



City Council Meeting and Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Monday, August 4, 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. Employee Service Recognition - Fifteen Years
Denise Lamazares
- B. Employee Service Recognition - Five Years
Detective Annie Maryska
- C. Northside Hospital - Cherokee Update
Billy Hayes, CEO

V. PUBLIC HEARING/OPEN

- A. 2025 Proposed Millage Rate

VI. PUBLIC HEARING/CLOSE

VII. PUBLIC COMMENTS

VIII. CONSENT AGENDA

- A. July 21, 2025 City Council Meeting minutes

IX. OLD BUSINESS

X. NEW BUSINESS

- A. **MA-05-2025**, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.
- B. Recommendation for Cherokee County Zoning Case # 25-08-021 Robert and Mary Stone, tax parcels 15N16 047 and 048, located in unincorporated county on North Rope Mill Road inside the Growth Boundary.
- C. Consider the adoption of a resolution authorizing the execution of various documents related to the issuance of the Urban Redevelopment Agency of the City of Holly Springs, Georgia's revenue bonds, including an intergovernmental contract with the Agency.
- D. Proposal dated July 9, 2025, from Foresite Group, LLC for Professional Design Services to Add Service #6 Town Center Hardscape/Landscape/Electrical/AV Phasing Plans as shown in Exhibit "A", in an amount not to exceed \$15,600.
- E. Easement between D.R. Horton, Inc. (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.
- F. Easement between Warren Bailey (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.
- G. Estimate #2980 from Stealth Security Services dba Stealth Video for acquiring a new video surveillance system in an amount not to exceed \$6,688.00.
- H. Estimate #2981 from Stealth Security Services dba Stealth Video for acquiring new Cloud Storage Servers for the City's camera systems in an amount not to exceed \$570.00.
- I. Estimate dated May 13, 2025, from Southeast Restoration Group, for performing miscellaneous repair work and painting at the Holly Springs Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$6,623.46.
- J. Proposal dated July 2025, from Convergent for performing annual fire alarm inspections at the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$1,100.00.

XI. REPORTS

- A. Monthly Departmental Reports

XII. ADJOURNMENT

XIII. EXECUTIVE SESSION

- A. Litigation
- B. Real Estate



Presented to Holly Springs City Council | August 2025



Foundation of Excellence



2013–2023: First Decade of Growth



Milestones Achieved

- January 2024: Recognized as Atlanta's fastest-growing hospital system by revenue (400% growth – Atlanta Business Chronicle)
- July 2024: Ranked among the Top 20 Most Beautiful Hospitals in the U.S.





2024–2034 Strategic Expansion: Phase 1

2nd Hospital Entrance



New Parking Garage



New Medical Office Building



New Tower



Modernized Patient Experience



Operating Room Expansion

- Connect current OR with OP OR, adding 12 new operating rooms
- Expand Sterile Processing Department (SPD) and Emergency Room (ER)
- Move helipad atop new OR tower with direct elevator access to OR and ER

Future Growth Potential (Phase 2)

-
- Complete floors 7, 8 and 9, 10 as needed

-
- Add 2 additional Medical Office Buildings (MOBs) as demand grows

Questions

**City of Holly Springs
City Council Meeting Minutes
July 21, 2025**

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

Elected Officials Not Present: Councilman Jeff Wilbur.

Staff Present: City Attorney Robert M. "Bobby" Dyer, City Manager Robert H. Logan, Assistant City Manager/City Clerk Karen Norred, Finance Director Denise Lamazares, Community Development Director Nancy Moon, IT/Facilities Manager Ron Carter, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Casey Barton, Captain Mike Hales, Lieutenant Scott Ryder, Lieutenant John Burns, Sergeant Brandon Boyce, Sergeant Travis Wood, Corporal Riley Landry, Officer Mike Adams, Officer Berry Wash, Officer Jacob Tirado, 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 Service Recognitions - Five Years of Service
Briana Gannon
James Clayton
- B. Employee Service Recognition - One Year of Service
Amberly Robinette – Not Present
- C. Recognition of Promotion
Lieutenant John J. Burns
- D. Recognition of Promotion
Lieutenant Scott Ryder
- E. Recognition of Promotion
Sergeant Travis Wood
- F. Recognition of Promotion
Sergeant Brandon Boyce
- G. Recognition of Graduation - Northwestern University's School of Police Staff and Command Program
Lieutenant Naveed Babar – Deferred to August 4th City Council Meeting

- H. Yard of the Month
Scott and Sydney Craven
- I. Northside Hospital - Cherokee Update
Billy Hayes, CEO – Deferred to August 4th City Council Meeting

V. PUBLIC COMMENTS

No public comments were made.

VI. CONSENT AGENDA

- A. July 7, 2025 City Council Meeting minutes

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

VII. OLD BUSINESS

VIII. NEW BUSINESS

- A. Resolution authorizing participation in an amicus brief in the Chang V. City of Milton appeal.

Councilman Moore made a motion to approve Item A. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- B. Easement between the City of Holly Springs, Georgia and Georgia Power Company for the underground distribution line(s) for an easement area at Marble Quarry Road, as shown in "Exhibit A", and to ratify the City Manager's signature.

Mayor Pro Tem Zenchuk made a motion to approve Item B. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- C. Proposal dated July 7, 2025, between BM&K Construction & Engineering and the City of Holly Springs, Georgia for engineering services regarding the Palm Street and Palm Street Bridge Culvert Replacement project, in an amount not to exceed \$237,150.

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

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

Mayor Pro Tem Zenchuk made a motion to approve Item D. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

- E. Proposal dated July 7, 2025, from Air Pro Heating & Air, for installing a new upstairs HVAC system in City Hall located at 3237 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$8,250.00.

Mayor Pro Tem Zenchuk made a motion to approve Item E. Councilwoman Phillips seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

IX. REPORTS

Chief Keheley informed Mayor and Council that every three years the Police Department must go through an audit for State certification. They received notification that this audit process would be on August 13th and 14th.

X. ADJOURNMENT

Mayor Pro Tem Zenchuk made a motion to adjourn the meeting. Councilman Moore seconded the motion. Motion carried. Yes 4, No 0, Abstained 0.

Respectfully submitted.

Ryan P. Shirley, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 4, 2025

AGENDA ITEM: MA-05-2025, applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development.

EXECUTIVE SUMMARY:

The applicant, EBC Pinecrest, LLC, requests rezoning of 5.45 +/- acres located off of Pine Crest Road, Holly Springs, GA, tax parcels 019, 022 and 022A of tax plat 15N14C, from GC, General Commercial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development. The applicant proposes to develop a town home community consisting of 43 units or a proposed density of 7.89 units per acre. The entrance is located on Pine Crest Road. Pinecrest Way, a private road, borders the property on the northeast side of the property. A proposed site plan and proposed elevations are attached. The development is proposed to begin construction in the Spring or Summer of 2026.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on July 10, 2025. No public comments were presented at the meeting. The Planning Commission voted (4-0) to recommend approval of the request to rezone the property to TND, Traditional Neighborhood Development.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Staff Analysis
2. Location Map
3. Site Plan
4. Proposed Elevations

5. Application
6. Public Information Meeting Report
7. CCSD Impact Report
8. CCWSA Letter
9. Ordinance and Exhibits

RECOMMENDATION:

The staff recommendation is approval of the application to rezone the property 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. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. The property shall consist of fee-simple for-sale single-family town homes. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than ten percent.
5. Density shall be limited to a maximum gross density of 7.89 units per acre, or a maximum of 43 fee-simple single-family detached and attached residential dwelling units.
6. The architectural style of all structures shall consist 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 Commercial Corridor Overlay District. The Town Center Architect and the Downtown Development Authority shall approve the elevations for all structures on all parcels prior to issuance of building permits.
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 set back 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, Holly Springs Zoning Ordinance, 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 the 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 Pine Crest Road shall be provided as per the determination and recommendation of the City Engineer. At a minimum, a deceleration lane, closed drainage system with curb and gutter, sidewalk, and pedestrian lighting conforming to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, shall be required along the frontage of Pine Crest Road.
13. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during the development of infrastructure and construction of structures and shall not be parked on or along Pine Crest Road or Pinecrest Way. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

CONCURRENCES:

City Manager
Planning Commission

Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	NC/R-20	NORTH:	SFR
SOUTH:	HDMFR/R-20	SOUTH:	Future Apartments/SFR
EAST:	R-20	EAST:	SFR
WEST:	GC	WEST:	Pinecrest Motel/SFR Pinecrest Shopping Center

B. Zoning Proposal Review Standards; Study Required for Amendment

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

Surrounding development in the area includes single-family residential, future apartment development, motel, retail and office uses. The proposed development, consisting of 43 townhomes adjoins both commercial and a proposed high-density apartment complex. The proposed development will provide a step down in intensity from the nearby existing commercial properties to the adjacent and nearby single family residential uses.

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. Buffers are planned to help screen development from the adjacent residential properties.

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

The property, as currently zoned, would be allowed to develop with those uses associated within the GC, General Commercial and R-20, Single Family Residential, zoning districts.

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; however, the development will follow all design regulations. As there are only 43 units, the application submittal is not required to include a traffic study. Per the City Engineer, a deceleration lane, closed drainage system with curb and gutter, sidewalk, and pedestrian lighting shall be required along the frontage of Pine Crest Road. The

Cherokee County School District has indicated an impact of 32 students with an additional capacity cost of \$42,511 or \$989 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 classifies this property for development within the Neighborhood Center and Town Center character areas. The Neighborhood Center is very similar to traditional neighborhoods. One noteworthy distinction between traditional neighborhoods and neighborhood center is that neighborhood centers are likely to have higher compositions of nonresidential (civic, office, neighborhood-serving retail) uses than traditional neighborhoods.

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

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

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

Density/Intensity: Moderate density single family residential uses up to 8 units/acre.

The Town Center consists of a compact area corresponding with the City's downtown. Acceptable uses include residences, businesses, offices, civic buildings and uses, entertainment space, institutional, and mixed-use developments. In addition, this character area is proposed to incorporate redevelopment and revitalization objectives of a compact, pedestrian-friendly downtown. Within this character area, participation of other agencies such as the Downtown Development Authority, and/or the Planning and Zoning Commission will be required in terms of development planning.

Application: Holly Springs Town Center

Primary Future Land Uses: Mix of uses including commercial, office, government, residential, and park.

Zoning Districts: PD-C, NC, GC, OI, GV, MXD-1, MXD-2

Density/Intensity: Moderate density single family residential uses up to 8 units/acre.

Surrounding development includes a mix of retail, office, and single family residential along with the proposed apartment complex. Stepping down to townhomes before the surrounding single-family residential properties will provide a transition.

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, consisting of single-family detached residential homes, 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. Engineering design and approval will meet all standards.

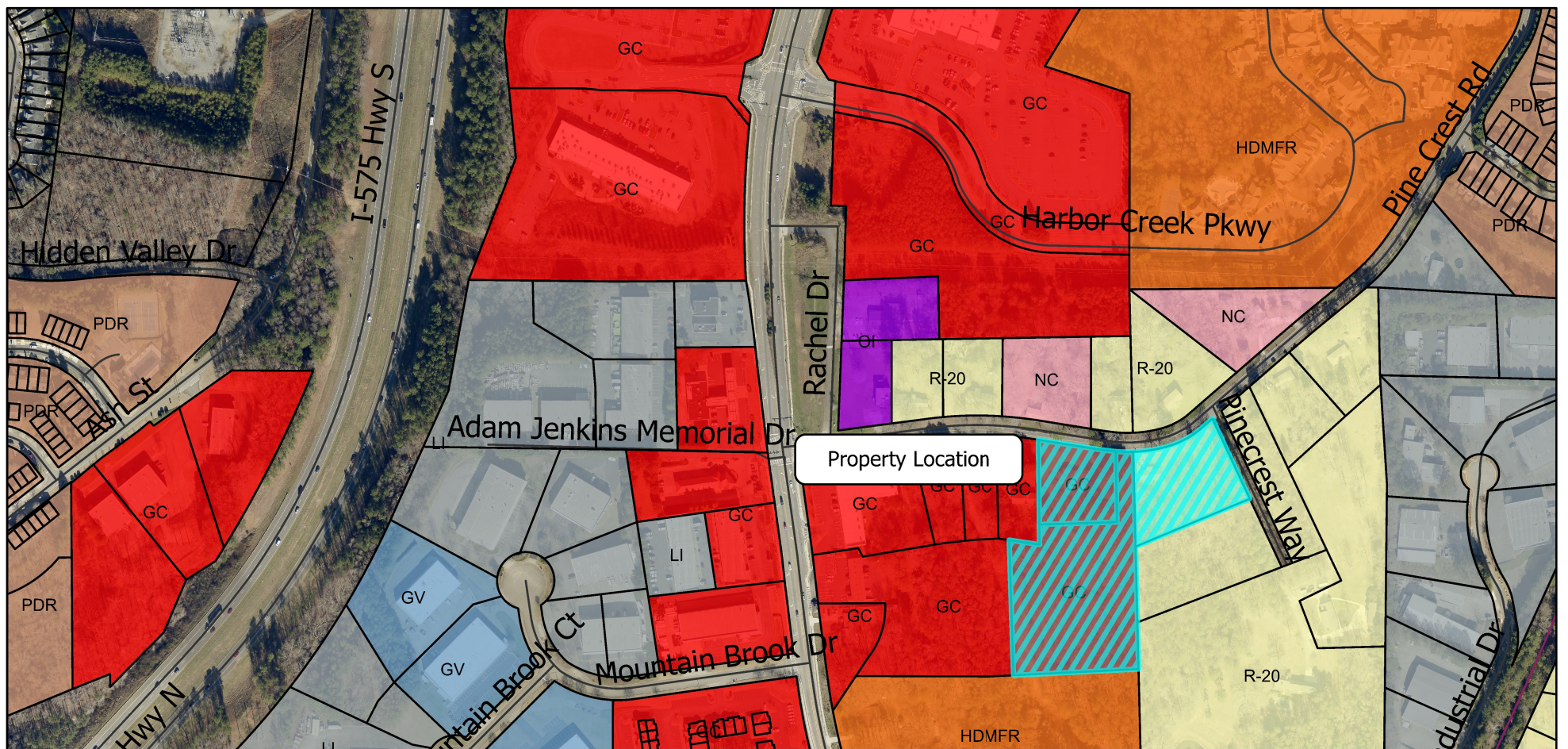
8. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The proposed project is located partially in the Town Center Model Zoning District and will have pedestrian access to the core development within the Town Center. This

project will provide support for the businesses located within the Town Center, as well as allow an additional form of housing not available in the general area.

Public Information Meeting

The applicant conducted a public information meeting on June 9, 2025. The area residents who attended were concerned about the improvements to Pine Crest Road, sight distance, and rental units.



MA-05-2025 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



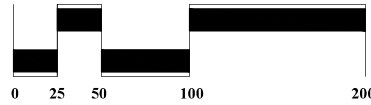
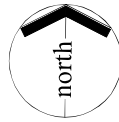
Rezoning Plat

Pinecrest Road Community

Cherokee County, Land Lots 271 & 272, 15th District, 2nd Section

prepared for:

Elevation Building
Real Estate Group, LLC
Justin Mimbs



Scale: 1" = 50'
April 22, 2025

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

Site Data

Total Site Area: 5.45 AC

Present Zoning: GC / R-20

Proposed Zoning: TND

(Traditional Neighborhood Development)

TND Building Setbacks:

front: 15' (20' provided, exterior)

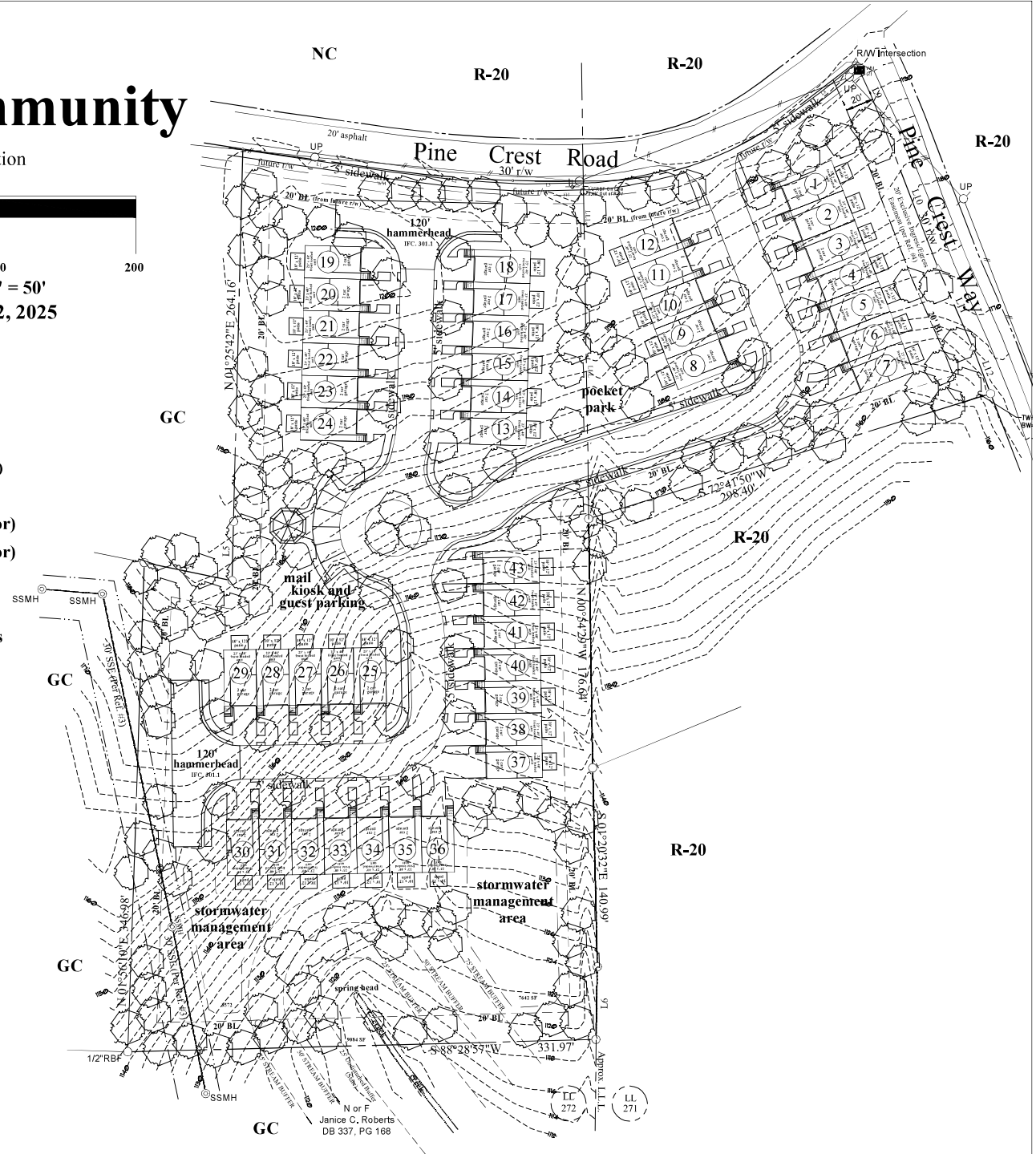
side: 10' (20' provided, exterior)

rear: 20'

Total Units Shown: 43

(23' x 40' front loaded townhouse units
with rear patio/deck)

Proposed Density: 7.9 UN/AC



General Notes:

1. Boundary taken from MASS Engineering and Consultants.
2. Topographic information from MASS Engineering and Consultants.
3. According to Flood Insurance Rate Map (FIRM) #13057C0242 E, June 7, 2019, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.











MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- 05-2025 APPLICATION CUP- _____
HEARING DATE _____ DATE OF APPLICATION _____
APPLICANT EBC Pinecrest, LLC OWNER EBC Pinecrest, LLC 9040 Main Street Woodstock, GA
(If other than applicant)
Charles & Candace Carroll 436 Pinecrest Rd.
ADDRESS 9040 Main Street ADDRESS _____
Woodstock, GA
ZIP CODE 30188 PHONE _____ ZIP CODE _____ PHONE _____
EMAIL justin@elevationbuildingco.com EMAIL justin@elevationbuildingco.com
SIGNATURE See attached signature pages SIGNATURE See attached signature pages

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

PRESENT ZONING DISTRICT(S) GC and R-20 REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 372 & 436 Pine Crest Road

MAP NUMBER 15N PARCEL NUMBER(S) 15-0272-0042, 15-0271-0011 and 15-0272-0052

LAND LOT(S) 271 & 272 DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 5.45 SEWAGE DISPOSAL TYPE CCWSA UTILITIES AVAILABLE Yes

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

Applicant is requesting to rezone the Subject Property from General Commercial (GC) and R-20 to TND

(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? See attached responses.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? See attached responses.

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

(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? See attached responses.

(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)? See attached responses.

(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? See attached responses.

(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? See attached responses.

(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? See attached responses.

Complete the following section, if applicable.

Residential

Minimum house size: 2,500 sq. ft. (average)

Exterior façade: Mix of Hardie and masonry siding

Maximum number of units: 43

Anticipated start date: 4th quarter 2025

Anticipated completion date: 1st quarter 2026

Commercial

Number of buildings: N/A

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

REZONING RESPONSES EBC PINECREST, LLC

- (1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?

The Subject Property is currently zoned GC-General Commercial and R-20 and is in an area that is transitioning from commercial developments facing Holly Springs Parkway and then industrial zoned property adjacent to the railroad further down Pine Crest Road. The proposed neighborhood is suitable given the fact that the proposal puts the neighborhood with good access to the interstate and surrounding businesses. The neighborhood will provide rooftops that will support the commercial development that is proposed with the new city center which is slightly south of the development.

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

The Subject Property is surrounded by single family residential. The Applicant is requesting the same use. The property is partially zoned GC so downzoning to residential will potentially be beneficial to the neighbors.

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

The Subject Property is surrounded by residential and is currently zoned GC and R-20. There is no current economic use under the current split-zoned categories.

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

The proposal is higher density which will result in an increase in student population. The growth trends are consistent with the growth projections in Metro Atlanta. The City has adequate utility capacity to accommodate the proposal. The new neighborhood aligns with the city's goal to add residential in the area around the new city center that is currently under development.

- (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 City's Future Development Map designates the Subject Property as being in the Town Center and Parkway Corridor. The Applicant's proposal will create a desirable transition from the heavy commercial area of Highway 5 east toward the residentially zoned Pine Crest Road.

- (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 Subject Property is located in the Town Center and Parkway Corridor Character Areas. Both allow for single-family residential. The proposal will provide an addition to the housing inventory that is currently not available in the western part of Pine Crest near the commercial area of Highway 5.

(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 Applicant is an experienced builder and will use protocols and best practices to minimize the effects on soil, air and water during construction. The City and County have adequate utility capacity to accommodate a development of this size.

(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 existing conditions give strong supporting grounds for approval of the proposed zoning and use. That said, the Proposed Zoning and Proposed Use complies with the intent of the City's Future Development Map and Comprehensive Plan by providing an appropriate land use for the subject property.

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE A PUBLIC HEARING
APPLICATION**

1.

My name is Justin Mimbs. I am the officer who is delegated the responsibility for authenticating records of ***EBC PINECREST LLC***. ("Applicant and Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Public Hearing Application ("Application") regarding certain real property located in the City of Holly Springs, Cherokee County, Georgia.

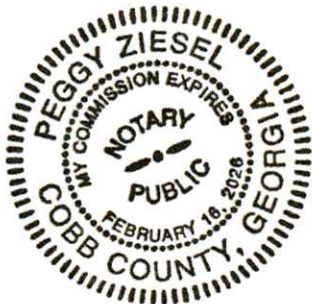
2.

In accordance with the Requirements for completing a Holly Springs Public Hearing Application, I hereby attest on behalf of the Applicant and Titleholder Company that I have reviewed the Application and related documents which are being filed simultaneously therewith on behalf of the Applicant to which this Certificate is attached and hereby certify:

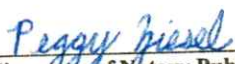
- (a) That corporate seal or facsimile affixed to the Application is in fact the seal of the Applicant and Titleholder Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant and Titleholder Company who executed this Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Application on behalf of the Applicant and Titleholder Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Application and the filing of the Application on behalf of the Applicant and Titleholder Company by the officer or other representative of the Applicant and Titleholder Company has been duly authorized.

EBC PINECREST, LLC

By: 
Print Name Justin Mimbs Date 3/19/25
Its: Officer
Title



NOTARY SEAL


Signature of Notary Public

03.19.2025
Date

ATTACHMENT TO APPLICATION FOR REZONING

Titleholder: Charles B. Carroll and Candace K. Carroll

TIN: 15N14C 019

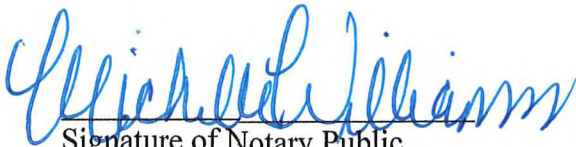
PIN: 15-0271-0011

PROPERTY OWNER'S CERTIFICATION

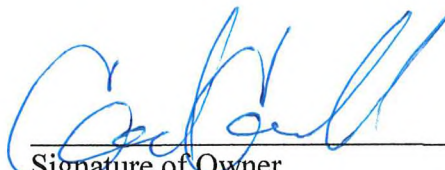
The undersigned(s) below, or as attached, is the owner of the property considered in this application.

 5/23/25
Signature of Owner Date

Charles B Carroll
Printed Name


Signature of Notary Public

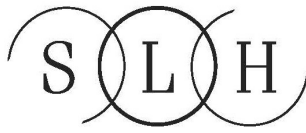


 5/23/25
Signature of Owner Date

Candace Carroll
Printed Name


Signature of Notary Public





GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

June 26, 2025

VIA E-MAIL

Ms. Nancy Moon, Community Development Director
City of Holly Springs
3237 Holly Springs Pkwy.
Holly Springs, GA 30115

Re: Application of EBC Pinecrest, LLC for Rezoning of 5.45 ± acres of real property located in the City of Holly Springs, Cherokee County, Georgia; Tax Map 15N14C 019, 15N14C 022, 15N14C 022 A; Land Lots 271 & 272, 15th District, 2nd Section.

Dear Nancy:

The Applicant, EBC Pinecrest, LLC, conducted a Public Input Meeting on Monday, June 9, 2025 at 7:00 pm at the Historic Holly Springs Train Depot. Notice letters (including the site plan) were mailed to all property owners within 1,000 feet of the subject property per the mailing list pulled from Cherokee County GIS. A stamped Certificate of Mailing dated May 29, 2025, is attached as well as a copy of the notice letter and its enclosure. The sign-in sheet is also attached.

Those in attendance generally accept that the property is going to be developed and with its proximity to the new downtown project, the proposed density made sense. They were pleased that the homes would be for sale and not for rent. They wanted to make sure that the developer would make improvements to their section of the road with sidewalks and a driveway with proper site distance. The neighbors recognized this would increase traffic, but they understood this is to be expected with the proximity to the Interstate and shopping such as Walmart.

Please contact me at your earliest convenience should you have any questions regarding the meeting.

Sincerely,

SAMS, LARKIN & HUFF, LLP

Parks F. Huff
Attorney for the Applicant
phuff@samslarkinhuff.com

PFH/jcc
Attachments

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-05-2025		EBC Pinecrest, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
5.45	43	Single-Family Residential		GC&R-20	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
32	Students	2	Classroom(s)	\$42,511	\$271,035
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N14C-019, 022	
Property Description					
Southwest intersection of Pine Crest Rd & Pine Crest Way					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Holly Springs ES	842	1,068	79%
Middle School	MS Enrollment	MS Capacity	% Capacity
Dean Rusk MS	1,530	1,643	93%
High School	HS Enrollment	HS Capacity	% Capacity
Sequoyah HS	2,061	2,375	87%

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 19, 2025

RE: Water & Sewerage Availability (Tax Map 15N14C, Parcel 022 & 022A)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 6" PVC water main on the South side of Pine Crest Road North of the subject property.

Sewer is available on 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 5.45 +/- acres, identified as tax parcels 019, 022, and 022A of tax plat 15N14C of the 15th District of Cherokee County identified in Exhibit A, Location Map, from GC, General Commercial and R-20, Single Family Residential, to TND, Traditional Neighborhood Development; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by EBC Pinecrest, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 5.45 +/- acres, identified as tax parcels 019, 022, and 022A of tax plat 15N14C of the 15th District of Cherokee County identified in Exhibit A, Location Map, and Exhibit B, "Rezoning Plat, Pinecrest Road Community," from GC, General Commercial and R-20, Single Family Residential, to TND, Traditional Neighborhood Development; 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 5.45 +/- acres, identified as tax parcels 019, 022, and 022A of tax plat 15N14C of the 15th District of Cherokee County identified in Exhibit A, Location Map, from GC, General Commercial and R-20, Single Family Residential, to TND, Traditional Neighborhood Development; and

Section 2

The approval of this application has the following stipulations attached:

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. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. The property shall consist of fee-simple for-sale single-family town homes. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than ten percent.
5. Density shall be limited to a maximum gross density of 7.89 units per acre, or a maximum of 43 fee-simple single-family detached and attached residential dwelling units.
6. The architectural style of all structures shall consist 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 Commercial Corridor Overlay District. The Town Center Architect and the Downtown Development Authority shall approve the elevations for all structures on all parcels prior to issuance of building permits.

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 set back 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, Holly Springs Zoning Ordinance, 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 the 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 Pine Crest Road shall be provided as per the determination and recommendation of the City Engineer. At a minimum, a deceleration lane, closed drainage system with curb and gutter, sidewalk, and pedestrian lighting conforming to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, shall be required along the frontage of Pine Crest Road.
13. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during the development of infrastructure and construction of structures and shall not be parked on or along Pine Crest Road or Pinecrest Way. There shall be no stacking of vehicles along any roadway waiting for entry onto the property.

Section 3

This ordinance shall become effective August 4, 2025, upon approval by Mayor and City Council.

Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted the 4th day of August, 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)

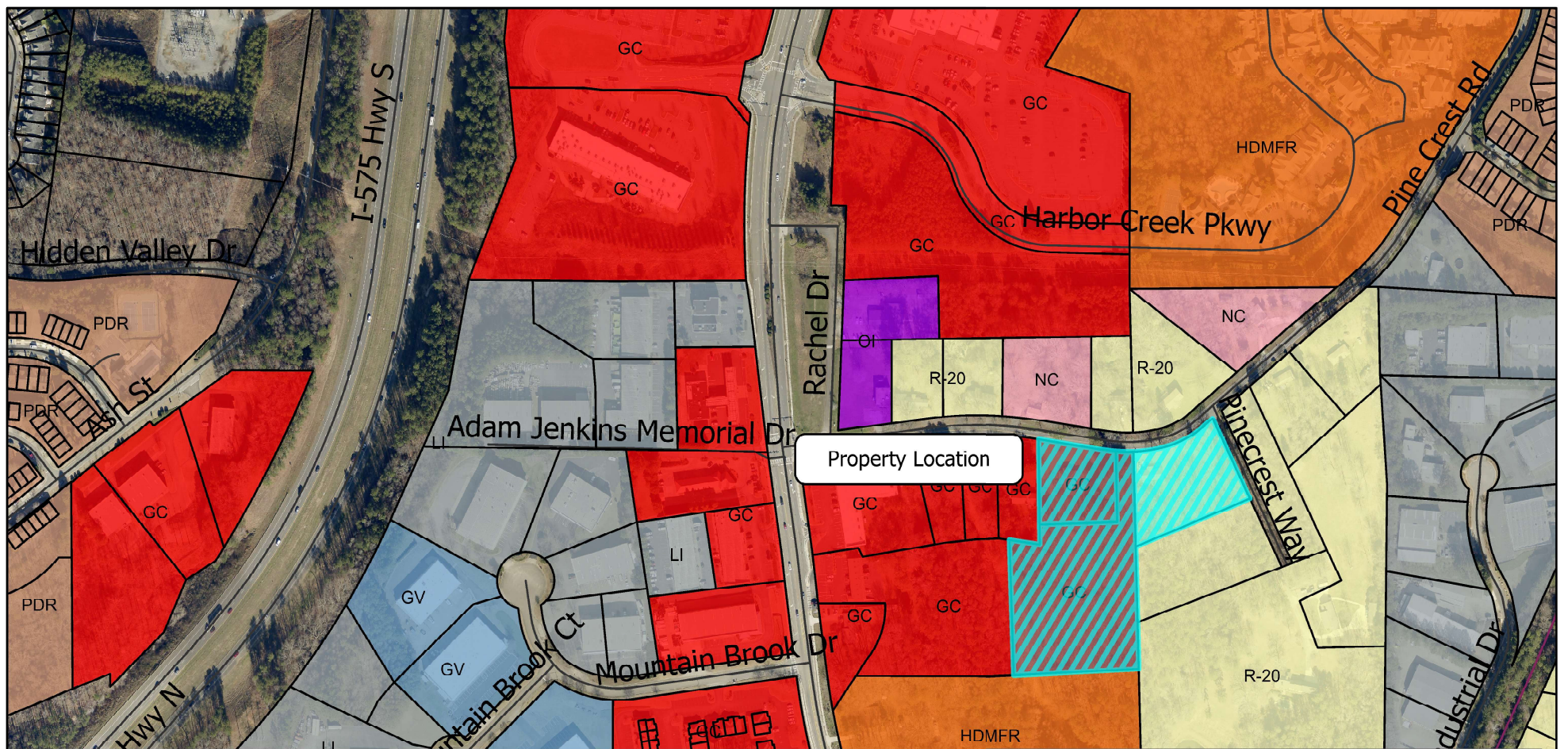


Exhibit A

MA-05-2025 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



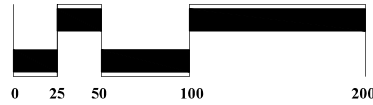
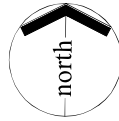
Rezoning Plat Exhibit B

Pinecrest Road Community

Cherokee County, Land Lots 271 & 272, 15th District, 2nd Section

prepared for:

Elevation Building
Real Estate Group, LLC
Justin Mimbs



Scale: 1" = 50'
April 22, 2025

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

Site Data

Total Site Area: 5.45 AC

Present Zoning: GC / R-20

Proposed Zoning: TND

(Traditional Neighborhood Development)

TND Building Setbacks:

front: 15' (20' provided, exterior)

side: 10' (20' provided, exterior)

rear: 20'

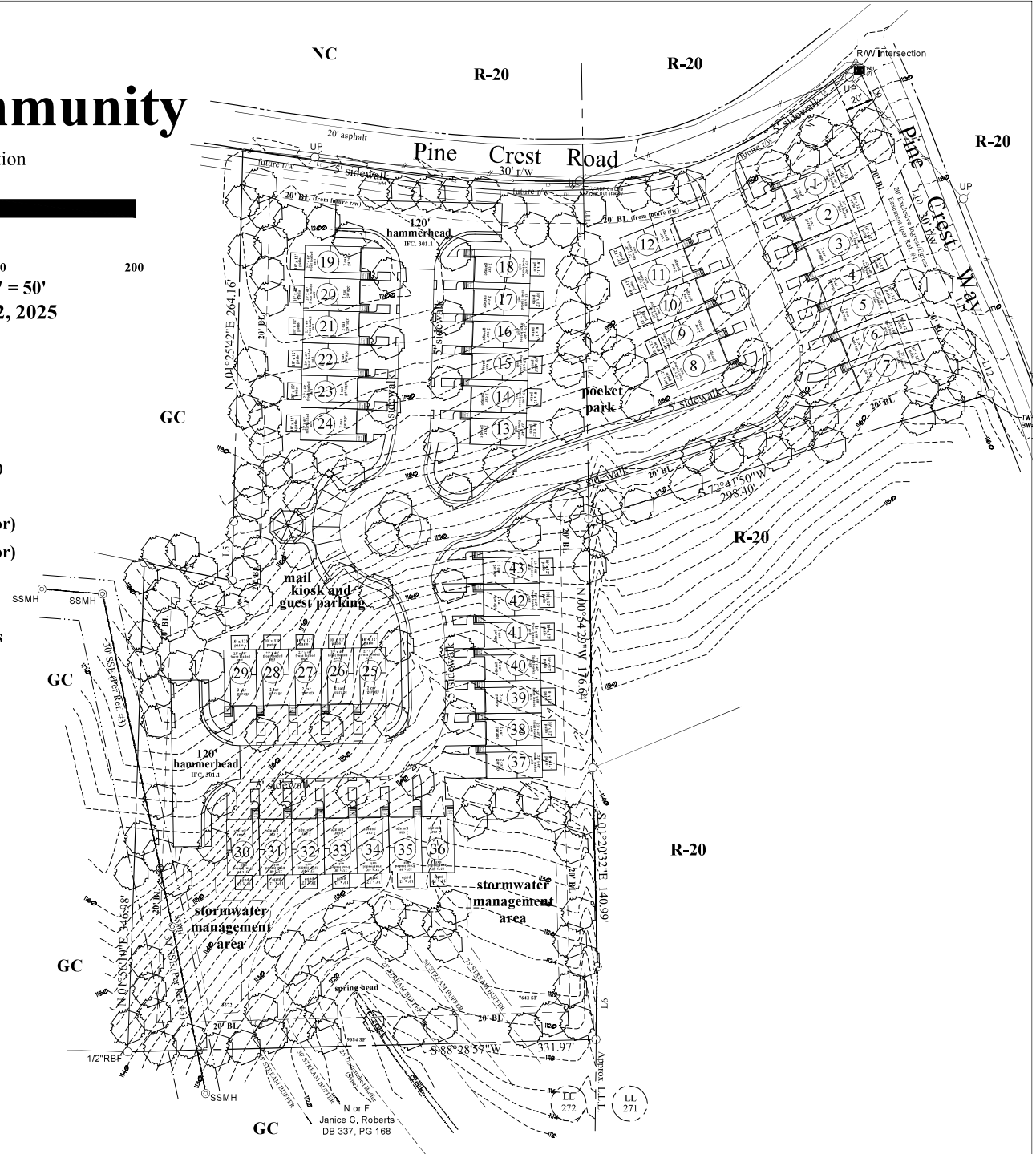
Total Units Shown: 43

(23' x 40' front loaded townhouse units
with rear patio/deck)

Proposed Density: 7.9 UN/AC

General Notes:

1. Boundary taken from MASS Engineering and Consultants.
2. Topographic information from MASS Engineering and Consultants.
3. According to Flood Insurance Rate Map (FIRM) #13057C0242 E,
June 7, 2019, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist
on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are
conceptual in size and will be revised based on hydrologic study.



ITEM REPORT

AGENDA ITEM NUMBER: X.B.



FROM: Nancy Moon, Community Development Director

MEETING DATE: August 4, 2025

AGENDA ITEM: Recommendation for Cherokee County Zoning Case # 25-08-021 Robert and Mary Stone, tax parcels 15N16 047 and 048, located in unincorporated county on North Rope Mill Road inside the Growth Boundary.

EXECUTIVE SUMMARY:

The proposed development is located on North Rope Mill Road, tax parcels 15N16 047 and 048, in unincorporated Cherokee County. The project is also located inside the Growth Boundary, contiguous to the Holly Springs city limits, and as such, the County is seeking input regarding this case. The applicants, Robert and Mary Stone, are requesting to rezone from R-40 (Single-Family Residential) to LI (Light Industrial) for RV and commercial parking. The proposed parking area will be located on the parcel closest to I-575. The applicants are also seeking a Special Use Permit for a non-climate-controlled self-storage facility. The applicants are also seeking a concurrent variance to Article 27, Section 27.15, Technology Ridge Tree Buffer Zone to reduce the required 75-foot minimum buffer to 25-feet; to Article 27, Appendix C, Site Density Requirements, to allow 100% credit in the stream and zoning buffers to count towards site density; to Cherokee County Standard Detail 210 - Non-Residential Driveway to remove the required deceleration lane; to Article 7, Section 7.7-4, A, #3 to reduce the front setback from 50' to 10'; to Article 7, Section 7.7-4, A, #4, to allow for the facility to not be fully enclosed by a six-foot privacy fence; and to Article 10, Section 10.6-2 to allow the existing house and existing gravel to encroach within the 50' undisturbed zoning buffer.

In 2023, a similar request to rezone this property was presented that included the following:

Rezone from R-40 to LI with concurrent variances to Article 27, Section 27.15, Technology Ridge Tree Buffer Zone to reduce the required 75-foot minimum buffer to 25-feet; Article 10, Table 10.1, Minimum Buffer Width Between Abutting Districts to reduce a 50-foot zoning buffer adjacent to R-40 zoned property to 10-feet; Article 27, Appendix C, Site Density Requirements, to allow 100% credit in the stream and zoning buffers to count towards site density.

This proposal included development of both parcels for parking. The City Council voted to

recommend denial of this previous request in February of 2023.

When the Comprehensive Plans for both jurisdictions were updated, this property was designated in the Wildcat character area for future land uses. Per the County's requirements, the primary land uses include office buildings and complexes with secondary land uses being mixed-use buildings. The City's Wildcat character area is planned to be a major employment area, including professional and corporate offices, regional offices, and medical complexes. Mixed use and multifamily are secondary uses integrated into or complementary to employment centers.

The Cherokee County Planning Commission Public Hearing will be conducted on August 5, 2025.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Cherokee County Staff Analysis
2. Application

RECOMMENDATION:

The staff recommendation is denial of the request to rezone.

CONCURRENCES:

City Manager

Cherokee County Planning Commission

Staff Report

August, 2025

Case Number: 25-08-021
Applicant/Owner/Contact: Robert and Mary Stone
Current Zoning: R-40 (Residential)
Proposed Zoning: LI (Light Industrial)
Proposed Use: Commercial and RV parking, and a non-climate controlled self-storage facility
Address: 624 North Rope Mill Rd
Map Number: 15N16 047 and 15N16 048
Acres: 11.1 +/- acres
Commission District: District 3 – Commissioner Carter

Request

Applicants are requesting to rezone property from R-40 (Single-Family Residential) to LI (Light Industrial) for RV and commercial parking. The applicants are seeking a Special Use Permit for a non-climate controlled self-storage facility. The applicants are also seeking the following concurrent variances:

1. Article 27, Section 27.15, Technology Ridge Tree Buffer Zone to reduce the required 75-foot minimum buffer to 25-feet;
2. Article 27, Appendix C, Site Density Requirements, to allow 100% credit in the stream and zoning buffers to count towards site density;
3. Cherokee County Standard Detail 210 - Non-Residential Driveway to remove the required deceleration lane;
4. Article 7, Section 7.7-4, A, #3 to reduce the front setback from 50' to 10';
5. Article 7, Section 7.7-4, A, #4, to allow for the facility to not be fully enclosed by a six-foot privacy fence;
6. Article 10, Section 10.6-2 to allow the existing house and existing gravel to encroach within the 50' undisturbed zoning buffer.

Site

The subject properties have one pre-existing residential structure and driveway. The northern property backs up against I-575 and has a stream that crosses through the northern corner of the parcel. Both parcels have frontage on North Rope Mill Road (local County Road). The applicant is requesting to rezone all 11.1 +/- acres from R-40 to LI with concurrent variances, for the construction of a commercial and RV parking

lot and to receive a special use permit for a non-climate controlled self-storage facility. The application has shown around 63 storage yard spaces on the submitted site plan.

Section 7.7-4, A, #3 states that “all non-climate controlled storage facilities shall have a minimum setback of 50-feet from any local street right-of-way. All non-climate controlled storage facilities shall have a minimum setback of 25-feet from any side or rear property line.” The applicant states that a 50’ front setback would compress development and result in an unworkable building footprint. Therefore, they are requesting this to be reduced to 10-feet.

Article 27, Section 27.15-2 of the Technology Ridge Tree Buffer Zone requires that “areas lying parallel on each side of I-575 shall require a seventy-five (75) foot minimum undisturbed tree buffer requiring ninety (90) percent visual screening during all seasons. Supplemental planting is required if this screening does not exist.” The applicant states that the subject property provides limited usable land due to the irregular shape and that screening can still be achieved through the natural features of the property if the buffers are reduced to 25’.

Article 27, Appendix C, Site Density Requirements, states that all applicable sites retain a minimum tree density as defined in Section 27.8 Density Requirements. The applicant states that the site has a significant number of mature trees within the zoning buffer that can count towards the tree canopy and that additional planting would reduce the amount of usable building space.

Article 7, Section 7.7-4, A, #4, states that “all non-climate controlled storage facilities shall be fully enclosed by a six (6) foot tall opaque privacy fence or decorative wall. The finished side of the fence or decorative wall shall face the exterior property line to allow for the facility to not be fully enclosed by a six-foot privacy fence.” The applicant states that the subject property abuts wooded areas and an undeveloped parcel that provide natural screening. The applicants state that a fence would be redundant and environmentally intrusive in that it would require tree removal to build the fence.

Cherokee County Standard Detail 210 depicts the requirements for a deceleration lane. The applicant states that the subject property has limited frontage and is located in a lower-traffic section of the road (25 mph). Additionally, the applicant states that the traffic count and speed data do not justify a deceleration lane.

Article 10, Section 10.6-2 requires an undisturbed zoning buffer of 50-feet where adjacent to residentially zoned property. The unique, narrow shape of the southern property, 624 North Rope Mill Rd, may struggle to comply with the 50-foot setbacks and buffers required for LI properties. Additionally, the rezone to LI will mean that the pre-existing home and driveway will be out of compliance with LI buffer requirements. The applicant is requesting this variance to allow the existing house and existing gravel to encroach within the 50' undisturbed zoning buffer.

On May 2, 2023, the Board of Commissioners approved the applicants’ petition to withdraw a request to rezone with concurrent variances, without prejudice, for the subject properties related to case 23-03-005. The Planning Commission recommendation was for denial.

Existing Development Pattern

Parcel	Land Use	Zoning District
North	Residential	R-40

South	Private Lot	LI (City of Woodstock)
East	Residential	R-40
West	Residential/I-575	R-40

Future Land Use

The properties lie within the Wildcat Character Area. This Character Area is intended for development focused on large corporate centers, campuses, and office complexes. Residential uses should only be located where integrated into a mixed-use development. It is critical to ensure residential uses do not become a primary land use, therefore substantially reducing the non-residential character of the area and causing land use conflicts. Supported Primary Land Uses include office building and complexes. Supported Secondary Land Uses include mixed-use buildings.

Zoning

Current: The purpose of the R-40 districts to enable “For Sale” residential development and For Sale Communities of a low-density urban character. The regulations are designed to permit and encourage residential development in areas where urbanization is taking place. Limited agricultural uses, such as crop production and animal husbandry, on tracts of 5 acres or more are also compatible with this district.

Proposed: The purpose of the LI district is to provide suitable areas for industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes. This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of limited amounts of outdoor storage which shall be screened and situated in a side or rear yard. The district should be accessible to a major arterial or State Highway. Permitted uses are restricted to those which are not characterized by smoke, dust, fumes, gas, heat, glare, fire hazards, noise, vibrations and other nuisances.

Impact

Building Review

ADA parking and restrooms may be required based on the proposed use.

Stormwater

The following will be required as part of the land disturbance permit (LDP).

1. Stormwater quantity and quality control facilities consistent with requirements of the Georgia Stormwater Management Manual will be required.
2. Stormwater frontage improvements along North Rope Mill Road will be required and should be incorporated into the stormwater management facility design.

Transportation

1. Each commercial entrance will be required to have R30' radii with 24-foot pavement width at the radii returns. The minimum County pavement specifications will be required within the R/W and

entrance radii. The LDP plans will have to meet intersection sight distance requirements, and if the line of sight extends across private property, then ISD easements will be required.

2. Typically, a traffic study or memorandum would be provided for the requested variance to delete the right-turn DECEL lane. However, due to the County's vision to account for re-development of this area in the Wildcat Sixes Area, a deceleration lane is not required or is of concern at this time.

Cherokee County Water and Sewer Authority (CCWSA)

CCWSA indicates that water is available through an 8-inch pipe.

Analysis

Section 7.1-14 of the Zoning Ordinance allows Light Industrial districts to be in proximity to residential or commercial developments and requires that the district be accessible to a major arterial or State Highway. The subject properties have access to North Rope Mill Rd, which is a local road, that dead ends at Sixes Road which is characterized as a major collector road. This district also limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of limited amounts of outdoor storage which shall be screened and situated in a side or rear yard. In this case, open storage with variances to the required screening requirements is requested which may not be supported. With this in mind, there may be grounds to recommend denial of the proposed rezoning, SUP, and requested variances.

The properties are located in the Wildcat Character Area which supports the use of office buildings and complexes, and mixed-use buildings. It does not support lower residential density as currently zoned. The subject properties are in close proximity to other LI properties including a business park and GC (General Commercial) properties including an existing storage facility and the Lebanon Church Cemetery, and R-40 residential properties. The properties are also in the vicinity of two recent special use permit approvals for climate-controlled self-storage facilities. The applicants also own two LI properties south of the subject properties, that are within the city of Woodstock. When considering these factors, there may be grounds to recommend approval of the proposed rezoning, SUP, and requested variances.

Cherokee County Water & Sewerage Authority

Applicant: Robert and Mary Stone
Re-Zoning Case No.: 25-08-021
Present Zoning: R40
Proposed Zoning: LI
Tax Map: 15N16
Parcel No.: 047 and 048

Water

- 1) Is Water Available at Development: YES ☒ NO ☐
- 2) Size of Existing Water Line (If Available): 8" DIP
- 3) Is there Adequate Water Pressure for the Additional Fire Protection that may be Required for the New Project: YES ☒ NO ☐
Additional Comments: Determined by Flow Test
- 4) Is Existing Water Line Adequate for Project, If not what size will be Required: YES ☒ NO ☐
- 5) What are the Future Plans for Expansion of Water Lines and Give Approximate Time Table: None

DEVELOPERS MAY BE REQUIRED TO INSTALL/ UPGRADE WATER MAINS, BASED ON FIRE FLOW TEST RESULTS OR FIRE DEPARTMENT CODE. THIS WILL BE RESOLVED IN THE REVIEW PROCESS.

Sewer

- 1) Is Sewer Available to the Project: YES ☐ NO ☒
- 2) How far from the Proposed Development are the Nearest Sewer Lines:
- 3) Approximate Length of Time Before Sewer Line will be Reasonably Assessible to Development:
- 4) Estimated Waste Generation: ADF PEAK
- 5) Treatment Plant:
- 6) Plant Capacity: Available ☐ Not Available ☐
- 7) Line Capacity: Available ☐ Not Available ☐
- 8) Projected Plant Availability: 0-5 Years ☐ 5-10 Years ☐ 10+ Years ☐
- 9) Additional Comments:

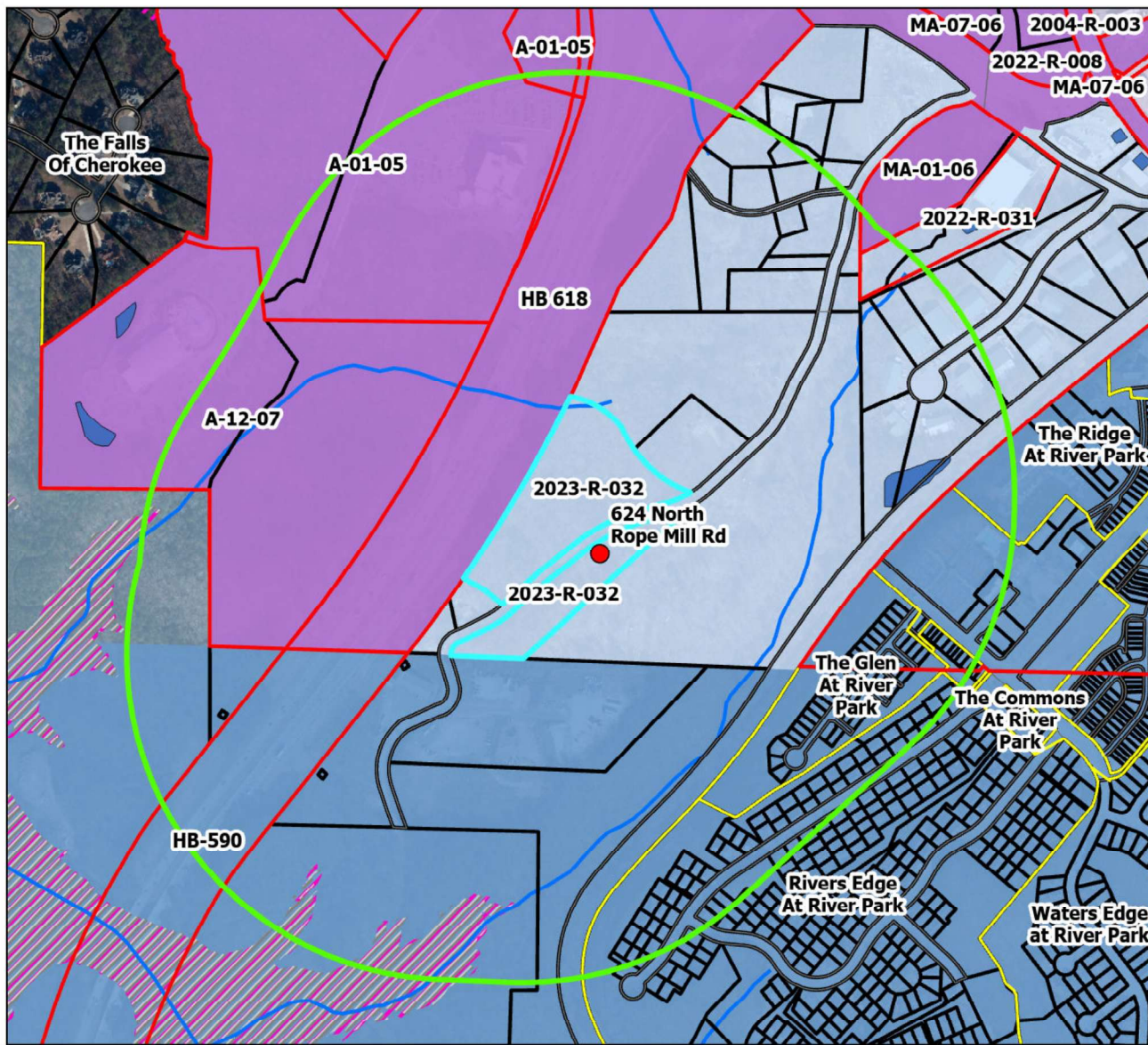
**Sewer Availability:
(Treatment Plant That Will Treat Sewerage)**

**CCWSA
City of Canton
City of Woodstock
Other**

Plant Capacity Comments:

**Developer Will Be Responsible For Connecting To The Existing Cherokee County Water & Sewerage Authority's Water And Sewer System, Installing And / Or Up- Grading All Outfalls And Water Mains, Obtaining On And / Or Off Site Easements, Dedication Of On And / Or Off Site Water And Sewer Easements To Cherokee County Water and Sewerage Authority As May Be Required.
Rezoning Does Not Insure Water/Sewer Capacity**

The CCWSA Has Directed That A Water Flow And Pressure Test Be Performed Prior To Submitting To The Commission And Cherokee Planning And Zoning Board. Please Contact Rodney Satterfield (CCWSA) At 770 479-1813 Ext. 249



Aerial Map

- 25-08-021
- 1/4 Mile
- Resolutions
- Subdivisions
- Streams
- ▨ Floodplain
- ▨ Future Conditions Floodplains
- Detention Ponds

Political Boundaries

- Holly Springs
- Woodstock

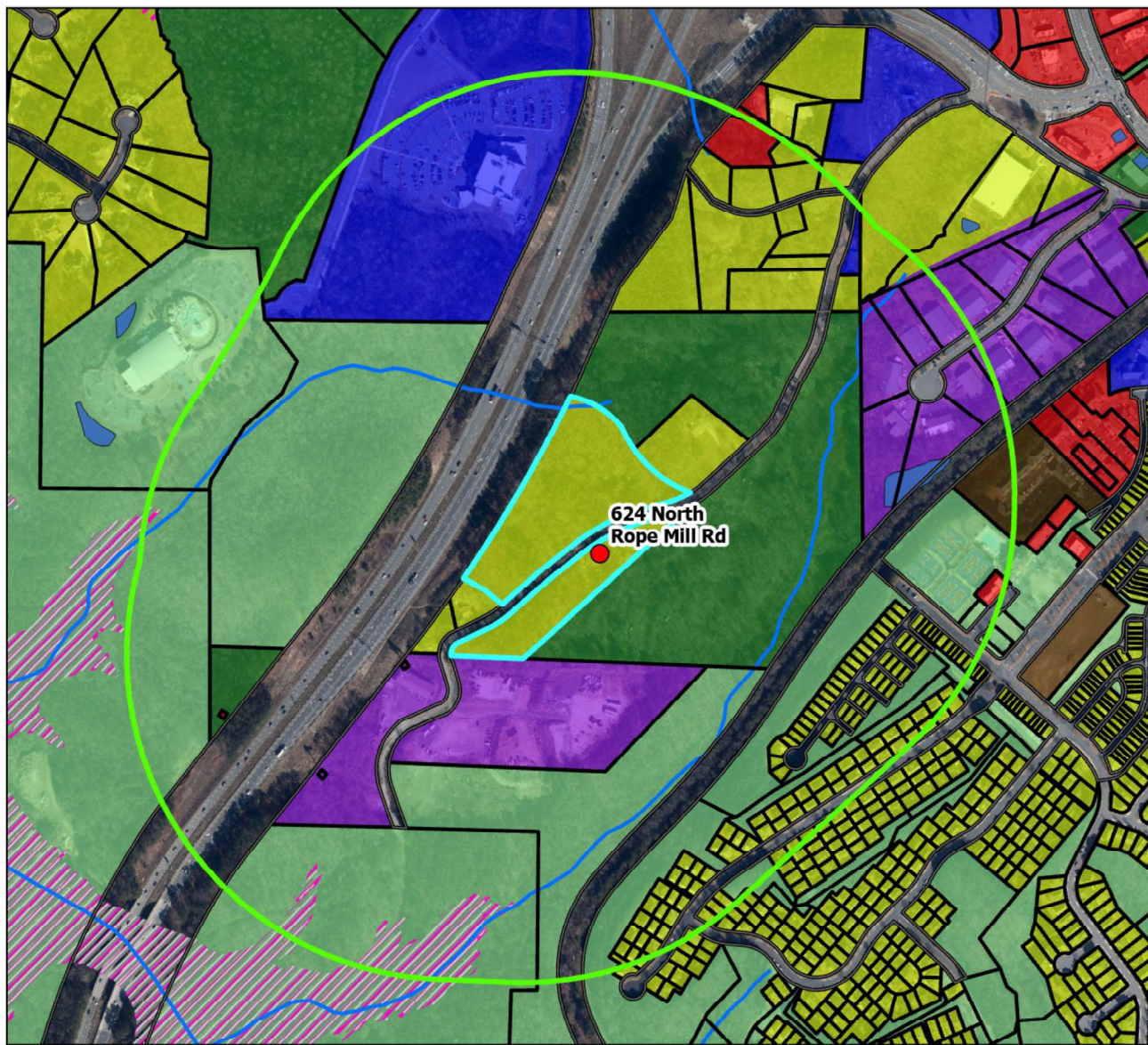
Growth Boundaries

- Holly Springs
- Woodstock

Prepared by Cherokee County
Planning and zoning
Canton, Georgia
5/22/2025



NOTICE: THIS WAS COMPILED FROM VARIOUS SOURCES. NO WARRANTIES OR REPRESENTATIONS ARE EXPRESSED OR IMPLIED IN FACT OR IN LAW, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.



Exist. Land Use Map

- 25-08-021
- 1/4 Mile
- Streams
- ▨ Floodplain
- ▨ Future Conditions Floodplains
- Detention Ponds

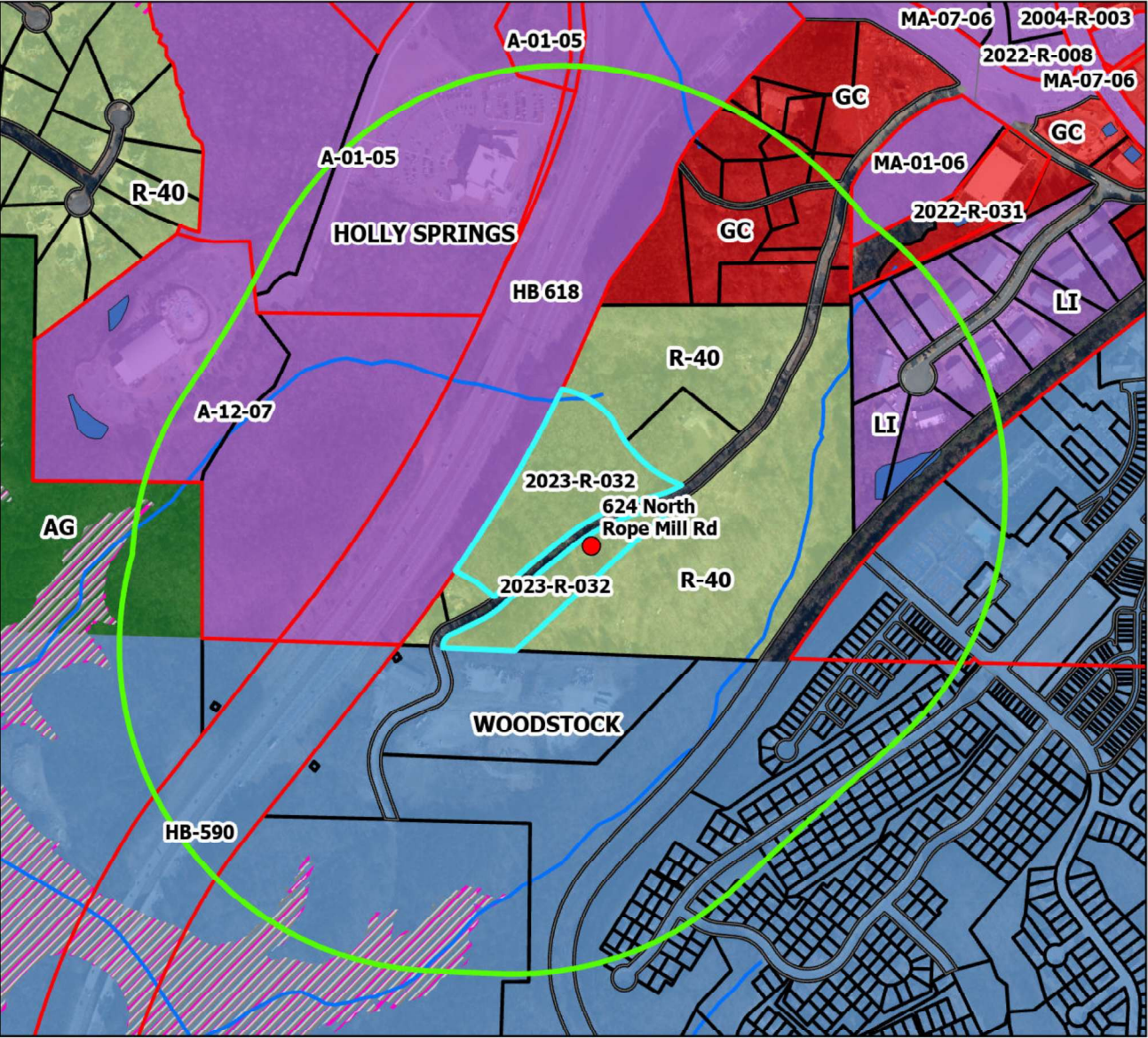
Existing Land Uses

- Residential Accomodations
- General Sales or Service
- Manufacturing, Wholesale Trade
- Trans. Comm'l, Info., Utilities
- Arts, Entertainment, Recreation
- Ed., Public Admin., Health Care Institutions
- Ag., Forestry, Fishing, Hunting
- Under Development

Prepared by Cherokee County
Planning and zoning
Canton, Georgia
5/22/2025



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Zoning Map

- 25-08-021
- 1/4 Mile
- Resolutions
- Streams
- Floodplain
- Future Conditions Floodplains
- Detention Ponds

