



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, January 6, 2025 | 6:30 PM

Ryan P. Shirley, 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. OATH OF OFFICE FOR NEWLY ELECTED OFFICIALS

II. CALL TO ORDER

III. 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."

IV. INVOCATION

V. PRESENTATIONS

- A. Employee Recognition - Fifteen Years of Service
Nancy Moon

VI. PUBLIC COMMENTS

VII. CONSENT AGENDA

- A. December 16, 2024 City Council Meeting minutes

VIII. OLD BUSINESS

IX. NEW BUSINESS

- A. **A-05-2024**, applicant, James Thomas, requests annexation of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.
- B. **MA-06-2024**, applicant, James Thomas, requests rezoning of 4.7 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City) with staff stipulations as outlined in MA-06-2024.

- C. **CUP-04-2024**, applicant, Tejas Patel, requests a conditional use permit for a convenience store with gasoline pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.
- D. **ORD-9-2024**, text amendment to Article 14: Amendments and Zoning Procedures of the Holly Springs Zoning Ordinance, to amend application procedures and requirements.
- E. Resolution to apply and accept a loan from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan Program administered by SRTA.
- F. Quote #26241938 from Environmental Systems Research Institute, Inc. for the renewal of the annual maintenance license for ArcGIS software.
- G. Quote from Residential Gas Piping, Inc. for HVAC mechanical systems in the Holly Springs Town Center Parking Deck, in an amount not to exceed \$16,750.
- H. Resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2025.
- I. Change order #1 from Tru Masonry, LLC for additional turnkey brick on the lower walls and brick wall cap on the Holly Springs Town Center Parking Deck (RFB #2024-08) in an amount not to exceed \$22,002.
- J. Change order #2 from Tru Masonry, LLC for the turnkey concrete block, raising the brick ledge and mortar and grout pipe connections at the drain in the Holly Springs Town Center Parking Deck (RFB #2024-08) in an amount not to exceed \$6,810.
- K. Award the City of Holly Springs - Town Center Landscape Project (RFB #2024-10) to Ashford Gardeners, Inc. in an amount not to exceed \$110,613.50 and authorize the Mayor to execute the agreement between the City of Holly Springs, Georgia and Ashford Gardeners, Inc.
- L. Easement between the City of Holly Springs, Georgia and Georgia Power Company concerning the property at 411 Hickory Road and the easement area to construct the Holly Springs Town Center (Cherokee County) Distribution Line as installed in the approximate location (s) shown on Exhibit A, and to ratify the Mayor's signature.

X. REPORTS

- A. Monthly Departmental Reports

XI. ADJOURNMENT

XII. RECEPTION

- A. Welcome Reception for Newly Elected Officials

**City of Holly Springs
City Council Meeting Minutes
December 16, 2024**

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

Elected Officials Not Present: Councilman Kevin Moore.

Staff Present: Alicia Argo with the City Attorney's Office, City Manager Robert H. Logan, City Clerk/Human Resources Director Karen Norred, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Casey Barton, Captain Jeff Lance, Community Development Director Nancy Moon, Finance Director Denise Lamazares, Communications & External Affairs Director Erin Honea, Court Administrator Donna Sanders, IT/Facilities Manager Ron Carter, Accounting Specialist Becky Bruce, Accountant Dana McKinzie, Lieutenant Naveed Babar, Sergeant Scott Staber, Corporal Brandon Boyce, and Officer Carson Warner.

I. CALL TO ORDER

Mayor Miller called the City Council Meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Miller led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the invocation.

IV. PRESENTATIONS

V. PUBLIC COMMENTS

Mr. Scot Turner thanked Mayor Miller for his service as Mayor of Holly Springs for the last eight years.

Mr. Thomas Weaver spoke to elected officials in favor of the Homestead Option Sales Tax (HOST) and the Floating Local Option Sales Tax (FLOST).

VI. CONSENT AGENDA

A. December 5, 2024 City Council Meeting minutes

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

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. 2025 Georgia Municipal Association Worker's Compensation Self Insurance Fund Renewal

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

IX. REPORTS

Mayor Miller reflected on his eight years of service as Mayor of Holly Springs; he thanked his fellow councilmembers and former Councilman Jeremy Smith; he thanked City Manager Robert H. Logan and City Clerk/Human Resources Director Karen Norred along with the rest of the staff for their work and guidance; he thanked Dave and Colleen Konwick, Scot Turner, Travis and Amy McCloskey, Steve and Cheryl Meyer, Chief Tommy Keheley and the Holly Springs Police Department, and Don & Kimberly Ware; he acknowledged the loss of Councilwoman Karen Barnett and Officer Joseph Burson; he thanked his family for their support and sacrifice during his time as mayor; he thanked Commissioner Benny Carter for his support and partnership as a County commissioner.

Mayor Miller presented Mayoral Pardons to Communications & External Affairs Director Erin Honea, Captain Jeff Lance, and Councilman Kyle Whitaker.

Mayor Miller offered words of encouragement and well-wishes to Mayor-elect Ryan Shirley.

Mayor Pro Tem Zenchuk offered his thanks to Mayor Miller and his family for their service and sacrifice during his tenure. Mayor Pro Tem Zenchuk presented him with an engraved desk clock.

X. ADJOURNMENT

Councilwoman Phillips made a motion to adjourn the meeting. Councilman Whitaker seconded the motion. Mayor Pro Tem Zenchuk and Councilman Wilbur opposed. Mayor Miller voted to approve adjournment to break the tie. Motion carried. Yes 3, No 2, Abstained 0.

XI. FAREWELL RECEPTION

- A. City Council Farewell Reception Honoring Mayor Steven W. Miller

Respectfully submitted.

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: IX.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 6, 2025

AGENDA ITEM: A-05-2024, applicant, James Thomas, requests annexation of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26.

EXECUTIVE SUMMARY:

Applicant, James Thomas, requests annexation of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26. The property is currently being used for the operation of a daycare. In addition, there is a baseball field in the rear of the property. The applicant plans to continue with both of these uses.

Cherokee County Response

The Cherokee County Board of Commissioners discussed this case at its December 3, 2024, meeting. The Board voted unanimously to express that they have no objection to the proposed annexation; however, they made the following recommendations:

1. Consider rezoning to Neighborhood Commercial with a Conditional Use Permit as this more closely aligns with the intended use and is compatible with the Neighborhood Center designation on the Future Development Map or consider a restriction of the General Commercial use to align with Neighborhood Commercial uses.
2. Incorporate rezoning conditions that address anticipated ballpark/recreation traffic, potential light and noise pollution, and define the hours of operation of the ballfield use.

A copy of the response is included in the packet.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on December 12, 2024. No public comments were made at the public hearing. The Planning Commission voted (4-0) to recommend approval of the annexation request.

FISCAL IMPACT:

N/A

ATTACHMENTS:

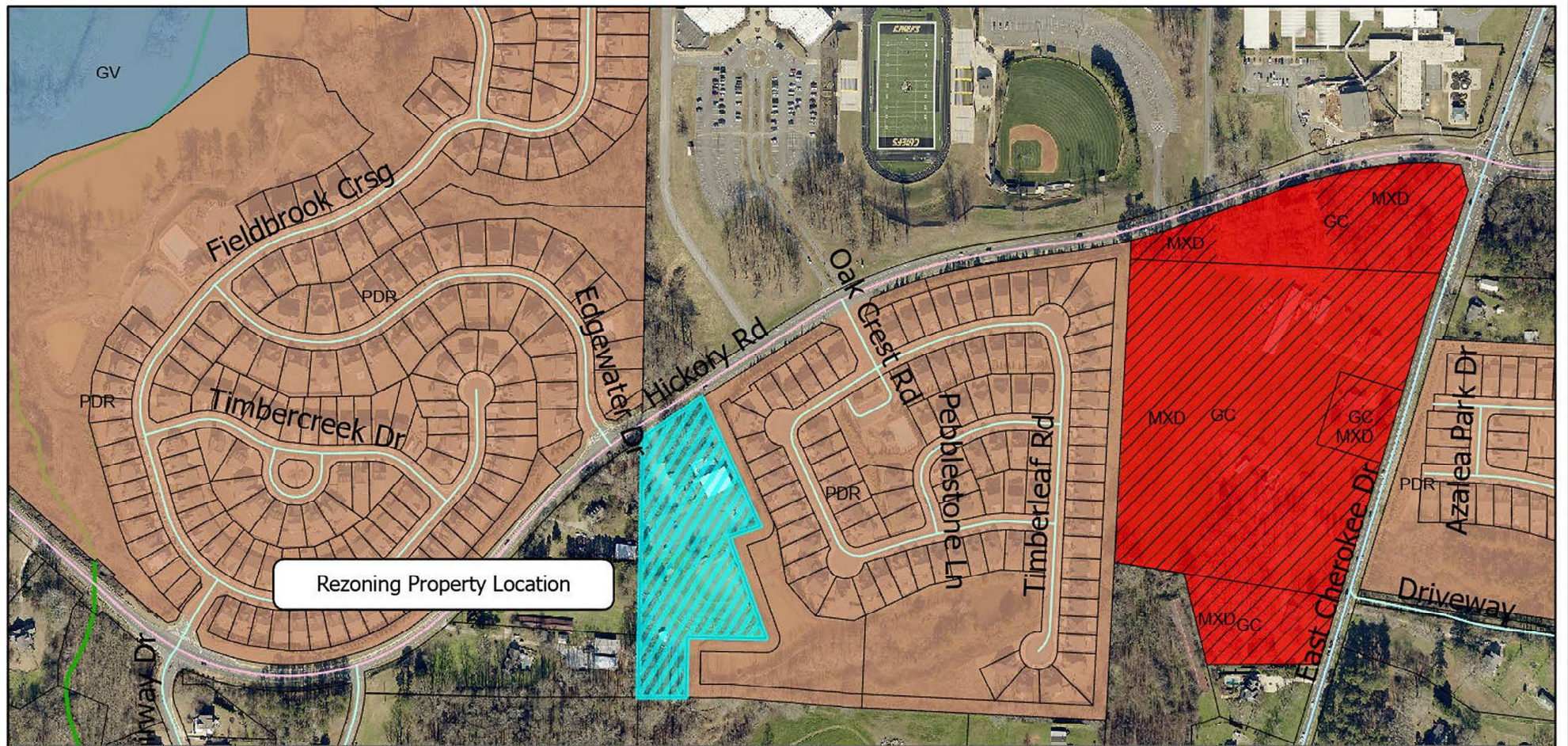
1. Location Map
2. Site Plan
3. Application
4. Tax Plat
5. Cherokee County Response
6. Ordinance and Exhibit A

RECOMMENDATION:

The staff recommendation is approval of the annexation.

CONCURRENCES:

City Manager
Planning Commission



A-05-2024 & MA-06-2024 Location Map

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
- Streets_10172024



A-05-2024

**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: 9/15/24Applicant's Name: JAMES THOMASCorporation Name: CHILDRENS ACADEMY OF HICKORY FLAT, INCMailing Address: 335 BELLINGER LANE CANTON 30115Phone: [REDACTED]Email: [REDACTED]**PROPERTY OWNER INFORMATION**Property Owner(s): JAMES THOMASMailing Address: 335 BELLINGER LANE SEE ATTACHEDPhone: [REDACTED]Email: [REDACTED]**PROPERTY INFORMATION**Tax Map #: _____ Parcel #: 15N26051ALand Lot(s)/District: LL 394 15TH DISTPhysical Address: 4360 HICKORY RD CANTONProperty Location Description: ACROSS FROM SEQUOYAH High SchoolCurrent Zoning: AG

(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).

THIS DEVELOPMENT HAS BEEN IN
OPERATION SINCE 1997. THE CURRENT ZONING
OF AG IS NOT IN LINE WITH OTHER
SIMILAR CHILDCARE CENTERS IN CHEROKEE CO.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

JAMES THOMAS
Applicant Name (Please Print)

CHILDRENS ACADEMY OF HICKORY FARM OWNER/CFO
Corporation Name (Please Print) Title (Please Print)

James Thomas 9/12/2024
Applicant Signature Date

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

JAMES THOMAS
Property Owner Name (Please Print)

James Thomas 9/12/2024
Property Owner Signature Date

Sarah Erwin SEE ATTACHED
Property Owner Name (Please Print)

Sarah Erwin 9/26/24
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: 10/25/2024

The undersigned minority owner of the Children's Academy of Hickory Flat, Inc
approve the Petition for Annexation Application for the City Of Holly Springs.

Sarah Erwin Sarah Erwin Date 9/28/24
Signature

[Signature]

Notary



The undersigned minority owner of the Children's Academy of Hickory Flat, Inc approve the Petition for Annexation Application for the City Of Holly Springs.

Bryan Thomas _____ Date 10/1/2024
Signature

Notary



The undersigned majority owner of the Children's Academy of Hickory Flat, Inc approve the Petition forAnnexation Application for the City Of Holly Springs.

James Thomas James Thomas Date 9/27/24
Signature

Jesus I Colon 9/27/24
Notary

JESUS I COLON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires March 14, 2027

The undersigned minority owner of the Children's Academy of Hickory Flat, Inc
approve the Petition for Annexation Application for the City Of Holly Springs.

Luke Thomas  Date 10-3-24
Signature


Notary

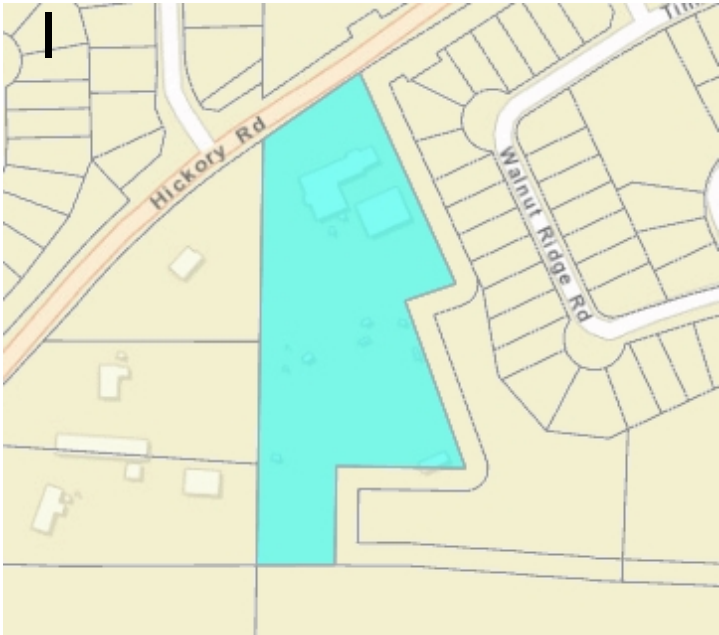


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Vicinity Map

1: 21,797.98



Tax parcel highlighted in cyan

1: 4,927.02

Tax Parcel Information

Owner: CHILDREN'S ACADEMY OF
Property Address: 4360 Hickory Rd, Canton 30115
Subdivision:
TIN: 15N26 051 A
PIN: 15-0394-0003
Mailing Address: 4360 HICKORY RD, CANTON, GA 30115
Acreage: 4.71
Lot #: -
PB/PG:
DB/PG:

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

Cherokee County

1831
GEORGIA

PLANNING AND ZONING

December 9, 2024

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

RE: A-05-2024 – 4360 Hickory Road

Dear Mrs. Moon,

The annexation case A-05-2024 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on December 3, 2024.

The applicant is requesting to annex 15N26 051A, 4360 Hickory Road and rezone the property to GC (General Commercial). It is currently zoned AG (General Agriculture) and is located in the Suburban Growth designation of the County comprehensive plan. The current use is a daycare center with an adjoining ballfield.

The Board of Commissioners voted unanimously (5-0) to express that they have no objections to the proposed annexation. The following recommendations were made regarding the rezoning application:

1. Consider rezoning to Neighborhood Commercial with a Conditional Use Permit as this more closely aligns with the intended use and is compatible with the Neighborhood Center designation on the Future Development Map or consider a restriction of the General Commercial use to align with Neighborhood Commercial uses
2. Incorporate rezoning conditions that address anticipated ballpark/recreation traffic, potential light and noise pollution, and define the hours of operation of the ballfield use.

The staff analysis is included as an attachment and provides further details.

Sincerely,



Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (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-05-2024	Applicant James Thomas
Receipt of Certified Annexation Notice	10/28/2024
Holly Springs City Council Public Hearing	12/12/2024
End of 45-day review period	12/12/2024
Holly Springs City Council Decision	1/6/2025

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	
Future Development Map designation	Suburban Growth	
Surrounding / Contiguous City Future Development Map	Neighborhood Center	
Surrounding County Future Development Map	Suburban Growth/Community Village	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X
2) Will delivery of services be affected by the annexation?	Yes	No

	X
If the answer to (2) is yes, is the affect on delivery of services directly related to a) the proposed change in zoning or land use? b) the proposed increase in density? c) infrastructure demands related to the proposed change in zoning or land use? Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.	

	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 parcel is located within the Growth Boundary Area.
- An application to rezone the property from AG to GC has been submitted.
- It is designated as Neighborhood Center on Holly Springs Future Land Use Map.
- The area is largely residential, and the commercial uses are located to the east along East Cherokee Drive and Hickory Flat Highway.

Transportation

- No comment.

Fire and Emergency Services

- No comment.

Stormwater

- 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

4.7+/- acres, identified as parcel 051A of tax plat 15N26 of the 15th District of Cherokee County, located off of Hickory Road and more particularly identified by "Exhibit A, Location Map," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, this tract shall be placed in Ward Number 2 of the corporate limits of the City of Holly Springs, Georgia.

Section 3

Upon annexation, this tract shall be zoned GC, General Commercial.

Section 4

This ordinance shall become effective on the 1st day of February, 2025.

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 6th day of January, 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

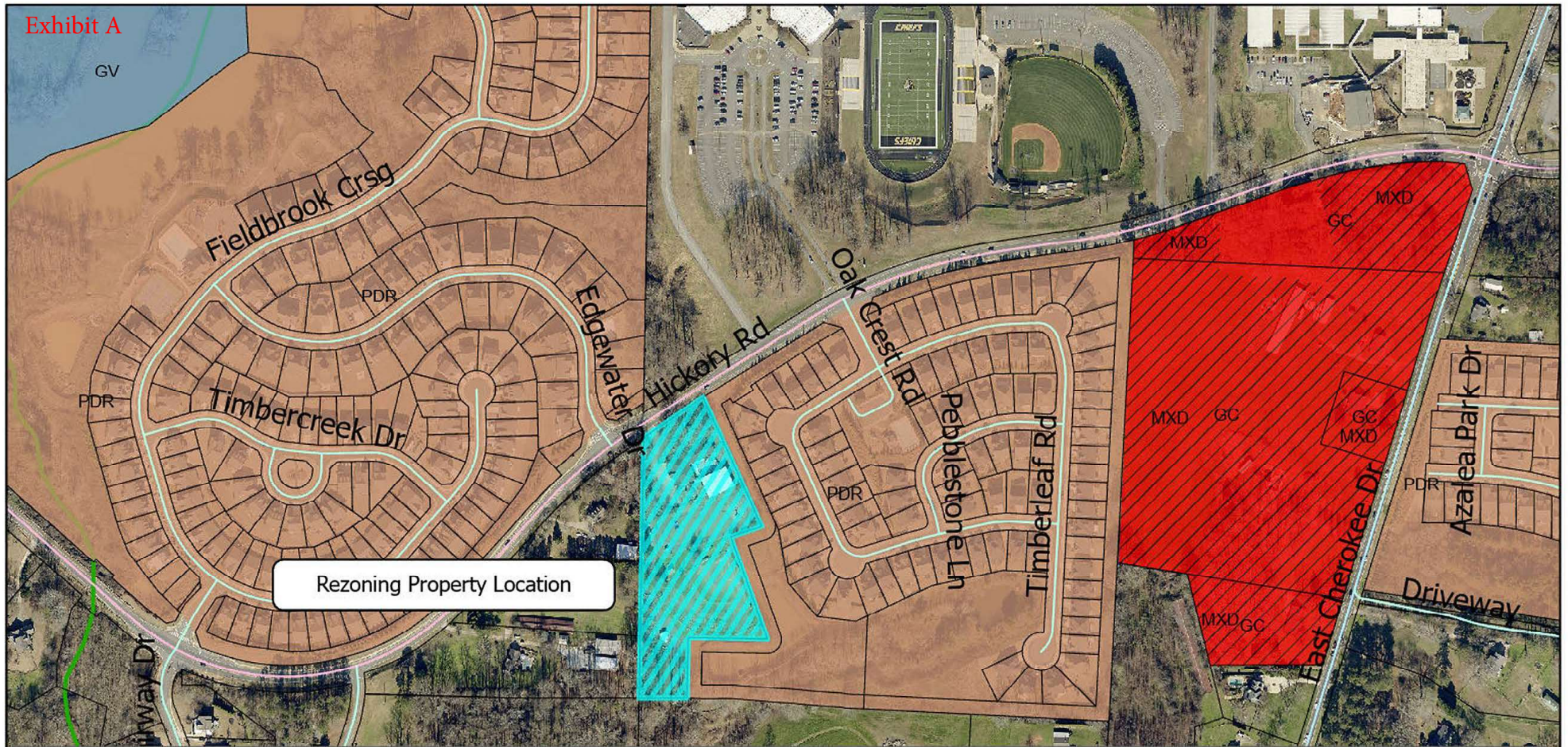
CITY OF HOLLY SPRINGS

Attest:

Ryan P. Shirley, Mayor

Karen Norred, City Clerk
(Seal)

Exhibit A



A-05-2024 & MA-06-2024 Location Map

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
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- GC- General Commercial
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- OI- Office Institutional

- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Railroad
- Streets_10172024



ITEM REPORT

AGENDA ITEM NUMBER: IX.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 6, 2025

AGENDA ITEM: MA-06-2024, applicant, James Thomas, requests rezoning of 4.7 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City) with staff stipulations as outlined in MA-06-2024.

EXECUTIVE SUMMARY:

Applicant, James Thomas, requests rezoning of 4.7 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcel 051A of tax plat 15N26, from AG, Agricultural (County), to GC, General Commercial (City). The property is currently being used for the operation of a daycare. In addition, there is a baseball field in the rear of the property. The applicant intends to continue the operation of the daycare. The baseball field has been utilized in the past for community games and tournaments, but has not been used recently. The applicant plans to reinstate the use of the baseball field in the future, as well as, continue the daycare operation.

Cherokee County Response

The Cherokee County Board of Commissioners discussed this case at its December 3, 2024, meeting. The Board voted unanimously to express that they have no objection to the proposed annexation; however, they made the following recommendations with regards to the zoning and use of the property:

1. Consider rezoning to Neighborhood Commercial with a Conditional Use Permit as this more closely aligns with the intended use and is compatible with the Neighborhood Center designation on the Future Development Map or consider a restriction of the General Commercial use to align with Neighborhood Commercial uses.
2. Incorporate rezoning conditions that address anticipated ballpark/recreation traffic, potential light and noise pollution, and define the hours of operation of the ballfield use.

A copy of the response is included in the packet.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on December 12, 2024. No public comments were made at the public hearing. The Planning Commission voted (4-0) to recommend approval of the rezoning request with staff stipulations, but amending Stipulation 1 to read as follows:

1. Lighting shall be replaced with environmentally sensitive lighting within a period of five years from the date of final approval of the rezoning request, with the owner 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.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Site Plan
4. Application
5. Tax Plat
6. Cherokee County Response
7. Ordinance and Exhibit A

RECOMMENDATION:

The staff recommendation is approval of the rezoning application with the following stipulations:

1. Lighting shall be replaced with environmentally sensitive lighting within a period of five years from the date of final approval by City Council of the rezoning request, with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Animal hospitals/clinics with outdoor kennels
 - f. Auditorium

- g. Auto Repair
- h. Auto Service
- i. Big Box Commercial Retail Structures
- j. Boat Sales Facility
- k. Bowling Alley
- l. Brew Pub
- m. Cash, Check Cashing, and Pawn Establishments
- n. CBD and Hemp Oil Retail Establishments
- o. Cellular phone towers
- p. Fast food restaurant with a drive-thru
- q. Funeral Homes and Mortuaries
- r. Go-kart, motor bike track
- s. Laundering Establishments
- t. Membership Club Warehouse
- u. Parking Lot, Automobile
- v. Tattoo Parlors and Body Piercing Establishments
- w. Tire sales with outdoor storage
- x. Used Vehicle Sales, Lease, or Rental

3. Operation of the ball field shall be limited to between the hours of 9:00 a.m. and 9:00 p.m.

4. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance.

CONCURRENCES:

City Manager
Planning Commission

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	AG/R-40 (County) PDR	NORTH:	Sequoyah High School Edgewater Subdivision
SOUTH:	AG (County)	SOUTH:	SFR
EAST:	PDR	EAST:	Oakhaven Subdivision
WEST:	AG (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, as well as Sequoyah High School, Dean Rusk Middle School, Hickory Flat Elementary School, and the Hickory Flat Public Library. Nearby development under construction includes the Place Services corporate headquarters, Onestreet Senior Development, a self-storage building with retail and office on the 1st floor, as well as, a retail/office building. The continued operation of a daycare and outdoor recreation, i.e. ballfield, would be suitable for this area.

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

The continuance of the requested uses should not affect the use of surrounding properties.

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 be utilized for the grandfathered uses, as long as they continue, or other uses associated with the AG, Agricultural 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?

This request may generate additional traffic during game times; however, there is only one field and the use is limited to that of elementary and/or middle school age games.

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

The Future Development Map identifies this property with the character area of Neighborhood Center. The areas shown as “Neighborhood Center” on the future development map are very similar to traditional neighborhoods. One noteworthy distinction between traditional neighborhoods and neighborhood center is that “neighborhood centers” are likely to have higher compositions of nonresidential (civic, office, neighborhood-serving retail) uses than “traditional neighborhoods.”

Application: Existing and new single-family residential neighborhoods with a mixed-use component.

Primary Future Land Uses: Neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails included as part of a traditional neighborhood.

Zoning Districts: PD-R, TND, NC, OI, GV, MXD-1, MXD-2

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 use is pre-existing and is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **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)**
 - b) **Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (9.1, #9)**
 - c) **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)**
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?

Although no future development of the property is planned, any future 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.

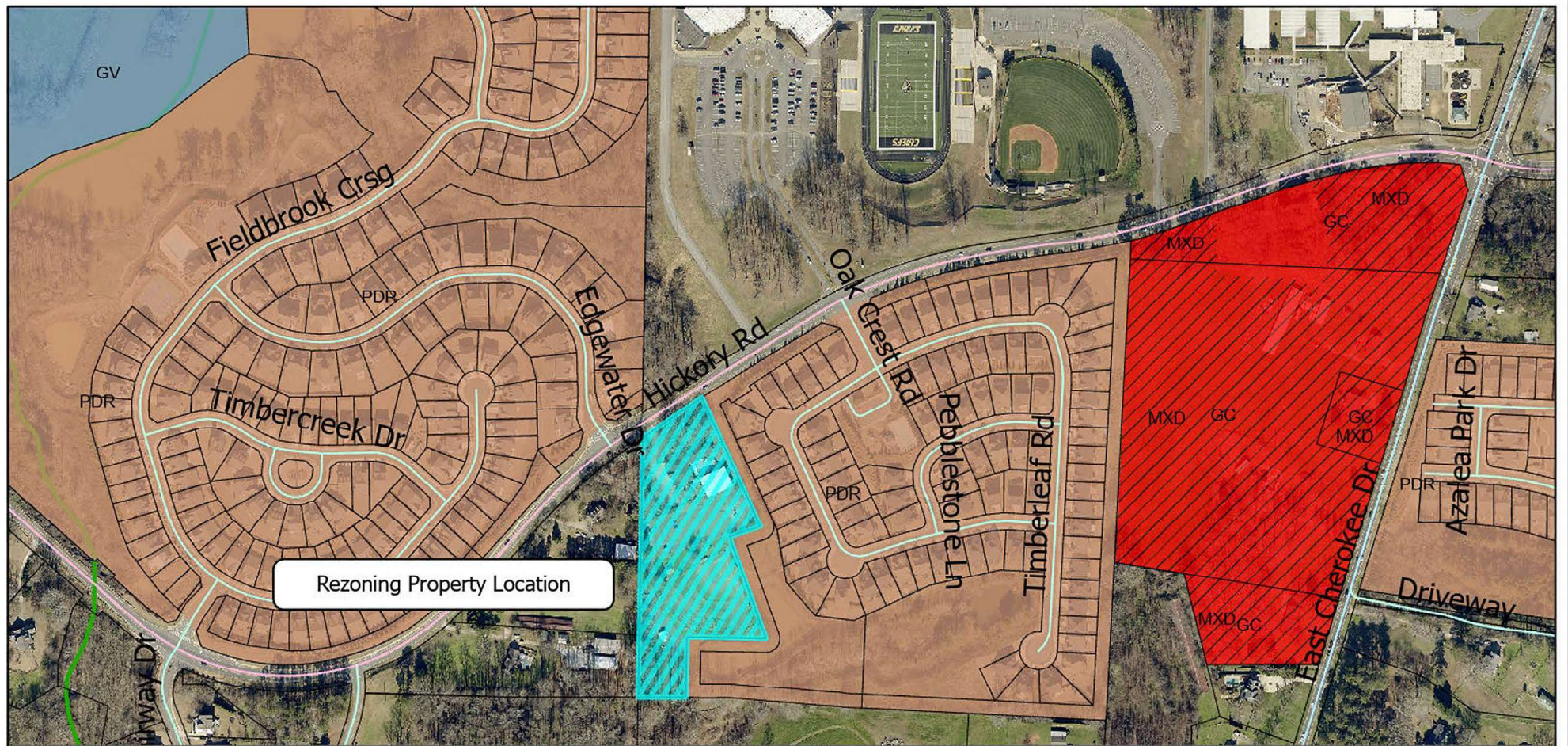
8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The continued use of the property as a daycare and ballfield will continue a service for the area residents and their families. Residential development in the area will continue

to provide a need for these services. The area is experiencing other types of nonresidential development, as well.

C. Cherokee County Response

The Cherokee County Board of Commissioners discussed this case at its December 3, 2024, meeting. There was a lengthy discussion concerning the intensity of the requested zoning (GC, General Commercial). The Board recommended that conditions that limit the uses to those of light commercial and recreation be implemented or that the existing uses be permitted to continue under the current AG, Agricultural zoning district with a conditional use permit to allow the daycare, with an overall goal of preventing heavy commercial uses in this area.



A-05-2024 & MA-06-2024 Location Map

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
- Streets_10172024



GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS AN ANGULAR ERROR OF 9 SECONDS PER ANGLE
POINT AND A PRECISION RATIO OF 1 IN 45,704. IT
HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-303.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 674,480

ALL L.P.'s ARE 1/2" REBARs.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE REFERENCED BEARING ALONG THE WESTERLY PROPERTY LINE.

ACCORDING TO THE CURRENT "F.I.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13057C 0266 D, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

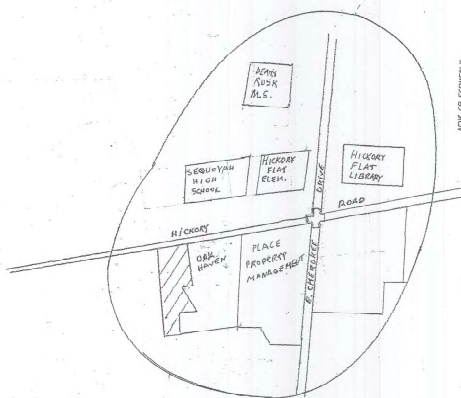
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD JOHNSTON SURVEYING, LLC, HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

PROPERTY ADDRESS:
4360 HICKORY ROAD
CANTON, GA 30115

REFERENCES:
1) DB 2803, PG. 202
2) PB 54, PG. 103

AREA = 201,942 SQ. FT.
4.705 ACRES

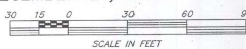


VICINITY MAP

EXISTING CHILD CARE CENTER
WITH GYM, POOL, BALLFIELD

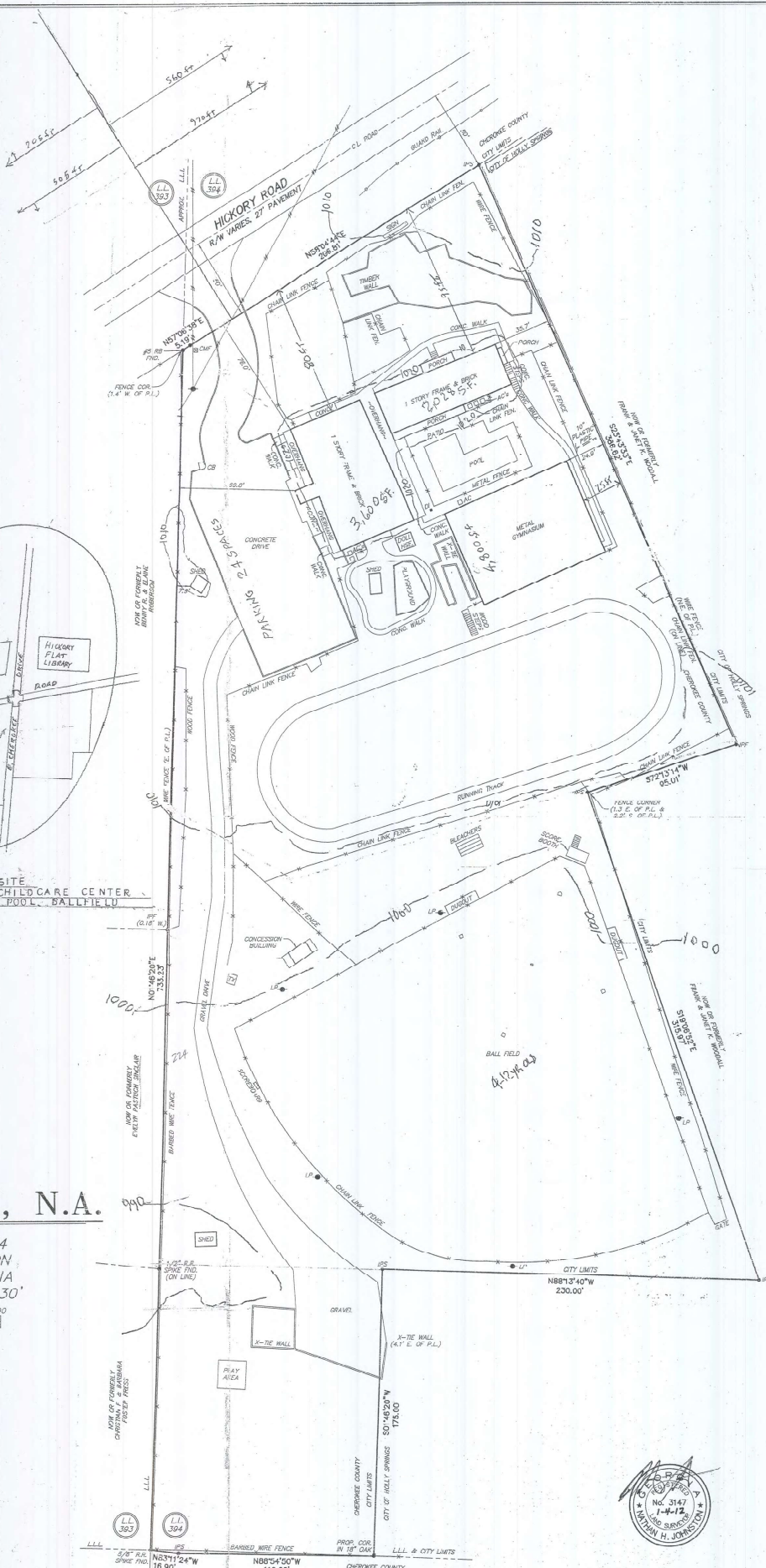
SURVEY FOR
CHEROKEE BANK, N.A.

