



City Council Meeting

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, April 7, 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. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. PRESENTATIONS

- A. Proclamation
Safe Digging Month

V. PUBLIC COMMENTS

VI. CONSENT AGENDA

- A. March 17, 2025 City Council Meeting minutes

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. **MA-02-2025**, applicant, Holly Street Land Development, LLC, requests rezoning of 17.34 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 032 of tax plat 15N14, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Development.
- B. Bond Release for Maintenance Bonds #107404375 for Magnolia Trace subdivision, Phase 2, and #GM216013 for Magnolia Trace subdivision, Phase 3.
- C. Resolution to accept and authorize streets to become publicly maintained streets in

Magnolia Trace subdivision, Phases 1, 2 and 3.

- D. Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".
- E. Quote dated February 27, 2025, from Stealth Video for the installation of a security camera system in J.B. Owens Park, in an amount not to exceed \$63,885.40.
- F. Quote dated February 27, 2025, from Stealth Video for the installation of a security camera system at J.C. Mullins Field, in an amount not to exceed \$30,693.48.
- G. Annual Cloud Services Agreement dated January 1, 2025, between the City of Holly Springs and Stealth Video for fifty-eight (58) security cameras in City Hall, Depot, Public Safety, Barrett Memorial Park, and Karen Johnson Barnett Park for one hundred and eighty (180) days of storage per camera, in an amount not to exceed \$13,224.
- H. Annual Cloud Services Agreement dated April 2, 2025, between the City of Holly Springs and Stealth Video for twenty-two (22) security cameras in J. B. Owens Park and at J.C. Mullins Field for one hundred and eighty (180) days of storage per camera, in an amount not to exceed \$3,344.
- I. Quote #848904, dated March 13, 2025 from Kaufman Trailers, LLC for the purchase of a new equipment trailer in an amount not to exceed \$8,220.00.

IX. REPORTS

- A. Monthly Departmental Reports

X. ADJOURNMENT



BY THE MAYOR OF THE CITY OF HOLLY SPRINGS

A PROCLAMATION

SAFE DIGGING MONTH

WHEREAS, Thousands of times each year, the underground infrastructure in Georgia is damaged by those who do not have underground lines located prior to digging, resulting in service interruption, environmental damage and threat to public safety, and;

WHEREAS, In 2005, the Federal Communications Commission designated 811 to provide contractors and homeowners a simple number to contact utility operators to request the location of underground lines at the intended dig site, and:

WHEREAS, The Cherokee County Utility Coordinating Committee, a stakeholder-driven organization dedicated to the prevention of damage to underground utilities in Georgia, promotes the National 811 Notification System in an effort to reduce these damages, and;

WHEREAS, Damage prevention is a shared responsibility; by using safe digging practices, the contractors and homeowners of the City of Holly Springs can save time, money and help keep our infrastructure safe and connected, and;

WHEREAS, Encourage contractors and homeowners throughout the City of Holly Springs to always call 811 before digging. Safe digging is no accident!!

THEREFORE, I, Ryan P. Shirley, Mayor of the City of Holly Springs, Georgia do hereby proclaim April 2025, as Safe Digging Month.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of Holly Springs to be affixed this 7th day of April, 2025.

Ryan P. Shirley
Mayor

Attest:

Karen Norred, City Clerk
(Seal)

City of Holly Springs
City Council Meeting Minutes
March 17, 2025

Elected Officials Present: Mayor Ryan P. Shirley, Mayor Pro Tem Michael Zenchuk II, Councilwoman Dee Phillips, Councilman Kyle Whitaker, Councilman Kevin Moore, and Councilman Jeff Wilbur.

Elected Officials Not Present: None.

Staff Present: Alicia Argo from the City Attorney's Office, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, Assistant City Clerk/Records Manager Lou Stewart, Chief Tommy Keheley, Deputy Chief Greg Clyburn, IT/Facilities Manager Ron Carter, Sergeant Mike Sheehan, Corporal Davis Snider, Officer Mike Adams, Officer Berry Wash, and Officer Brandon Cantrell.

I. CALL TO ORDER

Mayor Shirley called the City Council meeting to order.

II. PLEDGE OF ALLEGIANCE

Mayor Shirley led the Pledge of Allegiance.

III. INVOCATION

Mayor Pro Tem Zenchuk gave the invocation.

IV. PRESENTATIONS

A. Employee Recognition - One Year of Service
Officer Brandon Cantrell

B. Proclamation
Georgia Agriculture Awareness Week

V. PUBLIC COMMENTS

Mr. Marty Pinion spoke concerning the increase in traffic and speeding on Marble Quarry Road and requested some traffic-calming devices be installed.

Mr. Kendall Jones spoke in support of the creation of the Cherokee Regional Land Bank Authority.

VI. CONSENT AGENDA

A. March 3, 2025 City Council Meeting minutes

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

VII. OLD BUSINESS

- A. Resolution of the City of Holly Springs, Georgia to support the creation of the Cherokee Regional Land Bank Authority.

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

VIII. NEW BUSINESS

- A. Change order #2 from Ohmshiv Construction, LLC for the Holly Springs Parkway at Fox Creek Drive Intersection Improvements and Sidewalk Project RFB #2024-03, in an amount not to exceed \$40,252.15.

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

- B. Quote dated March 6, 2025, from North Cherokee Electrical for the installation of loop detector infrastructure at the intersection of Holly Springs Parkway and Rabbit Hill Road, in an amount not to exceed \$17,967.50.

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

- C. Subcontract between Cherokee Focus and the City of Holly Springs, Georgia for the performance of certain activities identified in the proposal for the Workforce Innovation and Opportunity Act, and to ratify the City Manager's signature.

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

- D. Policy on Public Participation in City Council Meetings.

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

- E. Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".

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

- F. Resolution for the City of Holly Springs Mayor and City Council to appoint Bridget Hanney to the Holly Springs Tree Commission to fill the unexpired term of Alex Gray.

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

IX. REPORTS

No reports were given.

X. ADJOURNMENT

Councilman Whitaker made a motion to adjourn the meeting and move into executive session for the purpose of litigation. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

XI. EXECUTIVE SESSION

A. Litigation

Respectfully submitted.

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk (Seal)

ITEM REPORT

AGENDA ITEM NUMBER: VIII.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: April 7, 2025

AGENDA ITEM: MA-02-2025, applicant, Holly Street Land Development, LLC, requests rezoning of 17.34 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 032 of tax plat 15N14, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Development.

EXECUTIVE SUMMARY:

The applicant, Holly Street Land Development, LLC, requests rezoning of 17.34 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 032 of tax plat 15N14, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Development. The property is divided into three sections by Holly Street and I-575. The larger portion, located to the northwest of the intersection of Holly Street and I-575 and consisting of 13.46 acres, is proposed to be developed with a 78-unit townhome development as shown in the attached site plan. The development of the remaining two parcels has not been decided at this time. Tract 2, consisting of 3.15 acres, is zoned GC, General Commercial and R-40, Single Family Residential Estate and is located on the east side of I-575. Tract 3, located on the south side of Holly Street, is zoned R-40, Single Family Residential Estate and consists of 0.73 +/- acres.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on March 13, 2025. The area residents were concerned about traffic, wildlife, and sight distance. The Planning Commission voted to recommend approval (4-1) of rezoning the property as stipulated by the staff recommendation.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis

2. Location Map
3. Survey
4. Site Plan
5. Application
6. Elevations
7. Public Information Meeting Report
8. CCSD Impact Report
9. CCWSA Letter
10. Ordinance and Exhibits

RECOMMENDATION:

The staff recommendation is approval of the rezoning application to approve the rezoning as follows:

Rezone Tract 1, consisting of 13.46+/- acres, to TND, Traditional Neighborhood Development with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development.
3. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 5.89 units per acre, or a maximum of 78 fee-simple single-family attached residential dwelling units.
6. The architectural style shall be comparable to the elevations as submitted with the application and attached as Exhibit B with the exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.

8. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
9. Signage at the entrance point shall be ground-based, monument style, in compliance with Article 10, Signs and Outdoor Advertising, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.
10. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
12. Entrance design and improvements to Holly Street shall be provided as per the determination and recommendation of the City Engineer.
13. Sidewalks, decorative streetlamps, and curb and gutter shall be installed along the road frontage of Holly Street, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning Districts.
14. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during the development of infrastructure and construction of residences and shall not be parked on or along Holly Street. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
15. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$392 per residential unit constructed, and such fee shall be paid prior to the issuance of each building permit.

Rezone Tract 2, consisting of 3.15+/- acres, to R-20, Single Family Residential with the following stipulations:

1. Development shall be comparable in design to that of the existing development within the Holly Springs Place subdivision.

Rezone Tract 3, consisting of 0.73+/- acres, to R-20, Single Family Residential.

CONCURRENCES:

N/A

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	PDR PD-MU (Canton)	NORTH:	SFR SFR/Vacant
SOUTH:	R-20	SOUTH:	SFR/Church/Cemetery
EAST:	R-20	EAST:	SFR/Church/Cemetery
WEST:	PD-MU (Canton) AG (County)	WEST:	SFR Undeveloped

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 primarily of single-family residential. The proposed development, consisting of single-family attached residential, is suitable with regards to the surrounding area. It is bordered on the east side by I-575 and on the north by open space that is part of the Hidden Springs townhome subdivision.

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

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

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

The property, as currently zoned, would be allowed to develop with those uses associated with the R-40 zoning district consisting of single-family detached homes. In addition, Tract 2 of the property, located on the east side of I-575 could be developed with commercial uses.

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

This request will generate additional traffic and use of utilities. As there are only 78 units, a traffic study is not required in the application submittal. Per the City Engineer, the development may warrant a left turn lane and decel lane. A traffic study will be needed before site plan approval to make the determination on road improvements.

The Cherokee County School District has reported an estimated student impact of 78 students with three additional classrooms needed at the cost of \$30,526 equating to a school mitigation fee of \$392 per unit.

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

The Future Development Map identifies Tract 1 of this property with the character area of Traditional Neighborhood Development. This character area corresponds with residential blocks within the originally settled area of Holly Springs, surrounding the town center, and within portions of newly created communities designed under a neotraditional or mixed-use framework. Acceptable uses are primarily single-family residences (stick-built, excluding manufactured homes) and some civic-institutional uses such as churches. Some other forms of housing such as duplexes and accessory apartments and townhouses may be permitted. Furthermore, neighborhood-serving retail and service uses may also be approved.

Application: Existing and new single-family residential neighborhoods with or without a mixed-use component.

Primary Future Land Uses: Single-family residential with neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails.

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

The Future Development Map identifies Tracts 2 and 3 of this property with the character area of Suburban Neighborhood. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties. Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods

Primary Future Land Uses: Single-family detached residential

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

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

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

The proposed development on Tract 1, consisting of single-family townhomes, is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Residential Uses.** Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (9.1, #3)
 - b) **Traditional Neighborhood Development.** Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (9.1, #4)
 - c) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (9.1, #11)
 - d) **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)
 - e) **Housing Options.** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (9.2, #1)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

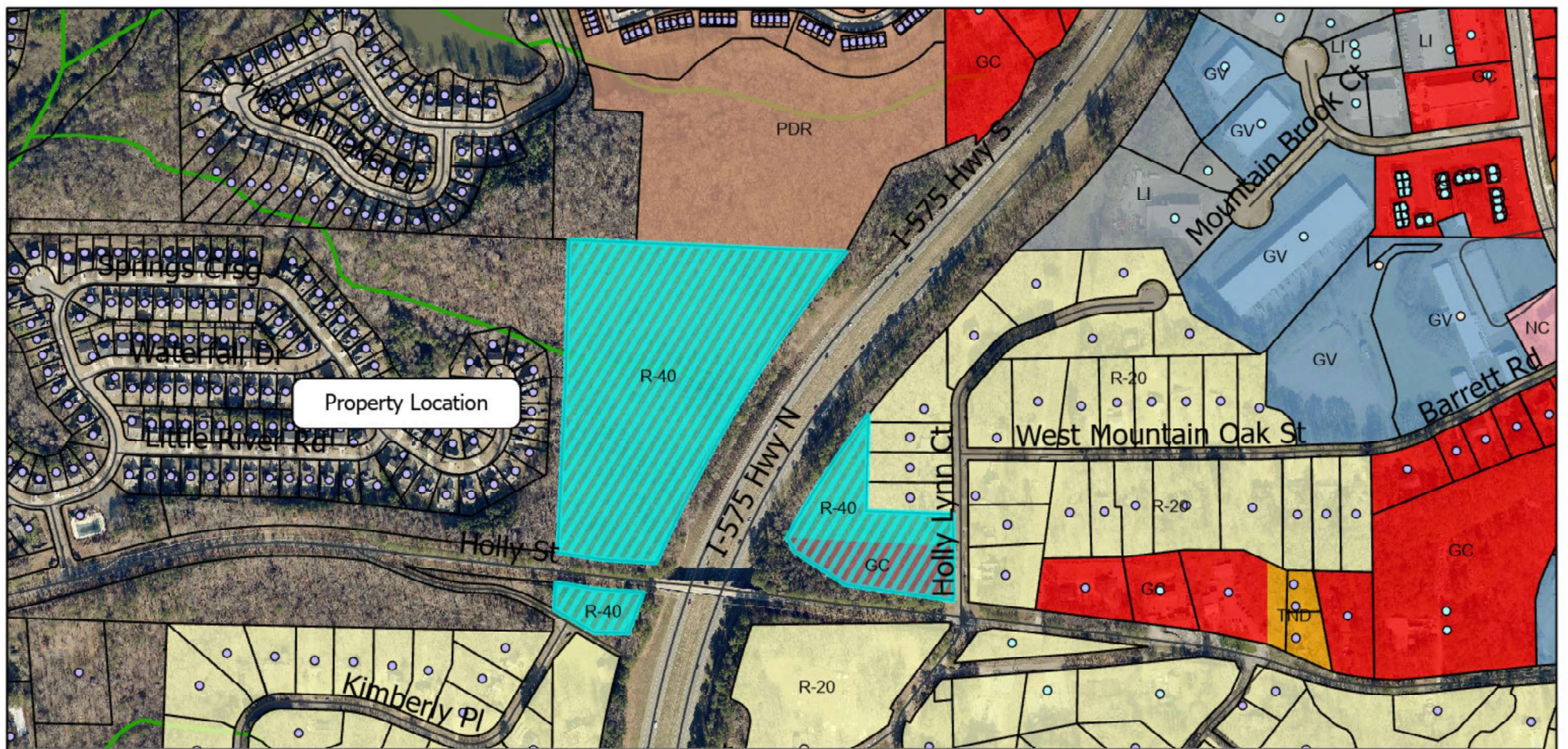
The development of the property will be held to the environmental development standards for all local, state, and federal requirements. There is an existing stream on the property, as shown on the site plan which also depicts the appropriate stream buffer requirements. Engineering design and approval will meet all standards.

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

The proposed project is attached to property with an existing townhome development and is also adjacent to I-575 right-of-way. The TND character area and zoning district permit densities of up to 8 units attached per acre. If Tract 1 had been designed at maximum density it would have equated to 108 units. The proposed density of 5.8 units per acre for Tract 1 is within the guidelines of the Traditional Neighborhood character area. Tracts 2 and 3 are in the Suburban Neighborhood character area supporting densities up to 3 units per acre. Additional consideration should be given to these tracts to determine the appropriate zoning district given their proximity to properties zoned and developed under the R-20, Single Family zoning district.

C. Public Information Meeting

The applicant conducted a public information meeting on Wednesday, February 26, 2025. Twenty-five area residents attended the meeting and voiced their concerns regarding increased traffic, sight distance, removal of trees, and wildlife habitat. One resident voiced his support for the project.



MA-02-2025 Location Map

—+— Railroad

□ Parcels_2025

— Streets_2025

Zoning 2025

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

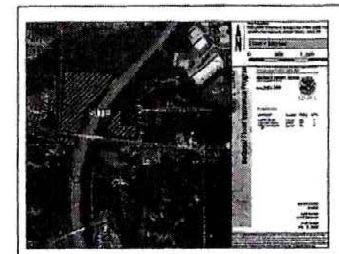
MXD- Mixed Use Overlay



REFERENCE(S):

- 1. A *Citation* Quoted between: LACR THOMAS and M & C Builders, Inc., dated 01-29-1991 and recorded in CB340, PG 192 of Champaign County records.
- 2. A *Final Subdivision Plan of Holly Springs Place*, by Adams-Gilre & Associates, Inc., dated 09-19-1987, but revised 06-24-1988 as recorded in PG 37, PG 127 of the aforementioned records.
- 3. Sheet 14 of a Department of Transportation Right of Way Map bearing the sheet number of 01-275-11-107, by the Champaign County, dated 01-13-1988, last revised 06-14-1978. The plan sheet was bound and used in a deed recorded in CB 274, PG 443 of the aforementioned records.

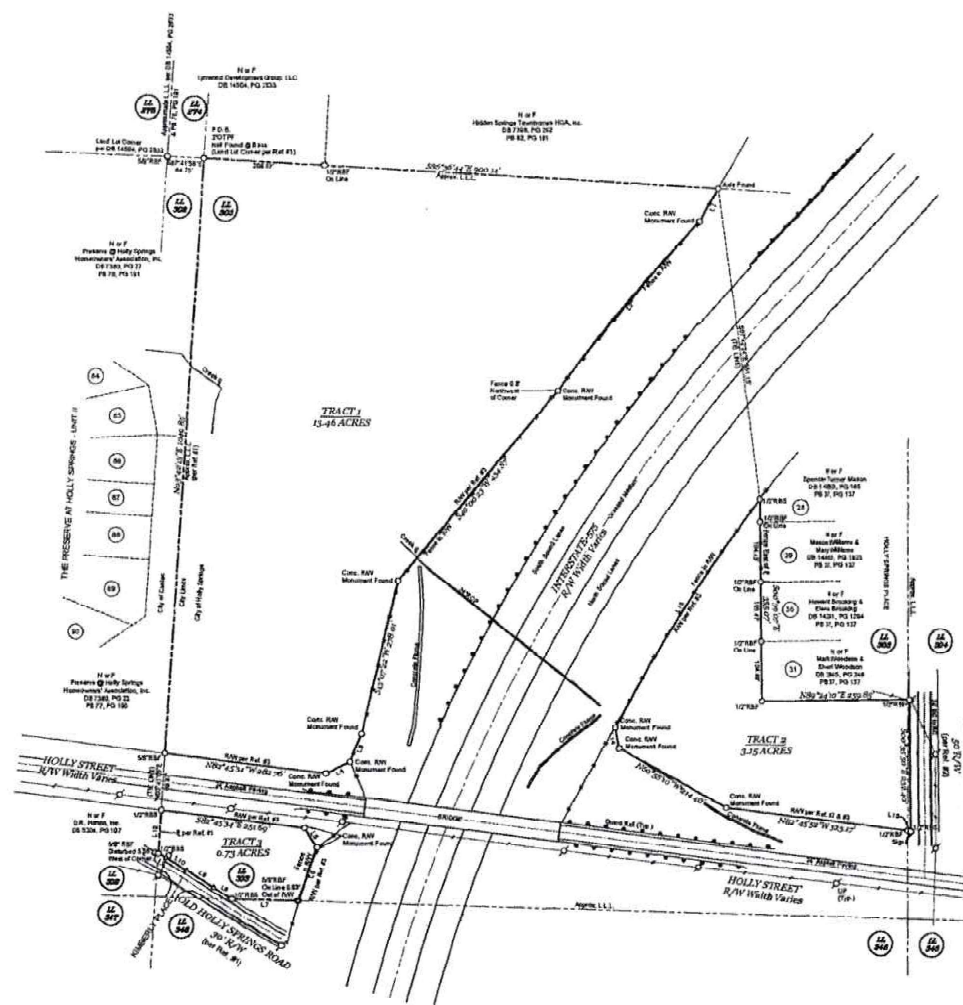
Run/rev	Beam/rev	Wavelength
1	50000 17.00	42.30
1.0	Rev: 5000.74	AI: 30.99 32
1.1	Rev: 499.22	AI: 71.00 30
1.2	Rev: 5000.74	AI: 30.99 32
1.3	Rev: 499.22	AI: 71.00 30
1.4	Rev: 5000.74	AI: 30.99 32
1.5	Rev: 499.22	AI: 71.00 30
1.6	Rev: 5000.74	AI: 30.99 32
1.7	Rev: 499.22	AI: 71.00 30
1.8	Rev: 5000.74	AI: 30.99 32
1.9	Rev: 499.22	AI: 71.00 30
2	50000 17.00	42.30
2.0	Rev: 5000.74	AI: 30.99 32
2.1	Rev: 499.22	AI: 71.00 30
2.2	Rev: 5000.74	AI: 30.99 32
2.3	Rev: 499.22	AI: 71.00 30
2.4	Rev: 5000.74	AI: 30.99 32
2.5	Rev: 499.22	AI: 71.00 30
2.6	Rev: 5000.74	AI: 30.99 32
2.7	Rev: 499.22	AI: 71.00 30
2.8	Rev: 5000.74	AI: 30.99 32
2.9	Rev: 499.22	AI: 71.00 30
3	50000 17.00	42.30
3.0	Rev: 5000.74	AI: 30.99 32
3.1	Rev: 499.22	AI: 71.00 30
3.2	Rev: 5000.74	AI: 30.99 32
3.3	Rev: 499.22	AI: 71.00 30
3.4	Rev: 5000.74	AI: 30.99 32
3.5	Rev: 499.22	AI: 71.00 30
3.6	Rev: 5000.74	AI: 30.99 32
3.7	Rev: 499.22	AI: 71.00 30
3.8	Rev: 5000.74	AI: 30.99 32
3.9	Rev: 499.22	AI: 71.00 30



NOT TO SCALE

Retirement Survey for
NICKEL CREEK DEVELOPMENT, LLC
Land Lot 203, 15th Dist., 2nd Block
City of Holly Springs, Chatham County, Georgia
01-06-2025

**McWhorter
&
Anderson**
LAND SURVEYING &
CONSULTANTS
4160 Duke Ferry Road
Building H, Unit 300
Cunning, GA 30042
(770) 998-9430
www.mga-se.com
© C. E. A., Inc. 2025
15194



TOTAL AREA TRACTS 1, 2, & 3
17.34 ACRES

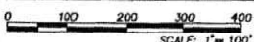
SUBVISED BY CERTIFICATE

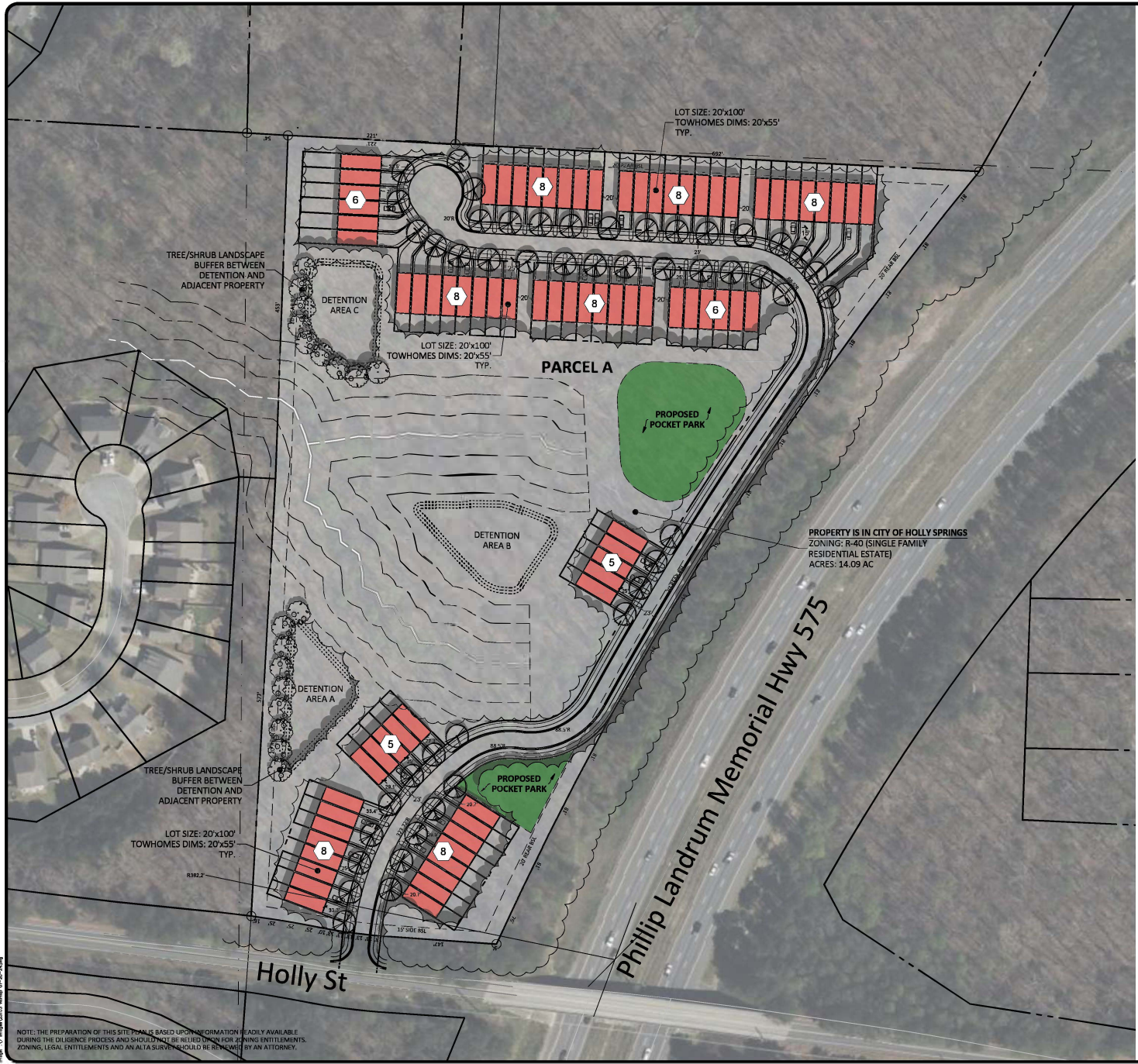
This plan is a statement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real estate. The purpose of this information is to inform the State of Georgia, or other instruments which creating the parcel or parcels, the subject, hereby, RECOGNITION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR PROPER DESIGN, OR SUITABILITY FOR ANY USER OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plan complies with all applicable laws, regulations, rules, codes, ordinances, or standards set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors as well as set forth in O.C.G.A Section 15-8-87.

