



City of Holly Springs

Date: Monday, April 8, 2024

Location: 3235 Holly Springs Pkwy.

**Holly Springs Community Development Committee
Agenda
6:30 p.m., Council Chambers**

Kyle Whitaker – Chair, Jeff Wilbur – Co-Chair

- I. CALL TO ORDER
- II. NEW BUSINESS
 - A. Discuss Cherokee County Rezoning Case #24-06-008
- III. ADJOURNMENT



CHEROKEE COUNTY
Application for Public Hearing

Pre-Application Meeting Date: _____

Preliminary Review Meeting Date: 3/16/2023

Community Information and Input Meeting Date: 5/2/2023

Applicant, or representative for applicant, **must attend** the Public Hearing. Failure of the applicant or his agent(s) to be present at the public hearing constitutes abandonment and dismissal of the case

Request Public Hearing (check all that apply)

<input checked="" type="checkbox"/>	REZONING
<input type="checkbox"/>	MODIFICATION OF ZONING CONDITIONS
<input type="checkbox"/>	CONCURRENT VARIANCE(S)
<input type="checkbox"/>	SPECIAL USE PERMIT
<input type="checkbox"/>	LEGACY LOT
<input type="checkbox"/>	OTHER:

SECTION I

CONTACTS	
Applicant	Name/Company Name: <u>Kashif Rana / Airish Group of Investment LLC</u>
Representative	Name/Company Name: <u>Jerry Johnson / Perspective Engineering Inc.</u>

SECTION II

PROPERTY INFORMATION [refer to www.cherokeega.com – GIS and Mapping Tab]	
Tax Identification #(s): (Ex: 14N22 006 N)	<u>15N15 085</u>
Property Identification #(s): (Ex: 14-0226-0014)	<u>15-0489-0002</u>
Address(es):	<u>4080 Holly Springs Pkwy, Canton GA 30115</u>
Land Lot(s): <u>489, 520</u>	Land District(s): <u>15th</u>
Total Acreage:	<u>3.27 Ac</u>
Future Development Map Designation:	<u>Regional Center</u>
Current Zone: <u>R-40</u>	Proposed Zone: <u>GC</u>
Proposed Use of Property: <u>Restaurant, Retail, office, C-Store</u>	

SECTION III

ADDITIONAL INFORMATION			
Is water available?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Jurisdiction: Cherokee County
Is sewer available?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Jurisdiction: Cherokee County

SECTION IV

LETTER OF INTENT - Provide a brief description of the proposed project. (Include information regarding the proposed use of the property; the acreage or size of the tract; the zoning classification(s) requested; the number of lots or number of dwelling units proposed; house size (sq. ft.) proposed; the density in terms of gross square footage per acre, if commercial, industrial or office / institutional use; number of parking spaces; height of buildings; etc.)

The proposed Rezoning is for a 3.27 Acre tract Located along the western Right of Way of Holly Springs Parkway North of the intersection with Rabbit Hill Road. This Property is currently zoned R-40 and we are Seeking a rezoning to GC for multiple Commercial Uses to include, but not be Limited to, Restaurant, Retail, Office, and Convenience Store. The Total proposed Square Footage of the Proposed buildings is approximately 23,096 SF. This would yield approximately 7,063 SF Per acre of Commercial buildy space between the Various proposed Uses. The development proposes approximately 115 parking spaces and would be in Compliance with the Cherokee County parking Code. The proposed zoning and Uses are within the proposal future Land uses that Cherokee County has established in the current Land use Planning documents. All Proposed buildings will be less than thirty (30) feet in height

Arrish Group of Investment LLC
1608 Copper Leaf Ct
Kennesaw, GA 30152

August 1, 2023

Cherokee County Board of Commissioners
1130 Bluffs Pkwy
Canton, GA 30114

RE: Rezoning Tax Parcel ID: 15N15 085

Dear Board of Commissioners,

This letter shall serve as a notice of intent by Arrish Group of Investment, LLC (Applicant) to request a rezoning of the property identified as the tax parcel referenced above (Subject Property) from R-40 to GC for multiple commercial uses to include, but not be limited to, restaurant, retail, c-store, and office. The subject site has previously been used as a single-family residence. We are proposing to remove the existing 1-story frame home for the proposed development. We feel that this proposed development is the best use of the subject property and conforms with the future land use plan of Cherokee County.

The subject property contains approximately 3.27 acres as shown on the attached boundary survey and is located at 4080 Holly Springs Parkway in Land Lots 489 and 520 of the 15th District in unincorporated Cherokee County. Although the property is contiguous to the city limits of the City of Holly Springs, it is also contiguous to other property that remains within the unincorporated areas of Cherokee County. After consideration of the tax implications that annexing into the city would have on the property, we have decided to keep the property in unincorporated Cherokee County and to not forego annexation into the City of Holly Springs

Should you have any questions, please don't hesitate to reach out to us. We really appreciate your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to be the name 'J. A.', written in a cursive style.