LOCATED IN LAND LOT 394
15th DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
DECEMBER 21, 2011 1"=30'



LEGEND

- | | |
|-------|-----------------------------|
| HY | 1/2" REBAR FND. |
| IPS | 1/2" REBAR SET |
| R.W | RIGHT OF WAY |
| SSI | STANDARD SEWER EASEMENT |
| DE | DRAINAGE EASEMENT |
| L.L.L | LAND LOT LINE |
| CL | CEVETERLINE |
| CT | CRIMP TOP PIPE |
| OT | OPEN TOP PIPE |
| OMP | CONCRETE LINED MET. PIPE |
| ROP | REINFORCED CONCRETE PIPE |
| DI | DROP INLET |
| JB | JUNCTION BOX |
| MH | MANHOLE |
| GD | CATCH BASIN |
| SB | SEWERMANN |
| FP | POWDER PILE |
| FH | PIPE HYDRANT |
| CME | CONCRETE MONUMENT FND. |
| RA | RATTS OF CURB |
| E.P. | EDGE OF PAVEMENT |
| EDN | END |
| G.H. | OVERHEAD ELEC. SERVICE LINE |
| U.L. | UNDERGROUND |
| B.G. | BUILDING LINE |
| LL | LOW VOLTAGE POWER LINE |
| | TRANSFORMER |



JOHNSTON SURVEYING, LLC

110 WOODLAND ROAD
CANTON, GA 30114
770-720-4594



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-08-2024 APPLICATION CUP-
HEARING DATE DATE OF APPLICATION
APPLICANT JAMES THOMAS OWNER SEE ATTACHED
(If other than applicant) OWNERS
ADDRESS 335 BELLINGER LANE ADDRESS
CANTON GA 30115
ZIP CODE 30115 PHONE [REDACTED] ZIP CODE PHONE
EMAIL [REDACTED] EMAIL
SIGNATURE [REDACTED] SIGNATURE

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

PRESENT ZONING DISTRICT(S) AG REQUESTED ZONING DISTRICT EC
REQUESTED CONDITIONAL USE(S)
PROPERTY LOCATION/ADDRESS 4360 HICKORY RD
MAP NUMBER PIN 15-0399-0003 PARCEL NUMBER(S) 15-0394-003
LAND LOT(S) LL 39415TH DIST DISTRICT(S) SECTION(S)
ACREAGE 9.7 AC SEWAGE DISPOSAL TYPE SEPTIC UTILITIES AVAILABLE ALL
DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
EXISTING CHILDCARE BUSINESS WITH BALLFIELD

(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 ✓ PDF
- ☐ COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ☒ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ☐ ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
- ☒ WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

FILING FEES _____ RECEIPT# _____ CHECK# _____

Application Information

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

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? PROPERTY SHOWN ON THE CITY OF HOLLY SPRINGS "FUTURE DEVELOPMENT MAP" AS "NEIGHBORHOOD CENTER"

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO ADVERSE AFFECT

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? CURRENT ZONING OF AG IS LOWEST DESIGNATED USE

(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? CURRENT BUSINESS USE WILL NOT CHANGE

(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 ZONING CONFORMS WITH THE MAPS

(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 PROPOSAL CONFORMS WITH ALL KNOWN POLICIES, OBJECTIVES AND VISION OF THE COMPREHENSIVE PLAN

(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?

NONE - ALREADY IN OPERATION

(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? NONE

Complete the following section, if applicable.

Residential

N/A

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 3

Maximum square footage: 15,228 sq. ft.

Number of stories: 1

Total number of employees: 17

Exterior façade: BRICK, METAL, VINYL

Anticipated start date: ONGOING

Anticipated completion date: EXISTING

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: _____

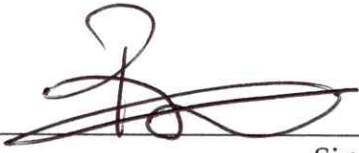
If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

9/17/24
DATE

JAMES THOMAS
NAME PRINTED

James Thomas
SIGNATURE

The undersigned minority owner of the Children's Academy of Hickory Flat, Inc approve the Map Amendment (Rezoning) Application for the City Of Holly Springs.

Bryan Thomas  Date 10/1/2024
Signature


Notary



The undersigned minority owner of the Children’s Academy of Hickory Flat, Inc approve the Map Amendment (Rezoning) Application for the City Of Holly Springs.

Sarah Erwin *Sarah Erwin* Date 9/28/24
Signature

K. Shah

Notary



The undersigned majority owner of the Children's Academy of Hickory Flat, Inc
approve the Map Amendment (Rezoning) Application for the City Of Holly Springs.

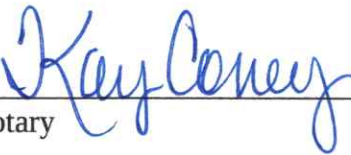
James Thomas James Thomas Date 9/27/24
Signature

Jesus I Colon 9/27/24
Notary

JESUS I COLON
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires March 14, 2027

The undersigned minority owner of the Children's Academy of Hickory Flat, Inc
approve the Map Amendment (Rezoning) Application for the City Of Holly Springs.

Luke Thomas  Date 10-3-24
Signature


Notary

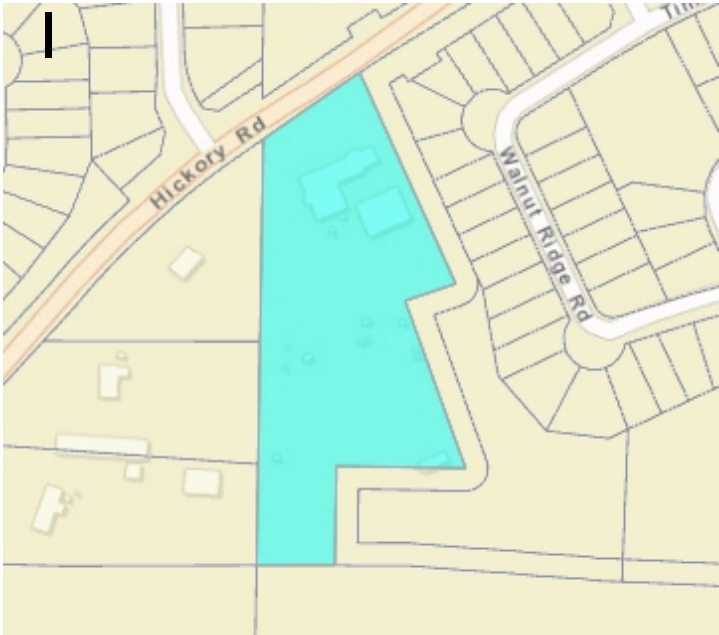


Report generated 10/26/2024 4:40:43 PM



Vicinity Map

1: 21,797.98



Tax parcel highlighted in cyan

1: 4,927.02

Tax Parcel Information

Owner: CHILDREN'S ACADEMY OF
Property Address: 4360 Hickory Rd, Canton 30115
Subdivision:
TIN: 15N26 051 A
PIN: 15-0394-0003
Mailing Address: 4360 HICKORY RD, CANTON, GA 30115
Acreage: 4.71
Lot #: -
PB/PG:
DB/PG:

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

Cherokee County

1831
GEORGIA

PLANNING AND ZONING

December 9, 2024

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

RE: A-05-2024 – 4360 Hickory Road

Dear Mrs. Moon,

The annexation case A-05-2024 was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on December 3, 2024.

The applicant is requesting to annex 15N26 051A, 4360 Hickory Road and rezone the property to GC (General Commercial). It is currently zoned AG (General Agriculture) and is located in the Suburban Growth designation of the County comprehensive plan. The current use is a daycare center with an adjoining ballfield.

The Board of Commissioners voted unanimously (5-0) to express that they have no objections to the proposed annexation. The following recommendations were made regarding the rezoning application:

1. Consider rezoning to Neighborhood Commercial with a Conditional Use Permit as this more closely aligns with the intended use and is compatible with the Neighborhood Center designation on the Future Development Map or consider a restriction of the General Commercial use to align with Neighborhood Commercial uses
2. Incorporate rezoning conditions that address anticipated ballpark/recreation traffic, potential light and noise pollution, and define the hours of operation of the ballfield use.

The staff analysis is included as an attachment and provides further details.

Sincerely,



Catherine Long
Planning Division Manager

Per O.C.G.A. § 36-3613 (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-05-2024	Applicant James Thomas
Receipt of Certified Annexation Notice	10/28/2024
Holly Springs City Council Public Hearing	12/12/2024
End of 45-day review period	12/12/2024
Holly Springs City Council Decision	1/6/2025

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	
Future Development Map designation	Suburban Growth	
Surrounding / Contiguous City Future Development Map	Neighborhood Center	
Surrounding County Future Development Map	Suburban Growth/Community Village	
Does this annexation create an "island" of unincorporated land?		X

1) If the application is granted will there be a material increase in burden upon the County directly related to:	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X
2) Will delivery of services be affected by the annexation?	Yes	No

	X
If the answer to (2) is yes, is the affect on delivery of services directly related to a) the proposed change in zoning or land use? b) the proposed increase in density? c) infrastructure demands related to the proposed change in zoning or land use? Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.	

	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 parcel is located within the Growth Boundary Area.
- An application to rezone the property from AG to GC has been submitted.
- It is designated as Neighborhood Center on Holly Springs Future Land Use Map.
- The area is largely residential, and the commercial uses are located to the east along East Cherokee Drive and Hickory Flat Highway.

Transportation

- No comment.

Fire and Emergency Services

- No comment.

Stormwater

- 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.

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 4.7+/- acres, identified as tax parcel 051A of tax plat 15N26 of the 15th District of Cherokee County identified in Exhibit A, Location Map, from AG, Agricultural (County), to GC, General Commercial (City); and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by James Thomas, requesting rezoning in the City of Holly Springs, Georgia, concerning 4.7+/- acres, identified as tax parcel 051A of tax plat 15N26 of the 15th District of Cherokee County identified in Exhibit A, Location Map, from AG, Agricultural (County), to GC, General Commercial (City); and

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

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

Section 1

The application for rezoning in the City of Holly Springs, concerning 4.7+/- acres, identified as tax parcel 051A of tax plat 15N26 of the 15th District of Cherokee County identified in Exhibit A, Location Map, is hereby rezoned from AG, Agricultural (County), to GC, General Commercial (City); and

Section 2

The approval of this application has the following stipulations attached:

1. Lighting shall be replaced with environmentally sensitive lighting within a period of five years from the date of final approval by City Council of the rezoning request, with the owner making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. The following uses shall be prohibited:
 - a. Adult Entertainment
 - b. Agricultural Implement Sales and Service
 - c. Ambulance Service
 - d. Amusement parks
 - e. Animal hospitals/clinics with outdoor kennels
 - f. Auditorium
 - g. Auto Repair
 - h. Auto Service
 - i. Big Box Commercial Retail Structures
 - j. Boat Sales Facility
 - k. Bowling Alley
 - l. Brew Pub
 - m. Cash, Check Cashing, and Pawn Establishments
 - n. CBD and Hemp Oil Retail Establishments

- o. Cellular phone towers
 - p. Fast food restaurant with a drive-thru
 - q. Funeral Homes and Mortuaries
 - r. Go-kart, motor bike track
 - s. Laundering Establishments
 - t. Membership Club Warehouse
 - u. Parking Lot, Automobile
 - v. Tattoo Parlors and Body Piercing Establishments
 - w. Tire sales with outdoor storage
 - x. Used Vehicle Sales, Lease, or Rental
3. Operation of the ball field shall be limited to between the hours of 9:00 a.m. and 9:00 p.m.
4. Future development shall comply with the regulations of the Holly Springs Zoning Ordinance.

Section 3

This ordinance shall become effective February 1, 2025, 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 6th day of January, 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

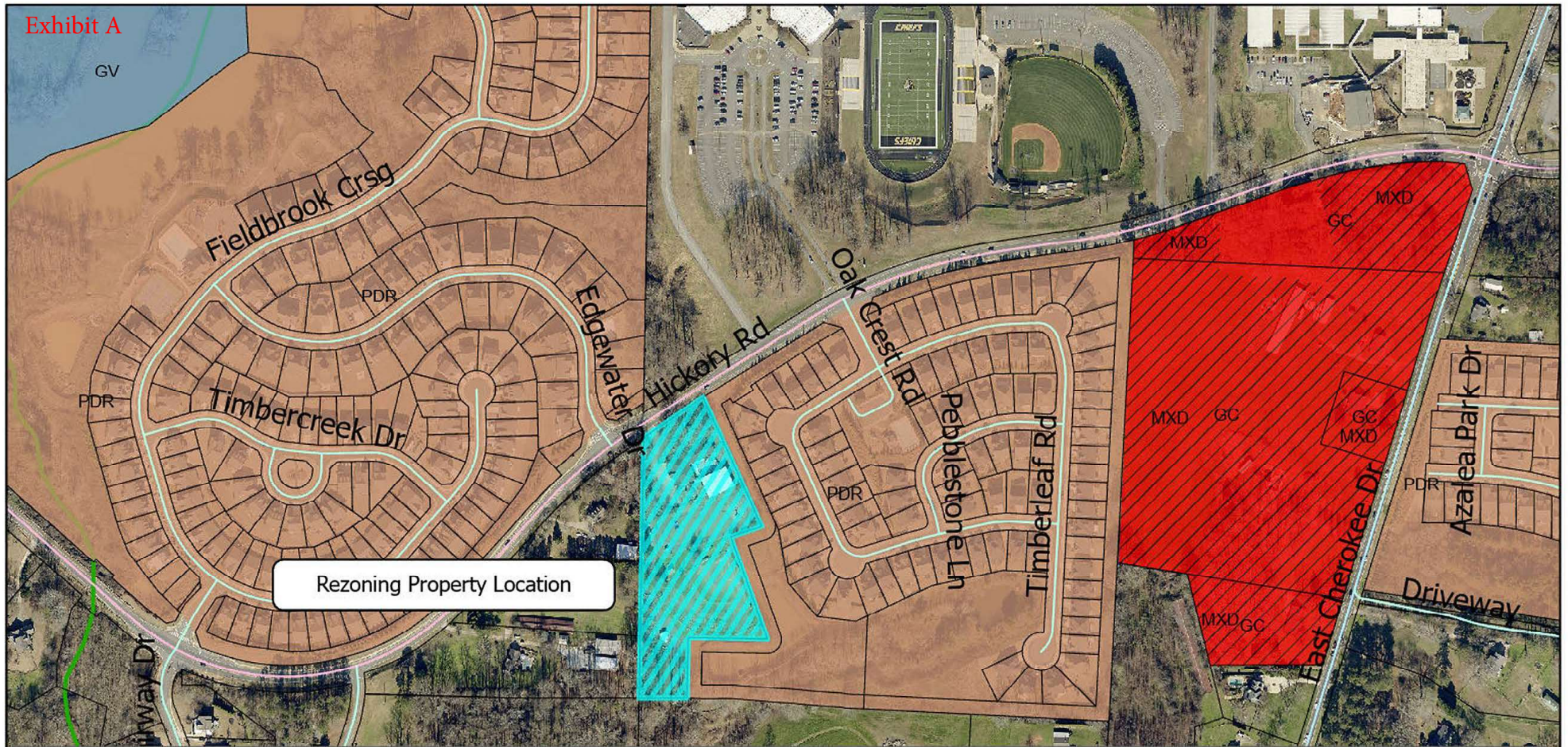
CITY OF HOLLY SPRINGS

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Exhibit A



A-05-2024 & MA-06-2024 Location Map

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
- Streets_10172024



ITEM REPORT

AGENDA ITEM NUMBER: IX.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 6, 2025

AGENDA ITEM: CUP-04-2024, applicant, Tejas Patel, requests a conditional use permit for a convenience store with gasoline pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D.

EXECUTIVE SUMMARY:

Applicant, Tejas Patel, requests a conditional use permit for a Convenience Store with Gasoline Pumps for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 15N14D. The property is zoned GC, General Commercial. A standalone Convenience Store without Gasoline Pumps is permitted by right in this zoning district. The ordinance permits a Gasoline Service Station with the approval of a conditional use permit. The applicant is requesting to develop a Convenience Store **with** Gasoline Pumps thus necessitating the approval of a conditional use permit. In addition, the applicant is requesting a variance to reduce the lot size requirement from 1.0 acre to 0.934 acre. Operating as a Chevron franchise, the business is planned to open in December of 2025, operating from 6:00 a.m. until 10:30 p.m. daily, and employing up to 6 employees.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on December 12, 2024. Numerous public comments were presented at the public hearing and included, but not limited to, the following concerns: traffic, crime, odors, lighting, noise, reduced property values, proximity to residences, and incompatibility with surrounding area. The applicant agreed to utilize an electrical consultant for the lighting, installation of a privacy fence, and consult environmental health concerning the septic tanks after the concerns were noted. The Planning Commission voted (4-0) to recommend denial of the conditional use permit request.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Revised Site Plan
4. Application
5. Public Information Meeting Report
6. Citizen Comments

RECOMMENDATION:

The staff recommendation is denial of the conditional use permit.

CONCURRENCES:

City Manager
Planning Commission

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC	NORTH:	SFR
SOUTH:	GC	SOUTH:	SFR
EAST:	GC	EAST:	Undeveloped
WEST:	R-20	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 consists of large-lot single-family residential uses. The development of a convenience store with gasoline pumps would not be compatible with the surrounding uses.

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

With the existing neighboring uses being residential, the development of a convenience store with gasoline pumps would adversely affect the usability of these properties by inconveniencing the residents with traffic, noise, and gasoline fumes, limiting their ability to enjoy their homes.

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

The property could be developed with other GC, General Commercial permitted uses that would not impact the surrounding residences to the same degree as that of a convenience store with gasoline pumps.

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?

Additional traffic may be generated that would impact the existing street and transportation facilities. The project will be limited to a right-in/right-out entrance due to the widening of Holly Springs Parkway. There will not be a median break at this location. The City of Holly Springs follows the Georgia Department of Transportation guidelines for median breaks.

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

The Future Development Map identifies this property with the character area of Parkway Corridor. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function, i.e. retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high-density multi-family residential component.

Application: Existing and new commercial and high-density multi-family residential

Primary Future Land Uses: office, retail, service, high-density multi-family residential

Zoning Districts: HDMFR, PD-C, NC, GC, OI, GV

While this use does provide retail sales and services, it does not provide a sensitive transition to the Holly Springs Town 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 use is in conflict with the policies, objectives and vision, primarily as follows:

- a) **Commercial-Less Intense Uses.** Encourage the expansion of neighborhood commercial and office/institutional development containing compatible and complimentary uses that do not detract from the city's established residential areas. (9.1, #2)
- b) **Incompatibility.** Protect the city's established residential areas from encroachment by incompatible land uses. (9.1, #12)
- c) **Conditional Uses.** Continue to regulate the designated conditional uses, to protect the health, safety, welfare, natural environment, and character of the City of Holly Springs. Revise and expand conditional uses in the future as determined by Mayor and Council. (9.1, #13)
- d) **Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities (2006 Regional Development Plan Policy #7).** (10.3, #1)
- e) **Minimize intrusion of light, sound, traffic and night-time activity between non-residential uses and single-family neighborhoods by approving higher density residential uses between nonresidential and single-family land uses. If non-residential uses are approved, establish increased distances and vegetative screening through conditions of zoning or special use permit approval.** (10.3, #3)
- f) **When a rezoning or conditional use permit proposal is received in a transitional part of the corridor, the proposal should be carefully regulated, through conditions of rezoning or special use approval, to ensure that building height, building placement,**

intensities, densities, location of parking, placement of accessory uses, buffers, tree protection, landscaping, exterior lighting, site amenities and other site planning features are compatible with protected neighborhoods. "Compatible" means that the characteristics of different land uses, or activities located near each other are in harmony and without conflict. (10.4, #2)

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

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

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

Although the property is zoned GC and is in the Parkway Corridor future development character area, this project is not compatible with the surrounding area nor does it provide a suitable shift from residential to commercial. Surrounding development is all largely residential and this proposal does not provide any type of transition from low-density residential to this high-impact commercial development. It also does not provide a logical transition into the Town Center as it is in close proximity to this model zoning district and future development character area.

C. Conditional Use Proposal Review Standards

Under Attachment B in the application, the City asks each CUP applicant to complete 16 questions related to the proposed use. The applicant has completed these questions and they are attached in the Conditional Use Permit application.

Section 5.2-8.D Conditional Uses, states the following with regards to Conditional Uses:

Any person requesting a permit under this Section shall submit an application and shall submit sufficient evidence demonstrating compliance with standards contained herein, as applicable. In considering the application for a conditional use, the Mayor and Council shall be guided by the following standards:

It is found and declared that there exist uses and activities that have potentially serious objectionable and deleterious effects on the public health, safety, morals and welfare and that it is in the public interest to introduce special regulation of such uses and activities to abate or eliminate adverse effects contributing to a blighting or downgrading of surrounding neighborhoods and businesses. It is the purpose of this Section, therefore, to safeguard the best interests of the citizens of the City of Holly Springs, to protect and enhance the quality of the environment, and to promote the public health, safety and welfare by achieving the following:

- A. Providing appropriately located areas for the various uses listed herein to meet the needs of the City.

- B. Supporting development compatibility with surrounding uses and neighborhoods while suggesting uniqueness and character.
- C. Protecting the property values of existing business developments from inappropriately located uses and to enhance the investment of residents and business owners.
- D. Encouraging uses to be grouped.

The provisions of this Section shall prevail over conflicting provisions of any other Article or Section of the City Code, except Article 12, Non-Conforming Uses, and shall supplement any other applicable regulations and ordinances.

There are some conditional uses, which may be permitted, but must also meet additional stipulations in order to apply for a permit. The Zoning Administrator shall consider the application and evidence of compliance with such additional stipulations as stated in each respective article.

The applicant has requested a Conditional Use Permit for a Convenience Store **with** Gasoline Pumps. The ordinance permits a Convenience Store **without** Gasoline Pumps by right. Since the request includes gas pumps, the closest regulation is a Gasoline Service Station. The Conditional Use Permit for a Gasoline Service Station requires the following regulations:

5.4-18 Gasoline Service Stations. Gasoline Service Stations include buildings and premises wherein the primary use is the retail sale of gasoline to the general public, and where the incidental sales of oil, grease, batteries, and motor vehicle accessories to the general public and minor auto services may be provided; however, such services shall not include major mechanical or body work, repair of transmissions or differentials, straightening of body parts, painting, welding or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in gasoline service stations. The purpose of this Section is to minimize conflicts between pedestrians and vehicles, to assure that Gasoline Service Stations do not detract from the aesthetic quality and operational safety of adjacent land uses, to promote the safe operation of Gasoline Service Stations, to mitigate negative environmental effects resulting from fumes, smog, litter, harmful run-off, contaminates, spillage, impervious surfaces, and to ensure that Gasoline Service Stations are compatible with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:

- a. Gasoline Service Stations and Convenience Stores shall exist on at least one (1) acre of land. The applicant has requested a variance from this requirement as the property is only 0.934 acres.
- b. All gasoline pumps must be completely covered by canopies which shall be at least ten (10) feet from any property line, shall be architecturally integrated with the main structure and shall not extend over the right-of-way or landscaping buffers.
- c. Fuel pump islands shall be designed to minimize traffic conflicts. Gasoline pumps shall be at least twenty (20) feet from any property line.
- d. Gasoline Service Stations shall include a Convenience Store; however, Convenience Stores are not required to include Gasoline Service Stations.

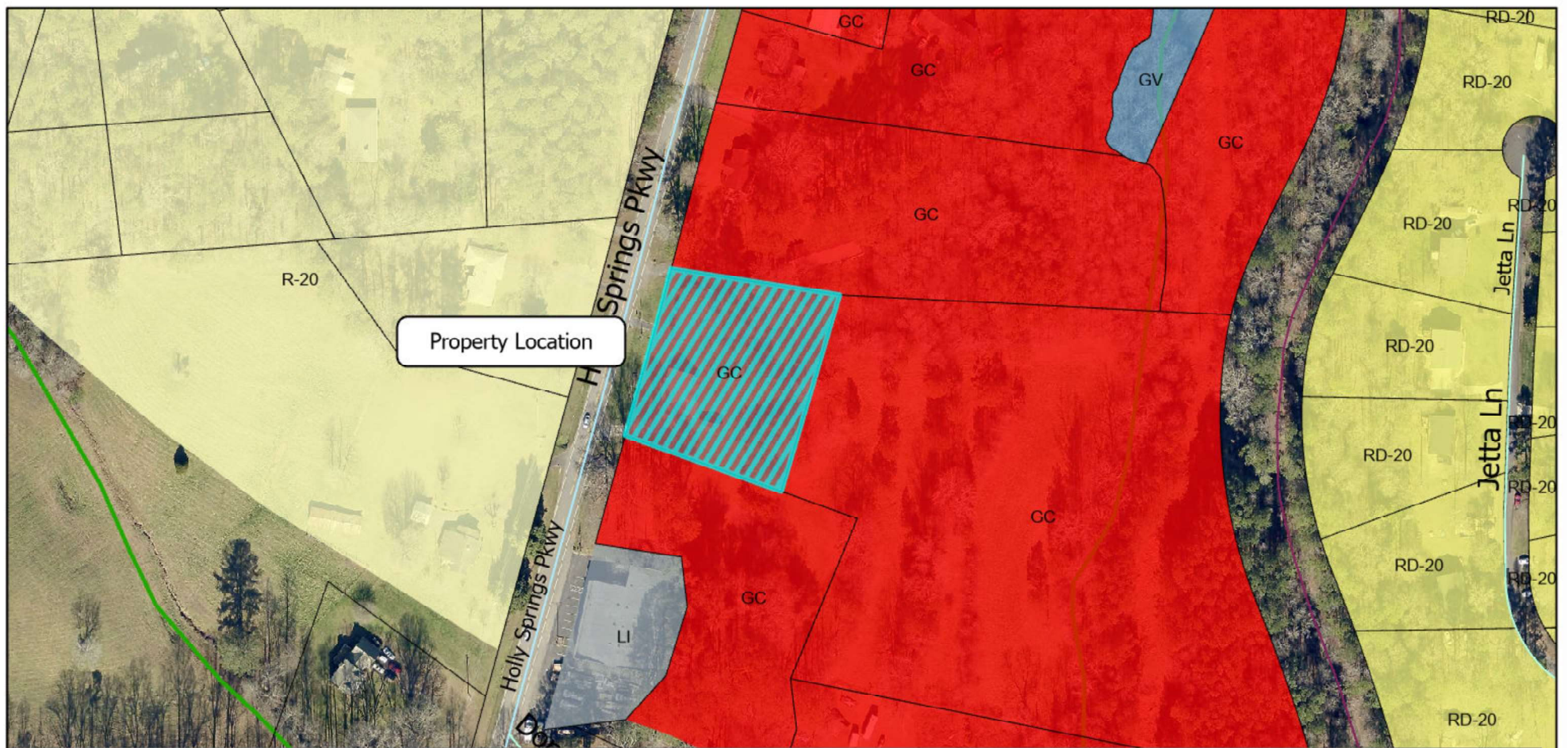
- e. Gasoline Service Stations that include auto service as an accessory use must comply with Section 5.4-7 of this Article.

D. Public Information Meeting

The applicant conducted a public information meeting on November 21, 2024. Area residents voiced concerns about an existing encroachment onto a neighboring property, ground water contamination, air quality, and location. In addition, the residents were concerned about the lack of a marketing/feasibility study, as well as, the traffic impact to the area and size of the property.

E. Citizen Comments

A number of comments were received from residents within the surrounding area. These residents voiced concerns such as the following: residential area, crime, noise, traffic, odor, lack of sleep (due to noise), safety, vandalism, theft, drug-related activity, lower property values, effect on the area's long-term growth potential, lighting, air pollution, and lack of need for business. A copy of the comments are included within the packet.



CUP-04-2024 Location Map

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
- Streets_10172024



GENERAL NOTES:
 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF HOLLY SPRINGS
 ZONING: GC
 MINIMUM FRONT SETBACK - 50' ARTERIAL,
 50' COLLECTOR & LOCAL STREET
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 15'

FIELD DATA:
 DATE OF FIELD SURVEY 10-22-24.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

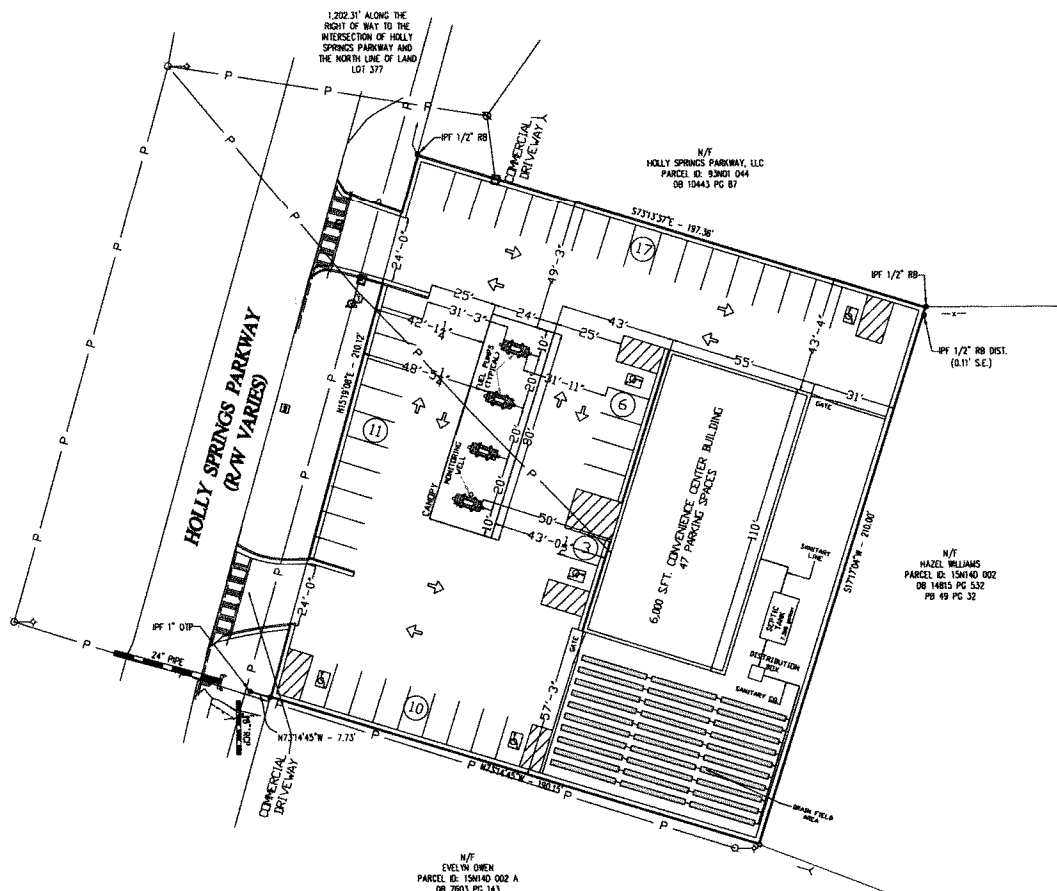
EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12L
 SR: 634010044 ROYER
 634010044 BASE
 NETWORK: TRIMBLE VRS NOW RTK CHSS

TOTAL AREA: 40,693 SQ FT, 0.934 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 203,822 FEET

SURVEY DATA:
 TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2592 PG 91
 PROPERTY OWNER AT TIME OF SURVEY: DONNIS L. DOUGHTY
 PARCEL NUMBER: 15N14D 001

REFERENCE: DB 2592 PG 91
 DB 10443 PG 87
 PB 49 PG 32

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY FIRM MAP OF CHEROKEE COUNTY, GEORGIA 1305700242E EFFECTIVE DATE JUNE 7, 2019



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FEE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
ML	GARAGE WEATHER UP ELEV.
MFE	MIN. FINISHED FLOOR ELEVATION
PO	POWER POLE
IR	IRON REBAR SET
IF	IRON PIN FOUND
B	BOLLARD
OP	OVERHEAD POWER
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CP	CONCRETE PAD
TM	TELEPHONE MARKER
ACU	AIR CONDITIONER UNIT
MB	MAIL BOX
CO	CLEAN OUT
SSM	SANITARY SEWER MANHOLE
LBCB	LEFT WING CATCH BASIN
RBCB	RIGHT WING CATCH BASIN
DBC	DOUBLE WING CATCH BASIN
DB	DROP BUILT
H	HEADWALL
SS	SANITARY SEWER LINE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

SCALE: 1"=30'		GRAPHIC SCALE - IN FEET		CLIENT: JALAL ROY											
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 3114 HOLLY SPRINGS.LN	DATE: 10-30-24	JOB NUMBER: SURV-2590											
BOUNDARY SURVEY FOR 3114 HOLLY SPRINGS PARKWAY LAND LOT 417, 15TH DISTRICT, 2ND SECTION CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA															
REVISIONS <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>						1		2		3		4		5	
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5															
Copyright © 2024 These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.  KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com			10-30-24  FOR KEYSTONE LAND SURVEYING, INC. www.keystonelandsurveying.com												

ORIGINAL



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- 04-2024
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT Tejas Patel OWNER Chasity Priscilla Doughty and Holly Alexis
(If other than applicant)
Doughty Parcel as Co-Executors of the Estate of Dennis Lamar Doughty
ADDRESS c/o H. Michael Bray, Esq. ADDRESS _____
PO Box 1649, Canton, Ga
ZIP CODE 30169 PHONE 770-479-1426 ZIP CODE _____ PHONE _____
EMAIL mbray@brayandjohnson.com EMAIL _____
SIGNATURE [Signature] SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT GC
REQUESTED CONDITIONAL USE(S) Convenience store with gas pumps
PROPERTY LOCATION/ADDRESS 3114 Holly Springs Pkwy
MAP NUMBER 15N14D PARCEL NUMBER(S) 001
LAND LOT(S) 417 DISTRICT(S) 15th SECTION(S) 2nd
ACREAGE 0.934 Acres +/- SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

The conditional use request is to allow a convenience store with gas pumps to be constructed on the property. Applicant also requests a variance to Article 5.4-18(a) as the property is 0.934 acres and the ordinance requires one acre.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

FILING FEES _____	RECEIPT# _____	CHECK# _____
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MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION CUP- 04-20-21

HEARING DATE _____ DATE OF APPLICATION _____

APPLICANT Tejas Patel OWNER Chasity Priscilla Doughty and Holly Alexis

(If other than applicant)
Doughty is Co-Executor of the Estate of Dennis Lamar Doughty

ADDRESS c/o H. Michael Bray, Esq.
PO Box 1649, Canton, Ga

ADDRESS Address for Holly
210 Towne Overlook Dr.
Canton, GA 30114

ZIP CODE 30169 PHONE 770-479-1426 ZIP CODE _____ PHONE _____

EMAIL mbray@brayandjohnson.com EMAIL _____

SIGNATURE _____ SIGNATURE Holly Alexis Doughty

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) Convenience store with gas pumps

PROPERTY LOCATION/ADDRESS 3114 Holly Springs Pkwy

MAP NUMBER 15N14D PARCEL NUMBER(S) 001

LAND LOT(S) 417 DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE ~~xxx~~ 0.934 +/- SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST

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

FILING FEES _____	RECEIPT# _____	CHECK# _____
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MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

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HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT Tejas Patel OWNER Chasity Priscilla Doughty and Holly Alexis
(If other than applicant)
Doughty Parcel as Co-Executors of the Estate of Dennis Lamar Doughty
ADDRESS c/o H. Michael Bray, Esq. ADDRESS 1476 Possum Hollow Rd Se
PO Box 1649, Canton, Ga Ranger, GA 30734
ZIP CODE 30169 PHONE 770-479-1426 ZIP CODE _____ PHONE _____
EMAIL mbray@brayandjohnson.com EMAIL _____
SIGNATURE _____ SIGNATURE Chasity Priscilla Doughty

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT GC
REQUESTED CONDITIONAL USE(S) Convenience store with gas pumps
PROPERTY LOCATION/ADDRESS 3114 Holly Springs Pkwy
MAP NUMBER 15N14D PARCEL NUMBER(S) 001
LAND LOT(S) 417 DISTRICT(S) 15th SECTION(S) 2nd
ACREAGE 0.934 +/- SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

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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# _____

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? The property is already a GC zoning classification as are the surrounding properties. Applicant is requesting a conditional use permit in compliance with Zoning Ordinance 5.2-8(d) to allow for a convenience store with gas pumps (gas station) to be constructed on the property which is an allowed conditional use for GC zoning classification.

Adjacent and nearby properties are in a "transitional" area likely to become commercial, office institutional or higher density residential

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? Applicant's request is for a conditional use within the current GC zoning classification and will not adversely affect the existing use or usability of adjacent or nearby properties as there are in the same GC zoning classification. The proposed use will likely have a positive effect on adjacent or nearby property for future commercial use.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? The property has been vacant for a significant time. I believe my request will change the vacant property to a viable economical use. Applicant believes the proposed use is the highest and best use.

(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 request for conditional use will not cause excessive or burdensome use of the existing streets as it will not create any additional traffic that does not already exist in this area. The request for conditional use will not affect transportation facilities, utilities, public safety or schools.

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

The Future development map for the subject property shows it in the Parkway Corridor which intends to provide primarily

a commercial service function. The conditional use conforms to the policy and intent of the Future Land Use Map.

Holly Springs Parkway is a divided highway and the north bound traffic needs a store with available gas. The south bound lane has one almost ready

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

Yes, we believe the conditional use is in conformity with the policies, objectives and vision of the Comprehensive Plan.

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?
No there will not be any impacts on the environment ie. drainage, soil erosion, sediment, flooding, air quality, water quality and quantity
The development of the facility will meet all State, County and City codes for all concerns in paragraph 7.

(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 Parkway Corridor's predominant function is commercial and one of the primary future land use for Parkway Corridor is retail and service. Article 5.2-8(d) list gas stations as a conditional use under the GC zoning classification.