Audrey A. McArthur

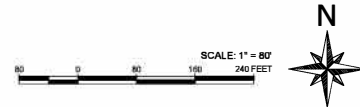
KELLY A. McARTHUR, GA RLS # 2844
H.E.Q., Inc. Certificate of Authorization Number LSP000275





VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	R-40	TND
Use Allowed	NO	YES
Flood Zone	Zone X	
National Wetlands Inventory	Riverine/Creek	
SITE AREA BREAKDOWN		
Total Site Area	14.09 AC	
TOWNHOME INFO.		
Total Townhomes	78	
Individual Townhome SF	20'x55' = 1,100 SF	
Total Townhome SF	78 TH x 1,100 SF = 85,800 SF	
Building Setbacks		
Front Setback	35'	15'
Side Major St. Setback		15' local / 40' main streets
Side Minor St. Setback		0'/25'
Side Setback	15'	10'
Rear Setback	30'	20'
Separation between Structures		20'
Maximum # Units Attached		8
Level 2		
Minimum Lot Size	40,000 SF	
Adjacent Zoning North	R-40	
Adjacent Zoning South	R-20	
Adjacent Zoning East	R-20	
Adjacent Zoning West	PD-MU	



PRELIMINARY
05-04-25

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN
HOLLY ST TOWNHOMES
PROJECT ADDRESS:
HOLLY SPRINGS, GA ZIP

CP2
25103
FEBRUARY 4, 2025
REVISIONS



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION : MA-02-2025 _____ APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT Holly Street Land Development, LLC OWNER H & C Builders
(If other than applicant) _____
ADDRESS 1425 Avery Road ADDRESS 832 Ridge Road
Canton, GA Canton, GA
ZIP CODE 30115 PHONE [REDACTED] ZIP CODE 30114 PHONE [REDACTED]
EMAIL [REDACTED] EMAIL [REDACTED]
SIGNATURE [Signature] SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-40 REQUESTED ZONING DISTRICT TND
REQUESTED CONDITIONAL USE(S) _____
PROPERTY LOCATION/ADDRESS 0 Holly Street
MAP NUMBER 15N14 PARCEL NUMBER(S) 032
LAND LOT(S) 303 DISTRICT(S) 15 SECTION(S) 2nd
ACREAGE 17.34 SEWAGE DISPOSAL TYPE Sewer UTILITIES AVAILABLE Yes

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____

FILING FEES _____ RECEIPT# _____ CHECK# _____

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? Yes, the property is in an area with high density residential single family attached and detached. The property bounds on I-575 and Holly Street.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? No, as stated in the response to no. 1, the area has high density residential to the West & North, with I-575 to the East and Holly Street on the South.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? No, because of the properties location to high density residential and especially to I-575.

(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? No, all required utilities and existing streets are adequate for the intended use.

(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)? Yes and as further indicated by the surrounding uses.

(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, please see above answers.

(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, all requirements and codes to prevent an environmental impact will be met.

(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? This area used to be rather rural, but with the opening of I-575, Prominence Point, and the Ash Street projects, it is no longer a rural area

Complete the following section, if applicable.

Residential

Minimum house size: 1600 sq. ft.

Exterior façade: Rock, Brick, and Hardi Plank

Maximum number of units: 138

Anticipated start date: Fall 2025

Anticipated completion date: Spring 2026

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

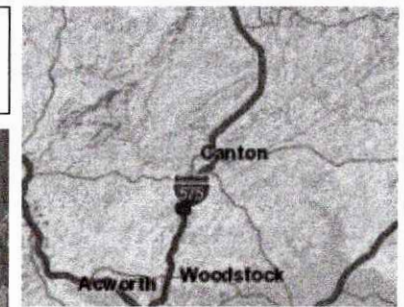
Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____



Cherokee County, GA



Legend

- CCWSA Water Mains
- CCWSA Sewer Force Mains
- CCWSA Sewer Gravity Main

Cities

- Ball Ground
- Canton
- Cherokee County
- Holly Springs
- Mountain Park
- Nelson
- Waleska
- Woodstock

- Parcels
- Parcels
- Subdivisions
- Land Lot Boundaries

Notes

884.3 0 442.14 884.3 Feet

Location Map

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CLERK OF THE COURT FILING INFORMATION

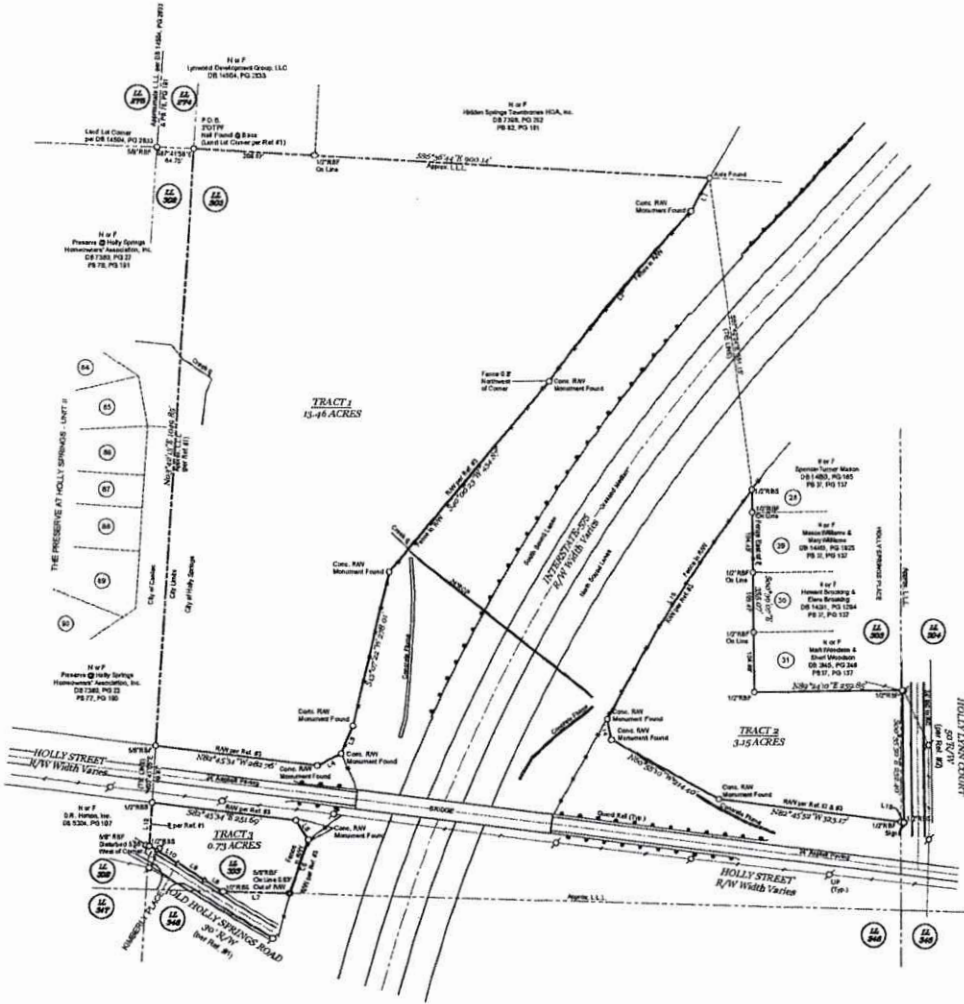
Symbol	Description
---	Survey Line
---	Property Line
---	Right-of-Way Line
---	Boundary Line
---	Survey Line
---	Property Line
---	Right-of-Way Line
---	Boundary Line
---	Survey Line
---	Property Line
---	Right-of-Way Line
---	Boundary Line
---	Survey Line
---	Property Line
---	Right-of-Way Line
---	Boundary Line

TOTAL AREA TRACTS 1, 2, & 3
17.34 ACRES

SURVEYOR'S CERTIFICATE
This plat is a true and correct copy of the original plat and does not contain any alterations or changes to any real property boundaries. The recording information of the documents, maps, plans, or other instruments which created the parcel or parcels are noted herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF EVIDENCE, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
Furthermore, the undersigned land surveyor certifies that the plat complies with the minimum 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.
Nickel Creek Development, LLC
Nickel Creek Development, LLC
K.E.G., Inc. Certificate of Authorization Number LSP002275
01-08-2025
Nick A. McWhorter, G.A.R.L.S. # 2644
K.E.G., Inc. Certificate of Authorization Number LSP002275



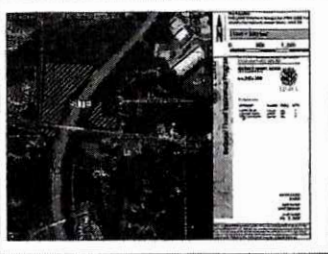
0 100 200 300 400
SCALE: 1" = 100'



NOTES:
1. Field Data: This survey was conducted using GPS, and all real time kinematic (RTK) measurements were taken. A minimum of 10 minutes of observation was required.
2. Field Measurements: Measurements were taken with a Trimble 5602, and frequency receiver base station and rover on 11.26.2024 and 11.26.2024 and were adjusted using the Least Squares Method.
3. Bearings are based on Grid North, On Street Corner, H&C 43 and established using a Trimble 5602, dual frequency receiver base station and rover.
4. Plat Precision: Total 1 = 1/100,000; Total 2 = 1/100,000; Total 3 = 1/100,000.
5. The public records referenced herein reflect only those records necessary to establish the boundaries herein, and reference to the same does not constitute an admission of the accuracy or lawfulness of the same.
6. This property is not located in a Flood Hazard Area as indicated on FIRM No. 1305000000E, dated 08-07-2018.
7. Building setbacks and buffers may not be shown in view. They are governed by the local jurisdiction and should be confirmed prior to any planning or construction activities.

REFERENCE:
1. A Chain of Title between Nick A. McWhorter, and H&C Builders, Inc., dated 01-29-1991 and recorded in CG 343, PG 182 of Cherokee County records.
2. A Final Subdivision Plat of Holly Springs Place, by Adam-Rite & Associates, Inc., dated 09-19-1987, but revised 09-29-1991 and recorded in PG 37, PG 121 of the aforementioned records.
3. Sheet 14 of a Department of Transportation Right of Way Map showing the proposed location of US-17/US-17Bypass, PG 37 of the aforementioned records, dated 01-13-1978, but revised 09-14-1978. Said plat which was located in a sheet recorded in CG 374, PG 443 of the aforementioned records.

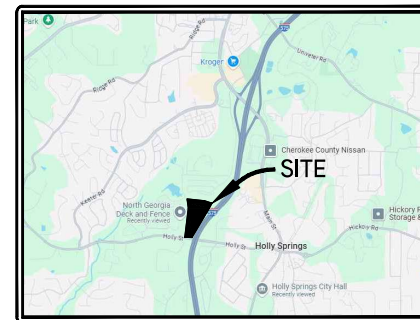
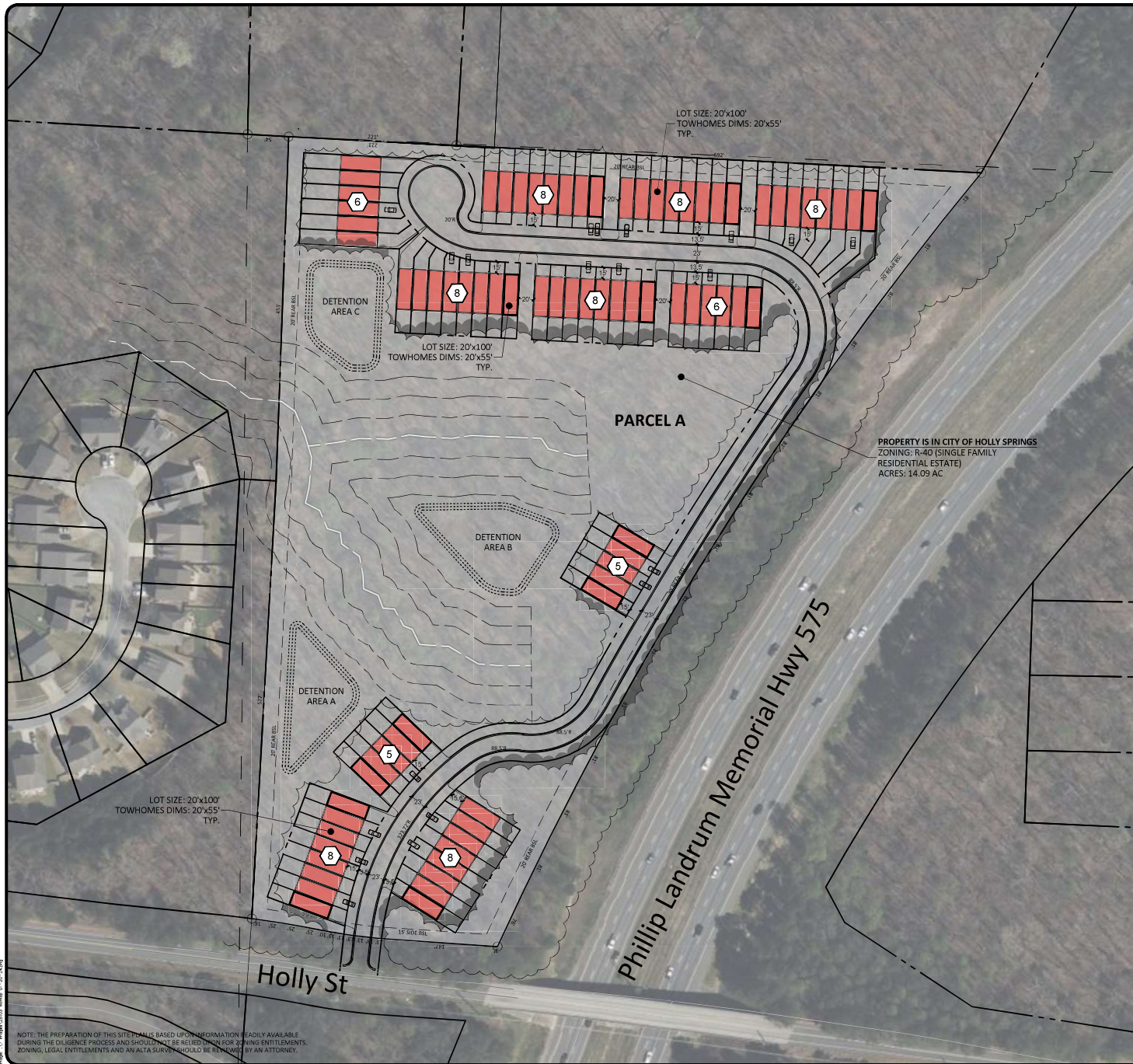
Course	Bearing	Distance
1.1	S 89° 11' 18" E	18.35'
1.2	Sec. 14, T. 14 N., R. 10 E.	7' 18" 18"
1.3	Sec. 14, T. 14 N., R. 10 E.	306.50'
1.4	Sec. 14, T. 14 N., R. 10 E.	41' 53' 18"
1.5	Sec. 14, T. 14 N., R. 10 E.	8' 18" 18"
1.6	Sec. 14, T. 14 N., R. 10 E.	33.14'
1.7	Sec. 14, T. 14 N., R. 10 E.	18.35'
1.8	Sec. 14, T. 14 N., R. 10 E.	41' 53' 18"
1.9	Sec. 14, T. 14 N., R. 10 E.	306.50'
2.1	Sec. 14, T. 14 N., R. 10 E.	7' 18" 18"
2.2	Sec. 14, T. 14 N., R. 10 E.	306.50'
2.3	Sec. 14, T. 14 N., R. 10 E.	41' 53' 18"
2.4	Sec. 14, T. 14 N., R. 10 E.	8' 18" 18"
2.5	Sec. 14, T. 14 N., R. 10 E.	33.14'
2.6	Sec. 14, T. 14 N., R. 10 E.	18.35'
2.7	Sec. 14, T. 14 N., R. 10 E.	41' 53' 18"
2.8	Sec. 14, T. 14 N., R. 10 E.	306.50'
2.9	Sec. 14, T. 14 N., R. 10 E.	7' 18" 18"
3.1	Sec. 14, T. 14 N., R. 10 E.	306.50'
3.2	Sec. 14, T. 14 N., R. 10 E.	41' 53' 18"
3.3	Sec. 14, T. 14 N., R. 10 E.	8' 18" 18"
3.4	Sec. 14, T. 14 N., R. 10 E.	33.14'
3.5	Sec. 14, T. 14 N., R. 10 E.	18.35'
3.6	Sec. 14, T. 14 N., R. 10 E.	41' 53' 18"
3.7	Sec. 14, T. 14 N., R. 10 E.	306.50'
3.8	Sec. 14, T. 14 N., R. 10 E.	7' 18" 18"
3.9	Sec. 14, T. 14 N., R. 10 E.	306.50'



NOT TO SCALE

Recreation Survey for:
NICKEL CREEK DEVELOPMENT, LLC
Land Lot 300, 15th Dist., 2nd Sect.
City of Holly Springs, Cherokee County, Georgia
01-08-2025
418 Fulton Ferry Road
Building H, Unit 300
Cummings, GA 30040
(770) 980-8430
www.mwhorter.com
K.E.G., Inc. 0025
FILE 13194

McWhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING
13194



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	R-40	TND
Use Allowed	NO	YES
Flood Zone	Zone X	
National Wetlands Inventory	Riverine/Creek	
SITE AREA BREAKDOWN		
Total Site Area	17.07 AC	
TOWNHOME INFO		
Total Townhomes	78	
Individual Townhome SF	20'x55' = 1,100 SF	
Total Townhome SF	78 TH x 1,100 SF = 85,800 SF	
Building Setbacks		
Front Local	35'	15'
Side Major St	-	15' local / 40' main streets
Side Minor St	-	0'/25'
Side	15'	10'
Rear	30'	20'
Separation between Structures	-	20'
Maximum # Units Attached	-	8
Level 2		
Minimum Lot Size	40,000 SF	
Adjacent Zoning North	R-40	-
Adjacent Zoning South	R-20	-
Adjacent Zoning East	R-20	-
Adjacent Zoning West	PD-MU	-

SCALE: 1" = 80'



PRELIMINARY

civilogistix
500 SUN VALLEY DRIVE, STE 143, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN
HOLLY ST TOWNHOMES
PROJECT ADDRESS:
HOLLY SPRINGS, GA ZIP

CP1

25103

JANUARY 23, 2025

REVISIONS

Exhibit B
PROPOSED ELEVATIONS









EUGENE B. CHAMBERS
ATTORNEY AT LAW
HISTORIC JONES & CLOUD BUILDING
121 EAST MAIN STREET
P. O. BOX 4446
CANTON, GA. 30115

February 27th, 2025

Mayor and Council
City of Holly Springs
3237 Holly Springs PKWY
Holly Springs, GA 30115

RE: Holly Street Land Development LLC
Neighborhood Public Information Meeting Report

Dear Mayor and Council Members:

The Neighborhood Public Information Meeting for Holly Street Land Development, LLC was held on February 26th, 2025, at the Holly Springs Depot. The meeting was scheduled to begin at 6:30 p.m. with attendees arriving as soon as 6:00 p.m.

A sign-in sheet was provided and is included with this report. According to the sign-in sheet 25 people attended. A Comment Sheet was also provided which is included with this report. One comment was provided which appears to say 100% for quality houses/townhomes.

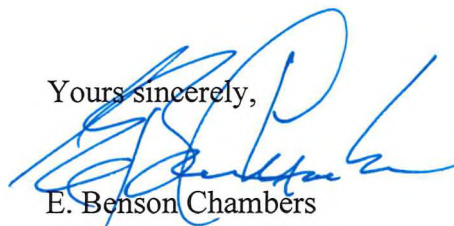
At the meeting attendees were provided an opportunity to view an enlarged mounted site plan and survey of the property. Attendees were informed of the characteristics of the property, including, the location, acreage, current zoning classification of R-40 and the Future Land Use Classification of Traditional Neighborhood Development.

In addition to the property characteristics, the attendees were informed of the requested zoning application of Traditional Neighborhood Development, the number of proposed townhomes, the resulting density, and a comparison of the density to existing neighborhoods in the area.

The meeting was open to the attendees for questions and comments which included current and future traffic, road safety, accessibility from Holly Street, air quality caused by I-575, sell ability, and pricing.

Thank you for your consideration of this information.

Yours sincerely,



E. Benson Chambers
Attorney for Applicant

COMMENTS

100% For quality Houses/Trades. I
want my kids to stay here *Life/Run*

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-02-2025		Holly Street Land Development, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
17.37	78	Single-Family		R-40	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
23	Students	2	Classroom(s)	\$30,526	\$194,624
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N14-032	
Property Description					
Western intersection of Holly Street and I-575					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Liberty ES	965	1,337	72%
Middle School	MS Enrollment	MS Capacity	% Capacity
Freedom MS	924	1,193	77%
High School	HS Enrollment	HS Capacity	% Capacity
Cherokee HS	2,917	3,410	86%

All Enrollment and Capacities are based on the last published Cherokee County Inventory of School Housing (CCISH) Numbers.

It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible. In every such case, the district designates a minimum contribution expected to help provide adequate facilities for the school-age children who will occupy the residences in the development.

Please recommend to all Residential Zoning applicants to contact Mitch Hamilton at 770-721-8429 to discuss mitigation of their subdivision before appearing before the Zoning Board. If the applicant cannot meet during that time, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton before the City Council/County Commission Meeting.

The estimated cost for building an elementary school is 40 to 45 million dollars, middle school is 65 to 70 million dollars, and the cost of building a high school is 100+ million dollars.

(1) - All increases in student enrollment should be considered cumulative. All recent cases will impact the affected Schools. The School District may have to transport the students of any given development to an alternate district due to over-enrollment.

(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

(3) - Annual Cost is calculated using the General Fund Operating Expenditure cost per pupil of \$8,694.

Cherokee County Water & Sewerage Authority

March 7, 2025

RE: Water & Sewerage Availability (Tax Map 15N14, Parcel 032)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has an 8" PVC water main to the Southwest of the subject property.

Sewer is available to the North and Southwest 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

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 17.34+/- acres, identified as tax parcel 032 of tax plat 15N14 of the 15th District of Cherokee County identified in Exhibits A, Location Map, B, Conceptual Site Plan, and C, Survey, from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Residential; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Holly Street Land Development, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 17.34+/- acres, identified as tax parcel 032 of tax plat 15N14 of the 15th District of Cherokee County, and identified in Exhibits A, Location Map B, Conceptual Site Plan, and C, Survey from R-40, Single Family Residential Estate and GC, General Commercial, to TND, Traditional Neighborhood Residential; 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 17.34+/- acres, identified as tax parcel 032 of tax plat 15N14 of the 15th District of Cherokee County identified in Exhibits A, Location Map B, Conceptual Site Plan, and C, Survey, from R-40, Single Family Residential Estate and GC, General Commercial, is hereby rezoned as follows:

Tract 1, consisting of 13.46+/- acres as identified in Exhibit C, Survey, is hereby rezoned to TND, Traditional Neighborhood Development with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development.
3. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 5.89 units per acre, or a maximum of 78 fee-simple single-family attached residential dwelling units.
6. The architectural style shall be comparable to the elevations as submitted with the application and attached as Exhibit B with the exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.

7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
8. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
9. Signage at the entrance point shall be ground-based, monument style, in compliance with Article 10, Signs and Outdoor Advertising, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.
10. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
12. Entrance design and improvements to Holly Street shall be provided as per the determination and recommendation of the City Engineer.
13. Sidewalks, decorative streetlamps, and curb and gutter shall be installed along the road frontage of Holly Street, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning Districts.
14. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during the development of infrastructure and construction of residences and shall not be parked on or along Holly Street. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
15. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$392 per residential unit constructed, and such fee shall be paid prior to the issuance of each building permit.

Tract 2, consisting of 3.15+/- acres as identified in Exhibit C, Survey, is hereby rezoned to R-20, Single Family Residential with the following stipulation:

1. Development shall be comparable in design to that of the existing development within the Holly Springs Place subdivision.

Tract 3, consisting of 0.73+/- acres as identified in Exhibit C, Survey, is hereby rezoned to R-20, Single Family Residential.

Section 2

This ordinance shall become effective April 7, 2025, upon approval by Mayor and City Council.

