



Downtown Development Authority of Holly Springs

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Wednesday, January 15, 2025 | 6:00 PM

Ollie Evans - Chair | Steven W. Miller | Maggie Grayeski

Andrea Johnston | Scott Owen - Vice Chair | Ryan Smith | Kyle Whitaker

AGENDA

I. OATH OF OFFICE FOR NEWLY APPOINTED AUTHORITY MEMBERS

II. CALL TO ORDER

III. OLD BUSINESS

IV. NEW BUSINESS

- A. Easement between the Downtown Development Authority of Holly Springs 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 Chairman's and Secretary's signatures.
- B. November 20, 2024 Downtown Development Authority of Holly Springs meeting minutes.

V. REPORTS

VI. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: IV.A.



FROM: Robert H. Logan, City Manager

MEETING DATE: January 15, 2025

AGENDA ITEM: Easement between the Downtown Development Authority of Holly Springs 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 Chairman's and Secretary's signatures.

EXECUTIVE SUMMARY:

Easement between the Downtown Development Authority of Holly Springs 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 Chairman's and Secretary's signatures.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Easement - Georgia Power, 411 Hickory Rd. 15N14 103

RECOMMENDATION:

The staff recommendation is approval of the easement.

CONCURRENCES:

City Council
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 002

STATE OF GEORGIA
CHEROKEE COUNTY

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, DOWNTOWN DEVELOPMENT AUTHORITY OF THE 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, HOLLY SPRINGS, GA 30115 (Tax Parcel ID No. 15N14 103) in Land Lot 305, 306, 343, 344, Section 2 of the 15 District of Cherokee County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, (b) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A," and (c) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitation 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 poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication

PARCEL 002

NAME OF
LINE/PROJECT:

HOLLY SPRINGS TOWN CENTER (CHEROKEE COUNTY)
DISTRIBUTION LINE

facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this 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 overhead or 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 overhead or 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 002

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 20th day of December, 2024.

Signed, sealed and delivered in the
presence of:

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF
HOLLY SPRINGS, GEORGIA

Dorise Lamajores
Witness

Erin H. Logan
Notary Public



By: [Signature] (SEAL)

Name: OLLIE EVANS

Title: CHAIR

Attest: [Signature] (SEAL)

Name: ANDREA JOHNSTON

Title: SECRETARY



[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: 

Downtown Development Authority
of the City of Holly Springs
(411 Hickory Rd)
Tax Parcel # 15N14 103
PARCEL 002

Proposed GPC Pole

Hickory Rd

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

Parcel 002

DRAWING NOT TO SCALE

 **Georgia Power**
Land Department

**City of Holly Springs
Downtown Development Authority of Holly Springs Minutes
November 20, 2024**

Authority Members Present: Chairman Ollie Evans, Vice Chairman Scott Owen, Authority Member Maggie Grayeski, and Authority Member Kyle Whitaker.

Authority Members Not Present: Authority Member Andrea Johnston, and Authority Member Ryan Smith.

Staff Present: City Manager Robert H. Logan, Communications & External Affairs Director Erin Honea, and Lieutenant Naveed Babar.

I. CALL TO ORDER

Chairman Evans called the Downtown Development Authority of Holly Springs Meeting to order.

II. OLD BUSINESS

III. NEW BUSINESS

- A. 2025 Budget Appropriation for the Year Ending December 31, 2025.

Chairman Evans made a motion to approve. Treasurer Grayeski seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. September 25, 2024 Downtown Development Authority of Holly Springs meeting minutes.

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

- C. Downtown Development Authority of Holly Springs membership appointments.

Chairman Evans made a motion to recommend appointing Steve Miller to fill the unexpired term vacated by Abbey Gray and to reappoint Kyle Whitaker for a one-year term beginning on January 1, 2025. Vice Chairman Owen seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

IV. REPORTS

V. ADJOURNMENT

Chairman Evans made a motion to adjourn the meeting. Vice Chairman Owen seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully Submitted.

Ollie Evans, Chairman

Erin Honea, Communications & External Affairs Director

DRAFT