Zoning

- AG
- R40
- GC
- LI

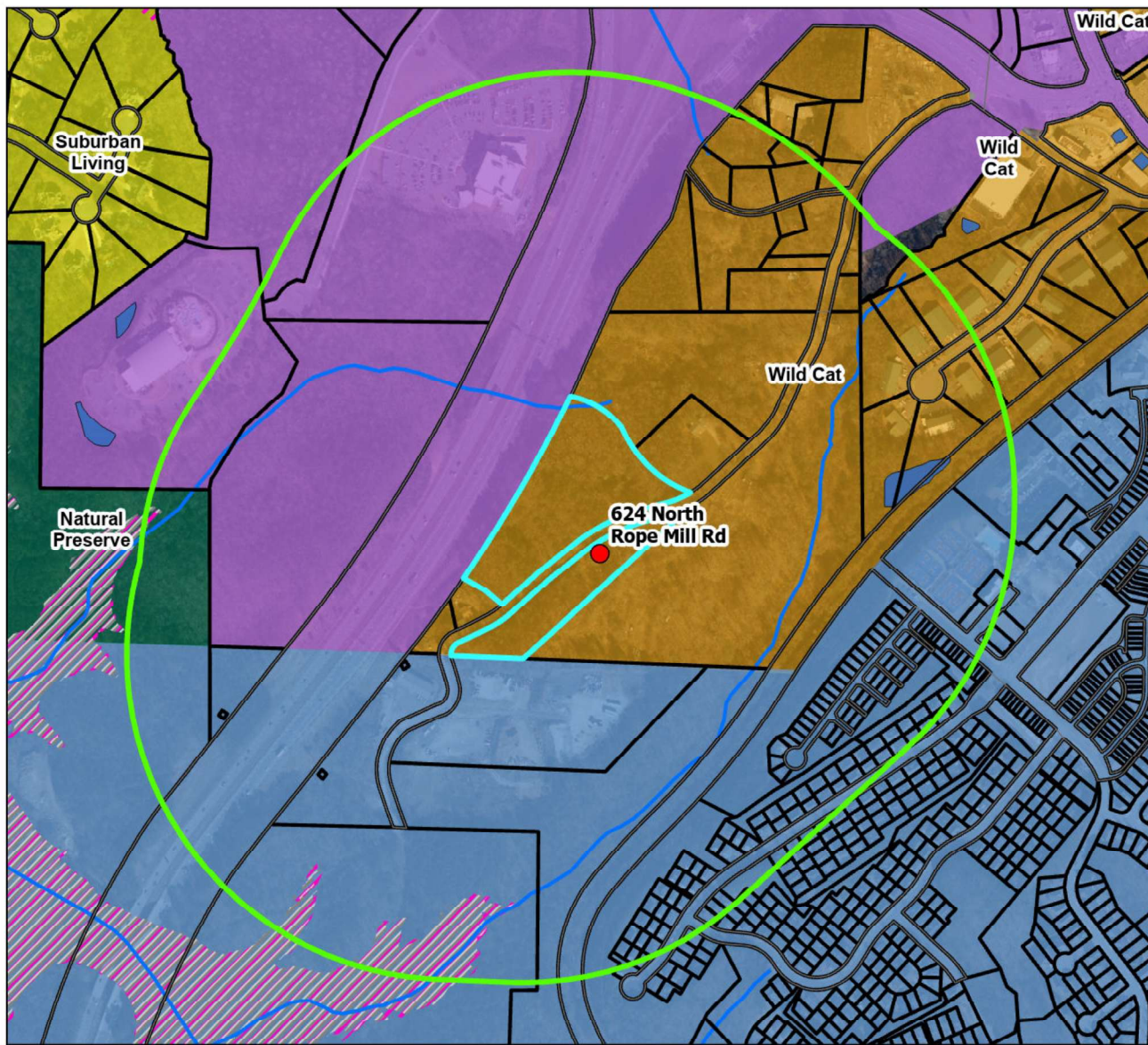
Political Boundaries

- Holly Springs
- Woodstock

Prepared by Cherokee County
Planning and zoning
Canton, Georgia
5/22/2025



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Future Development Map

25-08-021

1/4 Mile

Streams

Floodplain

Future Conditions
Floodplains

Detention Ponds

Political Boundaries

Holly Springs

Woodstock

Type of Area

Natural Preserve

Suburban Living

Wild Cat

Prepared by Cherokee County
Planning and zoning
Canton, Georgia
5/22/2025



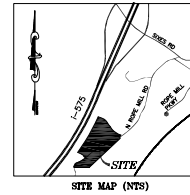
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COVER SHEET

Woodstock Industrial Park, LLC

REZONING PLAN FOR:
624 NORTH ROPE MILL ROAD
LAND LOTS 661 & 662
15th DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
EXISTING ZONING: R-40
PROPOSED ZONING: I-1
FON: 15-0661-0003
& 15-0662-0004

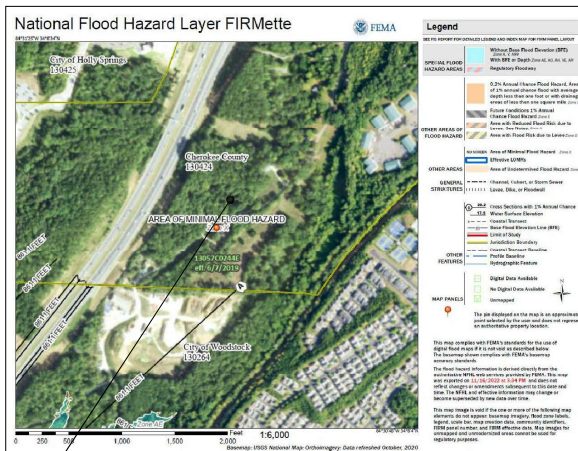
PROJECT NAME: 624 NORTH ROPE MILL RD.
PROJECT NUMBER: PL20220000846



THE PURPOSE OF THIS PLAN IS TO REZONE THIS PROPERTY FROM R-40 TO I-1 AND TO REQUEST VARIANCES 1. 50' UNDISTURBED ZONING BUFFER TO A 10' PLANTED LANDSCAPE SCREENING WITH A 6' WOOD PRIVACY FENCE ALONG ENTIRE FRONTAGE OF ROPE MILL ROAD.
2. REDUCE THE 75' TECHNOLOGY RIDGE BUFFER TO A 25 FEET AND A 75' BSL.

SHEET INDEX

PAGE 1 - COVER SHEET
PAGE 2 - AS-BUILT AND GIS TOPOGRAPHIC SURVEY
PAGE 3 - PROPOSED SITE PLAN
PAGE 4 - ARBORIST REPORT



NOTE: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE PANEL 1305700244E, DATED JUNE 07, 2019.

SITE RESOURCES

Site Resource	Comments
The 100-year floodplain.	There is no floodplain on site.
Streams running on or adjacent to subject property within 300 feet of existing boundary.	As determined by Cherokee County and shown on sheets 2 and 3.
Riparian Zones of at least 50 feet width on either side along the perennial and intermittent streams.	As shown on sheets 2 and 3.
Non-impervious surface zone of at least 75 feet width on either side of stream.	As shown on sheets 2 and 3.
Riparian zones of at least 150 feet width on either side of the Broad River Corridor or the Little River Corridor.	N/A. Not near the corridors.
Wetlands that meet the definition used by state and/or federal regulations.	During site visit on 11-09-22, no wetlands were visible on site. The National Wetlands Inventory Map shows no wetlands on site.
Topographic contours of no less than 30 foot intervals.	Shown on sheet 2.
Vegetation characteristics	The site has ~1.33 acres of healthy native forest.
Existing healthy, native forests of at least one acre contiguous area.	The site has ~1.33 acres of healthy native forest. See arborist tree report on page 3.
Individual existing healthy trees greater than 36 inches caliper measured at dbh identified by species and size.	See arborist tree report on sheet 4, and tree location shown on sheet 2.
Significant natural features and scenic viewpoints such as ridge lines, peaks, and rock outcroppings, particularly those that can be seen from public.	N/A. There are no significant natural features or scenic views.
Populations of endangered or threatened species, or habitat for such.	During site visit on 11-09-22, no visible endangered species or habitat were found on site.
Historic, archeological and cultural features including 1. Archeological sites, cemeteries, and burial grounds, 2. Site identified in any State or local historic site survey, 3. US Geological Service survey control monuments.	During site visit on 11-09-22, there was no visible evidence of historic, archeological or cultural features. No visible evidence of US Geological Service survey control monuments.
General Soil Types	gls.cherokee.com shown M8 to be the predominant soil type.

SHEET 1 OF 4

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road, Bld. Suite 312, Marietta, GA 30066
TELEPHONE (678) 355-9905 FAX (678) 355-9905



DATE: 01/11/2022
SCALE: 1" = 60'
PROJECT: WOODSTOCK INDUSTRIAL PARK, LLC
COUNTY: CHEROKEE
SHEET: 1 OF 4

DATE: 01/11/2022
SCALE: 1" = 60'
PROJECT: WOODSTOCK INDUSTRIAL PARK, LLC
COUNTY: CHEROKEE
SHEET: 1 OF 4

DATE: 01/11/2022
SCALE: 1" = 60'
PROJECT: WOODSTOCK INDUSTRIAL PARK, LLC
COUNTY: CHEROKEE
SHEET: 1 OF 4

BOUNDARY AS-BUILT & GIS TOPOGRAPHIC SURVEY

WOODSTOCK INDUSTRIAL PARK, LLC
0 & 804 NORTH HOPE MILL ROAD
LAND LOTS 681 & 682
15th DISTRICT - 2nd SECTION
CLATSOP COUNTY, OREGON
EASTING ZONING: R-40
PIN: 15-0062-0004 & 15-0062-0005

TOTAL AREA
1462,219 SQ. FT.
33.17 ACRES

CURRENT ZONING:
R-40
FRONT SETBACK= 50', 50', 35'
SIDE SETBACK= 15'
REAR SETBACK= 30'
MAX LOT COVERAGE= 30%

THIS BLOCK RESERVED FOR THE CLERK
OF THE CLATSOP COUNTY

LEGEND:

1. 1/4" = 1' SCALE	2. 1/4" = 1' SCALE	3. 1/4" = 1' SCALE	4. 1/4" = 1' SCALE	5. 1/4" = 1' SCALE	6. 1/4" = 1' SCALE	7. 1/4" = 1' SCALE	8. 1/4" = 1' SCALE	9. 1/4" = 1' SCALE	10. 1/4" = 1' SCALE	11. 1/4" = 1' SCALE	12. 1/4" = 1' SCALE	13. 1/4" = 1' SCALE	14. 1/4" = 1' SCALE	15. 1/4" = 1' SCALE	16. 1/4" = 1' SCALE	17. 1/4" = 1' SCALE	18. 1/4" = 1' SCALE	19. 1/4" = 1' SCALE	20. 1/4" = 1' SCALE	21. 1/4" = 1' SCALE	22. 1/4" = 1' SCALE	23. 1/4" = 1' SCALE	24. 1/4" = 1' SCALE	25. 1/4" = 1' SCALE	26. 1/4" = 1' SCALE	27. 1/4" = 1' SCALE	28. 1/4" = 1' SCALE	29. 1/4" = 1' SCALE	30. 1/4" = 1' SCALE	31. 1/4" = 1' SCALE	32. 1/4" = 1' SCALE	33. 1/4" = 1' SCALE	34. 1/4" = 1' SCALE	35. 1/4" = 1' SCALE	36. 1/4" = 1' SCALE	37. 1/4" = 1' SCALE	38. 1/4" = 1' SCALE	39. 1/4" = 1' SCALE	40. 1/4" = 1' SCALE	41. 1/4" = 1' SCALE	42. 1/4" = 1' SCALE	43. 1/4" = 1' SCALE	44. 1/4" = 1' SCALE	45. 1/4" = 1' SCALE	46. 1/4" = 1' SCALE	47. 1/4" = 1' SCALE	48. 1/4" = 1' SCALE	49. 1/4" = 1' SCALE	50. 1/4" = 1' SCALE	51. 1/4" = 1' SCALE	52. 1/4" = 1' SCALE	53. 1/4" = 1' SCALE	54. 1/4" = 1' SCALE	55. 1/4" = 1' SCALE	56. 1/4" = 1' SCALE	57. 1/4" = 1' SCALE	58. 1/4" = 1' SCALE	59. 1/4" = 1' SCALE	60. 1/4" = 1' SCALE	61. 1/4" = 1' SCALE	62. 1/4" = 1' SCALE	63. 1/4" = 1' SCALE	64. 1/4" = 1' SCALE	65. 1/4" = 1' SCALE	66. 1/4" = 1' SCALE	67. 1/4" = 1' SCALE	68. 1/4" = 1' SCALE	69. 1/4" = 1' SCALE	70. 1/4" = 1' SCALE	71. 1/4" = 1' SCALE	72. 1/4" = 1' SCALE	73. 1/4" = 1' SCALE	74. 1/4" = 1' SCALE	75. 1/4" = 1' SCALE	76. 1/4" = 1' SCALE	77. 1/4" = 1' SCALE	78. 1/4" = 1' SCALE	79. 1/4" = 1' SCALE	80. 1/4" = 1' SCALE	81. 1/4" = 1' SCALE	82. 1/4" = 1' SCALE	83. 1/4" = 1' SCALE	84. 1/4" = 1' SCALE	85. 1/4" = 1' SCALE	86. 1/4" = 1' SCALE	87. 1/4" = 1' SCALE	88. 1/4" = 1' SCALE	89. 1/4" = 1' SCALE	90. 1/4" = 1' SCALE	91. 1/4" = 1' SCALE	92. 1/4" = 1' SCALE	93. 1/4" = 1' SCALE	94. 1/4" = 1' SCALE	95. 1/4" = 1' SCALE	96. 1/4" = 1' SCALE	97. 1/4" = 1' SCALE	98. 1/4" = 1' SCALE	99. 1/4" = 1' SCALE	100. 1/4" = 1' SCALE
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LINE TABLE

LINE	LENGTH	BEARING
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98	13.17	S89°00'00"E
99	13.17	S89°00'00"E
100	13.17	S89°00'00"E

CURVE TABLE

CURVE	LENGTH	BEARING	BEARING
1	13.17	S89°00'00"E	S89°00'00"E
2	13.17	S89°00'00"E	S89°00'00"E
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95	13.17	S89°00'00"E	S89°00'00"E
96	13.17	S89°00'00"E	S89°00'00"E
97	13.17	S89°00'00"E	S89°00'00"E
98	13.17	S89°00'00"E	S89°00'00"E
99	13.17	S89°00'00"E	S89°00'00"E
100	13.17	S89°00'00"E	S89°00'00"E

- SURVEY NOTES:**
1. HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983 (NAD83)
 2. VERTICAL DATUM: NORTH AMERICAN DATUM 1983 (NAD83)
 3. ALL BOUNDARY REFERENCES SHOWN HEREON ARE BASED ON THE CLERK OF SUPERIOR COUNTY'S OFFICE OF COURTESY SURVEYING, SUBJECT AND ADJACENT PROPERTY RECORDS, AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
 4. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN EXISTING FIELD SURVEY. ALL MATTER PERTAINING TO THE FIELD SURVEY IS THE RESPONSIBILITY OF THE SURVEYOR.
 5. STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON. LOCATIONS ARE INDICATED BY POINTS AND DIMENSIONS.
 6. DIMENSIONS SHOWN ON THE PLAN ARE MEASURED TO THE CENTER OF THE PROPERTY.
 7. THE PROPERTY MAY CONTAIN METALS. ALL METALS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND ARE NOT TO BE REMOVED WITHOUT THE WRITTEN PERMISSION OF THE U.S. ARMY CORPS OF ENGINEERS.
 8. THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREAS FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 1505020404E, EFFECTIVE 08-17-2010.
 9. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 10. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 11. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 12. INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, LOCATION AND LOCATION OF CHANGING FIELD EVIDENCE IS NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 13. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 14. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 15. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 16. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 17. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 18. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPHIC STATEMENT OF PROFESSIONAL SURVEYING BASED ON A PHOTOGRAPHIC SURVEY AND HAS FOUND NO EVIDENCE OF CHANGING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE. HOWEVER, THE SURVEYOR IS NOT AN ENGINEER OR ARCHITECT.
 19. THE SURVEYOR HAS REVIEWED THE AERIAL PHOTOGRAPH

PROPOSED SITE PLAN **Woodstock Industrial Park, LLC**

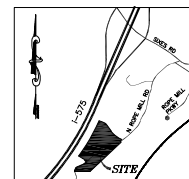
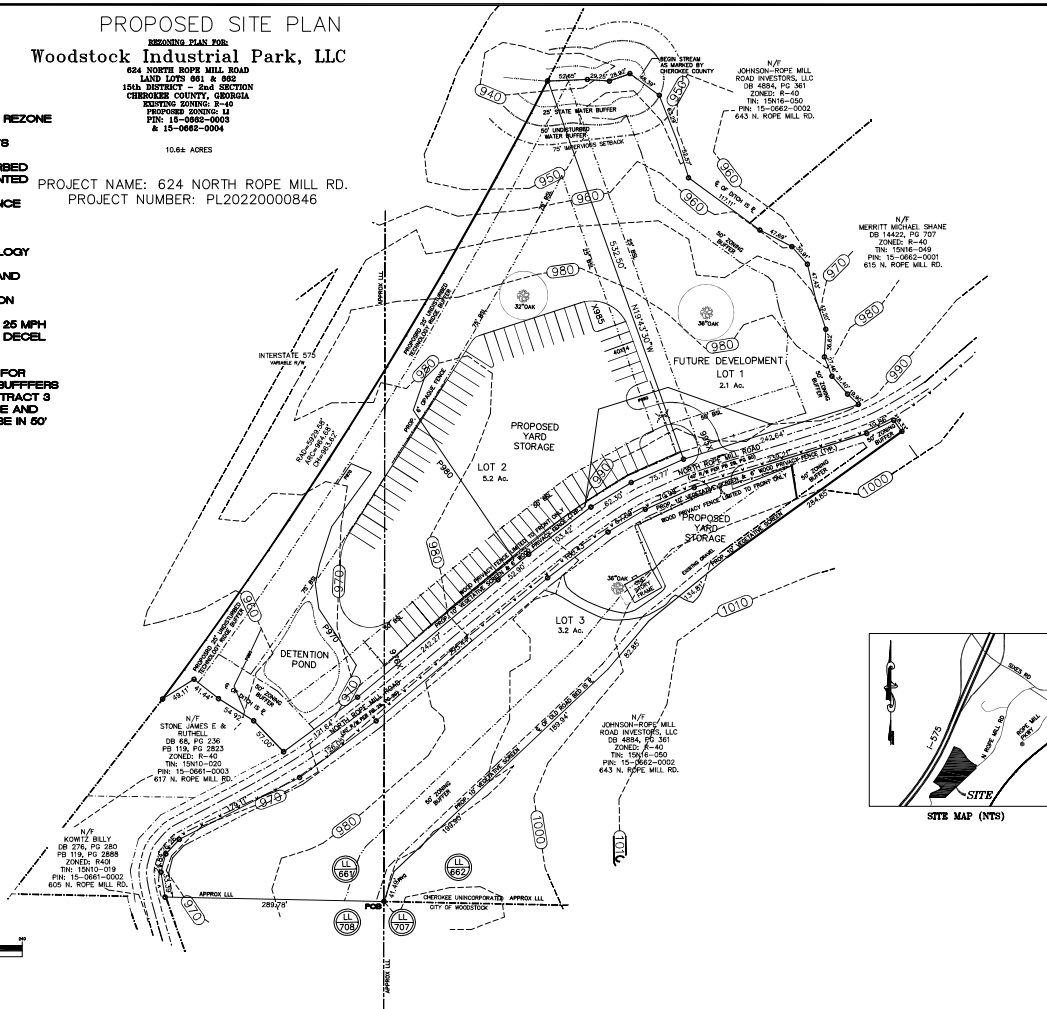
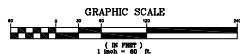
REZONING PLAN FOR:
 624 NORTH ROPE MILL ROAD
 LAND LOTS 901 & 902
 15th DISTRICT - 2nd SECTION
 CHEROKEE COUNTY, GEORGIA
 EXISTING ZONING: R-40
 PROPOSED ZONING: I-1
 PIN: 15-0662-0003
 & 15-0662-0004

10.66 ACRES

PROJECT NAME: 624 NORTH ROPE MILL RD.
 PROJECT NUMBER: PL20220000846

- THE PURPOSE OF THIS PLAN IS TO REZONE THIS PROPERTY FROM R-40 TO I-1 AND TO REQUEST VARIANCES:
1. VARIANCE FROM CODE SEC. 7.7 TO REDUCE THE 50' UNDISTURBED ZONING BUFFER TO A 10' PLANTED LANDSCAPE SCREENING WITH A 6' WOOD PRIVACY FENCE ALONG FRONTAGE ONLY OF ROPE MILL RD.
 2. VARIANCE FROM SEC. 10.1B TO REDUCE THE 70' TECHNOLOGY RIDGE BUFFER TO A 25 FEET BUFFER AND A 75' BUILDING AND PARKING SET BACK LINE.
 3. VARIANCE FROM TRANSPORTATION SEC. 2.1 AS TO NORTH ROPE MILL IS A 25 MPH PAVED ROAD TO PROVIDE NO DECEL. LANE AT THIS TIME.
 4. VARIANCE FROM SEC. 27.C TO ALLOW ARBORIST CREDIT FOR 100% IN STREAM AND ZONING BUFFERS.
 5. VARIANCE FROM SEC. 10.6-2 ON TRACT 3 TO ALLOW EXISTING STRUCTURE AND GRAVEL DRIVE AND LOT TO BE IN 50' ZONING BUFFER.

- SURVEY NOTES:**
1. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT OFFICE OF CHEROKEE COUNTY, GEORGIA. TRACTS AND PLATS MAY CONTAIN OTHER DEEDS NOT REFERENCED HEREON. THE CLERK OF SUPERIOR COURT OFFICE OF CHEROKEE COUNTY, GEORGIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON AS TO SUCH DEEDS.
 2. THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE LEFT TO THE PARTIES.
 3. DISTANCES SHOWN ARE HORIZONTAL.
 4. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE SHOWN ON THE CHARTERED SURVEY. ANY WETLANDS NOT SHOWN ON THE CHARTERED SURVEY ARE NOT SHOWN ON THIS MAP. ANY WETLANDS NOT SHOWN ON THIS MAP ARE NOT SHOWN ON THIS MAP. ANY WETLANDS NOT SHOWN ON THIS MAP ARE NOT SHOWN ON THIS MAP.
 5. THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA AND THE FLOODING INFORMATION SHOWN HEREON IS NOT TO BE USED FOR DETERMINING THE FLOODING INFORMATION SHOWN HEREON.
 6. INFORMATION REGARDING THE EXISTING PROPERTY, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO WARRANTY AS TO THE LOCATION AND DEPTH OF ANY EXISTING UNDERGROUND UTILITIES AND STRUCTURES. ANY EXISTING UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, ITS CONTRACTORS, AND AGENTS SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
 7. NO BOUNDARY FIELD WORK HAS BEEN PERFORMED BY FRONTLINE SURVEYING & MAPPING, INC.
 8. PLAT CLINCH: 1/16/2022.



SHEET 3 OF 4

FRONTLINE SURVEYING & MAPPING, INC.
 3595 Canton Road, Bld. Suite 312, Marietta, GA 30066
 TELEPHONE (678) 355-9905 FAX (678) 355-9805



DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC
DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC

DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC
DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC

ZONING PLAN FOR:	
WOODSTOCK INDUS	
LAND LOT 661 & 662	1
LOT	BLDGS

JOB # 76950



CHEROKEE COUNTY

Application for Public Hearing

Pre-Application Meeting Date: February 13, 2025

Preliminary Review Meeting Date: February 27, 2025

Community Information and Input Meeting Date: April 14, 2025

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

Request Public Hearing (check all that apply)

☒	REZONING
☐	MODIFICATION OF ZONING CONDITIONS
☒	CONCURRENT VARIANCE(S)
☒	SPECIAL USE PERMIT
☐	LEGACY LOT
☐	OTHER:

SECTION I

CONTACTS	
Applicant	Name/Company Name: Robert and Mary Stone
Representative	Name/Company Name:

SECTION II

PROPERTY INFORMATION [refer to www.cherokeega.com – GIS and Mapping Tab]	
Tax Identification #(s): (Ex: 14N22 006 N) 15N16 047 and 15N16 048	
Property Identification #(s): (Ex: 14-0226-0014) 15-0662-0004 and 15-0662-0003	
Address(es): 624 and 0 North Rope Mill Rd	
Land Lot(s): 661-662	Land District(s): 15
Total Acreage: 11.1	
Future Development Map Designation: WILDCAT	
Current Zone: R40	Proposed Zone: LI
Proposed Use of Property: Commercial Parking, RV	

SECTION V

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

Please respond to the following:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Nearby property is Light Industrial and Commercial.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
Zoning to light industrial will not adversely affect adjacent or nearby properties as the road has been operating with commercial vehicles for many years.

3. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
The property does not have a reasonable as currently zoned R40. The area is light industrial and commercial.

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

Rezoning to LI would not put any additional burden of the existing street. This has already been addressed and no traffic impact study will be required.

5. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.

Rezoning is the best use of the property in order to allow us to generate a sustainable income while keeping our property adaptable to the exciting future developments surrounding the Wild Cat project. We deeply value the progress in our community and want to ensure that our land remains useful and beneficial in the

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approved or disapproval of the proposed zoning.

The existing conditions are that R40 is not compatible with the present industrial and commercial area. Changing conditions would be the future Wild Cat project and rezoning would keep the land in a useful position for future development.

SECTION VI

APPLICANT RESPONSE STATEMENT FOR SPECIAL USE PERMIT ONLY –

Please respond to the following:

1. **Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.**

The proposed self-storage use will not cause a significant adverse effect on the surrounding area. The use is low-impact, generates minimal traffic, and produces no excessive noise, light, or pollution.

2. **Whether or not the use is otherwise compatible with the surrounding area.**

The proposed use is compatible with the surrounding area. Self-storage is a transitional use that serves nearby residential, commercial, and industrial needs without disrupting existing character.

3. **Whether or not the use proposed will result in a nuisance as defined under state law.**

The use will not constitute a nuisance under state law. Self-storage facilities are quiet, low-traffic operations with no manufacturing or retail sales activity that would generate public disturbances.

4. **Whether or not quiet enjoyment of surrounding property will be adversely affected.**

Quiet enjoyment of neighboring properties will not be adversely affected. The self-storage facility is designed to be unobtrusive, with controlled access, restricted operating hours.

5. **Whether or not property values of surrounding property will be adversely affected.**

The proposed development will not negatively impact surrounding property values. Well-maintained self-storage facilities have been shown to stabilize or enhance property values by providing orderly and professionally managed uses.

6. **Whether or not adequate provisions are made for parking and traffic considerations.**

Adequate provisions have been made for parking and traffic. The use generates significantly less traffic than retail, office, or other commercial uses, and the site plan provides more than sufficient parking and internal circulation space.

7. **Whether or not the site or intensity of the use is appropriate.**

The proposed site and intensity of use are appropriate. The property size, location and proposed low-intensity design meet or exceed county development standards for Light Industrial districts.

8. **Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Plan.**
The proposal is consistent with the Comprehensive Plan, which encourages light industrial and low-intensity commercial uses.
9. **Whether or not adequate provisions are made regarding hours of operation.**
Adequate provisions for hours of operation are in place. Access hours will be limited to standard daytime and early evening hours.
10. **Whether or not adequate controls and limits are placed on commercial and business deliveries.**
Adequate controls on deliveries are in place. Deliveries will be limited in scale with no regular truck traffic associated with typical warehouse operations.
11. **Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**
Comprehensive landscape plans have been incorporated, including evergreen buffers.
12. **Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**
The project will not adversely affect public health, safety, welfare, or morals. The use is low-risk, non-polluting, and provides secure storage options that support both residents and small businesses.
13. **Whether the application complies with any applicable specific requirements set forth in the Zoning Ordinance for particular types of uses.**
The application fully complies with all applicable Zoning Ordinance requirements for Light Industrial zoning and Special Use for self-storage.
14. **Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.**
The applicant has provided all necessary documentation, including detailed site plans, landscape plans, and operational details, to allow for a complete and informed evaluation.
15. **Whether the Special Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**
The proposed use will not emit or create any unusual odors, as a non-industrial, non-manufacturing use.

SECTION VII ZONING VARIANCE I Driveway and House Buffer

CONCURRENT VARIANCES	
Variance Request	Ordinance Article(s) and Section(s)
Zoning I reduce 75' tech buffer to 25'	Sec 10.16
Zoning I limit opaque privacy fence	Sec 7.7
Zoning I reduce 50' road setback to 10'	Sec 7.7
Transportation I no decel lane	Sec 2.10
Arborist I 100% credit in stream and zoning buffers	Sec 27.C

Allow house/driveway in 50' Buffer

Article 10 Sec 10.6-2

APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY – Please respond to the following standards for each variance request:

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Yes. The house and driveway are pre-existing structures that were established prior to the proposed rezoning, making adherence to the 50' buffer requirement impractical without significant structural alterations. Additionally, the property's irregular shape and slope further constrain feasible development, necessitating a variance to accommodate the current and intended use as Light Industrial without requiring the demolition or relocation of existing improvements.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Yes. Enforcing the 50' buffer requirement would create a practical difficulty, as the house and driveway are already situated within the proposed buffer area. Compliance would require the removal of functional infrastructure, resulting in significant financial hardship and rendering portions of the property unusable. Granting the variance would allow for reasonable use of the property while maintaining essential access and functionality.

3. Such conditions are peculiar to the particular piece of property involved.

Yes. The conditions prompting the variance request are specific to the subject property due to its pre-existing residential use and its transition to Light Industrial zoning. Unlike adjacent properties, the subject property has existing structures positioned within the proposed buffer zone, creating a unique circumstance that is not shared by neighboring parcels. Additionally, the property's configuration and topography limit alternative siting options for the driveway and residential structure.

4. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

No. Granting the requested variance would not cause substantial detriment to the public good or impair the purposes and intent of the zoning ordinance. The variance seeks to maintain existing structures without further encroachment into the buffer area, preserving the established use while facilitating the transition to Light Industrial zoning.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Yes. A strict, literal interpretation of the buffer requirement would deprive the applicant of reasonable use of the property as permitted to others in similarly zoned districts. Other properties zoned Light Industrial in the area are permitted to maintain structures and driveways within specified setbacks, especially where such structures predate the zoning classification change. Denying the variance would impose an undue burden on the applicant that is inconsistent with the rights afforded to neighboring properties with similar zoning designations.

SECTION VII ZONING VARIANCE I Arborist Credit

CONCURRENT VARIANCES	
Variance Request	Ordinance Article(s) and Section(s)
Zoning I reduce 75' tech buffer to 25'	Sec 10.16
Zoning I limit opaque privacy fence	Sec 7.7
Zoning I reduce 50' road setback to 10'	Sec 7.7
Transportation I no decel lane	Sec 2.10
Arborist I 100% credit in stream and zoning buffers	Sec 27.C

APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY – Please respond to the following standards for each variance request:

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Yes. The property contains a significant number of mature trees within zoning buffers, which contribute meaningfully to tree canopy goals but lie outside the buildable area.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Yes. Denying credit for these preserved trees would require additional planting within already-constrained useable areas, reducing usable space unnecessarily.

3. Such conditions are peculiar to the particular piece of property involved.

Yes. The combination of overlapping stream and zoning buffers with a mature forest canopy is unique to this parcel and not present in others nearby.

4. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

No. Granting 100% arborist credit within buffers supports environmental goals and ensures tree preservation, which aligns with the ordinance's intent.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Yes. Other applicants have received similar credit, especially when trees within buffers are verified by an arborist and are being permanently preserved.

SECTION VII ZONING VARIANCE I Remove Decel Lane Requirement

CONCURRENT VARIANCES	
Variance Request	Ordinance Article(s) and Section(s)
Zoning I reduce 75' tech buffer to 25'	Sec 10.16
Zoning I limit opaque privacy fence	Sec 7.7
Zoning I reduce 50' road setback to 10'	Sec 7.7
Transportation I no decel lane	Sec 2.10
Arborist I 100% credit in stream and zoning buffers	Sec 27.C

APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY – Please respond to the following standards for each variance request:

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Yes. The parcel has limited frontage and is located on a lower-traffic section of the road. Additionally, the traffic count and speed data do not justify a deceleration lane.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Yes. Installing a deceleration lane would require extensive regrading, resulting in disproportionate site development costs.

3. Such conditions are peculiar to the particular piece of property involved.

Yes. The limited road frontage and existing roadside infrastructure create unique constraints not faced by neighboring properties with more expansive frontage.

4. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

No. Elimination of the decel lane will not impact traffic flow or safety, as the entrance is located far from intersections or other conflict points.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Yes. Similar low-traffic LI developments in the area have received relief from deceleration lane requirements based on site-specific factors.

SECTION VII ZONING VARIANCE I Reduce 50' Road Setback to 10'

CONCURRENT VARIANCES	
Variance Request	Ordinance Article(s) and Section(s)
Zoning I reduce 75' tech buffer to 25'	Sec 10.16
Zoning I limit opaque privacy fence	Sec 7.7
Zoning I reduce 50' road setback to 10'	Sec 7.7
Transportation I no decel lane	Sec 2.10
Arborist I 100% credit in stream and zoning buffers	Sec 27.C

APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY – Please respond to the following standards for each variance request:

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Yes. The lot depth is significantly reduced by irregular property shape and slope making deeper setbacks infeasible.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Yes. A 50' setback would compress development into an unworkable footprint, effectively making compliance a barrier to any viable site use.

3. Such conditions are peculiar to the particular piece of property involved.

Yes. The rear encumbrance due to environmental buffers and slope is unique to this property and not representative of others in the zoning district.

4. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

No. A reduced setback of 10' will still allow for landscaping and will align with existing development patterns along the corridor, without detracting from public aesthetics or safety.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Yes. Other properties in the vicinity, especially those on narrower lots, have been granted setback reductions to allow feasible development.

SECTION VII ZONING VARIANCE I Limit Opaque Fence to Road Frontage

CONCURRENT VARIANCES	
Variance Request	Ordinance Article(s) and Section(s)
Zoning I reduce 75' tech buffer to 25'	Sec 10.16
Zoning I limit opaque privacy fence	Sec 7.7
Zoning I reduce 50' road setback to 10'	Sec 7.7
Transportation I no decel lane	Sec 2.10
Arborist I 100% credit in stream and zoning buffers	Sec 27.C

APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY – Please respond to the following standards for each variance request:

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Yes. The subject property abuts wooded areas and undeveloped parcels on three sides, which already act as natural visual barriers. Installing opaque fencing on all sides would be redundant and environmentally intrusive.

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Yes. Installing a full perimeter opaque fence would involve significant tree removal, grading, and cost—an unnecessary burden for limited gain.

3. Such conditions are peculiar to the particular piece of property involved.

Yes. The property's adjacency to low-impact land uses and natural buffer areas makes it unique in terms of existing privacy and separation.

4. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

No. Providing fencing only along the road frontage maintains visual screening from public view while preserving the natural character of the surrounding areas.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Yes. Several nearby industrial parcels have received variances for partial fencing where topography or natural buffers already provide screening.

SECTION VII ZONING VARIANCE I Reduce 75' Tech Buffer to 25'

CONCURRENT VARIANCES	
Variance Request	Ordinance Article(s) and Section(s)
Zoning I reduce 75' tech buffer to 25'	Sec 10.16
Zoning I limit opaque privacy fence	Sec 7.7
Zoning I reduce 50' road setback to 10'	Sec 7.7
Transportation I no decel lane	Sec 2.10
Arborist I 100% credit in stream and zoning buffers	Sec 27.C

APPLICANT RESPONSE STATEMENT FOR CONCURRENT VARIANCE(S) ONLY – Please respond to the following standards for each variance request:

1. There are exceptional and extraordinary conditions pertaining to the particular piece of property in question, due to its size, shape or topography.

Yes. The subject property is constrained by both it's irregular shape and natural features, significantly limiting usable land area. Full compliance with the 75' technology buffer would be impractical without sacrificing useable space

2. The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.

Yes. Full enforcement of the 75' buffer would render a large portion of the lot unusable, undermining the feasibility of any LI-zoned development on the site.

3. Such conditions are peculiar to the particular piece of property involved.

Yes. The property's topography includes a significant grade change and mature vegetative cover along the proposed buffer line, which already provides visual screening. These site-specific features are not common to nearby parcels.

4. Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of this ordinance.

No. Reducing the buffer to 25'—while maintaining natural screening—will not negatively affect adjacent properties or public interests, and the intent of the ordinance (visual and environmental buffering) will still be met.

5. A literal interpretation of this ordinance would deprive the applicants of any rights that others in the same district are allowed.

Yes. Other LI properties with less topographic constraint have been allowed similar or lesser buffer reductions.

SECTION IX

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

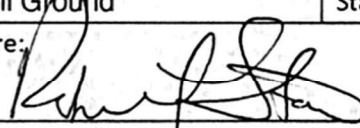
I, Robert Stone, being duly sworn upon his/her oath, being of sound mind and legal age, deposes and states that he/she is the owner of the property which is subject of this application, as is shown in the records of Cherokee County, Georgia.

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

☒	REZONING (with or without concurrent variance(s))
☐	MODIFICATION OF ZONING CONDITIONS
☒	SPECIAL USE PERMIT (with or without concurrent variance(s))
☐	LEGACY LOT
☐	OTHER:

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

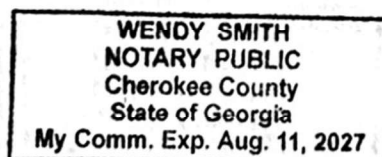
Applicant	Name: Robert and Mary Stone		
	Address: 50 Cornerstone Creek		
	City: Ball Ground	State: GA	Zip: 30107-2499

Property Owner	Name: Robert and Mary Stone		
	Address: 50 Cornerstone Creek		
	City: Ball Ground	State: GA	Zip: 30107-2499
	Signature: 		
	Print Name: Robert Stone		Date: 4-21-25

Sworn to and subscribed before me this: 21st day of April, 2025.

Notary Signature: Wendy Smith

(Notary Seal)



SECTION IX

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

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

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

☒	REZONING (with or without concurrent variance(s))
☐	MODIFICATION OF ZONING CONDITIONS
☒	SPECIAL USE PERMIT (with or without concurrent variance(s))
☐	LEGACY LOT
☐	OTHER:

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

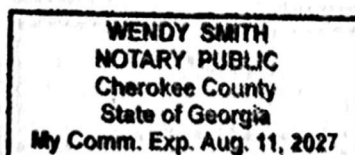
Applicant	Name: Robert and Mary Stone		
	Address: 50 Cornerstone Creek		
	City: Ball Ground	State: GA	Zip: 30107-2499

Property Owner	Name: Robert and Mary Stone		
	Address: 50 Cornerstone Creek		
	City: Ball Ground	State: GA	Zip: 30107-2499
	Signature: <u>Mary Stone</u>		
	Print Name: Mary Stone		Date: <u>4-21-25</u>

Sworn to and subscribed before me this 21st day of April, 2025.

Notary Signature: Wendy Smith

(Notary Seal)



SECTION VIII

CAMPAIGN DISCLOSURE STATEMENT

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

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

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

To whom: _____

Value of Contribution: _____

Date of Contribution: _____

Signature of Applicant: Mary Stone

Print Name: Mary Stone

Date: 4-21-25

Sworn to and subscribed before me this: 21st day of April
2025

Notary Signature: Wendy Smith

(Notary Seal)

WENDY SMITH
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Exp. Aug. 11, 2027

SECTION VIII

CAMPAIGN DISCLOSURE STATEMENT

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

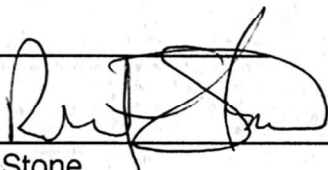
☒ No, I have not made any campaign contribution to County Officials voting on this application exceeding \$250 in the past two years.

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

To whom: _____

Value of Contribution: _____

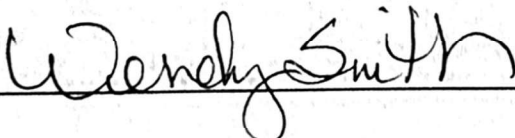
Date of Contribution: _____

Signature of Applicant: 

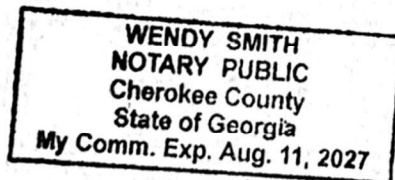
Print Name: Robert Stone

Date: 4-21-25

Sworn to and subscribed before me this: 21st day of April
2025

Notary Signature: 

(Notary Seal)



Return Recorded Document to:
SELLERS & WARREN, P.C.
ATTORNEYS AT LAW
115 Woodland Way, Suite 100
Canton, GA 30114

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF**

File #: 212395

This Indenture made this **30th** day of **August, 2022**, between **CANTON MOTOR SALES, INC.**, of the County of **CHEROKEE**, State of Georgia, as party or parties of the first party, hereinafter called Grantor, and **ROBERT STONE and MARY STONE**, as **joint tenants with right of survivorship and not as tenants in common**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lots 661 and 662 of the 15th District, 2nd Section, Cherokee County, Georgia, being designated as Tract 1 containing 7.86 acres as shown on that plat of survey for Robert & Mary Stone recorded at Plat Book 119, Page 2641, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against all claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Lynn M. Fowler
Witness

Kim Sellers
Notary Public



CANTON MOTOR SALES, INC.

Jack L. Moore (Seal)
Jack L. Moore President

____ (Seal)



Return Recorded Document to:
SELLERS & WARREN, P.C.
ATTORNEYS AT LAW
115 Woodland Way, Suite 100
Canton, GA 30114

**JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF

File #: 212395

This Indenture made this 30th day of August, 2022, between **JACK L. MOORE AND MARGARET FOSTER MOORE AS EXECUTOR OF THE LAST WILL AND TESTATMENT OF EUGENE J. MOORE DBA MWMM INVESTORS**, of the County of CHEROKEE, State of Georgia, as party or parties of the first party, hereinafter called Grantor, and **ROBERT STONE and MARY STONE**, as joint tenants with right of survivorship and not as tenants in common, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) DOLLARS** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

All that tract or parcel of land lying and being in Land Lots 661 and 662 of the 15th District, 2nd Section, Cherokee County, Georgia, being designated as Tract 2 containing 3.21 acres, as shown on that plat of survey for Robert & Mary Stone recorded at Plat Book 119, Page 2641, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against all claims of all persons whomsoever.

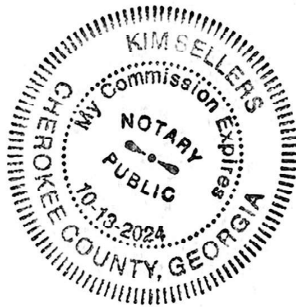
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Lynum Fowler
Witness

Jack L. Moore (Seal)
Jack L. Moore dba MWMM Investors

Kim Sellers
Notary Public



Margaret Foster Moore (Seal)
Margaret Foster Moore Executor of the Last
Will and Testament of Eugene J. Moore dba
MWMM Investors

Community Input and Information Meeting Summary Report

Date: Monday, April 14, 2025 6:00 PM

Location: Fire Station 22, Bridgemill

Persons: 2 guests

Summary: No concerns were voiced regarding this zoning.



3595 Canton Road
Suite 116, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

LEGAL DESCRIPTION – TOTAL Combined Area to be Rezoned

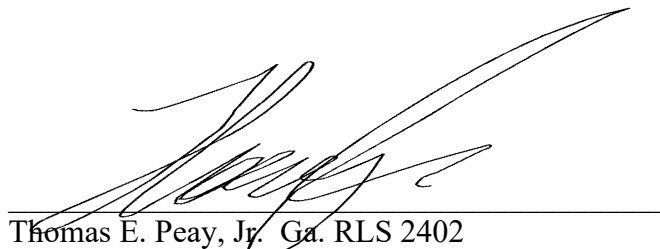
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 661 and 662 of the 15th District, 2nd Section, of Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at the point of common intersection of Land Lots 661, 662, 707, and 708 (Iron Pin Found, #4 Re-Bar at pine stump) thence proceed westerly along the line common to Land Lots 661 and 708 North 88°45'43" West a distance of 291.10 feet to a point (Iron Pin Found, #4 Re-Bar) on the easterly right-of-way of North Rope Mill Road (40' R/W); Thence proceed along said easterly and southeasterly right-of-way of said North Rope Mill Road the following courses and distances: along a curve to the right a distance of 107.51 feet with a radius of 76.55 feet (said curve being subtended by a chord bearing North 24°15'53" East a chord distance of 98.89 feet) to a point, North 64°30'00" East a distance of 113.47 feet to a point on the southeasterly right-of-way of North Rope Mill Road (40' R/W); Thence leaving said southeasterly right-of-way proceed North 14°44'09" East across said North Rope Mill Road a distance of 55.40 feet to a point (Iron Pin Found, #4 Re-Bar) on the northwesterly right-of-way of said North Rope Mill Road, said Iron Pin Found, #4 Re-Bar is located in the centerline of a ditch on said right-of-way; Thence leaving said right-of-way proceed along said centerline of ditch the following courses and distances: North 25°07'11" West a distance of 26.05 feet to a point, North 55°19'08" West a distance of 46.48 feet to a point, North 64°27'10" West a distance of 29.26 feet to a point, North 57°59'08" West a distance of 62.67 feet to a point, North 56°49'53" West a distance of 47.79 feet to a point (Iron Pin Found, #4 Re-Bar) on the southeasterly right-of-way of Interstate 575 (variable R/W); Thence following said southeasterly right-of-way proceed along a curve to the left a distance of 964.68 feet with a radius of 5929.58 feet (said curve being subtended by a chord bearing North 30°03'20" East a chord distance of 963.62 feet) to a point (Iron Pin Set, #4 Capped Re-Bar) in the centerline of a ditch; Thence leaving said right-of-way proceed along said centerline of ditch the following courses and distances: North 84°09'00" East a distance of 40.39 feet to a point, South 85°43'35" East a distance of 31.55 feet to a point, North 68°00'24" East a distance of 33.78 feet to a point, South 70°48'26" East a distance of 17.08 feet to a point, South 46°35'28" East a distance of 42.96 feet to a point, South 30°23'56" East a distance of 35.85 feet to a point, South 08°46'37" East a distance of 37.28 feet to a point, South 24°24'43" East a distance of 41.99 feet to a point, South 58°39'00" East a distance of 68.44 feet to a point, South 60°21'31" East a distance of 90.85 feet to a point, South 37°33'21" East a distance of 53.58 feet to a point, South 02°57'05" West a distance of 25.69 feet to a point, South 20°24'40" East a distance of 50.38 feet to a point, South 04°46'49" East a distance of 31.55 feet to a point, South 26°24'26" East a distance of 24.43 feet to a point, South 42°06'06" East a distance of 77.05 feet to a point, South 83°39'25" East a distance of 26.63 feet to a point on the aforesaid northwesterly right-of-way of North Rope Mill Road (40' R/W); Thence leaving said right-of-way proceed South 44°37'44" East across said North Rope Mill Road a distance of 47.72 feet to a point (Iron Pin Found, #4 Re-Bar) on the southeastern right-of-way of said North Rope Mill Road;

Thence leaving said right-of-way proceed South 37°53'01" East a distance of 17.03 feet to a point (Iron Pin Found, #4 Re-Bar) located in the center of an old road bed; thence proceed along said center of road bed the following courses and distances: South 54°16'19" West a distance of 284.85 feet to a point (Iron Pin Set, #4 Capped Re-Bar), South 50°47'09" West a distance of 134.81 feet to a point (Iron Pin Set, #4 Capped Re-Bar), South 40°16'13" West a distance of 82.85 feet to a point (Iron Pin Set, #4 Capped Re-Bar), South 46°39'18" West a distance of 190.17 feet to a point (Iron Pin Found, #4 Re-Bar), South 46°31'40" West a distance of 199.84 feet to a point (Iron Pin Found, #4 Re-Bar), South 16°40'44" West a distance of 41.73 feet to a point, said point being the TRUE POINT OF BEGINNING.

Less and except the 40' right-of-way of North Rope Mill Road and together with and subject to all covenants, easements, and restrictions of record.

The above-described area containing at total area of 11.07 Acres more or less being two tracts of land. Tract 1 described herein containing ± 7.86 acres of land ($\pm 342,569$ Square feet), more or less, described as Tract 1 on a survey titled Boundary Retracement Survey for Robert & Mary Stone by Frontline Surveying & Mapping, Inc., job number 77272, dated 03/29/2022 and also described herein containing 3.21 acres of land (139,650 Square feet), more or less), described as Tract 2 on a survey titled Boundary Retracement Survey for Robert & Mary Stone by Frontline Surveying & Mapping, Inc., job number 77272, dated 03/29/2022.

A handwritten signature in black ink, appearing to read 'Thomas E. Peay, Jr.', is written over a horizontal line.

Thomas E. Peay, Jr. Ga. RLS 2402
For the Firm of Frontline Surveying & Mapping, Inc.

Plat
Recorded 05/25/2022 3:27 PM
Party Baker
Clerk of Superior Court
Cherokee County, GA
Book 119 Page 2641
Participant ID: 585121570

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

LEGEND:	
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LINE	LENGTH	BEARING
1	113.47	N89°20'00"E
2	125.76	N11°22'30"E
3	17.03	N33°33'00"E
4	47.73	S88°50'00"W
5	26.72	N88°12'00"E
6	144.21	N72°23'00"E
7	26.67	N88°12'00"E
8	46.48	N89°10'00"W
9	26.67	N88°12'00"E
10	23.67	N27°28'00"W
11	47.73	S88°50'00"W
12	40.39	N88°20'00"E
13	27.76	S88°50'00"W
14	17.03	N33°33'00"E
15	47.73	S88°50'00"W
16	26.72	N88°12'00"E
17	30.85	S26°23'00"E
18	37.81	S89°00'00"E
19	41.99	S44°24'00"E
20	58.41	S89°00'00"E
21	50.85	S89°21'00"E
22	53.95	S10°24'00"E
23	20.49	S02°27'00"W
24	70.36	S88°50'00"W
25	24.43	S04°04'00"W
26	77.93	N45°00'00"E
27	20.51	S02°30'00"E

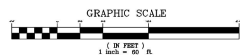
CURVE	LENGTH	RADIUS	CHORD	BEARING
1	100.91	28.40'	58.80'	N24°55'00"E
2	128.87	498.32'	128.80'	N82°17'00"E
3	237.88	288.20'	238.04'	N82°14'00"E
4	84.17	531.88'	84.80'	N89°25'00"E
5	74.47	514.87'	74.40'	S89°23'00"E
6	288.77	684.52'	288.70'	S81°14'00"E
7	76.83	491.50'	76.74'	S02°04'00"E

CURRENT ZONING:
R-40
FRONT SETBACK= 50', 50', 35'
SIDE SETBACK= 15'
REAR SETBACK= 30'
MAX LOT COVERAGE= 30%

BOUNDARY RETRACTION SURVEY FOR ROBERT & MARY STONE

0 & 624 NORTH ROPE MILL ROAD
LAND LOTS 661 & 662
15th DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
EXISTING ZONING: R-40
PIN: 15-0882-0004 & 15-0882-0005

TOTAL AREA
±482,219 SQ FT
±11.07 ACRES



3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Phone: (770) 335-8805
www.frontlinesurveying.com

FRONTLINE
Surveying & Mapping, Inc.

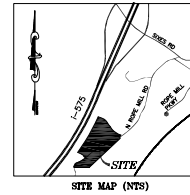
DATE: 03/28/2022
SCALE: 1" = 80'
2nd REVIEW: CHEROKEE COUNTY, GEORGIA
15th DISTRICT
661 & 662
ROBERT AND MARY STONE
DATE: 08-03-22
BY: Thomas E. Pyle, Jr., Registered Professional Surveyor, License No. 15000
FOR THE STATE OF GEORGIA
CHEROKEE COUNTY, GEORGIA
15th DISTRICT
661 & 662
ROBERT AND MARY STONE
DATE: 08-03-22
BY: Thomas E. Pyle, Jr., Registered Professional Surveyor, License No. 15000
FOR THE STATE OF GEORGIA
CHEROKEE COUNTY, GEORGIA
15th DISTRICT
661 & 662
ROBERT AND MARY STONE

COVER SHEET

Woodstock Industrial Park, LLC

REZONING PLAN FOR:
624 NORTH ROPE MILL ROAD
LAND LOTS 661 & 662
15th DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
EXISTING ZONING: R-40
PROPOSED ZONING: I-1
FON: 15-0661-0003
& 15-0662-0004

PROJECT NAME: 624 NORTH ROPE MILL RD.
PROJECT NUMBER: PL20220000846

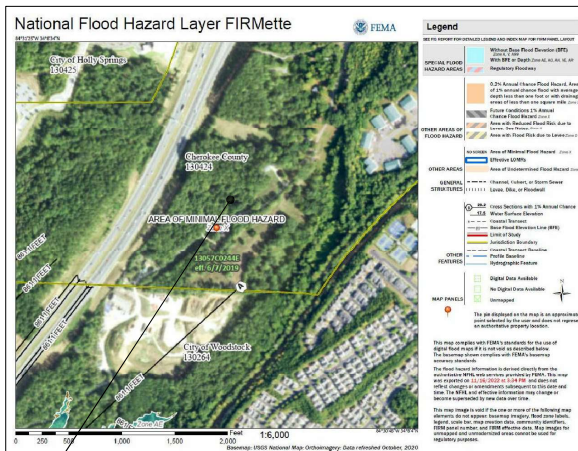


SITE MAP (NTS)

THE PURPOSE OF THIS PLAN IS TO REZONE THIS PROPERTY FROM R-40 TO I-1 AND TO REQUEST VARIANCES 1. 50' UNDISTURBED ZONING BUFFER TO A 10' PLANTED LANDSCAPE SCREENING WITH A 6' WOOD PRIVACY FENCE ALONG ENTIRE FRONTAGE OF ROPE MILL ROAD.
2. REDUCE THE 75' TECHNOLOGY RIDGE BUFFER TO A 25 FEET AND A 75' BSL.

SHEET INDEX

PAGE 1 - COVER SHEET
PAGE 2 - AS-BUILT AND GIS TOPOGRAPHIC SURVEY
PAGE 3 - PROPOSED SITE PLAN
PAGE 4 - ARBORIST REPORT



NOTE: THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FLOOD INSURANCE PANEL 1305700244E, DATED JUNE 07, 2016.

SITE RESOURCES

Site Resource	Comments
The 100-year floodplain.	There is no floodplain on site.
Streams running on or adjacent to subject property within 300 feet of existing boundary.	As determined by Cherokee County and shown on sheets 2 and 3.
Riparian Zones of at least 50 feet width on either side along the perennial and intermittent streams.	As shown on sheets 2 and 3.
Non-impervious surface zone of at least 75 feet width on either side of stream.	As shown on sheets 2 and 3.
Riparian zones of at least 150 feet width on either side of the Broad River Corridor or the Little River Corridor.	N/A. Not near the corridors.
Wetlands that meet the definition used by state and/or federal regulations.	During site visit on 11-09-22, no wetlands were visible on site. The National Wetlands Inventory (NWI) shows no wetlands on site.
Topographic contours of no less than 30 foot intervals.	Shown on sheet 2.
Vegetation characteristics	The site has ~1.33 acres of healthy native forest.
Existing healthy, native forests of at least one acre contiguous area.	The site has ~1.33 acres of healthy native forest. See arborist tree report on page 3.
Individual existing healthy trees greater than 36 inches caliper measured at dbh identified by species and size.	See arborist tree report on sheet 4, and tree location shown on sheet 2.
Significant natural features and scenic viewpoints such as ridge lines, peaks, and rock outcroppings, particularly those that can be seen from public.	N/A. There are no significant natural features or scenic views.
Populations of endangered or threatened species, or habitat for such.	During site visit on 11-09-22, no visible endangered species or habitat were found on site.
Historic, archaeological and cultural features including 1. Archaeological sites, structures, and burial grounds, 2. Site identified in any State or local historic site survey, 3. US Geological Service survey control monuments.	During site visit on 11-09-22, there was no visible evidence of historic, archaeological or cultural features. No visible evidence of US Geological Service survey control monuments.
General Soil Types	gls.cherokee.com shown M8 to be the predominant soil type.

SHEET 1 OF 4

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road, Bld. Suite 312, Marietta, GA 30066
TELEPHONE (678) 355-9905 FAX (678) 355-9905

FRONTLINE SURVEYING & MAPPING, INC.

DATE: 01/11/2022
SCALE: 1" = 60'
PROJECT: WOODSTOCK INDUSTRIAL PARK, LLC
SHEET: 1 OF 4

WOODSTOCK INDUSTRIAL PARK, LLC
LAND LOT 661 & 662
15th DISTRICT - 2nd SECTION
CHEROKEE COUNTY, GEORGIA
EXISTING ZONING: R-40
PROPOSED ZONING: I-1
FON: 15-0661-0003 & 15-0662-0004

JOB # 76950

TOTAL AREA
±482,219 SQ F
±11.07 ACRES

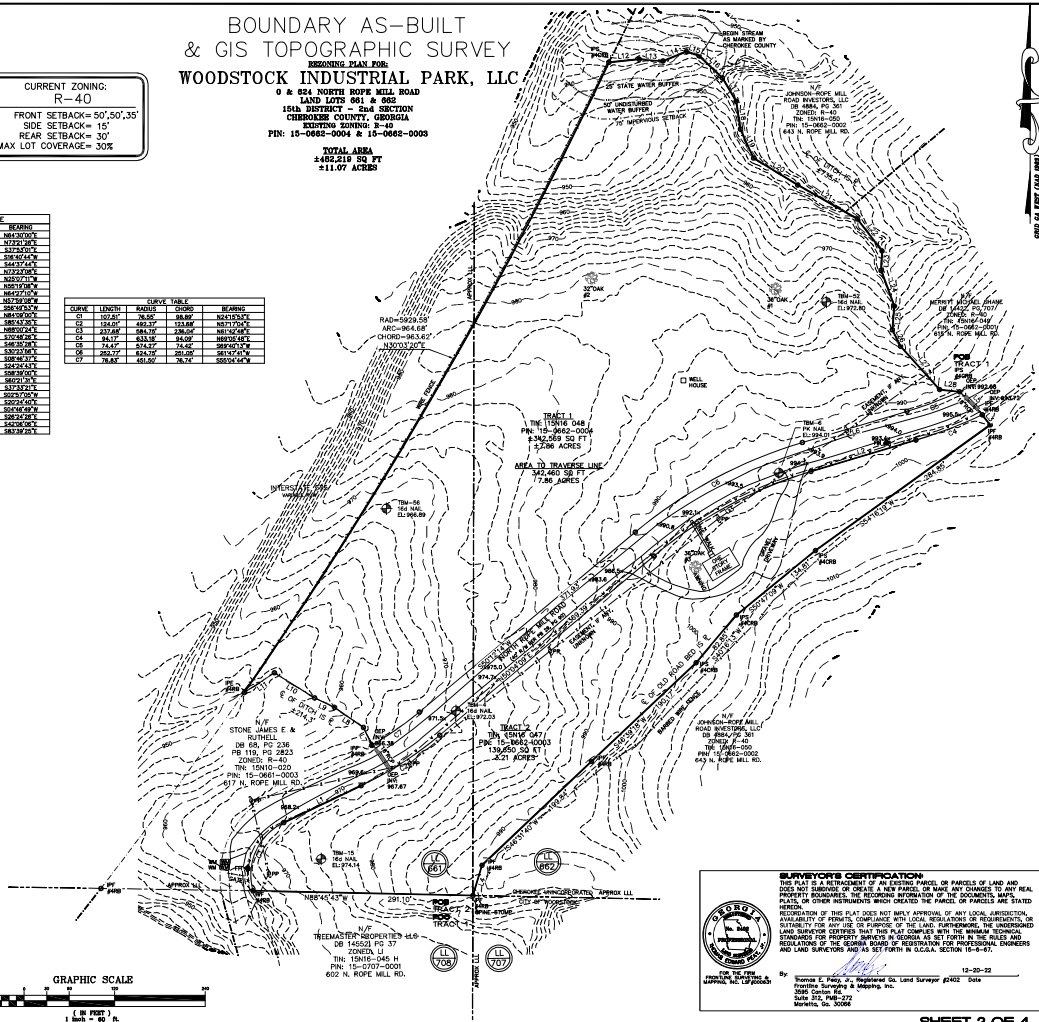
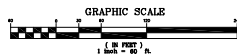
LINE	LENGTH	BEARING
1	113.147	N84.300°E
2	148.06	S12.50°E
3	117.033	S12.50°E
4	41.73	S96.40°E
5	42.72	S44.37°E
6	144.72	N27.50°E
7	126.68	N40.50°E
8	46.48	N55°10"E
9	26.26	N42.27°E
10	42.4	N52.50°E
11	47.79	N62.50°E
12	46.39	N84.50°E
13	51.68	N44.50°E
14	33.78	N40.50°E
15	17.08	S70°46"E
16	42.66	S46.35°E
17	42.66	S32.37°E
18	37.38	S24°46"E
19	49.89	S24°46"E
20	114.44	S39.50°E
21	90.85	S60.21°E
22	51.35	S37.53°E
23	44.39	S30.25°E
24	36.36	S20°44"E
25	31.65	S06°49"E
26	24.43	S26°24"E
27	26.83	S42.00°E
28	28.83	S39°32"E

LINE	LENGTH	BEARING
1	113.147	N84.300°E
2	148.06	S12.50°E
3	117.033	S12.50°E
4	41.73	S96.40°E
5	42.72	S44.37°E
6	144.72	N27.50°E
7	126.68	N40.50°E
8	46.48	N55°10"E
9	26.26	N42.27°E
10	42.4	N52.50°E
11	47.79	N62.50°E
12	46.39	N84.50°E
13	51.68	N44.50°E
14	33.78	N40.50°E
15	17.08	S70°46"E
16	42.66	S46.35°E
17	42.66	S32.37°E
18	37.38	S24°46"E
19	49.89	S24°46"E
20	114.44	S39.50°E
21	90.85	S60.21°E
22	51.35	S37.53°E
23	44.39	S30.25°E
24	36.36	S20°44"E
25	31.65	S06°49"E
26	24.43	S26°24"E
27	26.83	S42.00°E
28	28.83	S39°32"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	107.45'	76.55'	98.89'	N24°15'53"E
C2	124.05'	492.37'	123.88'	N57°17'04"E
C3	237.68'	584.70'	236.04'	N61°52'48"E
C4	94.17'	633.18'	94.09'	N69°02'48"E
C5	74.47'	574.27'	74.62'	S89°50'15"W
C6	262.77'	624.70'	261.00'	S61°57'61"W
C7	78.83'	451.50'	76.74'	S50°04'44"W

[illegible]

TOPOGRAPHIC NOTE:
TOPOGRAPHIC CONTOURS SHOWN WERE PROVIDED BY CHEROKEE
COUNTY INFORMATION TECHNOLOGY SERVICES 08-03-2022.

