%
Advertising/Promotions	493	2,650	1,126	42.51%
Printing and Binding	-	1,000	-	0.00%
Travel	-	50	-	0.00%
Dues and Fees	195	10,000	4,021	40.21%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	250	350	139.90%
General Supplies and Materials	-	1,300	681	52.38%
General Supplies-Postage	81	7,500	1,178	15.71%
Small Equipment	-	250	-	0.00%
Software	2,475	5,500	4,950	90.00%
Total Operations	8,744	50,000	45,306	90.61%
Licensing				
Salaries & Wages	1,955	25,413	14,640	57.61%
Employee Benefits-Medical	860	13,427	6,022	44.85%
Employee Benefits-Dental	28	217	198	91.03%
Employee Benefits-ADD Life	6	74	49	66.16%
Employee Benefits-Disability	16	204	129	63.18%
FICA	108	1,576	809	51.35%
Medicare	25	368	189	51.43%
Employee Benefits-Retirement	172	2,084	1,202	57.69%
Unemployment	-	23	13	57.91%
Workers' Comp. Insurance	-	39	36	91.18%
Total Salaries and Benefits	3,171	43,425	23,288	53.63%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	136	1,000	408	40.80%
Software	-	4,800	450	9.38%
Other Supplies-Uniforms	-	50	-	0.00%
Total Operations	136	5,950	858	14.42%
 Legal				
Professional Services - Legal	-	35,000	7,171	20.49%
Total Operations	-	35,000	7,171	20.49%
 Information Technology				
Salaries & Wages	6,407	83,285	47,979	57.61%
Employee Benefits-Medical	5	12,787	32	0.25%
Employee Benefits-Dental	95	1,133	665	58.72%
Employee Benefits-ADD Life	8	147	64	43.32%
Employee Benefits-Disability	58	669	466	69.68%
FICA	382	5,163	2,859	55.37%
Medicare	89	1,208	669	55.35%
Employee Benefits-Retirement	563	6,829	3,940	57.69%
Unemployment	-	46	27	57.83%
Workers' Comp. Insurance	-	255	233	91.18%
Total Salaries and Benefits	7,607	111,522	56,933	51.05%
 Professional Services		20,000	-	0.00%
Communications	45	600	472	78.62%
Dues and Fees	3	500	90	18.02%
Other Expenditures	-	250	-	0.00%
General Supplies and Materials	-	250	424	169.50%
Small Equipment	24	8,500	2,932	34.49%
Software	6,172	205,000	117,321	57.23%
Total Operations	6,244	235,100	121,238	51.57%
 Human Resources				
Salaries & Wages	4,639	60,311	34,744	57.61%
Employee Benefits-Medical	476	5,947	3,330	55.99%
Employee Benefits-Dental	14	169	98	58.28%
Employee Benefits-ADD Life	6	74	49	66.16%
Employee Benefits-Disability	42	485	336	69.28%
FICA	279	3,737	2,094	56.03%
Medicare	65	875	490	55.97%
Employee Benefits-Retirement	408	4,945	2,853	57.69%
Unemployment	-	23	13	57.78%
Workers' Comp. Insurance	-	185	169	91.18%
Total Salaries and Benefits	5,930	76,751	44,176	57.56%
 Professional Services	-	30,000	-	0.00%
Advertising/Promotions	-	100	-	0.00%
Communications	23	300	159	52.96%
Travel	-	1,000	-	0.00%
Dues and Fees	1	1,500	837	55.83%
Education and Training	1,750	4,500	1,750	38.89%
Other Expenditures	-	250	-	0.00%
General Supplies and Materials	-	500	243	48.60%
General Supplies-Postage	-	100	-	0.00%
Small Equipment	12	1,000	109	10.94%
Software	-	10,000	5,445	54.45%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	1,786	49,300	8,544	17.33%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
<i>Risk Management</i>				
Professional Services	-	20,000	10,000	50.00%
Liability Insurance	-	250,000	226,086	90.43%
<i>Total Operations</i>	-	270,000	236,086	87.44%
<i>General Government Building</i>				
Salaries & Wages	4,846	69,872	34,995	50.08%
Employee Benefits-Medical	895	12,787	6,365	49.78%
Employee Benefits-Dental	28	338	197	58.28%
Employee Benefits-ADD Life	12	147	98	66.67%
Employee Benefits-Disability	34	389	271	69.61%
FICA	291	4,332	2,102	48.53%
Medicare	68	1,013	492	48.54%
Employee Benefits-Retirement	334	4,049	2,336	57.69%
Unemployment	3	91	47	51.10%
Workers' Comp. Insurance	-	6,125	5,585	91.18%
<i>Total Salaries and Benefits</i>	6,512	99,143	52,487	52.94%
Professional Services	-	250	-	0.00%
Disposal - Garbage	30	500	203	40.62%
Lawn Care	50	350	197	56.28%
Pest Control	105	1,500	1,381	92.08%
Repairs and Maintenance	713	10,000	3,532	35.32%
Repairs and Maintenance - Vehicles	438	5,000	1,642	32.84%
Rental of Equipment	732	7,000	4,337	61.96%
Communications	2,214	15,000	20,729	138.19%
Dues and Fees	39	1,375	1,009	73.36%
Other Expenditures	926	1,000	1,407	140.75%
General Supplies and Materials	432	8,000	7,034	87.92%