Section 3

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 2 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 7th day of April, 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)

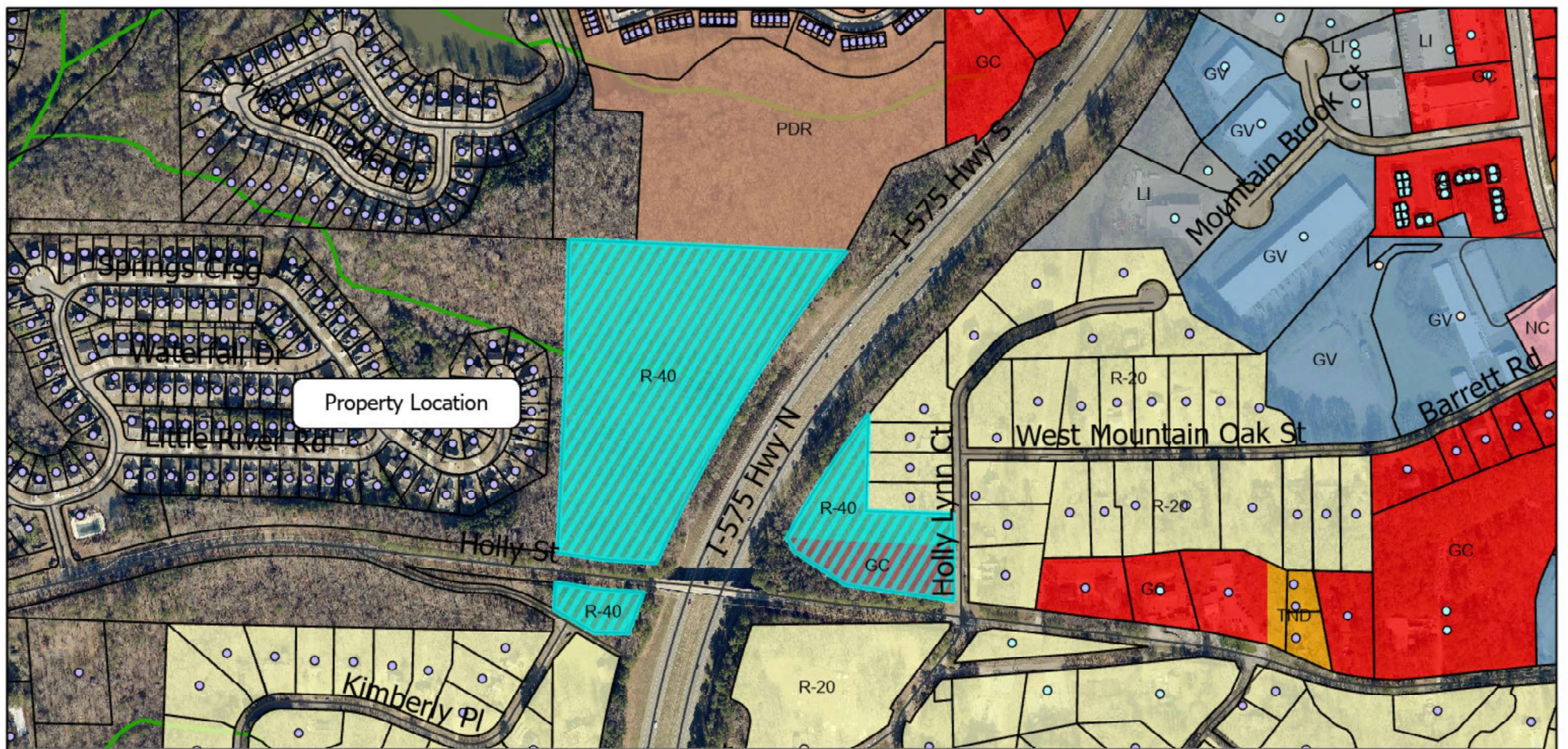


Exhibit A

MA-02-2025 Location Map

—+— Railroad

□ Parcels_2025

— Streets_2025

Zoning 2025

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

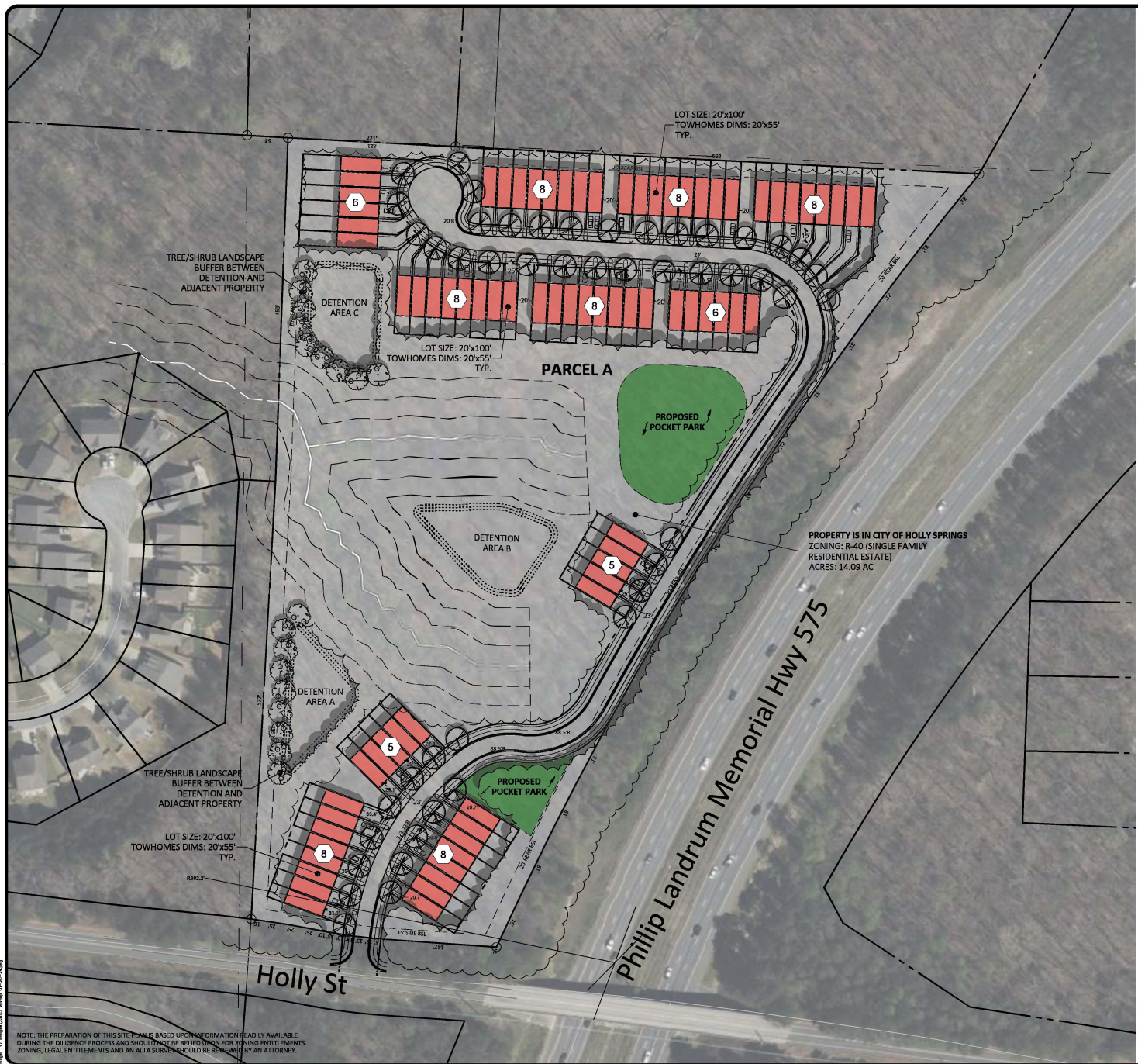
GV- Governmental

LI- Light Industrial

/// MXD- Mixed Use Overlay

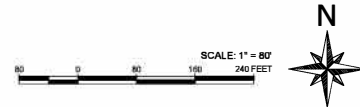


Exhibit B



VICINITY MAP

Level 1		
	Existing/Req'	Proposed
Zoning	R-40	TND
Use Allowed	NO	YES
Flood Zone	Zone X	
National Wetlands Inventory	Riverine/Creek	
SITE AREA BREAKDOWN		
Total Site Area	14.09 AC	
TOWNHOME INFO.		
Total Townhomes	78	
Individual Townhome SF	20'x55' = 1,100 SF	
Total Townhome SF	78 TH x 1,100 SF = 85,800 SF	
Building Setbacks		
Front Setback	35'	15'
Side Major St. Setback		15' local / 40' main streets
Side Minor St. Setback		0'/25'
Side Setback	15'	10'
Rear Setback	30'	20'
Separation between Structures		20'
Maximum # Units Attached		8
Level 2		
Minimum Lot Size	40,000 SF	
Adjacent Zoning North	R-40	
Adjacent Zoning South	R-20	
Adjacent Zoning East	R-20	
Adjacent Zoning West	PD-MU	



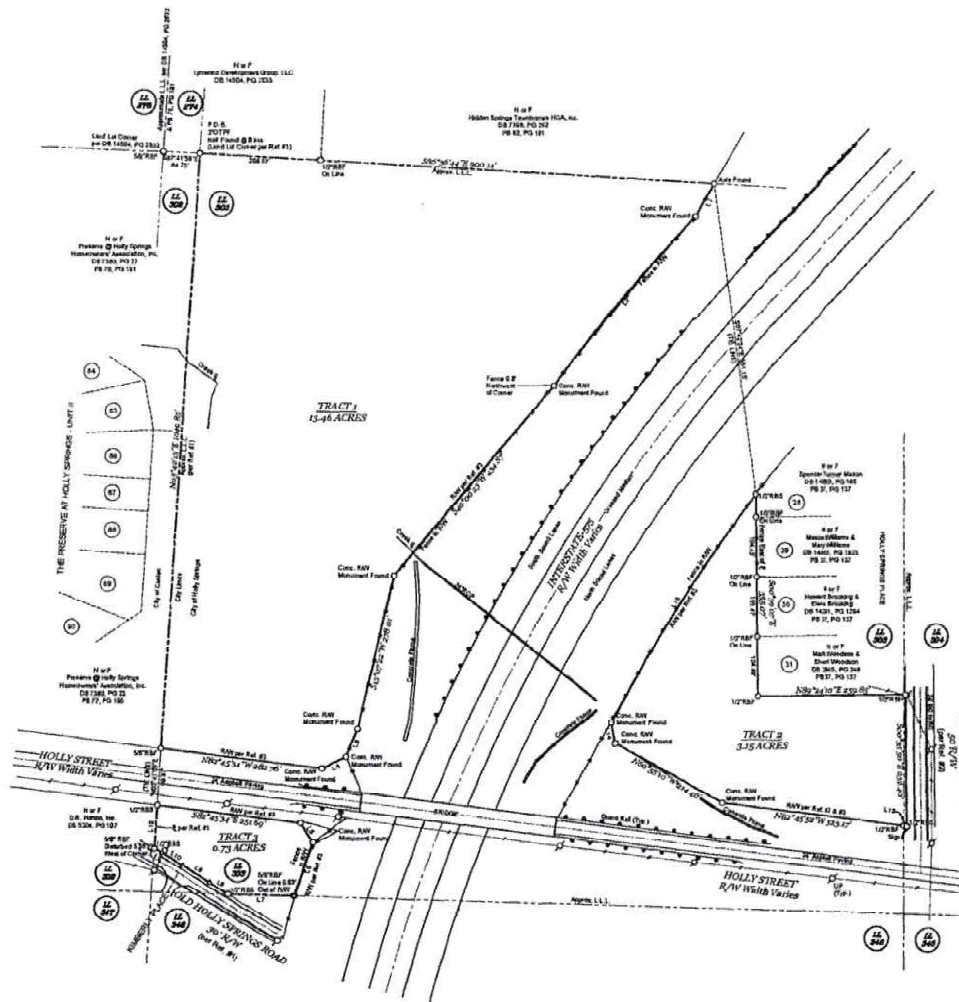
PRELIMINARY
05-04-25

civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN
HOLLY ST TOWNHOMES
PROJECT ADDRESS:
HOLLY SPRINGS, GA ZIP

CP2
25103
FEBRUARY 4, 2025
REVISIONS

CLEAR OF THE COURT FILING INFORMATION



TOTAL AREA TRACTS 1, 2, & 3
17.34 ACRES

SURVEYOR'S CERTIFICATE
This plan is a detachment 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. This recertifying information of the documents, maps, plats, or other instruments which created the parcel or parcels is stated herewith. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF FUNDS, OR COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR ANY OTHER FACTS OF THE PUBLIC RECORD OF THE JURISDICTION.** 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 the

O.C.G.A. Sections 15-8-87.
Neil A. McWhorter
 Neil A. McWhorter, GARLS # 2644
 K.E.Q., Inc. Certificate of Authorization Number LSP000275

0 100 200 300 400
SCALE: 1" = 100'



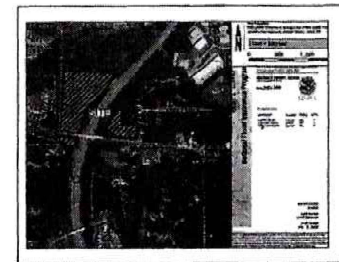
142 178

1. **First Day:** This survey was conducted using GPS, static and real time kinematic methods. A relative position position, for horizontal measurements, of less than 100 – 50 mm at the 95% confidence interval was achieved.
2. **Second Day:** Measurements were taken with a Trimble GPS, dual frequency receiver base station and rover on 11-26-2014 and 12/05-2014 and were collected using the Leica DGK4000.
3. **Third day:** Two levelling GPS stations were set up on the station, HACH and established using a Trimble GPS, dual frequency receiver base station and rover.
4. **Post Processing:** $Post = 1 + 0.00477 \cdot T$; $Tw = 1 + 0.0017 \cdot T$; T (s) = 3 + $174.562 \cdot T$
5. **Quality Control:** Accuracy requirements related only those measurements (station) the boundaries have, and reports to the same does not and is not intended to constitute a site survey or the option.
6. **This project is not intended to be used for any other purpose as indicated in the project.** 11/01/2014/04/04, 06-07-2014.
7. **Building structures and barriers may not be shown unless they are governed by the local jurisdiction and should be confirmed by the land planner or construction activities.**

10.1111/j.1365-3113.2011.04511.x

1. A *Quitclaim Deed* between Leon Thomas and M & C Builders, Inc., dated 05-19-1991 and recorded in CB 393, PG 192 of Gloucester County records.
2. A *Final Subdivision Plan* of Valley Springs Place, by Adams-Stre & Associates, Inc., dated 06-15-1987, last revised 06-16-1988 and recorded in PB 37, PG 127 of the aforementioned records.
3. Sheet 14 of a Department of Transportation Right of Way bearing on project number of 1035-117037, P11-2 Gloucester County dated 01-13-1998, last revised 06-14-1978. Said plan sheet was last included in a deed recorded in CB 274, PG 443 of the aforementioned records.

Source	Heading	Distance
1	0050° 10' N	16.50
1.5	Rad. 0004° 10'	CA: 3009° 30'
	Rad. 0002° 10'	Dist: 1710° 10'
1.5	Rad. 0004° 10'	CA: 3010° 10'
	Rad. 0003° 30' N	CA: 3010° 30'
1.6	000° 15' N	16.51
1.6	000° 15' N	16.52
1.6	Rad. 0004° 10'	CA: 3010° 30'
	Rad. 0003° 30' N	CA: 3010° 30'
1.7	000° 15' N	16.53
1.7	000° 15' N	16.54
1.7	000° 15' N	16.55
1.7	000° 15' N	16.56
1.7	000° 15' N	16.57
1.7	000° 15' N	16.58
1.7	000° 15' N	16.59
1.7	000° 15' N	16.60
1.7	000° 15' N	16.61
1.7	000° 15' N	16.62
1.7	000° 15' N	16.63
1.7	000° 15' N	16.64
1.7	000° 15' N	16.65
1.7	000° 15' N	16.66
1.7	000° 15' N	16.67
1.7	000° 15' N	16.68
1.7	000° 15' N	16.69
1.7	000° 15' N	16.70
1.7	000° 15' N	16.71
1.7	000° 15' N	16.72
1.7	000° 15' N	16.73
1.7	000° 15' N	16.74
1.7	000° 15' N	16.75
1.7	000° 15' N	16.76
1.7	000° 15' N	16.77
1.7	000° 15' N	16.78
1.7	000° 15' N	16.79
1.7	000° 15' N	16.80
1.7	000° 15' N	16.81
1.7	000° 15' N	16.82
1.7	000° 15' N	16.83
1.7	000° 15' N	16.84
1.7	000° 15' N	16.85
1.7	000° 15' N	16.86
1.7	000° 15' N	16.87
1.7	000° 15' N	16.88
1.7	000° 15' N	16.89
1.7	000° 15' N	16.90
1.7	000° 15' N	16.91
1.7	000° 15' N	16.92
1.7	000° 15' N	16.93
1.7	000° 15' N	16.94
1.7	000° 15' N	16.95
1.7	000° 15' N	16.96
1.7	000° 15' N	16.97
1.7	000° 15' N	16.98
1.7	000° 15' N	16.99
1.7	000° 15' N	17.00
1.7	000° 15' N	17.01
1.7	000° 15' N	17.02
1.7	000° 15' N	17.03
1.7	000° 15' N	17.04
1.7	000° 15' N	17.05
1.7	000° 15' N	17.06
1.7	000° 15' N	17.07
1.7	000° 15' N	17.08
1.7	000° 15' N	17.09
1.7	000° 15' N	17.10
1.7	000° 15' N	17.11
1.7	000° 15' N	17.12
1.7	000° 15' N	17.13
1.7	000° 15' N	17.14
1.7	000° 15' N	17.15
1.7	000° 15' N	17.16
1.7	000° 15' N	17.17
1.7	000° 15' N	17.18
1.7	000° 15' N	17.19
1.7	000° 15' N	17.20
1.7	000° 15' N	17.21
1.7	000° 15' N	17.22
1.7	000° 15' N	17.23
1.7	000° 15' N	17.24
1.7	000° 15' N	17.25
1.7	000° 15' N	17.26
1.7	000° 15' N	17.27
1.7	000° 15' N	17.28
1.7	000° 15' N	17.29
1.7	000° 15' N	17.30
1.7	000° 15' N	17.31
1.7	000° 15' N	17.32
1.7	000° 15' N	17.33
1.7	000° 15' N	17.34
1.7	000° 15' N	17.35
1.7	000° 15' N	17.36
1.7	000° 15' N	17.37
1.7	000° 15' N	17.38
1.7	000° 15' N	17.39
1.7	000° 15' N	17.40
1.7	000° 15' N	17.41
1.7	000° 15' N	17.42
1.7	000° 15' N	17.43
1.7	000° 15' N	17.44
1.7	000° 15' N	17.45
1.7	000° 15' N	17.46
1.7	000° 15' N	17.47
1.7	000° 15' N	17.48
1.7	000° 15' N	17.49
1.7	000° 15' N	17.50
1.7	000° 15' N	17.51
1.7	000° 15' N	17.52
1.7	000° 15' N	17.53
1.7	000° 15' N	17.54
1.7	000° 15' N	17.55
1.7	000° 15' N	17.56
1.7	000° 15' N	17.57
1.7	000° 15' N	17.58
1.7	000° 15' N	17.59
1.7	000° 15' N	17.60
1.7	000° 15' N	17.61
1.7	000° 15' N	17.62
1.7	000° 15' N	17.63
1.7	000° 15' N	17.64
1.7	000° 15' N	17.65
1.7	000° 15' N	17.66
1.7	000° 15' N	17.67
1.7	000° 15' N	17.68
1.7	000° 15' N	17.69
1.7	000° 15' N	17.70
1.7	000° 15' N	17.71
1.7	000° 15' N	17.72
1.7	000° 15' N	17.73
1.7	000° 15' N	17.74
1.7	000° 15' N	17.75
1.7	000° 15' N	17.76
1.7	000° 15' N	17.77
1.7	000° 15' N	17.78
1.7	000° 15' N	17.79
1.7	000° 15' N	17.80
1.7	000° 15' N	17.81
1.7	000° 15' N	17.82
1.7	000° 15' N	17.83
1.7	000° 15' N	17.84
1.7	000° 15' N	17.85
1.7	000° 15' N	17.86
1.7	000° 15' N	17.87
1.7	000° 15' N	17.88
1.7	000° 15' N	17.89
1.7	000° 15' N	17.90
1.7	000° 15' N	17.91
1.7	000° 15' N	17.92
1.7	000° 15' N	17.93
1.7	000° 15' N	17.94
1.7	000° 15' N	17.95
1.7	000° 15' N	17.96
1.7	000° 15' N	17.97
1.7	000° 15' N	17.98
1.7	000° 15' N	17.99
1.7	000° 15' N	18.00
1.7	000° 15' N	18.01
1.7	000° 15' N	18.02
1.7	000° 15' N	18.03
1.7	000° 15' N	18.04
1.7	000° 15' N	18.05
1.7	000° 15' N	18.06
1.7	000° 15' N	18.07
1.7	000° 15' N	18.08
1.7	000° 15' N	18.09
1.7	000° 15' N	18.10
1.7	000° 15' N	18.11
1.7	000° 15' N	18.12
1.7	000° 15' N	18.13
1.7	000° 15' N	18.14
1.7	000° 15' N	18.15
1.7	000° 15' N	18.16
1.7	000° 15' N	18.17
1.7	000° 15' N	18.18
1.7	000° 15' N	18.19
1.7	000° 15' N	18.20
1.7	000° 15' N	18.21
1.7	000° 15' N	18.22
1.7	000° 15' N	18.23
1.7	000° 15' N	18.24
1.7	000° 15' N	18.25
1.7	000° 15' N	18.26
1.7	000° 15' N	18.27
1.7	000° 15' N	18.28
1.7	000° 15' N	18.29
1.7	000° 15' N	18.30
1.7	000° 15' N	18.31
1.7	000° 15' N	18.32
1.7	000° 15' N	18.33
1.7	000° 15' N	18.34
1.7	000° 15' N	18.35
1.7	000° 15' N	18.36
1.7	000° 15' N	18.37
1.7	000° 15' N	18.38
1.7	000° 15' N	18.39
1.7	000° 15' N	18.40
1.7	000° 15' N	18.41
1.7	000° 15' N	18.42
1.7	000° 15' N	18.43
1.7	000° 15' N	18.44
1.7	000° 15' N	18.45
1.7	000° 15' N	18.46
1.7	000° 15' N	18.47
1.7	000° 15' N	18.48
1.7	000° 15' N	18.49
1.7	000° 15' N	18.50
1.7	000° 15' N	18.51
1.7	000° 15' N	18.52
1.7	000° 15' N	18.53
1.7	000° 15' N	18.54
1.7	000° 15' N	18.55
1.7	000° 15' N	18.56
1.7	000° 15' N	18.57
1.7	000° 15' N	18.58
1.7	000° 15' N	18.59
1.7	000° 15' N	18.60
1.7	000° 15' N	18.61
1.7	000° 15' N	18.62
1.7	000° 15' N	18.63
1.7	000° 15' N	18.64
1.7	000° 15' N	18.65
1.7	000° 15' N	18.66
1.7	000° 15' N	18.67
1.7	000° 15' N	18.68
1.7	000° 15' N	18.69
1.7	000° 15' N	18.70
1.7	000° 15' N	18.71
1.7	000° 15' N	18.72
1.7	000° 15' N	18.73
1.7	000° 15' N	18.74
1.7	000° 15' N	18.75
1.7	000° 15' N	18.76
1.7	000° 15' N	18.77
1.7	000° 15' N	18.78
1.7	000° 15' N	18.79
1.7	000° 15' N	18.80
1.7	000° 15' N	18.81
1.7	000° 15' N	18.82
1.7	000° 15' N	18.83
1.7	000° 15' N	18.84
1.7	000° 15' N	18.85
1.7	000° 15' N	18.86
1.7	000° 15' N	18.87
1.7	000° 15' N	18.88
1.7	000° 15' N	18.89
1.7	000° 15' N	18.90
1.7	000° 15' N	18.91
1.7	000° 15' N	18.92
1.7	000° 15' N	18.93
1.7	000° 15' N	18.94
1.7	000° 15' N	18.95
1.7	000° 15' N	18.96
1.7	000° 15' N	18.97
1.7	000° 15' N	18.98
1.7	000° 15' N	18.99
1.7	000° 15' N	19.00
1.7	000° 15' N	19.01
1.7	000° 15' N	19.02
1.7	000° 15' N	19.03
1.7	000° 15' N	19.04
1.7	000° 15' N	19.05
1.7	000° 15' N	19.06
1.7	000° 15' N	19.07
1.7	000° 15' N	19.08
1.7	000° 15' N	19.09
1.7	000° 15' N	19.10
1.7	000° 15' N	19.11
1.7	000° 15' N	19.12
1.7	000° 15' N	19.13
1.7	000° 15' N	19.14
1.7	000° 15' N	19.15
1.7	000° 15' N	19.16
1.7	000° 15' N	19.17
1.7	000° 15' N	19.18
1.7	000° 15' N	19.19
1.7	000° 15' N	19.20
1.7	000° 15' N	19.21
1.7	000° 15' N	19.22
1.7	000° 15' N	19.23
1.7	000° 15' N	19.24
1.7	000° 15' N	19.25
1.7	000° 15' N	19.26
1.7	000° 15' N	19.27
1.7	000° 15' N	19.28
1.7	000° 15' N	19.29
1.7	000° 15' N	19.30
1.7	000° 15' N	19.31
1.7	000° 15' N	19.32
1.7	000° 15' N	19.33
1.7	000° 15' N	19.34
1.7	000° 15' N	19.35
1.7	000° 15' N	19.36
1.7	000° 15' N	19.37
1.7	000° 15' N	19.38
1.7	000° 15' N	19.39
1.7	000° 15' N	19.40
1.7	000° 15' N	19.41
1.7	000° 15' N	19.42
1.7	000° 15' N	19.43
1.7	000° 15' N	19.44
1.7	000° 15' N	19.45
1.7	000° 15' N	19.46
1.7	000° 15' N	19.47
1.7	000° 15' N	19.48
1.7	000° 15' N	19.49
1.7	000° 15' N	19.50
1.7	000° 15' N	19.51
1.7	000° 15' N	19.52
1.7	000° 15' N	19.53
1.7	000° 15' N	19.54
1.7	000° 15' N	19.55
1.7	000° 15' N	19.56
1.7	000° 15' N	19.57
1.7	000° 15' N	19.58
1.7	000° 15' N	19.59
1.7	000° 15' N	19.60
1.7	000° 15' N	19.61
1.7	000° 15' N	19.62
1.7	000° 15' N	19.63
1.7	000° 15' N	19.64
1.7	000° 15' N	19.65
1.7	000° 15' N	19.66
1.7	000° 15' N	19.67
1.7	000° 15' N	19.68
1.7	000° 15' N	19.69
1.7	000° 15' N	19.70
1.7	000° 15' N	19.71
1.7	000° 15' N	19.72
1.7	000° 15' N	19.73
1.7	000° 15' N	19.74
1.7	000° 15' N	19.75
1.7	000° 15' N	19.76
1.7	000° 15' N	19.77
1.7	000° 15' N	19.78
1.7	000° 15' N	19.79
1.7	000° 15' N	19.80
1.7	000° 15' N	19.81
1.7	000° 15' N	19.82
1.7	000° 15' N	19.83
1.7	000° 15' N	19.84
1.7	000° 15' N	19.85
1.7		



NOT TO SCALE

Refrainment Survey for
NICKEL CREEK DEVELOPMENT, LLC
Land Lot 3033, 15th Dist., 2nd Sec.
City of Holly Springs, Charlotte County, Georgia
By: *[Signature]*
Per: *[Signature]*

**McWhorter
&
Anderson**
LAND SURVEYING &
CONSULTING

416 Burke Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 884-6430
www.mga-sa.com
G.E.O., Inc. 3025

ITEM REPORT

AGENDA ITEM NUMBER: VIII.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: April 7, 2025

AGENDA ITEM: Bond Release for Maintenance Bonds #107404375 for Magnolia Trace subdivision, Phase 2, and #GM216013 for Magnolia Trace subdivision, Phase 3.

EXECUTIVE SUMMARY:

The following bonds have been requested for release:

Subdivision/Development	Bond/Agreement Type	Number	Amount
Magnolia Trace, Phase 2	Maintenance	107404375	\$17,000.00
Magnolia Trace, Phase 3	Maintenance	GM216013	\$73,980.67

FISCAL IMPACT:

N/A

ATTACHMENTS:

None

RECOMMENDATION:

The staff recommendation is to approve the release of the bonds.

CONCURRENCES:

City Engineer
Building Official

ITEM REPORT

AGENDA ITEM NUMBER: VIII.C.



FROM: Nancy Moon, Community Development Director

MEETING DATE: April 7, 2025

AGENDA ITEM: Resolution to accept and authorize streets to become publicly maintained streets in Magnolia Trace subdivision, Phases 1, 2 and 3.

EXECUTIVE SUMMARY:

The following streets within Magnolia Trace subdivision, Phase 3, have been requested for acceptance and maintenance:

Subdivision	Road	Linear Feet
Magnolia Trace, Phase 1	Margrave Drive	1141
Magnolia Trace, Phase 1	Oxbow Street	115
Magnolia Trace, Phase 2	Oxbow Street	657
Magnolia Trace, Phase 3	Curlin Court	982
Magnolia Trace, Phase 3	Oxbow Street	150
Magnolia Trace, Phase 3	Pillory Place	175
Magnolia Trace, Phase 3	Slyfox Lane	418

FISCAL IMPACT:

Maintenance of streets.

ATTACHMENTS:

1. Resolution
2. Exhibit A

RECOMMENDATION:

The staff recommendation is approval of the acceptance of streets.

CONCURRENCES:

City Engineer
City Manager

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO ACCEPT AND AUTHORIZE STREETS TO BECOME PUBLICLY MAINTAINED STREETS

WHEREAS, the City of Holly Springs has general authority and control over the streets within its jurisdiction, including the acceptance of streets for maintenance purposes; and

WHEREAS, the below mentioned streets are located in the corporate limits of the City of Holly Springs; and

WHEREAS, the below-mentioned streets have been constructed and inspected in accordance with the standard specification and details; and

WHEREAS, the below-mentioned streets, as shown on the attached maps, be placed upon the Municipal Street System as municipally-maintained streets; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby accept and authorize the following streets, substantially as set forth in Exhibit "A" attached hereto and located within Magnolia Trace Subdivision, Phases 1, 2 and 3, to become publicly maintained streets:

Subdivision	Road	Linear Feet
Magnolia Trace, Phase 1	Margrave Drive	1141
Magnolia Trace, Phase 1	Oxbow Street	115
Magnolia Trace, Phase 2	Oxbow Street	657
Magnolia Trace, Phase 3	Curlin Court	982
Magnolia Trace, Phase 3	Oxbow Street	150
Magnolia Trace, Phase 3	Pillory Place	175
Magnolia Trace, Phase 3	Slyfox Lane	418

This Resolution is adopted this 7th day of April, 2025.