[illegible]

SHEET 2 OF 4

[illegible]

PROPOSED SITE PLAN **Woodstock Industrial Park, LLC**

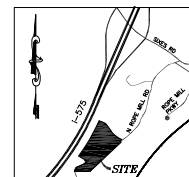
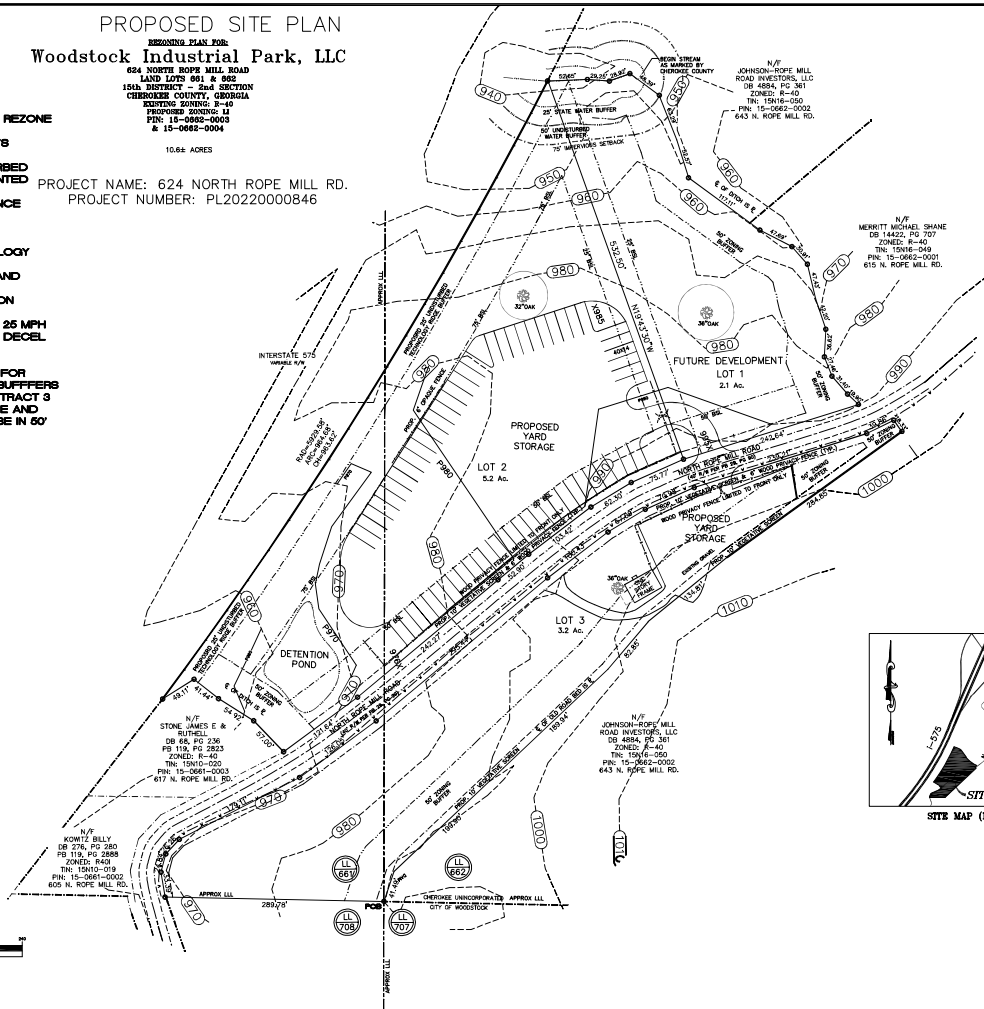
REZONING PLAN FOR:
 624 NORTH ROPE MILL ROAD
 LAND LOTS 901 & 902
 1545 DISTRICT - 2nd SECTION
 CHEROKEE COUNTY, GEORGIA
 EXISTING ZONING: R-40
 PROPOSED ZONING: I-1
 PIN: 15-0662-0003
 & 15-0662-0004

10.66 ACRES

PROJECT NAME: 624 NORTH ROPE MILL RD.
 PROJECT NUMBER: PL20220000846

- THE PURPOSE OF THIS PLAN IS TO REZONE THIS PROPERTY FROM R-40 TO I-1 AND TO REQUEST VARIANCES:
1. VARIANCE FROM CODE SEC. 7.7 TO REDUCE THE 50' UNDISTURBED ZONING BUFFER TO A 10' PLANTED LANDSCAPE SCREENING WITH A 6' WOOD PRIVACY FENCE ALONG FRONTAGE ONLY OF ROPE MILL RD.
 2. VARIANCE FROM SEC. 10.18 TO REDUCE THE 75' TECHNOLOGY RIDGE BUFFER TO A 25 FEET BUFFER AND A 75' BUILDING AND PARKING SET BACK LINE.
 3. VARIANCE FROM TRANSPORTATION SEC. 2.1 AS TO NORTH ROPE MILL IS A 25 MPH PAVED ROAD TO PROVIDE NO DECEL. LANE AT THIS TIME.
 4. VARIANCE FROM SEC. 27.C TO ALLOW ARBORIST CREDIT FOR 100% IN STREAM AND ZONING BUFFERS.
 5. VARIANCE FROM SEC. 10.6-2 ON TRACT 3 TO ALLOW EXISTING STRUCTURE AND GRAVEL DRIVE AND LOT TO BE IN 50' ZONING BUFFER.

- SURVEY NOTES:**
1. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT OFFICE OF CHEROKEE COUNTY, GEORGIA. TRACTS AND PLATS MAY BE RECORDED IN THE CLERK OF SUPERIOR COURT OFFICE OF CHEROKEE COUNTY, GEORGIA. TRACTS AND PLATS MAY BE RECORDED IN THE CLERK OF SUPERIOR COURT OFFICE OF CHEROKEE COUNTY, GEORGIA. TRACTS AND PLATS MAY BE RECORDED IN THE CLERK OF SUPERIOR COURT OFFICE OF CHEROKEE COUNTY, GEORGIA.
 2. THIS MAP HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE LEFT TO THE BUYER.
 3. DISTANCES SHOWN ARE HORIZONTAL.
 4. THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE SHOWN ON THE CHARTERED SURVEY. ANY WETLANDS NOT SHOWN ON THE CHARTERED SURVEY ARE NOT SHOWN ON THIS MAP. ANY WETLANDS NOT SHOWN ON THIS MAP ARE NOT SHOWN ON THIS MAP.
 5. THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA FOR THE FLOODING MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 130570000E, EFFECTIVE DATE: 08-01-2018.
 6. INFORMATION REGARDING THE IMPROVED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO WARRANTY AS TO THE ACCURACY OF THIS INFORMATION. ANY INFORMATION NOT SHOWN HEREON IS NOT SHOWN HEREON. ANY INFORMATION NOT SHOWN HEREON IS NOT SHOWN HEREON.
 7. NO BOUNDARY FIELD WORK HAS BEEN PERFORMED BY FRONTLINE SURVEYING & MAPPING, INC.
 8. PLAT CLINCH: 1/16/2022.



SHEET 3 OF 4

FRONTLINE SURVEYING & MAPPING, INC.
 3595 Canton Road, Bld. Suite 312, Marietta, GA 30066
 TELEPHONE (678) 355-9905 FAX (678) 355-9805



DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC
DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC

DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC
DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC

DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC
DATE	SCALE	PROJECT	CLIENT
07/11/2022	1" = 60'	WOODSTOCK INDUSTRIAL PARK, LLC	WOODSTOCK INDUSTRIAL PARK, LLC

JOB # 76950

ITEM REPORT

AGENDA ITEM NUMBER: X.C.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Consider the adoption of a resolution authorizing the execution of various documents related to the issuance of the Urban Redevelopment Agency of the City of Holly Springs, Georgia's revenue bonds, including an intergovernmental contract with the Agency.

EXECUTIVE SUMMARY:

Consider the adoption of a resolution authorizing the execution of various documents related to the issuance of the Urban Redevelopment Agency of the City of Holly Springs, Georgia's revenue bonds, including an intergovernmental contract with the Agency.

FISCAL IMPACT:

ATTACHMENTS:

1. City IGA Resolution - Holly Springs URA

RECOMMENDATION:

The staff recommendation is approval of the resolution.

CONCURRENCES:

City Manager
Finance and Administration

A RESOLUTION AUTHORIZING, INTER ALIA, THE EXECUTION OF AN INTERGOVERNMENTAL CONTRACT RELATING TO THE ISSUANCE OF THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF HOLLY SPRINGS, GEORGIA REVENUE BONDS, SERIES 2025

WHEREAS, the City Council of the City of Holly Springs, the body charged with managing the affairs of the City of Holly Springs, Georgia (the “City”), (a) adopted a resolution on July 1, 2019 finding that “one or more ‘pockets of blight’ exist in the City and the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City”;

WHEREAS, the City Council adopted a resolution on July 15, 2019 (i) determining that a certain area within the City (the “Urban Redevelopment Area”) is a pocket of blight and designating the Urban Redevelopment Area as appropriate for urban redevelopment projects and (ii) approving the City’s 2019 Urban Redevelopment Plan (the “Original Redevelopment Plan”) and the urban redevelopment projects described therein, all in accordance with the Urban Redevelopment Law of the State of Georgia (“Act”); and

WHEREAS, the City Council adopted a resolution on July 15, 2019 requesting that the Urban Redevelopment Agency of the City of Holly Springs, Georgia (the “Agency”) exercise the “urban redevelopment project powers” (as defined in the Act); and

WHEREAS, since the approval of the Original Urban Redevelopment Plan, an updated urban redevelopment plan relating to the Urban Redevelopment Area entitled “2022 Urban Redevelopment Plan Amendment of the City of Holly Springs” was prepared (the “2022 Urban Redevelopment Plan Update”), to amend, restate and replace the Original Redevelopment Plan; and

WHEREAS, the Act provides that the City may approve a substantial modification of an approved urban redevelopment plan if it (i) holds a public hearing on the substantial modification (the “Public Hearing”) after public notice (the “Notice”) thereof is published in accordance with the Act and (ii) makes certain additional findings; and

WHEREAS, the City Council published the Notice on February 8, 2022 and held the Public Hearing regarding the 2022 Urban Redevelopment Plan Update on February 28, 2022 all in accordance with the Act; and

WHEREAS, the City Council adopted a resolution on March 7, 2022 approving the 2022 Urban Redevelopment Plan Update and the urban redevelopment projects described in the 2022 Urban Redevelopment Plan Update (the “Urban Redevelopment Projects”); and.

WHEREAS, pursuant to the Act, the Agency has the power to (a) undertake and carry out urban redevelopment projects within its area of operation, (b) make and execute contracts and other instruments necessary or convenient to the exercise of its powers under the Act and (c) issue revenue bonds to finance the undertaking of any urban redevelopment project; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals

with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Agency proposes to issue its revenue bonds to be known as the “Urban Redevelopment Agency of the City of Holly Springs, Georgia Revenue Bonds, Series 2025” in the principal amount of \$[Principal Amount] (the “Bonds”) for the purpose of paying all or a portion of the costs of the Urban Redevelopment Projects (the “Projects”) and the costs of issuing the Bonds; and

WHEREAS, the Bond will be issued pursuant to a resolution to be adopted by the Agency (the “Resolution”); and

WHEREAS, the Agency and the City propose to enter into an Intergovernmental Contract, dated as of September 1, 2025 (the “Contract”), pursuant to which the Agency will agree to, among other things, (a) issue the Bonds and (b) sell the Projects to the City, and the City will agree to, among other things, (a) buy the Projects from the Agency, (b) construct the Projects, (c) pay the Agency amounts sufficient to enable the Agency to pay the debt service on the Bonds (the “Contract Payments”) and (d) levy an ad valorem property tax, unlimited as to rate or amount, on all property in the City subject to such tax in order to make such Contract Payments; and

WHEREAS, the City also proposes to ratify the distribution of the Official Notice of Sale (the “Notice of Sale”) and Preliminary Official Statement, dated [POS Date] (the “Preliminary Official Statement”) and authorize the execution and distribution of an Official Statement, dated August 4, 2025 (the “Official Statement”) related to the Bonds; and

WHEREAS, the City also proposes to execute a Continuing Disclosure Certificate, dated [POS Date] (the “Disclosure Certificate”) in order to enable the Underwriter to comply with Rule 15c2-12 promulgated under the Securities Exchange Act of 1934 (the “Rule”); and

WHEREAS, the Agency, the City and U.S. Bank Trust Company, National Association, also propose to enter into a Custodial Agreement, dated as of September 1, 2025 (the “Custodial Agreement”); and

WHEREAS, the Agency, the City and U.S. Bank Trust Company, National Association, also propose to enter into an Agreement Relating to Paying and Registrar Agency, dated as of September 1, 2025 (the “Paying Agency Agreement”).

NOW, THEREFORE, BE IT RESOLVED by the COUNCIL OF THE CITY OF HOLLY SPRINGS, as follows:

Section 1. Authorization of Financing. The financing of the Urban Redevelopment Projects as described above is hereby authorized.

Section 2. Authorization of Bonds; Acknowledgment of Resolution. The issuance of the Bonds by the Agency is hereby authorized to the extent necessary. The City hereby acknowledges receipt of the Resolution adopted by the Agency.

Section 3. Authorization of the Contract. The execution, delivery and performance of the Contract are hereby authorized. The Contract shall be executed by the Mayor or Mayor Pro Tem. The City Clerk may attest the same and the seal may be impressed thereon. The Contract shall be in substantially the form attached hereto as Exhibit “A,” subject to such changes, insertions and omissions as may be approved by the person executing the same and the City Attorney, and the execution of the Contract shall

be conclusive evidence of any such approval. The Contract is by this reference thereto spread upon the minutes.

Section 4. Authorization of Offering Documents. The distribution of the Notice of Sale and the Preliminary Official Statement is hereby ratified and approved. The execution and delivery of the certificate deeming the Preliminary Official Statement final as required by the Rule is hereby ratified and approved. The execution and distribution of the Official Statement are hereby authorized. The Official Statement shall be executed by the Mayor or Mayor Pro-Tem. The Official Statement shall be in substantially the same form as the Preliminary Official Statement presented at this meeting, subject to such changes, insertions and omissions as may be approved by the person executing the same, and the execution of the Official Statement shall be conclusive evidence of any such approval.

Section 5. Authorization of Disclosure Certificate. The execution, delivery and performance of the Disclosure Certificate are hereby authorized. The Disclosure Certificate shall be executed by the Mayor or Mayor Pro-Tem. The Clerk may attest the same and the seal may be impressed thereon. The Disclosure Certificate shall be in substantially the form attached to the hereto as Exhibit "B," subject to such changes, insertions and omissions as may be approved by the person executing the same, and the execution of the Disclosure Certificate shall be conclusive evidence of any such approval. The Disclosure Certificate is by this reference thereto spread upon the minutes.

Section 6. Authorization of Custodial Agreement. The execution, delivery and performance of the Custodial Agreement are hereby authorized. The Custodial Agreement shall be executed by the Mayor or Mayor Pro-Tem. The Clerk may attest the same and the seal may be impressed thereon. The Custodial Agreement shall be in substantially the form attached to the hereto as Exhibit "C," subject to such changes, insertions and omissions as may be approved by the person executing the same, and the execution of the Custodial Agreement shall be conclusive evidence of any such approval. The Custodial Agreement is by this reference thereto spread upon the minutes.

Section 7. Authorization of Paying Agency Agreement. The execution, delivery and performance of the Paying Agency Agreement are hereby authorized. The Paying Agency Agreement shall be executed by the Mayor or Mayor Pro-Tem. The Clerk may attest the same and the seal may be impressed thereon. The Paying Agency Agreement shall be in substantially the form attached to the hereto as Exhibit "D," subject to such changes, insertions and omissions as may be approved by the person executing the same, and the execution of the Paying Agency Agreement shall be conclusive evidence of any such approval. The Paying Agency Agreement is by this reference thereto spread upon the minutes.

Section 8. Validation of Bonds. All actions taken in connection with the validation of the Bonds are hereby ratified and approved. The execution and filing of an answer are hereby authorized. The verification of the answer shall be executed by the Mayor or Mayor Pro-Tem.

Section 9. Tax and Non-Arbitrage Certificate. Any officer of the City is hereby authorized to execute a tax and non arbitrage certificate with respect to the Bonds in order to comply with Section 148 of the Internal Revenue Code of 1986, as amended.

Section 10. General Authority. The proper officers, employees and agents of the City are hereby authorized, empowered and directed to do all such acts and things, including, but not limited to making covenants on behalf of the City and to execute all such documents and certificates as may be necessary to carry out the transactions contemplated by this resolution.

Section 11. Actions Approved and Confirmed. All acts and doings of the officers, employees and agents of the City which are in conformity with the purposes and intent of this resolution are hereby authorized and approved.

Section 12. Repealing Clause. Any and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed.

Section 12. Effective Date. This resolution shall take effect immediately upon its adoption.

ADOPTED this 4th day of August, 2025.

CITY COUNCIL OF THE CITY OF HOLLY SPRINGS

(SEAL)

By: _____
Ryan P. Shirley, Mayor

ATTEST:

Karen Norred, City Clerk

EXHIBIT "A"
INTERGOVERNMENTAL CONTRACT

EXHIBIT “B”

DISCLOSURE CERTIFICATE

EXHIBIT “C”
CUSTODIAL AGREEMENT

EXHIBIT “D”
PAYING AGENCY AGREEMENT

CITY CLERK'S CERTIFICATE

The undersigned Clerk to the Council of the City of Holly Springs (the "City Council") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on August 4, 2025 by the City Council in a meeting duly called and assembled and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City Council, which is in my custody and control.

GIVEN under my hand and the seal of the City, this 4th day of August, 2025.

(SEAL)

Karen Norred, City Clerk

ITEM REPORT

AGENDA ITEM NUMBER: X.D.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Proposal dated July 9, 2025, from Foresite Group, LLC for Professional Design Services to Add Service #6 Town Center Hardscape/Landscape/Electrical/AV Phasing Plans as shown in Exhibit "A", in an amount not to exceed \$15,600.

EXECUTIVE SUMMARY:

Proposal dated July 9, 2025, from Foresite Group, LLC for Professional Design Services to Add Service #6 Town Center Hardscape/Landscape/Electrical/AV Phasing Plans.

FISCAL IMPACT:

\$15,600.00

ATTACHMENTS:

1. Holly Springs Town Center Add Service #6

RECOMMENDATION:

The staff recommendation is approval of the proposal.

CONCURRENCES:

Finance and Administration

July 9, 2025

VIA EMAIL

Rob Logan
City of Holly Springs
Holly Springs Downtown Development Authority
3235 Holly Springs Pkwy
Holly Springs, GA 30115

**Re: Letter Agreement for Professional Design Services
Holly Springs Town Center
Add Service #6: Town Center Hardscape/Landscape/Electrical/AV Phasing Plans
Holly Springs, Georgia**

Mr. Logan:

Foresite Group, LLC thanks you for the opportunity to submit this Proposal for Additional Services to the City of Holly Springs and Holly Springs Downtown Development Authority for providing Professional Design Services for the above referenced project. Our Project Understanding is detailed below, and the following Proposal details the Scope of Services, Additional Services, Fees, and Hourly Rate Schedule.

Project Understanding

Foresite Group has been requested to provide an add service proposal to develop phasing plans for the hardscape, landscape, lighting, and AV plans for Holly Springs Town Center.

Based on our understanding of this project, Foresite Group has made the following assumptions regarding the Scope of Services:

1. Delineation of desired phases is shown in Exhibit A, attached.
2. Phase 1 is being bid separately and will not be included in this set or part of this scope.
3. Design document changes will include removal of the following. No other design changes are included in this scope except for revisions necessary to achieve the phasing limits shown.
 - a. Phase 1 landscape/lighting/irrigation
 - b. (1) dumpster enclosure
 - c. (2) restroom buildings at the amphitheater area.
4. Permit plans issued by Foresite Group on 8/25/2023 to serve as basis of construction document revisions. Products/materials specified in these plans to remain.
5. Revisions to plans during bidding and construction for value engineering are not included in this scope.

6. Revisions to site lighting photometric plans are not included in this scope.
7. Additional site visits are not included in this scope.
8. Meetings with Client will be via phone or online.
9. Addressing of permitting comments are not included in this scope.
10. Updates to opinion of probable cost are not included in this scope.
11. Bidding will be managed and advertised by others.
12. Proposal scope and fees are valid from 60 days from date of proposal.

SECTION 1

Scope of Services

Task 1 – Hardscape/Landscape/Electrical/AV Phasing Plans: *Foresite Group will complete the following tasks as part of this phase:*

1. Update CAD backgrounds for hardscape, landscape, audio/video, electrical and irrigation plans to remove elements already constructed or those to be built in a future phase.
2. Revise design documents to account for phasing lines.
3. Incorporate changes into 95% level construction documents.
4. Issue 95% construction documents to Client for review.
5. Meet with Client to review construction documents.
6. Incorporate Client comments into final construction documents.

Deliverables:

- *PDF of Construction Documents*

SECTION 2

Additional Services

(items not included in this scope but can be provided at an additional fee)

1. Construction documents revisions beyond those listed in the scope.
2. Meetings and additional site visits outside scope of services.
3. Work resulting from changes made in the contract documents to facilitate construction procedures requested after release of the contract documents.
4. Addressing permit comments.
5. Opinion of probable cost.

SECTION 3

Fees

Task	Task Fee
Task 1 – Hardscape/Landscape/Electrical/AV Phasing Plans	\$ 15,600.00
Total	\$ 15,600.00

All permitting, application, and similar project fees will be paid directly by the Client.

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed, and expenses incurred as of the billing period. Payment will be due within 28 calendar days of the date of the invoice. Payments shall be made electronically or sent to Foresite Group, LLC., 3740 Davinci Court, Suite 100, Peachtree Corners, GA 30092.

Invoices are due to Owner's Representative no later than the 10th of each month for services rendered the previous month. Payment will be made on or before the 15th of the following month.

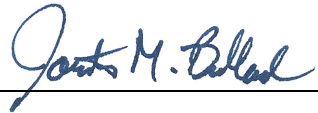
2025 Hourly Rate Schedule
(To be Adjusted Annually)

Principal	\$ 295-415/hour
Practice Leader	\$ 260-295/hour
Chief Engineer	\$ 250-295/hour
Division Leader	\$ 180-225/hour
Senior Project Manager	\$ 190-230/hour
Senior Project Engineer	\$ 180-245/hour
Senior Landscape Architect	\$ 140-175/hour
Project Landscape Architect	\$ 120-160/hour
Project Manager	\$ 140-175/hour
Project Engineer	\$ 155-180/hour
Project Analyst	\$ 125-140/hour
Senior Designer	\$ 135-175/hour
Designer	\$ 105-120/hour
CAD Drafter	\$ 85-105/hour
Administrative Assistant	\$ 80/hour
Expert Witness	\$ 295/hour

If you agree to the terms of this Letter Agreement and the Standard Terms and Conditions attached hereto and incorporated herein, please have an authorized representative sign and return this Letter Agreement in the spaces below.

We appreciate the opportunity to provide these services to you. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
FORESITE GROUP, LLC.

By: 

Name: Jonathan Bullard

Title: Senior Project Manager, Greenspace + Land Design

Date: July 9, 2025

Client:
City of Holly Springs

By: _____
(Signature)

Name: _____
(Printed Name)

Title: _____

Date: _____

Client:
Holly Springs Downtown Development Authority

By: _____
(Signature)

Name: _____
(Printed Name)

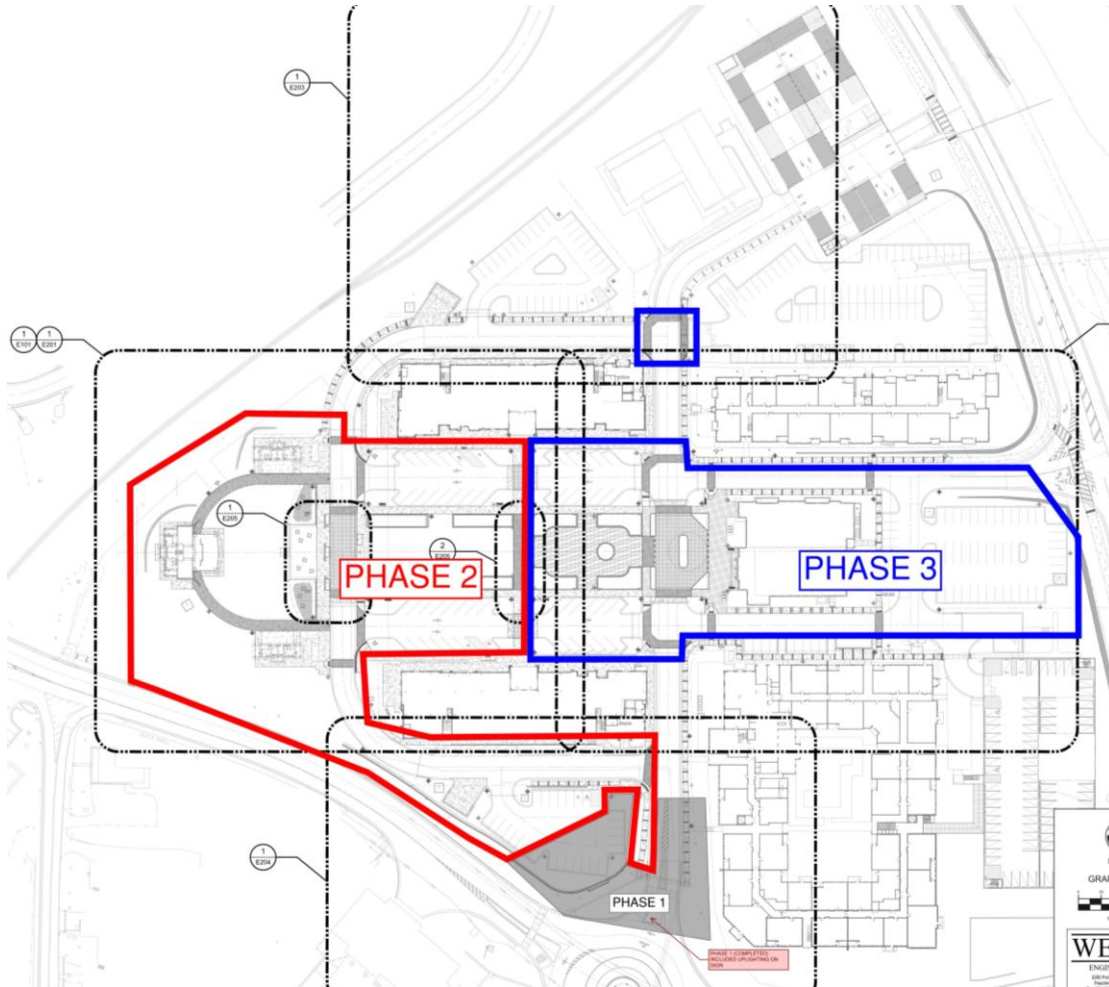
Title: _____

Date: _____

ALL INVOICES SHALL BE SENT TO THE FOLLOWING ADDRESS:
City of Holly Springs Downtown Development Authority
dme.odyssey@gmail.com
Attn: David Edwards

ALL PAYMENTS SHALL BE SENT VIA EFT OR TO THE FOLLOWING ADDRESS:
Foresite Group, LLC.
3740 Davinci Court, Suite 100
Peachtree Corners, GA 30092
ar@fg-inc.net

Exhibit 'A'
Scope Limits



ITEM REPORT

AGENDA ITEM NUMBER: X.E.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Easement between D.R. Horton, Inc. (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.

EXECUTIVE SUMMARY:

This temporary construction easement will be to remove an existing retaining wall and replace it with a 4:1 slope at the corner of Old Holly Springs Road and Kimberly Place.

FISCAL IMPACT:

ATTACHMENTS:

1. Easement - D.R. Horton (Grantor)

RECOMMENDATION:

The staff recommendation is approval of the easement.

CONCURRENCES:

Finance and Administration

Return To:

City of Holly Springs
P.O. Box 990
Holly Springs, GA 30142

**CITY OF HOLLY SPRINGS
TEMPORARY CONSTRUCTION EASEMENT**

GEORGIA, CHEROKEE COUNTY

THIS CONVEYANCE made and executed the ____ day of _____, 20 ____.

WHEREAS, the City of Holly Springs, Georgia ("Grantee") desires to remove an existing retaining wall and replace with a 4:1 slope at the corner of Old Holly Springs Road and Kimberly Place (the "Project").

NOW, THEREFORE, for value received, D.R. Horton, Inc., a Delaware corporation ("Grantor"), does hereby grant to Grantee the right to execute certain construction over and upon my land abutting on and adjacent to the right of way in such manner as said Grantee may deem proper to support or accommodate the improvement of said road, including the right to extend the existing cross drain pipe, slope the adjacent ground to tie in with roadway, and to construct any required slopes within the easement areas. Slopes will remain in place and Grantee will cease to maintain slopes upon completion and final acceptance of the project by the Grantee.

To the fullest extent permitted by law, Grantee agrees to indemnify, protect, defend (with counsel acceptable to Grantor), save and hold harmless Grantor from any and all claims of any kind, including without limitation, damage or injury to person or property of Grantor, suffered in connection with the exercise of the easements granted and conveyed herein, unless caused by negligent acts or omissions of Grantor, its agents, employees or contractors. Upon completion of the Project, Grantee shall restore any area disturbed by the Project to its condition prior to such work including without limitation, revegetation of areas in which vegetation has been removed (provided that Grantee shall have no obligation to reinstall any removed retaining wall).

This easement becomes effective at the beginning of construction of the above project and will expire upon completion and final acceptance of said project by Grantee.

I hereby warrant that I have the right to sell and convey said land and bind, myself, my heirs, executors and administrators forever and defend by virtue of these presents.

[SIGNATURES ON FOLLOWING PAGE]

WITNESS, the hand and seal of the undersigned Grantor, this 19 day of June, 2025.

Signed, sealed and delivered
in the presence of:

Ryan Walsh
Witness

Ilora Jan Amie
Notary Public

GRANTOR:

By: [Signature]
D.R. Horton, Inc., a Delaware corporation

Name: Bruce A. Rippen

Title: Assistant Secretary

My Commission Expires:



WITNESS, the hand and seal of the undersigned Grantee, this _____ day of _____, 2025.

Signed, sealed and delivered
in the presence of:

GRANTEE:

City of Holly Springs, Georgia

Witness

By: _____

Notary Public

Name: _____

My Commission Expires:

Title: _____

[NOTARY SEAL]

ITEM REPORT

AGENDA ITEM NUMBER: X.F.



FROM: Robert H. Logan, City Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Easement between Warren Bailey (Grantor) and the City of Holly Springs, Georgia (Grantee) for a temporary construction project at the corner of Old Holly Springs Road and Kimberly Place.

EXECUTIVE SUMMARY:

This temporary construction easement will be to remove an existing retaining wall and replace it with a 4:1 slope at the corner of Old Holly Springs Road and Kimberly Place.

FISCAL IMPACT:

ATTACHMENTS:

1. Easement - Warren Bailey - Old HS Rd and Kimberly Place

RECOMMENDATION:

The staff recommendation is approval of the easement.

CONCURRENCES:

Finance and Administration

CITY OF HOLLY SPRINGS

TEMPORARY CONSTRUCTION EASEMENT

GEORGIA, CHEROKEE COUNTY

THIS CONVEYANCE made and executed the 23rd day of July, 20 25

WHEREAS, the City of Holly Springs, Georgia ("Grantee") desires to remove an existing retaining wall and replace with a 4:1 slope at the corner of Old Holly Springs Road and Kimberly Place (the "Project").

NOW, THEREFORE, for value received, Warren Bailey ("Grantor"), does hereby grant to Grantee the right to execute certain construction over and upon my land abutting on and adjacent to the right of way in such manner as said Grantee may deem proper to support or accommodate the improvement of said road, including the right to extend the existing cross drain pipe, slope the adjacent ground to tie in with roadway, and to construct any required slopes within the easement areas. Slopes will remain in place and Grantee will cease to maintain slopes upon completion and final acceptance of the project by the Grantee.

To the fullest extent permitted by law, Grantee agrees to indemnify, protect, defend (with counsel acceptable to Grantor), save and hold harmless Grantor from any and all claims of any kind, including without limitation, damage or injury to person or property of Grantor, suffered in connection with the exercise of the easements granted and conveyed herein, unless caused by negligent acts or omissions of Grantor, its agents, employees or contractors. Upon completion of the Project, Grantee shall restore any area disturbed by the Project to its condition prior to such work including without limitation, revegetation of areas in which vegetation has been removed (provided that Grantee shall have no obligation to reinstall any removed retaining wall).

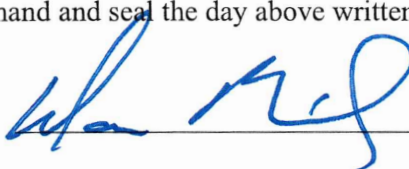
This easement becomes effective at the beginning of construction of the above project and will expire upon completion and final acceptance of said project by Grantee.

I hereby warrant that I have the right to sell and convey said land and bind, myself, my heirs, executors and administrators forever and defend by virtue of these presents.

In Witnesseth whereof, I have hereunto set my hand and seal the day above written.

Signed, Sealed and Delivered

This 23rd day of July,
20 25, in the presence of:

 (L.S.)

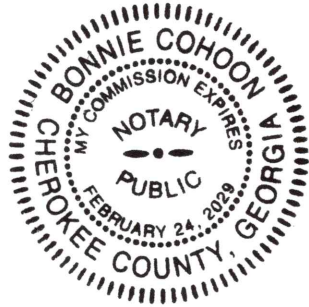
98

_____(L.S.)

Pamela Smith
Witness

Bonnie Cohoon
Notary Public

Pg. 2



ITEM REPORT

AGENDA ITEM NUMBER: X.G.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Estimate #2980 from Stealth Security Services dba Stealth Video for acquiring a new video surveillance system in an amount not to exceed \$6,688.00.