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 6800 sq. ft.

Number of stories: 1

Total number of employees: 5 or 6

Exterior façade: Brick or Stone in compliance with Article 19.8-7

Anticipated start date: January or February 2025

Anticipated completion date: December 2025

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.

10/30/2024
DATE

Tejas Patel
NAME PRINTED

Patel
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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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.

10/29/24
DATE

Holly Alexis Doughty
NAME PRINTED

Holly Alexis Doughty
SIGNATURE

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

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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.

10/29/24 Chasity Priscilla Doughty Chasity Doughty
DATE 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 _____ ☒ 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: _____

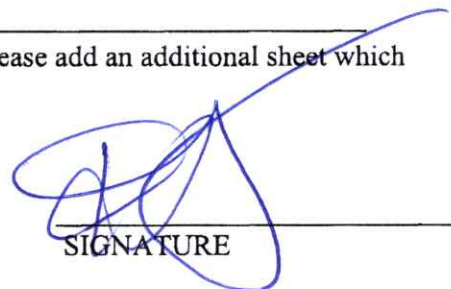
Description of Contribution: _____

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.

10/31/2024
DATE

H. Michael Bray
NAME PRINTED


SIGNATURE

ATTACHMENT B

For Conditional Use Permit Requests, please answer the following questions on a separate sheet of paper.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5. SEE ATTACHED RESPONSE
2. State the proposed business name, brand, flag, and/or franchise. SEE ATTACHED RESPONSE
3. Explain in detail what services the proposed conditional use business will provide. SEE ATTACHED RESPONSE
4. Has a business plan or model been completed for this proposed conditional use business? SEE ATTACHED RESPONSE
5. Why was this specific location chosen for this proposed establishment? SEE ATTACHED RESPONSE
6. What is the projected date that the proposed conditional use business will open? SEE ATTACHED RESPONSE
7. How many employees are expected to work at the proposed conditional use business? SEE ATTACHED RESPONSE
8. What are the expected hours of operation for the proposed conditional use business? SEE ATTACHED RESPONSE
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? SEE ATTACHED RESPONSE
10. Does the proposed conditional use business conform with the nearby uses already in existence? SEE ATTACHED RESPONSE
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? SEE ATTACHED RESPONSE
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? SEE ATTACHED RESPONSE
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? SEE ATTACHED RESPONSE
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? SEE ATTACHED RESPONSE
15. Will the business have adequate facilities and parking to accommodate the proposed use? SEE ATTACHED RESPONSE
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile? SEE ATTACHED RESPONSE

ATTACHMENT B

For Conditional Use Permit Requests, please answer the following questions on a separate sheet of paper.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.
The proposed use complies with the additional stipulations except for the property is 0.934 acres instead of 1.00 acres.
2. State the proposed business name, brand, flag, and/or franchise. **The brand will be Shell or Chevron gas products and the store will be independently owned and operated. The applicant does not plan to have any flag and it will not be a franchise business operation.**
3. Explain in detail what services the proposed conditional use business will provide. **The services provided will be the sale of gasoline and diesel fuel, limited automotive supplies such as motor oil, antifreeze, blue DEF, and such similar products. The store will also provide a limited quantity of food and drink products, including but not limited to, chips, candy, packaged snacks, cookies, soft drinks, milk, water, beer and wine, and will have tobacco sales. Those normal products for somebody that wants to pick up a few things which will be convenient to the nearby homes, other businesses and commuters.**
4. Has a business plan or model been completed for this proposed conditional use business? **I have a background in operation of convenience stores. I have multiple business friends who have knowledge and experience in owning and operating a convenience store and I can use such experience and knowledge.**
5. Why was this specific location chosen for this proposed establishment? **This location was selected because Holly Springs Parkway will develop into a median highway. On the North bound lanes there is not an available convenient store or gas outlet. On the South bound lane there is one and one is needed on the North bound lane. We believe this site is ideal for the construction of a convenience store and will contribute to the success of the development of other commercial property in this area.**
6. What is the projected date that the proposed conditional use business will open? **I project that the proposed business will open in approximately December 2025.**

7. How many employees are expected to work at the proposed conditional use business? **We anticipate that it will take up to 5 or 6 employees to operate and maintain the convenience store.**
8. What are the expected hours of operation for the proposed conditional use business? **6:00 a.m. until 10:30 p.m. is our anticipated hours of operation.**
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? **The license requirements anticipated will be for beer and wine. I have the proper credentials to obtain a beer and wine license.**
10. Does the proposed conditional use business conform with the nearby uses already in existence? **The proposed use is in an area that is in transition from old residential uses to commercial uses. There are no nearby uses except older residential uses in this area; however the properties are zoned general commercial. The rebuilding of Holly Springs Parkway and the transformation of this area to commercial area supports the proposed use as a convenience store with gas pumps.**
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? **We do not have a feasibility study but based on the investigation made I believe this is a ideal site for a convenience store with gas products. I have given this project careful consideration.**
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? **We do not believe that the convenience store operation on this site will cause any nuisance or disturbance to any nearby or adjacent properties.**
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? **The conditional use is not readily similar to any nearby establishments already in existence. As previously indicated this area is in transition as it is intended to be a commercial use operation or business. We believe that a convenience store will fit in the uses that will eventually develop along Holly Springs Parkway.**

14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? **We think the services provided will complement what is intended for this area because it is already zoned General Commercial. General Commercial permits a Convenience store with gas pumps based upon a conditional use permit. We contend that this will compliment the businesses that will eventually develop along Holly Springs Parkway and our business will act as a catalyst for other commercial uses to be established along the road.**
15. Will the business have adequate facilities and parking to accommodate the proposed use? **We fully believe that the business will have adequate facilities and parking to accommodate the proposed use as a convenience store. I have a construction firm that prepared the concept plan filed with this application. I know that final plans must comply with parking requirements.**
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile? **Not applicable.**

THIS BOX RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

CITY OF HOLLY SPRINGS
ZONING: GC
MINIMUM FRONT SETBACK - 60' ARTERIAL,
50' COLLECTOR & LOCAL STREET
MINIMUM SIDE SETBACK - 10'
MINIMUM REAR SETBACK - 15'

FIELD DATA:
DATE OF FIELD SURVEY 10-22-24.

THE CALCULATED POSITIONAL
TOLERANCE BASED ON REDUNDANT
LINEAR MEASUREMENTS OF
OBSERVED POSITIONS WAS FOUND
TO BE 0.00 FEET.

EQUIPMENT:
ELECTRONIC TOTAL STATION AND RTK GPS
GPS RECEIVER: TRIMBLE R12i,
SN: 6340F00404 ROVER
6340F00685 BASE
NETWORK: TRIMBLE VRS NOW RTK GNSS

TOTAL AREA: 40,693 SQ FT, 0.934 AC

CALCULATED PLAT CLOSURE: 1 FOOT IN 203,822 FEET

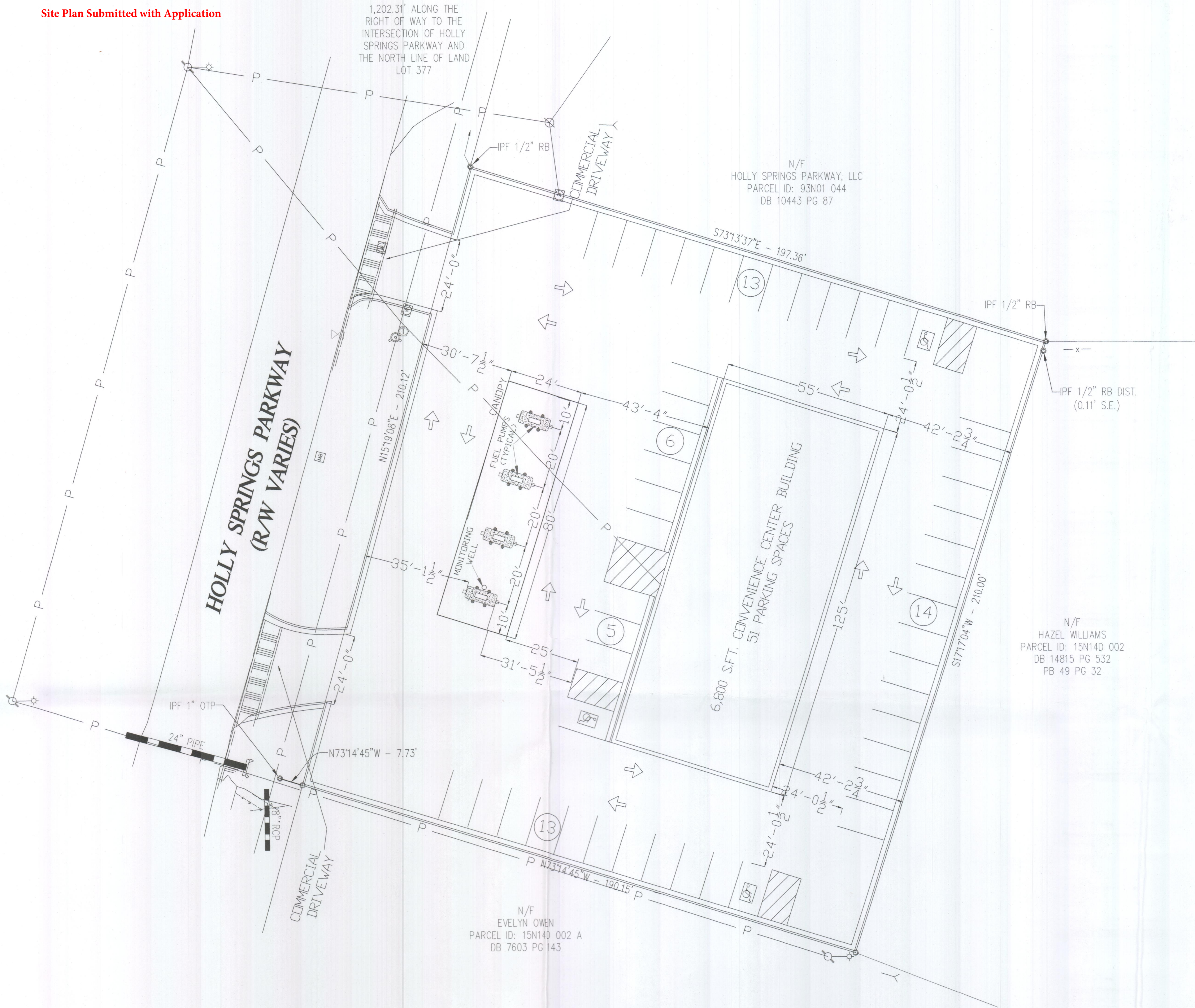
SURVEY DATA:
TYPE OF SURVEY: RETRACEMENT
SOURCE OF TITLE DESCRIPTION FOR SUBJECT
PROPERTY: DB 2592 PG 91
PROPERTY OWNER AT TIME OF SURVEY:
DENNIS L. DOUGHTY
PARCEL NUMBER: 15N14D 001

REFERENCE: DB 2592 PG 91
DB 10443 PG 87
PB 49 PG 32

FLOOD HAZARD NOTE: THIS PROPERTY IS
NOT LOCATED IN A FLOOD HAZARD AREA
AS DEFINED BY FIRM MAP OF CHEROKEE
COUNTY, GEORGIA 13057C0242E EFFECTIVE
DATE JUNE 7, 2019

GENERAL NOTES:
1: This Plat has been prepared
without the benefit of a current
title report. Easements or
encumbrances may exist that are
not shown on this plat.
2: This plat is subject to any
restrictions, easements, covenants
or restrictions that may exist
either written or unwritten.
3: Underground utilities not shown
hereon may exist. The Surveyor
does not take responsibility for
absence or presence of any such
utilities.
4: No Geodetic monuments were
found within 500 feet of this site.
5: This Plat has been prepared for
the exclusive use of the person(s)
or entities named hereon.

Site Plan Submitted with Application



LEGEND	
BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FFE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
Ø	POWER POLE
⊙	1/2" IRON REBAR SET
⊙	IRON PIN FOUND
○	BOLLARD
—v—	OVERHEAD POWER
⊕	FIRE HYDRANT
⊕	WATER METER
⊕	WATER VALVE
⊕	GAS VALVE
⊕	GAS METER
☆	LIGHT POLE
⊕	CONCRETE PAD
⊕	TELEPHONE MARKER
⊕	AIR CONDITIONER UNIT
⊕	MAIL BOX
⊕	CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	LEFT WING CATCH BASIN
⊕	RIGHT WING CATCH BASIN
⊕	DOUBLE WING CATCH BASIN
⊕	DROP INLET
⊕	HEADWALL

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

SCALE: 1"=30'		GRAPHIC SCALE -- IN FEET		CLIENT: JALAL ROY	
DESIGNED BY: JTF		SHEET NUMBER: 1 of 1		DATE: 10-30-24	
FILE NAME: 3114 HOLLY SPRINGS_LN		JOB NUMBER: SURV-2590			
Copyright-2024 These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of this surveyor.					
BOUNDARY SURVEY FOR					
3114 HOLLY SPRINGS PARKWAY					
LAND LOT 417, 15TH DISTRICT, 2ND SECTION					
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA					
REVISIONS					
1					
2					
3					
4					
5					

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

10-30-24
GEORGIA
REGISTERED
No. 3077
LAND SURVEYOR
PATRICK F. CAHEY
FOR
KEYSTONE LAND SURVEYING, INC.
www.keystonelandsurveying.com

Cherokee County Water & Sewerage Authority

October 30, 2024

RE: Water & Sewerage Availability (Tax Map 15N14D, Parcel 001)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 6" DIP water main on the East side of Holly Springs Parkway West of the subject property.

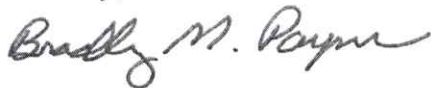
Sewer is available to the East of the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

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

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

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

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Garry Hensley
Jody Henson
Keith Allen
Jeff Hooper

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

Bray & Johnson
Attorneys at Law
P. O. Box 1649
Canton, Georgia 30169

H. Michael Bray
Roger M. Johnson
(1942-2020)

—
Jennifer S. Gill
Derek S. Poarch
Marjorie M. Musgrave

Street Address:
Ten North Street
Canton, Georgia 30114

Telephone 770-479-1426
Facsimile 770-479-6488

November 26, 2024

VIA: HAND DELIVERY

City of Holly Springs Zoning Department
ATTN: Nancy Moon
3237 Holly Springs Parkway
Canton, Georgia 30114

RE: Affidavit and Summaries from Neighborhood Information Meeting
Conditional Use Permit with Request for Variance
Applicant: Tejas Patel
Parcel No.: 15N14D 001
Property Address: 3114 Holly Springs Pkwy.

Dear Ms. Moon:

Attached hereto are the following documents pursuant to Ordinance 14.5-9 (8)(a)(b)(c)(d)(e).

- (a) Affidavit from Applicant's representative certifying the neighborhood information meeting was conducted;
- (b) A copy of the Notice sent to the applicable property owners with the certificate of mailing for notices sent;
- (c) The sign in sheet from the neighborhood information meeting;
- (d) Summary of information presented at the neighborhood information meeting;
- (e) Summary of issues stated by the attendees.

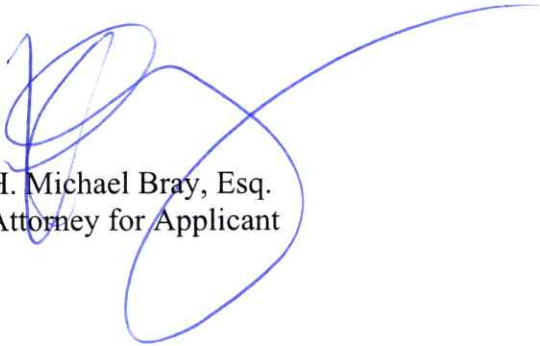
The Public comment sheets were given to the attendees, but none were returned to me. I instructed the attendees the comment sheets could be turn in to the City of Holly Springs if they did not want to turn them in that night.

Page Two
November 26, 2024

Also included with this letter is a "revised" site plan for the project. *Also on USB Drive*

If you have any questions, please do not hesitate to call.

Sincerely,



H. Michael Bray, Esq.
Attorney for Applicant

AFFIDAVIT OF H. MICHAEL BRAY, REPRESENTATIVE FOR
APPLICANT, TEJAS PATEL ON
CONDITIONAL USE PERMIT APPLICATION CUP-04-2024

Before me, the undersigned officer duly authorized to administer oaths, appeared H. Michael Bray, who, after being by me first duly sworn, deposes and states as follows:

1.

The Neighborhood Public Information Meeting was conducted on November 21, 2024 at the Woodstock Recreation Center, 7545 Main Street, Woodstock, Georgia 30189. The meeting began at 6:30 p.m. and concluded at 7:40 p.m.

2.

A copy of the Notice sent to the applicable property owners and the list of applicable property owners are filed simultaneously with this affidavit. The applicable property owners and list was provided by The City of Holly Springs Community Development.

3.

A list of the attendees with contact information (if provided by the attendee) is being submitted simultaneously with this affidavit.

4.

A summary of the information presented is being submitted simultaneously with this affidavit.

5.

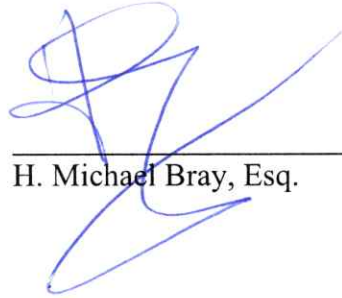
A Summary of issues stated by the attendees is being submitted simultaneously with this affidavit.

6.

Public Comment sheets were provided to the attendees with instructions that the public comment sheets be submitted to the City of Holy Springs upon completion of the meeting. No

one returned the comments sheets. A representative from the City of Holly Springs announced to the attendees that he would take the comment sheets and submit them.

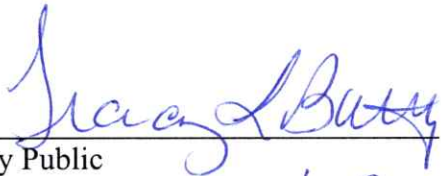
This 26 day of November, 2024.



H. Michael Bray, Esq.

Sworn to and subscribed before me

This 26 day of November, 2024.



Notary Public

My Commission Expires: 6-19-2027



SUMMARY OF INFORMATION PRESENTED AT NEIGHBORHOOD INFORMATION MEETING

Re: Tejas Patel Conditional Use Permit Application CUP-04-2024

A neighborhood information meeting was held on November 21, 2024 at the Woodstock Recreation Center, 7545 Main Street, Woodstock, GA 30189 which began at 6:30 p.m. and concluded at 7:40 p.m.

I introduced myself, H. Michael Bray, attorney for applicant (Tejas Patel), and introduced Mr. Tejas Patel. I presented a board containing the following information: Contact Information for Applicant, a description of the request (Conditional Use Permit), Information on how to contact the City of Holy Springs, a copy of applicant's plan submitted with the application, the zoning map provided by the City of Holy Springs showing the current zoning classification of the subject property and surrounding properties, a copy of the Parkway Corridor information from the Comprehensive plan, and a table on the Parkway Corridor showing the zoning classifications allowed, and its intent.

I explained the City of Holy Springs required the applicant, Mr. Patel, to hold a Public Input Meeting to inform the surrounding neighbors about the project and hear their concerns. I explained Mr. Patel is in the process of purchasing the property that was the subject matter of the meeting and Mr. Patel's intent is to put a convenience store with gas pumps on the location.

I explained to the attendees the property is currently zoned General Commercial (GC) as well as the surrounding properties displayed on the map.

A large percentage of the neighbors appeared unaware their properties were zoned GC. This information caused much conversation which took up quite a bit of the meeting.

I discussed the details of Mr. Patel's plan for the property and opened the floor to questions.

I responded to each question in the best manner possible.

Respectfully submitted this 26 day of November, 2024.



H. Michael Bray, Esq.
Attorney for Applicant, Tejas Patel

SUMMARY OF ISSUES STATED AT NEIGHBORHOOD INFORMATION MEETING

Re: Tejas Patel Conditional Use Permit Application CUP-04-2024

Attendees at the meeting were interested in what brand of gas that would be sold at the convenience store, it appears that it could be Shell or Chevron, a specific decision has not been made at this time.

There was some discussion regarding the possibilities of apartments and high residential density area, but the subject property is zoned for commercial uses. Other properties in the vicinity are zoned specifically for higher density.

The attendees were informed the applicant has not completed a marketing study or feasibility study, and he is relying on his experience, the location of the subject property and the amount of traffic anticipated along Holly Springs Parkway.

The issue of the size of the parcel was discussed and the applicant submitted he was asking for a variance to the 1-acre requirement.

Neighbors were telling the applicant it does appear that there is a slight encroachment on a neighbor's property by virtue of the improvements on the subject property. It was reported that this would be addressed with the final survey and that nothing on the property was to remain but will be taken down for the improvements.

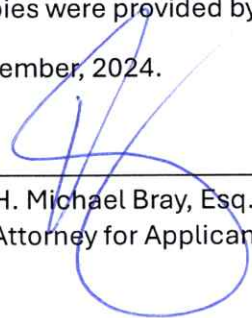
Neighbors were indicating and concerned about ground water, Air quality and potential contamination. In response to this concern, it was submitted that the environmental laws and ordinances, and engineering is required to construct a convenience store specifically addresses the concerns about contaminants.

There was some discussion indicating that attendees present were not in favor of the property being used as a convenience store. Comments were made "find a different location for the proposed project", and that the area is being used as residential although it might be in fact zoned General Commercial (GC). One member of the Holly Springs Planning Commission present may have mentioned that if there is going to be development make it a smart development.

In conclusion, it did appear the attendees were not in favor of the convenience store. Applicant, through counsel, tried to inform the attendees that any structure built on the property has to be in compliance with the storm water retention ordinances, environmental protection ordinance and laws, and permission from the environmental health department that a septic system could be located on the property. The applicant also informed attendees that exterior would comply with the Holly Springs ordinance.

At the request of a couple of attendees, I offered to email the poster to anyone who wanted it. Two people provided their email addresses and copies were provided by email the next day.

Respectfully submitted this 26 day of November, 2024.



H. Michael Bray, Esq.
Attorney for Applicant, Tejas Patel

NEIGHBORHOOD
INFORMATION
MEETING
NOTICE, CERTIFICATES
OF MAILING, SIGN IN
SHEET, AFFIDAVIT,
SUMMARIES and
REVISED SITE PLAN

Applicant: Tejas Patel
Request for Conditional Use Permit: **04-2024**

GENERAL NOTES:
 1: This Plot has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plot.
 2: This plot is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 300 feet of this site.
 5: This Plot has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF HOLLY SPRINGS
 ZONING: GC
 MINIMUM FRONT SETBACK - 60' ARTERIAL
 50' COLLECTOR & LOCAL STREET
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 15'

FIELD DATA:
 DATE OF FIELD SURVEY 10-22-24

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

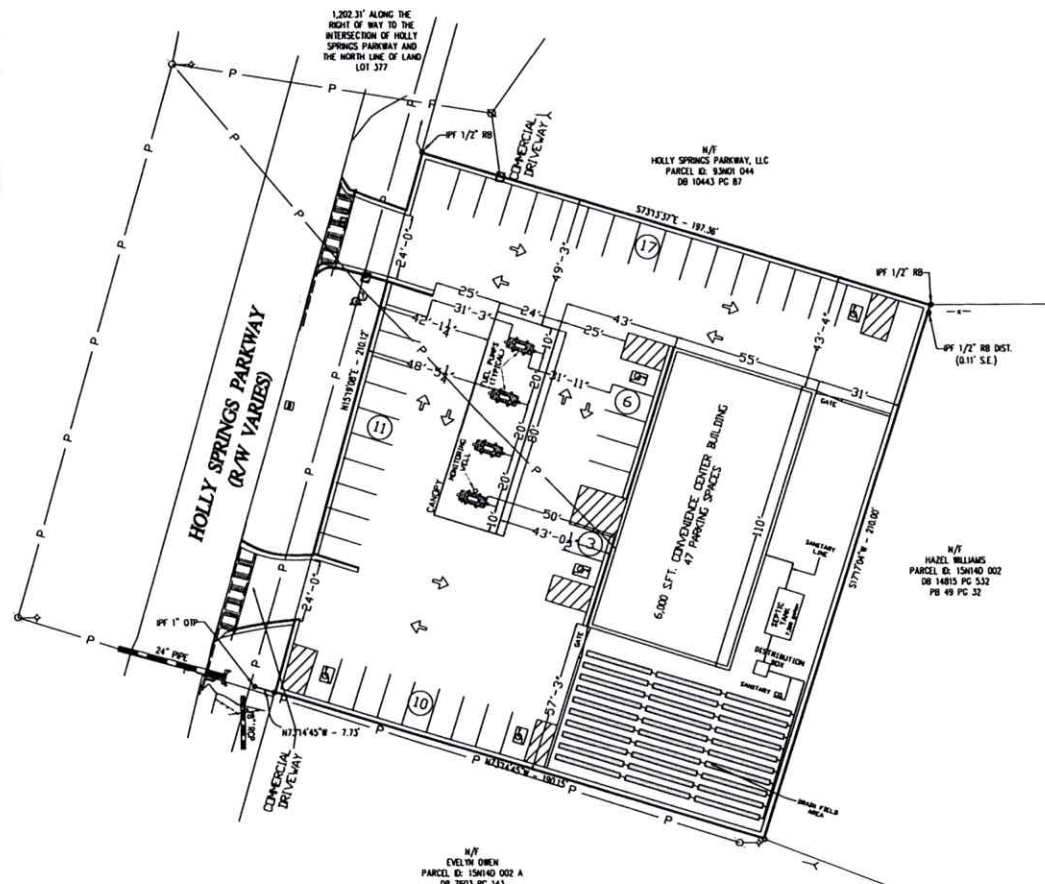
EQUIPMENT:
 ELECTRONIC TOTAL STATION AND RTK GPS
 GPS RECEIVER: TRIMBLE R12L
 SH: 634070404 ROVER
 634070085 BASE
 NETWORK: TRIMBLE VRS HOW RTK GNSS

TOTAL AREA: 40,693 SQ FT, 0.934 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 203,822 FEET
 SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 2592 PG 91
 PROPERTY OWNER AT TIME OF SURVEY: DENNIS L DOUGHTY
 PARCEL NUMBER: 15K140 001

REFERENCE: DB 2592 PG 91
 DB 10443 PG 87
 PB 49 PG 32

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF CHEROKEE COUNTY, GEORGIA 130570042E EFFECTIVE DATE JUNE 7, 2019



LEGEND	
BOL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FTE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
ML	GARAGE WEATHER LIP ELEV.
MFTE	MIN. FINISHED FLOOR ELEVATION
IP	POWER POLE
IF	IRON REBAR SET
IFP	IRON PIN FOUND
B	BOLLARD
OP	OVERHEAD POWER
FW	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
GV	GAS VALVE
GM	GAS METER
LP	LIGHT POLE
CP	CONCRETE PAD
TM	TELEPHONE MARKER
ACU	AIR CONDITIONER UNIT
MB	MAIL BOX
CO	CLEAN OUT
SM	SANITARY SEWER MANHOLE
LB	LEFT WING CATCH BASIN
RB	RIGHT WING CATCH BASIN
DB	DOUBLE WING CATCH BASIN
DI	DROP INLET
H	HEADWALL
SS	SANITARY SEWER LINE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN G.C.G.A. SECTION 15-6-67

SCALE: 1"=30'		GRAPHIC SCALE - IN FEET		CLIENT: JALAL ROY											
DESIGNED BY: JTF	SHEET NUMBER: 1 of 1	FILE NAME: 3114 HOLLY SPRINGS_LIN	DATE: 10-30-24	JOB NUMBER: SURV-2590											
Copyright © 2024 These drawings and their reproductions are the property of the surveyor and may not be reproduced, published, or used in any way without the written permission of the surveyor. BOUNDARY SURVEY FOR 3114 HOLLY SPRINGS PARKWAY LAND LOT 417, 15TH DISTRICT, 2ND SECTION CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA REVISIONS <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> </table>						1		2		3		4		5	
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KEYSTONE LAND SURVEYING, INC. 262 WEST CROGAN STREET LAWRENCEVILLE, GEORGIA 30046 770.545.8700 www.keystonelandsurveying.com			10-30-24 FOR KEYSTONE LAND SURVEYING, INC. www.keystonelandsurveying.com												

Bray & Johnson

Attorneys at Law

P. O. Box 1649

Canton, Georgia 30169

H. Michael Bray
Roger M. Johnson
(1942-2020)

Jennifer S. Gill
Marjorie M. Musgrave

Street Address:
Ten North Street
Canton, Georgia 30114

Telephone 770-479-1426
Facsimile 770-479-6488

October 4, 2024

RE: Applicant: Tejas Patel
 Contact Information: H. Michael Bray
 Bray & Johnson Attorneys
 P.O. Box 1649
 Canton, GA 30169
 770-479-1426
 mbray@brayandjohnson.com

Dear Neighbor,

You are receiving this letter because your property lies within 1,000 feet of 3114 Holly Springs Pkwy. Applicant will be requesting a Conditional Use Permit to allow for a convenience store with gas pumps and a variance to Article 5.4-18(a) as the property is 0.934 acres and the ordinance requires 1.00 acres. As a part of the application process, The City of Holly Springs requires any person requesting a conditional use permit to host a public information 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 and try to mitigate any impacts such proposal may have on the community.

Date of Meeting: November 21, 2024
Time of Meeting: 6:30pm – 7:00pm
Location of Meeting: Woodstock Recreation Center
 7545 Main Street
 Woodstock, Georgia 30189

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 770-479-1426.

Sincerely,



H. Michael Bray
Attorney for Applicant

COMMUNITY INFORMATION AND INPUT MEETING SIGN-IN SHEET

DATE: 11/21/24 TIME: 6:30 pm LOCATION: Woodstock Recreation Center PROJECT NAME: Tejas Patel - Application for CUP

NAME	ADDRESS	GROUP/ORGANIZATION (if applicable)
Lenna Henney	908 Chatter Drive	daughters of June Henrick
June C. Henrick	3470 Holly Springs Pkwy	←
Dez Williams	209 Persimmon Dr ^{Holly Springs, GA}	
Gary McWhite	3446 Holly Springs Pkwy	
Kim Roper	3169 Holly Springs Pkwy	
Nancy K. Martin	3262 Holly Spgs Pkwy	
Roseanne Warchola	299 Maple Ln Holly Springs	
BRANDON WILLIAMS	405 FURNACE WAY	

COMMUNITY INFORMATION AND INPUT MEETING SIGN-IN SHEET

DATE: 11/21/24 TIME: 6:30 pm LOCATION: Woodstock Recreation Center PROJECT NAME: Tejas Patel - Application for CUP

NAME	ADDRESS	GROUP/ORGANIZATION (if applicable)
Russell Martin	180 Killian Street Canton GA 30114	
Brian Owen	129 Donna Way Canton, GA 30114	
Jon Page	357 Sequoyah Circle	
Tejas Patel		
Legna Martin	129 Donna Way Canton, GA 30114	
Evelyn Owen	129 Donna Way Canton, GA 30114	
Juanita Burrell	3009 Holly Springs Pkwy Canton, Georgia 30115	
Thomas Cox	3009 Holly Springs Pkwy Canton GA 30115	

COMMUNITY INFORMATION AND INPUT MEETING SIGN-IN SHEET

DATE: 11/21/24 TIME: 6:30 pm LOCATION: Woodstock Recreation Center PROJECT NAME: Tejas Patel - Application for CUP

NAME	ADDRESS	GROUP/ORGANIZATION (if applicable)
Jane Dreyer	138 Hasty Tr. 30115	BHHS
Brittany Niehoff	757 Bridgeview Dr. 30115	Realtor
Holly Doughty	210 Towne Overlook dr 30114	



Name and Address of Sender		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.														
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due, Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee				
1. H. Michael Bray P. O. Box 1649 Canton, GA 30169	BOBO ENTERPRISES, LLC. 2542 REINHARDT COLLEGE PKWY. CANTON, GA 30115																	
2. H. Michael Bray P. O. Box 1649 Canton, GA 30169	ROPER BEVERLY ANN TRUSTEE PO BOX 1258 HOLLY SPRINGS, GA 30142																	
3. H. Michael Bray P. O. Box 1649 Canton, GA 30169	DOUGHTY DENNIS L 3114 HOLLY SPRINGS PARKWAY CANTON, GA 30114																	
4. H. Michael Bray P. O. Box 1649 Canton, GA 30169	BALLARD JACK SR 134 KIMBERLY ROAD CANTON, GA 30115																	
5. H. Michael Bray P. O. Box 1649 Canton, GA 30169	VEITH JOHN P 239 MORNING MIST WY WOODSTOCK, GA 30189																	
6. H. Michael Bray P. O. Box 1649 Canton, GA 30169	MINAL RUPALY 370 HILLGROVE DR CANTON, GA 30114																	
7. H. Michael Bray P. O. Box 1649 Canton, GA 30169	SHEARER JAMES & 130 KIMBERLY ROAD CANTON, GA 30115																	
8. H. Michael Bray P. O. Box 1649 Canton, GA 30169	UNDERWOOD FRED J III & 135 KIMBERLY ROAD CANTON, GA 30115																	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee) <i>[Signature]</i>																

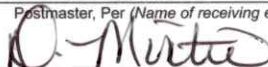


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1.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	HOLLY SPRINGS PARKWAY LLC P O BOX 1258 HOLLY SPRINGS, GA 30142															
2.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	DONNA WAY LLC P O BOX 1258 HOLLY SPRINGS, GA 30142															
3.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	PAUL STEPHEN T 209 JETTA LN HOLLY SPRINGS, GA 30115															
4.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	MCWHIRTER GARRY L 3446 HOLLY SPRINGS PARKWAY CANTON, GA 30115															
5.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	CITY OF HOLLY SPRINGS P O BOX 990 HOLLY SPRINGS, GA 30142															
6.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	BURRELL JUANITA 3009 HOLLY SPRINGS PKWY CANTON, GA 30115															
7.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	WILLIAMS HAZEL 118 CRESTMONT DRIVE CANTON, GA 30114															
8.	H. Michael Bray P. O. Box 1649 Canton, GA 30169															
	OWEN EVELYN R 123 DONNA WAY CANTON, GA 30115															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee) 														



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1.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	SIZEMORE JOYCE C P O BOX 928 HOLLY SPRINGS, GA 30142				Handling Charge - if Registered and over \$50,000 in value											
2.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	MARTIN NANCY K 3262 HOLLY SPRINGS PARKWAY CANTON, GA 30115															
3.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	BROWNE-SHEARER SHERI T 130 KIMBERLY ROAD CANTON, GA 30115															
4.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	VACCARO-LEE DANA C 123 KIMBERLY ROAD CANTON, GA 30115															
5.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	FLESHMAN RICHARD LYNN JR 311 JETTA LANE CANTON, GA 30114															
6.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	HOLLY SPRINGS PARKWAY LLC P O BOX 1258 HOLLY SPRINGS, GA 30142															
7.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	HORIZON CLINICAL LLC 1170 PEACHTREE STE 2400 ATLANTA, GA 30309															
8.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	SUMPTER WILLIAM RYAN & 103 CHILDERS RD CANTON, GA 30114															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Post (Name of receiving employee)													



Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.															
		☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail																	
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1.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	PRANCE WILLIAM L SR P O BOX 1261 MILTON, GA 30169																	
2.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	SHEARER JAMES & 130 KIMBERLY ROAD CANTON, GA 30115																	
3.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	MILLER WILLIAM T & 333 JETTA LANE CANTON, GA 30115																	
4.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	HUTLO LLC 3448 HOLLY SPRINGS PKWY CANTON, GA 30115																	
5.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	MCWHIRTER GARRY L 3446 HOLLY SPRINGS PKWY CANTON, GA 30115																	
6.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	LITTLE LILIA W PO BOX 52 EPWORTH, GA 30541																	
7.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	OWEN EVELYN R 123 DONNA WAY CANTON, GA 30115																	
8.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	KILGORE KYLE B & 321 JETTA LANE CANTON, GA 30115																	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster Per (Name of receiving employee) <i>[Signature]</i>																	