CITY OF HOLLY SPRINGS

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

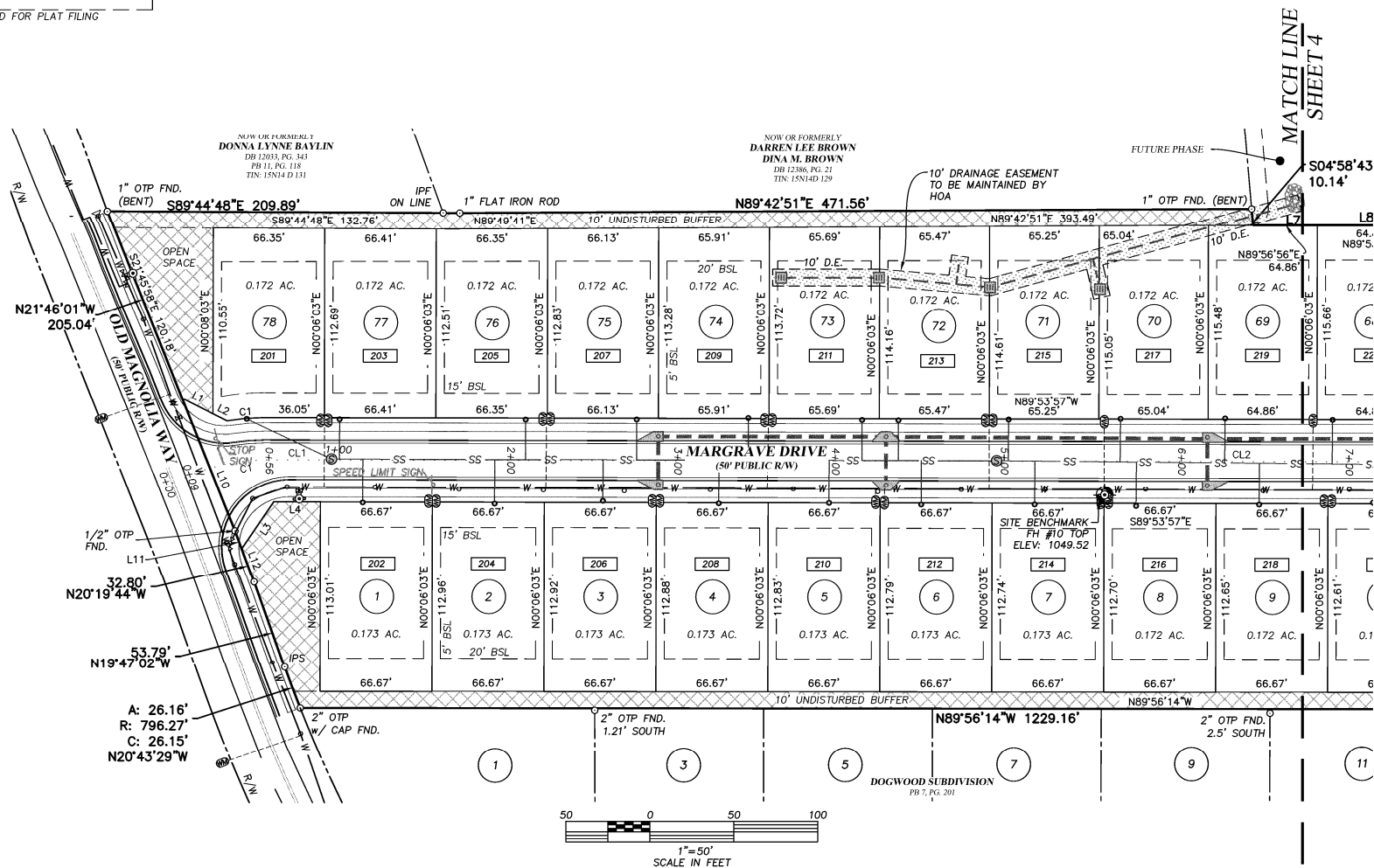
Plat
Recorded 3/11/2021 9:50 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 965
Participant IDs: 3645440314

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

Exhibit A

SYMBOL ● INDICATES LOT ADJACENT TO A 100-YEAR FLOOD
PLAIN REQUIRING AN ELEVATION CERTIFICATE INDICATING
THAT THE FINISH FLOOR ELEVATION OF THE STRUCTURE
SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE
100-YEAR FLOOD ELEVATION. SAID ELEVATION CERTIFICATE
SHALL BE SUBMITTED TO THE BUILDING DEPT.

RESERVED FOR PLAT FILING



GRID NORTH
GA. WEST ZONE

FINAL PLAT OF:
**MAGNOLIA TRACE
PHASE 1**
LOCATED IN LAND LOT 414
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
DECEMBER 10, 2019

GUNNIN
LAND SURVEYING
107 Mountain Road, Suite 104 Canton, GA 30115
www.gunninsurvey.com License No. LS 00083
TSP 880 3620
FPR 609 9731



DRAWN BY: RPH
CHECKED BY: AWG

PROJECT NO. 18123

SHEET OF
3 4

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
"PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.

SEE ORIGINAL SIGNATURES IN PLAT BOOK 118, PAGE 2971
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

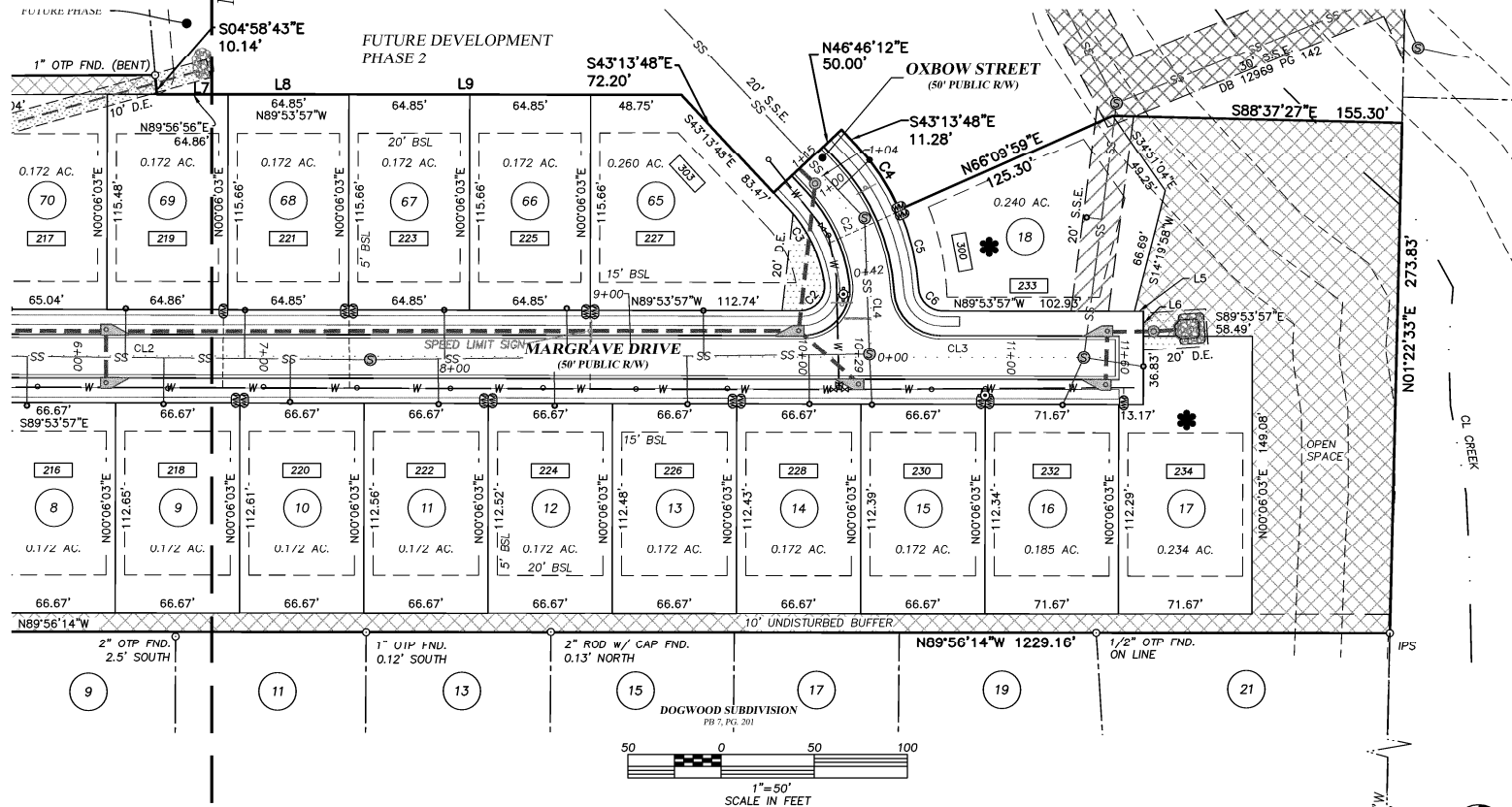
Plat
Recorded 3/11/2021 9:50 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 966
Participant IDs: 3645440314

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

SYMBOL ● INDICATES LOT ADJACENT TO A 100-YEAR FLOOD
PLAIN REQUIRING AN ELEVATION CERTIFICATE INDICATING
THAT THE FINISH FLOOR ELEVATION OF THE STRUCTURE
SHALL BE A MINIMUM OF THREE (3) FEET ABOVE THE
100-YEAR FLOOD ELEVATION. SAID ELEVATION CERTIFICATE
SHALL BE SUBMITTED TO THE BUILDING DEPT.

RESERVED FOR PLAT FILING

SHEET 3
MATCH LINE



WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
"PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.

SEE ORIGINAL SIGNATURES IN PLAT BOOK 118, PAGE 2971

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

GRID NORTH
GA. WEST ZONE

FINAL PLAT OF: MAGNOLIA TRACE PHASE 1

LOCATED IN LAND LOT 414
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
DECEMBER 10, 2019

GUNNIN LAND SURVEYING

107 Mountain Road, Suite 104, Canton, GA 30115
www.gunninsurvey.com License No. LS 00083
TSPR 880-3600
FPR 609-9731



DRAWN BY: RPH
CHECKED BY: AWG

PROJECT NO. 18123

SHEET OF
4 4

Plat
Recorded 4/13/2021 1:08 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 1053
Participant IDs: 3645440314

SYMBOL A INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

SYMBOL LEGEND

IPF	1/2" REBAR FOUND	○	SANITARY SEWER CLEAN OUT
IPS	1/2" REBAR SET	○	SANITARY SEWER MANHOLE
○	RIGHT-OF-WAY MONUMENT FOUND	○	STORM SEWER CLEAN OUT
○	BENCHMARK	○	DOUBLE WING CATCH BASIN
○	ELECTRIC BOX	○	SINGLE WING CATCH BASIN
○	ELECTRIC MANHOLE	○	CURB INLET
○	ELECTRIC METER	○	DROP INLET
○	ELECTRIC PEDESTAL	○	FLARED END SECTION
○	GUY WIRE AND ANCHOR	○	HEADWALL
○	GUY POLE	○	JUNCTION BOX
○	LIGHT POLE	○	WEIR INLET
○	POWER POLE	○	YARD INLET
○	GAS MANHOLE	○	FIRE HYDRANT
○	GAS VALVE	○	IRRIGATION CONTROL VALVE
○	GAS METER	○	POST INDICATOR VALVE
○	WATER VALVE	○	WATER MANHOLE
○	WATER VAULT	○	WATER METER

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

ABBREVIATIONS

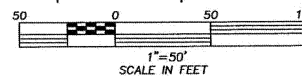
A.E.	ACCESS EASEMENT
BC	BACK OF CURB
BM	BENCHMARK
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
C.L.	CENTERLINE
C.L.F.	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CONC.	CONCRETE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
D.E.	DRAINAGE EASEMENT
EX	EXISTING
EP	EDGE OF PAVEMENT
FEN.	FENCE
L.L.L.	LAND LOT LINE
OTF	OPEN TOP PIPE
PB	PLAT BOOK
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PROP.	PROPOSED
R/W	RIGHT OF WAY
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
P.L.	PROPERTY LINE

LINE TYPE LEGEND

---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY CENTERLINE
---	CREEK CENTERLINE
---	LAND LOT LINE
---	METAL FENCE
---	WIRE FENCE
---	WOOD FENCE
---	GUARDRAIL
---	RAILROAD TRACK
---	OVERHEAD UTILITY LINE
---	UNDERGROUND CABLE TV LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND FIBER OPTIC LINE
---	UNDERGROUND GAS PIPE
---	UNDERGROUND SANITARY SEWER PIPE
---	UNDERGROUND STORM SEWER PIPE
---	UNDERGROUND STREET LIGHTING LINE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND TRAFFIC LINE
---	UNDERGROUND WATER PIPE

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
DATE 4-8-2021



GRID NORTH
GA. WEST ZONE

REVISION

DATE

FINAL PLAT OF:
**MAGNOLIA TRACE
PHASE 2**
LOCATED IN LAND LOT 414
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
FEBRUARY 16, 2021

GUNNIN
LAND SURVEYING

197 Mountain Brook Drive, Suite 100, Canton, GA 30115
www.gunninsurvey.com
T978.840.7502
F978.840.4731
License No. LF 001033



DRAWN BY: RPH
CHECKED BY: AWG

PROJECT NO. 18123

SHEET 3 OF 3

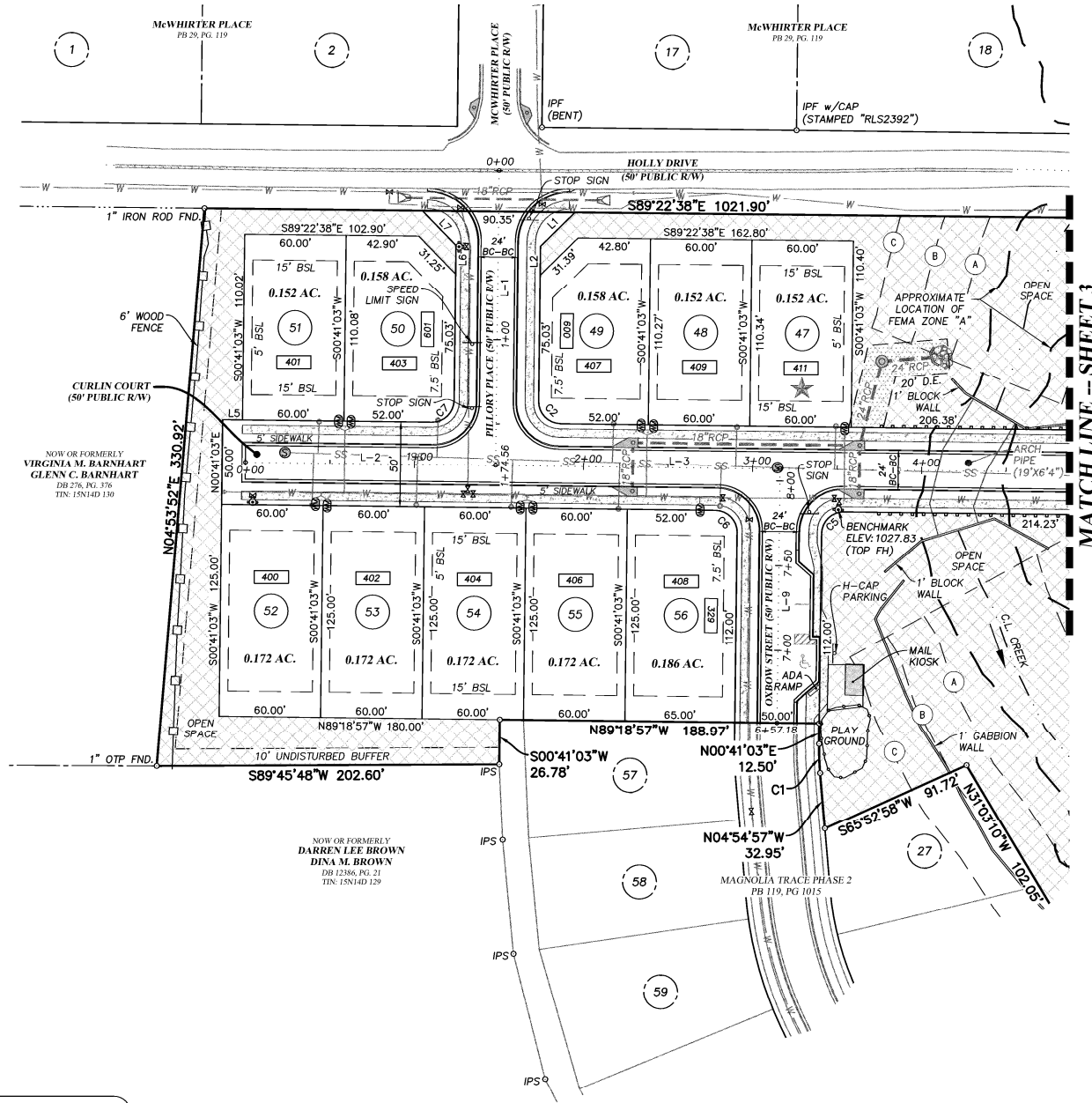
Plat
Recorded 11/22/2022 1:22 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 2925
Participant IDs: 3645440314

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

RESERVED FOR PLAT FILING

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

★ LOTS ADJACENT TO THE FLOODPLAIN REQUIRE AN
F.F.E. A MINIMUM OF 3' ABOVE THE FEMA 100 YEAR
BASE ELEVATION; SAID LOTS WILL REQUIRE AN
ELEVATION CERTIFICATE.



MATCH LINE -- SHEET 3

GRID NORTH
GA. WEST ZONE

FINAL PLAT OF:
**MAGNOLIA TRACE
PHASE 3**

LOCATED IN LAND LOT 414
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
MARCH 28, 2022

141 Railroad St. Ste. 116
Canton, GA 30114
678.880.7502
www.GunninSurvey.com
License No. LSF 001033



DRAWN BY: RPH
CHECKED BY: AWG

PROJECT NO. 18123

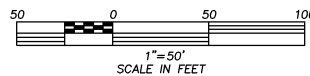
SHEET	OF
3	5

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
"PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.

SEE ORIGINAL SIGNATURES IN PLAT BOOK 119, PAGE 2274

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE



Plat
Recorded 11/22/2022 1:22 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 2926
Participant IDs: 3645440314

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

RESERVED FOR PLAT FILING

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

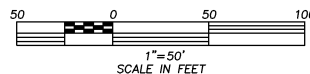
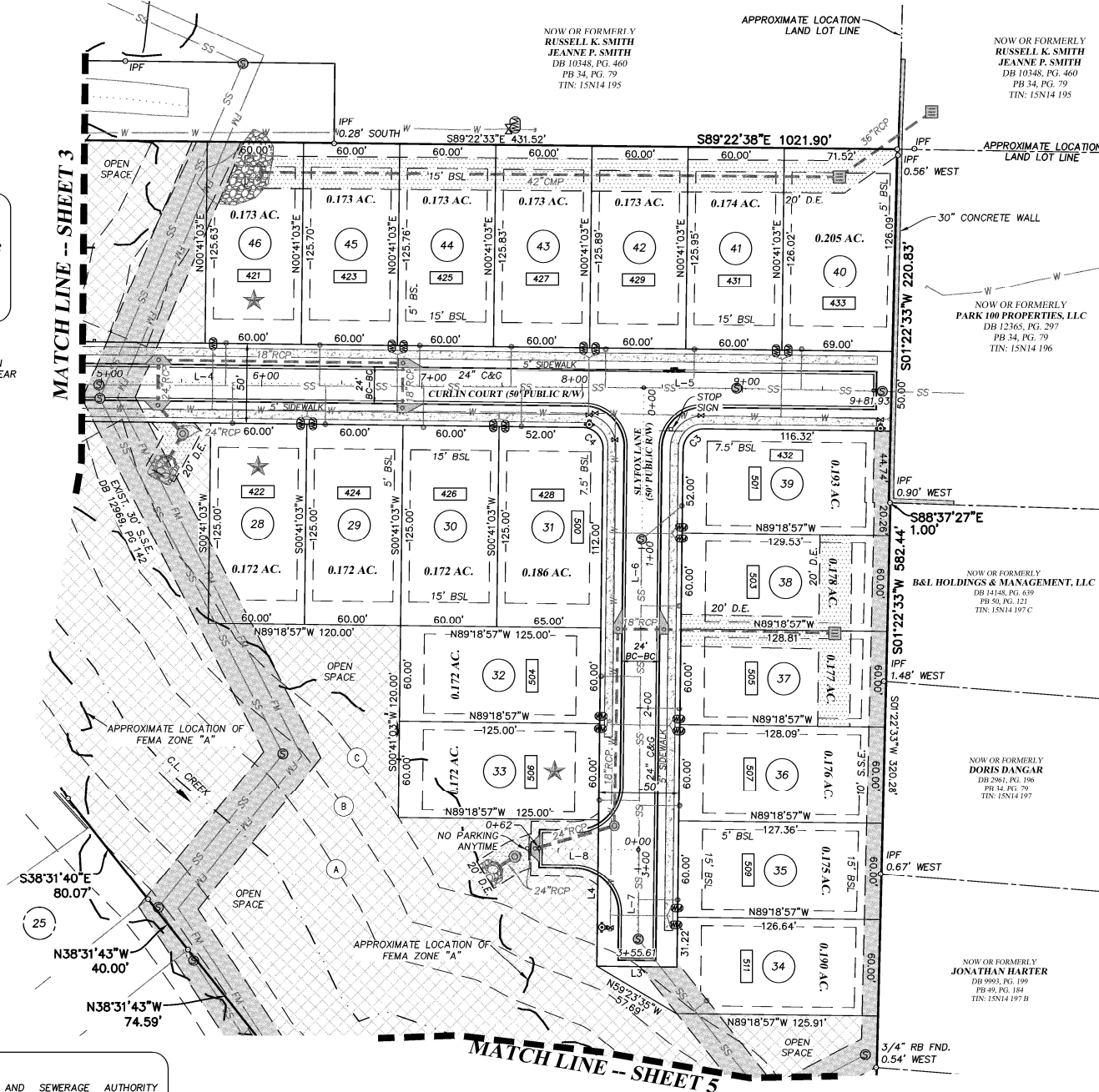
★ LOTS ADJACENT TO THE FLOODPLAIN REQUIRE AN
F.F.E. A MINIMUM OF 3' ABOVE THE FEMA 100 YEAR
BASE ELEVATION; SAID LOTS WILL REQUIRE AN
ELEVATION CERTIFICATE.

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
"PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.

SEE ORIGINAL SIGNATURES IN PLAT BOOK 119, PAGE 2274

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE



GRID NORTH
GA. WEST ZONE

REVISION

DATE

FINAL PLAT OF:
**MAGNOLIA TRACE
PHASE 3**
LOCATED IN LAND LOT 414
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
MARCH 28, 2022

141 Railroad St. Ste. 116
Canton, GA 30114
678.880.7502
www.GunninSurvey.com
License No. LSF 001033

GUNNIN
LAND SURVEYING



DRAWN BY: RPH
CHECKED BY: AWG

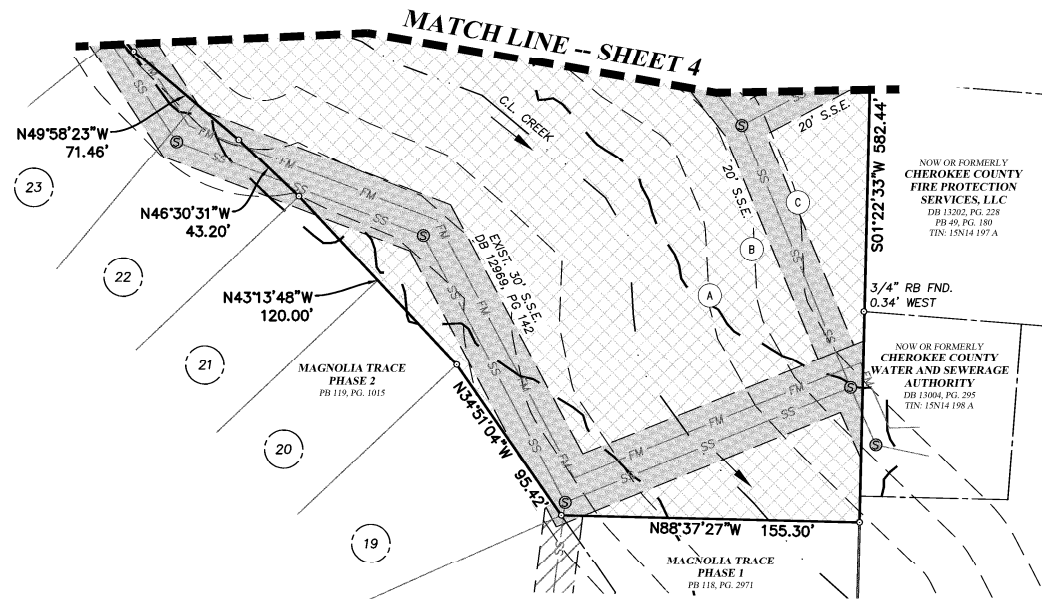
PROJECT NO. 18123

SHEET OF
4 5

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

RESERVED FOR PLAT FILING

- (A) 25' STATE UNDISTURBED BUFFER
(AS MEASURED FROM POINT OF
WRESTED VEGETATION)
- (B) 50' COUNTY UNDISTURBED VEGETATIVE BUFFER
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)
- (C) 75' COUNTY NON-IMPERVIOUS SETBACK
(AS MEASURED FROM POINT OF WRESTED
VEGETATION)

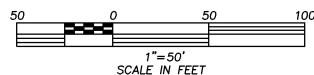


CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
"PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE
AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR
RECORDING.

SEE ORIGINAL SIGNATURES IN PLAT BOOK 119, PAGE 2274

SEE ORIGINAL SIGNATURES IN PLAT BOOK 113, PAGE 2274

CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY	DATE
--	------



GRID NORTH
GA. WEST ZONE

[illegible]

FINAL PLAT OF:
MAGNOLIA TRACE
PHASE 3
LOCATED IN LAND LOT 414
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
MARCH 28, 2022

141 Railroad St. Ste. 116
Canton, GA 30114
678.880.7502
www.GunninSurvey.com
License No. ISF 001033



DRAWN BY: RPH
CHECKED BY: AWG

PROJECT NO. 18123

<i>SHEET</i>	<i>OF</i>
5	5

ITEM REPORT

AGENDA ITEM NUMBER: VIII.D.



FROM: Robert H. Logan, City Manager

MEETING DATE: April 7, 2025

AGENDA ITEM: Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".

EXECUTIVE SUMMARY:

Resolution declaring certain property as surplus and authorizing its sale or disposal as described in Exhibit "A".