Water and Sewer	491	2,000	1,353	67.64%
Natural Gas	187	2,500	2,460	98.40%
Electricity	1,679	13,500	8,983	66.54%
Gasoline and Diesel	292	3,500	2,200	62.87%
Small Equipment	362	2,000	1,401	70.03%
Software	-	500	-	0.00%
Other Supplies-Uniforms	-	100	-	0.00%
<i>Total Operations & Capital</i>	8,689	74,075	57,868	78.12%
<i>Communication & Eternal Affairs</i>				
Salaries & Wages	6,364	82,738	48,151	58.20%
EMPLOYEE BENEFITS - MEDICAL	1,721	23,195	12,044	51.92%
EMPLOYEE BENEFITS - DENTAL	56	1,133	395	34.88%
EMPLOYEE BENEFITS - ADD LIFE	12	147	98	66.67%
EMPLOYEE BENEFITS - DISABILITY	64	739	515	69.63%
FICA	379	5,129	2,867	55.89%
MEDICARE	89	1,200	670	55.87%
EMPLOYEE BENEFITS - RETIREMENT	559	6,784	3,914	57.69%
UNEMPLOYMENT	-	46	27	57.83%
WORKERS COMP INSURANCE	-	424	387	91.18%
<i>Total Salaries and Benefits</i>	9,244	121,535	69,067	56.83%
Communications	40	600	283	47.12%
Travel	-	700	-	0.00%
Dues and Fees	5	1,600	844	52.72%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	118	78.54%
Small Equipment	624	500	624	124.84%
Software	27	1,000	146	14.64%
<i>Total Operations</i>	696	6,050	2,015	33.30%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
TOTAL GENERAL GOVERNMENT	\$ 138,285	\$ 2,372,700	\$ 1,312,039	55.30%
<i>Municipal Court</i>				
Salaries & Wages	9,162	130,682	68,684	52.56%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	3,559	48,173	24,813	51.51%
Employee Benefits-Dental	93	1,104	653	59.11%
Employee Benefits-ADD Life	25	294	196	66.67%
Employee Benefits-Disability	83	958	667	69.64%
FICA	539	8,164	4,043	49.52%
Medicare	126	1,909	946	49.53%
Employee Benefits-Retirement	809	9,814	5,662	57.69%
Unemployment	-	137	53	38.83%
Workers' Compensation	-	403	367	91.18%
<i>Total Salaries and Benefits</i>	<i>14,396</i>	<i>202,138</i>	<i>106,083</i>	<i>52.48%</i>
Professional Services - Public Defender	905	4,800	3,562	74.21%
Professional Services - Solicitor/Judge	-	66,100	32,000	48.41%
Rental of Equipment	111	1,750	794	45.38%
Communications	(8)	500	220	44.09%
Advertising	-	50	-	0.00%
Printing & Binding	-	100	-	0.00%
Travel	-	4,000	1,233	30.83%
Dues and Fees	112	750	1,017	135.60%
Education and Training	-	1,500	500	33.33%
Other Expenditures	-	150	52	34.54%
General Supplies and Materials	341	1,200	940	78.32%
General Supplies and Materials Postage	67	750	535	71.29%
Food Supplies	107	2,400	1,244	51.82%
Small Equipment	-	500	133	26.56%
Software	1,690	24,000	8,192	34.13%
Intergovernmental - Inmate Housing	1,815	25,000	7,205	28.82%
Payment to Other Agencies	27,961	225,000	144,183	64.08%
<i>Total Operations</i>	<i>33,102</i>	<i>358,550</i>	<i>201,809</i>	<i>56.28%</i>
TOTAL JUDICIAL	\$ 47,498	\$ 560,688	\$ 307,892	54.91%
<i>Police Administration</i>				
Salaries & Wages	41,650	564,410	317,961	56.34%
Salaries & Wages-Overtime	39	4,250	350	8.23%
Employee Benefits-Medical	4,623	126,379	65,381	51.73%
Employee Benefits-Dental	187	4,612	2,561	55.54%
Employee Benefits-ADD Life	35	882	537	60.84%
Employee Benefits-Disability	252	4,159	2,762	66.42%
FICA	2,469	35,257	19,108	54.19%
Medicare	577	8,246	4,469	54.19%
Employee Benefits-Retirement	3,624	43,969	25,367	57.69%
Unemployment	5	342	205	59.83%
Workers' Compensation	-	19,947	18,187	91.18%
<i>Total Salaries and Benefits</i>	<i>53,459</i>	<i>812,453</i>	<i>456,886</i>	<i>56.24%</i>
Professional Services	-	1,000	-	0.00%
Repairs & Maintenance	-	5,375	138	2.56%
Repair & Maintenance-Vehicle	1,898	5,500	6,196	112.66%
Rental of Equipment	464	5,000	3,090	61.81%
Communications	215	3,000	1,502	50.07%
Advertising	-	5,000	1,712	34.24%
Printing and Binding	-	600	-	0.00%
Travel	434	5,000	1,938	38.75%
Dues and Fees	29	5,000	2,787	55.74%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Education and Training	-	5,000	2,155	43.10%
Other Expenditures	425	2,000	1,557	77.86%
General Supplies and Materials	-	2,000	818	40.88%
General Supplies - Postage	3	750	285	38.03%
Gasoline/Diesel	966	17,000	6,912	40.66%
Small Equipment	219	2,500	989	39.57%
Software	-	15,000	67	0.45%
Other Supplies - Uniforms	-	4,000	1,032	25.81%
Total Operations and Capital	4,652	83,725	31,179	37.24%