Managing Member

SECTION V

APPLICANT RESPONSE STATEMENT FOR REZONING / MODIFICATIONS TO ZONING CONDITIONS / OTHER –

Please respond to the following:

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 provide a use that is suitable in view of the use and development of adjacent and nearby property. There are similar land uses along the existing corridor that the property is located along.*
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. *The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby property. Appropriate zoning buffers will be established along residentially zoned properties. No access will be made through residential streets.*
3. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned. *As currently zoned, the use is not the best use of the property. Single family residential use is not the best use for property located along an arterial and nearby adjacent to an interstate highway.*
4. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. *The proposed zoning will not result in an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Owner has been working with City of ^{Holly} Springs Design team to incorporate access to this project with their ongoing road project.*
5. Whether the proposed zoning is in conformity with the policy and interest of the land use plan. *The proposed zoning is in conformity with the policy and interest of the Cherokee County Land Use Plan.*
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning. *There are no known existing or changing conditions that would affect the use and development of the property with the exception of the ongoing road project along Holly Springs Pkwy which will only improve access to the site and allow for additional vehicle trips.*

SECTION VIII

CAMPAIGN DISCLOSURE STATEMENT

Nothing in Chapter 36 of Official Code of Georgia Annotated shall be construed to prohibit a local government official from voting on a zoning decision when the local government is adopting a zoning ordinance for the first time or when a local government is voting upon a revision of the zoning ordinance initiated by the local government pursuant to a comprehensive plan as defined in Chapter 70 of this title.

No, I have not made any campaign contribution to County Officials voting on this application exceeding \$250 in the past two years.

Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

To whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: [Handwritten Signature]

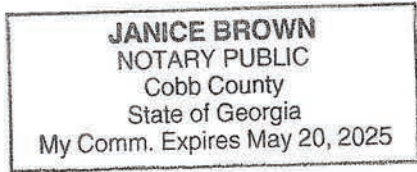
Print Name: KASHIP RANA

Date: 7/10/23

Sworn to and subscribed before me this: 10 day of July, 2023.

Notary Signature: Janice Brown

(Notary Seal)



SECTION IX

AUTHORIZATION OF PROPERTY OWNER – USE A SEPARATE PAGE FOR EACH PROPERTY OWNER LISTED ON THE PROPERTY DEED.


I, Kashif Rana, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Cherokee County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a request for (check all that apply):

<input checked="" type="checkbox"/>	REZONING (with or without concurrent variance(s))
<input type="checkbox"/>	MODIFICATION OF ZONING CONDITIONS
<input type="checkbox"/>	SPECIAL USE PERMIT (with or without concurrent variance(s))
<input type="checkbox"/>	LEGACY LOT
<input type="checkbox"/>	OTHER:

I hereby authorize the staff of the Cherokee County Planning and Zoning Department to inspect the premises which are subject of the application.

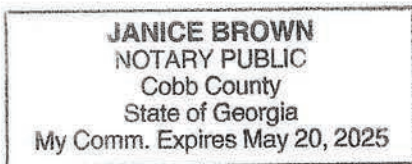
Applicant	Name: <u>Kashif Rana</u>		
	Address: <u>3807 Due West Road</u>		
	City: <u>Marietta</u>	State: <u>GA</u>	Zip: <u>30064</u>

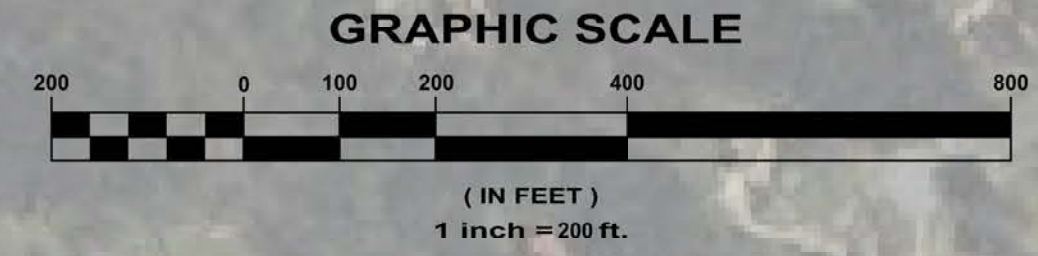
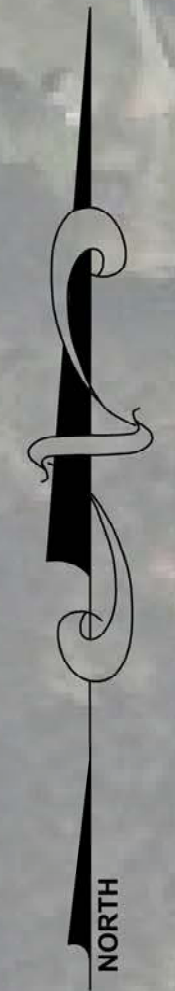
Property Owner	Name: <u>Aarish Group of Investment LLC</u>		
	Address: <u>1008 Copper Leaf Ct</u>		
	City: <u>Kennesaw</u>	State: <u>GA</u>	Zip: <u>30152</u>
	Signature: 		
	Print Name: <u>KASHIF RANA</u>		Date: <u>7/10/23</u>

Sworn to and subscribed before me this: 10 day of July, 2023

Notary Signature: Janice Brown

(Notary Seal)





ENDANGERED SPECIES NOTE:

ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE, THE FOLLOWING THREATENED OR ENDANGERED SPECIES' RANGE IN THE GENERAL AREA OF THE PROPOSED PROJECT. IT SHOULD BE NOTED THAT THERE ARE NO CRITICAL HABITATS WITHIN THE PROJECT AREA.

