



Downtown Development Authority of Holly Springs

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Wednesday, July 16, 2025 | 6:00 PM

Ollie Evans - Chair | Maggie Grayeski | Andrea Johnston

Steven W. Miller | Scott Owen - Vice Chair | Ryan Smith | Kyle Whitaker

AGENDA

I. CALL TO ORDER

II. PRESENTATIONS

A. Dominion Presentation

III. OLD BUSINESS

IV. NEW BUSINESS

A. May 21, 2025 Downtown Development Authority of Holly Springs meeting minutes.

V. REPORTS

VI. ADJOURNMENT



DOMINIUM

**Holly Springs Senior –
Public
Improvement Presentation**

What we do hits H O M E.

City Council Approved Site Plan

THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS APPROVED THIS SITE PLAN IN COORDINATION WITH THE REZONING OF THE SITE ON SEPTEMBER 23, 2024.



Building Specifications

- 220 total units
 - One Bedroom: 79
 - Two Bedroom: 123
 - Three Bedroom: 18
- 4-story & 5-story staggered building
- 10.07 acres
- Entirely affordable senior housing (55+)
- Requirement to provide ROW for future roadway expansion

Existing Senior GA Communities



•What we do hits H O M E.

Exterior Photos



Exterior Amenities



Ashlynn Ridge 55+ Apartments



Ashlynn Ridge 55+ Apartments

Interior Amenities



Grayson Ridge 55+ Apartments



Grayson Ridge 55+ Apartments

Interior Amenities



Interior Amenities



Interior Amenities

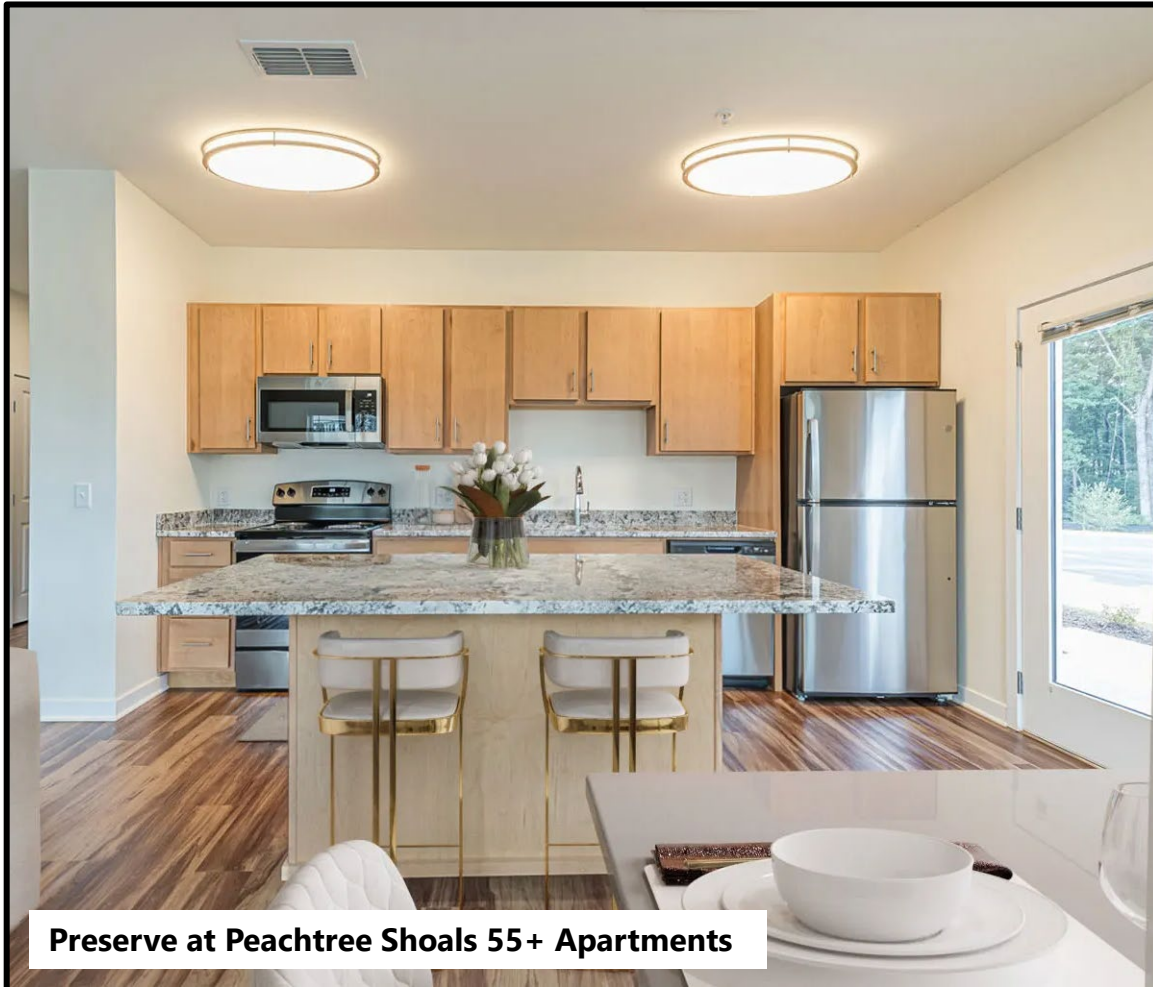


Ashlynn Ridge 55+ Apartments



Ashlynn Ridge 55+ Apartments

In-Unit Photos



Proposal:

➤ Goal:

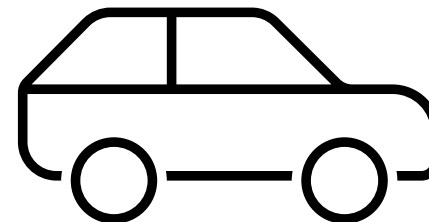
- Enable a path forward for the proposed roadway and create economic development benefit

➤ Proposal

- Public Improvement Agreement (requires fee for future roadway extension)
- Request of \$2 million loan to senior development to pay for project costs (land acquisition, etc.)

➤ Reason

- Benefits to the City:
 - Pathway to developing proposed roadway
 - Economic benefit to the City
 - Economic Development through new housing option for seniors connected to downtown!
- Benefits to the Developer:
 - City financing increases funding chances