Criminal Investigation Division

Salaries & Wages	25,386	324,312	197,542	60.91%
Salaries & Wages-Overtime	-	8,000	252	3.16%
Employee Benefits-Medical	7,862	102,763	55,489	54.00%
Employee Benefits-Dental	350	4,303	2,450	56.95%
Employee Benefits-ADD Life	61	662	490	74.02%
Employee Benefits-Disability	248	2,430	2,010	82.72%
FICA	1,490	20,603	11,730	56.93%
Medicare	348	4,819	2,743	56.93%
Employee Benefits-Retirement	2,246	27,249	15,721	57.69%
Unemployment	-	205	120	58.39%
Workers' Compensation	-	13,801	12,583	91.18%
Total Salaries and Benefits	37,992	509,147	301,132	59.14%

Professional Services	-	500	182	36.35%
Repair & Maintenance	-	3,000	-	0.00%
Repair & Maintenance-Vehicle	1,672	4,000	2,583	64.58%
Communications	217	3,500	1,519	43.39%
Printing and Binding	-	250	32	12.87%
Travel	147	2,000	147	7.34%
Dues and Fees	23	750	1,424	189.88%
Education and Training	-	2,500	-	0.00%
Other Expenditures	3	800	516	64.55%
General Supplies and Materials	-	1,000	72	7.20%
General Supplies and Materials-Postage	-	50	8	15.42%
Gasoline and Diesel	1,061	13,000	6,415	49.35%
Small Equipment	83	3,000	83	2.77%
Software	-	5,000	3,511	70.22%
Other Supplies - Uniforms	-	2,000	80	3.99%
Total Operations and Capital	3,205	41,350	16,572	40.08%

Vice

Salaries & Wages	5,380	67,492	35,961	53.28%
Salaries & Wages-Overtime	481	2,000	1,196	59.82%
Employee Benefits-Medical	899	12,787	6,295	49.23%
Employee Benefits-Dental	56	338	339	100.16%
Employee Benefits-ADD Life	12	147	98	66.67%
Employee Benefits-Disability	46	523	364	69.63%
FICA	339	4,307	2,127	49.37%
Medicare	79	1,008	497	49.34%
Employee Benefits-Retirement	470	5,698	3,287	57.69%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Unemployment	-	46	27	57.83%
Workers' Compensation	-	3,115	2,840	91.18%
Total Salaries and Benefits	<u>7,763</u>	<u>97,461</u>	<u>53,031</u>	<u>54.41%</u>
Repairs & Maintenance Vehicles	6	2,500	572	22.90%
Repairs & Maintenance	-	600	-	0.00%
Dues and Fees	3	100	96	96.29%
Education & Training	-	500	-	0.00%
Gasoline	294	4,000	1,125	28.13%
Total Operations and Capital	<u>303</u>	<u>7,700</u>	<u>1,794</u>	<u>23.30%</u>
Patrol				
Salaries & Wages	145,665	1,810,314	1,033,708	57.10%
Salaries & Wages-Overtime	4,701	50,000	23,627	47.25%
Employee Benefits-Medical	46,617	661,776	288,192	43.55%
Employee Benefits-Dental	1,647	19,740	10,164	51.49%
Employee Benefits-ADD Life	331	3,969	2,401	60.49%
Employee Benefits-Disability	1,214	14,123	8,889	62.94%
FICA	8,945	115,341	62,751	54.41%
Medicare	2,092	26,975	14,676	54.40%
Employee Benefits-Retirement	12,572	152,544	88,006	57.69%
Unemployment	4	1,231	745	60.49%
Workers' Compensation	97	83,379	76,126	91.30%
Total Salaries and Benefits	<u>223,885</u>	<u>2,939,392</u>	<u>1,609,285</u>	<u>54.75%</u>
Professional Services	-	4,000	3,375	84.38%
Repair & Maintenance	260	24,100	6,032	25.03%
Repair & Maintenance-Vehicle	3,454	85,000	47,936	56.40%
Communications	1,810	25,000	12,916	51.67%
Printing and Binding	135	400	588	146.93%
Travel	188	6,000	2,720	45.34%
Dues and Fees	(5,775)	4,000	(225)	-5.63%
Education & Training	-	10,000	1,636	16.36%
Other Expenditures	134	2,000	1,703	85.14%
General Supplies and Materials	265	4,000	4,221	105.52%
Gasoline and Diesel	9,678	120,000	63,425	52.85%
Small Equipment	266	22,000	2,161	9.82%
Software	14,163	21,000	17,433	83.02%
Other Supplies - Uniforms	2,430	51,000	20,916	41.01%
Capital Outlay - Vehicles	-	-	1,117,951	100%
Payment to Other Agencies	-	7,500	4,813	64.17%
Total Operations and Capital	<u>27,009</u>	<u>386,000</u>	<u>1,307,600</u>	<u>338.76%</u>
Police Training				
Salaries & Wages	3,715	46,792	28,321	60.52%
Employee Benefits-Medical	1	19,501	4	0.02%
Employee Benefits-Dental	-	567	-	0.00%
Employee Benefits-ADD Life	-	74	-	0.00%
Employee Benefits-Disability	-	388	-	0.00%
FICA	207	3,025	1,580	52.22%
Medicare	48	707	369	52.25%
Employee Benefits-Retirement	330	4,001	2,308	57.69%
Unemployment	-	23	13	57.83%
Workers' Compensation	-	1,093	997	91.18%
Total Salaries and Benefits	<u>4,300</u>	<u>76,171</u>	<u>33,592</u>	<u>44.10%</u>