FISCAL IMPACT:

ATTACHMENTS:

1. Surplus Property Resolution

RECOMMENDATION:

The staff recommendation is approval of the resolution.

CONCURRENCES:

Finance and Administration

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE OR DISPOSAL

WHEREAS, it has been determined that the City has no further use of these certain items; and

WHEREAS, the City Council may determine that these items are surplus property; and

WHEREAS, the fair market value, if any, is determined for the surplus property and its disposal will be for the common benefit; and,

WHEREAS, the City Manager or his designee will oversee the sale or disposal of this item; and,

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby approve the surplus and authorize the sale or disposal of the items described in attached Exhibit "A".

This Resolution is adopted this 7th day of April 2025.

CITY OF HOLLY SPRINGS

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Exhibit "A"

Year	Make	Model	VIN
2019	Dodge	Charger	2C3CDXAT7KH594608
2009	Load Trail		4ZECH182491067091

Description	Serial Number	Quantity	Year Purchased
Dell Preceision 690 (Mayor)		1	2006
Sylvania DVD/VCR		1	2006
Sylvania DVD/VCR		1	2006
ID Card Printer and software		1	2007
Install and Configure Newly Purchased E-mail system		1	2007
Bits and Bytes Software	City Clerk/Records Management	1	2013
Metal file cabinet		2	1998
Time clock		1	1999
Desk/Cherry		1	1999
Book Case		1	2004
Acroprint time clock		1	2005
File cabinet		1	2005
Dell OptiPlex 170L computer		1	2005
CPU Desk w/pullout keyboard shelf & monitor shelf		1	2005
Mobile Plan Center		4	2005
Dimension 3000 Computer		1	2005
Dell OptiPlex GX520 computer		1	2005
HP Photosmart Printer		1	2006
Dell PowerEdge 840 Server		1	2006
UNDIEN BEARCAT SCANNER		1	1985
GLOCK 22		1	2000
GLOCK 22		1	2000
GLOCK 22		1	2000
GLOCK 22		1	2000
GLOCK 22		1	2000
TIMMER CO2		1	2001
GLOCK 22		1	2001
Chairs		4	2001
REMINGTON 870		1	2001
MOSSBERG 590		1	2002
REMINGTON 870		1	2002
MOSSBERG 590		1	2002
MOSSBERG 590		1	2002

REMINGTON 870		1	2002
Description	Serial Number	Quantity	Year Purchased
WINCHESTER 12G		1	2002
GLOCK 27		1	2002
GLOCK 27		1	2002
GLOCK 27		1	2002
GLOCK 27		1	2002
GLOCK 27		1	2002
GLOCK 27		1	2002
Table		1	2002
Bike Rack		1	2002
Scanner		1	2003
File cabinet		1	2003
GLOCK 22		1	2003
GLOCK 27		1	2003
GLOCK 27		1	2003
GLOCK 27		1	2003
GLOCK 27		1	2003
GLOCK 27		1	2003
File cabinet		1	2004
MICROWAVE OVENS X 2		2	2004
LARGE REFRIGERATOR		1	2004
TROEMNER WEIGHTS		1	2004
SMALL REFRIGERATORS X 2		2	2004
EDMUND MICROSCOPE		1	2004
EK 3000 SCALES		1	2004
GENESIS I		1	2004
GLOCK 22		1	2004
GLOCK 22		1	2004
GLOCK 27		1	2004
TOSHIBA PHONES X 9		9	2004
Swivel chair		1	2005
4 Drawer Filing Cabinet		1	2005
Black Leather Executive Chair		1	2005
Lane Chair		1	2005
Blue swivel chair		4	2005
Utility Cart		1	2005
Precision Drafting Chairs		2	2005
Cherry 2-drawer vertical file cabinet		1	2005
Storage Shelf		1	2005
Cherry 2-drawer lateral file cabinet		1	2005
File Hutch		1	2005

Utility Cart		1	2005
Description	Serial Number	Quantity	Year Purchased
Hutch		1	2005
Lateral File		1	2005
Shelves		12	2005
Lateral File		1	2005
Inspection Butler Software		1	2005
Com. Work Station		1	2005
Com. Work Station		1	2005
Executive Desk		1	2005
L-Desk		1	2005
Executive Desk		1	2005
Shelves		12	2005
GLOCK 22		1	2005
GLOCK 27		1	2005
17" flat panel monitors		3	2005
Dell Latitude D510 laptop		2	2005
Bookcase		1	2005
Lateral File		4	2005
ICOM-ICF14		1	2006
ICOM-ICF14		1	2006
ICOM-ICF14		1	2006
ICOM-ICF14		1	2006
ICOM-ICF14		1	2006
Dell Monitor		1	2006
ICOM Mobile F121		1	2006
ICOM Mobile F121		1	2006
ICOM Mobile F121		1	2006
ICOM Mobile F121		1	2006
ICOM Mobile F121		1	2006
ICOM Mobile F121		1	2006
ICOM Mobile F121		1	2006
GLOCK 27		1	2006
GLOCK 27		1	2006
Canon Power Shot S21S		1	2006
GLOCK 22		1	2006
GLOCK 22		1	2006
GLOCK 22		1	2006
GLOCK 22		1	2006
GLOCK 22		1	2006
GLOCK 22		1	2006
Dell Computer		1	2006

Stop Sticks		5	2006
Description	Serial Number	Quantity	Year Purchased
Ballistic Vests		6	2006
Equipment Purchase - Auxiliary		1	2008
Fire Equip		1	2008
AR 15/ M16/ M4 Armorer Kit		1	2009
Lazer Speed Detector	26782	1	2009
Scope/Night Force 3.5-15x50 mm	NXS1550 ZS	1	2009
La Rue Tactical Rifle	OBR 7.62 Optimized 16" barrel	1	2009
Identex Live Scan Fingerprint System	TP-3100XT-ED	1	2009
Vertex Repeater/Icom Radio System		1	2011
20" Snapper Push Mower		1	2003
Welding helmets - one with auto lense		2	2004
ICOM-ICF14		1	2006
STIHL Trimmer		1	2006
Toro push mower		1	2006
Genesis Radar		1	2006
Fire Equip from grant		1	2008
36" Walk Behind	2H7-852	1	2008

ITEM REPORT

AGENDA ITEM NUMBER: VIII.E.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: April 7, 2025

AGENDA ITEM: Quote dated February 27, 2025, from Stealth Video for the installation of a security camera system in J.B. Owens Park, in an amount not to exceed \$63,885.40.

EXECUTIVE SUMMARY:

The City of Holly Springs has requested proposals for the installation of security camera systems at all city facilities and parks capable of one hundred and eighty (180) days of online video storage. The lighting and electrical infrastructure had to be expanded in J.B. Owens Park to accommodate the installation of the security camera system. That work has been completed and the City of Holly Springs may now proceed with the installation of the security camera system throughout the park.

FISCAL IMPACT:

The fiscal impact of this project is \$63,885.40 and may be funded by Special Purpose Local Option Sales Tax VI (SPLOST VI).

ATTACHMENTS:

1. JB Owens Park Camera System Proposal
2. Camera Systems Justification Letter

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration



Camera System Overview

Holly Springs, GA

System Overview

- Technology Summary
- Park Designs
- Solution Cost

Technology Summary

- NDAA Compliant 4MP Cameras with Audio, IR Starlight© night vision and SD Card
- 32 Channel Local Network Video Recorder with 4TB backup non-POE Professional Version that will connect to PC based viewing software and mobile app
- 16 Channel Cloud Server for offsite backup and viewing
- LED Motion Sensing Lighting (JB Owens Nature Path)
- Lockable Fan-Cooled Secure Battery Backup Enclosures
- Ruggedized cell modem (SIM provided by Holly Springs)
- Ruggedized outdoor rated network enclosures
- Ruggedized network hardware
- Ruggedized wireless bridging



JB Owens



JB Owens Cameras

- 1 – Restroom to Playground
- 2 – Facing Restroom Doors
- 3 – Restroom to Parking Lot
- 4 – Parking Lot Tag
- 5 – Parking Lot Main Entry
- 6 – Playground West
- 7 – Pavilion 2
- 8 – Parking Lot Rear
- 9 – Playground Back
- 10 – Pavilion 1
- 11 – Main Field
- 12 – Nature Trail Entry
- 13 – Nature Platform Approach
- 14 – Nature Platform

JB Owens Camera 1

Restroom to Playground



JB Owens Camera 2

Facing Restroom Doors



JB Owens Camera 3

Restroom to Parking Lot



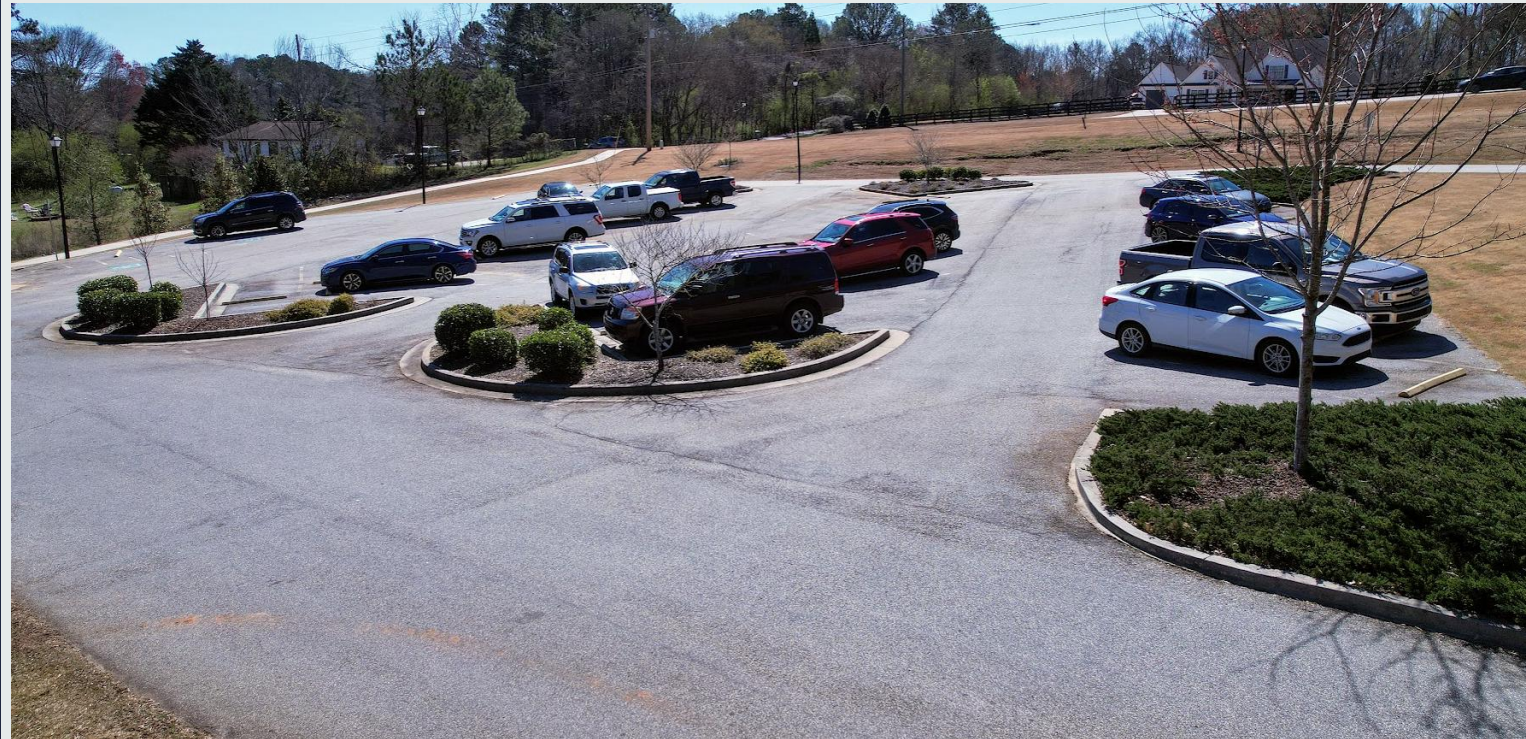
JB Owens Camera 4

Parking Lot Tag



JB Owens Camera 5

Parking Main Entry



JB Owens Camera 6

Playground West



JB Owens Camera 7

Pavilion 2



JB Owens Camera 8

Parking Lot Rear



JB Owens Camera 9

Playground Back



JB Owens Camera 10

Pavilion 1



JB Owens Camera 11

Main Field



JB Owens Camera 12

Nature Trail Entry



JB Owens Camera 13

Nature Platform Approach



JB Owens Camera 14

Nature Platform



Solution Summary

- **JB Owens Park Solution - \$63,885.40**
 - 32 Channel NVR
 - 16 Channel Cloud Server
 - Thirteen (13) 4MP Cameras
 - One (1) 4X Zoom Camera
 - Four (4) POE Switches
 - One (1) Enclosure with Battery Backup

50% Deposit to start project, 50% upon completion



Mayor
Ryan P. Shirley

City Attorney
Robert M. Dyer

Council Members
Kevin Moore
Dee Phillips
Kyle Whitaker
Jeff Wilbur
Michael R. Zenchuk II

City Manager
Robert H. Logan

**Assistant City
Manager/City Clerk**
Karen Norred

March 13, 2025

To whom it may concern,

The purpose of this letter is to justify the purchase of surveillance camera systems for J.C. Mullins Field at 150 Childers Academic Circle, Holly Springs, Georgia 30115 and J.B. Owens Park at 2699 Hickory Road, Holly Springs, Georgia 30115 without obtaining additional quotes.

The city's current surveillance systems are provided by Stealth Security Services located at 225 Creekstone Ridge, Suite 527, Woodstock, Georgia 30188.

Stealth Security Services has been the low quoted vendor for the other systems that have been provided to the city. This vendor has also been able to provide systems that meet the 180-day retention requirements by storing in the cloud. The current systems are all displayed on a single portal in a web browser that does not tax the systems with so many high-resolution cameras.

In order to maintain the continued look and a single point of viewing the cameras for all locations, Stealth Security Services is the only vendor that can accomplish this task.

Respectfully submitted,

Ron Carter
Facilities and IT Manager

ITEM REPORT

AGENDA ITEM NUMBER: VIII.F.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: April 7, 2025

AGENDA ITEM: Quote dated February 27, 2025, from Stealth Video for the installation of a security camera system at J.C. Mullins Field, in an amount not to exceed \$30,693.48.

EXECUTIVE SUMMARY:

The City of Holly Springs has requested proposals for the installation of security camera systems at all city facilities and parks capable of one hundred and eighty (180) days of online video storage. The electrical infrastructure had to be upgraded at J.C. Mullins Field to accommodate the installation of the security camera system. That work has been completed and the City of Holly Springs may now proceed with the installation of the security camera system around the field.

FISCAL IMPACT:

The fiscal impact of this project is \$30,693.48 and may be funded by Special Purpose Local Option Sales Tax VI (SPLOST VI).

ATTACHMENTS:

1. JC Mullins Park Camera System Proposal
2. Camera Systems Justification Letter

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration



Camera System Overview

Holly Springs, GA

System Overview

- Technology Summary
- Park Designs
- Solution Cost

Technology Summary

- NDAA Compliant 4MP Cameras with Audio, IR Starlight© night vision and SD Card
- 16 Channel Local Network Video Recorder with 4TB backup non-POE Professional Version that will connect to PC based viewing software and mobile app
- 8 Channel Cloud Server for offsite backup and viewing
- LED Motion Sensing Lighting (JB Owens Nature Path)
- Lockable Fan-Cooled Secure Battery Backup Enclosures
- Ruggedized cell modem (SIM provided by Holly Springs)
- Ruggedized outdoor rated network enclosures
- Ruggedized network hardware
- Ruggedized wireless bridging



JC Mullins

JC Mullins



— Wireless Link — 6 Strand Fiber — Camera — MDF/IDF Data Closet Data Enclosure Light Pole

JC Mullins Cameras

- 1 – Light Pole to Concession
- 2 – Light Pole Zoom to Parking Entry
- 3 – Light Pole Parking
- 4 – Front Restroom Entry
- 5 – Restroom Approach from Parking Lot
- 6 – Pathway between Restroom and Back of field
- 7 – Back Restroom Entry
- 8 – Back of Fence Path (*With Motion Sensing LED Light*)

JC Mullins Park Camera 1

Light Pole to Concession



JC Mullins Park Camera 2

Light Pole Zoom to Parking Entry



JC Mullins Park Camera 3

Light Pole Parking Entry



JC Mullins Park Camera 4

Front Restroom Entry



JC Mullins Park Camera 5

Restroom Approach



JC Mullins Park Camera 6

Restroom Back



JC Mullins Park Camera 7

Back Restroom Entry



JC Mullins Park Camera 8

Back of Fence Path



Solution Summary

- **JC Mullins Park Solution - \$30,693.48**

- 16 Channel NVR
- Cloud Server
- Seven(7) 4MP Cameras
- One(1) 25X Zoom Camera
- One(1) LED Light
- Two (2) POE Switches
- One (1) Enclosure with Battery Backup

50% Deposit to start project, 50% upon completion



Mayor
Ryan P. Shirley

City Attorney
Robert M. Dyer

Council Members
Kevin Moore
Dee Phillips
Kyle Whitaker
Jeff Wilbur
Michael R. Zenchuk II

City Manager
Robert H. Logan

**Assistant City
Manager/City Clerk**
Karen Norred

March 13, 2025

To whom it may concern,

The purpose of this letter is to justify the purchase of surveillance camera systems for J.C. Mullins Field at 150 Childers Academic Circle, Holly Springs, Georgia 30115 and J.B. Owens Park at 2699 Hickory Road, Holly Springs, Georgia 30115 without obtaining additional quotes.

The city's current surveillance systems are provided by Stealth Security Services located at 225 Creekstone Ridge, Suite 527, Woodstock, Georgia 30188.

Stealth Security Services has been the low quoted vendor for the other systems that have been provided to the city. This vendor has also been able to provide systems that meet the 180-day retention requirements by storing in the cloud. The current systems are all displayed on a single portal in a web browser that does not tax the systems with so many high-resolution cameras.

In order to maintain the continued look and a single point of viewing the cameras for all locations, Stealth Security Services is the only vendor that can accomplish this task.

Respectfully submitted,

Ron Carter
Facilities and IT Manager

ITEM REPORT

AGENDA ITEM NUMBER: VIII.G.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: April 7, 2025

AGENDA ITEM: Annual Cloud Services Agreement dated January 1, 2025, between the City of Holly Springs and Stealth Video for fifty-eight (58) security cameras in City Hall, Depot, Public Safety, Barrett Memorial Park, and Karen Johnson Barnett Park for one hundred and eighty (180) days of storage per camera, in an amount not to exceed \$13,224.

EXECUTIVE SUMMARY:

The City of Holly Springs has received a proposal to upgrade our existing annual Cloud Services Agreement to add one hundred and eighty (180) days of online storage for the existing fifty-eight (58) security cameras in City Hall, Depot, Public Safety, Barrett Memorial Park, and Karen Johnson Barnett Park.

FISCAL IMPACT:

\$13,224.00 from an existing budgeted source.

ATTACHMENTS:

1. Annual Cloud Agreement - 58 Cameras
2. Camera Systems Justification Letter

RECOMMENDATION:

The staff recommendation is approval of the proposal.

CONCURRENCES:

Finance and Administration



Date 1-1-2025

225 Creekstone Ridge #527

Woodstock Ga. 30188

(770) 591-1441

Annual Cloud Service Agreement

Cloud Service term Dates of coverage **1-1-2025 to 1-1-2026**

12 Month Cloud service agreement is an annual subscription for AWS cloud service of security cameras storage for:

Locations: The Depot QTY.10 Cameras, Public Works QTY. 7 Cameras, Barrett Park QTY 8, Karen Barnett QTY 1 Camera, City Hall QTY 32 Cameras.

City of Holly Springs

3237 Holly Springs Parkway

Holly Springs Ga. 30115

Total Number of Cameras 58

Days of Storage 180 days per camera

12 Month Cost \$13,224.00

This subscription is paid annually and is not set to automatically renew. The customer has the option to renew subscription annually to continue cloud services. An estimate will be sent 30 days prior to subscription cancellation. If the customer does not wish to continue service, the cloud storage will be cancelled at the end of the term stated above.

X _____

Stealth Video Account Representative

X _____

Holly Springs Authorization



Mayor
Ryan P. Shirley

City Attorney
Robert M. Dyer

Council Members
Kevin Moore
Dee Phillips
Kyle Whitaker
Jeff Wilbur
Michael R. Zenchuk II

City Manager
Robert H. Logan

**Assistant City
Manager/City Clerk**
Karen Norred

March 13, 2025

To whom it may concern,

The purpose of this letter is to justify the purchase of surveillance camera systems for J.C. Mullins Field at 150 Childers Academic Circle, Holly Springs, Georgia 30115 and J.B. Owens Park at 2699 Hickory Road, Holly Springs, Georgia 30115 without obtaining additional quotes.

The city's current surveillance systems are provided by Stealth Security Services located at 225 Creekstone Ridge, Suite 527, Woodstock, Georgia 30188.

Stealth Security Services has been the low quoted vendor for the other systems that have been provided to the city. This vendor has also been able to provide systems that meet the 180-day retention requirements by storing in the cloud. The current systems are all displayed on a single portal in a web browser that does not tax the systems with so many high-resolution cameras.

In order to maintain the continued look and a single point of viewing the cameras for all locations, Stealth Security Services is the only vendor that can accomplish this task.

Respectfully submitted,

Ron Carter
Facilities and IT Manager

ITEM REPORT

AGENDA ITEM NUMBER: VIII.H.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: April 7, 2025

AGENDA ITEM: Annual Cloud Services Agreement dated April 2, 2025, between the City of Holly Springs and Stealth Video for twenty-two (22) security cameras in J. B. Owens Park and at J.C. Mullins Field for one hundred and eighty (180) days of storage per camera, in an amount not to exceed \$3,344.

EXECUTIVE SUMMARY:

The City of Holly Springs has received a proposal to upgrade our existing annual Cloud Services Agreement to add one hundred and eighty (180) days of online storage for the proposed twenty-two (22) new security cameras in J.B. Owens Park and at J.C. Mullins Field.

FISCAL IMPACT:

The fiscal impact of the upgraded annual cloud service agreement is \$3,344 and will be funded by the Holly Springs Parks and Recreation Fund.

ATTACHMENTS:

1. Annual Cloud Agreement HS JB Owems and JC Mullins 8 Month Pro-Rated
2. Camera Systems Justification Letter

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration



Date 4-2-2025

225 Creekstone Ridge #527

Woodstock Ga. 30188

(770) 591-1441

8 Month Cloud Service Agreement

Cloud Service term Dates of coverage **5-1-2025 to 1-1-2026**

8 Month Cloud service agreement is an annual subscription for AWS cloud service of security cameras storage for:

JC Mullins Park qty. 8 Cameras

J. B Owens Park qty. 14 cameras

City of Holly Springs

3237 Holly Springs Parkway

Holly Springs Ga. 30115

Total Number of Cameras 22

Days of Storage 180 days per camera

8 Month Cost \$3344.00

This subscription is paid annually and is not set to automatically renew. The customer has the option to renew subscription annually to continue cloud services. An estimate will be sent 30 days prior to subscription cancellation. If the customer does not wish to continue service, the cloud storage will be cancelled at the end of the term stated above.

X _____

Stealth Video Account Representative

X _____

Holly Springs Authorization



Mayor
Ryan P. Shirley

City Attorney
Robert M. Dyer

Council Members
Kevin Moore
Dee Phillips
Kyle Whitaker
Jeff Wilbur
Michael R. Zenchuk II

City Manager
Robert H. Logan

**Assistant City
Manager/City Clerk**
Karen Norred

March 13, 2025

To whom it may concern,

The purpose of this letter is to justify the purchase of surveillance camera systems for J.C. Mullins Field at 150 Childers Academic Circle, Holly Springs, Georgia 30115 and J.B. Owens Park at 2699 Hickory Road, Holly Springs, Georgia 30115 without obtaining additional quotes.

The city's current surveillance systems are provided by Stealth Security Services located at 225 Creekstone Ridge, Suite 527, Woodstock, Georgia 30188.

Stealth Security Services has been the low quoted vendor for the other systems that have been provided to the city. This vendor has also been able to provide systems that meet the 180-day retention requirements by storing in the cloud. The current systems are all displayed on a single portal in a web browser that does not tax the systems with so many high-resolution cameras.

In order to maintain the continued look and a single point of viewing the cameras for all locations, Stealth Security Services is the only vendor that can accomplish this task.

Respectfully submitted,

Ron Carter
Facilities and IT Manager

ITEM REPORT

AGENDA ITEM NUMBER: VIII.I.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: April 7, 2025

AGENDA ITEM: Quote #848904, dated March 13, 2025 from Kaufman Trailers, LLC for the purchase of a new equipment trailer in an amount not to exceed \$8,220.00.

EXECUTIVE SUMMARY:

Public Works needs to replace the current equipment trailer due to age and being in disrepair. The current equipment trailer will be surplus and sold at the next auction.

A total of three trailer manufacturers were contacted, and three quotes were received. One from Kaufman Trailers in Lexington, North Carolina for a total of \$8,220.00, one from Country Boy Trailers in Cumming, Georgia for \$9,400.00, and one from Texas Pride Trailers in Madison, Texas for \$9,610.00.

FISCAL IMPACT:

\$8,220.00 from SPLOST VI funds.

ATTACHMENTS:

1. Equipment Trailer Quotes

RECOMMENDATION:

The staff recommendation is approval of the quote.

CONCURRENCES:

Finance and Administration



NC Quote

702 North Silver Street Ph: (336) 790-6800
Lexington, NC 27292 Fx: (336) 859-5963

Quote Order #: 848904
Quote Order Date: 3/13/2025
Salesperson: Tom Davis
Customer ID: 467746
Ship Via: DS Truck Delivery on Hold
Terms: PO / (NET 30)

Bill To:

City Of Holly Springs / Public Works
956 Univeter Road
Canton, GA 30115

Ship To:

467746

City Of Holly Springs / Public Works
956 Univeter Road
Canton, GA 30115

Phone: 770-345-5536

Fax:

Cell:

Alt:#

GVWR 15000

Item	Description	Base Price	Options	Additional Options	Total Price	Extended Price
FDW-7K-28D	DELUXE Equipment / Wood Floor / 7k Axles / 28`	\$7090.00	\$230.00	\$0.00	\$7320.00	\$7320.00
	Bumper Pull Coupler		Adj 2-5/16" Ball	\$0.00		
	Jack		12K Drop Foot [std]	\$0.00		
	Toolbox in Tongue		Yes w/ Lockable Lid [std]	\$0.00		
	Wiring / Lights		Sealed Wiring / LEDs	\$0.00		
	Plug		7-Way RV [std]	\$0.00		
	Crossmembers		16" On Center [std]	\$0.00		
	Dovetail		2` Wood [std]	\$0.00		
	Ramps		60"x18"Self-cleaning [std]	\$0.00		
	Spring Assist Ramps		Yes [std]	\$0.00		
	102" Wide Deck Ext		NO	\$0.00		
	Fenders		Diamond Plate [std]	\$0.00		
	Removable Fenders		N/A	\$0.00		
	Tie Downs		Stake Pockets [std]	\$0.00		
	Rubrail		Yes [std]	\$0.00		
	Fork Holders		NO	\$0.00		
	Winch		NO	\$0.00		
	Tires		235/80 R16 LRE Radials	\$0.00		
	Spare		Mounted 16" LRE Radial	\$230.00		
	Paint		Black	\$0.00		
	Pinstripe		White	\$0.00		

Totals 1

Sale Amount: \$7,320.00

Tax: \$0.00

Documentation: \$0.00

Total: \$7,320.00

Please make check for freight charges of 900 payable to Trailer Delivery Service. Mail check to: Trailer Delivery Service 704B N. Silver Street Lexington, NC 27292

Ron Carter

From: Tim Reid <treid@countryboy-trailers.com>
Sent: Tuesday, March 25, 2025 9:08 AM
To: Ron Carter
Subject: RE: Equipment Trailer Quote

82"X28'
26' Flat 2' Dove
2-7000 lb. Axle W/ Brake
1-12000 lb. Jack
Adjustable Cupler
Wood Floor
Stake pocket & Rub Rail
H/D Fender
Sale Price \$ 9400.00
No Sale Tax

Thank you

Have a lovely day!