Name and Address of Sender	Check type of mail or service ☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail	☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.													
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1. H. Michael Bray P. O. Box 1649 Canton, GA 30169	ELLIOTT DONALD E 3522 HOLLY SPRINGS PW CANTON, GA 30115															
2. H. Michael Bray P. O. Box 1649 Canton, GA 30169	HAMRICK JUNE & 3470 HOLLY SPRINGS PKWY CANTON, GA 30115															
3. H. Michael Bray P. O. Box 1649 Canton, GA 30169	G & G AT RACEWAY DR LLC 1420 KING ST STE 411 ALEXANDRIA, VA 22314															
4. H. Michael Bray P. O. Box 1649 Canton, GA 30169	WAKTINS KELLY 105 CHILDERS RD CANTON, GA 30114															
5. H. Michael Bray P. O. Box 1649 Canton, GA 30169	MINAL RUPALY R 370 HILLGROVE DR CANTON, GA 30114															
6. H. Michael Bray P. O. Box 1649 Canton, GA 30169	LITTLE LILIA W PO BOX 52 EPWORTH, GA 30541															
7. H. Michael Bray P. O. Box 1649 Canton, GA 30169	BROWNE-SHEARER SHERI T 130 KIMBERLY ROAD CANTON, GA 30115															
8. H. Michael Bray P. O. Box 1649 Canton, GA 30169	HOLLY SPRINGS PARKWAY LLC P O BOX 1258 HOLLY SPRINGS, GA 30142															
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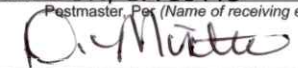
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1. H. Michael Bray P. O. Box 1649 Canton, GA 30169		REECE DENNIS L P O BOX 11 WOODSTOCK, GA 30188				Handling Charge - if Registered and over \$50,000 in value												
2. H. Michael Bray P. O. Box 1649 Canton, GA 30169		2018-4 IH BORROWER LP 1717 MAIN STREET STE 2000 DALLAS, TX 75201																
3. H. Michael Bray P. O. Box 1649 Canton, GA 30169		ARNOLD DIETER 2100 OCEAN DR. JACKSONVILLE, FL 32250																
4. H. Michael Bray P. O. Box 1649 Canton, GA 30169		JENNINGS RYAN 126 KIMBERLY RD. CANTON, GA 30115																
5. H. Michael Bray P. O. Box 1649 Canton, GA 30169		BURRIS REBECCA L. 100 JACEE CIRCLE CANTON, GA 30115																
6. H. Michael Bray P. O. Box 1649 Canton, GA 30169		RODGERS TRAVIS 109A MAPLE LANE CANTON, GA 30114																
7. H. Michael Bray P. O. Box 1649 Canton, GA 30169		WARCHOLA ROSEANNE 299 MAPLE LANE CANTON, GA 30114																
8. H. Michael Bray P. O. Box 1649 Canton, GA 30169		BARNES BENNY A. 160 BARNES LANE CANTON, GA 30115																
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1.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	SLATTON WILLIAM C., JR. 111 CHILDERS ROAD CANTON, GA. 30115		Handling Charge - if Registered and over \$50,000 in value											
2.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	ERNSTES JOSEPH L. 800 PALM STREET CANTON, GA. 30115													
3.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	SHEARER JAMES 130 KIMBERLY ROAD CANTON, GA. 30115													
4.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	THE BEDFORD FALLS GROUP, LLC. JP, LLC. 869 HUBE TURNER DRIVE CANTON, GA 30115													
5.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	WARCHOLA ROSANNE 299 MAPLE LANE CANTON, GA 30114													
6.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	BROWN THOMAS 110 CHILDERS ROAD CANTON, GA. 30115													
7.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	EZELL JOHN F., JR. 124 KIMBERLY ROAD CANTON, GA 30115													
8.	H. Michael Bray P. O. Box 1649 Canton, GA 30169	WHITE MICHAEL 3134 HOLLY SPRINGS PKWY. CANTON, GA 30115													
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1. H. Michael Bray P. O. Box 1649 Canton, GA 30169		ALLRED TIFFANY 104 JACEE CR. CANTON, GA 30115				Handling Charge - if Registered and over \$50,000 in value												
2. H. Michael Bray P. O. Box 1649 Canton, GA 30169		MOORE MARK E. PO BOX 4128 CANTON, GA 30115																
3. H. Michael Bray P. O. Box 1649 Canton, GA 30169		BENTLEY MARK H. 10 HIDDEN VIEW LANE CANTON, GA 30115									Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery					
4. H. Michael Bray P. O. Box 1649 Canton, GA 30169		ELLIOTT DONALD E. 3522 HOLY SPRINGS PKWY. CANTON, GA 30115											Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery			
5. H. Michael Bray P. O. Box 1649 Canton, GA 30169		MOHAR TONY DAVID 262 JETTA LANE CANTON, GA 30115															Special Handling	
6. H. Michael Bray P. O. Box 1649 Canton, GA 30169		LEE CAMERON 332 JETTA LANE CANTON, GA 30115																
7. H. Michael Bray P. O. Box 1649 Canton, GA 30169		TRUE ERIC L. 280 JETTA LANE CANTON, GA. 30115																
8. H. Michael Bray P. O. Box 1649 Canton, GA 30169		CABLE JOSHUA W. 234 JETTA LANE CANTON, GA 30115																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee) 														



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1. H. Michael Bray P. O. Box 1649 Canton, GA 30169		DAY DOYLE KENNETH, JR. PO BOX 95 HOLLY SPRINGS, GA 30115				Handling Charge - if Registered and over \$50,000 in value											
2. H. Michael Bray P. O. Box 1649 Canton, GA 30169		BOBO ENTERPRISES, LLC. 2542 REINHARDT COLLEGE PKWY. CANTON, GA 30115															
3. H. Michael Bray P. O. Box 1649 Canton, GA 30169		BARNES BA 160 BARNES LANE CANTON, GA 30115									Adult Signature Required	Adult Signature Restricted Delivery					
4. H. Michael Bray P. O. Box 1649 Canton, GA 30169		FLESHMAN RICHARD LYNN, JR. 311 JETTA LANE CANTON, GA 30115											Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
5. H. Michael Bray P. O. Box 1649 Canton, GA 30169		Little Lila W. PO Box 52 Epworth, GA 30541															
6. H. Michael Bray P. O. Box 1649 Canton, GA 30169		G & G LLC 1420 King Street, Suite 411 Alexandria, VA 22314															
7.		_____ _____ _____ _____													Signature Confirmation		
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Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster Per (Name of receiving employee) 													



City of Holly Springs

PUBLIC COMMENT SHEET

Name: Juanita Burrell

DATE: November 26, 2024

Address: 3009 Holly Springs Pkwy, Canton, Ga. 30115

Telephone Number: [REDACTED]

Email Address: _____

I live on Holly Springs Parkway directly across the road from the property at 3114 Holly Springs Parkway. I oppose a convenience store with gas pumps to be built on this property. It is not appropriate for a store to be built in the middle of a residential area which is a very quiet and good neighborhood.

These convenience stores can bring crime and robbery.

Noise all day with cars driving in and out.

An odor, smell or scent from gas fumes.

Bright lights shining after dark.

Unable to sleep at night ~~or~~ (a good night sleep)

Would bring more cars on this road and traffic is very heavy now.

Please think about stores of this type. They should be built near businesses... Not in a residential area.

Please use other side if additional space is needed

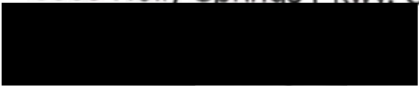
11/21/24 - Tejas Patel - Application for Conditional Use Permit

City of Holly Springs

PUBLIC COMMENT SHEET

Thomas Cox

11/26/24

3009 Holly Springs Pkwy. Canton GA 30115


Dear Members of the City Planning Commission,

I am writing to oppose the proposal for a convenience store with gas pumps at 3114 Holly Springs Parkway due to significant concerns over public safety, property values, and long-term development.

This project poses a safety risk to current neighboring residents. Convenience stores and gas stations attract crime, including theft, vandalism, and drug-related activity, especially during late hours. The high volume of cash transactions, minimal security, and constant foot traffic make these businesses magnets for criminal behavior, which will create an unsafe environment for residents. This could also damage this section of Holly Springs Parkway's reputation before any other future development, ultimately driving down market potential.

Additionally, the construction of this gas station and convenience store will likely instantly lower surrounding property values. Studies show that properties near such businesses suffer from noise, air pollution, and safety concerns. Moreover, this development would restrict the area's long-term growth potential. Gas stations are difficult to repurpose for higher-value uses, and adding yet another convenience store in the short stretch between Walmart and Home Depot will stifle investment opportunities for more sustainable, city enhancing development.

The risks of this project—crime, property devaluation, and long-term limitations on growth—outweigh any potential benefits. I urge the City Planning Commission to reject this proposal and consider alternatives that better align with the city's goals for safe, sustainable development.

Thank you for your attention to this matter.

Sincerely,
Thomas Cox

11/21/24 – Tejas Patel – Application for Conditional Use Permit

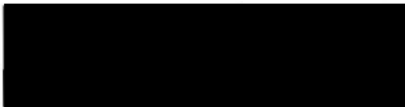
City of Holly Springs, GA

PUBLIC COMMENT SHEET

NAME: Nancy and Robert Martin

DATE: 11/25/2024

3262 Holly Springs Parkway, Canton, GA 30115



We object to the approval of the conditional use permit for the proposed property on the east side of Holly Springs Parkway to be used as a gasoline station and convenience store.

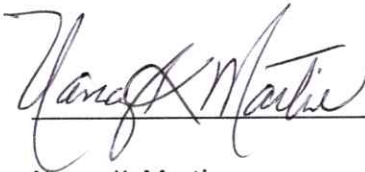
1. The property does NOT meet the minimum of 1 acre for such use. Most of the surrounding residential property owners own 2 or more acres. Many of those current property owners have owned their property for generations. We have owned our property 34+ years.
2. While the property is currently zoned General Commercial, the property has historically been used as residential.
3. All surrounding properties are currently used as residential. Best practices in planning call for “step down” transitional uses from the surrounding residential uses. It is understood that the property can and will change. However, a gas station /convenience store is truly a dramatic change from the current use and is not desired or welcomed by the current surrounding landowners.
4. In addition, we object to the use of the property as a gas station /convenience store because such use will create a nuisance intrusion to our property across the street as well as the surrounding residential properties from:
 - a. Light intrusion from the security lights that such a facility will require
 - b. Additional large tanker trucks and other large construction vehicles entering and leaving the facility creating noise and air pollution not currently present.
 - c. Underground tanks will be required to store gasoline and other noxious fluids, Also, since it is doubtful Mr. Patel will be able to get an easement through neighboring properties to connect to the public sewer system; it is likely he will need to install a

large septic tank on this property at a size that a commercial facility will need. It is not recommended that commercial facilities utilize septic tanks especially if the runoff has to be contained within less than one acre and there are surrounding residential uses.

- d. Additional congestion will be created by vehicles going south to utilize such a facility in order to turn around at the few cuts in the new median to turn north to enter this proposed facility.
- e. The proposed facility will be an attractive nuisance for individuals who are likely to make illegal drug/alcohol transactions. See law enforcement records on the rate of crime at gas station/convenience stores versus residential properties.

We have no objection to Mr. Patel's proposed gas station/convenience store at a different location north or south adjacent to other current commercial use properties. An example would be next to or near the apartments, located both north and south of this area. Also, next to or near the storage units, also located both north and south of this location as well.

We sincerely hope that Mr. Patel reconsiders the location of this proposed facility and withdraws his application for a conditional use permit on this property for which it does not qualify. If not, we strongly recommend the denial of this request.



Nancy K. Martin



Robert C. Martin

City of Holly Springs

PUBLIC COMMENT SHEET

Name: GARRY McWHIRTER DATE: 11/25/24
Address: 3446 & 3276 HOLLY SPRINGS PARKWAY
Telephone Number: [REDACTED]
Email Address: _____

1. CITY ORDINANCE REQUIRES 1.00 ACRES FOR THIS TYPE OF BUSINESS. THIS PROPERTY DOES NOT MEET THIS REQUIREMENT
2. THIS PROPERTY IS COMPLETELY SURROUNDED BY RESIDENTIAL DWELLINGS FOR QUITE SOME DISTANCE. PROPOSED BUSINESS AND STRUCTURE WOULD BE IN DIRECT CONFLICT WITH SURROUNDING BUILDINGS
3. THIS BUSINESS WOULD CREATE A HUGE DISRUPTION TO OUR NEIGHBORHOOD. PROPOSED HOURS OF OPERATION WOULD BE AN ENCROACHMENT ON PEACE AND QUIETNESS FOR ALL SURROUNDING RESIDENCES
4. THERE IS NO DEMAND OR NEED FOR THIS TYPE OF BUSINESS IN THIS LOCATION. SIMILAR BUSINESSES ALREADY EXIST LESS THAN ONE MILE IN EACH DIRECTION (NORTH & SOUTH)

Please use other side if additional space is needed

From: [Hazel Williams](#)
To: [Nancy Moon](#)
Subject: Public Comment for 3114 Holly Springs Pkwy CUP and Variance Case
Date: Tuesday, December 3, 2024 5:02:53 PM
Attachments: [CUP Gas Station.docx](#)

Hello Nancy!

Please see below and attached for public comment inputs for CUP/Variance Case at 3114 Holly Springs Pkwy.

Also, can you please confirm this case is still on agenda for Planning and Zoning on Dec 12 and City Council on Jan 6th?

Thank You!

Hazel Williams



City Planners, Planning Commissioners, City Council, and Mayor,

First of all, thank you for your service to our city! We are all excited as to the future of Holly Springs!

As a resident of Holly Springs and owner of the piece of property directly next to this planned CUP, I have crafted responses to some of your CUP Criteria concerning this case. I have attached the document to this email. I believe these responses express my concerns and case against this CUP.

Additionally, and related to this case, I was informed by your city planning staff that this area (including my plat) was rezoned to GC in 2015. At the public information session with the applicant, myself and the other property owners were surprised this area was GC. When we asked your city planning staff about this over email, the response was: "This was rezoned in 2015 from an original County zoning category. All the property owners were notified by mail and it followed the normal zoning procedures." Myself nor

anyone at the meeting who are property owners ever recall receiving any notification. Are there records of this? I do know I would have been involved in the public meetings if I had known.

Again, thank you for your time and considerations. I and others do plan on attending the Planning Commission meeting as well as the City Council meeting concerning this case.

Thank You,
Hazel Williams
209 Persimmon Dr, Holly Springs, GA
Owner of Property at 3315 Holly Springs Pkwy

Evelyn Owen
123 Donna Way, Canton, GA

Beverly Roper
Owner of numerous parcels near site.
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.

2. State the proposed business name, brand, flag, and/or franchise.

At the public information meeting, the applicant did NOT have a brand or business name known yet. There was still an unknown on the tenant who would occupy the location it seemed.

4. Has a business plan or model been completed for this proposed conditional use business?

At the public information meeting, the applicant did state they had conducted a market/business study, but no information/data was presented.

5. Why was this specific location chosen for this proposed establishment?

When this question was asked to tenant at public information meeting, the answer was, "it's a good piece of land."

7. How many employees are expected to work at the proposed conditional use business?

A convenience store gas station is a minimum-employment facility which does not produce a relatively high number of jobs for local area/Holly Springs.

8. What are the expected hours of operation for the proposed conditional use business?

I believe applicant stated 7am-10pm at public information hearing, but not 100% sure. If so, an establishment of a convenience store gas station with noise and light pollution to homes and other land within 1000' (APPROXIMATELY 15-18 homes...Google Maps) and 500' (APPROXIMATELY 8 homes...Google Maps) at these hours would definitely be considered a nuisance and enjoyment of property rights to other homeowners in a currently non-commercial, residential area.

10. Does the proposed conditional use business conform with the nearby uses already in existence?

No. While currently zoned GC, and future land use character area is Parkway Corridor, nearby uses in existence are residential. Based on Google Maps, approximately 15-18 homes fall within the 1000' radius and approximately 8 homes within the 500' radius. This is including property across the street which is still zoned residential and property south which is unincorporated Cherokee County residential.

11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?

At the public information meeting, the applicant did state they had conducted a market/business study, but no information/data was presented.

12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?

Yes. Based on Google Maps, approximately 15-18 homes fall within the 1000' radius and approximately 8 homes within the 500' radius.

According to CEDS.org, several studies have been cited to recommend gas stations an absolute **minimum of 500' from any residential areas, preferably 1000' due to harmful effects from vapors/fumes.**

Benzene is the gasoline constituent most harmful to human health. Adverse health effects of benzene include nausea, cancer, anemia, increased susceptibility to infections, and low birth weight. According to the World Health Organization Guidelines for Indoor Air Quality there is no safe level for benzene. The following research documents the extent of benzene releases from gas stations as well as adverse health effects:

A 1993 study published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion (ppb) at the gas station property boundary in summer and winter, respectively.

A 2001 study noted median ambient benzene levels of 1.9 ppb in houses up to 328 feet from a service station.

A 2003-2004 study conducted in France documented a significant relationship between childhood leukemia and living near a gas station.

A 2010 study conducted in Spain documented elevated air pollution within 100 meters (328 feet) of a gas station.

In 2012, Brazilian researchers found that air quality was significantly degraded up to 150 meters (492 feet) from gas stations.

This is just one study cited, but a simple online search will yield similar data points.

Late night and early morning noise and light pollution with residential areas so close to this area also create a nuisance and disturbance to nearby properties.

13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?

Yes. To the north approximately .5 miles is a gas station / convenience store. The applicant also stated that another gas station / convenience store is being built at the intersection of Rabbit Hill Rd and Holly Springs Pkwy, which if true, would be just over .5 mile to the south.

Additionally, there are two gas station / convenience stores approximately 1.5 miles to the south and an additional gas station / convenience store 1 mile to the north.

All approximate measures and counts according to Google Maps.

14. Will the services provided by the proposed conditional use business complement and correspond well with the intended character of the respective zoning district area?

No. While zoned GC, the future character area is Parkway Corridor. Primary land uses for Parkway Corridor according to the Holly Springs Comp Plan is “office, retail, services, multi-family residential.”

While it could be debated and a case made a development like this fits within the Parkway Corridor character area, the current clean and existing properties and your goals for the development of Holly Springs would counter this argument. You have essentially a clean slate between Sixes Rd area and the downtown Holly Springs area for smart city development.

From a city planning standpoint, intensity and highly specific service commercial uses such as gas stations typically decrease and step down as you move from downtown/intense areas. Being in the middle of your most intense areas of Sixes/downtown Holly Springs with a blank canvas for future development with large plats of land give you a unique opportunity to guide development. This is 100% why municipalities have CUPs...to prevent something like this going in the wrong place at the wrong time.

Allowing this development to be approved with NO other commercial nearby sets the stage for this area and severely limits what will go in around it.

I’m sure Holly Springs, like most areas are interested in affordable housing and commercial office and tenant space for neighborhood and community services. A gas station does not fit this goal in this area at this point in time. IF approved and developed as requested, any future uses of this prime plat of land would almost certainly have to be another gas station or service related function. Redevelopment of gas stations are VERY tough financially to justify due to underground tanks and layout of facility.

According to the website Housely.com, information from Zillow was quoted in terms of property value affect on nearby properties with gas stations:

“People will be driving in and out of your intersection, hanging out at the property, and buying lots of lotto tickets, cigarettes, and beer when they gas up. Although handy, these shops do nothing to help property values and hurt them significantly according to Zillow.com. Although the realtors questioned on the site did not have exact statistics, common sense would show that the increase in robberies, accidents, traffic and pedestrians would add up to decreased property value.”

Furthermore, a quick search online yields numerous articles and studies citing gas stations as one of the top developments that will drive down property values of nearby properties. This is based on fumes, odors, high traffic, noise and light pollution, and higher risk of crime nearby with convenience store.

16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?

While this property is not in NC, nearby residents would likely NOT frequent this establishment due to its location and current surrounding developments / lack of walkability. A gas station/convenience store located NEAR somewhere like the downtown Holly Springs area would likely be frequented by pedestrians due to the nature and walkability of area.

Based on the answers to the criterion above from your Land Zoning Ordnnances, it CANNOT be proven that this CUP promotes the public health, safety, morals or general welfare.

We are very aware this area will get developed eventually. But my family also has roots in this area going back over 100 years. We want to see smart development in Holly Springs for our children, grandchildren, and other family and friends to enjoy. Smart development means following proven city planning guidance. Property owner rights in zoning cases comes down to what extent does one's development start to effect other property owners' rights to enjoyment. In this case, as described above, it is clear that the negative impacts to other property owners as well as the effect on city development and planning outweigh the applicants' criteria for a CUP approval.

Thank You!

Hazel Williams

Evelyn Owen

Beverly Roper

From: [Lynn Martin](#)
To: [Nancy Moon](#)
Subject: Public Comment for 3114 Holly Springs Pkwy CUP and Variance Case
Date: Thursday, December 5, 2024 2:11:02 PM

To City Planners, Planning Commissioners, City Council, and Mayor,

My name is Lynn Martin. My mother owns some property adjacent to the property at 3114 Holly Springs Parkway.

We do not want a gas station/convenience store to be built on this property. According to the public meeting that was held, this type of business generally requires an acre of land. There is less than an acre at 3114 Holly Springs Parkway.

We do not want the gas station/convenience store to be approved.

This is a residential area and there is already a gas station less than a mile north of this property. In addition, there is also a large gas station and convenience store about a mile south of this property. Another gas station is not needed or wanted here.

On a personal note, my family and I are planning to move into my mother's house at 3315 Holly Springs Parkway in the first quarter of 2025.

We don't want to live next to a gas station with the extra traffic, noise and pollution if possible. There is already too much traffic on this road.

Please take these concerns into consideration when making your decision. Thank you.

Regards,

Lynn Martin

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From: xldenney@windstream.net
To: [Nancy Moon](#)
Subject: Holly Springs Planning Staff, Planning Commission, and Mayor and Council
Date: Sunday, December 8, 2024 2:03:03 PM

Good afternoon,

I am writing for my mother who lives at 3470 Holly Springs Pkwy and has for over 62 years. Both she and I attended the meeting where Mr. Patel purposed a Convenience Store being built at the site of the Dowda property. We are not only against the idea but there is not a need for a Convenience Store. The negative impact on property value is a major concern. Also, traffic congestion and a potential for increased crime is a concern. The area and residents have already suffered a major change in their property and daily living with the road becoming a four lane. Taking large chunks of acreage and widening the road is enough to deal with and Holly Springs needs to slow down on the major changes.

Sincerely,

June Hamrick (Property Owner)

Xanna L. Denney

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BARRY ROPER
P.O. BOX 1197 HOLLY SPRINGS, GA 30142
RANDRPROPS58@GMAIL.COM

12/09/2024

To: City of Holly Springs City Council, Planning and Zoning

Re: CUP/Variance for 3114 Holly Springs Pkwy.

Hello, my name is Barry Roper. My family owns property that joins 3114 HSP. We have owned this property and other parcels close by for many, many years. Several generations of our family have called this home.

That said, I was recently made aware of the proposed gas station to be located at 3114 HSP. I understand the need for such facilities, but I have a few questions/concerns as to this particular location:

1. I didn't realize 3114 HSP had been rezoned GC. I do not recall any notice or input allowed as to the proposed GC rezoning. When was this rezoned?
2. I understand that for this type of development a minimum of 1.00 acre of land is required. I do not believe this parcel, 3114 HSP, meets this requirement.
3. I know we all need gas stations. However, I am sure you are aware that there exist multiple gas stations within a mile or so, both north and south, of 3114 HSP.
4. This proposed gas station would literally be in our front yard. Not just our front yard, but our neighbors as well. Since this is a residential area, all the traffic in and out as well as the light and noise pollution this would generate, this facility would cause considerable distress and inconvenience to the adjoining residents, especially at night.

I realize progress is imminent along the Holly Springs Pkwy. corridor. Let's work together to make sure this progress is in the best interest of the City of Holly Springs and the residents that reside within it.

Thank you for your time and consideration.

Respectfully,

Barry Roper

Kim Roper

ITEM REPORT

AGENDA ITEM NUMBER: IX.D.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 6, 2025

AGENDA ITEM: ORD-9-2024, text amendment to Article 14: Amendments and Zoning Procedures of the Holly Springs Zoning Ordinance, to amend application procedures and requirements.

EXECUTIVE SUMMARY:

Per changes to the Official Code of Georgia (O.C.G.A.), Title 36 Local Government: Provisions Applicable to Counties and Municipal Corporations, Chapter 66 Zoning Procedures, [O.C.G.A. § 36-66-4](#), a text amendment to Article 14: Amendments and Zoning Procedures of the Holly Springs Zoning Ordinance, is necessary to comply with the following requirements for variances, appeals, and special exceptions:

(g) A local government delegating decision-making power to a quasi-judicial officer, board, or agency shall provide for a hearing on each proposed action described in paragraph (1.1) of Code Section 36-66-3. Notice of such hearing shall be provided at least 30 days prior to the quasi-judicial hearing, with such notice being made as provided for in subsection (a) of this Code section and with additional notice being mailed to the owner of the property that is the subject of the proposed action.

The Planning Commission conducts the hearings for these types of decisions, as well as, the zoning recommendations, both of which are set at providing notice 15 days in advance of the hearing. Staff recommends changing the notice date to 30 days for all types of applications. Since the procedures in Article 15: Variances, Appeals, and Special Exceptions, reference the procedures in Article 14, there are no changes needed in Article 15. The following sections within Article 14 are recommended to be amended:

Article 14: Amendments and Zoning Procedures

14.6: Public Notice

14.6-1 At least ~~fifteen (15)~~ **thirty (30)**, but not more than forty-five (45) days, prior to

the date of any hearing before the Planning and Zoning Commission there shall be published within a newspaper of general circulation within Cherokee County, a notice of the hearing.

14.6-4 A sign containing information required by the Zoning Ordinance of the City of Holly Springs and the rules of procedure not less than ~~fifteen (15)~~ **thirty (30)** days prior to the date of the scheduled hearing shall be placed on the property.

14.7: Notice to Adjacent Property Owners and the Applicant – The Community Development Director shall notify by regular mail all adjacent Holly Springs property owners, including properties across a public right-of-way (determined by projecting the intersecting tract boundaries of the applicant's property across the right-of-way), of the requested zoning change, as shown by county tax records available to the Planning and Zoning Commission, of the application and date, time and place of the public hearing, which shall be mailed at least ~~seven (10)~~ **fifteen (15)** days prior to the public hearing. The ~~Zoning Administrator~~ **Community Development Director** shall notify the applicant of the date, time and place of the public hearing by certified mail to the address indicated on the application, which shall be mailed at least ~~ten (10)~~ **fifteen (15)** days prior to the public hearing. Receipt of such letter by the applicant or his agent (s) named in the application shall constitute notice to be present and present the requested amendment to the Planning and Zoning Commission. Failure of the applicant or his agent(s) to be present at the public hearing may mean an automatic termination of the proceedings on the request unless the applicant shows just cause by reason of illness or health emergency.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on December 12, 2024. No public comments were made at the public hearing. The Planning Commission voted (4-0) to recommend approval of the text amendment.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Ordinance

RECOMMENDATION:

Staff recommends approval of the amendment.

CONCURRENCES:

City Manager

AN ORDINANCE TO AMEND THE CODE OF THE CITY OF HOLLY SPRINGS, GEORGIA, AS AMENDED, AMENDMENTS AND ZONING PROCEDURES, ARTICLE 14 OF THE HOLLY SPRINGS ZONING ORDINANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

Section 1. That Article 14: Amendments and Zoning Procedures, Section 14.6: Public Notice, Subsection 14.6-1 and Subsection 14.6-4, and Section 14.7: Notice to Adjacent Property Owners and the Applicant, be deleted in their entirety and replaced with the following:

14.6: Public Notice

14.6-1 At least thirty (30), but not more than forty-five (45) days, prior to the date of any hearing before the Planning and Zoning Commission there shall be published within a newspaper of general circulation within Cherokee County, a notice of the hearing.

14.6-4 A sign containing information required by the Zoning Ordinance of the City of Holly Springs and the rules of procedure not less than thirty (30) days prior to the date of the scheduled hearing shall be placed on the property.

14.7: Notice to Adjacent Property Owners and the Applicant – The Community Development Director shall notify by regular mail all adjacent Holly Springs property owners, including properties across a public right-of-way (determined by projecting the intersecting tract boundaries of the applicant's property across the right-of-way), of the requested zoning change, as shown by county tax records available to the Planning and Zoning Commission, of the application and date, time and place of the public hearing, which shall be mailed at least fifteen (15) days prior to the public hearing. The Community Development Director shall notify the applicant of the date, time and place of the public hearing by certified mail to the address indicated on the application, which shall be mailed at least fifteen (15) days prior to the public hearing. Receipt of such letter by the applicant or his agent(s) named in the application shall constitute notice to be present and present the requested amendment to the Planning and Zoning Commission. Failure of the applicant or his agent(s) to be present at the public hearing may mean an automatic termination of the proceedings on the request unless the applicant shows just cause by reason of illness or health emergency.

Section 2. If any Section, sub-section, sentence, clause, phrase or any portion of this Ordinance be declared invalid or unconstitutional by any court or competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid. It is hereby declared to be the intent of the City Council to provide for separable and divisible parts and he does hereby adopt any and all parts hereof as may not be held invalid for any reason.

Section 3. This Ordinance shall become effective immediately upon approval by the Mayor and Council.

SO ORDAINED, this 6th day of January, 2025.

CITY OF HOLLY SPRINGS

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: IX.E.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 6, 2025

AGENDA ITEM: Resolution to apply and accept a loan from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan Program administered by SRTA.

EXECUTIVE SUMMARY:

Staff is requesting the approval of a resolution authorizing the submission of an application and acceptance of a loan from the Georgia Transportation Infrastructure Bank (GTIB), administered by the State Road and Tollway Authority (SRTA), and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan Program. The proposed project consists of new construction for Hickory Springs Parkway Phase I, a new two-lane road with associated left-turn lanes and acceleration/deceleration lanes connecting Hickory Road and Hickory Springs Industrial Drive to P. Rickman Industrial Drive, 662 feet realignment of Hickory Springs Industrial Drive, and 3700 feet of improvements to Hickory Road including replacement of culverts at the creek crossing. Associated improvements will include installation of a traffic signal at the intersection of Hickory Springs Parkway/Hickory Road/Hickory Springs Industrial Drive, stormwater improvements, installation of sidewalks, and pedestrian lighting. The City's Tree Commission will use its tree preservation funding allocation to plant trees within the designed streetscape area. Preliminary engineering and right-of way acquisition are not included in this request for funding.

FISCAL IMPACT:

Loan Request--\$8,000,000
SPLOST/URA Bonds-\$6,000,000
Total Construction Costs-\$14,000,000

ATTACHMENTS:

1. Resolution

2. Hickory Road Plans
3. Hickory Springs Parkway Plans

RECOMMENDATION:

The staff recommendation is approval of the resolution.

CONCURRENCES:

City Manager
City Engineer

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) LOW-INTEREST LOAN PROGRAM APPLICATION ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA); AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' PARTICIPATION IN THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) LOW-INTEREST LOAN PROGRAM ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA)

WHEREAS, the State Road and Tollway Authority (SRTA) administers the Georgia Transportation Infrastructure Bank (GTIB) Loans program for highly competitive transportation projects that have enhanced mobility and driven economic development in local communities throughout Georgia; and

WHEREAS, applications will be accepted from November 12, 2024 through January 14, 2025; and

WHEREAS, the application will be evaluated by staff for competitiveness and submitted to the GTIB Advisory Committee for consideration; and

WHEREAS, after the Advisory Committee reviews the application, a recommendation will be made to the SRTA Board, who will approve or deny the application; and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOLLY SPRINGS, GEORGIA, that

1. The City of Holly Springs is hereby authorized to prepare and submit a Georgia Transportation Infrastructure Bank (GTIB) Loan application to the State Road and Tollway Authority (SRTA);
2. The Mayor and City Council authorize the City Manager or his designee to act in all matters in connection with this application and the City of Holly Springs' participation in the Georgia Transportation Infrastructure Bank (GTIB) Loan Program through the State Road and Tollway Authority (SRTA);
3. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted this 6th day of January, 2025.