GRAY BAT (*Myotis grisescens*) = ENDANGERED
 WHOOPING CRANE (*Grus americana*) = EXPERIMENTAL POPULATION, NON-ESSENTIAL
 CHEROKEE DARTER (*Etherostoma scotti*) = THREATENED
 MONARCH BUTTERFLY (*Danaus plexippus*) = CANDIDATE

WETLAND NOTE:

ACCORDING TO THE U.S. FISH & WILDLIFE SERVICE'S NATIONAL WETLAND INVENTORY, THERE ARE NOT WETLANDS WITHIN THE PROPOSED SITE.

FEMA FLOOD DATA:

SITE FLOOD ZONE = X (AREA OF MINIMAL FLOOD HAZARD)

ETOWAH RIVER RIPARIAN ZONES:

THERE ARE NO RIPARIAN ZONES OF AT LEAST 150 FEET IN WIDTH ON EITHER SIDE OF THE ETOWAH RIVER CORRIDOR LOCATED WITHIN THIS SITE.

LITTLE RIVER RIPARIAN ZONES:

THERE ARE NO RIPARIAN ZONES OF AT LEAST 150 FEET IN WIDTH ON EITHER SIDE OF THE LITTLE RIVER CORRIDOR LOCATED WITHIN THIS SITE.

SITE VEGETATION:

THE SITE WAS PREVIOUSLY USED AS A SINGLE-FAMILY RESIDENCE. APPROXIMATELY 1.6 ACRES ON THE NORTHERN PORTIONS OF THE SITE IS WOODED. APPROXIMATELY 0.75 ACRES OF AREA ON THE SOUTHERN PORTION OF THE SITE IS WOODED. THE REMAINING AROUND THE EXISTING HOUSE ON THE PROPERTY IS OPEN.

SCENIC VIEWSHED NOTES:

THERE ARE NO KNOWN SCENIC VIEWSHEDS LOCATED WITHIN THE LIMITS OF THE PROPOSED SITE INCLUDING RIDGE LINES, PEAKS, OR ROCK OUT CROPPINGS.

SOILS DATA:

- Chc** = CHEWACLA-CARTECAY COMPLEX
- MiC2** = MADISON GRAVELLY SANDY CLAY LOAM, 2-10% SLOPES, ERODED
- TcE** = TALLAPOOSA FINE SANDY LOAM, 15-25% SLOPES
- The2** = TALLAPOOSA GRAVELLY SANDY CLAY LOAM, 10-25% SLOPES, ERODED

DEVELOPMENT DATA:

1. Zoning:
 Currently: R-40
 Proposed: GC
2. Total Area: 3.27 Acres
 R/W Dedication Area: ±0.10 Acres
 Remaining Area: ±3.17 Acres
3. Proposed Use:
 Restaurant / Retail: 12,000 SF
 C-Store: 5,096 SF
 Office: 6,000 SF
4. Setbacks:
 Front: 75'
 Side: 10'
 Rear: 15'
5. Parking:
 C-Store: 5 + 2 Employees = 7 Req'd
 Office: 6,000 SF / 285 = 21 Req'd
 Retail: 8,000 SF / 200 = 40 Req'd
 Restaurant: 4,000 SF / 100 = 40 Req'd
 Total Spaces Required: 108
 Total Spaces Provided: 115
 Required ADA Spaces: 5
 ADA Spaces Provided: 5
5. Sewer: Public
6. Water: Public
7. Vertical Datum: NAVD 1988

REVISIONS
03/22/24 - REVISED PER COUNTY REVIEW COMMENTS

www.perspectiveeng.com
PERSPECTIVE ENGINEERING
 4255 Wade Green Road, #625
 Kennesaw, Georgia 30144
 Ph: (678) 567-1203
 GA SOS Eng. Firm Lic #PEF003958

J.L.J.
 JOB NUMBER: 2022-708
 DRAWN BY: J.L.J.