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Repair & Maintenance-Vehicle	-	2,000	332	16.60%
Repairs & Maintenance	-	600	-	0.00%
Communications	-	300	-	0.00%
Travel	-	2,500	-	0.00%
Dues and Fees	4	750	135	18.03%
Education and Training	-	3,000	1,500	50.00%
General Supplies and Materials	-	2,000	-	0.00%
Weapons Supplies & Ammunition	-	40,000	26,311	65.78%
Gasoline and Diesel	67	1,000	67	6.73%
Small Equipment	-	8,000	-	0.00%
Software	-	2,750	2,292	83.33%
Other Supplies - Uniforms	-	600	115	19.20%
Intergovernmental	-	2,500	2,500	100.00%
Total Operations and Capital	<u>72</u>	<u>66,000</u>	<u>33,252</u>	<u>50.38%</u>
Police Stations and Buildings				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	90	1,200	609	50.77%
Pest Control	(5)	1,000	509	50.88%
Repairs and Maintenance	538	19,409	3,742	19.28%
Rental of Land & Building	3,622	45,000	28,572	63.49%
Communications	1,975	25,000	18,931	75.72%
Dues & fees	37	375	255	68.13%
Other Expenditures	-	-	14	100%
General Supplies and Materials	-	3,000	1,751	58.36%
Water/Sewer	450	5,000	2,972	59.44%
Electricity	1,239	12,000	7,064	58.87%
Small Equipment	299	2,500	299	11.96%
Software	-	500	-	0.00%
Total Operations	<u>8,244</u>	<u>115,234</u>	<u>64,718</u>	<u>56.16%</u>
Probation				
Salaries & Wages	8,415	99,640	59,946	60.16%
Salaries & Wages - Overtime	-	250	-	0.00%
Employee Benefits-Medical	2,255	30,034	15,672	52.18%
Employee Benefits-Dental	76	904	530	58.59%
Employee Benefits-ADD Life	18	221	147	66.50%
Employee Benefits-Disability	70	798	558	69.88%
FICA	508	6,193	3,612	58.33%
Medicare	119	1,448	845	58.35%
Employee Benefits-Retirement	675	8,191	4,726	57.69%
Unemployment	-	68	40	58.63%
Workers' Compensation	-	3,457	3,152	91.18%
Total Salaries and Benefits	<u>12,135</u>	<u>151,204</u>	<u>89,228</u>	<u>59.01%</u>
Communications	40	500	283	56.55%
Dues and Fees	7	250	50	20.16%
Education and Training	-	250	-	0.00%
Other Expenditures	-	-	15	100%
General Supplies and Materials	-	100	18	18.38%
Small Equipment	-	200	-	0.00%
Software	180	3,000	3,790	126.33%
Other Supplies - Uniforms	39	1,000	76	7.61%
Total Operations and Capital	<u>266</u>	<u>5,300</u>	<u>4,233</u>	<u>79.86%</u>
Fire Services				
Intergovernmental-Fire Services	-	3,868,967	3,868,971	0.00%
Total Fire Services	<u>-</u>	<u>3,868,967</u>	<u>3,868,971</u>	<u>0.00%</u>
TOTAL PUBLIC SAFETY	<u>\$ 383,285</u>	<u>\$ 9,160,104</u>	<u>\$ 7,871,473</u>	<u>85.93%</u>



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Highways and Streets				
Professional Services-Engineering	-	500	-	0.00%
Disposal-Garbage/Recycling	130	750	1,237	164.92%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	987	78,000	79,233	101.58%
Repairs & Maintenance-Vehicles	23	5,000	468	9.36%
Rental of Equipment	-	2,000	15,509	775.46%
Dues and Fees	-	500	10,000	2000.00%
Contract Labor	38,931	360,000	272,517	75.70%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	-	500	4,491	898.30%
Water and Sewer	-	600	-	0.00%
Electricity	64	1,500	389	25.95%
Gasoline/Diesel	320	5,000	1,317	26.34%
Small Equipment	-	3,000	3,131	104.36%
Total Operations	40,454	458,600	388,293	84.67%
Street Lights				
Repairs & Maintenance	-	20,000	2,617	13.08%
Electricity-Street Lights	11,544	130,000	73,468	56.51%
Total Street Lights	11,544	150,000	76,085	50.72%
Traffic Lights				
Repairs & Maintenance	-	15,000	4,830	32.20%
Electricity-Traffic Lights	234	3,000	1,529	50.97%
Total Traffic Lights	234	18,000	6,359	35.33%
TOTAL PUBLIC WORKS	\$ 52,233	\$ 626,600	\$ 470,737	75.13%
Tree Commission				
Repairs & Maintenance	-	31,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	44	8.82%
Education and Training	-	1,000	-	0.00%
General Supplies & Materials	-	750	252	33.55%
Books and Periodicals	-	500	-	0.00%
Total Operations	-	35,000	296	0.85%
Culture and Recreation				
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
TOTAL CULTURE AND RECREATION	\$ -	\$ 39,000	\$ 4,296	11.01%
Building Inspections				
Salaries & Wages	17,646	235,622	128,549	54.56%
Employee Benefits-Medical	2,757	46,983	19,295	41.07%
Employee Benefits-Dental	150	1,683	1,047	62.22%
Employee Benefits-ADD Life	37	515	294	57.10%
Employee Benefits-Disability	149	1,893	1,190	62.86%
FICA	1,076	14,608	7,835	53.64%
Medicare	252	3,417	1,832	53.63%
Employee Benefits-Retirement	1,592	19,321	11,147	57.69%
Unemployment	-	182	106	58.46%
Workers' Compensation	-	3,288	2,998	91.18%
Total Salaries and Benefits	23,658	327,512	174,294	53.22%