Tim Reid

1550 Atlanta Highway

Cumming, GA 30040

770 887-8508 Ext. 1

<https://link.edgepilot.com/s/32b1922c/CgUHLhFUGE2kXLfoCagFPA?u=http://www.countryboy-trailers.com/>



Texas Pride Trailers ORDER FORM



Sales Person **Juan Hernandez (936) 307-0729** **Date** 3/13/25

Pick Up Location: MA: ☒ ST: ☐ TN: ☐ CA: ☐ MO: ☐ NC: ☐
HO: ☐ OR: ☐ TXA: ☐

Method of Payment: Cash: ☒ Bank Finance: ☐ Sheffield #

Customer Name/ Business Name: City of Holly Springs, Public Works

POC & Number: Ron Carter

Email Address: rcarter@hollyspringsga.us

Mailing Address: 956 Univeter Road, Canton, GA 30115

Physical Address: 956 Univeter Road, Canton, GA 30115

County: **EIN# or DL# & State Issued**

Options/Notes:

- | | |
|----|---|
| 1 | 7' x 26' + 2' (28') Wood Deck, Bumper Pull Lowboy Trailer |
| 2 | Dual 7,000 lb Direct Lube 8 lug (electric brakes on both axles) |
| 3 | New 16" ST235/80R16 10ply radial LRE w/ Spare Tire |
| 4 | Single 12,000 pound drop leg (spring loaded) |
| 5 | All flush mount or recessed lifetime LED stop / turn / clearance lighting |
| 6 | Slide In Ramps |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |

Cost: **Tax**

\$7,795.00	Y
	Y
\$175.00	Y
	Y
	Y
	Y
	Y
	Y
	Y
	Y
	Y

Tax Rate:

Stock Numbers: (separate with comma)

The balance due must be paid in Cashiers Check, or Credit Card
We will only accept cash payments up to 2,000\$
2% fee for any tranaction over \$2,000 on Card Transactions
Deposit is non refundable once steel is cut for trailer.

Delivery Miles

Cost Per Mile

Sub Total

Sales Tax

Registration

Doc Fee

Title Fee

CA Tire

Token / Farm Tags

Transfer Fee

FET 12%

Shipping

Credit Card Convenience Fee

Deposit

\$7,970.00
\$0.00
\$50.00
\$0.00
\$0.00
\$1,640.00

Estimated Pickup Date:

Heard About Us? LC

Total Sale: \$9,610.00



FINANCIAL HIGHLIGHTS
As of February 28, 2025



Budget Summary
16% of year lapsed

	2024 Year End (audited)	2025 Budget	2025 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	17,435,276	16,500,000	1,920,975	11.64%
American Rescue Plan (ARP) Act of 2021	3,750,580	1,920,000	10,893	0.57%
Operating Grant Fund	136,908	70,000	14,962	21.37%
Parks & Recreation Fund	2,363,840	470,250	86,633	18.42%
Tax Allocation District	384,548	654,475	66,563	10.17%
Hotel/Motel Tax Fund	5,460	6,000	986	16.44%
SPLOST III Fund	22,150	-	-	0.00%
SPLOST V Fund	6,707,585	-	-	0.00%
SPLOST VI Fund	-	7,500,000	1,152,639	15.37%
Town Center Fund	6,451,025	8,000,000	287,578	3.59%
Urban Redevelopment Agency	20,902,565	7,500,000	56,038	0.75%
Debt Service Fund	3,385,509	3,789,395	895,882	23.64%
Stormwater Utility Fund	1,878,911	610,000	36,592	6.00%
TOTAL REVENUES - ALL FUNDS	\$ 63,424,357	\$ 47,020,120	\$ 4,529,741	9.63%

EXPENDITURES/EXPENSES BY FUND				
General Fund	15,216,644	16,500,000	2,076,911	12.59%
American Rescue Plan (ARP) Act of 2021	3,753,051	1,920,000	-	0.00%
Operating Grant Fund	136,672	70,000	15,492	22.13%
Parks & Recreation Fund	2,587,800	470,250	41,519	8.83%
Tax Allocation District	96,130	654,475	321,766	49.16%
Hotel/Motel Tax Fund	8,435	6,000	1,800	30.00%
SPLOST III Fund	41,530	-	-	0.00%
SPLOST V Fund	5,511,290	-	-	0.00%
SPLOST VI Fund	-	7,500,000	255,440	3.41%
Town Center Fund	6,754,049	8,000,000	60,090	0.75%
Urban Redevelopment Agency	6,436,309	7,500,000	287,578	3.83%
Debt Service Fund	1,545,007	3,789,395	831,402	21.94%
Stormwater Utility Fund	275,799	610,000	8,457	1.39%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 42,362,717	\$ 47,020,120	\$ 3,900,455	8.30%



Comparison to Prior Year
16% of year lapsed

	02/29/2024 Actual (unaudited)	2024 Budget	% of Annual Amended Budget	02/28/2025 Actual	2025 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	1,604,180	13,975,000	11.48%	1,920,975	16,500,000	11.64%
American Rescue Plan (ARP) Act of 2021	15,554	2,000,000	0.78%	10,893	1,920,000	0.57%
Operating Grant Fund	15,438	75,000	20.58%	14,962	70,000	21.37%
Parks & Recreation Fund	72,052	875,000	8.23%	86,633	470,250	18.42%
Tax Allocation District	57,426	446,112	12.87%	66,563	654,475	10.17%
Hotel/Motel Tax Fund	694	6,000	11.56%	986	6,000	16.44%
SPLOST V Fund	735,682	7,685,000	9.57%	-	-	0.00%
SPLOST VI Fund	-	2,600,000	0.00%	1,152,639	7,500,000	15.37%
Town Center Fund	1,442,516	15,300,000	9.43%	287,578	8,000,000	3.59%
Urban Redevelopment Agency	120,862	15,000,000	0.81%	56,038	7,500,000	0.75%
Debt Service Fund	330,593	3,850,000	8.59%	895,882	3,789,395	23.64%
Stormwater Utility Fund	19,387	610,000	3.18%	36,592	610,000	6.00%
TOTAL REVENUES - ALL FUNDS	\$ 4,414,382	\$ 62,422,112	7.07%	\$ 4,529,741	\$ 47,020,120	9.63%
EXPENDITURES/EXPENSES BY FUND						
General Fund	1,788,917	13,975,000	12.80%	2,076,911	16,500,000	12.59%
American Rescue Plan (ARP) Act of 2021	19,521	2,000,000	0.98%	-	1,920,000	0.00%
Operating Grant Fund	13,060	75,000	17.41%	15,492	70,000	22.13%
Parks & Recreation Fund	194,775	875,000	22.26%	41,519	470,250	8.83%
Tax Allocation District	330,593	446,112	0.00%	321,766	654,475	49.16%
Hotel/Motel Tax Fund	-	6,000	0.00%	1,800	6,000	30.00%
SPLOST V Fund	821,473	7,685,000	10.69%	-	-	0.00%
SPLOST VI Fund	-	2,600,000	0.00%	255,440	7,500,000	3.41%
Town Center Fund	2,832,335	15,300,000	18.51%	60,090	8,000,000	0.75%
Urban Redevelopment Agency	1,442,516	15,000,000	9.62%	287,578	7,500,000	3.83%
Debt Service Fund	846,117	3,850,000	21.98%	831,402	3,789,395	21.94%
Stormwater Utility Fund	19,629	610,000	3.22%	8,457	610,000	1.39%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 8,308,937	\$ 62,422,112	13.31%	\$ 3,900,455	\$ 47,020,120	8.30%

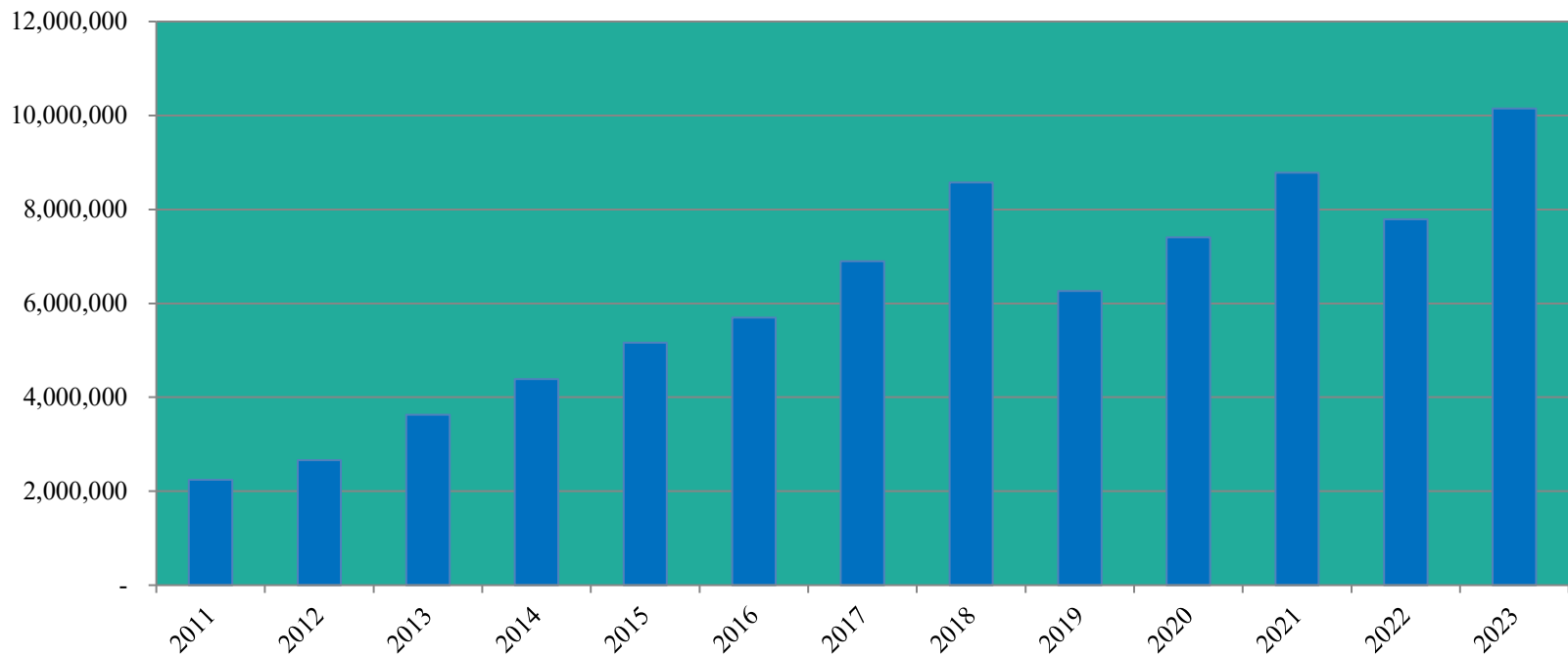


**Changes in Fund Balance/Net Position
As of February 28, 2025**

Fund				Unaudited	
	Balance as of 1/1/2024 (unaudited)	Revenues	Expenditures/ Expenses	Balance as of 2/28/2025	Net Increase/ (Decrease)
General Fund	10,152,420	1,920,975	2,076,911	9,996,485	(155,935)
American Rescue Plan (ARP) Act of 2021	-	10,893	-	10,893	10,893
Operating Grant Fund	37,373	14,962	15,492	36,843	(530)
Parks & Recreation Fund	755,682	86,633	41,519	800,796	45,114
Tax Allocation District	567,979	66,563	321,766	312,776	(255,203)
Hotel/ Motel Tax Fund	6,376	986	1,800	5,562	(814)
SPLOST VI Fund	-	1,152,639	255,440	897,198	897,198
Town Center Fund	(662,117)	287,578	60,090	(434,629)	227,488
Urban Redevelopment Agency	14,466,257	56,038	287,578	14,234,716	(231,540)
Debt Service Fund	1,843,815	895,882	831,402	1,908,295	64,480
Stormwater Utility Fund	8,291,664	36,592	8,457	8,319,799	28,135
	\$ 35,459,448	\$ 4,529,741	\$ 3,900,455	\$ 36,088,734	\$ 629,286

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

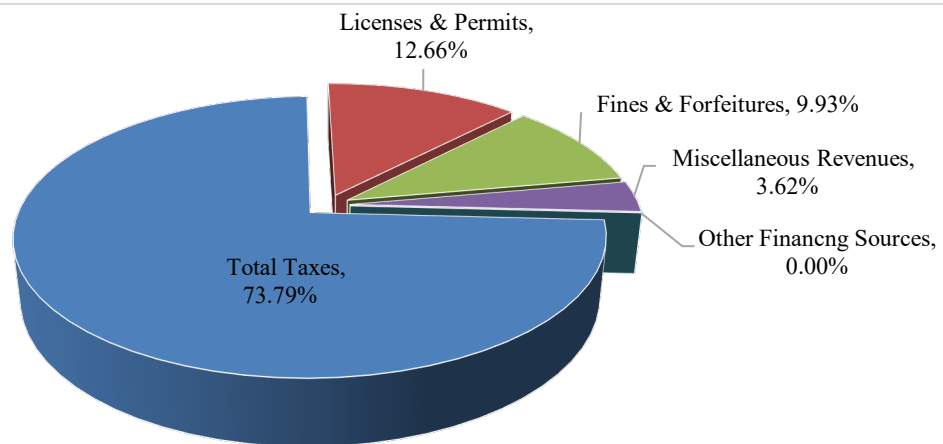




Budget Comparison Report - General Fund
16% of year lapsed

REVENUES	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Property Taxes	256,390	8,290,991	440,612	5.31%
Motor Vehicle Taxes	1,490	25,000	3,068	12.27%
Motor Vehicle Title Ad Valorem Tax	72,249	850,000	150,979	17.76%
Mobile Home Tax	-	75	-	0.00%
Recording Intangible Taxes	2,520	65,000	7,385	11.36%
Penalties & Interest	5,084	10,000	7,466	74.66%
Fifa Fees	210	2,000	285	14.25%
Franchise Tax	278,926	625,000	677,446	108.39%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	1,398	10,000	3,366	33.66%
Business & Occupation Tax	28,528	150,000	122,685	81.79%
Financial Institutions Tax	4,245	4,000	4,245	106.13%
Insurance Premium Tax	-	1,500,000	-	0.00%
Total Taxes	666,585	11,992,716	1,417,538	11.82%
Licenses & Permits	70,328	595,525	243,199	40.84%
Fines & Forfeitures	89,622	738,425	190,744	25.83%
Miscellaneous Revenues	24,171	117,284	27,094	23.10%
Interest Income	19,530	150,250	42,401	28.22%
Proceeds from the Sale of Assets	-	50,000	-	0.00%
Inception of Lease Liability	-	400,000	-	0.00%
Donation from Private Sources	-	250	-	0.00%
Fund Balance	-	2,455,550	-	0.00%
TOTAL GENERAL FUND REVENUES	\$ 870,236	\$ 16,500,000	\$ 1,920,975	11.64%

Revenues by Source

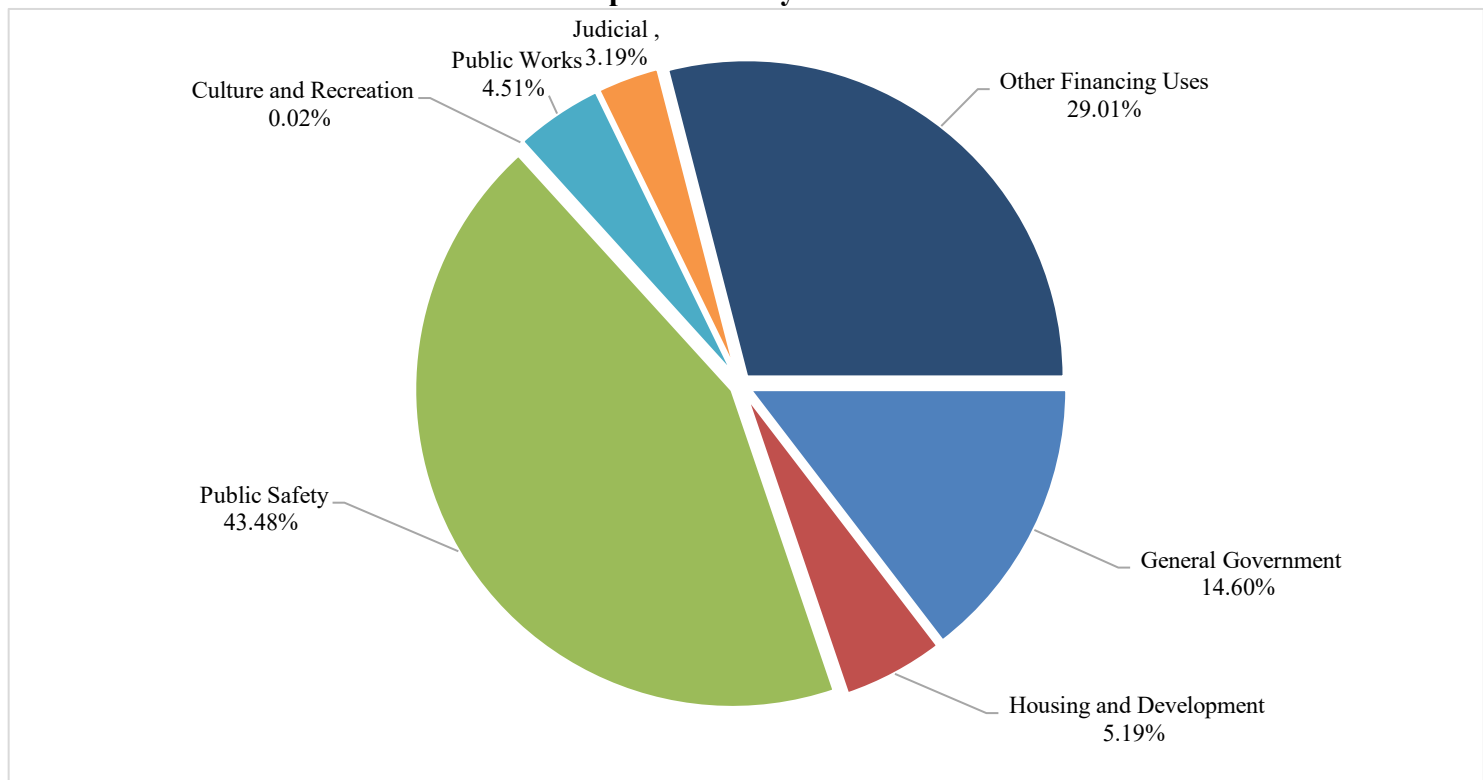




Budget Comparison Report - General Fund
16% of year lapsed

EXPENDITURES	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
General Government	137,762	2,621,631	303,194	11.57%
Housing and Development	56,927	671,081	107,718	16.05%
Public Safety	392,827	8,656,881	902,939	10.43%
Culture and Recreation	161	44,000	474	1.08%
Public Works	43,060	701,189	93,740	13.37%
Judicial	49,428	594,050	66,276	11.16%
Other Financing Uses	377,850	3,211,167	602,569	18.76%
TOTAL GENERAL FUND EXPENDITURES	\$ 1,058,015	\$ 16,500,000	\$ 2,076,911	12.59%

Expenditures by Function





Budget Comparison Report - All Funds
16% of year lapsed

Unaudited

	2024 Year End Actuals	2025 Budget	Year to Date	% 2025 Annual Budget
<u>GENERAL FUND</u>				
Revenues:	17,435,276	16,500,000	1,920,975	11.64%
Expenditures:	15,216,644	16,500,000	2,076,911	12.59%
Excess Revenues over (under) Expenditures	2,218,631	-	(155,935)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	3,750,580	1,920,000	10,893	0.57%
Expenditures:	3,753,051	1,920,000	-	0.00%
Excess Revenues over (under) Expenditures	(2,471)	-	10,893	
<u>OPERATING GRANT FUND</u>				
Revenues:	136,908	70,000	14,962	21.37%
Expenditures:	136,672	70,000	15,492	22.13%
Excess Revenues over (under) Expenditures	236	-	(530)	
<u>PARKS & RECREATION FUND</u>				
Revenues:	2,363,840	470,250	86,633	18.42%
Expenditures:	2,587,800	470,250	41,519	8.83%
Excess Revenues over (under) Expenditures	(223,960)	-	45,114	
<u>TAX ALLOCATION DISTRICT</u>				
Revenues:	384,548	654,475	66,563	10.17%
Expenditures:	96,130	654,475	321,766	49.16%
Excess Revenues over (under) Expenditures	288,418	-	(255,203)	



Budget Comparison Report - All Funds
16% of year lapsed

Unaudited

	2024 Year End Actuals	2025 Budget	Year to Date	% 2025 Annual Budget
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	5,460	6,000	986	16.44%
Expenditures:	8,435	6,000	1,800	30.00%
Excess Revenues over (under) Expenditures	(2,975)	-	(814)	
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	20,902,565	7,500,000	56,038	0.75%
Expenditures:	6,436,309	7,500,000	287,578	3.83%
Excess Revenues over (under) Expenditures	14,466,257	-	(231,540)	
<u>SPLOST VI FUND</u>				
Revenues:	-	7,500,000	1,152,639	15.37%
Expenditures:	-	7,500,000	255,440	3.41%
Excess Revenues over (under) Expenditures	-	-	897,198	
<u>TOWN CENTER FUND</u>				
Revenues:	6,451,025	8,000,000	287,578	3.59%
Expenditures:	6,754,049	8,000,000	60,090	0.75%
Excess Revenues over (under) Expenditures	(303,025)	-	227,488	
<u>DEBT SERVICE FUND</u>				
Revenues:	3,385,509	3,789,395	895,882	23.64%
Expenditures:	1,545,007	3,789,395	831,402	21.94%
Excess Revenues over (under) Expenditures	1,840,501	-	64,480	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	1,878,911	610,000	36,592	6.00%
Expenses:	275,799	610,000	8,457	1.39%
Excess Revenues over (under) Expenses	1,603,111	-	28,135	



Investments
As of February 28, 2025

South State Bank

Downtown Development Authority - CD 4.75%	100,169
---	---------

Subtotal South State Bank	\$ 100,169
----------------------------------	-------------------

Goldman Sachs Autocallable GS Momentum Builder	227,975
Certificate of Deposit - CD 4.05% Maturity Date - 4/19/2025	329,420
Certificate of Deposit - CD 4.05% Maturity Date - 4/25/2025	273,493
Certificate of Deposit - CD 4.05% Maturity Date - 4/22/2025	549,206
Certificate of Deposit - CD 4.05% Maturity Date - 4/22/2025	552,305
Certificate of Deposit - CD 4.05% Maturity Date - 4/22/2025	270,081
Certificate of Deposit - CD 4.05% Maturity Date - 4/25/2025	272,310
Certificate of Deposit - CD 4.05% Maturity Date - 4/25/2025	81,821
Certificate of Deposit - CD 4.15% Maturity Date - 04/25/2025	1,068,225
Certificate of Deposit - CD 4.15% Maturity Date - 5/5/2025	604,063

Subtotal South State Investment Services	\$ 4,228,900
---	---------------------

Total Investments	\$ 4,329,069
--------------------------	---------------------



Cash
As of February 28, 2025

South State Bank

General Fund	1,972,350
Municipal Court Fund	128,042
Police Forfeiture Account	1,806
Police Seized Asset Account	26
Money Market Account	7,042,561
Main Street Board	61,731
Tree Replacement Fund	45,057
American Rescue Plan (ARP) Act of 2021	1,950,153
Operating Grant Fund	21,880
Parks & Recreation Fund	254,413
Tax Allocation District (TAD)	229,041
Hotel Motel Tax Fund	5,213
SPLOST VI	618,822
Town Center Fund	245,193
Debt Service Fund	107,760
Downtown Development Authority - Checking	5,077
Stormwater Utility Fund	432,828

Subtotal South State Bank	\$ 13,121,955
----------------------------------	----------------------