The image shows a modern lounge or waiting area. On the left, large floor-to-ceiling windows offer a view of a city street with cars and a blue awning. The interior is furnished with a white sofa, a dark brown sofa, and several yellow armchairs. A wooden coffee table sits in the center. Several large, modern pendant lights with a ribbed, cage-like design hang from the ceiling. On the right wall, a large mural depicts a historical street scene in Minneapolis, showing people, horse-drawn carriages, and early automobiles. The text '4TH ST MINNEAPOLIS, MINN' is visible at the bottom of the mural. A semi-transparent white box is overlaid on the lower-left portion of the image, containing the text 'Thank You!' and the Dominion logo.

Thank You!



**City of Holly Springs
Downtown Development Authority of Holly Springs Minutes
May 21, 2025**

Authority Members Present: Chairman Ollie Evans, Authority Member Steven Miller, Vice Chairman Scott Owen, Authority Member Ryan Smith, and Authority Member Kyle Whitaker.

Authority Members Not Present: Treasurer Maggie Grayeski and Secretary Andrea Johnston.

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

I. CALL TO ORDER

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

II. OLD BUSINESS

III. NEW BUSINESS

- A. First Amendment to Agreement for Sale and Purchase of Lots between Stonecrest Homes GA, LLC and the Downtown Development Authority of Holly Springs and consented to by the City of Holly Springs, Georgia and authorize the Chairman to execute the agreement pending the approval of the City Attorney.

Vice Chairman Owen made a motion to approve. Authority Member Smith seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. Formal approval of the Town Center Concept Plan.

Chairman Evans made a motion to approve. Vice Chairman Owen seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- C. April 16, 2025 Downtown Development Authority of Holly Springs meeting minutes.

Authority Member Miller made a motion to approve. Chairman Evans seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

IV. REPORTS

V. ADJOURNMENT

Chairman Evans made a motion to adjourn the meeting. Authority Member Smith seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

Respectfully Submitted.

Ollie Evans, Chairman

Erin Honea, Communications & External Affairs Director

DRAFT