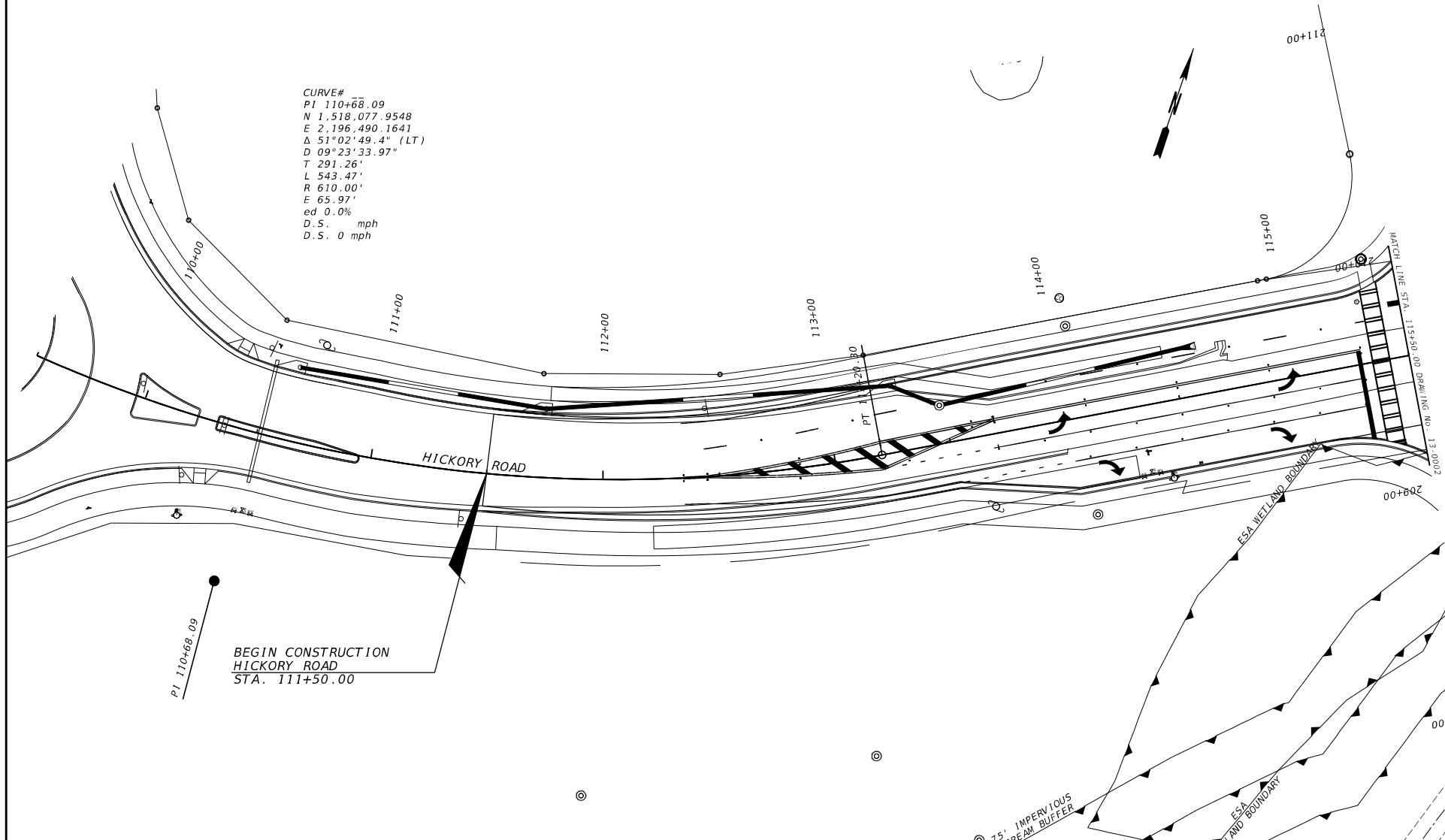
CITY OF HOLLY SPRINGS

Attest:

Ryan P. Shirley, Mayor

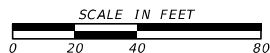
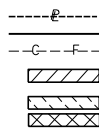
Karen Norred, City Clerk
(Seal)

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D 09°23'33.97"
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BEGIN CONSTRUCTION
HICKORY ROAD
STA. 111+50.00

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
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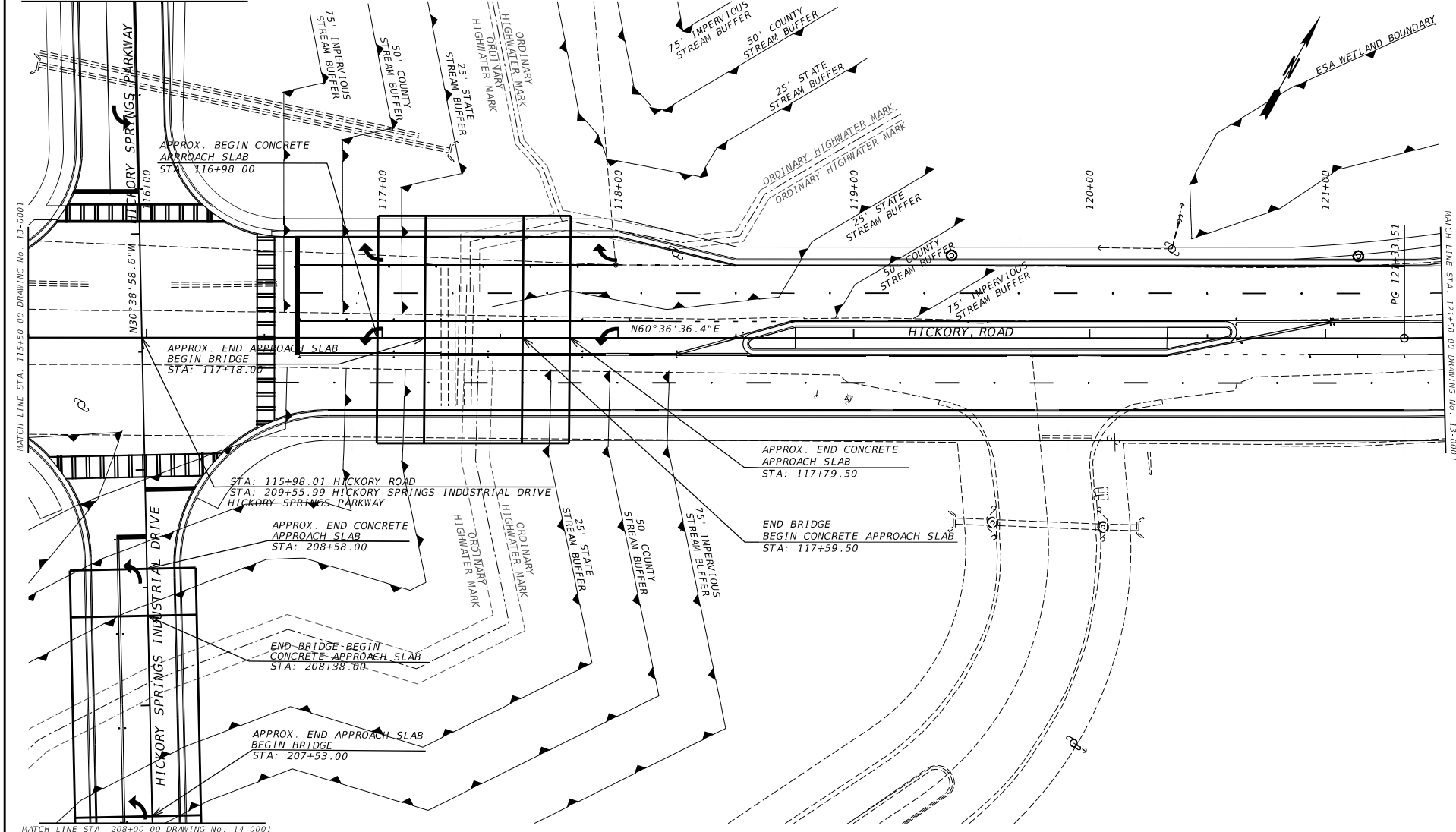


REVISION DATES

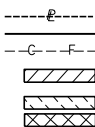
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MAINLINE PLAN
HICKORY ROAD

MATCH LINE STA. 211+00.00 DRAWING No. 14-0002



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



SCALE IN FEET
0 20 40 80

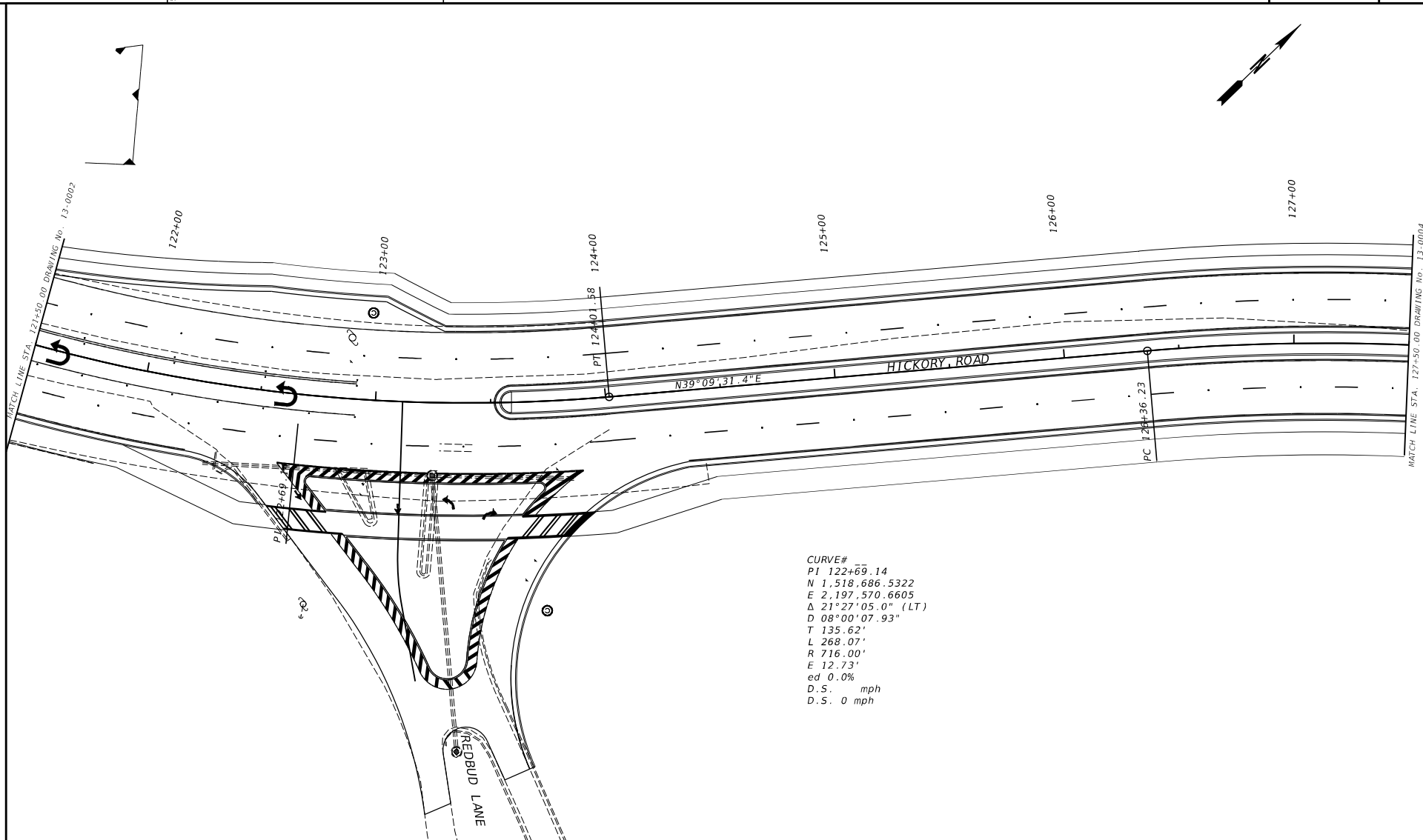


REVISION DATES

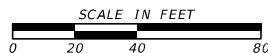
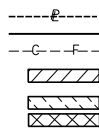
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MAINLINE PLAN
HICKORY ROAD



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



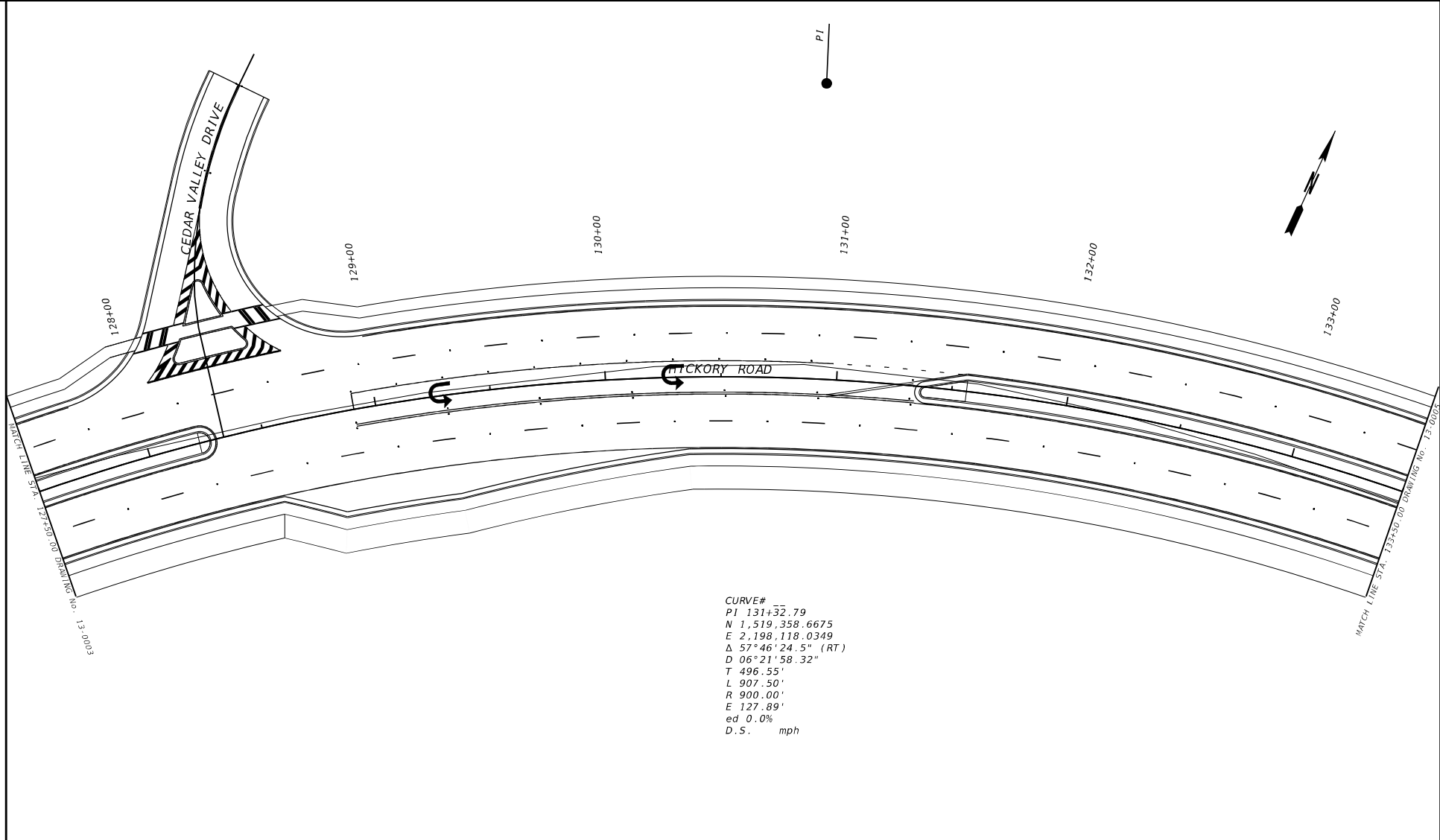
GEOMIC LEVEL #
CERTIFICATION # 804

REVISION DATES

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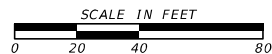
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BACKCHECKED:	DATE:	
CORRECTED:	DATE:	
VERIFIED:	DATE:	

MAINLINE PLAN
HICKORY ROAD



CURVE# --
PI 131+32.79
N 1,519,358.6675
E 2,198,118.0349
Δ 57°46'24.5" (RT)
D 06°21'58.32"
T 496.55'
L 907.50'
R 900.00'
E 127.89'
ed 0.0%
D.S. mph

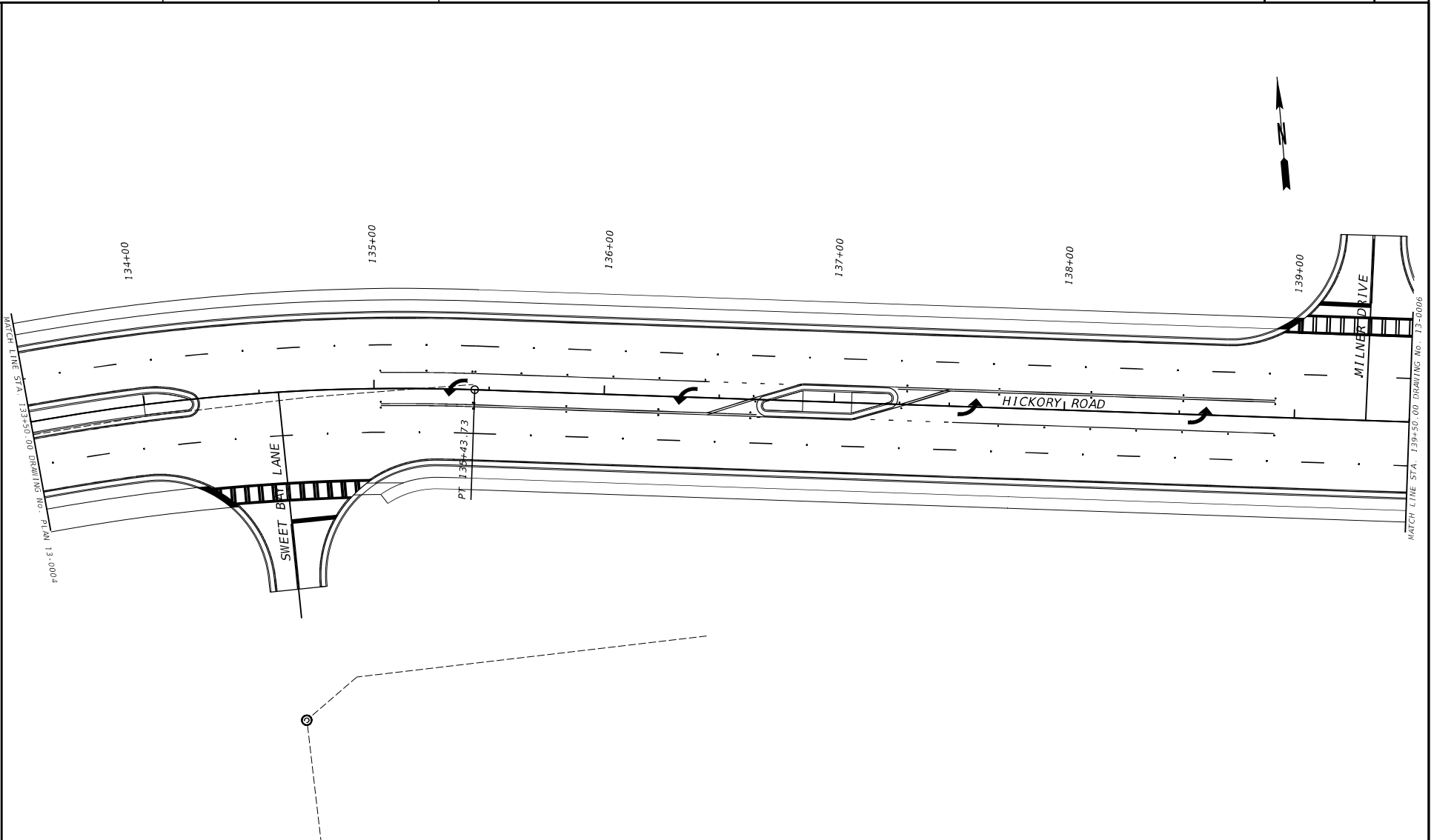
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REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	---
EASEMENT FOR CONSTR OF SLOPES	---
EASEMENT FOR CONSTR OF DRIVES	---



REVISION DATES

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VERIFIED:	DATE:	

MAINLINE PLAN
HICKORY ROAD



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

SCALE IN FEET

BMK

an LJA company

PO BOX 878

BRANFORD, CT 06405

PHONE: 203-654-0514

FAX: 203-654-0515

LICENSE # 015100337

ISSUED: 4/1/19

EXPRES: 6/30/26

GEORGIA

REGISTERED

ENGINEER

DAVID S. CIELIECIK, P.E.

GEOMIC LEVEL #

CERTIFICATION # 804

REVISION DATES

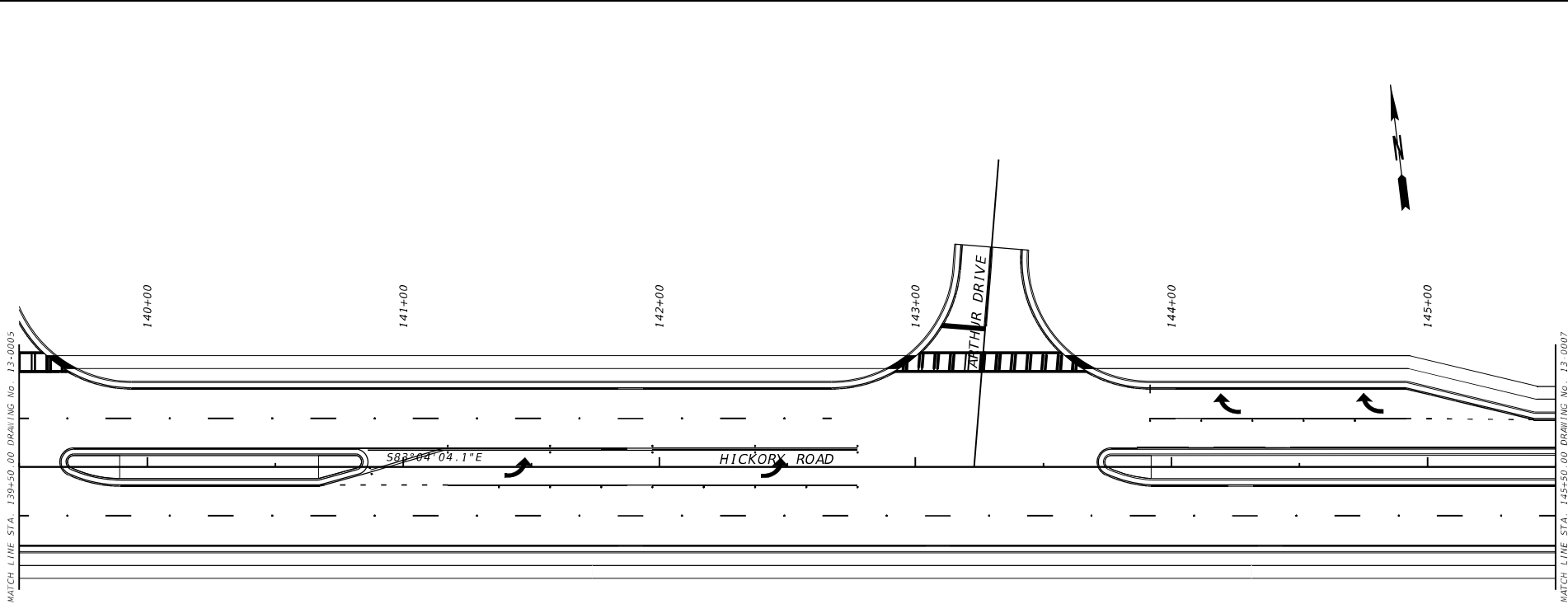
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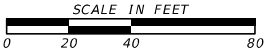
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13-0005

MAINLINE PLAN

HICKORY ROAD



PROPERTY AND EXISTING R/W LINE	-----P-----
REQUIRED R/W LINE	-----G-----
CONSTRUCTION LIMITS	-----F-----
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	
EASEMENT FOR CONSTR OF SLOPES	
EASEMENT FOR CONSTR OF DRIVES	

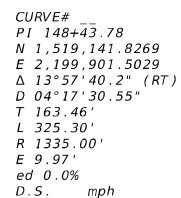


REVISION DATES

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CORRECTED:		DATE:	
VERIFIED:		DATE:	

MAINLINE PLAN
HICKORY ROAD

DRAWING No.
13-0006



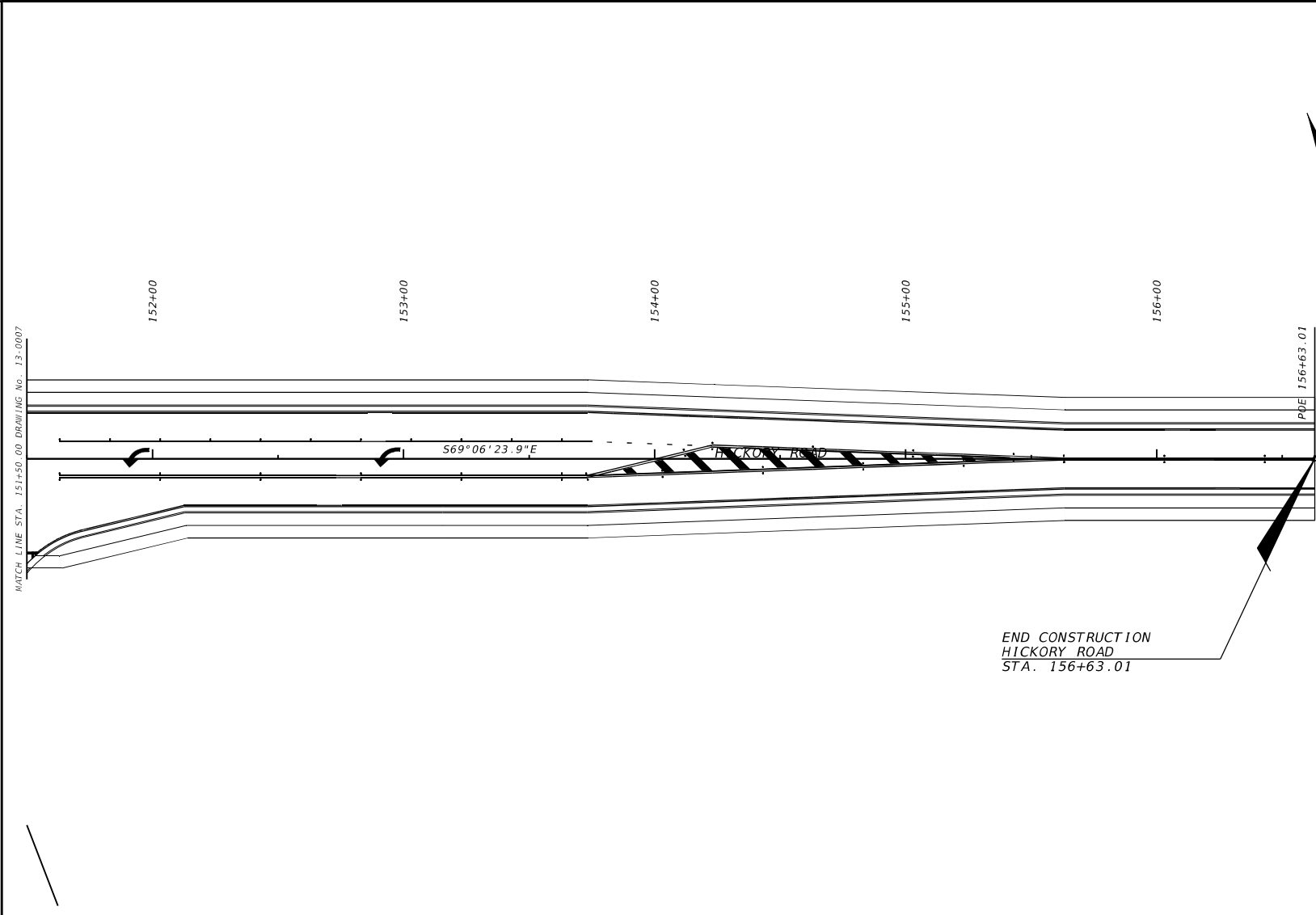
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CORRECTED:		DATE:		
VERIFIED:		DATE:		

MAINLINE PLAN
HICKORY ROAD



PROPERTY AND EXISTING R/W LINE

REQUIRED R/W LINE

CONSTRUCTION LIMITS

EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES

EASEMENT FOR CONSTR OF SLOPES

EASEMENT FOR CONSTR OF DRIVES

-----E-----

---G---F---

SCALE IN FEET

BMK

an LJA company

PO BOX 878
 BRANFORD, CT 06405
 BUSINESS: 203-654-0544
 FAX: 203-654-0519
 LICENSE # P01005337
 ISSUED: 4/1/19
 EXPIRES: 6/30/26

GEORGIA
 PROFESSIONAL ENGINEER
 DOUGLAS B. CIELIECIAK, INC.

GEOMIC LEVEL #
 CERTIFICATION # 804

REVISION DATES

CHECKED:

DATE:

BACKCHECKED:

DATE:

CORRECTED:

DATE:

VERIFIED:

DATE:

MAINLINE PLAN
HICKORY ROAD

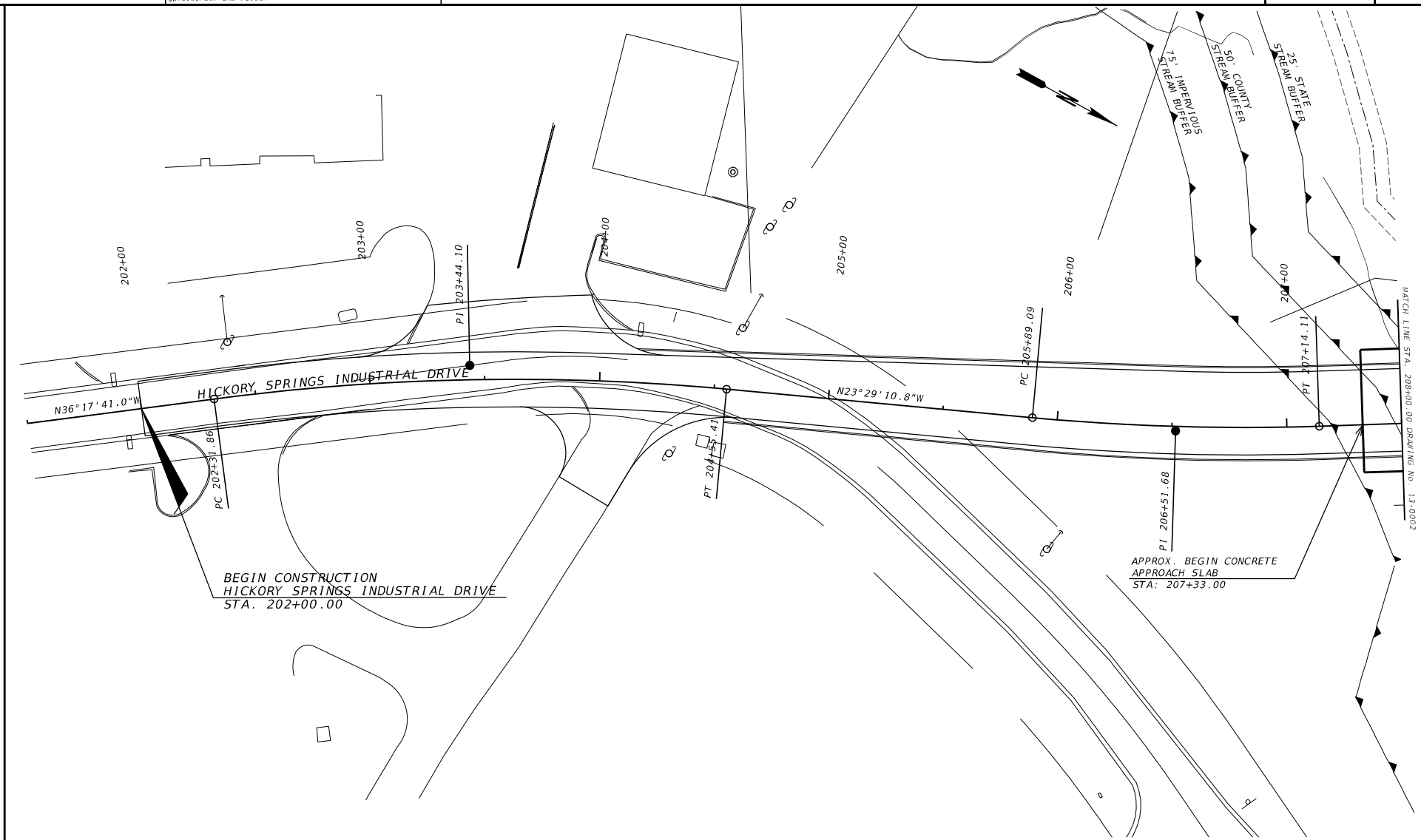
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13-0008

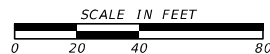
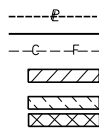
GP18-CF5

11/05/2024

Page 127 of 196



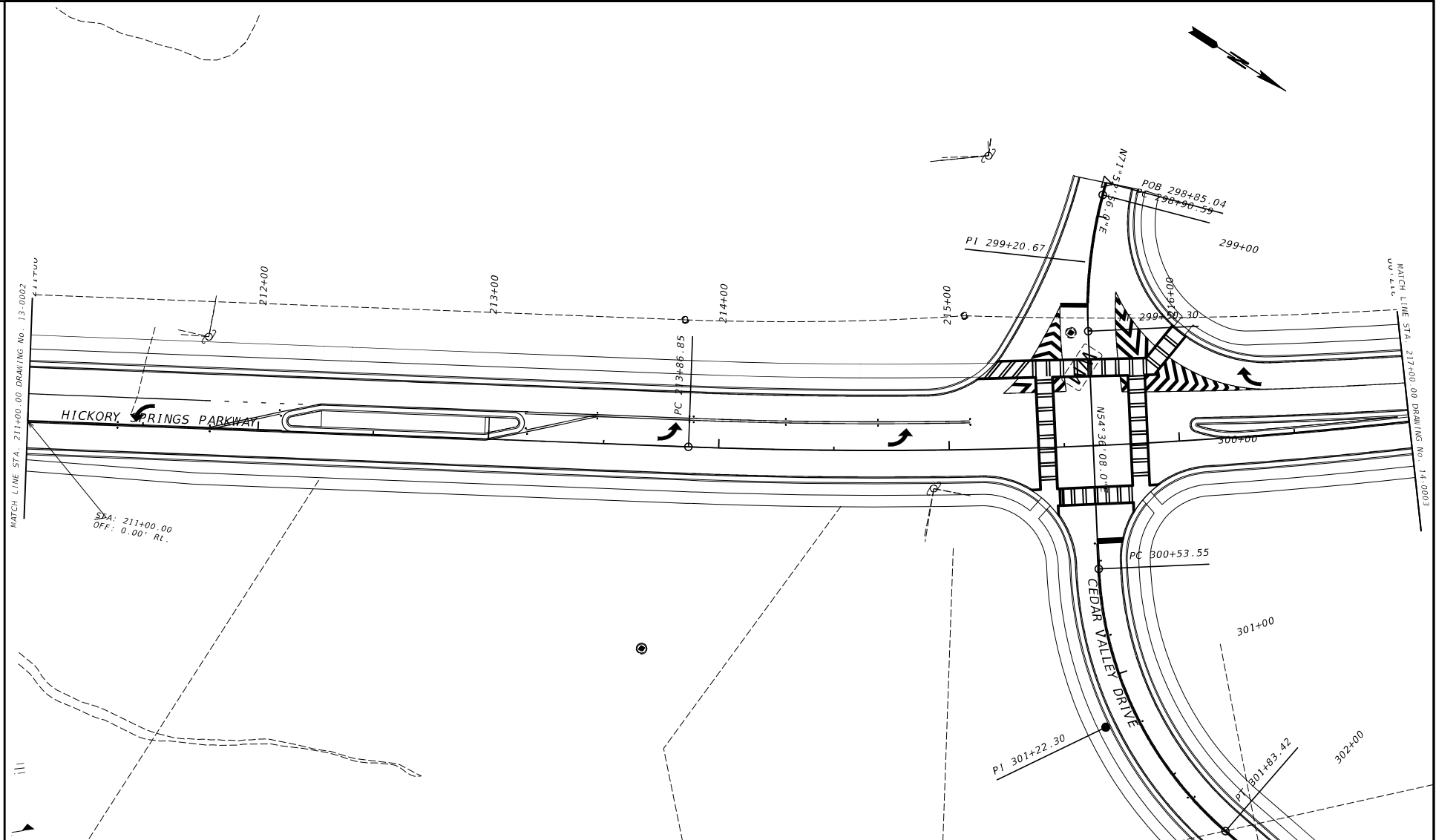
PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



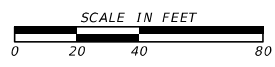
REVISION DATES

CHECKED:	DATE:	DRAWING No.
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CORRECTED:	DATE:	
VERIFIED:	DATE:	

MAINLINE PLAN
HICKORY SPRINGS
INDUSTRIAL DRIVE



PROPERTY AND EXISTING R/W LINE	---
REQUIRED R/W LINE	---
CONSTRUCTION LIMITS	---
EASEMENT FOR CONSTR & MAINTENANCE OF SLOPES	▨
EASEMENT FOR CONSTR OF SLOPES	▩
EASEMENT FOR CONSTR OF DRIVES	▩

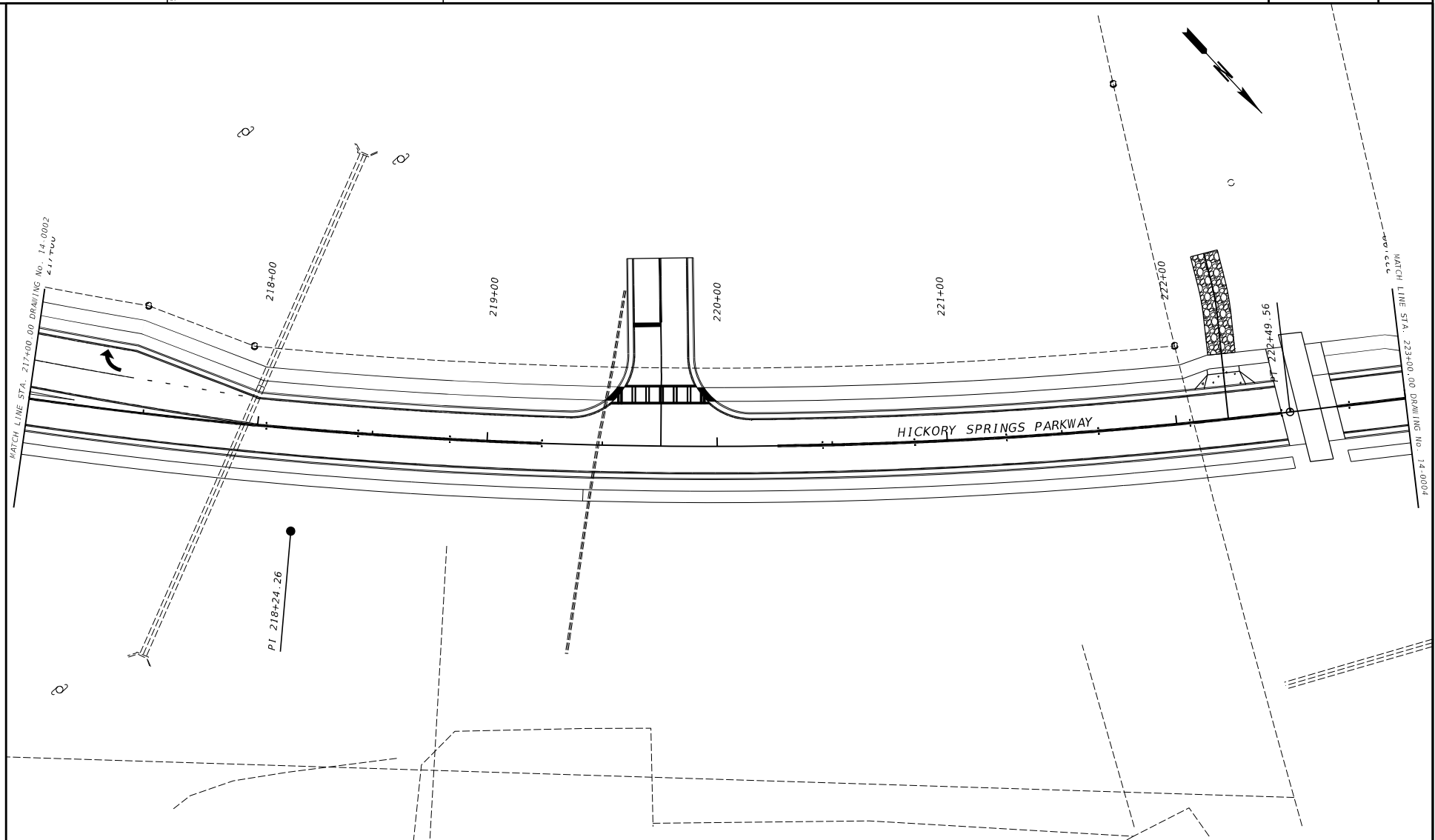


BMK
an LJA company

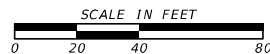
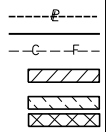
PO BOX 878
BRANDSTON, VA 22611
BUSINESS: 703-854-0514
FAX: 703-854-0519
LICENSING: # 90100337
ISSUED: 4/1/19
EXPIRES: 6/30/26



REVISION DATES				MAINLINE PLAN HICKORY SPRINGS INDUSTRIAL DRIVE			
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				CORRECTED:		DATE:	
				VERIFIED:		DATE:	
				DRAWING No. 14-0002			



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

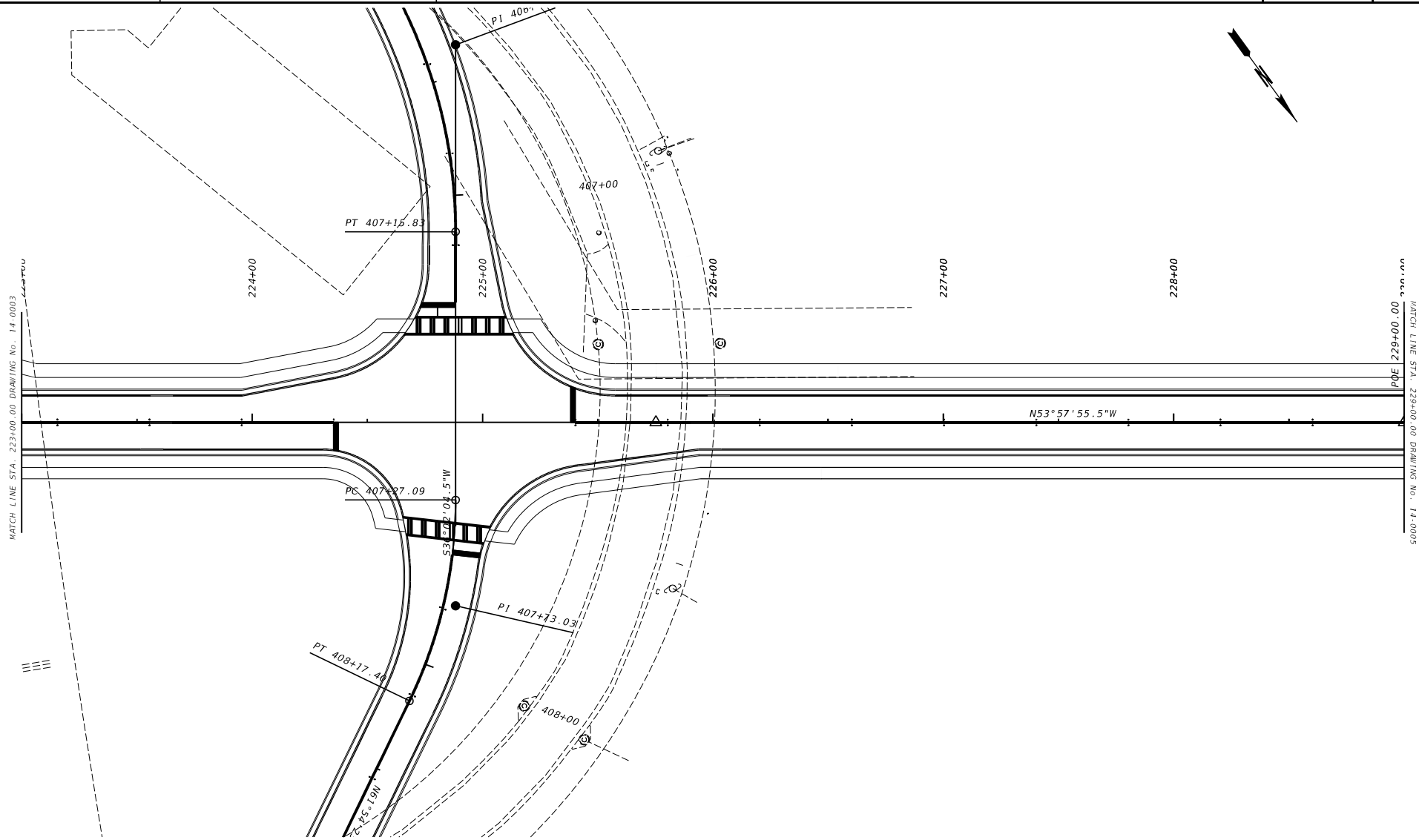


REVISION DATES

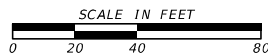
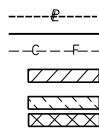
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CORRECTED:	DATE:
VERIFIED:	DATE:

MAINLINE PLAN
HICKORY SPRINGS
INDUSTRIAL DRIVE

DRAWING No.
14-0003



PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR
& MAINTENANCE OF SLOPES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES



OSMCO LEVEL #
CERTIFICATION # 804

REVISION DATES

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CORRECTED:	DATE:	
VERIFIED:	DATE:	

MAINLINE PLAN
HICKORY SPRINGS
INDUSTRIAL DRIVE

ITEM REPORT

AGENDA ITEM NUMBER: IX.F.