**General Fund Expenditures
As of July 31, 2024**

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Professional Services-Legal	-	1,000	285	28.50%
Repairs & Maintenance - Vehicles	151	2,000	1,081	54.04%
Communications	157	2,000	1,098	54.88%
Advertising -Promotions	-	500	-	0.00%
Printing & Binding	-	200	175	87.50%
Travel	-	1,000	-	0.00%
Dues and Fees	26	1,200	395	32.91%
Education and Training	300	2,000	300	15.00%
Other Expenditures	-	250	164	65.70%
General Supplies and Materials	-	200	36	18.01%
General Supplies - Postage	-	50	70	139.22%
Gasoline/Diesel	279	4,000	1,455	36.37%
Books and Periodicals-Code Books	-	50	-	0.00%
Small Equipment	433	1,000	1,000	100.02%
Software	-	21,500	5,203	24.20%
Other Supplies - Uniforms	-	250	-	0.00%
Total Operations	1,346	37,200	11,261	30.27%
Urban Redevelopment and Housing				
Intergovernmental	-	-	-	0.00%
Total Operations	-	-	-	100%
Planning and Zoning				
Salaries & Wages	10,142	137,422	78,440	57.08%
Employee Benefits-Medical	2,246	25,321	15,720	62.08%
Employee Benefits-Dental	38	217	265	122.03%
Employee Benefits-ADD Life	25	221	210	95.02%
Employee Benefits-Disability	116	1,104	970	87.83%
FICA	571	8,520	4,435	52.06%
Medicare	132	1,993	1,028	51.58%
Employee Benefits-Retirement	924	11,268	6,471	57.42%
Unemployment	(4)	68	38	56.59%
Workers' Compensation	(284)	6,309	3,764	59.67%
Total Salaries and Benefits	13,907	192,443	111,340	57.86%
Professional Services-Engineering	7,302	80,000	40,048	50.06%
Professional Services-Legal	-	7,000	3,268	46.68%
Communications	45	600	318	52.97%
Advertising	4,060	2,500	6,522	260.89%
Printing & Binding	5	28,000	5,699	20.35%
Travel	-	750	-	0.00%
Dues and Fees	9	2,000	1,785	89.23%
Education and Training	-	1,000	-	0.00%
Planning & Zoning Meeting Fees	441	3,000	1,813	60.43%
Other Expenditures	-	250	621	248.40%
General Supplies and Materials	-	1,500	13	0.88%
General Supplies - Postage	1	1,000	211	21.08%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	300	2,500	471	18.83%
Software	-	11,800	5,250	44.49%
Total Operations	12,162	141,950	66,017	46.51%
Economic Development				
Salaries & Wages	707	9,193	5,350	58.20%
FICA	42	570	318	55.87%
Medicare	10	133	75	56.02%
Employee Benefits - Retirement	62	754	435	57.69%
Workers Comp Insurance	-	47	43	91.17%
Total Salaries & Benefits	821	10,697	6,221	58.16%
Rental of land & building	-	-	1,474	0.00%
Other Expenditures	936	-	988	0.00%
General Supplies & Materials	-	-	7,338	0.00%



General Fund Expenditures
As of July 31, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Total Operations	<u>936</u>	<u>-</u>	<u>9,800</u>	<u>100.00%</u>
Intergovernmental				
Intergovernmental - COED	-	13,000	13,000	100.00%
Total Intergovernmental	<u>-</u>	<u>13,000</u>	<u>13,000</u>	<u>100.00%</u>
TOTAL HOUSING AND DEVELOPMENT	<u>\$ 52,830</u>	<u>\$ 722,802</u>	<u>\$ 391,935</u>	<u>54.22%</u>
Capital Lease				
Capital lease - Interest	9,108	78,152	46,293	59.23%
Capital lease Principal	30,619	347,079	156,180	45.00%
TOTAL CAPITAL LEASE	<u>\$ 39,727</u>	<u>\$ 425,231</u>	<u>\$ 202,474</u>	<u>47.61%</u>
Other Financing Uses				
Transfer to Other Funds	8,250	67,875	8,250	12.15%
TOTAL OTHER FINANCING USES	<u>\$ 8,250</u>	<u>\$ 67,875</u>	<u>\$ 8,250</u>	<u>12.15%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 722,108</u>	<u>\$ 13,975,000</u>	<u>\$ 10,569,095</u>	<u>75.63%</u>



**American Rescue Plan (ARP) Act of 2021
As of July 31, 2024**

	2024		YTD		% of Annual
REVENUES:	Transactions	2024 Budget	Transactions		Budget
Interest Revenue	6,973	-	48,671		100%
Miscellaneous Revenue	-	2,000,000	-		0.00%
TOTAL REVENUES	\$ 6,973	\$ 2,000,000	\$ 48,671		2.43%
EXPENDITURES:					
Repairs & Maintenance	-	-	29,804		100%
Capital Outlay - Infrastructure	8,159	2,000,000	213,839		10.69%
TOTAL EXPENDITURES	\$ 8,159	\$ 2,000,000	\$ 243,643		12.18%



**Operating Grant Fund
As of July 31, 2024**

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Atlanta Regional Commission Grant	-	75,000	40,872	54.50%
TOTAL REVENUES	\$ -	\$ 75,000	\$ 40,872	54.50%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	10,433	75,000	65,502	87.34%
TOTAL EXPENDITURES	\$ 10,433	\$ 75,000	\$ 65,502	87.34%