EXECUTIVE SUMMARY:

Estimate #2980 from Stealth Security Services dba Stealth Video for acquiring a new video surveillance system in an amount not to exceed \$6,688.00.

The estimate provides a 6-camera video surveillance system located at 220 Stringer Road, Canton, Georgia 30115 and is provided by our current video camera vendor.

FISCAL IMPACT:

\$6,688

ATTACHMENTS:

1. Stealth Video Estimate 2980 - Cagle Cameras 7-15-2025
2. JustificationLtr

RECOMMENDATION:

The staff recommendation is approval of the estimate.

CONCURRENCES:

Finance and Administration

Stealth Security Services, Inc.
 225 Creekstone Rdg Ste 527
 Woodstock, GA 30188 US
 abacon@stealthvideo.com

Estimate



ADDRESS
Ron Carter City of Holly Springs P.O Box 990 Ga. Holly Springs, GA 30142

ESTIMATE #	DATE	
2980	07/14/2025	

SALES REP

Alan Bacon

DATE		DESCRIPTION	QTY
	NVR-NDAA-16P	16 Channel NDAA Compliant NVR Professional Series 4K with 16 Channel POE built in.	1
	HDD-4TB	Western Digital Video Surveillance Drive 4 Tera Bytes	1
	CAM-NDAA-IP-4MPT	4MP Turret with Audio. Indoor and Outdoor Rated 2.8mm lens with IR function NDAA Compliant	6
	MOU-202W	Mini Dome Wall Mount	6
	Cloud Server-16	16 Channel Cloud Server Adapter. Upload Video Camera images to AWS Cloud Storage. 32 GB of Back up Storage due to internet outage. SD card expandable to 512GB.	1
	Labor	Labor/Installation cable and and connections	6

NDAA Compliant System: Install Location
 220 Stringer Rd.
 Canton Ga. 30115

SUBTOTAL	6,688.00
TAX	0.00
TOTAL	\$6,688.00

Accepted By

Accepted Date



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

July 28, 2025

To whom it may concern,

The purpose of this letter is to justify the purchase of surveillance camera systems for David Cagle House, 220 Stringer Road, Canton, 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 on 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: X.H.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Estimate #2981 from Stealth Security Services dba Stealth Video for acquiring new Cloud Storage Servers for the City's camera systems in an amount not to exceed \$570.00.

EXECUTIVE SUMMARY:

Estimate #2981 from Stealth Security Services dba Stealth Video for acquiring new Cloud Storage Servers for the City's camera systems in an amount not to exceed \$570.00.

This estimate provides cloud storage and access to video footage for up to 180 days for the 6 cameras located at 220 Stringer Road, Canton, Georgia 30115. The service will be provided by our current video camera vendor and will provide the service until the end of the 2025 calendar year.

FISCAL IMPACT:

\$570.00

ATTACHMENTS:

1. Stealth Video Estimate 2981 - Cagle Cloud for 5 Months
2. Stealth Video Agreement - Cagle Cloud for 5 Months

RECOMMENDATION:

The staff recommendation is approval of the estimate.

CONCURRENCES:

Finance and Administration

Stealth Security Services, Inc.
 225 Creekstone Rdg Ste 527
 Woodstock, GA 30188 US
 abacon@stealthvideo.com

Estimate



ADDRESS
Ron Carter City of Holly Springs P.O Box 990 Ga. Holly Springs, GA 30142

ESTIMATE #	DATE	
2981	07/14/2025	

SALES REP

Alan Bacon

DATE		DESCRIPTION	QTY
	AWS Cloud	Cloud Storage Days and Resolution \$19 per camera per month x 6 cameras for 6 months of cloud storage. Term is for 5 months. The stringer rd cameras Will be added to the existing cloud cameras with new subscription starting 1-1-2026	5
	Miscellaenous	50 % of balance due upon approval and balance due upon completion.	1

SUBTOTAL	570.00
TAX	0.00
TOTAL	\$570.00

Accepted By

Accepted Date



Date 7-14-2025

225 Creekstone Ridge #527

Woodstock Ga. 30188

(770) 591-1441

5 month Cloud Service Agreement

Cloud Service term Dates of coverage **8-1-2025 to 1-1-2026**

Cloud service agreement is an annual subscription for AWS cloud service of security cameras storage for: Stringer Rd. Location

City of Holly Springs

3237 Holly Springs Parkway

Holly Springs Ga. 30115

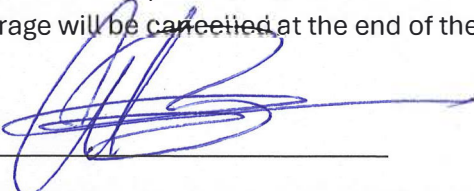
Number of Cameras 6

Days of Storage 180 days per camera

5 month cost \$570.00

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

ITEM REPORT

AGENDA ITEM NUMBER: X.I.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Estimate dated May 13, 2025, from Southeast Restoration Group, for performing miscellaneous repair work and painting at the Holly Springs Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$6,623.46.

EXECUTIVE SUMMARY:

Estimate dated May 13, 2025, from Southeast Restoration Group, for performing miscellaneous repair work and painting at the Holly Springs Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$6,623.46.

The courtroom will have the wallpaper removed and painted. The front lobby office area will have sheetrock repaired and painted.

Three proposals were obtained, and Advanced Systems was the lowest cost.

Southeast Restoration Group	\$6,623.46
Advanced Systems, Inc.	\$8,454.64
Public Facilities and Services, Inc.	\$9,500.00

FISCAL IMPACT:

\$6,623.46

ATTACHMENTS:

1. Estimate - Southeast Restoration Group
2. Proposal - Advanced Systems Revised
3. Quote - Public Facilities and Services

RECOMMENDATION:

The staff recommendation is approval of the estimate.

CONCURRENCES:

Finance and Administration



Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

Insured: Holly Springs Police Department
Property: 3235 Holly Springs PKWY
Canton, GA 30115

Claim Rep.: N/A

Estimator: Ian Perrett
Position: Estimator
Business: 120 Mountain Brook DR
Canton, GA 30115

Business: (404) 710-9865
E-mail: Iperrett@Southeastrestoration.com

Contractor:
Company: Southeast Restoration
Business: 120 Mountain Brook Drive
Canton, GA 30115

Business: (770) 345-3500

Claim Number:

Policy Number:

Type of Loss:

Date Contacted: 5/13/2025 12:56 PM
Date of Loss: 5/13/2025 12:56 PM
Date Inspected: 5/13/2025 12:56 PM

Date Received: 5/13/2025 12:56 PM
Date Entered: 5/13/2025 12:53 PM

Price List: GAAT8X_MAY25
Restoration/Service/Remodel
Estimate: HS_PD



Southeast Restoration Group

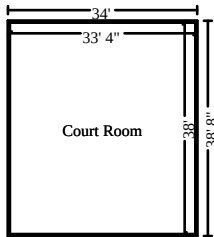
120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

HS_PD

Main Level

Main Level

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Haul debris - per pickup truck load - including dump fees									
0.25 EA	191.15	0.00	9.56	57.35	0/NA	Avg.	NA	(0.00)	57.35
Total: Main Level		0.00	9.56	57.35				0.00	57.35



Court Room

Height: 8'

1141.33 SF Walls
2408.00 SF Walls & Ceiling
140.74 SY Flooring
142.67 LF Ceil. Perimeter

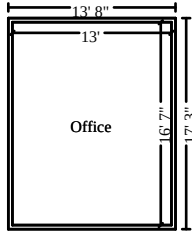
1266.67 SF Ceiling
1266.67 SF Floor
142.67 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
2. Remove Wallpaper									
772.78 SF	1.53	0.00	236.48	1,418.83	0/7 yrs	Avg.	NA	(0.00)	1,418.83
3. Seal the surface area w/PVA primer - one coat									
772.78 SF	0.89	0.00	137.56	825.33	0/15 yrs	Avg.	0%	(0.00)	825.33
4. Paint the surface area - two coats									
772.78 SF	1.45	0.00	224.10	1,344.63	0/15 yrs	Avg.	0%	(0.00)	1,344.63
5. Mask and prep for paint - paper and tape (per LF)									
142.67 LF	1.24	0.00	35.38	212.29	0/15 yrs	Avg.	0%	(0.00)	212.29
6. Floor protection - plastic and tape - 10 mil									
142.67 SF	0.42	0.00	11.98	71.90	0/15 yrs	Avg.	0%	(0.00)	71.90
7. Contents - move out then reset									
1.00 EA	87.18	0.00	17.44	104.62	0/NA	Avg.	0%	(0.00)	104.62
8. R&R Acoustic ceiling tile									
32.00 SF	5.46	0.00	34.94	209.66	0/150 yrs	Avg.	0%	(0.00)	209.66
Totals: Court Room		0.00	697.88	4,187.26				0.00	4,187.26



Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678



Office

Height: 8'

473.33 SF Walls
688.92 SF Walls & Ceiling
23.95 SY Flooring
59.17 LF Ceil. Perimeter

215.58 SF Ceiling
215.58 SF Floor
59.17 LF Floor Perimeter

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
9. Drywall patch / small repair, ready for paint									
1.00 EA	104.33	0.00	20.86	125.19	0/150 yrs	Avg.	0%	(0.00)	125.19
10. Seal the surface area w/PVA primer - one coat									
4.00 SF	0.89	0.00	0.72	4.28	0/15 yrs	Avg.	0%	(0.00)	4.28
11. Paint the walls and ceiling - two coats									
688.92 SF	1.45	0.00	199.78	1,198.71	0/15 yrs	Avg.	0%	(0.00)	1,198.71
12. Contents - move out then reset - Large room									
1.00 EA	130.76	0.00	26.16	156.92	0/NA	Avg.	0%	(0.00)	156.92
13. Floor protection - plastic and tape - 10 mil									
215.58 SF	0.42	0.00	18.10	108.64	0/15 yrs	Avg.	0%	(0.00)	108.64
Totals: Office		0.00	265.62	1,593.74					0.00
Total: Main Level		0.00	973.06	5,838.35					0.00

Labor Minimums Applied

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
14. Drywall labor minimum									
1.00 EA	424.10	0.00	84.82	508.92	0/NA	Avg.	0%	(0.00)	508.92
15. Acoustic ceiling tile labor minimum									
1.00 EA	230.15	0.00	46.04	276.19	0/NA	Avg.	0%	(0.00)	276.19
Totals: Labor Minimums Applied		0.00	130.86	785.11					0.00
Line Item Totals: HS_PD		0.00	1,103.92	6,623.46					0.00

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

Grand Total Areas:

4,520.58	SF Walls	2,338.66	SF Ceiling	6,859.24	SF Walls and Ceiling
2,338.66	SF Floor	259.85	SY Flooring	565.07	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	565.07	LF Ceil. Perimeter
2,338.66	Floor Area	2,527.44	Total Area	4,520.58	Interior Wall Area
5,102.15	Exterior Wall Area	566.91	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

Summary for Dwelling

Line Item Total	5,519.54
Overhead	551.96
Profit	551.96
Replacement Cost Value	\$6,623.46
Net Claim	\$6,623.46

Ian Perrett
Estimator



Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)
Line Items	551.96	551.96
Total	551.96	551.96



Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

Recap by Room

Estimate: HS_PD

Area: Main Level	47.79	0.87%
Court Room	3,489.38	63.22%
Office	1,328.12	24.06%
Area Subtotal: Main Level	4,865.29	88.15%
Labor Minimums Applied	654.25	11.85%
Subtotal of Areas	5,519.54	100.00%
Total	5,519.54	100.00%

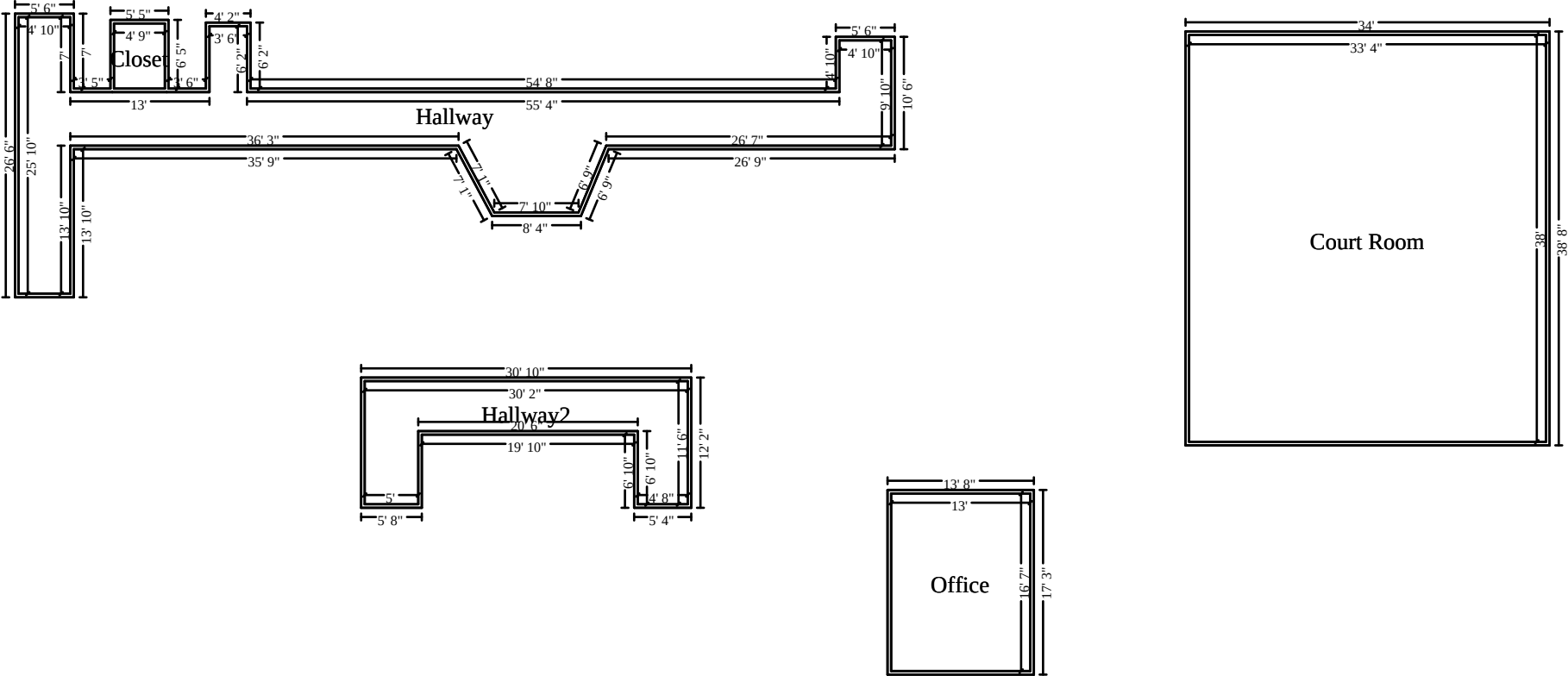


Southeast Restoration Group

120 Mountain Brook Drive
Canton, GA 30115
o 770.345.3500
www.southeastrestoration.com
TAX ID #11-3737678

Recap by Category

O&P Items	Total	%
ACOUSTICAL TREATMENTS	379.27	5.73%
CONTENT MANIPULATION	217.94	3.29%
GENERAL DEMOLITION	1,255.74	18.96%
DRYWALL	528.43	7.98%
PAINTING	3,138.16	47.38%
O&P Items Subtotal	5,519.54	83.33%
Overhead	551.96	8.33%
Profit	551.96	8.33%
Total	6,623.46	100.00%





1820 Lee Rd.

404.229.7505 (Office) 404.829.2297 (Fax)

GC License - GCQA005098

DATE: 7/15/25

City of Holly Springs Municipal Bldg Wallpaper Removal and Paint

3237 Holly Springs Parkway

City of Holly Springs

PROJECT DESCRIPTION:

Remove Wallpaper, Wall Preparation, and Paint of Court Room and Front Administrative Office

SPECIFICATION DESCRIPTION	TOTAL	NOTES
Court Room Remove Wallpaper		
Court Room Prime, Prep and Paint		
Court Room Paint Ceiling		
Court Room Install 6 New Ceiling Tiles		
Admin Office Ceiling Repair, Prime, Prep and Paint	\$9,500	
Sub Total	\$9,500	
Bond	\$0	
Total	\$9,500	
Contingency (10%)	\$0	
Bid Alternative	\$0	
Contingency (10%)	\$0	

Sign Below to Accept Quote:

Authorized Rep

Date

ITEM REPORT

AGENDA ITEM NUMBER: X.J.



FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: August 4, 2025

AGENDA ITEM: Proposal dated July 2025, from Convergent for performing annual fire alarm inspections at the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$1,100.00.

EXECUTIVE SUMMARY:

Proposal dated July 2025, from Convergent, for performing annual fire alarm inspections at the Public Safety building located at 3235 Holly Springs Parkway, Holly Springs, GA 30115, in an amount not to exceed \$1,100.00.

This is a required annual inspection so that the sprinkler system can be fully certified. Two proposals were obtained, and Convergent was the lowest cost.

Convergent	\$1,100.00
Twelve & Associates, LLC	\$1,442.00

FISCAL IMPACT:

\$1,100.00

ATTACHMENTS:

1. Convergent - Fire Inspection Proposal
2. Twelve & Associates LLC - Estimate #1315

RECOMMENDATION:

The staff recommendation is approval of the proposal.

CONCURRENCES:

Finance and Administration



City of Holly Springs

Fire Alarm Inspection Agreement

DATE: July 2025

convergent

Mitchell Parris
Account Executive

FIRE SERVICE | CUSTOMER SUPPORT PROGRAM OVERVIEW

The following is a summary of this fire service proposal. A complete description of services and scope of work is detailed in subsequent pages.



Standard Service Offerings

A Convergent Customer Support Program includes a combination of services tailored to meet your specific needs. Common features provided with all support programs include:

- Price advantage
- Service documentation
- Multi-year program commitment
- Priority response time
- Trained and qualified resources
- Telephone support and consultation



Test & Inspection Services

All Fire Alarm Customer Support Programs services include the following Test & Inspection components designed to maintain compliance with manufacturer's requirements, Authorities Having Jurisdiction (AHJ), and NFPA 72 standards.

- System testing & inspection
- Preventative maintenance
- Web-based inspection reporting
- Battery load testing
- Customer Portal



Optional Services

Convergent offers a range of optional services to fulfill customer requirements for Fire and Life Safety services. Although not included in this proposal, all services can be added to this agreement at any time upon request with a signed amendment:

- iCare Executive
- UL-listed monitoring
- EST 5-year warranty
- EST software maintenance
- Emergency service & repair labor
- Replacement parts
- Smoke detector sensitivity testing
- Wet pipe sprinkler test & certification
- Pre-action, dry sprinkler test & inspection
- Fire pump test & certification
- Backflow device test & certification
- Smoke control & damper testing
- VESDA system test & inspection

FIRE ALARM STANDARD SERVICES

The following services *are included in this proposal* as standard for fire alarm systems:

✓ **System Testing & Inspection - INCLUDED**

Annual testing of all devices and control functions will be performed in accordance with NFPA72 (when applicable) and manufacturer's recommendations, as appropriate for the ambient operating environment and sequence of operation (if available). Notification appliance audibility testing will be coordinated with building personnel to mitigate occupant disruption. All material shall be defined in the *List of Covered Equipment* in the Appendix of this proposal.

Visual inspection service will be provided while on-site for system testing. Inspection of the installed system is intended to identify changes or modifications to the facility or operating environment (construction, ambient conditions, etc.) that could adversely affect equipment performance. Actual operating performance will be provided under system testing.

Convergent recognizes and recommends the test and inspection frequencies identified in NFPA72 for fire alarm equipment. In all instances, our goal is to achieve compliance with Authorities Having Jurisdiction and our customer's demands and requirements. Parameters for this proposal are provided in the **System Testing Schedule** and List of **Covered Equipment**.

✓ **Preventive Maintenance - INCLUDED**

Preventive Maintenance will be performed and scheduled by Convergent to coincide with normal Test and Inspection visits. Preventive Maintenance will be performed in accordance with manufacturer's recommendations and will depend upon the type of equipment and local ambient operating conditions. Preventive Maintenance will address the areas that can adversely affect device and appliance performance by means of cleaning and/or recalibration.

✓ **Battery Load Testing - INCLUDED**

NFPA72 provides guidelines for testing batteries and requires that sealed lead-acid batteries be replaced according to the equipment manufacturer's recommendations or when their voltage or current falls below these guidelines. Over time, these batteries lose their ability to provide standby power during a primary power failure. Proper load testing is the only way to ensure battery reliability. Replacement battery costs are not included.

✓ **Web-based Inspection Reporting - INCLUDED**

Convergent's web-based reporting starts by applying unique barcodes to devices, control equipment, and batteries. During testing, these devices are scanned, and their critical information, including the inspection date and time, is recorded. Within 24 hours after the inspection, an online database and report are available for viewing, downloading, printing, or emailing. This information can be accessed via any standard internet browser. Color-coded status flags provide a summary of the building test status: normal, discrepancies found, or devices failed. Solutions for resolving any issues are included. building owners and managers fire alarm systems are tested and inspected according to code and regulatory requirements.

✓ **iCare Manager - INCLUDED**

Convergent's iCare® Customer Portal simplifies Service Management. Users can generate and track service call requests, making it easy and convenient to request a Convergent technical specialist on site. The status of service work orders is continuously updated as work is performed, with automatic time stamps capturing the status and activity. This creates a comprehensive timeline record of each service call, providing visibility and accountability. To unlock Service Spend & Service Metrics Reporting capabilities, see **iCare Executive** offering.

COVERED EQUIPMENT

*List of covered equipment**:*

Qty.	Equipment	Test Frequency
10	Smoke Detectors	Annual
3	Duct Detectors	Annual
4	Pull Stations	Annual
1	Heat Detectors	Annual
1	Control Panel	Annual
1	Communicator	Annual
1	Power Supply	Annual
3	Batteries	Annual
2	Tamper	Annual
1	HVAC Shutdown	Annual
2	Waterflow	Annual
	Sound Test	Annual

Suggested Minimum Test Frequencies (consult NFPA72, AHJ and manufacturer requirements).

- **Quarterly:** Supervisory Signal Devices, Off-premises Transmission and Control Equipment as required.
- **Semi-annual:** Flame detectors, Waterflow Devices, Valve Tamper Switches and Control Equipment as required.
- **Annual:** Duct, Heat and Smoke Detectors, Pull Stations, Notification Appliances, Fire Door Releasing, Voice Evacuation System and Emergency Communications System Control Equipment as required.

Customers may be required to augment this agreement to assure insurance company and AHJ compliance.

****This equipment list is subject to change based on quantity found during first test and inspection. Any increase in device count found during inspection shall be subject to a change in agreement price.**

TOTAL INVESTMENT

Hourly Service Rates			
	Business Hours (8:00am to 5:00pm)	After Hours (Monday - Saturday)	Sunday & Holiday
Standard Rates	\$225	\$305	\$365
CSP Rates	10% off Current Standard Rate	10% off Current Standard Rate	10% off Current Standard Rate

All Service Calls:

- Subject to a two-hour minimum
- Priority 1 (P1) emergency service calls will be billed at 1.5X (times) CSP Rates
- Billed based on technician travel time from portal to portal, including time on site
- Include a trip charge
- May include battery disposal fees

Clarifications:

- Service Rates above are subject to change over the course of this agreement and any change will be applied at the time of service.

Agreement Details		
Agreement Start Date	TBD	
Agreement Duration	1 Years	
	Year 1	
Total Investment	\$1,100	
Sales Tax	Price excludes applicable sales tax	
Payment Schedule	The agreement will be invoiced annually in the first month of the agreement period (Net 30 days) unless mutually agreed otherwise.	

Proposal Attachments:

- Clarifications and Exclusions
- Convergent Technologies Terms and Conditions (Customer Support Program)

By signing below, I accept this proposal and agree to the Convergent CSP Terms and Conditions Version 3.1 (US AND CANADA) Sept 2024 contained herein.

Customer Name

Date

Authorized Signature

Printed Name and Title

CLARIFICATIONS AND EXCLUSIONS

Clarifications:

1. Convergent shall be provided unobstructed access to all devices in the building for contracted services.
2. This proposal pricing is based on a 1 year Customer Support Program package deal. Rates are subject to change if service length is changed.
3. Customer agrees that additional equipment of like nature may be added to this Agreement at the same pricing rates as included herein and prorated to match the applicable coverage dates.
4. Customer agrees to obtain and pay for all permits and licenses, and to discharge any fines, imposed by any governmental body or agency relating to the Equipment, its operation or malfunction.
5. Customer agrees to cooperate in the care of the Equipment and to promptly notify Convergent in the event of any malfunction in the operation of the Equipment. Requests for service are accepted by phone or online at iCare.convergent.com
6. Customer acknowledges that it is its sole responsibility to determine the nature and extent of alarms and other measures necessary to protect its Equipment and other property, which is not in the possession of Company. Company shall not be liable for losses made possible or arising out of Customer's or any of its contractor's failure to provide, maintain, use or properly monitor and respond to alarms as necessary to protect Customer's Equipment and other property.

Exclusions

1. Problems related to network issues, communication issues, source voltage problems and other issues not directly related to Equipment components, circuitry or software are not covered under the terms of this Agreement.
2. System testing does not include troubleshooting of pre-existing system conditions (ground faults, etc.).
3. Consumable items are not included under this Agreement, such as carriers, print heads, batteries and other items consumed during normal use of the Equipment.
4. The Annual Agreement Fee does not include costs for parts or labor incurred by Convergent for relocating equipment, changing set-up, changing original features or functions, modifications, or any major overhaul of the Equipment. If any Equipment is relocated, altered, or serviced by persons other than Convergent representatives during the term of this Agreement, then Convergent shall have the right to inspect the Equipment for any damage which may have occurred, and Convergent shall have the right to charge customer for parts and labor required to repair such Equipment at its prices and rates then in effect. If Customer refuses such inspection or repair, then Convergent has the option to delete such Equipment for coverage hereunder.
5. When in Company's evaluation, the Equipment or any major sub-system or major component thereof as so classified by Company 1) becomes worn out due to normal wear and tear or, 2) becomes obsolete or outdated due to advances in technology, Company will submit to the Customer a cost estimate for its replacement. If the Customer does not authorize such replacement (the cost of which is outside of this Agreement,) Company may terminate the portion of this Agreement which covers the affected Equipment.

Convergent reserves the right to propose an annual adjustment to the Customer Support Program pricing if additional devices or appliances are added to the system during the term of the agreement. NOTE: REVIEW IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION PRIOR TO USING A CONVERGENT-INSTALLED SOLUTION: See "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION" documentation, available at convergent.com/terms.

Holly Springs: Fire Services Customer Support Program

Convergent Technologies Terms and Conditions (Customer Support Program)

Version 3.1 (US AND CANADA) September 2024

Throughout this Proposal, including these Terms and Conditions and any attachments, (together, "Agreement") the term "Convergent" refers to the Convergent Technologies affiliate operating in the state/province in which the Services is being performed and "Convergent Related Parties" means Convergent and its contractors, subcontractors, third party product manufacturers or providers.

SECTION 1. THE SERVICES

This Agreement takes precedence over and supersedes all prior proposals, correspondence, and oral or written agreements or representations relating to the services set forth in the accompanying Proposal ("Services") and, subject to any changes or addendums, represents the entire agreement between Convergent and Customer. This Agreement applies to the exclusion of any other terms that the Customer seeks to impose or incorporate (such as Customer's purchase order form) which are in addition to or inconsistent with the terms and conditions of this Agreement, or which are implied by trade, custom, practice or course of dealing, all of which are deemed expressly rejected and will not be binding.

This Agreement is made without regard to compliance with any special sourcing and/or manufacturing requirements, minority or disadvantaged supplier requirements, or similar government procurement laws. Should such requirements be applicable to this Agreement, Convergent reserves the right to modify and/or withdraw its Agreement.

Customer understands that Convergent is an authorized distributor or reseller and not the manufacturer or developer ("OEM") of software, hardware and equipment (collectively, "Third Party Products") being maintained under this Agreement.

This Agreement assumes the systems and Third Party Products covered are in maintainable condition. If repairs are found necessary upon initial inspection by Convergent, a separate proposal for repair will be submitted for approval. Should this separate proposal be declined, all non-maintainable items will be removed from this Agreement and the CSP Costs adjusted accordingly.

Customer agrees at no cost to Convergent:

- To provide access to all areas of the site for the equipment identified in and/or relating to the List of Covered Equipment (as specified in the accompanying Proposal);
- To supply suitable electrical service as required by Convergent;
- To remove site obstacles and job safety hazards; and
- That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period from when Convergent is first notified of the emergency or failure and until such time that Convergent notifies the Customer that the systems are operational or that the emergency has cleared.

It is understood that repair, replacement and emergency service provisions apply only to the systems and Third Party Products covered by this Agreement and identified in the Agreement. Repair or replacement of non-maintainable parts of the systems such as, but not limited to, unit cabinets, insulating materials, electrical wiring, structural supports and other non-moving parts, are not included in this Agreement.

In the event that the systems or Third Party Products included in this Agreement are modified, repaired, have a peripheral device attached to them, or are adjusted (hardware or software) by someone other than a Convergent representative after the Start Date of this Agreement (hereinafter "Modification Event"), Convergent shall have the right to exercise any or all of the following options in response to this Modification Event:

- Require that the systems or Third Party Products impacted by the Modification Event be subject to reacceptance testing by Convergent;
- Require removal of the equipment impacted by the Modification Event from the scope of this Agreement, so that the Services hereunder will not apply to such equipment;
- Require termination of this Agreement upon thirty (30) days' notice to Customer, at Convergent's option.

THE SERVICES AND/OR THIRD PARTY PRODUCTS ARE DESIGNED TO HELP REDUCE, BUT NOT ELIMINATE RISKS OF LOSS RELATING TO PEOPLE, PREMISES, OR PROPERTY. THE AMOUNTS BEING CHARGED BY CONVERGENT ARE NOT SUFFICIENT TO GUARANTEE THAT LOSS OR DAMAGE WILL DECREASE OR BE ELIMINATED. Customer acknowledges that proper safety and security requires a multi-layered approach of people, processes, safety, and technologies. The Services, including Third Party Products, provided by Convergent are not sufficient to ensure overall safety and security. Customer acknowledges and agrees that it is responsible for its overall safety and security, including testing and maintenance of the Third Party Products (except to the extent contracted to Convergent by written agreement) and training of its personnel. Customer acknowledges and agrees that it has a duty of care and is solely responsible for its compliance with applicable laws, rules, and regulations, including but not limited to export and re-export restrictions and regulations, privacy and data protection regulations, applicable OEM instructions, terms and conditions, EULAs, and proper product usage.

Risk of loss, including any materials comprising the Services, shall pass to Customer as the materials are incorporated at Customer's site subject to any end user license agreements. If materials are earlier stored on Customer's site pursuant to agreement between Customer and Convergent, risk of loss with respect to such materials shall pass to Customer upon delivery to Customer's site.

Applicable to Monitoring Services Only: If Monitoring Services are identified in the Proposal, the parties agree that (a) these Terms and Conditions are not applicable, and (b) Monitoring Services are governed by the Monitoring Services Terms and Conditions effective on the Effective Date of the Proposal and available at <https://www.convergent.com/terms>, which is incorporated by reference as if set forth herein in full. "Monitoring Services" is defined as "Services" in the Monitoring Services Terms and Conditions.

SECTION 2. TERM

This Agreement will commence on the Services start date ("Start Date") and continue for the

period of time specified in the accompanying Proposal ("Initial Term"). At the end of the Initial Term, this Agreement will renew automatically for successive terms of one year ("Renewal Term") and together with the Initial Term, the "Term". Either party may terminate this Agreement by giving the other party no less than thirty (30) days written notice prior to the expiration date of the Initial Term or the then current Renewal Term.

SECTION 3. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. CSP Costs includes only the Services, including Third Party Products, set forth on Convergent's Proposal, unless noted otherwise. Additional services or Third Party Products, unless negotiated prior to order placement, will be billed accordingly. Sales taxes (or as applicable GST, PST, VAT or similar tax) and any other taxes assessed on Customer shall be added to the CSP Costs upon invoice to Customer.