South State Investment Services

Budget Stabilization Cash Account	91
-----------------------------------	----

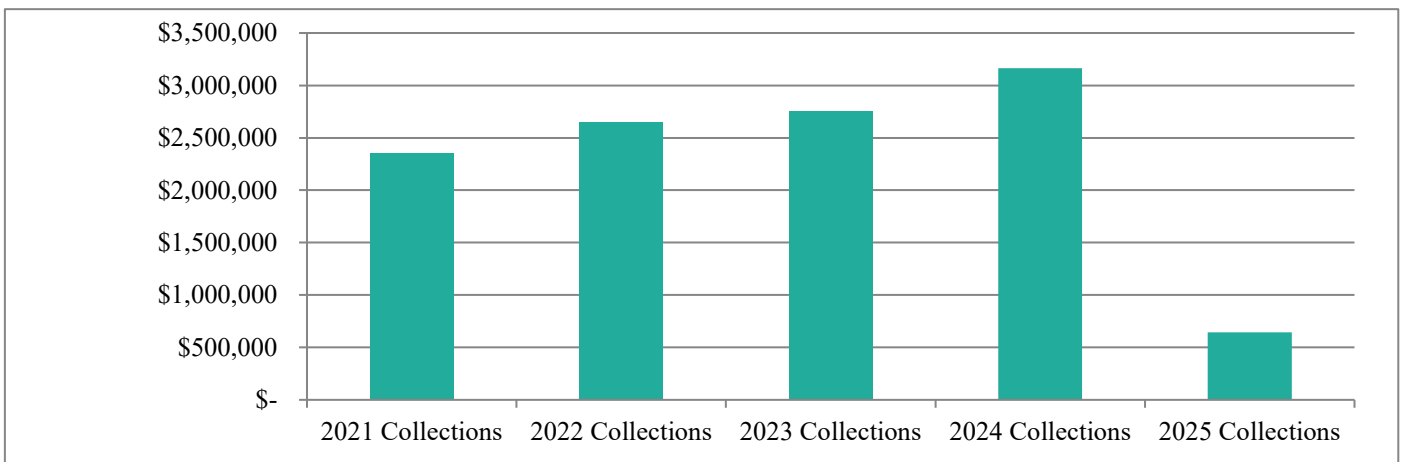
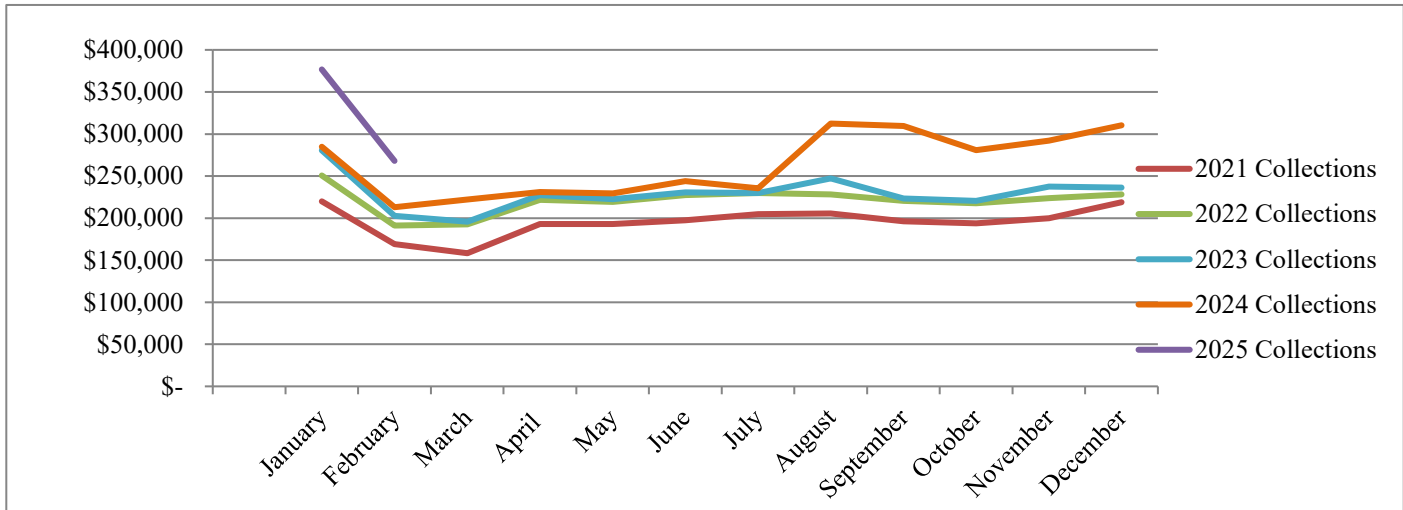
Subtotal South State Investment Services	\$ 91
---	--------------

Total Cash	\$ 13,122,046
-------------------	----------------------



Special Purpose Local Option Sales Tax Collections As of February 28, 2025

						% Change from Prior Year
	2021 Collections	2022 Collections	2023 Collections	2024 Collections	2025 Collections	
January	\$ 219,927	\$ 250,695	\$ 280,583	\$ 284,961	\$ 376,756	32.21%
February	169,237	191,168	202,766	212,973	268,028	25.85%
March	158,258	192,686	195,742	222,279		
April	193,138	221,796	227,217	230,875		
May	193,137	219,102	222,579	229,480		
June	197,249	227,296	230,478	243,921		
July	204,832	229,938	229,808	235,599		
August	205,351	228,172	247,254	312,409		
September	196,323	220,495	223,389	309,613		
October	193,776	217,820	220,673	280,899		
November	199,817	223,696	237,509	292,072		
December	218,887	228,006	236,436	310,513		
	\$ 2,349,931	\$ 2,650,872	\$ 2,754,435	\$ 3,165,593	\$ 644,784	





Downtown Development Authority
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Revenues				
Interest Revenue	0.31	-	0.65	100%
Miscellaneous Revenue	-	6,500	-	0.00%
Proceeds from Sale of Property	64,480	500,000	64,480	12.90%
TOTAL REVENUES	\$ 64,480	\$506,500	\$ 64,481	12.73%
Expenditures				
Dues & Fees	-	500	-	0.00%
Training	-	250	-	0.00%
DDA Meetings	-	3,000	-	0.00%
Other Expenditures	-	250	-	0.00%
Sponsorships	-	2,500	-	0.00%
Transfers to Primary Government	64,480	500,000	64,480	12.90%
TOTAL EXPENDITURES	\$ 64,480	\$ 506,500	\$ 64,480	12.73%



GENERAL FUND REVENUE DETAIL

As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	256,390	8,290,991	373,317	4.50%
Real Property Tax - Public Utility	-	40,000	29,066	72.66%
Personal Property Tax	13,389	125,000	38,229	30.58%
Motor Vehicle Tax	1,490	25,000	3,068	12.27%
Motor Vehicle Title Ad Valorem Tax	72,249	850,000	150,979	17.76%
Apportioned Vehicles (AAVT)	-	4,500	-	0.00%
Mobile Home Tax	-	75	-	0.00%
Intangible Tax	2,520	65,000	7,385	11.36%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	1,398	10,000	3,366	33.66%
Franchise Tax - Electric	278,926	625,000	645,822	103.33%
Franchise Tax - Gas	-	110,000	-	0.00%
Franchise Tax - Cable	2,157	175,000	30,527	17.44%
Franchise Tax - Telephone	-	5,500	1,097	19.95%
Business & Occupational Tax	28,528	150,000	122,685	81.79%
Insurance Premium Tax	-	1,500,000	-	0.00%
Financial Institutions Tax	4,245	4,000	4,245	106.13%
Penalties & Interest	5,084	10,000	7,466	74.66%
FiFa Fees	210	2,000	285	14.25%
Total Taxes	666,585	11,992,716	1,417,538	11.82%
Alcoholic Beverage Licenses	3,500	75,000	4,000	5.33%
Alcohol Pouring Permit	380	5,000	775	15.50%
Zoning and Land Use Permits	530	10,000	1,377	13.77%
Planning and Development Fees	1,859	5,000	1,859	37.18%
Sign Permit Fees	100	1,500	160	10.67%
Special Event Permits	-	250	-	0.00%
Vacant Lot Registration	-	25	-	0.00%
Personal Transportation Veh Permit	-	50	-	0.00%
Other Licenses and Permits	-	2,500	25	1.00%
Building Permit Revenue	43,060	350,000	156,802	44.80%
Certificate of Occupancy Fees	6,000	50,000	7,500	15.00%
Building Permit - Reinspection Fees	-	5,000	150	3.00%
Building Permit-Sub Fee	3,152	30,000	5,119	17.06%
Occupational Tax Late Fees	9	1,200	67	5.61%
Plan Review Fees	11,739	60,000	65,364	108.94%
Total Licenses and Permits	70,328	595,525	243,199	40.84%
Municipal Court Fines	89,622	700,000	190,744	27.25%
Cash confiscations-Forfeitures	-	150	-	0.00%
Proceeds From Sale of Confiscations	-	500	-	0.00%
Court Costs	-	2,500	-	0.00%
Drug Testing Fees	-	-	-	100%
Expungements	-	25	-	0.00%
Tree Recompense Revenue	-	5,000	-	0.00%
Other Fines & Forfeitures-Code	-	30,000	-	0.00%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	89,622	738,425	190,744	25.83%



GENERAL FUND REVENUE DETAIL

As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Grant Revenue	881	500	881	176.15%
Probation Fees	2,348	30,000	4,539	15.13%
Election and Qualifying Fees	-	-	-	100%
Printing and Duplicating Service Fees	92	250	421	168.44%
Advertising Fees	-	750	-	0.00%
Accident/Incident Reports	640	2,000	880	44.00%
Wrecker Service Contract	20,000	20,000	20,000	100.00%
Background Checks	90	1,000	240	24.00%
Bad Check Fees	100	50	100	200.00%
Miscellaneous Revenue	20	47,734	33	0.07%
Rents and Royalties	-	5,000	-	0.00%
Reimbursement for Damaged Property	-	10,000	-	0.00%
Total Miscellaneous Income	24,171	117,284	27,094	23.10%
Interest Revenue	19,830	150,000	42,401	28.27%
Unrealized Gain or Loss on Investments	(300)	250	-	0.00%
Total Investment Income	19,530	150,250	42,401	28.22%
Proceeds from Sale of Assets	-	50,000	-	0.00%
Inception of lease liabilities	-	400,000	-	0.00%
Donations from Private Sources	-	250	-	0.00%
Fund Balance	-	2,455,550	-	0.00%
Total Other Financing Sources	-	2,905,800	-	0.00%
TOTAL GENERAL FUND REVENUES	\$ 870,236	\$ 16,500,000	\$ 1,920,975	11.64%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	7,000	16.67%
Employee Benefits-Medical	3,668	134,661	13,448	9.99%
Employee Benefits-Dental	156	5,017	507	10.11%
Employee Benefits-ADD Life	130	882	235	26.67%
FICA	164	2,604	299	11.47%
Medicare	38	609	70	11.47%
Employee Benefits-Retirement	255	3,058	510	16.66%
Unemployment	6	173	12	6.88%
Workers Comp Insurance	-	133	94	70.38%
Total Salaries and Benefits	7,916	189,137	22,173	11.72%
Communications	257	480	373	77.69%
Travel	-	1,000	-	0.00%
Dues and Fees	150	750	245	32.69%
Education and Training	-	750	475	63.33%
Other Expenditures	230	250	794	317.41%
Small Equipment	106	-	1,076	100%
General Supplies and Materials	-	50	-	0.00%
Total Operations	742	3,280	2,963	90.32%
City Manager				
Salaries & Wages	21,346	277,500	41,395	14.92%
Employee Benefits-Medical	1,543	19,901	3,130	15.73%
Employee Benefits-Dental	114	1,613	228	14.11%
Employee Benefits-ADD Life	37	221	73	33.25%
Employee Benefits-Disability	252	1,588	504	31.74%
FICA	1,312	15,258	2,545	16.68%
Medicare	307	4,024	595	14.79%
Employee Benefits-Retirement	1,684	20,202	3,367	16.67%
Unemployment	-	68	24	35.63%
Workers' Comp. Insurance	-	1,305	920	70.50%
Total Salaries and Benefits	26,594	341,680	52,781	15.45%
Communications	77	900	98	10.90%
Travel	-	1,300	274	21.06%
Dues and Fees	193	2,000	446	22.32%
Education and Training	-	1,250	-	0.00%
Other Expenditures	-	1,500	1,446	96.39%
General Supplies and Materials	-	150	-	0.00%
Total Operations	269	7,100	2,264	31.89%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
City Clerk				
Salaries & Wages	15,200	198,060	29,737	15.01%
Employee Benefits-Medical	3,494	48,589	7,096	14.60%
Employee Benefits-Dental	83	1,234	165	13.38%
Employee Benefits-ADD Life	61	368	123	33.29%
Employee Benefits-Disability	252	1,526	504	33.04%
FICA	904	12,280	1,764	14.37%
Medicare	211	2,872	413	14.37%
Employee Benefits-Retirement	1,202	14,419	2,403	16.67%
Unemployment	14	114	38	33.18%
Workers' Comp. Insurance	-	626	441	70.51%
Total Salaries and Benefits	21,421	280,088	42,684	15.24%
Professional Services	-	5,000	-	0.00%
Communications	77	900	109	12.09%
Travel	-	1,250	-	0.00%
Dues and Fees	288	6,500	1,113	17.12%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	32	250	32	12.96%
General Supplies - Postage	32	300	107	35.77%
Small Equipment	-	500	500	100.00%
Software	-	20,900	3,819	18.27%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	429	37,650	5,680	15.09%
Elections				
Advertising	-	-	-	100%
Total Operations	-	-	-	100.00%
Contingency				
Contingency	-	165,000	-	0.00%
Total Operations	-	165,000	-	0.00%
Financial Administration				
Salaries & Wages	20,320	262,608	40,095	15.27%
Salaries & Wages overtime	14	-	14	100%
Employee Benefits-Medical	6,729	97,925	13,676	13.97%
Employee Benefits-Dental	78	1,404	155	11.06%
Employee Benefits-ADD Life	74	441	147	33.33%
Employee Benefits-Disability	368	2,136	735	34.42%
FICA	1,174	16,282	2,309	14.18%
Medicare	274	3,808	540	14.18%
Employee Benefits-Retirement	1,593	19,118	3,186	16.67%
Unemployment	15	137	48	35.36%
Workers' Comp. Insurance	-	830	585	70.52%
Total Salaries and Benefits	30,638	404,689	61,492	15.19%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services - Audit	-	27,500	-	0.00%
Advertising/Promotions	-	2,800	-	0.00%
Printing and Binding	-	1,500	-	0.00%
Travel	-	500	240	47.93%
Dues and Fees	1,218	10,000	3,782	37.82%
Education and Training	-	1,500	-	0.00%
Other Expenditures	62	500	62	12.31%
General Supplies and Materials	-	1,500	484	32.29%
General Supplies-Postage	530	7,500	711	9.48%
Small Equipment	-	250	-	0.00%
Software	-	9,150	-	0.00%
Total Operations	1,809	62,700	5,279	8.42%
Licensing				
Salaries & Wages	2,076	26,986	4,109	15.23%
Employee Benefits-Medical	958	14,800	1,950	13.18%
Employee Benefits-Dental	19	350	39	11.09%
Employee Benefits-ADD Life	12	74	24	33.08%
Employee Benefits-Disability	38	224	76	33.73%
FICA	116	1,673	228	13.66%
Medicare	27	391	53	13.66%
Employee Benefits-Retirement	164	1,965	327	16.66%
Unemployment	4	23	7	30.35%
Workers' Comp. Insurance	-	43	30	69.93%
Total Salaries and Benefits	3,414	46,529	6,844	14.71%
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	803	1,500	803	53.53%
Software	-	3,000	-	0.00%
Other Supplies-Uniforms	-	50	-	0.00%
Total Operations	803	4,650	803	17.27%
Legal				
Professional Services - Legal	550	35,000	550	1.57%
Total Operations	550	35,000	550	1.57%
Information Technology				
Salaries & Wages	6,803	103,795	13,467	12.97%
Employee Benefits-Medical	1,032	13,267	2,093	15.77%
Employee Benefits-Dental	128	1,073	257	23.93%
Employee Benefits-ADD Life	40	221	81	36.58%
Employee Benefits-Disability	207	838	414	49.46%
FICA	406	6,435	804	12.49%
Medicare	95	1,505	188	12.49%
Employee Benefits-Retirement	1,042	12,502	2,084	16.67%
Unemployment	5	68	16	23.75%
Workers' Comp. Insurance	-	328	231	70.53%
Total Salaries and Benefits	9,758	140,032	19,635	14.02%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	20,000	-	0.00%
Communications	85	480	128	26.66%
Dues and Fees	-	250	32	12.70%
Other Expenditures	44	250	44	17.78%
General Supplies and Materials	-	500	32	6.40%
Small Equipment	19	5,000	277	5.54%
Software	8,542	225,000	20,282	9.01%
Total Operations	8,691	251,480	20,795	8.27%
Human Resources				
Professional Services	-	30,000	-	0.00%
Advertising/Promotions	-	100	-	0.00%
Communications	-	300	11	3.56%
Travel	-	1,000	-	0.00%
Dues and Fees	-	1,200	282	23.53%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	-	0.00%
General Supplies and Materials	-	500	-	0.00%
General Supplies-Postage	-	100	-	0.00%
Small Equipment	-	500	-	0.00%
Software	-	5,500	-	0.00%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	-	40,900	293	0.72%
Risk Management				
Professional Services	-	20,000	5,000	25.00%
Liability Insurance	-	256,000	2,812	1.10%
Total Operations	-	276,000	7,812	2.83%
General Government Building				
Salaries & Wages	5,011	89,638	9,766	10.90%
Employee Benefits-Medical	970	14,093	1,971	13.98%
Employee Benefits-Dental	29	355	58	16.43%
Employee Benefits-ADD Life	25	147	49	33.33%
Employee Benefits-Disability	72	427	144	33.69%
FICA	302	5,558	588	10.57%
Medicare	71	1,300	137	10.57%
Employee Benefits-Retirement	318	3,813	635	16.67%
Unemployment	9	91	17	18.22%
Workers' Comp. Insurance	-	1,880	1,325	70.47%
Total Salaries and Benefits	6,804	117,302	14,690	12.52%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	250	-	0.00%
Disposal - Garbage	105	500	105	21.00%
Lawn Care	-	500	-	0.00%
Pest Control	155	2,200	155	7.05%
Repairs and Maintenance	450	10,000	832	8.32%
Repairs and Maintenance - Vehicles	261	7,500	279	3.72%
Rental of Equipment	718	7,500	1,177	15.69%
Communications	2,197	20,000	4,368	21.84%
Dues and Fees	42	1,500	268	17.89%
Other Expenditures	-	1,000	-	0.00%
General Supplies and Materials	1,234	8,000	2,708	33.84%
Water and Sewer	154	2,000	243	12.13%
Natural Gas	209	3,500	1,530	43.72%
Electricity	1,535	15,000	2,222	14.82%
Gasoline and Diesel	243	4,000	1,276	31.89%
Small Equipment	336	2,000	671	33.56%
Other Supplies-Uniforms	-	150	-	0.00%
Total Operations & Capital	7,638	85,600	15,834	18.50%
Communication & Eternal Affairs				
Salaries & Wages	7,134	87,859	13,752	15.65%
Employee Benefits-Medical	1,688	23,285	3,428	14.72%
Employee Benefits-Dental	53	855	107	12.46%
Employee Benefits-ADD Life	22	132	44	33.39%
Employee Benefits-Disability	123	729	246	33.74%
FICA	425	5,447	820	15.05%
Medicare	99	1,274	192	15.05%
Employee Benefits-Retirement	533	6,396	1,066	16.67%
Unemployment	4	41	15	36.34%
Workers' Compensation	-	466	328	70.45%
Total Salaries and Benefits	10,082	126,484	19,996	15.81%
Communications	43	480	64	13.33%
Travel	-	700	-	0.00%
Dues and Fees	135	2,000	389	19.45%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	-	0.00%
Small Equipment	-	500	-	0.00%
Software	27	1,000	173	17.29%
Total Operations	204	6,330	626	9.89%
TOTAL GENERAL GOVERNMENT	\$ 137,762	\$ 2,621,631	\$ 303,194	11.57%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Municipal Court</i>				
Salaries & Wages	9,742	126,559	16,041	12.67%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	3,880	53,732	7,881	14.67%
Employee Benefits-Dental	98	1,651	196	11.87%
Employee Benefits-ADD Life	49	294	98	33.33%
Employee Benefits-Disability	177	1,051	354	33.72%
FICA	575	7,878	937	11.89%
Medicare	135	1,842	219	11.90%
Employee Benefits-Retirement	771	9,250	1,542	16.67%
Unemployment	14	91	25	27.08%
Workers' Compensation	-	402	283	70.44%
<i>Total Salaries and Benefits</i>	<u>15,441</u>	<u>203,250</u>	<u>27,576</u>	<u>13.57%</u>
Professional Services - Public Defender	759	6,000	1,021	17.02%
Professional Services - Solicitor/Judge	8,000	80,000	12,000	15.00%
Rental of Equipment	131	1,500	201	13.41%
Advertising	-	100	-	0.00%
Printing & Binding	-	100	-	0.00%
Travel	279	5,000	279	5.58%
Dues and Fees	783	1,000	909	90.95%
Education and Training	475	1,500	475	31.67%
Other Expenditures	-	100	-	0.00%
General Supplies and Materials	-	1,500	-	0.00%
General Supplies and Materials Postage	2	750	22	2.94%
Food Supplies	152	3,000	385	12.84%
Small Equipment	-	250	-	0.00%
Software	1,025	20,000	1,025	5.13%
Intergovernmental - Inmate Housing	-	20,000	-	0.00%
Payment to Other Agencies	22,382	250,000	22,382	8.95%
<i>Total Operations</i>	<u>33,987</u>	<u>390,800</u>	<u>38,700</u>	<u>9.90%</u>
TOTAL JUDICIAL	<u>\$ 49,428</u>	<u>\$ 594,050</u>	<u>\$ 66,276</u>	<u>11.16%</u>
<i>Police Administration</i>				
Salaries & Wages	55,218	689,726	108,939	15.79%
Salaries & Wages-Overtime	37	3,000	58	1.93%
Employee Benefits-Medical	7,768	162,686	15,900	9.77%
Employee Benefits-Dental	394	6,289	787	12.52%
Employee Benefits-ADD Life	156	1,103	311	28.21%
Employee Benefits-Disability	845	5,519	1,689	30.60%
FICA	3,370	43,008	6,643	15.45%
Medicare	788	10,058	1,554	15.45%
Employee Benefits-Retirement	3,875	46,500	7,750	16.67%
Unemployment	43	365	132	36.16%
Workers' Compensation	-	27,474	19,365	70.48%
<i>Total Salaries and Benefits</i>	<u>72,493</u>	<u>995,728</u>	<u>163,127</u>	<u>16.38%</u>



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	750	-	0.00%
Repairs & Maintenance	-	4,500	-	0.00%
Repair & Maintenance-Vehicle	122	5,500	152	2.76%
Rental of Equipment	522	6,000	733	12.21%
Communications	310	3,500	465	13.27%
Advertising	-	5,000	-	0.00%
Printing and Binding	-	600	-	0.00%
Travel	438	6,000	876	14.60%
Dues and Fees	260	5,000	1,405	28.09%
Education and Training	-	6,000	700	11.67%
Other Expenditures	-	3,000	-	0.00%
General Supplies and Materials	-	2,000	43	2.17%
General Supplies - Postage	40	500	75	15.00%
Gasoline/Diesel	1,062	18,500	1,910	10.33%
Small Equipment	-	2,500	-	0.00%
Software	13	8,125	27	0.33%
Other Supplies - Uniforms	80	6,000	468	7.80%
Total Operations and Capital	2,846	83,475	6,853	8.21%
Criminal Investigation Division				
Salaries & Wages	26,656	470,683	52,600	11.18%
Salaries & Wages-Overtime	-	10,000	-	0.00%
Employee Benefits-Medical	11,343	163,721	23,052	14.08%
Employee Benefits-Dental	496	7,148	992	13.88%
Employee Benefits-ADD Life	123	882	245	27.78%
Employee Benefits-Disability	542	3,627	1,083	29.86%
FICA	1,566	29,802	3,084	10.35%
Medicare	366	6,970	721	10.35%
Employee Benefits-Retirement	2,916	34,994	5,832	16.67%
Unemployment	29	274	73	26.53%
Workers' Compensation	-	22,262	15,692	70.49%
Total Salaries and Benefits	44,036	750,363	103,374	13.78%
Professional Services	-	500	-	0.00%
Repair & Maintenance	-	3,000	-	0.00%
Repair & Maintenance-Vehicle	211	4,000	241	6.02%
Communications	218	2,400	327	13.63%
Printing and Binding	-	250	-	0.00%
Travel	-	2,000	-	0.00%
Dues and Fees	-	2,000	254	12.70%
Education and Training	-	2,500	-	0.00%
Other Expenditures	-	800	360	45.00%
General Supplies and Materials	3	750	3	0.37%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	695	14,000	1,979	14.14%
Small Equipment	-	3,000	-	0.00%
Software	-	6,000	-	0.00%
Other Supplies - Uniforms	-	3,000	194	6.47%
Total Operations and Capital	1,127	44,250	3,358	7.59%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Vice</i>				
Salaries & Wages	5,979	71,684	11,582	16.16%
Salaries & Wages-Overtime	50	2,000	212	10.59%
Employee Benefits-Medical	974	14,094	1,979	14.04%
Employee Benefits-Dental	59	950	118	12.46%
Employee Benefits-ADD Life	25	147	49	33.33%
Employee Benefits-Disability	97	574	193	33.70%
FICA	353	4,568	688	15.06%
Medicare	83	1,068	161	15.06%
Employee Benefits-Retirement	447	5,364	894	16.67%
Unemployment	6	46	16	35.11%
Workers' Compensation	-	3,413	2,405	70.48%
<i>Total Salaries and Benefits</i>	<u>8,072</u>	<u>103,908</u>	<u>18,298</u>	<u>17.61%</u>
Repairs & Maintenance Vehicles	154	2,500	160	6.40%
Dues and Fees	-	150	19	12.69%
Education & Training	-	250	-	0.00%
Gasoline	278	4,000	528	13.21%
Other Supplies - Uniforms	-	300	-	0.00%
<i>Total Operations and Capital</i>	<u>432</u>	<u>7,200</u>	<u>707</u>	<u>9.82%</u>
<i>Patrol</i>				
Salaries & Wages	130,695	1,901,400	277,475	14.59%
Salaries & Wages-Overtime	5,687	52,000	8,910	17.13%
Employee Benefits-Medical	37,651	648,377	82,415	12.71%
Employee Benefits-Dental	1,371	23,032	2,940	12.77%
Employee Benefits-ADD Life	551	3,969	1,139	28.70%
Employee Benefits-Disability	2,174	15,020	4,486	29.87%
FICA	8,152	121,111	17,121	14.14%
Medicare	1,906	28,324	4,004	14.14%
Employee Benefits-Retirement	11,851	142,210	23,702	16.67%
Unemployment	128	1,231	383	31.09%
Workers' Compensation	546	90,470	64,313	71.09%
<i>Total Salaries and Benefits</i>	<u>200,713</u>	<u>3,027,144</u>	<u>486,888</u>	<u>16.08%</u>
Professional Services	-	4,000	-	0.00%
Repair & Maintenance	-	20,000	-	0.00%
Repair & Maintenance-Vehicle	6,040	80,000	9,090	11.36%
Communications	1,504	22,000	2,260	10.27%
Printing and Binding	-	600	-	0.00%
Travel	-	6,000	-	0.00%
Dues and Fees	65	7,500	1,017	13.56%
Education & Training	-	8,000	117	1.46%
Other Expenditures	-	3,000	-	0.00%
General Supplies and Materials	78	5,000	221	4.42%
Gasoline and Diesel	8,143	125,000	17,120	13.70%
Small Equipment	-	25,000	-	0.00%
Software	-	22,000	1,040	4.73%
Other Supplies - Uniforms	54	51,000	1,854	3.63%
Capital Outlay - Vehicles	-	400,000	-	0.00%
<i>Total Operations and Capital</i>	<u>15,885</u>	<u>779,100</u>	<u>32,718</u>	<u>4.20%</u>