DWG.: 2022-708K.DWG
 DATE: 11/02/23

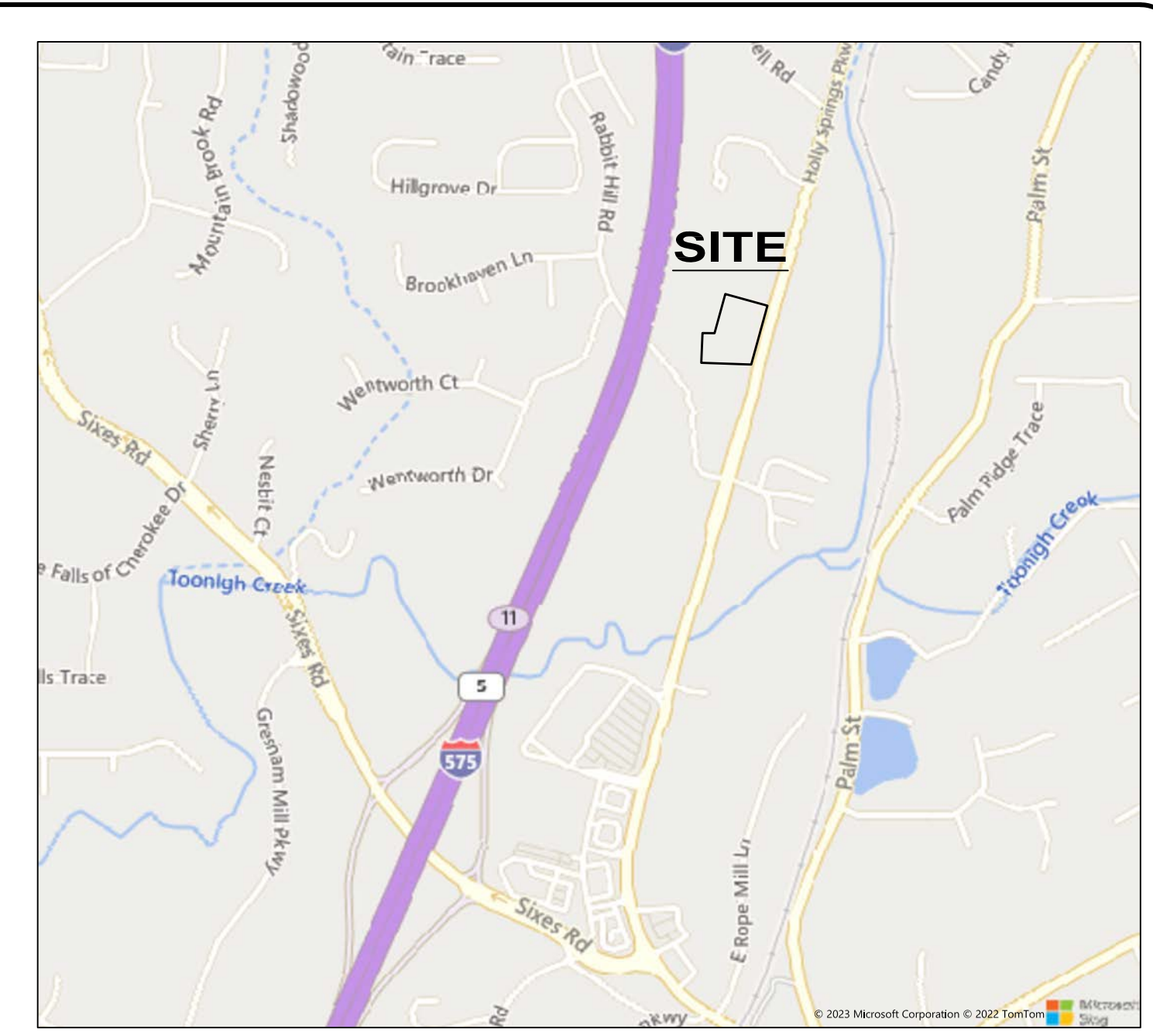
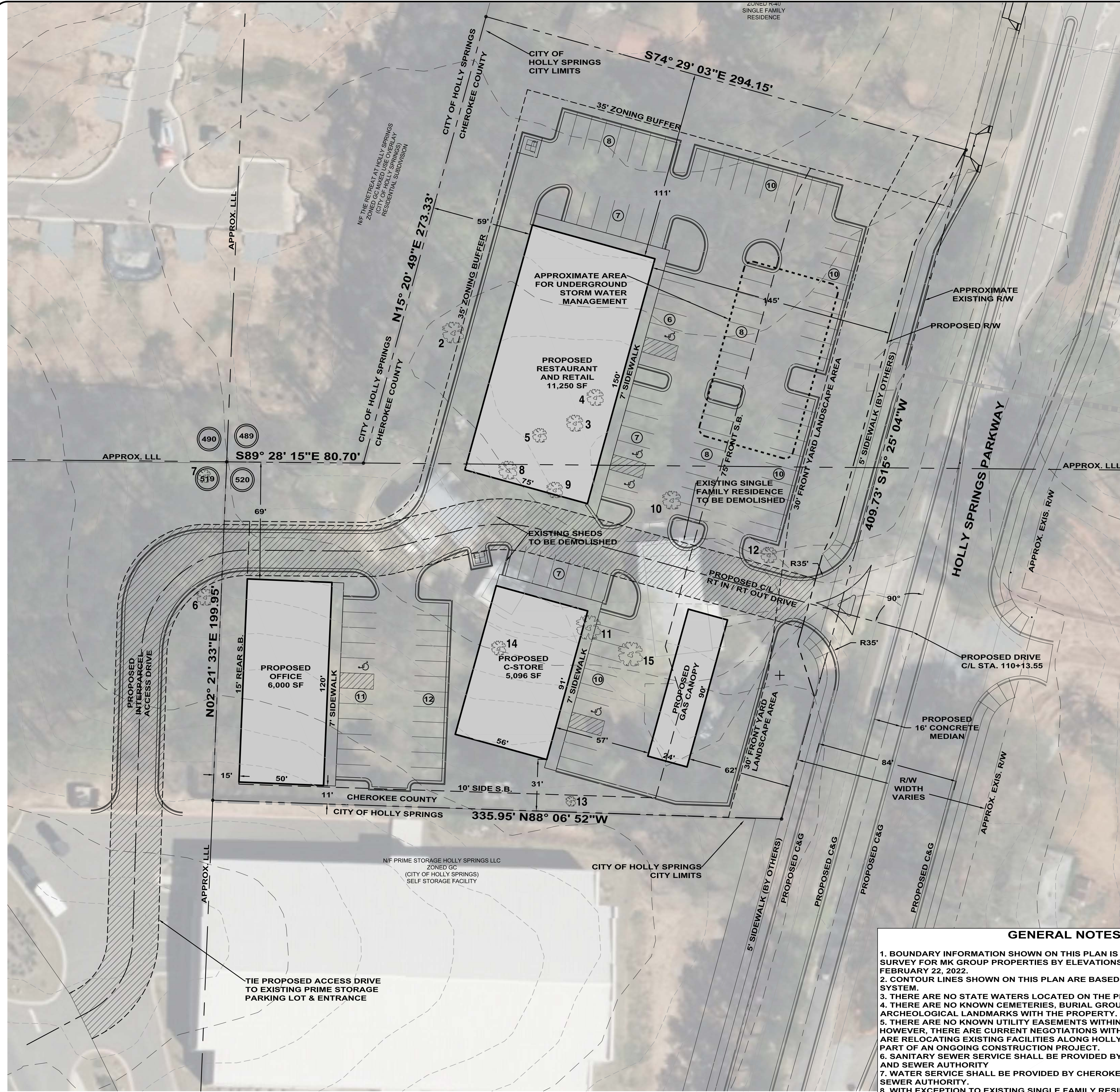
PROJECT NAME	HOLLY SPRINGS PKWY RETAIL LAND LOTS 489 & 520, 15TH DISTRICT, 2ND SECTION CHEROKEE COUNTY, GEORGIA
CLIENT NAME	MK GROUP PROPERTIES LLC 3807 DUE WEST ROAD MARIETTA, GEORGIA 30064