Parks&RecreationFund
As of July 31, 2024

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Alcoholic Bev Excise Tax Beer & Wine	22,335	300,000	146,371	48.79%
Alcoholic Bev Excise Tax Distilled Spirit	7,947	125,000	54,400	43.52%
Local Option Mixed Drink Tax	5,175	80,000	42,488	53.11%
Penalties and Interest	99	250	565	226.19%
Miscellaneous Revenue	-	344,750	-	0.00%
Rents and Royalties	7,568	25,000	34,164	136.66%
TOTAL REVENUES	\$ 43,123	\$ 875,000	\$ 277,988	31.77%
EXPENDITURES:				
Disposal-GarbageDepot	-	500	-	0.00%
Pest Control - Depot	45	750	454	60.50%
Repairs & Maintenance - Depot	51	5,000	5,579	111.58%
Communications	139	1,750	969	55.39%
General Supplies - Depot	-	1,000	29	2.86%
Water/Sewer - Depot	12	250	81	32.44%
Natural Gas - Depot	119	2,000	1,189	59.47%
Electricity - Depot	702	5,000	1,933	38.67%
Small Equipment - Depot	-	500	10,725	2144.97%
Capital Outlay - Buildings	-	-	151,460	100%
Disposal - Garbage Parks	146	1,750	876	50.03%
Lawn Care	1,243	8,000	5,123	64.04%
Pest Control - Parks	165	750	1,783	237.73%
Repairs & Maintenance - Parks	13,170	26,328	51,651	196.18%
Rental - Equipment & Land	-	1,000	-	0.00%
Communications	40	500	480	96.06%
Dues and Fees	-	500	434	86.80%
Contract Labor	-	167,600	19,050	11.37%
General Supplies and Materials - Parks	-	2,000	1,353	67.66%
Water/Sewer - Parks	775	6,500	5,421	83.41%
Electricity - Parks	452	4,500	6,515	144.78%
Small Equipment - Parks	24	500	531	106.23%
Capital Outlay - Site Improvements	-	70,000	14,602	20.86%
Capital Outlay - Site Impro Barrett Pa	-	-	342,429	100%
Capital Outlay - Site Impro Karen Barn	-	-	112,457	100%
Capital Outlay - Buildings	30,864	-	30,864	100%
Capital Outlay - Mach & Equip	-	-	48,065	100%
Transfers to Other Funds	-	568,322	105,262	18.52%
TOTAL EXPENDITURES	\$ 47,946	\$ 875,000	\$ 919,316	105.06%



**Tax Allocation District Fund
As of July 31, 2024**

	2024		YTD	% of Annual
REVENUES:	Transactions	2024 Budget	Transactions	Budget
Intergovernmental Cherokee County Govt	-	87,544	16,682	19.06%
Intergovernmental Cherokee County School E	-	290,693	51,418	17.69%
Transfers from General Fund	8,250	67,875	8,250	12.15%
TOTAL REVENUES	\$ 8,250	\$ 446,112	\$ 76,349	17.11%
EXPENDITURES:				
Transfer to Debt Service Fund	-	446,112	330,593	74.11%
TOTAL EXPENDITURES	\$ -	\$ 446,112	\$ 330,593	74.11%



Hotel/Motel Tax Fund
As of July 31, 2024

REVENUES:	2024		YTD	% of Annual
	Transactions	2024 Budget	Transactions	Budget
Hotel/Motel Taxes	631	6,000	3,773	62.88%
TOTAL REVENUES	\$ 631	\$ 6,000	\$ 3,773	62.88%
EXPENDITURES:				
Advertising/Promotions	-	5,000	-	0.00%
Payment to Other Agencies	-	1,000	2,500	250.00%
TOTAL EXPENDITURES	\$ -	\$ 6,000	\$ 2,500	41.67%



Urban Redevelopment Agency
As of July 31, 2024

	2024		YTD	% of Annual
REVENUES:	Transactions	2024 Budget	Transactions	Budget
Interest	41,771	-	359,958	100%
Proceeds from General Long-term Debt	-	15,000,000	-	0.00%
TOTAL REVENUES	\$ 41,771	\$ 15,000,000	\$ 359,958	2.40%
EXPENDITURES:				
Transfer to Town Center Fund	188,768	15,000,000	4,635,289	30.90%
TOTAL EXPENDITURES	\$ 188,768	\$ 15,000,000	\$ 4,635,289	30.90%



**SPLOST V Fund
As of July 31, 2024**

REVENUES:	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
SPLOST V Revenue	479,520	1,500,000	1,660,088	110.67%
Grant Revenue-LMIG	-	185,000	422,677	228.47%
Assessments - Roads & sidewalks	-	-	8,946	100%
Proceeds from GTIB Loan	447,376	6,000,000	1,433,926	23.90%
TOTAL REVENUES	\$ 926,896	\$ 7,685,000	\$ 3,525,637	45.88%
EXPENDITURES:				
Capital Outlay-Buildings	-	-	32,272	100%
Capital Outlay-Site improv parking lot	3,699	-	11,024	100%
Capital Outlay - Equipment	-	-	22,648	100%
Capital Outlay-Industrial Connector	-	-	-	100%
Capital Outlay-Site improv parking	-	1,000,000	-	0.00%
Capital Outlay-LMIG	1,930	185,000	6,827	3.69%
Capital Outlay-Hickory Springs Ind Connector	1,611	-	23,653	100%
Capital Outlay-HS Pkwy Phase II	444,755	2,000,000	1,420,808	71.04%
Capital Outlay-HS Pkwy Phase III	31,194	3,000,000	1,985,976	66.20%
Capital Outlay - Equipment	-	-	65,181	100%
Capital Outlay - HS Pkwy Sidewalk	-	250,000	-	0.00%
Capital Outlay - Hickory Sidewalk	-	1,000,000	7,525	0.75%
Capital Outlay - Fox Creek/Turner Village	4,140	250,000	256,507	102.60%
TOTAL EXPENDITURES	\$ 487,328	\$ 7,685,000	\$ 3,832,421	49.87%