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Police Training</i>				
Salaries & Wages	9,746	74,182	20,012	26.98%
Salaries & Wages-Overtime	-	2,000	-	0.00%
Employee Benefits-Medical	2,850	40,465	5,790	14.31%
Employee Benefits-Dental	99	1,436	198	13.82%
Employee Benefits-ADD Life	25	147	49	33.33%
Employee Benefits-Disability	102	603	203	33.70%
FICA	555	4,723	1,144	24.22%
Medicare	130	1,105	267	24.21%
Employee Benefits-Retirement	462	5,546	924	16.67%
Unemployment	7	46	24	53.13%
Workers' Compensation	-	3,528	2,487	70.49%
<i>Total Salaries and Benefits</i>	<u>13,976</u>	<u>133,781</u>	<u>31,099</u>	<u>23.25%</u>
Repair & Maintenance-Vehicle	28	2,000	28	1.40%
Repairs & Maintenance	-	600	-	0.00%
Communications	56	960	73	7.57%
Travel	-	3,500	-	0.00%
Dues and Fees	-	1,000	127	12.70%
Education and Training	-	4,000	-	0.00%
General Supplies and Materials	419	2,000	419	20.96%
Weapons Supplies & Ammunition	15,265	58,000	15,265	26.32%
Gasoline and Diesel	254	2,500	254	10.17%
Small Equipment	198	8,000	198	2.48%
Software	-	2,750	2,550	92.73%
Other Supplies - Uniforms	210	1,500	415	27.67%
Intergovernmental	-	2,500	-	0.00%
<i>Total Operations and Capital</i>	<u>16,431</u>	<u>89,310</u>	<u>19,329</u>	<u>21.64%</u>
<i>Police Stations and Buildings</i>				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	93	1,200	93	7.75%
Pest Control	45	1,200	45	3.75%
Repairs and Maintenance	407	65,000	1,300	2.00%
Rental of Land & Building	3,622	45,500	10,865	23.88%
Communications	2,008	20,000	3,965	19.82%
Dues & fees	-	450	94	20.80%
General Supplies and Materials	-	3,000	704	23.46%
Water/Sewer	450	5,500	697	12.68%
Electricity	1,190	15,000	1,763	11.75%
Small Equipment	393	1,500	787	52.46%
<i>Total Operations</i>	<u>8,208</u>	<u>158,600</u>	<u>20,312</u>	<u>12.81%</u>



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Probation</i>				
Salaries & Wages	4,152	53,972	8,159	15.12%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	2,860	35,960	5,800	16.13%
Employee Benefits-Dental	99	1,436	198	13.82%
Employee Benefits-ADD Life	25	147	49	33.33%
Employee Benefits-Disability	76	406	151	37.22%
FICA	234	3,377	459	13.58%
Medicare	55	790	107	13.58%
Employee Benefits-Retirement	330	3,966	661	16.67%
Unemployment	7	46	14	30.15%
Workers' Compensation	-	172	121	70.58%
<i>Total Salaries and Benefits</i>	<u>7,837</u>	<u>100,772</u>	<u>15,720</u>	<u>15.60%</u>
Dues and Fees	-	200	25	12.70%
Education and Training	-	250	-	0.00%
General Supplies and Materials	591	100	591	591.42%
Software	180	2,200	540	24.55%
Other Supplies - Uniforms	-	500	-	0.00%
<i>Total Operations and Capital</i>	<u>771</u>	<u>3,250</u>	<u>1,157</u>	<u>35.59%</u>
<i>Fire Services</i>				
Intergovernmental-Fire Services	-	2,380,000	-	0.00%
Total Fire Services	<u>-</u>	<u>2,380,000</u>	<u>-</u>	<u>0.00%</u>
TOTAL PUBLIC SAFETY	<u>\$ 392,827</u>	<u>\$ 8,656,881</u>	<u>\$ 902,939</u>	<u>10.43%</u>
<i>Highways and Streets</i>				
Professional Services-Engineering	-	500	-	0.00%
Disposal-Garbage/Recycling	130	1,500	130	8.67%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	4,658	210,219	20,952	9.97%
Repairs & Maintenance-Vehicles	6	2,500	12	0.48%
Rental of Equipment	-	2,000	-	0.00%
Dues and Fees	31	12,000	1,754	14.62%
Contract Labor	25,305	308,220	50,610	16.42%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	118	2,000	118	5.91%
Gasoline/Diesel	54	5,000	296	5.92%
Small Equipment	-	3,000	-	0.00%
<i>Total Operations</i>	<u>30,302</u>	<u>548,189</u>	<u>73,873</u>	<u>13.48%</u>
<i>Street Lights</i>				
Repairs & Maintenance	-	10,000	-	0.00%
Electricity-Street Lights	12,531	130,000	19,469	14.98%
Total Street Lights	<u>12,531</u>	<u>140,000</u>	<u>19,469</u>	<u>13.91%</u>



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Traffic Lights</i>				
Repairs & Maintenance	-	10,000	-	0.00%
Electricity-Traffic Lights	227	3,000	397	13.24%
Total Traffic Lights	227	13,000	397	3.06%
TOTAL PUBLIC WORKS	\$ 43,060	\$ 701,189	\$ 93,740	13.37%
<i>Tree Commission</i>				
Repairs & Maintenance	-	28,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	63	12.69%
Education and Training	-	1,000	-	0.00%
Tree Commission Meetings	150	3,000	400	13.33%
General Supplies & Materials	11	5,750	11	0.19%
Books and Periodicals	-	500	-	0.00%
Total Operations	161	40,000	474	1.19%
<i>Culture and Recreation</i>				
Intergovernmental-Sequoyah Regional	-	4,000	-	0.00%
TOTAL CULTURE AND RECREATION	\$ 161	\$ 44,000	\$ 474	1.08%
<i>Building Inspections</i>				
Salaries & Wages	12,520	201,310	22,884	11.37%
Employee Benefits-Medical	125	26,534	4,162	15.69%
Employee Benefits-Dental	118	2,006	235	11.72%
Employee Benefits-ADD Life	37	368	74	19.98%
Employee Benefits-Disability	164	1,592	328	20.60%
FICA	774	12,481	1,408	11.28%
Medicare	181	2,919	329	11.28%
Employee Benefits-Retirement	1,221	14,656	2,443	16.67%
Unemployment	21	137	38	28.07%
Workers' Compensation	-	3,453	2,434	70.49%
Total Salaries and Benefits	15,161	265,456	34,335	12.93%
Professional Services-Legal	-	1,000	-	0.00%
Repairs & Maintenance - Vehicles	136	2,000	272	13.58%
Communications	175	1,600	253	15.83%
Printing & Binding	-	50	-	0.00%
Travel	-	500	-	0.00%
Dues and Fees	180	250	262	104.70%
Education and Training	-	1,000	-	0.00%
Other Expenditures	45	250	45	18.00%
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	-	100	-	0.00%
Gasoline/Diesel	129	2,000	282	14.10%
Books and Periodicals-Code Books	-	50	-	0.00%
Small Equipment	-	500	-	0.00%
Software	-	15,000	3,819	25.46%
Other Supplies-Uniforms	-	100	-	0.00%
Total Operations	665	24,500	4,933	20.13%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Planning and Zoning				
Salaries & Wages	11,225	145,928	22,217	15.22%
Employee Benefits-Medical	4,876	28,066	9,815	34.97%
Employee Benefits-Dental	59	351	237	67.59%
Employee Benefits-ADD Life	37	221	74	33.27%
Employee Benefits-Disability	204	1,154	409	35.41%
FICA	665	9,048	1,316	14.54%
Medicare	156	2,116	308	14.54%
Employee Benefits-Retirement	1,278	10,624	2,555	24.05%
Unemployment	4	68	23	34.03%
Workers' Compensation	-	419	295	70.44%
Total Salaries and Benefits	18,505	197,995	37,249	18.81%
Professional Services-Engineering	6,634	85,000	6,634	7.80%
Professional Services-Legal	550	7,000	550	7.86%
Communications	78	480	118	24.53%
Advertising	165	2,500	165	6.62%
Printing & Binding	-	28,000	1,801	6.43%
Travel	-	1,000	-	0.00%
Dues and Fees	882	3,000	1,513	50.43%
Education and Training	-	1,000	-	0.00%
Planning & Zoning Meeting Fees	500	12,000	1,500	12.50%
Other Expenditures	69	250	69	27.76%
General Supplies and Materials	-	500	-	0.00%
General Supplies - Postage	29	1,000	333	33.27%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	-	1,500	-	0.00%
Software	-	12,800	-	0.00%
Total Operations	8,909	156,080	12,683	8.13%
Economic Development				
Salaries & Wages	375	9,762	1,111	11.38%
Employee Benefits - Medical	188	2,586	381	14.72%
Employee Benefits - Dental	6	95	12	12.46%
Employee Benefits - Add Live	2	15	5	32.80%
Employee Benefits - Disability	14	77	27	35.53%
FICA	22	605	66	10.94%
Medicare	5	142	15	10.91%
Employee Benefits - Retirement	59	711	118	16.66%
Unemployment	-	5	1	25.00%
Workers Comp Insurance	-	52	36	70.15%
Total Salaries & Benefits	673	14,050	1,773	12.62%
Rental of land & building	-	-	2,160	0.00%
Dues and Fees	15	-	15	0.00%
Contrac Labor	-	-	-	0.00%
Other Expenditures	-	-	1,571	0.00%
Total Operations	15	-	3,746	100.00%
Intergovernmental				
Intergovernmental - COED	13,000	13,000	13,000	100.00%
Total Intergovernmental	13,000	13,000	13,000	100.00%
TOTAL HOUSING AND DEVELOPMENT	\$ 56,927	\$ 671,081	\$ 107,718	16.05%



General Fund Expenditures
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Capital Lease</i>				
Capital lease - Interest	7,854	121,495	16,990	13.98%
Capital lease Principal	31,917	531,872	68,132	12.81%
TOTAL CAPITAL LEASE	\$ 39,771	\$ 653,367	\$ 85,122	13.03%
<i>Other Financing Uses</i>				
Transfer to Other Funds	338,079	2,557,800	517,447	20.23%
TOTAL OTHER FINANCING USES	\$ 338,079	\$ 2,557,800	\$ 517,447	20.23%
TOTAL GENERAL FUND EXPENDITURES	\$ 1,058,015	\$ 16,500,000	\$ 2,076,911	12.59%



American Rescue Plan (ARP) Act of 2021
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Interest Revenue	5,177	20,000	10,893	54.46%
Miscellaneous Revenue	-	1,900,000	-	0.00%
TOTAL REVENUES	\$ 5,177	\$ 1,920,000	\$ 10,893	0.57%
EXPENDITURES:				
Intergovernmental Fire Services	-	1,920,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 1,920,000	\$ -	0.00%



Operating Grant Fund
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Atlanta Regional Commission Grant	-	70,000	14,962	21.37%
TOTAL REVENUES	\$ -	\$ 70,000	\$ 14,962	21.37%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	7,881	70,000	15,492	22.13%
TOTAL EXPENDITURES	\$ 7,881	\$ 70,000	\$ 15,492	22.13%



Parks&RecreationFund
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Alcoholic Bev Excise Tax Beer & Wine	19,088	255,000	43,473	17.05%
Alcoholic Bev Excise Tax Distilled Spirit	8,972	105,000	20,658	19.67%
Local Option Mixed Drink Tax	5,383	75,000	10,688	14.25%
Penalties and Interest	36	250	36	14.28%
Rents and Royalties	1,870	35,000	11,778	33.65%
TOTAL REVENUES	\$ 35,348	\$ 470,250	\$ 86,633	18.42%
EXPENDITURES:				
Disposal-GarbageDepot	-	500	-	0.00%
Pest Control - Depot	45	750	45	6.00%
Repairs & Maintenance - Depot	136	5,000	136	2.71%
Communications	139	1,750	277	15.83%
General Supplies - Depot	-	1,000	-	0.00%
Water/Sewer - Depot	12	250	19	7.58%
Natural Gas - Depot	-	2,200	-	0.00%
Electricity - Depot	170	5,000	248	4.96%
Small Equipment - Depot	125	500	249	49.80%
Disposal - Garbage Parks	146	1,750	146	8.34%
Lawn Care	-	8,000	-	0.00%
Pest Control - Parks	165	1,500	165	11.00%
Repairs & Maintenance - Parks	1,446	21,720	2,469	11.37%
Rental - Equipment & Land	-	1,000	128	12.77%
Communications	153	500	218	43.51%
Dues and Fees	-	500	445	89.00%
Contract Labor	13,626	215,960	28,677	13.28%
General Supplies and Materials - Parks	276	2,000	313	15.63%
Water/Sewer - Parks	712	10,000	1,107	11.07%
Natural Gas	388	-	446	100%
Electricity - Parks	815	10,000	1,100	11.00%
Small Equipment - Parks	659	1,000	858	85.80%
Capital Outlay - Site Improvements	4,475	-	4,475	100%
Transfers to Other Funds	-	179,370	-	0.00%
TOTAL EXPENDITURES	\$ 23,487	\$ 470,250	\$ 41,519	8.83%



Tax Allocation District Fund
As of February 28, 2025

	February 2025		YTD		% of Annual
	Transactions	2025 Budget	Transactions		Budget
REVENUES:					
Intergovernmental Cherokee County Govt	3,787	131,723	14,370		10.91%
Intergovernmental Cherokee County School I	11,283	420,502	44,382		10.55%
Transfers from General Fund	7,811	102,250	7,811		7.64%
TOTAL REVENUES	\$ 22,882	\$ 654,475	\$ 66,563		10.17%
EXPENDITURES:					
Transfer to Debt Service Fund	321,766	654,475	321,766		49.16%
TOTAL EXPENDITURES	\$ 321,766	\$ 654,475	\$ 321,766		49.16%



Hotel/Motel Tax Fund
As of February 28, 2025

	February 2025		YTD		% of Annual
	Transactions	2025 Budget	Transactions		Budget
REVENUES:					
Hotel/Motel Taxes	501	6,000	986		16.44%
TOTAL REVENUES	\$ 501	\$ 6,000	\$ 986		16.44%
EXPENDITURES:					
Advertising/Promotions	1,800	5,000	1,800		36.00%
Payment to Other Agencies	-	1,000	-		0.00%
TOTAL EXPENDITURES	\$ 1,800	\$ 6,000	\$ 1,800		30.00%



Urban Redevelopment Agency
As of February 28, 2025

	February 2025		YTD	% of Annual
	Transactions	2025 Budget	Transactions	Budget
REVENUES:				
Interest	27,056	-	56,038	100%
Fund Balance	-	7,500,000		0.00%
TOTAL REVENUES	\$ 27,056	\$ 7,500,000	\$ 56,038	0.75%
EXPENDITURES:				
Transfer to Town Center Fund	4,845	7,500,000	287,578	3.83%
TOTAL EXPENDITURES	\$ 4,845	\$ 7,500,000	\$ 287,578	3.83%



SPLOST VI Fund
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
SPLOST VI Revenue	268,028	3,800,000	644,784	16.97%
Grant Revenue - LMIG	-	200,000	202,295	101.15%
Issuance of Long Term Deb	192,712	3,500,000	305,559	8.73%
TOTAL REVENUES	\$ 460,740	\$ 7,500,000	\$ 1,152,639	15.37%
EXPENDITURES:				
Capital Outlay - Bldgs City Hall	2,998	1,000,000	2,998	0.30%
Capital Outlay - Amphitheater	-	1,000,000	-	0.00%
Capital Outlay - Site Improv Parking lot	-	-	-	100%
Capital Outlay - LMIG	368	200,000	368	0.18%
Capital Outlay - Hickory Springs Parkway	-	660,000	-	0.00%
Capital Outlay - Hickory Sprins Ind Dr Realign	-	-	-	100%
Capital Outlay - HS Pkwy Ph II	583	-	583	100%
Capital Outlay - HS Pkwy Ph III	108,025	3,500,000	108,025	3.09%
Capital Outlay - HS Pkwy Wide IV	15,900	-	15,900	100%
Capital Outlay - Sidewalk Projects	2,731	-	2,731	100%
Capital Outlay - Hickory Road Sidewalk	-	500,000	-	0.00%
Capital Outlay - Fox Creek/Turner Village	61,796	250,000	61,796	24.72%
Capital Outlay - Hickory Spring Pkwy Intersec	-	-	-	100%
Capital Outlay-HS Pkwy Phase III	-	-	-	100%
Debt Service - Principal GTIB	27,075	335,000	54,115	16.15%
Debt Service - Interest GTIB	4,445	55,000	8,925	16.23%
TOTAL EXPENDITURES	\$ 223,921	\$ 7,500,000	\$ 255,440	3.41%



Town Center Fund
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	4,845	8,000,000	287,578	3.59%
TOTAL REVENUES	\$ 4,845	\$ 8,000,000	\$ 287,578	3.59%
EXPENDITURES:				
Professional Services	-	500,000	-	0.00%
Capital Outlay - Site Improvements	29,500	500,000	59,000	11.80%
Capital Outlay - Buildings City Hall	-	6,500,000	-	0.00%
Capital Outlay - Buildings Parking Deck	1,090	500,000	1,090	0.22%
TOTAL EXPENDITURES	\$30,590	\$8,000,000	\$60,090	0.75%



Debt Service Fund
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	716,514	3,789,395	895,882	23.64%
TOTAL REVENUES	\$ 716,514	\$ 3,789,395	\$ 895,882	23.64%
EXPENDITURES:				
Debt Service - Bond Principal HSPRA 2016	-	344,764	171,341	49.70%
Debt Service - Bond Interest HSPRA 2016	-	13,972	8,027	57.45%
Debt Service - Bond Principal HSPRA 2023	-	128,000	-	0.00%
Debt Service - Bond Interest HSPRA 2023	-	75,650	-	0.00%
Debt Service - Bond Principal URA 2019	-	555,556	-	0.00%
Debt Service - Bond Principal URA 2020	-	230,770	-	0.00%
Debt Service - Bond Principal URA 2021	259,851	519,702	259,851	50.00%
Debt Service - Bond Principal URA 2023	-	830,000	-	0.00%
Debt Service - Bond Interest URA 2019	-	82,978	277,778	334.76%
Debt Service - Bond Interest URA 2020	-	56,355	43,988	78.06%
Debt Service - Bond Interest URA 2021	70,417	139,898	70,417	50.33%
Debt Service - Bond Interest URA 2023	-	811,750	-	0.00%
TOTAL EXPENDITURES	\$ 330,268	\$ 3,789,395	\$ 831,402	21.94%



Stormwater Utility Fund
As of February 28, 2025

	February 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Stormwater Utility Fees	21,532	610,000	36,592	6.00%
TOTAL REVENUES	\$ 21,532	\$ 610,000	\$ 36,592	6.00%
EXPENSES:				
Salaries & Wages	-	60,916	-	0.00%
Employee Benefits - Medical Insurance	-	36,277	-	0.00%
Employee Benefits - Dental Insurance	-	1,133	-	0.00%
Employee Benefits - Disability	-	485	-	0.00%
Employee Benefits - ADD Life	-	147	-	0.00%
FICA	-	3,778	-	0.00%
Medicare	-	883	-	0.00%
Employee Benefits - Retirement	-	4,995	-	0.00%
Unemployment	-	46	-	0.00%
Workers Comp Insurance	-	3,410	-	0.00%
Professional Services - Legal	-	1,000	-	0.00%
Professional Services - Engineer	6,634	100,000	6,634	6.63%
Repairs & Maintenance	1,144	216,630	1,494	0.69%
Repairs & Maintenance - Vehicles	6	2,500	12	0.48%
Rental of Equipment	-	1,000	-	0.00%
Pest Control	-	500	-	0.00%
Communications	61	1,000	100	9.98%
Dues and Fees	1	5,000	2	0.04%
Training	-	1,500	-	0.00%
Other Expenditures	-	250	71	28.36%
General Supplies & Materials	-	500	-	0.00%
General Supplies - Postage	-	500	-	0.00%
Water/Sewer	-	1,000	-	0.00%
Gasoline & Diesel	-	5,000	144	2.88%
Small Equipment	-	3,200	-	0.00%
Other Supplies-Uniforms	-	250	-	0.00%
Depreciation	-	150,000	-	0.00%
Contingency	-	6,100	-	0.00%
Capital Lease Interest	-	2,000	-	0.00%
TOTAL EXPENSES	\$ 7,846	\$ 610,000	\$ 8,457	1.39%



Holly Springs Tree Commission
Budget to Actual Comparison Report
As of February 28, 2025

	February 2025		YTD	
	Transactions	2025 Budget	Transactions	% Variance
REVENUES:				
Development Fees/Recompense	-	5,000	-	0.00%
Donations from Private Source	-	250	-	0.00%
TOTAL REVENUES	\$ -	\$ 5,250.00	\$ -	0.00%
EXPENDITURES:				
Landscaping/Tree Planting & Care	10.98	28,500	10.98	0.04%
Travel	-	750	-	0.00%
Dues and Fees	-	500	63.47	12.69%
Education and Training	-	1,000	-	0.00%
Tree Commission Meetings	150.00	3,000	400.00	13.33%
Tree Seedlings	-	5,750	-	0.00%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ 160.98	\$ 40,000.00	\$ 474.45	1.19%

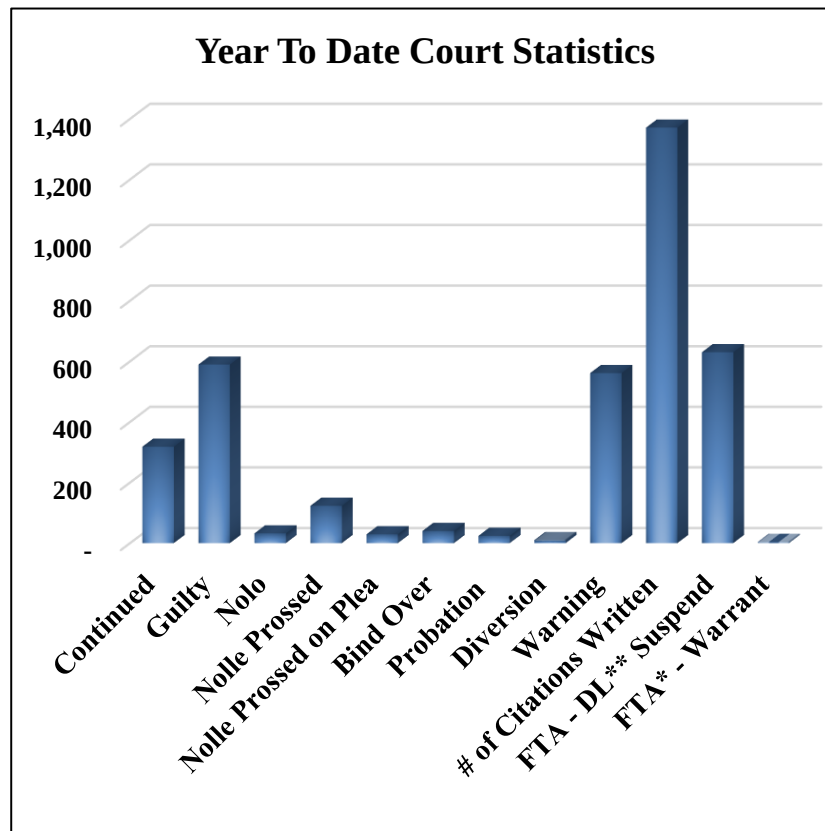


City of Holly Springs Court Statistics 2025 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	117	201	-	-	-	-	-	-	-	-	-	-	318
Guilty	185	404	-	-	-	-	-	-	-	-	-	-	589
Nolo	14	18	-	-	-	-	-	-	-	-	-	-	32
Nolle Prossed	70	53	-	-	-	-	-	-	-	-	-	-	123
Nolle Prossed on Plea	0	29	-	-	-	-	-	-	-	-	-	-	29
Bind Over	17	23	-	-	-	-	-	-	-	-	-	-	40
Probation	6	18	-	-	-	-	-	-	-	-	-	-	24
Diversion	3	7	-	-	-	-	-	-	-	-	-	-	10
Warning	336	225	-	-	-	-	-	-	-	-	-	-	561
# of Citations Written	749	622	-	-	-	-	-	-	-	-	-	-	1,371
FTA - DL** Suspend	8	622	-	-	-	-	-	-	-	-	-	-	630
FTA* - Warrant	1	3	-	-	-	-	-	-	-	-	-	-	4

* Failure to Appear

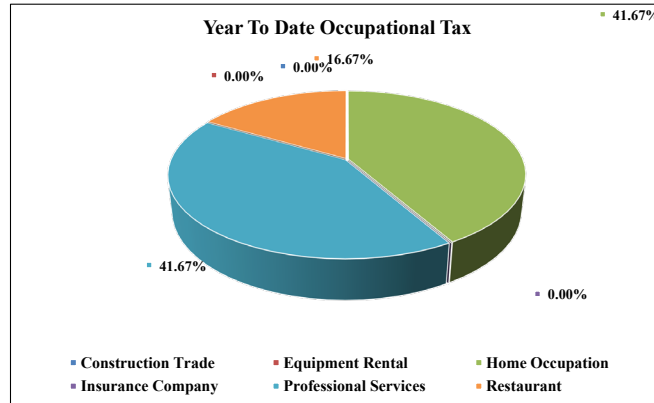
** Driver's License





City of Holly Springs
Occupational Tax Summary
2025 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	4	1	-	-	-	-	-	-	-	-	-	-	5	41.67%
Insurance Company	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Professional Services	-	5	-	-	-	-	-	-	-	-	-	-	5	41.67%
Restaurant	-	2	-	-	-	-	-	-	-	-	-	-	2	16.67%
	4	8	-	-	-	-	-	-	-	-	-	-	12	100.00%

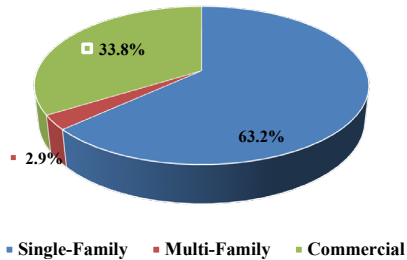




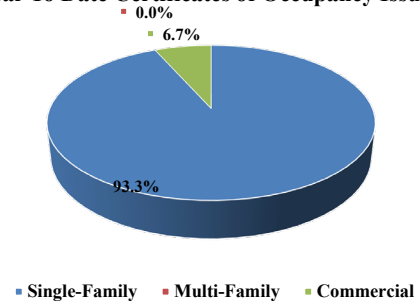
City of Holly Springs
Building Permits and Certificates of Occupancy
2025 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	3	12											15
Accessory Structures	2	2											4
Additions		1											1
Basement Buildouts													0
Mechanical	2	2											4
Plumbing	3	2											5
Electrical	2	5											7
Miscellaneous		6											6
Residential Fence	1												1
Certificates of Completion	1												1
Certificates of Occupancy	5	8											13
Multi-Family													
Townhomes													0
Apartments		2											2
Misc-Multi Family													0
Certificates of Occupancy													0
Commercial													
New Structures	4												4
Addition-C													0
Tenant Build Outs													0
Accessory Structures													0
Mechanical													0
Plumbing		1											1
Electrical													0
Misc-C		1											1
Signs	2	2											4
Utilities	3	10											13
Commercial Fence													0
Certificates of Completion													0
Certificates of Occupancy		1											1

Year To Date Permits Issued



Year To Date Certificates of Occupancy Issued





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

Description	Feb-25
Pot Hole Repair	6
Tree Service Work	1
ROW Mowing	10
Dead Animal Pick Up	2
Street Sweeping	0
Road Salting	0
Sign Maintenance	1
Litter Pickup	20
Stormwater maintenance	7
Traffic Signals	0
Equipment Maintenance	5
Misc. Work Orders	4
PARKS	
J.B. Owens	16
Barrett Park	14
Karen J. Barnett Park	14
J.C. Mullins	22
Monthly Totals	117



**City of Holly Springs
Stormwater Statistics
2025 Year to Date**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	20	11											31
Number of Stormwater Complaints	1	2											3
Miles of Road Swept	0	0											0