SEAL

03/22/24

SITE RESOURCE MAP

2.1



15 TREE NUMBER SEE PLAN FOR LOCATION

TREE INVENTORY

Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Stem 1	DBH Stem 2	DBH Stem 3	Latitude	Longitude	Notes	Overall Monetary Benefit (\$)	Air Quality Monetary Benefit (\$)
1									34.15582788	-84.5101137	No specimen located here.		
2	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	36				34.15586476	-84.5100567		22.21	7.64
3	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	28				34.15511854	-84.5081188		15.44	5.19
4	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	28				34.15556032	-84.5087924		15.44	5.19
5	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	24				34.15549867	-84.5088875		12.36	4.1
6	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Fair	28				34.15523427	-84.510539	Cornier tree. Maybe off site.	13.44	4.61
7	Hickory	Carya spp		Fair	22.6	16	16		34.15543092	-84.510542	Boundary tree. Included bark.	9.85	2.41
8	Water oak	Quercus nigra	Fagaceae	Good	31				34.15544193	-84.509949		12.97	2.96
9	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	27				34.15541012	-84.508575		14.65	4.91
10	Water oak	Quercus nigra	Fagaceae	Good	31				34.15538424	-84.5085292	Decay and bleeding cankers at base of tree. Non specimen	11.77	2.06
11	Water oak	Quercus nigra	Fagaceae	Fair	41				34.15518723	-84.5097906	base of tree. Non specimen	12.42	4.16
12	White oak	Quercus alba	Fagaceae	Good	27				34.15530574	-84.5084396		8.65	1.6
13	Black cherry	Prunus serotina	Rosaceae	Good	16.9	11	8	10	34.15490519	-84.5098242	3 lead, no included bark.	11.63	3.73
14	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Fair	24.4	16	14	12	34.15515331	-84.5099659	Non specimen. Multi stem with included bark.		
15									34.15502981	-84.509594	Trees in provided site plan are not there on this site.		

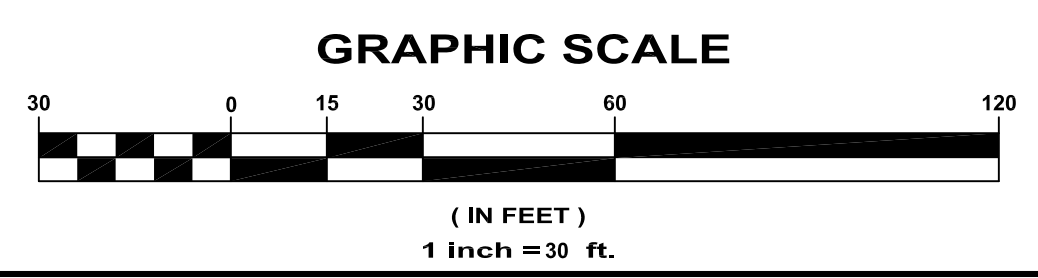
DEVELOPMENT DATA:

- Zoning:**
Currently: R-40
Proposed: GC
- Total Area: 3.27 Acres**
R/W Dedication Area: ±0.10 Acres
Remaining Area: ±3.17 Acres
- Proposed Use:**
Restaurant / Retail: 11,250 SF
C-Store: 5,096 SF
Office: 6,000 SF
- Setbacks:**
Front: 75'
Side: 10'
Rear: 15'
- Parking:**
C-Store: 5 + 2 Employees = 7 Req'd
Office: 6,000 SF / 285 = 21 Req'd
Retail: 7,250 SF / 200 = 37 Req'd
Restaurant: 4,000 SF / 100 = 40 Req'd
Total Spaces Required: 108
Total Spaces Provided: 114
Required ADA Spaces: 5
ADA Spaces Provided: 5
- Sewer: Public**
- Water: Public**
- Vertical Datum: NAVD 1988**

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A RETRACEMENT SURVEY FOR MK GROUP PROPERTIES BY ELEVATIONS DESIGN GROUP LLC DATED FEBRUARY 22, 2022.
- CONTOUR LINES SHOWN ON THIS PLAN ARE BASED ON CHEROKEE COUNTY GIS SYSTEM.
- THERE ARE NO STATE WATERS LOCATED ON THE PROPERTY.
- THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS WITH THE PROPERTY.
- THERE ARE NO KNOWN UTILITY EASEMENTS WITHIN THE SUBJECT PROPERTY. HOWEVER, THERE ARE CURRENT NEGOTIATIONS WITH UTILITY PROVIDERS WHO ARE RELOCATING EXISTING FACILITIES ALONG HOLLY SPRINGS PARKWAY AS PART OF AN ONGOING CONSTRUCTION PROJECT.
- SANITARY SEWER SERVICE SHALL BE PROVIDED BY CHEROKEE COUNTY WATER AND SEWER AUTHORITY
- WATER SERVICE SHALL BE PROVIDED BY CHEROKEE COUNTY WATER AND SEWER AUTHORITY.
- WITH EXCEPTION TO EXISTING SINGLE FAMILY RESIDENCE, DRIVEWAY AND SHEDS, THE PROPERTY IS GENERALLY WOODED WITH SOME AREAS OF GRASS IN THE VICINITY OF THE EXISTING STRUCTURES ON THE PROPERTY.
- THERE ARE NO WETLANDS IDENTIFIED ON THIS PROPERTY BASED ON INFORMATION CONTAINED WITHIN THE NATIONAL WETLANDS INVENTORY MAP.
- THE SITE IS NOT IDENTIFIED ON ANY STATE OR LOCAL HISTORICAL SITE SURVEYS.
- THERE ARE NO USGS SURVEY CONTROL MONUMENTS LOCATED ON THE SITE.
- THIS SITE DOES NOT LIE WITHIN ANY GROUNDWATER RECHARGE AREAS.

24 HR. CONTACT
KASHIF RANA
678-485-9261



FLOOD NOTE: NO PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON CHEROKEE COUNTY, GEORGIA F.E.M.A. FLOOD RATE INSURANCE MAP, COMMUNITY PANEL NUMBER 13057C0244E, DATED JUNE 7, 2019.

REVISIONS

11/02/23	- REVISED PER COUNTY REVIEW COMMENTS.
12/06/23	- REVISED PER COUNTY REVIEW COMMENTS.
03/22/24	- REVISED PER COUNTY REVIEW COMMENTS.
03/25/24	- ADDED NOTE 12 REGARDING GROUNDWATER RECHARGE.

PERSPECTIVE ENGINEERING
www.perspectiveeng.com
4255 Wade Green Road, #625
Kennesaw, Georgia 30144
Ph: (678) 567-1203
GA SOS Eng. Firm Lic #PEF003958

JULIA
JOB NUMBER: 2022-708
DRAWN BY: JIJ

PROJECT NAME
HOLLY SPRINGS PKWY RETAIL
LAND LOTS 489 & 520, 15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

CLIENT NAME
MK GROUP PROPERTIES LLC
3807 DUE WEST ROAD
MARIETTA, GEORGIA 30064

SEAL
KASHIF RANA
REGISTERED PROFESSIONAL ENGINEER
No. 27164
L. JOHNSON
03/25/24

REZONING SITE PLAN

Public Participation Meeting Notification

04/11/2023

Aarish Group of Investments

Kashif Rana,

413 Creekstone Ridge Woodstock, GA. 30188

Dear Neighbor,

You are receiving this letter because you have registered with the Cherokee County Planning and Zoning department as being an interested party or your property lies within 1000 feet of property we are considering requesting a change of zoning. As a part of the zoning process, Cherokee County requires any person requesting a change of zoning to host a public participation meeting. The purpose of this meeting is to ensure early and effective communication with nearby property owners and interested citizens, giving you the opportunity to review the proposed request for a change of zoning and to mitigate any impacts such proposal may have on the community.