SPLOST VI Fund
As of July 31, 2024

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



Town Center Fund
As of July 31, 2024

Revenues	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Transfer from Other Funds	188,768	15,300,000	4,635,289	30.30%
TOTAL REVENUES	\$ 188,768	\$ 15,300,000	\$ 4,635,289	30.30%

Expenditures				
Professional Services	-	300,000	2,500	0.83%
Capital Outlay - Site Improvements	9,798	5,000,000	1,267,832	25.36%
Capital Outlay - Buildings City Hall	-	-	64,382	100%
Capital Outlay - Buildings Parking Deck	110,392	10,000,000	3,562,932	35.63%
Capital Outlay - Buildings Amphitheater	6,600	-	8,000	100%
TOTAL EXPENDITURES	\$126,790	\$15,300,000	\$4,905,646	32.06%



Debt Service Fund
As of July 31, 2024

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



Stormwater Utility Fund
As of July 31, 2024

REVENUES:	2024 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
Stormwater Utility Fees	363	610,000	33,907	5.56%
Contributions from Private Source	19,412	-	19,412	100%
TOTAL REVENUES	\$ 19,775	\$ 610,000	\$ 53,319	8.74%
EXPENSES:				
Salaries & Wages	5,076	60,916	35,532	58.33%
Employee Benefits - Medical Insurance	3,023	36,277	21,161	58.33%
Employee Benefits - Dental Insurance	94	1,133	658	58.08%
Employee Benefits - Disability	12	485	84	17.32%
Employee Benefits - ADD Life	40	147	280	190.48%
FICA	315	3,778	2,205	58.36%
Medicare	75	883	525	59.46%
Employee Benefits - Retirement	416	4,995	2,912	58.30%
Unemployment	4	46	28	60.87%
Workers Comp Insurance	284	3,410	1,988	58.30%
Professional Services - Legal	-	1,000	-	0.00%
Professional Services - Engineer	-	100,000	-	0.00%
Repairs & Maintenance	1,074	216,630	4,454	2.06%
Repairs & Maintenance - Vehicles	1,611	2,500	1,830	73.19%
Rental of Equipment	-	1,000	-	0.00%
Pest Control	125	500	446	89.25%
Communications	78	1,000	549	54.88%
Dues and Fees	1	5,000	5,356	107.12%
Training	300	1,500	300	20.00%
Other Expenditures	375	250	526	210.60%
General Supplies & Materials	-	500	-	0.00%
General Supplies - Postage	32	500	111	22.12%
Water/Sewer	-	1,000	(986)	-98.56%
Gasoline & Diesel	94	5,000	811	16.22%
Small Equipment	95	3,200	3,397	106.15%
Other Supplies-Uniforms	-	250	-	0.00%
Depreciation	-	150,000	-	0.00%
Contingency	-	6,100	-	0.00%
Capital Lease Interest	-	2,000	-	0.00%
TOTAL EXPENSES	\$ 13,126	\$ 610,000	\$ 82,167	13.47%