FROM: Nancy Moon, Community Development Director

MEETING DATE: January 6, 2025

AGENDA ITEM: Quote #26241938 from Environmental Systems Research Institute, Inc. for the renewal of the annual maintenance license for ArcGIS software.

EXECUTIVE SUMMARY:

Attached is the quote for the renewal of the annual maintenance license for the ArcGIS software with the Environmental Systems Research Institute, Inc.

FISCAL IMPACT:

\$6,265.82

ATTACHMENTS:

1. ESRI Quote

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

City Manager



Esri Inc
380 New York St
Redlands CA 92373-8118

Subject: Renewal Quotation

Date: 12/04/2024
To: Nancy Moon
Organization: City of Holly Springs
Community Development Dept
Fax #: 770-345-0209 **Phone #:** 770-345-5533

From: Trina Renee Isaacs
Fax #: 909-307-3083 **Phone #:** + 19093692258 Ext. 2258
Email: TISAACS@ESRI.COM

Number of pages transmitted
(including this cover sheet): 4

Quotation #26241938
Document Date: 10/02/2024

Please find the attached quotation for your forthcoming term. Keeping your term current may entitle you to exclusive benefits, and if you choose to discontinue your coverage, you will become ineligible for these valuable benefits and services.

If your quote is regarding software maintenance renewal, visit the following website for details regarding the maintenance program benefits at your licensing level
<http://www.esri.com/apps/products/maintenance/qualifying.cfm>

All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your coverage at a later date.

Please note: Certain programs and license types may have varying benefits. Complimentary User Conference registrations, software support, and software and data updates are not included in all programs.

Customers who have multiple copies of certain Esri licenses may have the option of supporting some of their licenses with secondary maintenance.

For information about the terms of use for Esri products as well as purchase order terms and conditions, please visit
<http://www.esri.com/legal/licensing/software-license.html>

If you have any questions or need additional information, please contact Customer Service at 888-377-4575 option 5.



esri[®] 380 New York St
Redlands, CA 92373-8118
Phone: + 190936922582258
Fax #: 909-307-3083

Quotation

Date: 10/02/2024

Quotation Number: 26241938

City of Holly Springs
Community Development Dept
PO Box 990
Canton GA 30142-0990
Attn: Nancy Moon
Email: nmoon@hollyspringsga.us
Phone: 770-345-5533
Customer Number: 298874

For questions regarding this document, please contact Customer Service at 888-377-4575.

Send Purchase Orders To:

Environmental Systems Research Institute, Inc.
380 New York Street
Redlands, CA 92373-8100
Attn: Trina Renee Isaacs

Please include the following remittance address on your Purchase Order:

Environmental Systems Research Institute, Inc.
P.O. Box 741076
Los Angeles, CA 90074-1076

Item	Qty	Material#	Unit Price	Extended Price
10	1	52384 ArcGIS Desktop Advanced Concurrent Use Primary Maintenance Start Date: 01/01/2025 End Date: 12/31/2025 Subscription ID: 6541788260	3,475.00	3,475.00
1010	1	87194 ArcGIS Desktop Basic Concurrent Use Primary Maintenance Start Date: 01/01/2025 End Date: 12/31/2025 Subscription ID: 6541788260	810.00	810.00
2010	1	87232 ArcGIS Spatial Analyst for Desktop Concurrent Use Primary Maintenance Start Date: 01/01/2025 End Date: 12/31/2025	580.00	580.00
3010	1	87198 ArcGIS 3D Analyst for Desktop Concurrent Use Primary Maintenance	580.00	580.00

Please note Esri has introduced a price change and this quote reflects current pricing for your organization. It is important to us that we are able to continue to deliver value through enhancements to products, solutions, and capabilities.

Your renewal provides access to all the benefits you are familiar with, which you can review at <https://go.esri.com/maintenance>
For questions related to the price change, please reach out to your assigned Esri Account Manager.

Quotation is valid for 90 days from document date.

Any estimated sales and/or use tax has been calculated as of the date of this quotation and is merely provided as a convenience for your organization's budgetary purposes. Esri reserves the right to adjust and collect sales and/or use tax at the actual date of invoicing. If your organization is tax exempt or pays state taxes directly, then prior to invoicing, your organization must provide Esri with a copy of a current tax exemption certificate issued by your state's taxing authority for the given jurisdiction.

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

To expedite your order, please reference your customer number and this quotation number on your purchase order.



esri[®]

380 New York St
Redlands, CA 92373-8118
Phone: + 190936922582258
Fax #: 909-307-3083

Quotation

Page 2

Date: 10/02/2024

Quotation Number: 26241938

Item	Qty	Material#	Unit Price	Extended Price
Start Date: 01/01/2025				
End Date: 12/31/2025				
4010	1	153148	820.82	820.82
ArcGIS Online Creator User Type Annual Subscription				
Start Date: 10/30/2024				
End Date: 12/31/2025				
Subscription ID: 6541788260				

Item Subtotal	6,265.82
Estimated Tax	0.00
Total	USD 6,265.82

DUNS/CEC: 06-313-4175 CAGE: 0AMS3



esri[®]

380 New York St
Redlands, CA 92373-8118
Phone: + 190936922582258
Fax #: 909-307-3083

Quotation

Page 3

Date: 10/02/2024 **Quotation No:** 26241938 **Customer No:** 298874

Item	Qty	Material#	Unit Price	Extended Price
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Renew online by using a credit card, purchase order, or by requesting an invoice at
<https://www.esri.com/en-us/quote-order/renew>.

If there are any changes required to your quotation please respond to this email and indicate any changes in your invoice authorization.

If you choose to discontinue your support, you will become ineligible for support benefits and services. All maintenance fees from the date of discontinuation will be due and payable if you decide to reactivate your support coverage at a later date.

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at <http://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf>, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at <http://assets.esri.com/content/dam/esrisites/media/legal/ma-full/ma-full.pdf> apply to your purchase of that item. Federal government entities and government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at <http://www.esri.com/en-us/legal/terms/state-supplemental> apply to some state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin.

In order to expedite processing, please reference the quotation number and any/all applicable Esri contract number(s) (e.g. MPA, EA, GSA, BPA) on your ordering document.

ITEM REPORT

AGENDA ITEM NUMBER: IX.G.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 6, 2025

AGENDA ITEM: Quote from Residential Gas Piping, Inc. for HVAC mechanical systems in the Holly Springs Town Center Parking Deck, in an amount not to exceed \$16,750.

EXECUTIVE SUMMARY:

We have received three quotes for the installation of HVAC mechanical systems for the Holly Springs Town Center Parking Deck.

FISCAL IMPACT:

The fiscal impact is \$16,750 to be paid from the proceeds of the Urban Redevelopment Agency of the City of Holly Springs, Georgia (URA) Series 2023 for the Town Center Project.

ATTACHMENTS:

1. Quotes - Parking Deck HVAC Mechanical

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration

Proposal / Acceptance



Proposal Submitted To: Stonecrest GC blester@stonecresthomesga.com **Phone:** 678-426-5300 **Date:** 12/5/2024

Street 625 Crossville Road #204 **Project Name** Holly Springs Parking Deck **Location** 271 Hickory Road

City, State and Zip Code Roswell, GA 30114 **Architect** Kimberly Horn **Engineer** Newcomb & Boyd

Plans Dated: 9/18/2023 **Rev. #** Three **Add'm:** None **Project #** 13990000

This is our interpretation of the plans & specifications for the above-referenced project.

We hereby submit this proposal for only those items as shown below, any additional requirements will be subject to a **REVISED PROPOSAL.**

Specifications on Drawings Only

Furnish & Installation:

Two (2) Mitsubishi ductless split system heat pumps with wired remote controller, thermostat interface, thirty-foot (30') linesets, & stranded cable tray.

Five (5) TPI electric wall heaters. One (1) Greenheck roof exhaust fan with temperature and humidity sensor and flat roof curb. One (1) Greenheck wall louver with motorized damper.

Price \$16,750.00

ADD:

Certified test & balance

no crane, no cutting and/or coring

Note: Due to the current shortages in the supply chain, all suppliers of this proposal are only honoring their respective prices for 15 days from the date of this proposal.

Notes:

Excluded but no limited to, unless stated above:

Metal building roof curbs, demo, gas line, high voltage wiring, air extractors, roof cutting, bonding, roof supports, motor starters, roof flashings, crane or lifting apparatus, concrete cutting, concrete coring, manual dampers, fire dampers, smoke dampers, combination fire/smoke dampers

We Propose hereby to furnish material and labor – complete in accordance with above specifications, with payments to be made as follows:

100% of Draw Due Upon Completion of Work

Total Investment: \$16,750.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers fully covered by Workmen's Compensation Insurance.

Bryan Reeder

Authorized Signature

Bryan Reeder

678-898-4672

Note: This proposal may be withdrawn by us if not accepted withing 30 Days

Acceptance of Proposal

I have the authority to order the above work and do so order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final and complete payment is made, and if settlement is not made as agreed, the seller shall have the right to remove same and the seller will be held harmless for any damages resulting from the removal thereof.

Signature: _____

**Residential Gas Piping
Heating & Cooling, Inc.
GA Reg #CON000303**

Date of Acceptance: _____



GREEN HEATING & COOLING, INC.

A tradition of comfort

2568 Marietta Highway
Canton, GA 30114
Phone (770) 479-2844 (770) 479-7991
www.greenheatingandcooling.com
GA Reg # CN002244

Proposal / Acceptance

Proposal Submitted To Stonecrest GC blester@stonecresthomesga.com		Phone 678-426-5300	Fax	Date 11/4/2024
Street 625 Crossville Road #204		Project Name Holly Springs Parking Deck		Location 271 Hickory Road
City, State and Zip Code Roswell, GA 30114		Architect Kimley Horn		Engineer Newcomb & Boyd

Plans Dated: 9/18/2023 **Rev. #** Three **Add'm** None **Project #** 13990000

This is our interpretation of the plans & specifications for the above referenced project.

**We hereby submit this proposal for only for those items as shown below any additional requirements:
will be subject to a REVISED PROPOSAL.**

Specifications on Drawings Only

Furnish & Install:

Two (2) Mitsubishi Ductless Split System Heat Pumps w/ Wired Remote Controller, Thermostat Interface,
Thirty Foot (30') Linesets, & Stranded Cable Tray.
Five (5) TPI Electric Wall Heaters. One (1) Greenheck Roof Exhaust Fan w/ Temperature / Humidity Sensor
& Flat Roof Curb. One (1) Greenheck Wall Louver w/ Motorized Damper.

ADD: Certified Test & Balance **\$1,530.00** To the Number Below

No Crane, No Cutting and/or Coring

Note: *Due to the current shortages in the supply chain all suppliers of this proposal are only honoring their
respective prices for 15 days from the date of this proposal.*

Notes: *Green Heating & Cooling will install Smoke Detectors if included above, where required.
The dedicated circuit and power to be provided by others.*

Excluded but not Limited to: Unless Stated Above

**Demo • High Voltage Wiring • Roof Cutting, Supports & Flashing • Concrete Cutting & Coring
Manual, Fire, Smoke and Combination Fire / Smoke Dampers • Crane or Lifting Apparatus
Motor Starters • Bonding • Air Extractors • Gas Line • Metal Building Roof Curbs**

**We Propose hereby to furnish material and labor - complete in accordance with above specifications, with payments to be
made as follows:** 100 % of Draw Due Upon Completion of Work **Total Investment :** \$24,442.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature

Greg Zino

Greg Zino

678-313-9016

Note: This proposal may be withdrawn
by us if not accepted within 30days.

Acceptance of Proposal I have the authority to order the above work and do so order as outlined above. It is agreed that the seller will retain title to any equipment or material furnished until final and complete payment is made, and if settlement is not made as agreed, the seller shall have the right to remove same and the seller will be held harmless for any damages resulting from the removal thereof.

Date of Acceptance: _____

Green Heating & Cooling, Inc.
GA Reg # CN002244

Signature: _____

Estimate

IKETOWN MECHANICAL LLC
5456 Peachtree Ind. Blvd
Chamblee, GA 30341
Mobile Phone: (770) 266-8213
iketown@gmail.com

Estimate Number: E241017974
Estimate Date: 10/17/2024
Payment Terms: Due On Receipt

Created By: Ike Nwankwo

Bill To
HOLLY SPRING TOWN CENTER
271 Hickory Road
Holly Spring, GEORGIA

Ship To
HOLLY SPRING TOWN CENTER
271 Hickory Road
Holly Spring, GEORGIA

Item #	Item Name	Quantity	Unit Price	Taxable	Total
37258	Mobilization Fee 30% Of Total	1.00	0.00	X	0.00
8287	Test And Balancing	1.00	3,500.00	X	3,500.00
13063	Tagging and labeling	1.00	300.00	X	300.00
16833	RTU Unit Structural Support on the roof	1.00	300.00	X	300.00
14203	Furnish and Install Control Thermostat	3.00	300.00	X	900.00
13280	furnish and install ef-1	1.00	6,500.00	X	6,500.00
3874	Ductless mini split	2.50	4,500.00		11,250.00
22019	Line Set	2.00	400.00	X	800.00
41243	GENERAL APPLIED LABOR	1.00	4,000.00	X	4,000.00
44355	On The Job Superintendent Charge	1.00	3,000.00	X	3,000.00
13079	Furnish & install unit heater	6.00	1,400.00	X	8,400.00
3069	Furnish and install Louvers	1.00	1,800.00	X	1,800.00

Comments:

EVERY ACCEPTED CONTRACT MUST ABIDE BY THE 30 %
MOBILIZATION FEE BEFORE WE CAN START THE
EXCUTION OF THE SIGNED CONTRACT.
Due: 10/31/24

Subtotal: \$ 40,750.00
Estimate Amount \$ 40,750.00

ITEM REPORT

AGENDA ITEM NUMBER: IX.H.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 6, 2025

AGENDA ITEM: Resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2025.

EXECUTIVE SUMMARY:

Resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2025.

FISCAL IMPACT:

30% match is required to obtain LMIG funds.

ATTACHMENTS:

1. Resolution - GDOT LMIG Grant Application
2. Summary Report 2025 LMIG rev - 01-03-2025

RECOMMENDATION:

The staff recommendation is approval of the resolution.

CONCURRENCES:

Finance and Administration

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG) APPLICATION FOR THE FISCAL YEAR 2025; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' ACCEPTANCE AND PARTICIPATION IN THE GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE & IMPROVEMENT GRANT (LMIG)

WHEREAS, the Georgia Department of Transportation administers the Local Maintenance & Improvement Grant (LMIG) for various activities and projects related to roadway improvements; and

WHEREAS, the annual LMIG allocation is based on the total centerline road miles for each local road system and the total population of each city as compared with the total statewide centerline road miles and total statewide population; and

WHEREAS, the Georgia Department of Transportation uses current mileage numbers that are reported to the Office of Data Transportation by the City of Holly Springs; and

WHEREAS, a 30% match is required to obtain LMIG funds as stated in the Transportation Investment Act (TIA); and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOLLY SPRINGS, GEORGIA, that

1. The City of Holly Springs is hereby authorized to prepare and submit a Local Maintenance & Improvement Grant (LMIG) application to the Georgia Department of Transportation;
2. The Mayor and City Council authorize the City Manager or his designee to act in all matters in connection with this application and the City of Holly Springs' acceptance and participation in the Local Maintenance & Improvement Grant (LMIG) Program through the Georgia Department of Transportation;
3. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted this 6th day of January 2025.

Attest:

Ryan P. Shirley, Mayor

Karen Norred, City Clerk
(Seal)

2025 LMIG PROJECT REPORT
COUNTY/CITY: CITY OF HOLLY SPRINGS

ROAD NAME	BEGINNING	ENDING	LENGTH (MILES)	DESCRIPTION OF WORK	PROJECT LET DATE
Peninsula Point	Harmony Lake Dr	301 Peninsulla Pointe	0.25	Patching, Resurfacing, Striping	Summer 2025
Riverside Pkwy	Holly Springs Pkwy	Camdyn Circle	0.17	Patching, Resurfacing, Striping	Summer 2025
Toonigh Road	Holly Springs Pkwy	City Limits	0.32	Patching, Resurfacing, Striping	Summer 2025
Fox Creek Drive	Holly Springs Pkwy	End	0.13	Patching, Resurfacing, Striping	Summer 2025
Fox Creek Blvd	Fox Creek Drive	End	0.04	Patching, Resurfacing, Striping	Summer 2025
Red Coat Lane	Fox Creek Blvd	End	0.13	Resurfacing, Striping	Summer 2025
Fox Creek Crossing	Fox Creek Blvd	End	0.30	Resurfacing, Striping	Summer 2025
Fox Overlook	Fox Creek Blvd	End	0.03	Resurfacing, Striping	Summer 2025
J.C. Mullins	Childers Academic	End	0.10	Patching, Resurfacing, Striping	Summer 2025
Totals			1.47		

ITEM REPORT

AGENDA ITEM NUMBER: IX.I.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 6, 2025

AGENDA ITEM: Change order #1 from Tru Masonry, LLC for additional turnkey brick on the lower walls and brick wall cap on the Holly Springs Town Center Parking Deck (RFB #2024-08) in an amount not to exceed \$22,002.

EXECUTIVE SUMMARY:

Tru Masonry, LLC added 9,500 additional bricks on the lower walls and an additional 342 linear feet of brick wall cap on the Holly Springs Town Center Parking Deck.

FISCAL IMPACT:

The fiscal impact of \$22,002 to be paid from the proceeds of the Urban Redevelopment Agency (URA) Series 2023 bond for the Town Center Project.

ATTACHMENTS:

1. Tru Masonry Change Order 1

RECOMMENDATION:

The staff recommendation is for approval of the change order.

CONCURRENCES:

Finance and Administration



Tru Masonry LLC

8014 Cumming Highway, Suite 403-162
Canton, GA 30115

Change order submitted to:
Stonecrest Homes
625 West Crossville Road, STE 204
Roswell, GA 30075

Change order date	12/5/2024
Job description: Holly Springs Parking Deck 190 Timothy Downing Drive, Holly Springs, GA	

<u>Item</u>	<u>Quantity</u>	<u>Unit price</u>	<u>Extended Price</u>
Turnkey Brick, lower walls	9,500	\$2.10	\$19,950.00
Brick wall cap detail per LF	342	\$6.00	\$2,052.00
Total			\$22,002.00

Extra brick for lower walls (Not on architectural)

All material & labor in order to complete the work as described is included in the proposed costs.

Bobby Hornsby
770-548-1764
bobby@trumasonryllc.com

ITEM REPORT

AGENDA ITEM NUMBER: IX.J.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 6, 2025

AGENDA ITEM: Change order #2 from Tru Masonry, LLC for the turnkey concrete block, raising the brick ledge and mortar and grout pipe connections at the drain in the Holly Springs Town Center Parking Deck (RFB #2024-08) in an amount not to exceed \$6,810.

EXECUTIVE SUMMARY:

Change order for 888 turnkey concrete block, raise the brick ledge, and mortar/grout pipe connections at the drain in the Holly Springs Town Center Parking Deck.

FISCAL IMPACT:

The fiscal impact of \$6,810 to be paid from the proceeds of the Urban Redevelopment Agency (URA) Series 2023 bond for the Town Center Project.

ATTACHMENTS:

1. Tru Masonry Change Order 2

RECOMMENDATION:

The staff recommendation is approval of the change order.

CONCURRENCES:

Finance and Administration



Tru Masonry LLC

8014 Cumming Highway, Suite 403-162
Canton, GA 30115

Change order submitted to:

Stonecrest Homes
625 West Crossville Road, STE 204
Roswell, GA 30075

Change order date	12/5/2024
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Job description:

Holly Springs Parking Deck
190 Timothy Downing Drive, Holly Springs, GA

<u>Item</u>	<u>Quantity</u>	<u>Unit price</u>	<u>Extended Price</u>
Turnkey Block. Below grade, raise brick ledge	888	\$7.50	\$6,660.00
Mortar/grout pipe connections at drain	1	\$150.00	\$150.00
Total			\$6,810.00

Additional work required; Not on plan bid set

All material & labor in order to complete the work as described is included in the proposed costs.

Bobby Hornsby
770-548-1764
bobby@trumasonryllc.com

ITEM REPORT

AGENDA ITEM NUMBER: IX.K.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 6, 2025

AGENDA ITEM: Award the City of Holly Springs - Town Center Landscape Project (RFB #2024-10) to Ashford Gardeners, Inc. in an amount not to exceed \$110,613.50 and authorize the Mayor to execute the agreement between the City of Holly Springs, Georgia and Ashford Gardeners, Inc.

EXECUTIVE SUMMARY:

On December 20, 2024, sealed bids were received and opened for the City of Holly Springs - Town Center Landscape Project (RFB #2024-10).

FISCAL IMPACT:

The fiscal impact of this project is \$110,613.50 and will be paid from the proceeds of the Urban Redevelopment Agency of the City of Holly Springs (URA) Series 2023 Bond.

ATTACHMENTS:

1. Agreement

RECOMMENDATION:

The staff recommendation is to approve awarding the project to the qualified bidder, Ashford Gardeners, Inc.

CONCURRENCES:

Finance and Administration

AGREEMENT

This agreement, made this ____ day of _____, 2025, by and between the **City of Holly Springs, Georgia**, hereinafter called "Owner," and **Ashford Gardeners, Inc.**, hereinafter called "Contractor," doing business as an individual, a partnership, or a corporation hereinafter called "Contractor".

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

CITY OF HOLLY SPRINGS – TOWN CENTER LANDSCAPE PROJECT ***Project Number: RFB # 2024-10***

Hereinafter called the "Project", for the sum of One Hundred Ten Thousand Six Hundred Thirteen and Fifty Cents (\$110,613.50) and all extra work in connection therewith, under the terms stated in the Contract, and at his (its or their) own expense to furnish all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and other accessories and services necessary to complete the said project in accordance with the conditions and prices stated in the Bid, the Contract, the Plans, which include all explanatory matter thereof, the specifications and Contract documents thereof as prepared by the City of Holly Springs, all of which are made a part hereof and collectively constitute the Contract.

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

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

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

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

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

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

CITY OF HOLLY SPRINGS, GEORGIA

By: _____
Ryan P. Shirley, Mayor

ATTEST:

RECOMMENDED BY:

Karen Norred, City Clerk

ATTEST:

Robert H. Logan, City Manager

Contractor

APPROVE AS TO FORM:

By: _____

Robert M. Dyer, City Attorney

Title: _____

Attest: _____

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

ITEM REPORT

AGENDA ITEM NUMBER: IX.L.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 6, 2025

AGENDA ITEM: Easement between the City of Holly Springs, Georgia and Georgia Power Company concerning the property at 411 Hickory Road and the easement area to construct the Holly Springs Town Center (Cherokee County) Distribution Line as installed in the approximate location (s) shown on Exhibit A, and to ratify the Mayor's signature.

EXECUTIVE SUMMARY:

Easement between the City of Holly Springs, Georgia and Georgia Power Company concerning the property at 411 Hickory Road and the easement area to construct the Holly Springs Town Center (Cherokee County) Distribution Line as installed in the approximate location (s) shown on Exhibit A, and to ratify the Mayor's signature.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Easement - Georgia Power - 411 Hickory Road

RECOMMENDATION:

The staff recommendation is approval of the easement.

CONCURRENCES:

City Manager

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

PROJECT 2024070301 LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER 11047464-GPC9596-VBS-GP643E90524
NAME OF LINE/PROJECT: HOLLY SPRINGS TOWN CENTER (CHEROKEE COUNTY) DISTRIBUTION LINE

PARCEL NUMBER 001

STATE OF GEORGIA
CHEROKEE COUNTY

U N D E R G R O U N D E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, CITY OF HOLLY SPRINGS, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is PO BOX 990, Holly Springs, GA 30142, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 411 HICKORY RD, CANTON, GA 30115 (Tax Parcel ID No. 15N14 105) in Land Lot 306, 307, 342, 343, Section 2 of the 15 District of Cherokee County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires, transformers, service pedestals, manholes, conduits, cables and other necessary

PARCEL 001

NAME OF
LINE/PROJECT:

HOLLY SPRINGS TOWN CENTER (CHEROKEE COUNTY)
DISTRIBUTION LINE

apparatus, fixtures and appliances; the right to stretch communication or other lines of any other company or person under the Easement Area; the right to assign this Underground Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

PARCEL 001

NAME OF
LINE/PROJECT:

HOLLY SPRINGS TOWN CENTER (CHEROKEE COUNTY)
DISTRIBUTION LINE

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this 23rd day of December, 2024.

Signed, sealed and delivered in the
presence of:

CITY OF HOLLY SPRINGS, GEORGIA

Robert H. Logan
Witness

Erin H. Logan
Notary Public



By: Steven W. Miller (SEAL)

Name: STEVEN W. MILLER

Title: MAYOR

Attest: Karen Norred (SEAL)

Name: KAREN NORRED

Title: CITY CLERK



[CORPORATE SEAL]

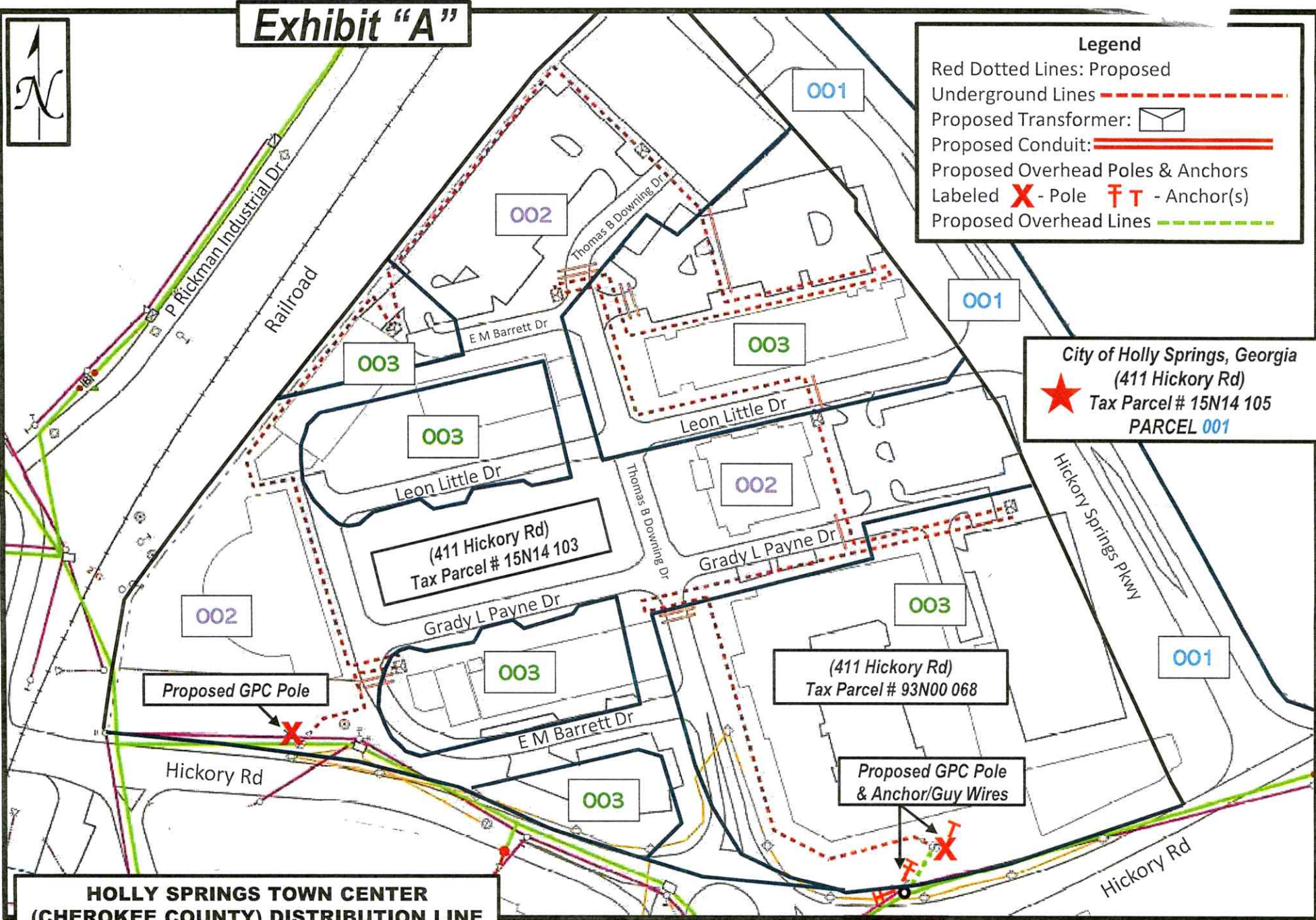
Exhibit "A"



Legend

- Red Dotted Lines: Proposed Underground Lines
- Proposed Transformer:
- Proposed Conduit:
- Proposed Overhead Poles & Anchors Labeled **X** - Pole **T** - Anchor(s)
- Proposed Overhead Lines

City of Holly Springs, Georgia
 (411 Hickory Rd)
 Tax Parcel # 15N14 105
PARCEL 001



**HOLLY SPRINGS TOWN CENTER
 (CHEROKEE COUNTY) DISTRIBUTION LINE**
 LIMS # 2024070301
 Work Location(s): N/A

Parcel 001

DRAWING NOT TO SCALE





FINANCIAL HIGHLIGHTS
As of November 30, 2024



Budget Summary
92% 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	8,681,452	62.12%
Operating Grant Fund	136,908	75,000	70,776	94.37%
American Rescue Plan (ARP) Act of 2021	3,750,580	2,000,000	73,245	3.66%
Parks & Recreation Fund	2,363,840	875,000	448,111	51.21%
Tax Allocation District	384,548	446,112	159,148	35.67%
Hotel/Motel Tax Fund	5,460	6,000	6,075	101.24%
Urban Redevelopment Agency	20,902,565	15,000,000	517,170	3.45%
SPLOST III Fund	22,150	-	-	0.00%
SPLOST V Fund	6,707,585	7,685,000	4,473,860	58.22%
SPLOST VI Fund	-	2,600,000	882,584	33.95%
Town Center Fund	6,451,025	15,300,000	7,226,285	47.23%
Debt Service Fund	3,385,509	3,850,000	2,027,350	52.66%
Stormwater Utility Fund	1,878,911	610,000	709,242	116.27%
TOTAL REVENUES - ALL FUNDS	\$ 63,424,357	\$ 62,422,112	\$ 25,275,299	40.49%

EXPENDITURES/EXPENSES BY FUND				
General Fund	15,216,644	13,975,000	16,562,335	118.51%
Operating Grant Fund	136,672	75,000	100,162	133.55%
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	985,515	112.63%
Tax Allocation District	96,130	446,112	476,279	106.76%
Hotel/Motel Tax Fund	8,435	6,000	3,050	50.83%
Urban Redevelopment Agency	6,436,309	15,000,000	6,626,285	44.18%
SPLOST III Fund	41,530	-	-	0.00%
SPLOST V Fund	5,511,290	7,685,000	5,567,456	72.45%
SPLOST VI Fund	-	2,600,000	1,441,712	55.45%
Town Center Fund	6,754,049	15,300,000	6,261,627	40.93%
Debt Service Fund	1,545,007	3,850,000	3,827,886	99.43%
Stormwater Utility Fund	275,799	610,000	161,068	26.40%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 42,362,717	\$ 62,422,112	\$ 42,257,017	67.70%