May 2, 2023

6:30 P.M. – 8:00 P.M.

Rose Creek Public Library

4476 Towne Lake Parkway Woodstock, GA 30189

This project is located at 4080 Holly Springs Pkwy. Holly Springs, GA. 30115. The purpose of this project is to develop commercial buildings such as Retail Shopping Center, Office Space, and Gas Station.

Current Property Owner: Aarish Group of Investments

Acreage of Project: 3.27

Current Zoning: Residential

Current Use: Vacant Land

Proposed Zoning: Commercial

Proposed Use: Office Space

A copy of the proposed site plan and a Project Fact Sheet have been included for your review.

You are invited to come to this meeting to share your thoughts and concerns and to gain additional information about the proposed project. Should you have any questions, please contact me at

Sincerely,

Kashif Rana,

Enclosures

Applicant Name

Aarish Group of Investments

Applicant Mailing Address

413 Creekstone Ridge, Woodstock, GA. 30188

Applicant's Contact Person

Contact # / email

Property Owner

Aarish Group of Investments

Property location

Parcel Number(s)

Future Development Map
Designation

Acreage of property

Current Zoning of property

(DU/AC) N/A

Current Use of property

Proposed Zoning of property

(DU/AC) _____

Proposed Use of property

of units (if residential)

Sq. ft. of building (if commercial)

Note: DU/AC= dwelling unit per acre

MEETING SUMMARY

PROJECT: Holly Development

DATE: 05/02/23

TIME: 6:30 PM – 8:00 PM

LOCATION: Rose Creek Library (4476 Towne Lake Parkway Woodstock, GA. 30189)

PRESENT: Teresa Cowley

A meeting was held at Rose Creek Library at 6:30 PM on Tuesday, May 2nd to consider requests of changing commercial zoning of the proposed area. The following topics related to the Holly Springs Development Project were discussed:

- Traffic Concern with adding more commercial buildings to Holly Springs Highway.
- Question regarding the convenience store selling beer.

Summary:

Traffic Concern

- The city has a widening project for Holly Springs Parkway right now. We have been working with their engineers to coordinate our access with their project. We are of the assumption that the city's project contemplated the current land use plan that is in place and that improvements

Convenience Store Product:

- Person present questioned if the convenience store will sell beer, we answered yes, the convenience store will sell beer.

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 489 and 520 of the 15th District, 2nd Section, Cherokee County, Georgia and being more particularly described as follows:

Beginning at an iron pin found (axle) marking the common corner of land lots 489, 490, 519 & 520, said point being the true Point of Beginning;

Thence South 89 Degrees 28 Minutes 15 Seconds East for a distance of 80.70 feet to an iron pin found (1"x 2" iron bar);

Thence North 15 Degrees 20 Minutes 49 Seconds East for a distance of 273.33 feet to an iron pin found (1/2" rebar);

Thence South 74 Degrees 29 Minutes 03 Seconds East for a distance of 294.15 feet to an iron pin found (2" bent open top) located on the western right-of-way of Holly springs Road (having a variable right-of-way);

Thence continuing along said right-of-way South 15 Degrees 25 Minutes 06 Seconds West for a distance of 409.73 feet to an iron pin found (1/2" rebar);

Thence departing said right-of-way North 88 Degrees 06 Minutes 52 Seconds West for a distance of 335.95 feet to an iron pin placed (1/2" rebar);

Thence North 02 Degrees 21 Minutes 33 Seconds East for a distance of 199.95 feet to an iron pin found (axle) and the Point of Beginning.

Said tract containing an area of 3.27 Acres (142,361 Sq. Ft.)

DEED BOOK:14771 PG:1399 Filed: 03/18/2022 11:26 AM Clerk File Number: 28-2022-011675

Rec: \$25.00 TRANSFER TAX \$650.00

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

ParticipantIDs: 3270213572 SubmitterID: 7067927936

Return Recorded Document to:

Hartmanlaw, LLC
145 Towne Lake Parkway
Suite 200
Woodstock, GA 30188
FILE #: W-22-294

Parcel Number: 15N15-085

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF CHEROKEE

THIS INDENTURE made this **17th day of March, 2022**, between **Harold D. Corbett a/k/a Harold Dean Corbett and Annette Werner**, of the County of **Cherokee**, and State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **AARISH Group of Investment, 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 LAND LOTS 489 AND 520, OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING 3.27 ACRES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 21, PAGE 95, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE FOR A MORE DETAILED DESCRIPTION.

Parcel ID: 15N15-085

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: **GRANTOR:**



Witness



Harold D. Corbett a/k/a Harold Dean Corbett (SEAL)



Annette Werner (SEAL)



Notary Public





3501 Clay Road | Austell, GA 30106 | 770.823.5374 | christie@speakingfortrees.com

Tree Inventory of 4080 Holly Springs Pkwy

March 14, 2024

Jerry Johnson
AE Perspective
jljohnson@aeperspective.com

Based on the site map below, I completed an Arborist Tree Inventory of the trees on-site. Please note Standing dead trees are not counted and that all boundary trees are not counted or assessed as we do not have permission to assess.