**Holly Springs Tree Commission
Budget to Actual Comparison Report
As of July 31, 2024**

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

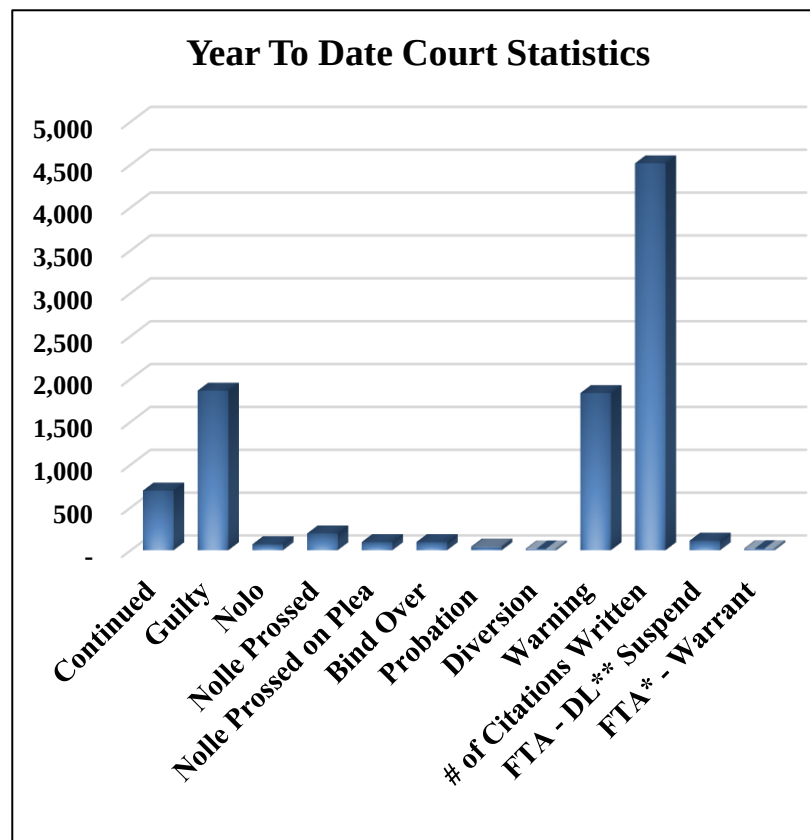


City of Holly Springs Court Statistics 2024 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	84	86	137	89	95	115	89						695
Guilty	184	205	408	255	207	352	250						1,861
Nolo	11	9	15	6	11	9	8						69
Nolle Prossed	33	26	29	13	29	38	27						195
Nolle Prossed on Plea	6	16	8	17	22	11	15						95
Bind Over	9	14	15	23	10	10	14						95
Probation	4	13	4	1	8	6	6						42
Diversion	0	3	5	4	5	1	2						20
Warning	327	230	277	267	235	230	267						1,833
# of Citations Written	627	641	661	652	633	619	679						4,512
FTA - DL** Suspend	22	10	4	22	10	15	28						111
FTA* - Warrant	4	4	8	1	2	2	2						23
	1,311	1,257	1,571	1,350	1,267	1,408	1,387	-	-	-	-	-	9,551

* Failure to Appear

** Driver's License

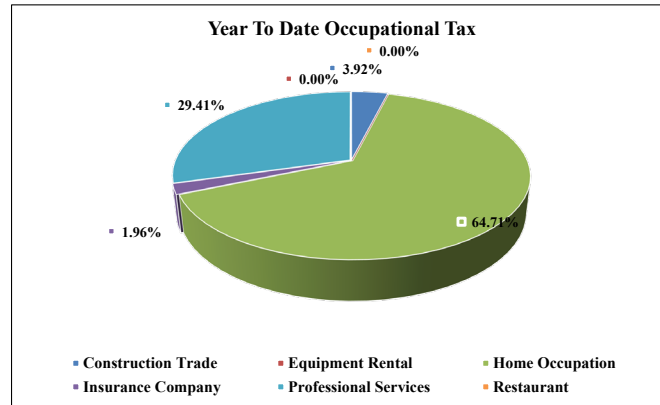




**City of Holly Springs
Occupational Tax Summary
2024 Year to Date**

Construction Trade
Equipment Rental
Home Occupation
Insurance Company
Professional Services
Restaurant

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	2	-	-	-	-	-	-	-	-	-	-	-	2	3.92%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	8	5	5	6	3	4	2	-	-	-	-	-	33	64.71%
Insurance Company	-	-	-	-	1	-	-	-	-	-	-	-	1	1.96%
Professional Services	3	3	1	2	1	1	4	-	-	-	-	-	15	29.41%
Restaurant	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
	13	8	6	8	5	5	6	-	-	-	-	-	51	100.00%

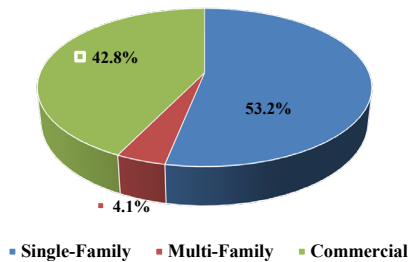




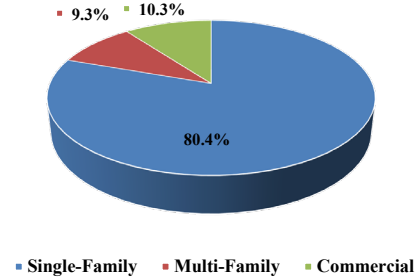
City of Holly Springs
Building Permits and Certificates of Occupancy
2024 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	1	7	4	9	11	8	8						48
Accessory Structures	1	2	2	3	3	3							14
Additions		1	3		2								6
Basement Buildouts		1		1			1						3
Mechanical	1	1	2	5	8	5	5						27
Plumbing	2	1	2	1	1		3						10
Electrical	1	2	3	3		1	1						11
Miscellaneous	9	3		2	4	1	5						24
Residential Fence	3		4	1	5	3	3						19
Certificates of Completion	2	3	5	2	1		7						20
Certificates of Occupancy	13	16	9	4	13	7	4						66
Multi-Family													
Townhomes	11												11
Apartments													0
Misc-Multi Family													0
Certificates of Occupancy	10												10
Commercial													
New Structures			2		3	1	7						13
Addition-C													0
Tenant Build Outs	1	1		1	3	2							8
Accessory Structures			1		1	1							3
Mechanical				1			1						2
Plumbing				1									1
Electrical	1		2	3	1		1						8
Misc-C	3	2	6	8	7	9	3						38
Signs	3	2	3	10	1	2	5						26
Utilities	2	2	1	2	3	3	3						16
Commercial Fence	1				1								2
Certificates of Completion		1	1			1	1						4
Certificates of Occupancy		1		1	2	1	2						7

Year To Date Permits Issued



Year To Date Certificates of Occupancy Issued





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

Description	Jul-24
Pot Hole Repair	1
Tree Service Work	4
ROW Mowing	50
Dead Animal Pick Up	0
Street Sweeping	1
Road Salting	0
Sign Maintenance	2
Litter Pickup	1
Stormwater maintenance	1
Traffic Signals	1
Equipment Maintenance	3
Misc. Work Orders	6
PARKS	
J.B. Owens	18
Barrett Park	18
Karen J. Barnett Park	14
J.C. Mullins	30
Monthly Totals	150



City of Holly Springs Stormwater Statistics 2024 Year to Date

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	2	2	4	0	2	1	3						14
Number of Stormwater Complaints	2	2	4	0	2	1	3						14
Miles of Road Swept	0	0	0	0	0	0	4.2						4.2