Comparison to Prior Year
92% of year lapsed

	11/30/2023 Actual (audited)	2023 Annual Amended Budget	% of Annual Amended Budget	10/31/2024 Actual	2024 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	14,200,459	15,235,000	93.21%	8,681,452	13,975,000	62.12%
Operating Grant Fund	102,030	137,000	74.47%	70,776	75,000	94.37%
American Rescue Plan (ARP) Act of 2021	79,623	5,769,200	1.38%	73,245	2,000,000	3.66%
Parks & Recreation Fund	2,331,586	2,600,000	89.68%	448,111	875,000	51.21%
Tax Allocation District	227,245	300,135	75.71%	159,148	446,112	35.67%
Hotel/Motel Tax Fund	5,178	8,500	60.92%	6,075	6,000	101.24%
Urban Redevelopment Agency	20,841,140	20,900,000	99.72%	517,170	15,000,000	3.45%
SPLOST III Fund	22,150	290,000	7.64%	-	-	0.00%
SPLOST V Fund	6,024,579	11,835,000	50.90%	4,473,860	7,685,000	58.22%
SPLOST VI Fund	-	-	0.00%	882,584	2,600,000	33.95%
Town Center Fund	6,132,615	6,770,000	90.59%	7,226,285	15,300,000	47.23%
Debt Service Fund	3,258,430	2,300,135	141.66%	2,027,350	3,850,000	52.66%
Stormwater Utility Fund	163,714	470,000	34.83%	709,242	610,000	116.27%
TOTAL REVENUES - ALL FUNDS	\$ 53,388,748	\$ 66,614,970	80.15%	\$ 25,275,299	\$ 62,422,112	40.49%
EXPENDITURES/EXPENSES BY FUND						
General Fund	14,378,272	15,235,000	94.38%	16,562,335	13,975,000	118.51%
Operating Grant Fund	129,161	137,000	94.28%	100,162	75,000	133.55%
American Rescue Plan (ARP) Act of 2021	3,423,481	5,769,200	59.34%	243,643	2,000,000	12.18%
Parks & Recreation Fund	2,510,537	2,600,000	96.56%	985,515	875,000	112.63%
Tax Allocation District	39,619	300,135	0.00%	476,279	446,112	106.76%
Hotel/Motel Tax Fund	7,435	8,500	87.47%	3,050	6,000	50.83%
Urban Redevelopment Agency	6,117,898	20,900,000	29.27%	6,626,285	15,000,000	44.18%
SPLOST III Fund	41,530	290,000	14.32%	-	-	0.00%
SPLOST V Fund	5,211,481	11,835,000	44.03%	5,567,456	7,685,000	72.45%
SPLOST VI Fund	-	-	0.00%	1,441,712	2,600,000	55.45%
Town Center Fund	5,928,645	6,770,000	87.57%	6,261,627	15,300,000	40.93%
Debt Service Fund	1,545,008	2,300,135	67.17%	3,827,886	3,850,000	99.43%
Stormwater Utility Fund	122,399	470,000	26.04%	161,068	610,000	26.40%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 39,455,466	\$ 66,614,970	59.23%	\$ 42,257,017	\$ 62,422,112	67.70%



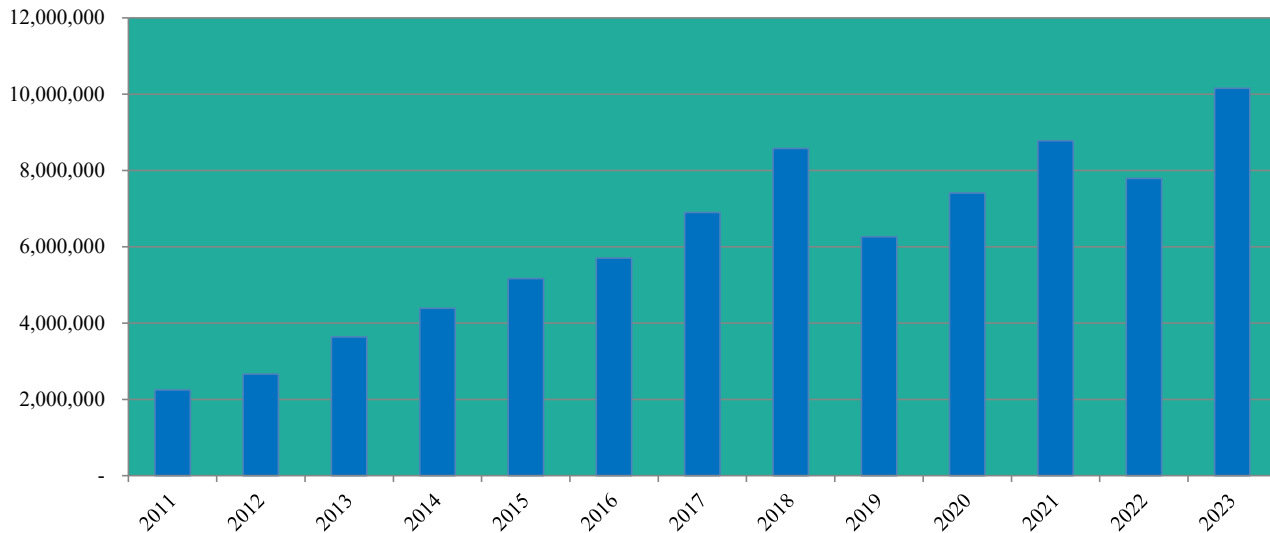
**Changes in Fund Balance/Net Position
As of November 30, 2024**

Unaudited

Fund	Balance as of 1/1/2024 (audited)	Revenues	Expenditures/ Expenses	Balance as of 11/30/2024	Net Increase/ (Decrease)
General Fund	10,152,420	8,681,452	16,562,335	2,271,538	(7,880,882)
Operating Grant Fund	37,373	70,776	100,162	7,987	(29,386)
American Rescue Plan (ARP) Act of 2021	-	73,245	243,643	(170,397)	(170,397)
Parks & Recreation Fund	755,682	448,111	985,515	218,278	(537,404)
Tax Allocation District	567,979	159,148	476,279	250,849	(317,130)
Hotel/ Motel Tax Fund	6,376	6,075	3,050	9,401	3,025
Urban Redevelopment Agency	14,466,257	517,170	6,626,285	8,357,142	(6,109,115)
SPLOST V Fund	877,939	4,473,860	5,567,456	(215,657)	(1,093,596)
SPLOST VI Fund	-	882,584	1,441,712	(559,128)	(559,128)
Town Center Fund	(662,117)	7,226,285	6,261,627	302,541	964,658
Debt Service Fund	1,843,815	2,027,350	3,827,886	43,279	(1,800,535)
Stormwater Utility Fund	8,291,664	709,242	161,068	8,839,838	548,174
	\$ 36,337,387	\$ 25,275,299	\$ 42,257,017	\$ 19,355,669	\$ (16,981,719)

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

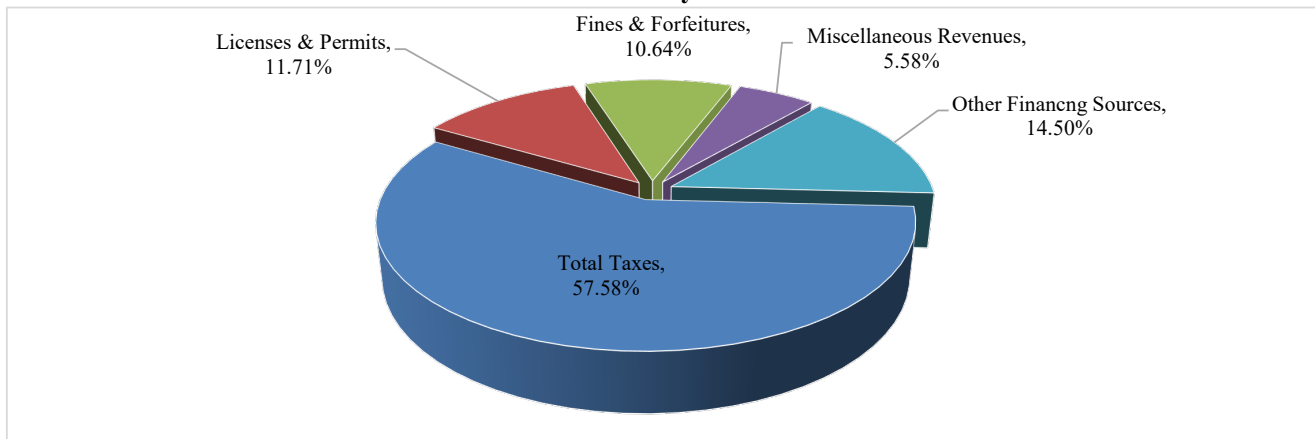




Budget Comparison Report - General Fund
92% of year lapsed

REVENUES	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Property Taxes	738,248	7,425,000	1,618,310	21.80%
Motor Vehicle Taxes	1,198	25,000	22,483	89.93%
Motor Vehicle Title Ad Valorem Tax	70,965	870,000	774,448	89.02%
Mobile Home Tax	-	150	64	42.38%
Recording Intangible Taxes	5,924	60,000	56,460	94.10%
Penalties & Interest	590	10,000	8,558	85.58%
Fifa Fees	75	2,000	1,770	88.50%
Franchise Tax	-	580,000	834,926	143.95%
Railroad Equipment Car Tax	-	650	676	104.08%
Real Estate Transfer Tax	5,225	10,000	14,339	143.39%
Business & Occupation Tax	1,994	150,000	100,390	66.93%
Financial Institutions Tax	-	2,500	4,390	175.60%
Insurance Premium Tax	-	1,450,000	1,562,017	107.73%
Total Taxes	926,540	11,079,800	4,998,831	45.12%
Licenses & Permits	36,950	1,303,225	1,016,308	77.98%
Fines & Forfeitures	96,929	636,225	923,492	145.15%
Miscellaneous Revenues	3,016	244,250	84,057	34.41%
Interest Income	101,949	105,000	400,285	381.22%
Proceeds from the Sale of Assets	-	100,000	138,680	138.68%
Inception of Lease Liability	-	504,000	1,119,799	222.18%
Donation from Private Sources	-	2,500	-	0.00%
TOTAL GENERAL FUND REVENUES	\$ 1,165,382	\$ 13,975,000	\$ 8,681,452	62.12%

Revenues by Source

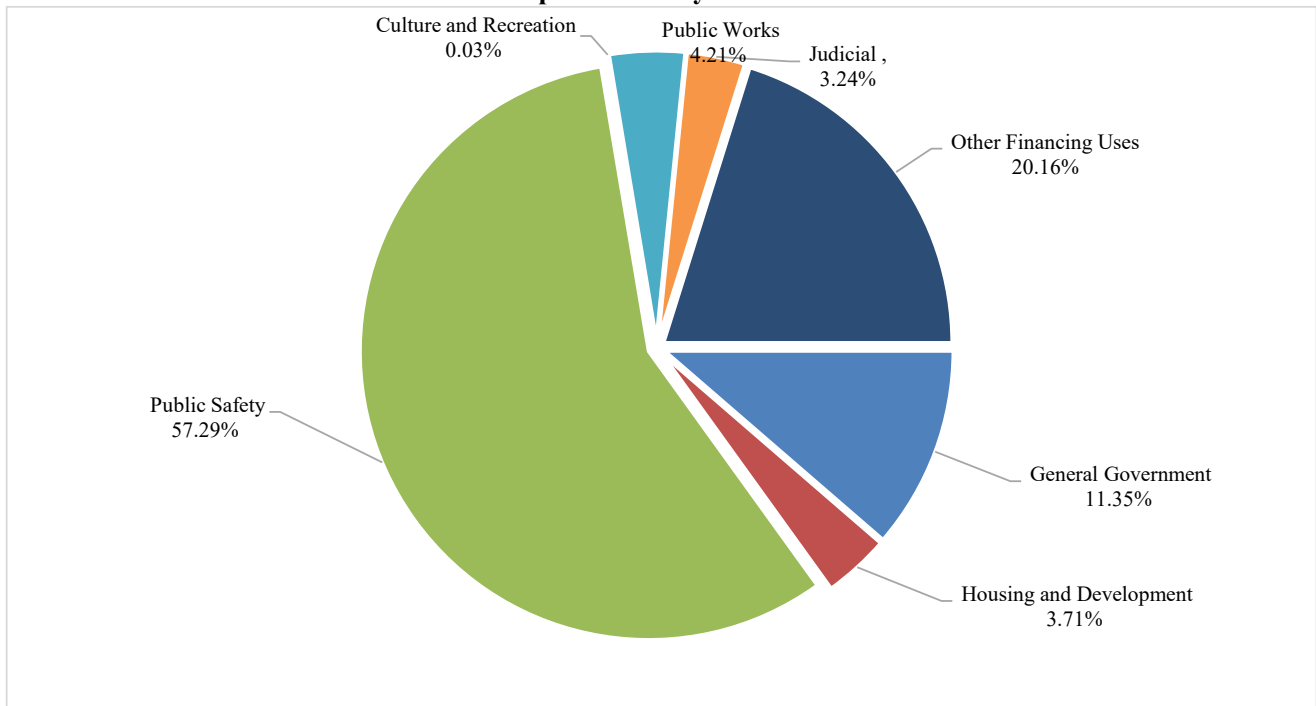




Budget Comparison Report - General Fund
92% of year lapsed

EXPENDITURES	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
General Government	124,970	2,372,700	1,879,806	79.23%
Housing and Development	57,313	722,802	615,005	85.09%
Public Safety	363,075	9,160,104	9,488,411	103.58%
Culture and Recreation	-	39,000	5,341	13.69%
Public Works	58,332	626,600	697,223	111.27%
Judicial	47,004	560,688	536,949	95.77%
Other Financing Uses	1,125,573	493,106	3,339,601	677.26%
TOTAL GENERAL FUND EXPENDITURES	\$ 1,776,267	\$ 13,975,000	\$ 16,562,335	118.51%

Expenditures by Function





Budget Comparison Report - All Funds
92% 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	8,681,452	62.12%
Expenditures:	15,216,644	13,975,000	16,562,335	118.51%
Excess Revenues over (under) Expenditures	2,218,631	-	(7,880,882)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	3,750,580	2,000,000	73,245	3.66%
Expenditures:	3,753,051	2,000,000	243,643	12.18%
Excess Revenues over (under) Expenditures	(2,471)	-	(170,397)	
<u>OPERATING GRANT FUND</u>				
Revenues:	136,908	75,000	70,776	94.37%
Expenditures:	136,672	75,000	100,162	133.55%
Excess Revenues over (under) Expenditures	236	-	(29,386)	
<u>PARKS & RECREATION FUND</u>				
Revenues:	2,363,840	875,000	448,111	51.21%
Expenditures:	2,587,800	875,000	985,515	112.63%
Excess Revenues over (under) Expenditures	(223,960)	-	(537,404)	
<u>TAX ALLOCATION DISTRICT</u>				
Revenues:	384,548	446,112	159,148	35.67%
Expenditures:	96,130	446,112	476,279	106.76%
Excess Revenues over (under) Expenditures	288,418	-	(317,130)	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	5,460	6,000	6,075	101.24%
Expenditures:	8,435	6,000	3,050	50.83%
Excess Revenues over (under) Expenditures	(2,975)	-	3,025	



Budget Comparison Report - All Funds
92% 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	517,170	3.45%
Expenditures:	6,436,309	15,000,000	6,626,285	44.18%
Excess Revenues over (under) Expenditures	14,466,257	-	(6,109,115)	
<u>SPLOST V FUND</u>				
Revenues:	6,707,585	7,685,000	4,473,860	58.22%
Expenditures:	5,511,290	7,685,000	5,567,456	72.45%
Excess Revenues over (under) Expenditures	1,196,296	-	(1,093,596)	
<u>SPLOST VI FUND</u>				
Revenues:	-	2,600,000	882,584	33.95%
Expenditures:	-	2,600,000	1,441,712	55.45%
Excess Revenues over (under) Expenditures	-	-	(559,128)	
<u>TOWN CENTER FUND</u>				
Revenues:	6,451,025	15,300,000	7,226,285	47.23%
Expenditures:	6,754,049	15,300,000	6,261,627	40.93%
Excess Revenues over (under) Expenditures	(303,025)	-	964,658	
<u>DEBT SERVICE FUND</u>				
Revenues:	3,385,509	3,850,000	2,027,350	52.66%
Expenditures:	1,545,007	3,850,000	3,827,886	99.43%
Excess Revenues over (under) Expenditures	1,840,501	-	(1,800,535)	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	1,878,911	610,000	709,242	116.27%
Expenses:	275,799	610,000	161,068	26.40%
Excess Revenues over (under) Expenses	1,603,111	-	548,174	



Investments
As of November 30, 2024

South State Bank

Downtown Development Authority - CD 4.75%	100,169
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Subtotal South State Bank	\$ 100,169
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Goldman Sachs Autocallable GS Momentum Builder	228,625
Certificate of Deposit - CD 4.05% Maturity Date - 4/19/2025	326,104
Certificate of Deposit - CD 4.05% Maturity Date - 4/25/2025	270,697
Certificate of Deposit - CD 4.05% Maturity Date - 4/22/2025	543,677
Certificate of Deposit - CD 4.05% Maturity Date - 4/22/2025	546,744
Certificate of Deposit - CD 4.05% Maturity Date - 4/22/2025	267,362
Certificate of Deposit - CD 4.05% Maturity Date - 4/25/2025	269,527
Certificate of Deposit - CD 4.05% Maturity Date - 4/25/2025	80,985
Certificate of Deposit - CD 4.15% Maturity Date - 04/25/2025	1,057,341
Certificate of Deposit - CD 4.15% Maturity Date - 5/5/2025	600,000

Subtotal South State Investment Services	\$ 4,191,062
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Total Investments	\$ 4,291,232
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Cash
As of November 30, 2024

South State Bank

General Fund	720,847
Main Street Board	67,787
American Rescue Plan (ARP) Act of 2021	1,932,957
Parks & Recreation Fund	184,774
Tax Allocation District (TAD)	208,078
Hotel Motel Tax Fund	6,548
Money Market Account	4,089,889
Municipal Court Fund	124,308
Operating Grant Fund	134
Police Forfeiture Account	1,806
Police Seized Asset Account	26
SPLOST V	-
SPLOST VI	1,279
Town Center Fund	309,824
Debt Service Fund	43,280
Downtown Development Authority - Checking	5,076
Stormwater Utility Fund	498,845
Tree Replacement Fund	47,281

Subtotal South State Bank	\$ 8,242,738
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South State Investment Services

Budget Stabilization Cash Account	91
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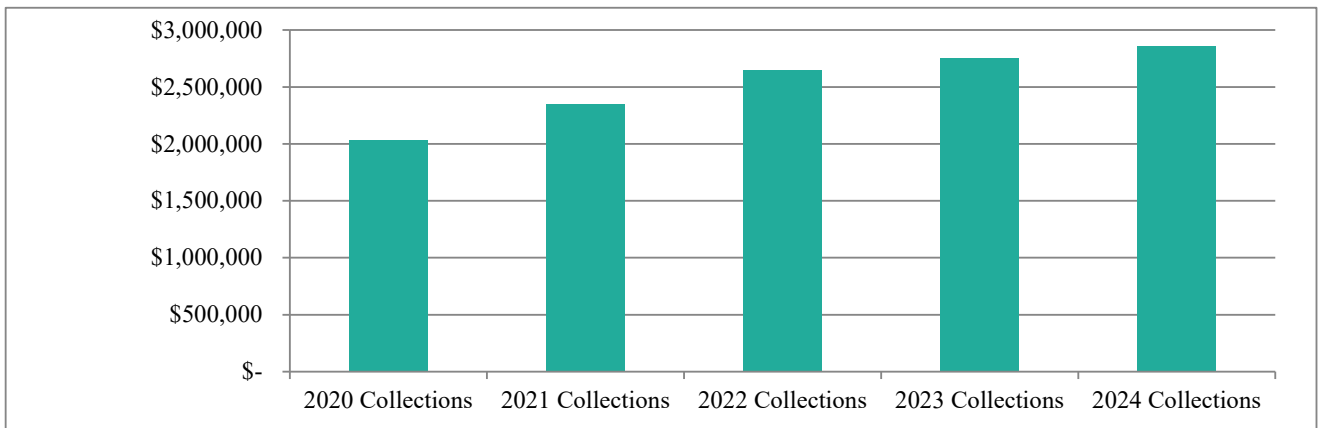
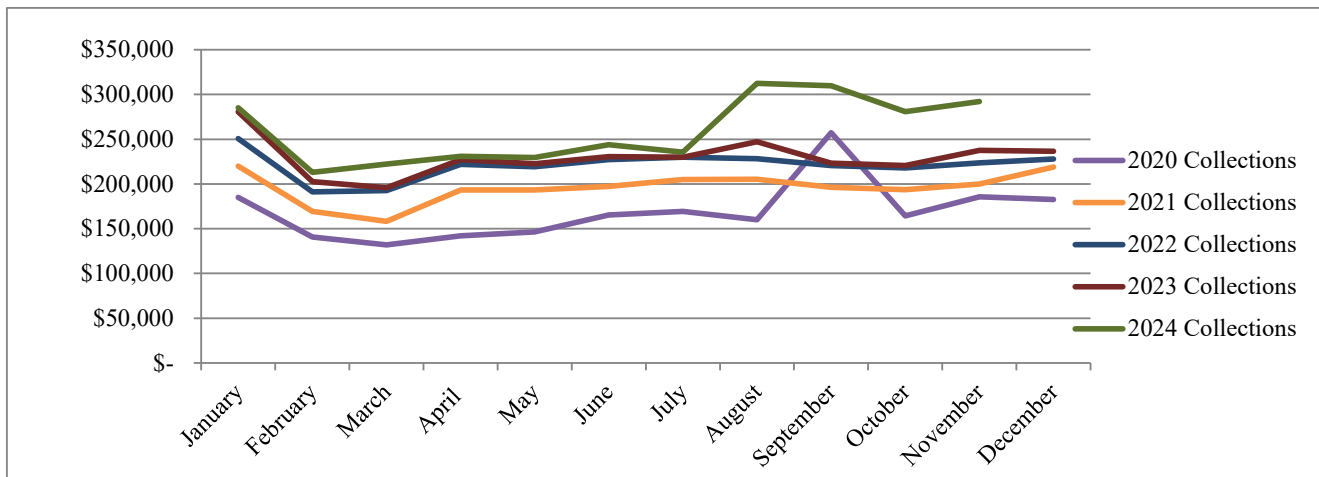
Subtotal South State Investment Services	\$ 91
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Total Cash	\$ 8,242,829
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Special Purpose Local Option Sales Tax Collections
As of November 30, 2024

		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	312,409	26.35%
September		257,264	196,323	220,495	223,389	309,613	38.60%
October		164,463	193,776	217,820	220,673	280,899	27.29%
November		185,812	199,817	223,696	237,509	292,072	22.97%
December		182,579	218,887	228,006	236,436		
	\$	2,030,858	\$ 2,349,931	\$ 2,650,872	\$ 2,754,435	\$ 2,855,080	





Downtown Development Authority
As of November 30, 2024

	2024		YTD	% of Annual
	Transactions	2024 Budget	Transactions	Budget
Revenues				
Interest Revenue	0	\$0	173	100%
Miscellaneous Revenue	-	5,000	-	0.00%
Proceeds from Sale of Property	-	2,550,000	125,900	4.94%
TOTAL REVENUES	\$ 0	\$2,555,000	\$ 126,073	4.93%

Expenditures				
Dues & Fees	-	500	330	66.00%
Training	-	250	-	0.00%
Water & Sewer	518	2,500	518	20.71%
Other Expenditures	-	250	-	0.00%
Sponsorships	-	1,500	-	0.00%
Transfers to Primary Government	-	2,550,000	125,900	4.94%
TOTAL EXPENDITURES	\$ 518	\$ 2,555,000	\$ 126,748	4.96%



GENERAL FUND REVENUE DETAIL

As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	738,248	7,425,000	1,504,720	20.27%
Real Property Tax - Public Utility	21,535	35,000	25,792	73.69%
Personal Property Tax	50,964	125,000	87,797	70.24%
Motor Vehicle Tax	1,198	25,000	18,246	72.98%
Motor Vehicle Title Ad Valorem Tax	70,965	870,000	774,448	89.02%
Apportioned Vehicles (AAVT)	-	4,000	4,237	105.94%
Mobile Home Tax	-	150	64	42.38%
Intangible Tax	5,924	60,000	56,460	94.10%
Railroad Equipment Car Tax	-	650	676	104.08%
Real Estate Transfer Tax	5,225	10,000	14,339	143.39%
Franchise Tax - Electric	-	580,000	601,665	103.74%
Franchise Tax - Gas	-	110,000	88,755	80.69%
Franchise Tax - Cable	28,687	215,000	139,548	64.91%
Franchise Tax - Telephone	1,134	5,500	4,957	90.13%
Business & Occupational Tax	1,994	150,000	100,390	66.93%
Insurance Premium Tax	-	1,450,000	1,562,017	107.73%
Financial Institutions Tax	-	2,500	4,390	175.60%
Penalties & Interest	590	10,000	8,558	85.58%
FiFa Fees	75	2,000	1,770	88.50%
Total Taxes	926,540	11,079,800	4,998,831	45.12%
Alcoholic Beverage Licenses	33,500	75,000	59,500	79.33%
Alcohol Pouring Permit	260	5,500	4,665	84.82%
Zoning and Land Use Permits	530	15,000	9,800	65.33%
Planning and Development Fees	-	5,000	6,090	121.80%
Sign Permit Fees	10	1,500	1,875	125.00%
Special Event Permits	-	150	250	166.67%
Vacant Lot Registration	-	25	-	0.00%
Personal Transportation Veh Permit	-	50	120	240.00%
Other Licenses and Permits	25	5,000	1,430	28.60%
Building Permit Revenue	1,794	900,000	632,093	70.23%
Certificate of Occupancy Fees	-	165,000	42,000	25.45%
Building Permit - Reinspection Fees	-	5,000	2,250	45.00%
Building Permit-Sub Fee	750	50,000	33,572	67.14%
Occupational Tax Late Fees	31	1,000	1,383	138.25%
Plan Review Fees	50	75,000	221,281	295.04%
Total Licenses and Permits	36,950	1,303,225	1,016,308	77.98%
Municipal Court Fines	96,929	600,000	903,492	150.58%
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	20,000	80.00%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	96,929	636,225	923,492	145.15%



GENERAL FUND REVENUE DETAIL

As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Grant Revenue	648	185,000	17,190	9.29%
Probation Fees	1,870	20,000	22,163	110.81%
Election and Qualifying Fees	-	750	1,080	144.00%
Printing and Duplicating Service Fees	23	200	1,358	678.80%
Advertising Fees	-	250	660	264.00%
Accident/Incident Reports	475	2,500	1,865	74.60%
Wrecker Service Contract	-	18,500	20,000	108.11%
Background Checks	-	1,000	1,050	105.00%
Bad Check Fees	-	100	25	25.00%
Miscellaneous Revenue	-	4,450	8,339	187.40%
Rents and Royalties	-	1,500	5,380	358.67%
Reimbursement for Damaged Property	-	10,000	4,948	49.48%
Total Miscellaneous Income	3,016	244,250	84,057	34.41%
Interest Revenue	102,149	100,000	400,285	400.29%
Unrealized Gain or Loss on Investments	(200)	5,000	-	0.00%
Total Investment Income	101,949	105,000	400,285	381.22%
Inception of Capitla Leases	-	504,000	-	0.00%
Proceeds from Sale of Assets	-	100,000	138,680	138.68%
Inception of lease liabilities	-	-	1,119,799	100%
Donations from Private Sources	-	2,500	-	0.00%
Total Other Financing Sources	-	606,500	1,258,479	207.50%
TOTAL GENERAL FUND REVENUES	\$ 1,165,382	\$ 13,975,000	\$ 8,681,452	62.12%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	38,500	91.67%
Employee Benefits-Medical	8,677	120,730	95,539	79.13%
Employee Benefits-Dental	337	4,016	3,704	92.22%
Employee Benefits-ADD Life	69	882	831	94.16%
FICA	135	2,603	1,481	56.91%
Medicare	32	609	346	56.89%
Employee Benefits-Retirement	284	3,444	3,122	90.66%
Unemployment	7	173	104	59.88%
Workers Comp Insurance	-	129	102	78.69%
Total Salaries and Benefits	13,040	174,586	143,729	82.33%
Communications	-	600	318	53.00%
Travel	-	1,000	2,929	292.91%
Dues and Fees	-	750	657	87.66%
Education and Training	-	750	-	0.00%
Other Expenditures	-	250	-	0.00%
Small Equipment	-	-	189	100%
General Supplies and Materials	-	50	-	0.00%
Total Operations	-	3,400	4,094	120.40%
City Manager				
Salaries & Wages	13,073	169,950	156,877	92.31%
Employee Benefits-Medical	1,198	11,894	10,877	91.45%
Employee Benefits-Dental	95	1,133	1,046	92.28%
Employee Benefits-ADD Life	12	147	147	100.00%
Employee Benefits-Disability	84	1,008	1,008	100.00%
FICA	808	9,114	9,701	106.44%
Medicare	189	2,464	2,269	92.07%
Employee Benefits-Retirement	1,149	13,936	12,634	90.66%
Unemployment	-	46	27	57.83%
Workers' Comp. Insurance	-	872	685	78.59%
Total Salaries and Benefits	16,608	210,564	195,271	92.74%
Communications	-	600	283	47.12%
Travel	-	50	-	0.00%
Dues and Fees	-	2,250	2,012	89.41%
Education and Training	-	1,250	868	69.44%
Other Expenditures	-	1,000	1,271	127.05%
General Supplies and Materials	-	150	-	0.00%
Small Equipment	-	-	137	100%
Total Operations	-	5,300	4,570	86.22%
City Clerk				
Salaries & Wages	13,413	173,872	159,815	91.92%
Employee Benefits-Medical	3,213	43,713	35,140	80.39%
Employee Benefits-Dental	79	941	869	92.34%
Employee Benefits-ADD Life	31	368	368	99.88%
Employee Benefits-Disability	121	1,393	1,453	104.32%
FICA	789	10,780	9,396	87.16%
Medicare	185	2,521	2,198	87.17%
Employee Benefits-Retirement	1,175	14,257	12,925	90.66%
Unemployment	-	114	67	58.34%
Workers' Comp. Insurance	-	532	419	78.79%
Total Salaries and Benefits	19,005	248,491	222,650	89.60%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	5,000	-	0.00%
Communications	455	900	455	50.56%
Advertising	-	250	442	176.64%
Travel	1,183	2,500	1,531	61.22%
Dues and Fees	-	6,500	2,438	37.51%
Education and Training	-	1,500	1,840	122.67%
Other Expenditures	135	500	337	67.47%
General Supplies and Materials	-	250	309	123.78%
General Supplies - Postage	35	200	272	136.07%
Small Equipment	-	2,500	424	16.94%
Software	-	19,500	17,007	87.21%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	1,808	39,650	25,055	63.19%
Elections				
Advertising	-	500	1,282	256.48%
Total Operations	-	500	1,282	100.00%
Contingency				
Contingency	-	139,750	-	0.00%
Total Operations	-	139,750	-	0.00%
Financial Administration				
Salaries & Wages	18,704	242,291	224,556	92.68%
Salaries & Wages overtime	-	-	-	-
Employee Benefits-Medical	6,164	88,111	67,796	76.94%
Employee Benefits-Dental	74	538	809	150.40%
Employee Benefits-ADD Life	37	441	441	100.00%
Employee Benefits-Disability	170	1,947	2,034	104.49%
FICA	1,067	15,021	12,805	85.25%
Medicare	250	3,513	2,995	85.25%
Employee Benefits-Retirement	1,637	19,868	18,012	90.66%
Unemployment	-	137	80	58.25%
Workers' Comp. Insurance	-	741	588	79.32%
Total Salaries and Benefits	28,101	372,608	330,116	88.60%
Professional Services - Audit	-	20,000	33,000	165.00%
Advertising/Promotions	265	2,650	2,808	105.96%
Printing and Binding	-	1,000	1,652	165.24%
Travel	-	50	107	214.40%
Dues and Fees	50	10,000	4,575	45.75%
Education and Training	-	1,500	874	58.27%
Other Expenditures	-	250	424	169.72%
General Supplies and Materials	-	1,300	877	67.46%
General Supplies-Postage	230	7,500	7,627	101.70%
Small Equipment	-	250	-	0.00%
Software	-	5,500	4,950	90.00%
Total Operations	545	50,000	56,895	113.79%
Licensing				
Salaries & Wages	1,955	25,413	23,439	92.23%
Employee Benefits-Medical	860	13,427	9,464	70.48%
Employee Benefits-Dental	28	217	310	143.05%
Employee Benefits-ADD Life	6	74	73	99.24%
Employee Benefits-Disability	16	204	193	94.76%
FICA	108	1,576	1,296	82.21%
Medicare	25	368	303	82.35%
Employee Benefits-Retirement	172	2,084	1,889	90.66%
Unemployment	-	23	13	57.91%
Workers' Comp. Insurance	-	39	30	78.05%
Total Salaries and Benefits	3,171	43,425	37,011	85.23%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Printing and Binding	-	-	195	100%
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	19	1,000	427	42.73%
Software	-	4,800	3,450	71.88%
Other Supplies-Uniforms	-	50	-	0.00%
Total Operations	19	5,950	4,072	68.44%
Legal				
Professional Services - Legal	1,200	35,000	13,031	37.23%
Total Operations	1,200	35,000	13,031	37.23%
Information Technology				
Salaries & Wages	6,407	83,285	76,809	92.22%
Employee Benefits-Medical	5	12,787	51	0.40%
Employee Benefits-Dental	95	1,133	1,046	92.28%
Employee Benefits-ADD Life	8	147	96	64.98%
Employee Benefits-Disability	58	669	699	104.52%
FICA	382	5,163	4,579	88.69%
Medicare	89	1,208	1,071	88.66%
Employee Benefits-Retirement	563	6,829	6,191	90.66%
Unemployment	-	46	27	57.83%
Workers' Comp. Insurance	-	255	202	79.13%
Total Salaries and Benefits	7,607	111,522	90,770	81.39%
Professional Services	-	20,000	-	0.00%
Communications	-	600	472	78.62%
Dues and Fees	-	500	90	18.02%
Other Expenditures	405	250	418	167.36%
General Supplies and Materials	7	250	572	228.81%
Small Equipment	-	8,500	8,489	99.87%
Software	1,385	205,000	142,401	69.46%
Total Operations	1,797	235,100	152,442	64.84%
Human Resources				
Salaries & Wages	4,639	60,311	55,621	92.22%
Employee Benefits-Medical	476	5,947	5,233	87.99%
Employee Benefits-Dental	14	169	155	91.58%
Employee Benefits-ADD Life	6	74	73	99.24%
Employee Benefits-Disability	42	485	504	103.92%
FICA	279	3,737	3,352	89.69%
Medicare	65	875	784	89.58%
Employee Benefits-Retirement	408	4,945	4,483	90.66%
Unemployment	-	23	13	57.78%
Workers' Comp. Insurance	-	185	147	79.31%
Total Salaries and Benefits	5,930	76,751	70,364	91.68%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	30,000	-	0.00%
Advertising/Promotions	-	100	-	0.00%
Communications	-	300	159	52.96%
Travel	-	1,000	-	0.00%
Dues and Fees	-	1,500	837	55.83%
Education and Training	-	4,500	1,750	38.89%
Other Expenditures	-	250	20	8.20%
General Supplies and Materials	-	500	255	51.09%
General Supplies-Postage	-	100	-	0.00%
Small Equipment	-	1,000	399	39.94%
Software	391	10,000	6,290	62.90%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	391	49,300	9,712	19.70%
Risk Management				
Professional Services	-	20,000	10,000	50.00%
Liability Insurance	-	250,000	226,086	90.43%
Total Operations	-	270,000	236,086	87.44%
General Government Building				
Salaries & Wages	4,748	69,872	56,459	80.80%
Employee Benefits-Medical	895	12,787	9,945	77.78%
Employee Benefits-Dental	28	338	310	91.58%
Employee Benefits-ADD Life	12	147	147	100.00%
Employee Benefits-Disability	34	389	406	104.42%
FICA	285	4,332	3,393	78.32%
Medicare	67	1,013	794	78.33%
Employee Benefits-Retirement	334	4,049	3,671	90.66%
Unemployment	3	91	60	65.53%
Workers' Comp. Insurance	-	6,125	4,838	78.99%
Total Salaries and Benefits	6,406	99,143	80,022	80.71%
Professional Services	-	250	-	0.00%
Disposal - Garbage	30	500	325	64.90%
Lawn Care	-	350	247	70.46%
Pest Control	381	1,500	2,299	153.25%
Repairs and Maintenance	-	10,000	5,068	50.68%
Repairs and Maintenance - Vehicles	18	5,000	2,442	48.83%
Rental of Equipment	1,232	7,000	7,927	113.24%
Communications	2,145	15,000	29,561	197.08%
Printing and Binding	-	-	678	100%
Dues and Fees	37	1,375	1,155	83.98%
Other Expenditures	50	1,000	1,542	154.18%
General Supplies and Materials	626	8,000	9,455	118.19%
Water and Sewer	2,543	2,000	5,512	275.61%
Natural Gas	170	2,500	3,188	127.53%
Electricity	1,248	13,500	14,738	109.17%
Gasoline and Diesel	258	3,500	3,470	99.14%
Small Equipment	1,241	2,000	2,642	132.10%
Software	-	500	-	0.00%
Other Supplies-Uniforms	-	100	-	0.00%
Capital Outlay - Sites	-	-	-	100%
Capital Outlay - Buildings	-	-	-	100%
Total Operations & Capital	9,978	74,075	90,248	121.83%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Communication & Eternal Affairs				
Salaries & Wages	6,364	82,738	76,791	92.81%
Employee Benefits-Medical	1,721	23,195	18,926	81.60%
Employee Benefits-Dental	56	1,133	621	54.81%
Employee Benefits-ADD Life	12	147	147	100.00%
Employee Benefits-Disability	64	739	772	104.44%
FICA	379	5,129	4,570	89.11%
Medicare	89	1,200	1,069	89.07%
Employee Benefits-Retirement	559	6,784	6,150	90.66%
Unemployment	-	46	27	57.83%
Workers' Compensation	-	424	387	91.18%
Total Salaries and Benefits	9,244	121,535	109,460	90.06%
Communications	-	600	283	47.12%
Travel	-	700	-	0.00%
Dues and Fees	-	1,600	879	54.91%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	136	90.53%
Small Equipment	-	500	678	135.54%
Software	120	1,000	953	95.28%
Total Operations	120	6,050	2,927	48.39%
TOTAL GENERAL GOVERNMENT	\$ 124,970	\$ 2,372,700	\$ 1,879,806	79.23%
Municipal Court				
Salaries & Wages	9,168	130,682	109,933	84.12%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	3,559	48,173	39,050	81.06%
Employee Benefits-Dental	93	1,104	1,026	92.89%
Employee Benefits-ADD Life	25	294	294	100.00%
Employee Benefits-Disability	83	958	1,001	104.46%
FICA	540	8,164	6,471	79.26%
Medicare	126	1,909	1,513	79.28%
Employee Benefits-Retirement	809	9,814	8,897	90.66%
Unemployment	-	137	53	38.83%
Workers' Compensation	-	403	298	73.92%
Total Salaries and Benefits	14,403	202,138	168,535	83.38%
Professional Services - Public Defender	300	4,800	5,854	121.96%
Professional Services - Solicitor/Judge	8,000	66,100	68,000	102.87%
Rental of Equipment	147	1,750	1,331	76.06%
Communications	-	500	220	44.09%
Advertising	-	50	-	0.00%
Printing & Binding	-	100	-	0.00%
Travel	840	4,000	2,073	51.83%
Dues and Fees	-	750	1,017	135.60%
Education and Training	-	1,500	975	65.00%
Other Expenditures	-	150	224	149.49%
General Supplies and Materials	(340)	1,200	1,680	140.00%
General Supplies and Materials Postage	-	750	871	116.08%
Food Supplies	215	2,400	2,231	92.98%
Small Equipment	-	500	133	26.56%
Software	-	24,000	14,737	61.40%
Intergovernmental - Inmate Housing	495	25,000	10,175	40.70%
Payment to Other Agencies	22,945	225,000	258,892	115.06%
Total Operations	32,601	358,550	368,413	102.75%
TOTAL JUDICIAL	\$ 47,004	\$ 560,688	\$ 536,949	95.77%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Police Administration				
Salaries & Wages	43,129	564,410	509,802	90.32%
Salaries & Wages-Overtime	181	4,250	1,208	28.41%
Employee Benefits-Medical	5,047	126,379	99,314	78.58%
Employee Benefits-Dental	396	4,612	4,078	88.41%
Employee Benefits-ADD Life	72	882	823	93.34%
Employee Benefits-Disability	356	4,159	4,187	100.66%
FICA	2,622	35,257	30,745	87.20%
Medicare	613	8,246	7,190	87.20%
Employee Benefits-Retirement	3,624	43,969	39,862	90.66%
Unemployment	-	342	226	66.12%
Workers' Compensation	-	19,947	15,515	77.78%
Total Salaries and Benefits	56,039	812,453	712,950	87.75%
Professional Services	-	1,000	-	0.00%
Repairs & Maintenance	-	5,375	2,516	46.81%
Repair & Maintenance-Vehicle	99	5,500	6,576	119.57%
Rental of Equipment	630	5,000	5,338	106.75%
Communications	-	3,000	1,502	50.07%
Advertising	369	5,000	2,097	41.94%
Printing and Binding	-	600	54	9.00%
Travel	-	5,000	4,148	82.95%
Dues and Fees	-	5,000	2,982	59.64%
Education and Training	-	5,000	2,168	43.36%
Other Expenditures	-	2,000	1,760	88.02%
General Supplies and Materials	51	2,000	962	48.10%
General Supplies - Postage	5	750	372	49.54%
Gasoline/Diesel	888	17,000	10,853	63.84%
Small Equipment	1,502	2,500	2,492	99.67%
Software	493	15,000	3,973	26.49%
Other Supplies - Uniforms	69	4,000	1,707	42.67%
Total Operations and Capital	4,107	83,725	49,498	59.12%
Criminal Investigation Division				
Salaries & Wages	25,188	324,312	312,018	96.21%
Salaries & Wages-Overtime	104	8,000	847	10.58%
Employee Benefits-Medical	7,964	102,763	87,344	85.00%
Employee Benefits-Dental	350	4,303	3,851	89.49%
Employee Benefits-ADD Life	61	662	735	111.03%
Employee Benefits-Disability	248	2,430	3,004	123.60%
FICA	1,484	20,603	18,487	89.73%
Medicare	347	4,819	4,324	89.72%
Employee Benefits-Retirement	2,246	27,249	24,704	90.66%
Unemployment	-	205	120	58.39%
Workers' Compensation	-	13,801	10,929	79.19%
Total Salaries and Benefits	37,992	509,147	466,360	91.60%
Professional Services	-	500	182	36.35%
Repair & Maintenance	-	3,000	2,379	79.29%
Repair & Maintenance-Vehicle	30	4,000	4,156	103.91%
Communications	-	3,500	1,519	43.39%
Printing and Binding	-	250	32	12.87%
Travel	518	2,000	1,769	88.45%
Dues and Fees	-	750	4,371	582.79%
Education and Training	-	2,500	-	0.00%
Other Expenditures	-	800	659	82.40%
General Supplies and Materials	5	1,000	77	7.72%
General Supplies and Materials-Postage	-	50	8	15.42%
Gasoline and Diesel	1,037	13,000	10,314	79.33%
Small Equipment	-	3,000	2,078	69.26%
Software	-	5,000	4,735	94.70%
Other Supplies - Uniforms	-	2,000	815	40.76%
Total Operations and Capital	1,590	41,350	33,093	80.03%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Vice				
Salaries & Wages	5,544	67,492	60,438	89.55%
Salaries & Wages-Overtime	-	2,000	2,323	116.13%
Employee Benefits-Medical	899	12,787	9,892	77.36%
Employee Benefits-Dental	56	338	564	166.96%
Employee Benefits-ADD Life	12	147	147	100.00%
Employee Benefits-Disability	46	523	546	104.44%
FICA	320	4,307	3,605	83.70%
Medicare	75	1,008	843	83.63%
Employee Benefits-Retirement	470	5,698	5,166	90.66%
Unemployment	-	46	27	57.83%
Workers' Compensation	-	3,115	2,474	79.43%
Total Salaries and Benefits	<u>7,422</u>	<u>97,461</u>	<u>86,024</u>	<u>88.27%</u>
 Repairs & Maintenance Vehicles	6	2,500	1,656	66.24%
Repairs & Maintenance	-	600	476	79.29%
Dues and Fees	-	100	96	96.29%
Education & Training	-	500	-	0.00%
Gasoline	261	4,000	2,357	58.92%
Total Operations and Capital	<u>267</u>	<u>7,700</u>	<u>4,585</u>	<u>59.54%</u>
 Patrol				
Salaries & Wages	138,563	1,810,314	1,656,588	91.51%
Salaries & Wages-Overtime	4,595	50,000	44,419	88.84%
Employee Benefits-Medical	44,722	661,776	467,996	70.72%
Employee Benefits-Dental	1,591	19,740	16,557	83.88%
Employee Benefits-ADD Life	319	3,969	3,675	92.59%
Employee Benefits-Disability	1,174	14,123	13,584	96.18%
FICA	8,486	115,341	100,904	87.48%
Medicare	1,985	26,975	23,598	87.48%
Employee Benefits-Retirement	12,572	152,544	138,295	90.66%
Unemployment	5	1,231	750	60.93%
Workers' Compensation	1,154	83,379	67,066	80.43%
Total Salaries and Benefits	<u>215,166</u>	<u>2,939,392</u>	<u>2,533,434</u>	<u>86.19%</u>
 Professional Services	150	4,000	3,875	96.88%
Repair & Maintenance	-	24,100	23,061	95.69%
Repair & Maintenance-Vehicle	2,159	85,000	58,958	69.36%
Communications	-	25,000	12,916	51.67%
Printing and Binding	-	400	588	146.93%
Travel	-	6,000	3,448	57.47%
Dues and Fees	-	4,000	(18)	-0.45%
Education & Training	-	10,000	3,691	36.91%
Other Expenditures	195	2,000	2,110	105.49%
General Supplies and Materials	75	4,000	5,125	128.13%
Gasoline and Diesel	8,876	120,000	104,889	87.41%
Small Equipment	58	22,000	6,286	28.57%
Software	-	21,000	17,433	83.02%
Other Supplies - Uniforms	3,197	51,000	28,279	55.45%
Capital Outlay - Vehicles	-	-	1,119,799	100%
Payment to Other Agencies	-	7,500	10,818	144.24%
Total Operations and Capital	<u>14,710</u>	<u>386,000</u>	<u>1,401,258</u>	<u>363.02%</u>