SECTION 4. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay the amount due to Convergent as invoiced, within thirty (30) days of the date of such invoice. If Customer is overdue in any payment, Convergent shall be entitled to suspend the Services without liability until paid, charge Customer an interest rate 1 and 1/2% percent per month (or the maximum rate permitted by law, whichever is less), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergent costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 5. WARRANTY

Warranties for Convergent's Services and Third Party Products are described in the Limited Warranty for Products and Services available at <https://www.convergent.com/terms>, which is in effect as of the effective date of this Agreement and is incorporated by reference as if set forth herein in full.

SECTION 6. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergent may request changes in the Services with a change order signed by both parties. If Customer orders (i) any changes to the Services (e.g. change in objective, deliverables, tasks or hours), (ii) changes to schedule (e.g. frequency of visits), or (iii) causes any material interference with Convergent's performance of the Services, Convergent shall be entitled to an equitable adjustment in the time for performance and in the CSP Costs, including a reasonable allowance for overhead and profit.

SECTION 7. FORCE MAJEURE

Neither Customer nor Convergent shall be liable for any delay or failure in the performance of their respective obligations pursuant to this Agreement due to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay. A Force Majeure event shall include, but not be limited to: acts of God, pandemic or epidemic, diseases, quarantines, unavoidable casualties, concealed conditions, acts of any civil or military authority; riot, insurrections, and civil disturbances; war, invasion, act of foreign enemies, hostilities (regardless of whether or not war is declared), rebellion, revolution, terrorist activities; strikes, lockouts or other labor disputes; embargoes; shortage or unavailability of labor, supplies, materials, equipment or systems; accident, fire, storm, water, flooding, negligence of others, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting, transportation contingencies; laws, statutes, regulations, and other legal requirements, orders or judgments; acts or order of any government or agency or official thereof, other catastrophes or any other similar occurrences. If performance by either party is delayed due to Force Majeure, the time for performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay and Convergent shall be entitled to an equitable adjustment of the CSP Costs.

SECTION 8. INSURANCE

In lieu of any Customer insurance requirements, for Services performed in the United States, Convergent shall maintain the following insurance coverages during the term of this Agreement and upon request, shall provide certificates of insurance to the Customer:

Worker's Compensation	Statutory Limits
Employer's Liability	\$1,000,000 per occurrence/aggregate
Commercial General Liability	\$1,000,000 per occurrence \$2,000,000 general aggregate
Automobile Liability	\$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	\$3,000,000 per occurrence/aggregate

Convergent shall not provide loss runs or copies of its insurance policies. Convergent shall provide to the Customer no less than thirty (30) days' notice prior to the termination or cancellation of any such insurance policy. For services performed in Canada, Convergent shall maintain similar insurance coverage dependent upon the local requirements in Canada and upon the insurance available under Convergent's insurance program. All required insurance coverage shall be reasonable in the circumstances and compliant with local regulations.

SECTION 9. INDEMNIFICATION

To the fullest extent allowed by law, Convergent shall indemnify and hold Customer harmless from and against claims, damages, losses, and expenses (excluding loss of use) attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by the negligent acts or omissions of Convergent or Convergent's employees or subcontractors while on Customer's site.

If Convergent is providing products or services for intrusion detection, detection of specific threats to people or property (including gunshot, or drone detection), mass notification, ballistics or explosives protection, or processing of biometric, health, financial, or government identifier data (collectively, "Special Offerings"), then to the fullest extent allowed by law (i) Convergent's indemnification obligations under the Agreement do not

Holly Springs: Fire Services Customer Support Program

apply whatsoever and Convergent Related Parties have no liability to Customer for any losses or damages caused by any Special Offerings; and (ii) Customer shall indemnify, defend, and hold harmless Convergent Related Parties, from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) relating to Special Offerings provided by Convergent, except to the extent of Convergent's gross negligence installing such Special Offerings. Any waiver of damages or limitation of liability contained in the Agreement and as modified herein shall not apply to Customer's indemnification, hold harmless and defense obligations herein.

Applicable to Weapons Detection Only: If Convergent provides Weapons Detection Systems or Services, then such Systems and Services are further governed by the Weapons Detection Addendum effective on the Effective Date of this Proposal and available at <https://www.convergent.com/terms>, which is incorporated by reference as if set forth herein in full. "Weapons Detection Systems or Services" means any "Systems" and/or "Services" as each are defined in the Weapons Detection Addendum.

SECTION 10. LIMITATION OF LIABILITY

EXCEPT AS PROVIDED HEREIN, TO THE FULLEST EXTENT ALLOWED BY LAW: (A) IN NO EVENT SHALL EITHER CONVERGENT RELATED PARTIES, OR CUSTOMER BE LIABLE UNDER OR IN CONNECTION WITH THIS PROPOSAL FOR SPECIAL INDIRECT, INCIDENTAL, PUNITIVE, LIQUIDATED OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND (B) THE AGGREGATE LIABILITY OF CONVERGENT RELATED PARTIES ARISING OUT OF OR RELATED TO THIS AGREEMENT SHALL NOT EXCEED THE AMOUNTS PAID BY CUSTOMER TO CONVERGENT UNDER THIS AGREEMENT DURING THE 12 MONTH PERIOD IMMEDIATELY PRECEDING THE DATE OF THE FIRST INCIDENT GIVING RISE TO THE LIABILITY. THE EXISTENCE OF MORE THAN ONE CLAIM WILL NOT ENLARGE THIS LIMIT. THE LIMITATION SET FORTH IN THIS SECTION SHALL APPLY WHETHER THE CLAIM IS BASED ON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHER LEGAL THEORY.

SECTION 11. COMPLIANCE WITH LAW, SAFETY, & SITE CONDITIONS

Convergent agrees to comply with all laws, rules and regulations applicable to its provision of the Services. Customer will comply with all applicable laws and agreements applicable to its use and operation of the Services. Convergent shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergent prior to beginning Services.

If during the course of its Services, Convergent encounters conditions at the site that are subsurface, differ materially from what is represented in the contract documents, or otherwise concealed physical conditions, Convergent shall be entitled to an extension of time and additional costs for the performance of its work.

If Convergent discovers or suspects the presence of hazardous materials or unsafe working conditions at Customer's site where the Services are to be performed, Convergent is entitled to stop the Services at that site if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergent. Convergent in its sole discretion shall determine when it is "safe" to return to perform the Services at Customer's site. Convergent shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's site. To the fullest extent allowed by law, Customer shall indemnify and hold harmless Convergent from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials or unsafe working conditions at Customer's site.

SECTION 12. PERSONAL DATA & SECURITY

Convergent's obligations and liabilities regarding Processing of Personal Data and information security shall be limited solely to Processing performed by Convergent's personnel. Processing by OEMs or Third Party Products are governed by any applicable OEM end user licensing agreements or terms and conditions. Customer represents and warrants that it will comply with all applicable Data Protection Laws. Although certain products delivered by Convergent may be capable of processing Biometric Information, Personal Health Information, financial information, or government identifiers ("Sensitive Information"), Customer acknowledges that Convergent is not Processing Sensitive Information (or to the extent it is Processing Sensitive Information, it is doing so strictly in accordance with Customer's instructions) and Customer is solely responsible for compliance of all such Processing with Data Protection Laws. To the fullest extent allowed by law, Customer shall indemnify, defend and hold harmless Convergent from and against all claims, demands, actions, liabilities, damages, and costs (including reasonable attorneys' fees) asserted by a third party arising out of or relating to failure to comply with applicable Data Protection Laws including but not limited to those related to Sensitive Information. Convergent's obligations and liabilities regarding information security and Processing of customer information or data, including Personal Data, are limited to Processing performed by Convergent (if any). OEM and Third Party Product information security and Processing is governed by applicable OEM end user licensing agreements or terms. "Personal Data", "Processing", "Biometric Information", and "Personal Health Information" shall be interpreted in accordance with, and shall include analogous terminology as used in, applicable laws and regulations relating to data privacy, information security, data protection, data breaches, cross-border data flows, and/or the rights and obligations of persons or entities regarding personal information ("Data Protection Laws").

To the extent Convergent accesses Customer's information systems, Convergent will not be responsible or liable for losses or harms caused by following Customer's instructions, caused by Third Party Products, caused by third party or Customer-specified remote access software, or that are otherwise not due to the fault of Convergent. Customer-authorized changes to Customer information systems are at Customer's own risk and Customer acknowledges it is responsible for the overall security of its information systems.

SECTION 13. INTELLECTUAL PROPERTY

Convergent shall retain title and ownership of all intellectual property rights relating to the

drawings, technical documentation, or other technical information ("Documentation") delivered under this Agreement. The OEMs shall retain title and ownership of all intellectual property rights relating to the Third Party Products and will grant any license and right to use in connection with the Third Party Product through the OEM's end user license agreement or other terms and conditions. Customer shall not use any Documentation supplied by Convergent for any purposes other than those directly related to this Agreement or for the use and/or maintenance of the Third Party Product.

SECTION 14. PRICE ADJUSTMENT

Beginning on the one (1) year anniversary of the Start Date and annually thereafter for the Term of this Agreement, Convergent may automatically adjust the CSP Costs and Rates set forth in this Agreement: (i) by a percentage equal to the annual percent change in the Consumer Price Index ("CPI") for "All Cities, All Urban Consumers" as published by the Bureau of Labor Statistics of the U.S. Department of Labor (if the Services are performed in the United States) or Statistics Canada (if the Services are performed in Canada) for the 12-month period ending December 31 of the prior year; or (ii) with five (5) days prior written notice, in excess of the CPI if based on: (a) changes by its vendors to the cost of materials or Third Party Products to be provided and/or labor costs related to personnel responsible for performing the Services, (b) macroeconomic conditions, such as taxes, tariffs or duties, natural disasters, labor shortages/strikes, etc., (c) market conditions such as price volatility or availability limitations, or (d) other events not within Convergent's control that impact the cost of performing the Services, and (e) such adjustment is supported by documentation or other evidence. The effective date of this adjustment shall be the first invoice in each new anniversary year. Convergent reserves the right to add periodic surcharges, including without limitation, adjustments for the then current price of fuel, such surcharges to be specified and invoiced by Convergent.

SECTION 15. TERMINATION

If a party materially breaches this Agreement, the other party shall provide written notice of the breach and a reasonable time to cure the breach, but in no event less than 30 days. If the breaching party fails to cure the breach within the specified time period, the non-breaching party may terminate this Agreement upon 15 days written notice to the other party. If Convergent notifies Customer of a material breach pursuant to this paragraph, Convergent may temporarily suspend its services without liability until Customer cures the breach.

SECTION 16. GOVERNING LAW AND DISPUTES

The parties agree that this Agreement shall be governed by the laws of the state/province where the Services are being performed, and venue for disputes shall be located in that state/province.

In the event of any dispute between Convergent and Customer, Convergent and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, unless the dispute requires injunctive relief, then the dispute shall be decided exclusively by arbitration. Such arbitration shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association (if the Services are performed in the United States) or Arbitration Rules of the ADR Institute of Canada, Inc. (if the Services are performed in Canada) currently in effect by a single arbitrator and shall be a final binding resolution of the issues presented between the parties. The prevailing party shall be entitled to recover its reasonable attorneys' fees and costs. Any award by the arbitrator may be entered as a judgment in any court having jurisdiction.

SECTION 17. MISCELLANEOUS

The parties have required that this Agreement be written in English and have also agreed that all notices or other documents required by or contemplated in this Agreement be written in English. Les parties ont requis que cette convention soit rédigée en anglais et ont également convenu que tout avis ou autre document exigé aux termes des présentes ou découlant de l'une quelconque de ses dispositions sera préparé en anglais.

Any changes to this Agreement shall be in writing signed by both Customer and Convergent.

In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

Customer waives all claims against Convergent arising from or related to suspension of services pursuant to this Agreement.

Customer and Convergent are independent contractors, and nothing in this Agreement creates any agency, joint venture, partnership, or other form of joint enterprise, employment, or fiduciary relationship between them. Nothing contained in this Agreement shall be deemed to create a relationship of employee or employer between the parties, and neither party shall be entitled to any benefits that the other party provides for its own employees, including workers compensation and unemployment insurance. Each party shall have exclusive control over its own employees, agents, and subcontractors, its labor and employee relations, and its policies relating to wages, hours, working conditions, or other conditions.

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Notwithstanding the foregoing, Convergent may assign this Agreement without notice or consent (i) to any of its parents, subsidiaries or affiliated companies or any entity majority owned by Convergent; or (ii) in connection with a merger, acquisition, reorganization, sale of all of the equity interests of Convergent, or a sale of all or substantially all of the assets of Convergent to which this Agreement relates.

If Customer transfers ownership or management of the Customer's site to a third party, Customer will promptly provide Convergent with the new owner's or manager's contact information and take all such actions as are necessary to assign this Agreement to the third party.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown in the Proposal. All notices shall be effective upon receipt by the party to whom the notice was sent.

In no event will Convergent be obligated to comply with any project labor agreements or other collective bargaining agreements.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer and Convergent. No waiver by Customer or Convergent shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty, indemnity, limitation of liability, confidentiality and disputes shall survive the termination of this Agreement.

Convergent provides additional product safety and service information at <https://www.convergent.com/terms/> (see "IMPORTANT PRODUCT SAFETY AND SERVICE INFORMATION"), which it encourages Customer to review prior to use.

Twelve & Associates, L.L.C.
Your life safety & security experts

2270 Northwest Parkway SE Suite 185
Marietta GA 30067
(770) 953-8585,
Services@12assoc.com

Estimate

ESTIMATE#	1315
DATE	07/18/2025
REPLY TO:	James Jowers

CUSTOMER
City of Holly Springs Ron Carter 3237 Holly Springs Pkwy Canton, Georgia, 30115-7418 (770) 345-5536

SERVICE LOCATION
Public Safety Building 3237 Holly Springs Pkwy Canton, Georgia, 30115-7418 (770) 345-5536

DESCRIPTION	Test & Inspection
-------------	-------------------

Estimate

Estimate	
Description	Total
T&I AFACP Test & Inspection Fire Alarm Control Panel	\$75.00
T&I AID Annual Initiating Devices (SLC/IDC)	\$357.00
T&I AFAA Test & Inspection Fire Alarm Annunciator	\$75.00
T&I ANAC Annual Notification Circuits (NAC)	\$60.00
Compliance Reporting Fire Alarm Municipal Reporting Fee Fire Alarm	\$65.00
Service Fire Alarm Servicing of Fire Alarm System	\$810.00

Estimate Total:

\$1,442.00

ESTIMATE#	1315
DATE	07/18/2025
REPLY TO:	James Jowers

CUSTOMER
City of Holly Springs Ron Carter 3237 Holly Springs Pkwy Canton, Georgia, 30115-7418 (770) 345-5536

SERVICE LOCATION
Public Safety Building 3237 Holly Springs Pkwy Canton, Georgia, 30115-7418 (770) 345-5536

Notes: Please return signed copy via email or E-signature.

- Price includes Freight
- Price includes Sales Tax
- Note: Installation price is based on an electrical contractor furnishing and installing a conduit raceway system complete with stub-ups and standard electrical outlet boxes and 120VAC connections as required.
- We appreciate your business. Please call if you have any questions or if we can be of further assistance.
- **THIS QUOTE ASSUMES ADEQUATE EXISTING NAC POWER. ADDITIONAL POWER SUPPLY MAY BE REQUIRED.**
-

CUSTOMER MESSAGE

Note:1-Prices cover only materials listed based on our interpretation of plans and specification. Additional Equipment will be billed accordingly. 2-Prices quoted are subject to change after 90 days of the quote date. 3-Credit for excess items will only be allowed when materials are returned in original cartons. 4-Price included freight unless noted. 5-Price does not include sales tax unless noted. 6-This quotation is made and your acceptance of it are subject to the terms and conditions on the reverse side of this quotation. No allowance has been made for retainage or holding of funds for material received by purchaser.

CUSTOMER ACCEPTANCE

SIGNATURE:

SIGNED BY:



FINANCIAL HIGHLIGHTS
As of June 30, 2025



Budget Summary
50% 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	3,391,454	20.55%
American Rescue Plan (ARP) Act of 2021	3,750,580	1,920,000	22,218	1.16%
Operating Grant Fund	136,908	70,000	30,454	43.51%
Parks & Recreation Fund	2,363,840	470,250	240,099	51.06%
Tax Allocation District	384,548	654,475	81,499	12.45%
Hotel/Motel Tax Fund	5,460	6,000	2,915	48.58%
SPLOST III Fund	22,150	-	-	0.00%
SPLOST V Fund	6,707,585	-	-	0.00%
SPLOST VI Fund	-	7,500,000	3,256,716	43.42%
Town Center Fund	6,451,025	8,000,000	854,741	10.68%
Urban Redevelopment Agency	20,902,565	7,500,000	154,176	2.06%
Debt Service Fund	3,385,509	3,789,395	1,699,107	44.84%
Stormwater Utility Fund	1,878,911	610,000	55,116	9.04%
TOTAL REVENUES - ALL FUNDS	\$ 63,424,357	\$ 47,020,120	\$ 9,788,495	20.82%

EXPENDITURES/EXPENSES BY FUND				
General Fund	15,216,644	16,500,000	8,193,349	49.66%
American Rescue Plan (ARP) Act of 2021	3,753,051	1,920,000	1,961,479	102.16%
Operating Grant Fund	136,672	70,000	52,863	75.52%
Parks & Recreation Fund	2,587,800	470,250	318,133	67.65%
Tax Allocation District	96,130	654,475	321,766	49.16%
Hotel/Motel Tax Fund	8,435	6,000	4,300	71.67%
SPLOST III Fund	41,530	-	-	0.00%
SPLOST V Fund	5,511,290	-	-	0.00%
SPLOST VI Fund	-	7,500,000	2,074,372	27.66%
Town Center Fund	6,754,049	8,000,000	760,876	9.51%
Urban Redevelopment Agency	6,436,309	7,500,000	854,741	11.40%
Debt Service Fund	1,545,007	3,789,395	1,663,006	43.89%
Stormwater Utility Fund	275,799	610,000	67,011	10.99%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 42,362,717	\$ 47,020,120	\$ 16,271,896	34.61%



Comparison to Prior Year
50% of year lapsed

	06/31/2024 Actual (unaudited)	2024 Budget	% of Annual Amended Budget	06/30/2025 Actual	2025 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	3,761,199	13,975,000	26.91%	3,391,454	16,500,000	20.55%
American Rescue Plan (ARP) Act of 2021	41,697	2,000,000	2.08%	22,218	1,920,000	1.16%
Operating Grant Fund	40,872	75,000	54.50%	30,454	70,000	43.51%
Parks & Recreation Fund	234,865	875,000	26.84%	240,099	470,250	51.06%
Tax Allocation District	68,100	446,112	15.27%	81,499	654,475	12.45%
Hotel/Motel Tax Fund	3,142	6,000	52.36%	2,915	6,000	48.58%
SPLOST V Fund	2,835,178	7,685,000	36.89%	-	-	0.00%
SPLOST VI Fund	-	2,600,000	0.00%	3,256,716	7,500,000	43.42%
Town Center Fund	4,446,521	15,300,000	29.06%	854,741	8,000,000	10.68%
Urban Redevelopment Agency	318,187	15,000,000	2.12%	154,176	7,500,000	2.06%
Debt Service Fund	561,755	3,850,000	14.59%	1,699,107	3,789,395	44.84%
Stormwater Utility Fund	33,544	610,000	5.50%	55,116	610,000	9.04%
TOTAL REVENUES - ALL FUNDS	\$ 12,345,059	\$ 62,422,112	19.78%	\$ 9,788,495	\$ 47,020,120	20.82%
EXPENDITURES/EXPENSES BY FUND						
General Fund	9,858,214	13,975,000	70.54%	8,193,349	16,500,000	49.66%
American Rescue Plan (ARP) Act of 2021	235,483	2,000,000	11.77%	1,961,479	1,920,000	102.16%
Operating Grant Fund	55,069	75,000	73.43%	52,863	70,000	75.52%
Parks & Recreation Fund	871,370	875,000	99.59%	318,133	470,250	67.65%
Tax Allocation District	330,593	446,112	0.00%	321,766	654,475	49.16%
Hotel/Motel Tax Fund	3,050	6,000	50.83%	4,300	6,000	71.67%
SPLOST V Fund	3,345,093	7,685,000	43.53%	-	-	0.00%
SPLOST VI Fund	-	2,600,000	0.00%	2,074,372	7,500,000	27.66%
Town Center Fund	4,778,856	15,300,000	31.23%	760,876	8,000,000	9.51%
Urban Redevelopment Agency	4,446,521	15,000,000	29.64%	854,741	7,500,000	11.40%
Debt Service Fund	1,703,444	3,850,000	44.25%	1,663,006	3,789,395	43.89%
Stormwater Utility Fund	69,436	610,000	11.38%	67,011	610,000	10.99%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 25,697,130	\$ 62,422,112	41.17%	\$ 16,271,896	\$ 47,020,120	34.61%



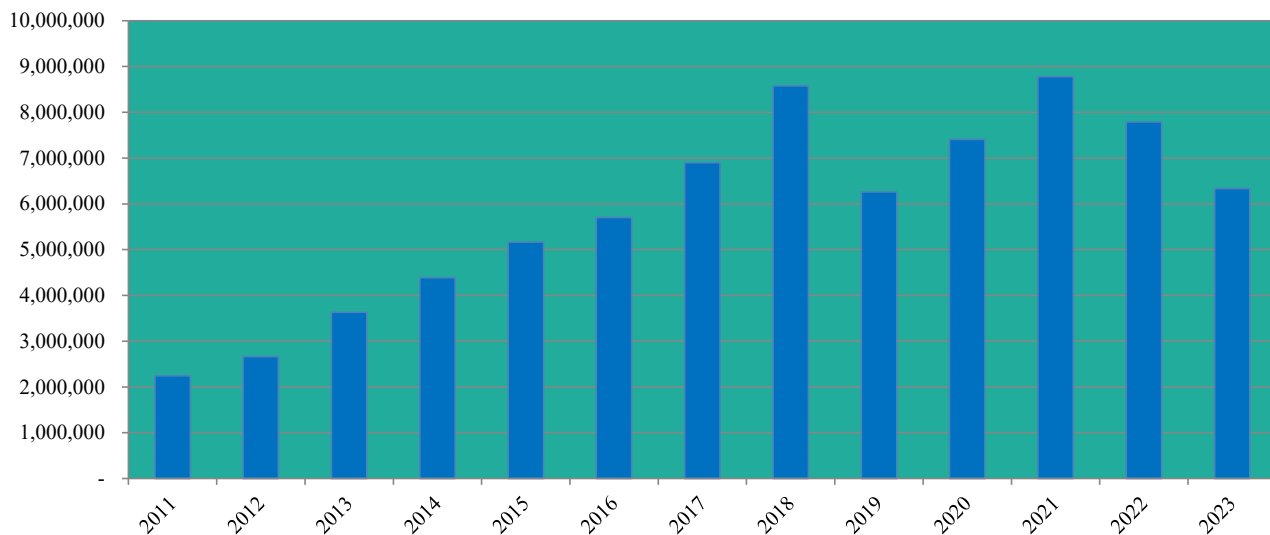
Changes in Fund Balance/Net Position
As of June 30, 2025

Unaudited

Fund	Balance as of 1/1/2024 (audited)	Revenues	Expenditures/ Expenses	Balance as of 6/30/2025	Net Increase/ (Decrease)
General Fund	6,332,250	3,391,454	8,193,349	1,530,356	(4,801,895)
American Rescue Plan (ARP) Act of 2021	79,550	22,218	1,961,479	(1,859,711)	(1,939,261)
Operating Grant Fund	37,372	30,454	52,863	14,963	(22,409)
Parks & Recreation Fund	245,602	240,099	318,133	167,568	(78,034)
Tax Allocation District	527,925	81,499	321,766	287,658	(240,267)
Hotel/ Motel Tax Fund	8,908	2,915	4,300	7,523	(1,385)
SPLOST VI Fund	366,408	3,256,716	2,074,372	1,548,752	1,182,344
Town Center Fund	(52,782)	854,741	760,876	41,083	93,865
Urban Redevelopment Agency	7,966,935	154,176	854,741	7,266,370	(700,565)
Debt Service Fund	43,280	1,699,107	1,663,006	79,381	36,101
Stormwater Utility Fund	12,461,243	55,116	67,011	12,449,348	(11,895)
	\$ 28,016,691	\$ 9,788,495	\$ 16,271,896	\$ 21,533,290	\$ (6,483,401)

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

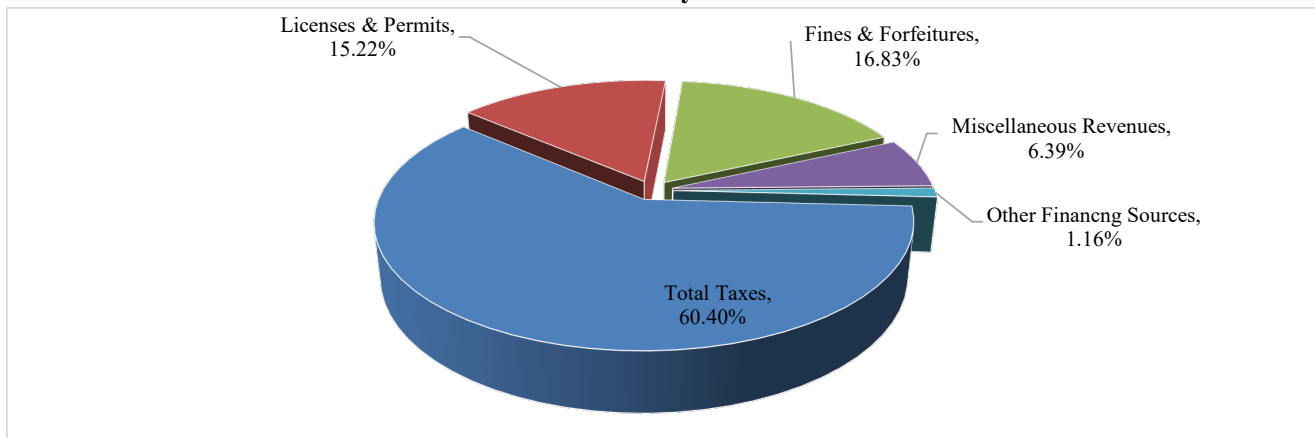




Budget Comparison Report - General Fund
50% of year lapsed

REVENUES	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Property Taxes	35,607	8,290,991	596,383	7.19%
Motor Vehicle Taxes	1,514	25,000	14,788	59.15%
Motor Vehicle Title Ad Valorem Tax	79,616	850,000	454,262	53.44%
Mobile Home Tax	-	75	58	77.11%
Recording Intangible Taxes	5,143	65,000	31,183	47.97%
Penalties & Interest	2,688	10,000	15,070	150.70%
Fifa Fees	345	2,000	2,055	102.75%
Franchise Tax	-	625,000	771,445	123.43%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	3,033	10,000	14,531	145.31%
Business & Occupation Tax	1,835	150,000	144,475	96.32%
Financial Institutions Tax	-	4,000	4,245	106.13%
Insurance Premium Tax	-	1,500,000	-	0.00%
Total Taxes	161,448	11,992,716	2,048,494	17.08%
Licenses & Permits	9,767	595,525	516,188	86.68%
Fines & Forfeitures	116,751	738,425	570,723	77.29%
Miscellaneous Revenues	3,012	117,284	47,145	40.20%
Interest Income	12,673	150,250	169,594	112.87%
Proceeds from the Sale of Assets	-	50,000	39,300	78.60%
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	\$ 303,652	\$ 16,500,000	\$ 3,391,454	20.55%

Revenues by Source

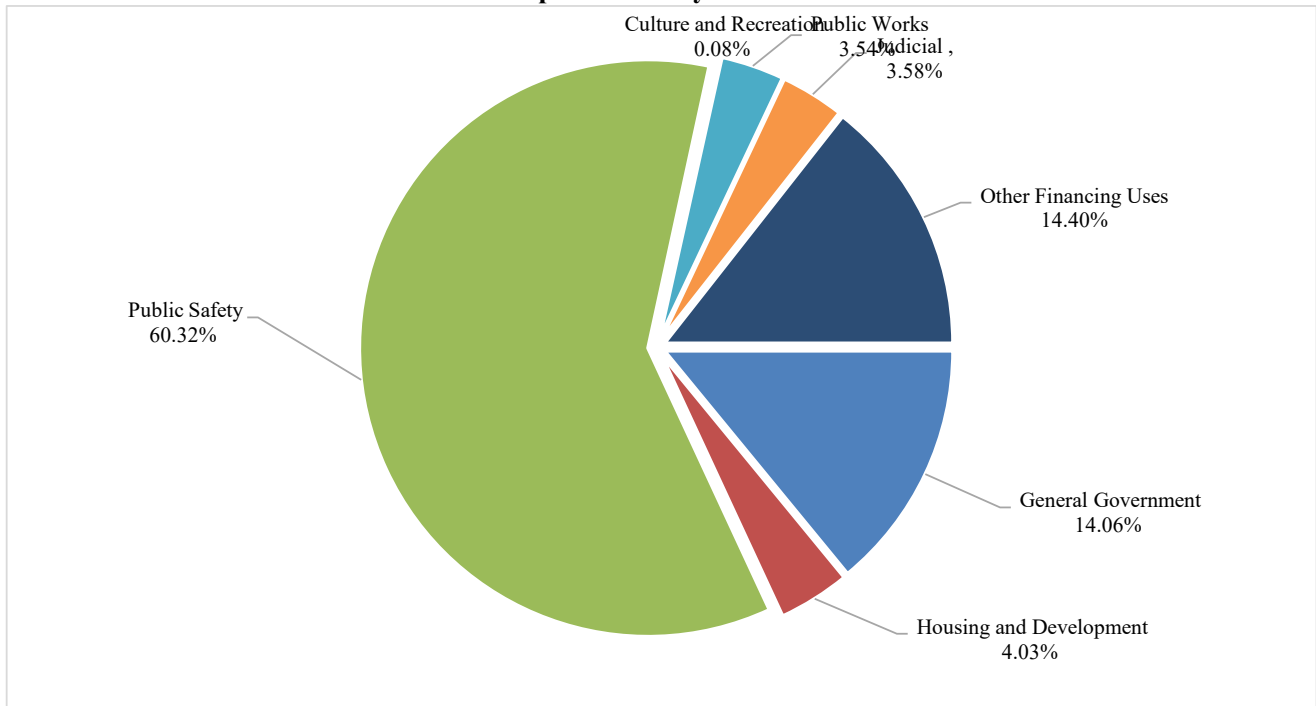




Budget Comparison Report - General Fund 50% of year lapsed

EXPENDITURES	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
General Government	155,420	2,621,631	1,151,865	43.94%
Housing and Development	59,514	671,081	329,972	49.17%
Public Safety	404,436	8,656,881	4,941,981	57.09%
Culture and Recreation	530	44,000	6,324	14.37%
Public Works	46,315	701,189	290,056	41.37%
Judicial	48,420	594,050	293,077	49.34%
Other Financing Uses	38,065	3,211,167	1,180,074	36.75%
TOTAL GENERAL FUND EXPENDITURES	\$ 752,700	\$ 16,500,000	\$ 8,193,349	49.66%

Expenditures by Function





Budget Comparison Report - All Funds
50% 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	3,391,454	20.55%
Expenditures:	15,216,644	16,500,000	8,193,349	49.66%
Excess Revenues over (under) Expenditures	2,218,631	-	(4,801,895)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	3,750,580	1,920,000	22,218	1.16%
Expenditures:	3,753,051	1,920,000	1,961,479	102.16%
Excess Revenues over (under) Expenditures	(2,471)	-	(1,939,261)	
<u>OPERATING GRANT FUND</u>				
Revenues:	136,908	70,000	30,454	43.51%
Expenditures:	136,672	70,000	52,863	75.52%
Excess Revenues over (under) Expenditures	236	-	(22,409)	
<u>PARKS & RECREATION FUND</u>				
Revenues:	2,363,840	470,250	240,099	51.06%
Expenditures:	2,587,800	470,250	318,133	67.65%
Excess Revenues over (under) Expenditures	(223,960)	-	(78,034)	
<u>TAX ALLOCATION DISTRICT</u>				
Revenues:	384,548	654,475	81,499	12.45%
Expenditures:	96,130	654,475	321,766	49.16%
Excess Revenues over (under) Expenditures	288,418	-	(240,267)	