Tree Id	Common Name	Scientific Name	Family	Condition	DBH	DBH Stem 1	DBH Stem 2	DBH Stem 3	Latitude	Longitude	Notes	Overall Monetary Benefit (\$)	Air Quality Monetary Benefit (\$)
1									34.15592768	-84.5101137	No specimen located here.		
2	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	36				34.15566476	-84.5100567		22.21	7.64
3	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	28				34.15551854	-84.5098188		15.44	5.19
4	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	28				34.15556032	-84.5097924		15.44	5.19
5	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	24				34.15549867	-84.5098875		12.36	4.1
6	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Fair	28				34.15523427	-84.510539	Corner tree. Maybe off site.	13.44	4.61
7	Hickory	Carya spp		Fair	22.6	16	16		34.15543092	-84.510542	Boundary tree. Included bark.	9.85	2.41
8	Water oak	Quercus nigra	Fagaceae	Good	31				34.15544193	-84.509949		12.97	2.96
9	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Good	27				34.15541012	-84.5098575		14.65	4.91
10	Water oak	Quercus nigra	Fagaceae	Good	31				34.15539424	-84.5096292		12.97	2.96
11	Water oak	Quercus nigra	Fagaceae	Fair	41				34.15518723	-84.5097906	Decay and bleeding cankers at base of tree. Non specimen	11.77	2.06
12	White oak	Quercus alba	Fagaceae	Good	27				34.15530574	-84.5094396		12.42	4.16
13	Black cherry	Prunus serotina	Rosaceae	Good	16.9	11	8	10	34.15490519	-84.5098242	3 lead, no included bark.	8.65	1.6
14	Tulip tree	Liriodendron tulipifera	Magnoliaceae	Fair	24.4	16	14	12	34.15515331	-84.5099659	Non specimen. Multi stem with included bark.	11.03	3.73
15									34.15502981	-84.509594	Trees in provided site plan are not there on this site.		

TREE CONDITION LEGEND	
Condition	Description of Condition
Excellent:	Ideal tree for that species, including shape and canopy symmetry, health, and density. Outstanding function on the site or location.
Good:	Nearly ideal tree for that species, including shape and canopy symmetry, health, and density. Functions well on the site or location.
Fair:	Acceptable tree for that species. Tree shape and symmetry are adequate, with some substantial asymmetry in shape and canopy form. May have pest or disease issues. May have considerable concerns for its use and function on the site or location
Poor:	Poor tree for that species. Highly irregular canopy shape and undesirable form make it unattractive and dysfunctional on the site or location. Has die back of more than 30% and is past the point of saving with tree care applications.
Dead:	Less than 5% life in the tree.







If you have any questions or concerns, please feel free to give me a call.

Sincerely,

A handwritten signature in blue ink that reads "Christie Bryant". The signature is written in a cursive style.

Christie Bryant
ISA Arborist SO 6310 A
TRAC Certified

From: [Nancy Moon](#)
To: [Dana M. Spayde](#); [Brantley E. Day](#)
Subject: [EXTERNAL] RE: 4080 Holly Springs Pkwy/Rabbit Hill Case
Date: Thursday, November 9, 2023 1:09:23 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

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See below.

Nancy Moon, AICP
Community Development Director
City of Holly Springs



From: Dana M. Spayde
Sent: Thursday, November 9, 2023 11:07 AM
To: Brantley E. Day Nancy Moon
Subject: RE: 4080 Holly Springs Pkwy/Rabbit Hill Case

Nancy,

To clarify on the front yard requirement, is the information I printed out mentions a 30' landscape area from the back of sidewalk in some scenarios. So that is what we are asking about as well.

Thanks,



Dana Spayde, Senior Planner, AICP
Planning and Zoning

From: Brantley E. Day
Sent: Thursday, November 9, 2023 11:05 AM
To: Nancy Moon

Cc: Dana M. Spayde

Subject: 4080 Holly Springs Pkwy/Rabbit Hill Case

Hi Nancy,

Dana is working on the staff report for the 4080 Holly Springs Parkway zoning case and we wanted to make sure we got input from the City. Additionally, we had a couple of questions:

1. How is the Holly Springs Parkway overlay streetscape zone applied? The building is over 10,000 sq. ft., but do they build a 5' sidewalk or 10' and what's the front yard requirement? We want to make sure they reflect the standard accurately; and **It would be a 5' sidewalk but we would require the parking in the front to be either screened with vegetation or a berm be installed to provide screening. The 30' landscape area would apply in the front.**
2. Does the Holly Springs Parkway widening project include a 10' or 5' sidewalk along this frontage? Also, we want to make sure they accurately reflect the widening project with their layout – can we get the plan sheet and/or ROW sheet for this segment? **We are installing a 5' sidewalk. I have requested that Jacob send you this sheet. He has talked with the applicant about this project in the past and the applicant probably has it.**

Not to rush you, but could we please get feedback by EOB today? Dana – anything else?

Thanks,
Brantley



Brantley E. Day, AICP
Director
Community Development Agency

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