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Police Training				
Salaries & Wages	3,715	46,792	45,037	96.25%
Employee Benefits-Medical	1	19,501	7	0.03%
Employee Benefits-Dental	-	567	-	0.00%
Employee Benefits-ADD Life	-	74	-	0.00%
Employee Benefits-Disability	-	388	-	0.00%
FICA	207	3,025	2,509	82.95%
Medicare	48	707	587	83.01%
Employee Benefits-Retirement	330	4,001	3,627	90.66%
Unemployment	-	23	13	57.83%
Workers' Compensation	-	1,093	601	55.01%
Total Salaries and Benefits	4,300	76,171	52,382	68.77%
Repair & Maintenance-Vehicle	-	2,000	332	16.60%
Repairs & Maintenance	-	600	476	79.29%
Communications	-	300	-	0.00%
Travel	-	2,500	237	9.49%
Dues and Fees	-	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	-	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	-	66,000	33,965	51.46%
Police Stations and Buildings				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	91	1,200	973	81.12%
Pest Control	90	1,000	734	73.38%
Repairs and Maintenance	781	19,409	7,251	37.36%
Rental of Land & Building	3,622	45,000	43,059	95.69%
Communications	1,947	25,000	26,972	107.89%
Dues & fees	36	375	401	107.05%
Other Expenditures	-	-	102	100%
General Supplies and Materials	515	3,000	3,399	113.31%
Water/Sewer	450	5,000	4,772	95.43%
Electricity	1,018	12,000	11,492	95.77%
Small Equipment	1,242	2,500	1,540	61.62%
Software	-	500	-	0.00%
Total Operations	9,792	115,234	100,695	87.38%
Probation				
Salaries & Wages	7,833	99,640	95,541	95.89%
Salaries & Wages - Overtime	-	250	-	0.00%
Employee Benefits-Medical	2,255	30,034	24,694	82.22%
Employee Benefits-Dental	76	904	832	92.06%
Employee Benefits-ADD Life	18	221	220	99.75%
Employee Benefits-Disability	70	798	837	104.83%
FICA	472	6,193	5,757	92.96%
Medicare	110	1,448	1,346	92.98%
Employee Benefits-Retirement	675	8,191	7,426	90.66%
Unemployment	-	68	40	58.63%
Workers' Compensation	-	3,457	2,766	80.00%
Total Salaries and Benefits	11,510	151,204	139,458	92.23%
Communications	-	500	283	56.55%
Dues and Fees	-	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	4,510	150.33%
Other Supplies - Uniforms	-	1,000	860	86.01%
Total Operations and Capital	180	5,300	5,737	108.24%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Fire Services				
Intergovernmental-Fire Services	-	3,868,967	3,868,971	0.00%
Total Fire Services	-	3,868,967	3,868,971	0.00%
TOTAL PUBLIC SAFETY	\$ 363,075	\$ 9,160,104	\$ 9,488,411	103.58%
Highways and Streets				
Professional Services-Engineering	-	500	-	0.00%
Disposal-Garbage/Recycling	130	750	1,757	234.25%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	6,720	78,000	97,950	125.58%
Repairs & Maintenance-Vehicles	6	5,000	696	13.93%
Rental of Equipment	-	2,000	15,509	775.46%
Dues and Fees	-	500	10,000	2000.00%
Contract Labor	38,931	360,000	428,241	118.96%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	-	500	4,491	898.30%
Water and Sewer	-	600	-	0.00%
Electricity	63	1,500	642	42.82%
Gasoline/Diesel	227	5,000	3,015	60.31%
Small Equipment	-	3,000	4,331	144.37%
<i>Total Operations</i>	<u>46,077</u>	<u>458,600</u>	<u>566,634</u>	<u>123.56%</u>
Street Lights				
Repairs & Maintenance	-	20,000	2,617	13.08%
Electricity-Street Lights	12,030	130,000	120,419	92.63%
Total Street Lights	<u>12,030</u>	<u>150,000</u>	<u>123,036</u>	<u>82.02%</u>
Traffic Lights				
Repairs & Maintenance	-	15,000	5,105	34.03%
Electricity-Traffic Lights	225	3,000	2,449	81.62%
Total Traffic Lights	<u>225</u>	<u>18,000</u>	<u>7,553</u>	<u>41.96%</u>
TOTAL PUBLIC WORKS	\$ 58,332	\$ 626,600	\$ 697,223	111.27%
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	1,297	172.89%
Books and Periodicals	-	500	-	0.00%
<i>Total Operations</i>	<u>-</u>	<u>35,000</u>	<u>1,341</u>	<u>3.83%</u>
Culture and Recreation				
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
TOTAL CULTURE AND RECREATION	\$ -	\$ 39,000	\$ 5,341	13.69%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
Building Inspections				
Salaries & Wages	18,073	235,622	204,053	86.60%
Employee Benefits-Medical	2,757	46,983	30,322	64.54%
Employee Benefits-Dental	132	1,683	1,628	96.75%
Employee Benefits-ADD Life	37	515	441	85.65%
Employee Benefits-Disability	149	1,893	1,785	94.29%
FICA	1,102	14,608	12,435	85.13%
Medicare	258	3,417	2,908	85.11%
Employee Benefits-Retirement	1,592	19,321	17,516	90.66%
Unemployment	-	182	106	58.46%
Workers' Compensation	-	3,288	2,603	79.16%
Total Salaries and Benefits	24,100	327,512	273,798	83.60%
Professional Services-Legal	-	1,000	285	28.50%
Repairs & Maintenance - Vehicles	186	2,000	1,769	88.46%
Communications	-	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	15	1,200	455	37.91%
Education and Training	97	2,000	397	19.85%
Other Expenditures	299	250	813	325.06%
General Supplies and Materials	7	200	43	21.62%
General Supplies - Postage	-	50	134	268.42%
Gasoline/Diesel	168	4,000	2,318	57.95%
Books and Periodicals-Code Books	-	50	172	344.50%
Small Equipment	-	1,000	1,000	100.02%
Software	-	21,500	14,528	67.57%
Other Supplies-Uniforms	-	250	-	0.00%
Total Operations	772	37,200	23,187	62.33%
Planning and Zoning				
Salaries & Wages	10,142	137,422	126,620	92.14%
Employee Benefits-Medical	2,246	25,321	24,703	97.56%
Employee Benefits-Dental	38	217	416	191.76%
Employee Benefits-ADD Life	25	221	309	139.82%
Employee Benefits-Disability	116	1,104	1,434	129.93%
FICA	571	8,520	7,164	84.08%
Medicare	132	1,993	1,661	83.33%
Employee Benefits-Retirement	924	11,268	10,168	90.24%
Unemployment	(4)	68	22	33.06%
Workers' Compensation	(284)	6,309	2,094	33.19%
Total Salaries and Benefits	13,907	192,443	174,592	90.72%
Professional Services-Engineering	7,188	80,000	66,598	83.25%
Professional Services-Legal	40	7,000	6,048	86.39%
Communications	-	600	318	52.97%
Advertising	4,035	2,500	10,888	435.51%
Printing & Binding	1,801	28,000	9,300	33.22%
Travel	-	750	-	0.00%
Dues and Fees	-	2,000	2,438	121.92%
Education and Training	-	1,000	-	0.00%
Planning & Zoning Meeting Fees	343	3,000	2,548	84.93%
Other Expenditures	-	250	631	252.42%
General Supplies and Materials	14	1,500	38	2.56%
General Supplies - Postage	1	1,000	400	40.03%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	-	2,500	471	18.83%
Software	-	11,800	5,575	47.25%
Total Operations	13,421	141,950	105,253	74.15%



General Fund Expenditures
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
<i>Economic Development</i>				
Salaries & Wages	707	9,193	8,532	92.81%
FICA	42	570	508	89.08%
Medicare	10	133	119	89.31%
Employee Benefits - Retirement	62	754	684	90.66%
Workers Comp Insurance	-	47	(5)	-10.06%
<i>Total Salaries & Benefits</i>	<u>821</u>	<u>10,697</u>	<u>9,838</u>	<u>91.97%</u>
Rental of land & building	-	-	1,474	0.00%
Advertising	(62)	-	-	0.00%
Dues and Fees	27	-	80	0.00%
Other Expenditures	-	-	988	0.00%
General Supplies & Materials	4,266	-	12,795	0.00%
<i>Total Operations</i>	<u>4,293</u>	<u>-</u>	<u>15,337</u>	<u>100.00%</u>
Supplies - Special Events	-	-	-	100%
Small Equipment	-	-	-	100%
Software	-	-	-	100%
Payments to Other Agencies	-	-	-	100%
<i>Total Operations</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>#DIV/0!</u>
<i>Intergovernmental</i>				
Intergovernmental - COED	-	13,000	13,000	100.00%
<i>Total Intergovernmental</i>	<u>-</u>	<u>13,000</u>	<u>13,000</u>	<u>100.00%</u>
TOTAL HOUSING AND DEVELOPMENT	<u>\$ 57,313</u>	<u>\$ 722,802</u>	<u>\$ 615,005</u>	<u>85.09%</u>
<i>Capital Lease</i>				
Capital lease - Interest	8,533	78,152	108,646	139.02%
Capital lease Principal	31,235	347,079	421,276	121.38%
TOTAL CAPITAL LEASE	<u>\$ 39,769</u>	<u>\$ 425,231</u>	<u>\$ 529,922</u>	<u>124.62%</u>
<i>Other Financing Uses</i>				
Transfer to Other Funds	1,085,804	67,875	2,809,679	4139.49%
TOTAL OTHER FINANCING USES	<u>\$ 1,085,804</u>	<u>\$ 67,875</u>	<u>\$ 2,809,679</u>	<u>4139.49%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 1,776,267</u>	<u>\$ 13,975,000</u>	<u>\$ 16,562,335</u>	<u>118.51%</u>



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

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Interest Revenue	5,696	-	73,245	100%
Miscellaneous Revenue	-	2,000,000	-	0.00%
TOTAL REVENUES	\$ 5,696	\$ 2,000,000	\$ 73,245	3.66%
EXPENDITURES:				
Repairs & Maintenance	-	-	29,804	100%
Capital Outlay - Infrastructure	-	2,000,000	213,839	10.69%
TOTAL EXPENDITURES	\$ -	\$ 2,000,000	\$ 243,643	12.18%



Operating Grant Fund
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Atlanta Regional Commission Grant	-	75,000	70,776	94.37%
TOTAL REVENUES	\$ -	\$ 75,000	\$ 70,776	94.37%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	7,631	75,000	100,162	133.55%
TOTAL EXPENDITURES	\$ 7,631	\$ 75,000	\$ 100,162	133.55%



Parks&RecreationFund
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Alcoholic Bev Excise Tax Beer & Wine	22,903	300,000	238,760	79.59%
Alcoholic Bev Excise Tax Distilled Spirit	9,695	125,000	92,154	73.72%
Local Option Mixed Drink Tax	6,508	80,000	66,984	83.73%
Penalties and Interest	79	250	884	353.76%
Miscellaneous Revenue	-	344,750	0	0.00%
Rents and Royalties	977	25,000	49,327	197.31%
TOTAL REVENUES	\$ 40,162	\$ 875,000	\$ 448,111	51.21%
EXPENDITURES:				
Disposal-GarbageDepot	-	500	-	0.00%
Pest Control - Depot	90	750	679	90.50%
Repairs & Maintenance - Depot	-	5,000	7,886	157.73%
Communications	139	1,750	1,523	87.05%
General Supplies - Depot	-	1,000	124	12.37%
Water/Sewer - Depot	13	250	132	52.64%
Natural Gas - Depot	90	2,000	1,620	81.00%
Electricity - Depot	142	5,000	3,726	74.51%
Small Equipment - Depot	-	500	10,725	2144.97%
Capitall Outlay - Buildings	-	-	151,460	100%
Disposal - Garbage Parks	220	1,750	1,533	87.62%
Lawn Care	-	8,000	7,099	88.73%
Pest Control - Parks	330	750	2,608	347.73%
Repairs & Maintenance - Parks	12,122	26,328	75,749	287.71%
Rental - Equipment & Land	-	1,000	-	0.00%
Communications	-	500	480	96.06%
Dues and Fees	25	500	459	91.80%
Contract Labor	1,425	167,600	30,225	18.03%
General Supplies and Materials - Parks	-	2,000	1,497	74.85%
Water/Sewer - Parks	2,806	6,500	11,315	174.08%
Natural Gas	118	-	118	100%
Electricity - Parks	618	4,500	8,842	196.49%
Small Equipment - Parks	1,600	500	3,325	665.02%
Capital Outlay - Site Improvements	-	70,000	14,662	20.95%
Capital Outlay - Site Impro Barrett Pa	-	-	342,429	100%
Capital Outlay - Site Impro Karen Barn	-	-	112,457	100%
Capital Outlay - Buildings	-	-	30,864	100%
Capital Outlay - Mach & Equip	-	-	58,715	100%
Transfers to Other Funds	-	568,322	105,262	18.52%
TOTAL EXPENDITURES	\$ 19,738	\$ 875,000	\$ 985,515	112.63%



Tax Allocation District Fund
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Intergovernmental Cherokee County Govt	15,679	87,544	36,718	41.94%
Intergovernmental Cherokee County School I	48,844	290,693	114,181	39.28%
Transfers from General Fund	-	67,875	8,250	12.15%
TOTAL REVENUES	\$ 64,523	\$ 446,112	\$ 159,148	35.67%
EXPENDITURES:				
Transfer to Debt Service Fund	145,686	446,112	476,279	106.76%
TOTAL EXPENDITURES	\$ 145,686	\$ 446,112	\$ 476,279	106.76%



Hotel/Motel Tax Fund
As of November 30, 2024

	2024		YTD		% of Annual
	Transactions	2024 Budget	Transactions		Budget
REVENUES:					
Hotel/Motel Taxes	677	6,000	6,075		101.24%
TOTAL REVENUES	\$ 677	\$ 6,000	\$ 6,075		101.24%
EXPENDITURES:					
Advertising/Promotions	-	5,000	550		11.00%
Payment to Other Agencies	-	1,000	2,500		250.00%
TOTAL EXPENDITURES	\$ -	\$ 6,000	\$ 3,050		50.83%



Urban Redevelopment Agency
As of November 30, 2024

	2024		YTD		% of Annual
	Transactions	2024 Budget	Transactions		Budget
REVENUES:					
Interest	33,164	-	517,170		100%
Proceeds from General Long-term Debt	-	15,000,000	-		0.00%
TOTAL REVENUES	\$ 33,164	\$ 15,000,000	\$ 517,170		3.45%
EXPENDITURES:					
Transfer to Town Center Fund	63,567	15,000,000	6,626,285		44.18%
TOTAL EXPENDITURES	\$ 63,567	\$ 15,000,000	\$ 6,626,285		44.18%



SPLOST V Fund
As of November 30, 2024

	2024		YTD	% of Annual
	Transactions	2024 Budget	Transactions	Budget
REVENUES:				
SPLOST V Revenue	(0)	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	-	6,000,000	2,382,149	39.70%
TOTAL REVENUES	\$ (0)	\$ 7,685,000	\$ 4,473,860	58.22%
EXPENDITURES:				
Capital Outlay-Buildings	0	-	160,963	100%
Capital Outlay - Buildings public works	-	-	32,272	100%
Capital Outlay-Site improv parking lot	-	-	33,586	100%
Capital Outlay - Equipment	-	-	22,648	100%
Capital Outlay-LMIG	-	185,000	6,970	3.77%
Capital Outlay-Hickory Springs Ind Connector	-	-	68,434	100%
Capital Outlay-HS Pkwy Phase II	-	2,000,000	2,737,310	136.87%
Capital Outlay-HS Pkwy Phase III	-	3,000,000	2,062,828	68.76%
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	-	250,000	369,740	147.90%
TOTAL EXPENDITURES	\$ 0	\$ 6,685,000	\$ 5,567,456	83.28%



SPLOST VI Fund
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
SPLOST VI Revenue	572,971	2,600,000	882,584	33.95%
TOTAL REVENUES	\$ 572,971	\$ 2,600,000	\$ 882,584	33.95%
EXPENDITURES:				
Capital Outlay - Bldgs City Hall	20,000	-	138,748	100%
Capital Outlay - Site Improv Parking lc	8,957	-	8,957	100%
Capital Outlay - Hickory Springs Ind Co	8,842	-	8,842	100%
Capital Outlay - HS Pkwy Ph II	18,674	-	570,995	100%
Capital Outlay - Sidewalk Projects	562	-	174,017	100%
Capital Outlay - HSP/FOX Creek Int	157,709	-	292,123	100%
Capital Outlay-HS Pkwy Phase III	214,867	2,600,000	216,511	8.33%
Debt Service - Principal	26,970	-	26,970	100%
Debt Service - Interest	4,550	-	4,550	100%
TOTAL EXPENDITURES	\$ 461,131	\$ 2,600,000	\$ 1,441,712	55.45%



Town Center Fund
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	663,567	15,300,000	7,226,285	47.23%
TOTAL REVENUES	\$ 663,567	\$ 15,300,000	\$ 7,226,285	47.23%
EXPENDITURES:				
Professional Services	-	300,000	2,500	0.83%
Capital Outlay - Site Improvements	7,686	5,000,000	2,165,617	43.31%
Capital Outlay - Buildings City Hall	-	-	64,382	100%
Capital Outlay - Buildings Parking Deck	60,381	10,000,000	4,015,790	40.16%
Capital Outlay - Buildings Amphitheater	5,338	-	13,338	100%
TOTAL EXPENDITURES	\$73,404	\$15,300,000	\$6,261,627	40.93%



Debt Service Fund
As of November 30, 2024

	2024 Transactions	2024 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Miscellaneous Revenue	-	585,566	-	0.00%
Transfer from Other Funds	249,971	3,264,434	2,027,350	62.10%
TOTAL REVENUES	\$ 249,971	\$ 3,850,000	\$ 2,027,350	52.66%
EXPENDITURES:				
Contingency	-	19,440	-	0.00%
Debt Service - Bond Principal HSPRA 2016	-	336,978	1,126,976	334.44%
Debt Service - Bond Interest HSPRA 2016	-	21,757	447,385	2056.26%
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	555,556	100.00%
Debt Service - Bond Principal URA 2020	115,385	230,770	230,769	100.00%
Debt Service - Bond Principal URA 2021	-	519,702	519,702	100.00%
Debt Service - Bond Principal URA 2023	64,000	790,000	64,000	8.10%
Debt Service - Bond Interest URA 2019	-	100,702	100,678	99.98%
Debt Service - Bond Interest URA 2020	30,301	62,026	61,989	99.94%
Debt Service - Bond Interest URA 2021	-	152,231	149,659	98.31%
Debt Service - Bond Interest URA 2023	40,284	851,250	465,909	54.73%
TOTAL EXPENDITURES	\$ 249,971	\$ 3,850,000	\$ 3,827,886	99.43%



Stormwater Utility Fund
As of November 30, 2024

	2024 Transactions	2023 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Stormwater Utility Fees	96,657	610,000	189,831	31.12%
Transfer from Other funds	-	-	500,000	100%
Contributions from Private Source	-	-	19,412	100%
TOTAL REVENUES	\$ 96,657	\$ 610,000	\$ 709,242	116.27%
EXPENSES:				
Salaries & Wages	5,076	60,916	55,836	91.66%
Employee Benefits - Medical Insurance	3,023	36,277	33,253	91.66%
Employee Benefits - Dental Insurance	94	1,133	1,034	91.26%
Employee Benefits - Disability	12	485	132	27.22%
Employee Benefits - ADD Life	40	147	440	299.32%
FICA	315	3,778	3,465	91.72%
Medicare	75	883	825	93.43%
Employee Benefits - Retirement	416	4,995	4,576	91.61%
Unemployment	4	46	44	95.65%
Workers Comp Insurance	284	3,410	3,124	91.61%
Professional Services - Legal	7,188	1,000	26,693	2669.31%
Professional Services - Engineer	-	100,000	-	0.00%
Repairs & Maintenance	475	216,630	10,984	5.07%
Repairs & Maintenance - Vehicles	6	2,500	4,126	165.04%
Rental of Equipment	-	1,000	-	0.00%
Pest Control	125	500	946	189.25%
Communications	-	1,000	549	54.88%
Dues and Fees	1	5,000	5,360	107.20%
Training	97	1,500	397	26.47%
Other Expenditures	-	250	3,047	1218.70%
General Supplies & Materials	118	500	409	81.82%
General Supplies - Postage	-	500	228	45.54%
Water/Sewer	-	1,000	(986)	-98.56%
Gasoline & Diesel	312	5,000	1,611	32.22%
Small Equipment	-	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	1,579	78.93%
TOTAL EXPENSES	\$ 17,661	\$ 610,000	\$ 161,068	26.40%



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

	2024 Transactions	2024 Budget	YTD Transactions	% Variance
REVENUES:				
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	1,296.65	172.89%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 35,000.00	\$ 1,340.75	3.83%

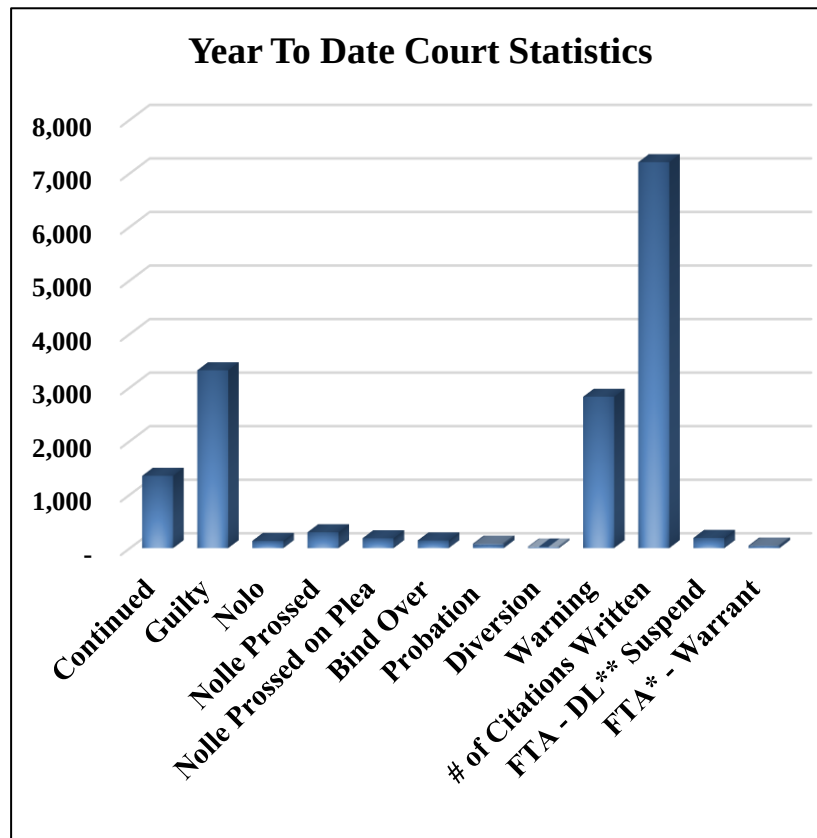


City of Holly Springs Court Statistics 2024 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	84	86	137	89	95	115	89	162	180	121	192		1,350
Guilty	184	205	408	255	207	352	250	392	418	249	401		3,321
Nolo	11	9	15	6	11	9	8	17	14	16	20		136
Nolle Prossed	33	26	29	13	29	38	27	27	22	30	23		297
Nolle Prossed on Plea	6	16	8	17	22	11	15	25	29	11	25		185
Bind Over	9	14	15	23	10	10	14	2	17	12	18		144
Probation	4	13	4	1	8	6	6	7	14	7	14		84
Diversion	0	3	5	4	5	1	2	3	6	-	1		30
Warning # of Citations	327	230	277	267	235	230	267	222	217	274	281		2,827
Written	627	641	661	652	633	619	679	586	590	700	819		7,207
FTA - DL** Suspend	22	10	4	22	10	15	28	19	16	41	4		191
FTA* - Warrant	4	4	8	1	2	2	2	7	6	2	11		49
	1,311	1,257	1,571	1,350	1,267	1,408	1,387	1,469	1,529	1,463	1,809	-	15,821

* Failure to Appear

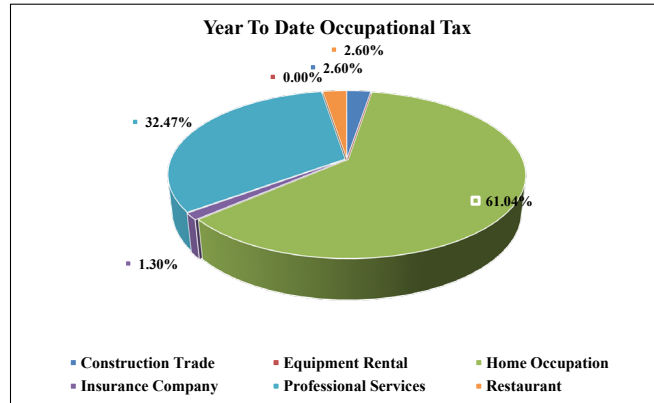
** Driver's License





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

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	2	-	-	-	-	-	-	-	-	-	-	-	2	2.60%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	8	5	5	6	3	4	2	3	4	5	2	-	47	61.04%
Insurance Company	-	-	-	-	1	-	-	-	-	-	-	-	1	1.30%
Professional Services	3	3	1	2	1	1	4	-	4	3	3	-	25	32.47%
Restaurant	-	-	-	-	-	-	-	1	-	1	-	-	2	2.60%
	13	8	6	8	5	5	6	4	8	9	5	-	77	100.00%

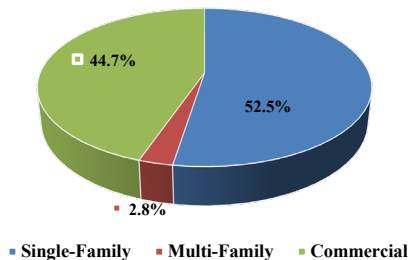




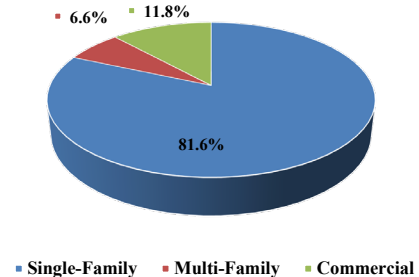
City of Holly Springs
Building Permits and Certificates of Occupancy
2024 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	1	7	4	9	11	8	8	9	10	12			79
Accessory Structures	1	2	2	3	3	3		4			3		21
Additions		1	3		2								6
Basement Buildouts		1		1			1	1					4
Mechanical	1	1	2	5	8	5	5	3	1	1	5		37
Plumbing	2	1	2	1	1		3	2			1		13
Electrical	1	2	3	3		1	1				1		12
Miscellaneous	9	3		2	4	1	5	2	4	1	4		35
Residential Fence	3		4	1	5	3	3	3	1				23
Certificates of Completion	2	3	5	2	1		7	1	1		2		24
Certificates of Occupancy	13	16	9	4	13	7	4	4	8	8	14		100
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		1	1	1	1		12
Accessory Structures			1		1	1							3
Mechanical				1			1		1				3
Plumbing				1									1
Electrical	1		2	3	1		1			1	1		10
Misc-C	3	2	6	8	7	9	3	9	4	10	10		71
Signs	3	2	3	10	1	2	5	4	6		3		39
Utilities	2	2	1	2	3	3	3		1	4	3		24
Commercial Fence	1				1								2
Certificates of Completion		1	1			1	1			1			5
Certificates of Occupancy		1		1	2	1	2	3		2	1		13

Year To Date Permits Issued



Year To Date Certificates of Occupancy Issued





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

Description	Nov-24
Pot Hole Repair	0
Tree Service Work	1
ROW Mowing	14
Dead Animal Pick Up	2
Street Sweeping	0
Road Salting	0
Sign Maintenance	2
Litter Pickup	7
Stormwater maintenance	6
Traffic Signals	0
Equipment Maintenance	0
Misc. Work Orders	11
PARKS	
J.B. Owens	17
Barrett Park	15
Karen J. Barnett Park	10
J.C. Mullins	17
Monthly Totals	102