Budget Comparison Report - All Funds
50% 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	2,915	48.58%
Expenditures:	8,435	6,000	4,300	71.67%
Excess Revenues over (under) Expenditures	(2,975)	-	(1,385)	
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	20,902,565	7,500,000	154,176	2.06%
Expenditures:	6,436,309	7,500,000	854,741	11.40%
Excess Revenues over (under) Expenditures	14,466,257	-	(700,565)	
<u>SPLOST VI FUND</u>				
Revenues:	-	7,500,000	3,256,716	43.42%
Expenditures:	-	7,500,000	2,074,372	27.66%
Excess Revenues over (under) Expenditures	-	-	1,182,344	
<u>TOWN CENTER FUND</u>				
Revenues:	6,451,025	8,000,000	854,741	10.68%
Expenditures:	6,754,049	8,000,000	760,876	9.51%
Excess Revenues over (under) Expenditures	(303,025)	-	93,865	
<u>DEBT SERVICE FUND</u>				
Revenues:	3,385,509	3,789,395	1,699,107	44.84%
Expenditures:	1,545,007	3,789,395	1,663,006	43.89%
Excess Revenues over (under) Expenditures	1,840,501	-	36,101	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	1,878,911	610,000	55,116	9.04%
Expenses:	275,799	610,000	67,011	10.99%
Excess Revenues over (under) Expenses	1,603,111	-	(11,895)	



Investments
As of June 30, 2025

South State Bank

Downtown Development Authority - CD 4.75% 100,169

Subtotal South State Bank	\$	100,169
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Goldman Sachs Autocallable GS Momentum Builder		233,025
Certificate of Deposit - CD 4.05% Maturity Date - 9/21/2025		334,975
Certificate of Deposit - CD 4.05% Maturity Date - 9/28/2025		278,130
Certificate of Deposit - CD 4.05% Maturity Date - 9/23/2025		558,403
Certificate of Deposit - CD 4.05% Maturity Date - 9/23/2025		561,553
Certificate of Deposit - CD 4.05% Maturity Date - 9/23/2025		274,604
Certificate of Deposit - CD 4.05% Maturity Date - 9/28/2025		276,927
Certificate of Deposit - CD 4.05% Maturity Date - 9/28/2025		83,208
Certificate of Deposit - CD 4.15% Maturity Date - 9/28/2025		1,086,455
Certificate of Deposit - CD 4.15% Maturity Date - 10/6/2025		614,143

Subtotal South State Investment Services	\$	4,301,423
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Total Investments	\$	4,401,593
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Cash
As of June 30, 2025

South State Bank

General Fund	800,881
Municipal Court Fund	119,108
Police Forfeiture Account	1,806
Police Seized Asset Account	26
Money Market Account	3,430,384
Main Street Board	52,890
Tree Replacement Fund	43,437
American Rescue Plan (ARP) Act of 2021	-
Operating Grant Fund	10,623
Parks & Recreation Fund	152,377
Tax Allocation District (TAD)	243,977
Hotel Motel Tax Fund	4,641
SPLOST VI	453,041
Town Center Fund	111,169
Debt Service Fund	79,381
Downtown Development Authority - Checking	5,079
Stormwater Utility Fund	152,632

Subtotal South State Bank	\$ 5,661,453
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South State Investment Services

Budget Stabilization Cash Account	91
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Subtotal South State Investment Services	\$ 91
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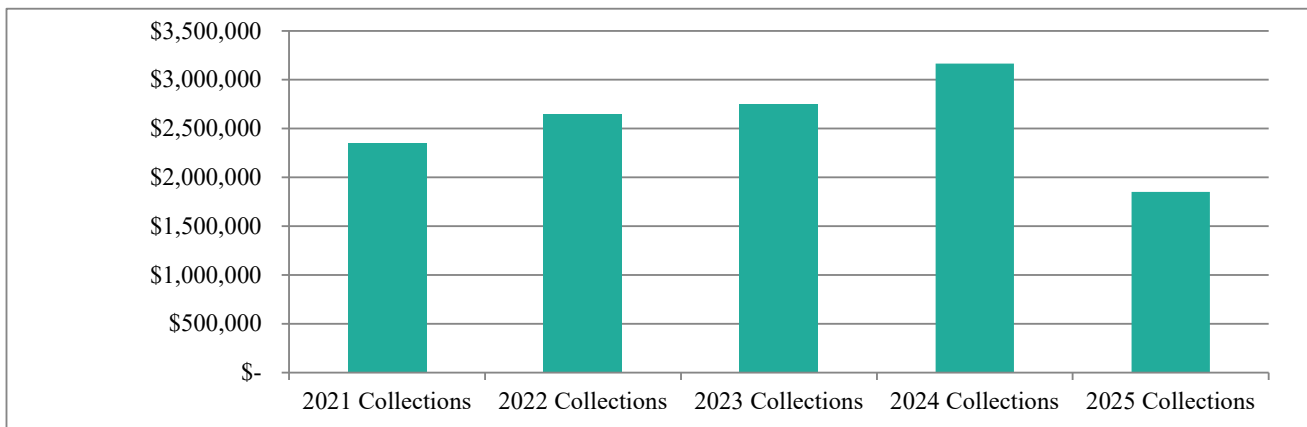
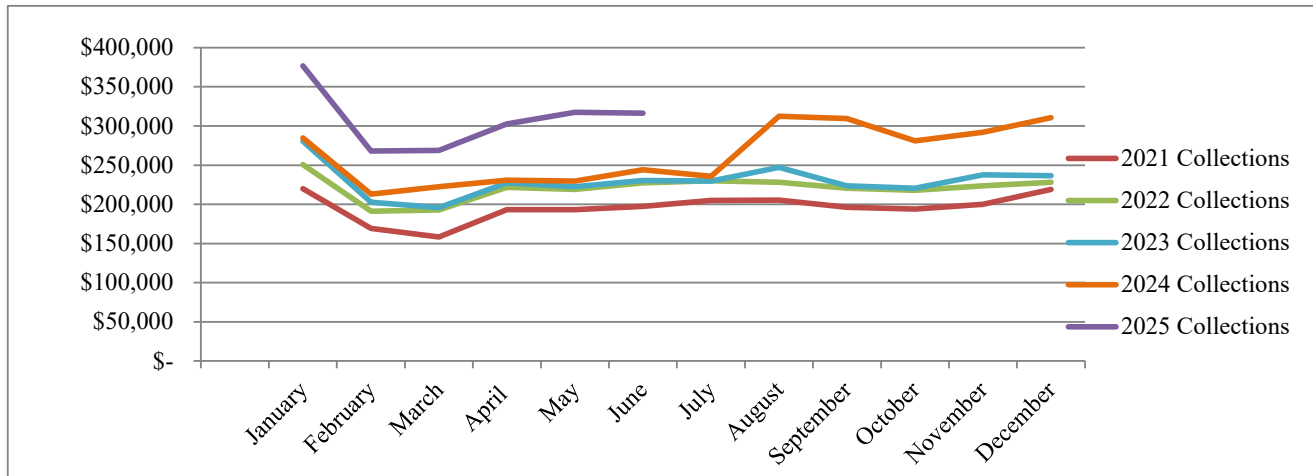
Total Cash	\$ 5,661,544
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Special Purpose Local Option Sales Tax Collections

As of June 30, 2025

	2021 Collections	2022 Collections	2023 Collections	2024 Collections	2025 Collections	% Change from Prior Year
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	268,721	20.89%
April	193,138	221,796	227,217	230,875	302,760	31.14%
May	193,137	219,102	222,579	229,480	317,365	38.30%
June	197,249	227,296	230,478	243,921	316,327	29.68%
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	\$ 1,849,957	





Downtown Development Authority

As of June 30, 2025

	June 2025		YTD	% of Annual
	Transactions	2025 Budget	Transactions	Budget
Revenues				
Interest Revenue	0.35	-	2.00	100%
Miscellaneous Revenue	-	6,500	-	0.00%
Proceeds from Sale of Property	-	500,000	282,462	56.49%
TOTAL REVENUES	\$ 0.35	\$506,500	\$ 282,464	55.77%
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	-	500,000	282,462	56.49%
TOTAL EXPENDITURES	\$ -	\$ 506,500	\$ 282,462	55.77%



GENERAL FUND REVENUE DETAIL

As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	35,607	8,290,991	513,418	6.19%
Real Property Tax - Public Utility	149	40,000	29,215	73.04%
Personal Property Tax	210	125,000	53,749	43.00%
Motor Vehicle Tax	1,514	25,000	10,743	42.97%
Motor Vehicle Title Ad Valorem Tax	79,616	850,000	454,262	53.44%
Apportioned Vehicles (AAVT)	-	4,500	4,045	89.89%
Mobile Home Tax	-	75	58	77.11%
Intangible Tax	5,143	65,000	31,183	47.97%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	3,033	10,000	14,531	145.31%
Franchise Tax - Electric	-	625,000	645,822	103.33%
Franchise Tax - Gas	31,309	110,000	62,618	56.93%
Franchise Tax - Cable	-	175,000	60,812	34.75%
Franchise Tax - Telephone	-	5,500	2,194	39.89%
Business & Occupational Tax	1,835	150,000	144,475	96.32%
Insurance Premium Tax	-	1,500,000	-	0.00%
Financial Institutions Tax	-	4,000	4,245	106.13%
Penalties & Interest	2,688	10,000	15,070	150.70%
FiFa Fees	345	2,000	2,055	102.75%
Total Taxes	161,448	11,992,716	2,048,494	17.08%
Alcoholic Beverage Licenses	-	75,000	7,000	9.33%
Alcohol Pouring Permit	475	5,000	2,840	56.80%
Zoning and Land Use Permits	1,389	10,000	5,205	52.05%
Planning and Development Fees	-	5,000	4,057	81.15%
Sign Permit Fees	703	1,500	1,890	126.00%
Special Event Permits	-	250	-	0.00%
Vacant Lot Registration	-	25	-	0.00%
Personal Transportation Veh Permit	-	50	-	0.00%
Other Licenses and Permits	25	2,500	150	6.00%
Building Permit Revenue	5,015	350,000	337,630	96.47%
Certificate of Occupancy Fees	500	50,000	54,000	108.00%
Building Permit - Reinspection Fees	-	5,000	150	3.00%
Building Permit-Sub Fee	1,465	30,000	23,983	79.94%
Occupational Tax Late Fees	7	1,200	266	22.14%
Plan Review Fees	188	60,000	79,017	131.69%
Total Licenses and Permits	9,767	595,525	516,188	86.68%
Municipal Court Fines	116,751	700,000	570,023	81.43%
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	700	2.33%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	116,751	738,425	570,723	77.29%



GENERAL FUND REVENUE DETAIL

As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Grant Revenue	-	500	881	176.15%
Probation Fees	2,706	30,000	14,396	47.99%
Election and Qualifying Fees	-	-	-	100%
Printing and Duplicating Service Fees	36	250	1,477	590.92%
Advertising Fees	-	750	-	0.00%
Accident/Incident Reports	210	2,000	1,580	79.00%
Wrecker Service Contract	-	20,000	20,000	100.00%
Background Checks	60	1,000	510	51.00%
Bad Check Fees	-	50	100	200.00%
Miscellaneous Revenue	-	47,734	2,283	4.78%
Rents and Royalties	-	5,000	870	17.40%
Reimbursement for Damaged Property	-	10,000	5,048	50.48%
Total Miscellaneous Income	3,012	117,284	47,145	40.20%
Interest Revenue	10,248	150,000	169,594	113.06%
Unrealized Gain or Loss on Investments	2,425	250	-	0.00%
Total Investment Income	12,673	150,250	169,594	112.87%
Proceeds from Sale of Assets	-	50,000	39,300	78.60%
Inception of lease liabilities	-	400,000	-	0.00%
Donations from Private Sources	-	250	10	4.00%
Fund Balance	-	2,455,550	-	0.00%
Total Other Financing Sources	-	2,905,800	39,310	1.35%
TOTAL GENERAL FUND REVENUES	\$ 303,652	\$ 16,500,000	\$ 3,391,454	20.55%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Governing Body</i>				
Salaries & Wages-Council	3,500	42,000	21,000	50.00%
Employee Benefits-Medical	9,784	134,661	52,573	39.04%
Employee Benefits-Dental	351	5,017	1,912	38.11%
Employee Benefits-ADD Life	65	882	430	48.75%
FICA	137	2,604	896	34.43%
Medicare	32	609	210	34.43%
Employee Benefits-Retirement	255	3,058	1,529	49.99%
Unemployment	6	173	36	20.64%
Workers Comp Insurance	-	133	94	70.38%
<i>Total Salaries and Benefits</i>	<u>14,130</u>	<u>189,137</u>	<u>78,679</u>	<u>41.60%</u>
Communications	-	480	1,162	242.10%
Travel	2,500	1,000	5,133	513.27%
Dues and Fees	251	750	836	111.53%
Education and Training	-	750	1,560	208.00%
Other Expenditures	-	250	916	366.45%
Small Equipment	-	-	1,076	100%
General Supplies and Materials	-	50	-	0.00%
<i>Total Operations</i>	<u>2,751</u>	<u>3,280</u>	<u>10,683</u>	<u>325.71%</u>
<i>City Manager</i>				
Salaries & Wages	21,346	277,500	137,452	49.53%
Employee Benefits-Medical	1,588	19,901	9,479	47.63%
Employee Benefits-Dental	114	1,613	683	42.33%
Employee Benefits-ADD Life	18	221	129	58.19%
Employee Benefits-Disability	126	1,588	882	55.54%
FICA	1,312	15,258	8,451	55.39%
Medicare	307	4,024	1,976	49.11%
Employee Benefits-Retirement	1,684	20,202	10,101	50.00%
Unemployment	-	68	24	35.63%
Workers' Comp. Insurance	-	1,305	920	70.50%
<i>Total Salaries and Benefits</i>	<u>26,495</u>	<u>341,680</u>	<u>170,098</u>	<u>49.78%</u>
Communications	-	900	329	36.50%
Travel	-	1,300	274	21.06%
Dues and Fees	471	2,000	1,087	54.35%
Education and Training	-	1,250	-	0.00%
Other Expenditures	-	1,500	1,892	126.11%
General Supplies and Materials	-	150	-	0.00%
Small Equipment	439	-	592	100%
<i>Total Operations</i>	<u>909</u>	<u>7,100</u>	<u>4,173</u>	<u>58.78%</u>
<i>City Clerk</i>				
Salaries & Wages	15,197	198,060	98,172	49.57%
Employee Benefits-Medical	3,604	48,589	21,508	44.26%
Employee Benefits-Dental	83	1,234	495	40.14%
Employee Benefits-ADD Life	31	368	214	58.26%
Employee Benefits-Disability	126	1,526	882	57.82%
FICA	904	12,280	5,833	47.50%
Medicare	211	2,872	1,364	47.50%
Employee Benefits-Retirement	1,202	14,419	7,209	50.00%
Unemployment	-	114	40	35.41%
Workers' Comp. Insurance	-	626	441	70.51%
<i>Total Salaries and Benefits</i>	<u>21,356</u>	<u>280,088</u>	<u>136,160</u>	<u>48.61%</u>



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	5,000	300	6.00%
Communications	-	900	339	37.69%
Travel	-	1,250	-	0.00%
Dues and Fees	150	6,500	1,655	25.46%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	500	195	38.99%
General Supplies and Materials	-	250	51	20.59%
General Supplies - Postage	26	300	166	55.21%
Small Equipment	146	500	992	198.47%
Software	-	20,900	3,819	18.27%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	323	37,650	7,518	19.97%
Elections				
Advertising	-	-	-	100%
Total Operations	-	-	-	100.00%
Contingency				
Contingency	-	165,000	-	0.00%
Total Operations	-	165,000	-	0.00%
Financial Administration				
Salaries & Wages	20,279	262,608	131,131	49.93%
Salaries & Wages overtime	-	-	14	100%
Employee Benefits-Medical	6,951	97,925	41,471	42.35%
Employee Benefits-Dental	78	1,404	466	33.17%
Employee Benefits-ADD Life	37	441	257	58.33%
Employee Benefits-Disability	184	2,136	1,287	60.24%
FICA	1,170	16,282	7,561	46.44%
Medicare	274	3,808	1,768	46.44%
Employee Benefits-Retirement	1,593	19,118	9,559	50.00%
Unemployment	-	137	48	35.36%
Workers' Comp. Insurance	-	830	585	70.52%
Total Salaries and Benefits	30,565	404,689	194,148	47.97%
Professional Services - Audit	-	27,500	27,000	98.18%
Advertising/Promotions	883	2,800	883	31.54%
Printing and Binding	-	1,500	-	0.00%
Travel	-	500	240	47.93%
Dues and Fees	246	10,000	5,299	52.99%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	500	245	48.91%
General Supplies and Materials	-	1,500	536	35.71%
General Supplies-Postage	88	7,500	1,485	19.81%
Small Equipment	2,272	250	2,578	1031.30%
Software	-	9,150	-	0.00%
Total Operations	3,489	62,700	38,266	61.03%
Licensing				
Salaries & Wages	2,105	26,986	13,479	49.95%
Employee Benefits-Medical	992	14,800	5,917	39.98%
Employee Benefits-Dental	19	350	116	33.26%
Employee Benefits-ADD Life	6	74	43	57.89%
Employee Benefits-Disability	19	224	132	59.03%
FICA	117	1,673	750	44.85%
Medicare	27	391	176	44.88%
Employee Benefits-Retirement	164	1,965	982	49.99%
Unemployment	-	23	8	35.09%
Workers' Comp. Insurance	-	43	30	69.93%
Total Salaries and Benefits	3,450	46,529	21,634	46.50%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	-	1,500	803	53.53%
Software	-	3,000	-	0.00%
Other Supplies-Uniforms	-	50	-	0.00%
Total Operations	-	4,650	803	17.27%
Legal				
Professional Services - Legal	5,403	35,000	14,039	40.11%
Total Operations	5,403	35,000	14,039	40.11%
Information Technology				
Salaries & Wages	11,226	103,795	53,303	51.35%
Employee Benefits-Medical	1,062	13,267	6,338	47.77%
Employee Benefits-Dental	128	1,073	770	71.78%
Employee Benefits-ADD Life	20	221	141	64.01%
Employee Benefits-Disability	104	838	725	86.55%
FICA	678	6,435	3,199	49.71%
Medicare	159	1,505	748	49.71%
Employee Benefits-Retirement	1,042	12,502	6,251	50.00%
Unemployment	-	68	16	23.75%
Workers' Comp. Insurance	-	328	231	70.53%
Total Salaries and Benefits	14,419	140,032	71,724	51.22%
Professional Services	-	20,000	-	0.00%
Communications	-	480	384	79.99%
Dues and Fees	17	250	49	19.56%
Other Expenditures	-	250	72	28.65%
General Supplies and Materials	-	500	96	19.25%
Small Equipment	1,223	5,000	2,947	58.94%
Software	1,683	225,000	49,895	22.18%
Total Operations	2,923	251,480	53,443	21.25%
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	234	46.76%
General Supplies-Postage	-	100	-	0.00%
Gasoline/Diesel	-	-	-	100%
Small Equipment	-	500	-	0.00%
Software	-	5,500	1,167	21.21%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	-	40,900	1,694	4.14%
Risk Management				
Professional Services	-	20,000	15,000	75.00%
Liability Insurance	-	256,000	170,191	66.48%
Total Operations	-	276,000	185,191	67.10%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
General Government Building				
Salaries & Wages	5,188	89,638	33,268	37.11%
Employee Benefits-Medical	1,002	14,093	5,976	42.41%
Employee Benefits-Dental	29	355	175	49.28%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	36	427	252	58.95%
FICA	313	5,558	2,004	36.06%
Medicare	73	1,300	469	36.05%
Employee Benefits-Retirement	318	3,813	1,906	50.00%
Unemployment	2	91	28	31.18%
Workers' Comp. Insurance	-	1,880	1,325	70.47%
Total Salaries and Benefits	6,973	117,302	45,489	38.78%
Professional Services	-	250	-	0.00%
Disposal - Garbage	105	500	525	105.08%
Lawn Care	-	500	-	0.00%
Pest Control	289	2,200	1,206	54.83%
Repairs and Maintenance	5,473	10,000	6,493	64.93%
Repairs and Maintenance - Vehicles	1,248	7,500	2,971	39.62%
Rental of Equipment	668	7,500	3,817	50.89%
Communications	1,055	20,000	10,468	52.34%
Dues and Fees	398	1,500	846	56.42%
Other Expenditures	25	1,000	33	3.35%
General Supplies and Materials	213	8,000	4,388	54.85%
Water and Sewer	327	2,000	1,172	58.58%
Natural Gas	259	3,500	2,573	73.51%
Electricity	1,407	15,000	7,816	52.11%
Gasoline and Diesel	334	4,000	2,311	57.77%
Small Equipment	500	2,000	1,956	97.79%
Software	-	-	-	100%
Other Supplies-Uniforms	-	150	224	149.63%
Capital Outlay - Site improvement	-	-	7,987	100%
Capital Outlay - Buildings	-	-	-	100%
Total Operations & Capital	12,303	85,600	54,786	64.00%
Communication & Eternal Affairs				
Salaries & Wages	6,758	87,859	44,164	50.27%
Employee Benefits-Medical	1,741	23,285	10,388	44.61%
Employee Benefits-Dental	53	855	320	37.39%
Employee Benefits-ADD Life	11	132	77	58.44%
Employee Benefits-Disability	61	729	430	59.04%
FICA	403	5,447	2,633	48.34%
Medicare	94	1,274	616	48.33%
Employee Benefits-Retirement	533	6,396	3,198	50.00%
Unemployment	-	41	15	36.34%
Workers' Compensation	-	466	328	70.45%
Total Salaries and Benefits	9,655	126,484	62,170	49.15%
Communications	-	480	192	40.00%
Travel	-	700	-	0.00%
Dues and Fees	250	2,000	639	31.95%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	57	38.32%
Small Equipment	-	500	-	0.00%
Software	27	1,000	279	27.89%
Total Operations	277	6,330	1,167	18.44%
TOTAL GENERAL GOVERNMENT	\$ 155,420	\$ 2,621,631	\$ 1,151,865	43.94%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Municipal Court</i>				
Salaries & Wages	9,735	126,559	59,870	47.31%
Salaries & Wages - Overtime	-	500	10	1.95%
Employee Benefits-Medical	4,002	53,732	23,886	44.45%
Employee Benefits-Dental	98	1,651	588	35.62%
Employee Benefits-ADD Life	25	294	172	58.33%
Employee Benefits-Disability	89	1,051	620	59.00%
FICA	575	7,878	3,525	44.75%
Medicare	134	1,842	824	44.76%
Employee Benefits-Retirement	771	9,250	4,625	50.00%
Unemployment	-	91	32	35.49%
Workers' Compensation	-	402	283	70.44%
<i>Total Salaries and Benefits</i>	15,429	203,250	94,435	46.46%
Professional Services - Public Defender	533	6,000	4,539	75.65%
Professional Services - Solicitor/Judge	8,080	80,000	40,340	50.43%
Rental of Equipment	102	1,500	662	44.14%
Advertising	-	100	-	0.00%
Printing & Binding	-	100	-	0.00%
Travel	-	5,000	2,599	51.98%
Dues and Fees	126	1,000	1,205	120.51%
Education and Training	-	1,500	475	31.67%
Other Expenditures	-	100	98	98.48%
General Supplies and Materials	-	1,500	-	0.00%
General Supplies and Materials Postage	-	750	200	26.66%
Food Supplies	-	3,000	1,128	37.60%
Small Equipment	-	250	397	158.88%
Software	1,205	20,000	7,140	35.70%
Intergovernmental - Inmate Housing	1,045	20,000	2,915	14.58%
Payment to Other Agencies	21,900	250,000	136,943	54.78%
<i>Total Operations</i>	32,991	390,800	198,642	50.83%
TOTAL JUDICIAL	\$ 48,420	\$ 594,050	\$ 293,077	49.34%
<i>Police Administration</i>				
Salaries & Wages	51,385	689,726	350,963	50.88%
Salaries & Wages-Overtime	-	3,000	138	4.61%
Employee Benefits-Medical	8,141	162,686	48,442	29.78%
Employee Benefits-Dental	394	6,289	2,361	37.55%
Employee Benefits-ADD Life	78	1,103	545	49.37%
Employee Benefits-Disability	422	5,519	2,956	53.56%
FICA	3,132	43,008	21,406	49.77%
Medicare	733	10,058	5,006	49.77%
Employee Benefits-Retirement	3,875	46,500	23,250	50.00%
Unemployment	-	365	145	39.82%
Workers' Compensation	-	27,474	19,365	70.48%
<i>Total Salaries and Benefits</i>	68,159	995,728	474,578	47.66%
Professional Services	-	750	-	0.00%
Repairs & Maintenance	(0)	4,500	2,999	66.65%
Repair & Maintenance-Vehicle	738	5,500	5,607	101.94%
Rental of Equipment	477	6,000	2,724	45.41%
Communications	-	3,500	1,459	41.70%
Advertising	-	5,000	-	0.00%
Printing and Binding	-	600	-	0.00%
Travel	-	6,000	876	14.60%
Dues and Fees	377	5,000	2,174	43.47%
Education and Training	1,000	6,000	1,879	31.32%
Other Expenditures	130	3,000	380	12.67%
General Supplies and Materials	14	2,000	848	42.39%
General Supplies - Postage	135	500	344	68.88%
Gasoline/Diesel	1,163	18,500	6,638	35.88%
Small Equipment	-	2,500	1,366	54.64%
Software	13	8,125	180	2.22%
Other Supplies - Uniforms	50	6,000	921	15.35%
<i>Total Operations and Capital</i>	4,099	83,475	28,395	34.02%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
<i>Criminal Investigation Division</i>				
Salaries & Wages	31,782	470,683	189,291	40.22%
Salaries & Wages-Overtime	140	10,000	888	8.88%
Employee Benefits-Medical	9,889	163,721	57,437	35.08%
Employee Benefits-Dental	397	7,148	2,480	34.70%
Employee Benefits-ADD Life	61	882	429	48.61%
Employee Benefits-Disability	271	3,627	1,895	52.26%
FICA	1,887	29,802	11,233	37.69%
Medicare	441	6,970	2,627	37.69%
Employee Benefits-Retirement	2,916	34,994	17,497	50.00%
Unemployment	-	274	73	26.53%
Workers' Compensation	-	22,262	15,692	70.49%
<i>Total Salaries and Benefits</i>	<u>47,785</u>	<u>750,363</u>	<u>299,543</u>	<u>39.92%</u>
Professional Services	-	500	30	6.05%
Repair & Maintenance	-	3,000	2,499	83.30%
Repair & Maintenance-Vehicle	30	4,000	1,498	37.44%
Communications	-	2,400	1,087	45.31%
Printing and Binding	54	250	54	21.60%
Travel	-	2,000	533	26.63%
Dues and Fees	-	2,000	443	22.13%
Education and Training	-	2,500	-	0.00%
Other Expenditures	-	800	451	56.44%
General Supplies and Materials	-	750	74	9.83%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	851	14,000	5,628	40.20%
Small Equipment	-	3,000	409	13.63%
Software	206	6,000	2,254	37.57%
Other Supplies - Uniforms	784	3,000	2,843	94.75%
<i>Total Operations and Capital</i>	<u>1,925</u>	<u>44,250</u>	<u>17,802</u>	<u>40.23%</u>
<i>Vice</i>				
Salaries & Wages	2,491	71,684	35,476	49.49%
Salaries & Wages-Overtime	-	2,000	448	22.42%
Employee Benefits-Medical	1,006	14,094	6,002	42.58%
Employee Benefits-Dental	59	950	355	37.39%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	48	574	339	58.98%
FICA	134	4,568	2,090	45.75%
Medicare	31	1,068	489	45.76%
Employee Benefits-Retirement	447	5,364	2,682	50.00%
Unemployment	-	46	16	35.11%
Workers' Compensation	-	3,413	2,405	70.48%
<i>Total Salaries and Benefits</i>	<u>4,229</u>	<u>103,908</u>	<u>50,388</u>	<u>48.49%</u>
Repairs & Maintenance Vehicles	79	2,500	527	21.09%
Repairs & Maintenance	-	-	500	100%
Dues and Fees	-	150	19	12.69%
Education & Training	-	250	-	0.00%
Gasoline	315	4,000	1,751	43.77%
Other Supplies - Uniforms	-	300	-	0.00%
<i>Total Operations and Capital</i>	<u>394</u>	<u>7,200</u>	<u>2,797</u>	<u>38.84%</u>
<i>Patrol</i>				
Salaries & Wages	133,140	1,901,400	861,613	45.31%
Salaries & Wages-Overtime	14,422	52,000	50,325	96.78%
Employee Benefits-Medical	37,851	648,377	241,747	37.28%
Employee Benefits-Dental	1,371	23,032	8,634	37.49%
Employee Benefits-ADD Life	257	3,969	1,984	50.00%
Employee Benefits-Disability	1,010	15,020	7,800	51.93%
FICA	8,853	121,111	54,542	45.03%
Medicare	2,071	28,324	12,756	45.04%
Employee Benefits-Retirement	11,851	142,210	71,105	50.00%
Unemployment	19	1,231	420	34.14%
Workers' Compensation	743	90,470	68,860	76.11%
<i>Total Salaries and Benefits</i>	<u>211,588</u>	<u>3,027,144</u>	<u>1,379,786</u>	<u>45.58%</u>



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	350	4,000	2,350	58.75%
Repair & Maintenance	-	20,000	16,306	81.53%
Repair & Maintenance-Vehicle	11,878	80,000	56,464	70.58%
Communications	-	22,000	6,418	29.17%
Printing and Binding	-	600	-	0.00%
Travel	-	6,000	319	5.31%
Dues and Fees	864	7,500	2,083	27.77%
Education & Training	-	8,000	117	1.46%
Other Expenditures	22	3,000	1,916	63.87%
General Supplies and Materials	111	5,000	897	17.94%
Gasoline and Diesel	8,311	125,000	49,732	39.79%
Small Equipment	2,682	25,000	3,567	14.27%
Software	-	22,000	1,675	7.61%
Other Supplies - Uniforms	4,970	51,000	16,372	32.10%
Capital Outlay - Vehicles	-	400,000	-	0.00%
Capital Outlay - Machinery & Equipment	-	-	-	100%
Loss on Disposition of Capital Assets	-	-	11,992	100%
Payment to Other Agencies	-	-	-	100%
Total Operations and Capital	29,187	779,100	170,208	21.85%
Police Training				
Salaries & Wages	6,125	74,182	54,511	73.48%
Salaries & Wages-Overtime	-	2,000	-	0.00%
Employee Benefits-Medical	2,941	40,465	17,552	43.38%
Employee Benefits-Dental	99	1,436	595	41.45%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	51	603	356	58.98%
FICA	356	4,723	3,126	66.19%
Medicare	83	1,105	731	66.16%
Employee Benefits-Retirement	462	5,546	2,773	50.00%
Unemployment	-	46	24	53.13%
Workers' Compensation	-	3,528	2,487	70.49%
Total Salaries and Benefits	10,130	133,781	82,241	61.47%
Repair & Maintenance-Vehicle	148	2,000	219	10.94%
Repairs & Maintenance	-	600	500	83.32%
Communications	-	960	247	25.71%
Travel	-	3,500	593	16.93%
Dues and Fees	-	1,000	127	12.70%
Education and Training	-	4,000	1,300	32.50%
Other Expenditures	-	-	616	100%
General Supplies and Materials	-	2,000	712	35.62%
Weapons Supplies & Ammunition	8,888	58,000	30,244	52.14%
Gasoline and Diesel	192	2,500	1,062	42.47%
Small Equipment	2,514	8,000	3,022	37.78%
Software	-	2,750	2,550	92.73%
Other Supplies - Uniforms	-	1,500	549	36.60%
Intergovernmental	-	2,500	2,500	100.00%
Total Operations and Capital	11,742	89,310	44,241	49.54%
Police Stations and Buildings				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	94	1,200	466	38.84%
Pest Control	289	1,200	514	42.83%
Repairs and Maintenance	130	65,000	3,473	5.34%
Rental of Land & Building	3,622	45,500	25,352	55.72%
Communications	887	20,000	10,624	53.12%
Dues & fees	42	450	260	57.69%
General Supplies and Materials	-	3,000	1,243	41.45%
Water/Sewer	450	5,500	2,497	45.40%
Electricity	1,103	15,000	6,130	40.87%
Small Equipment	500	1,500	2,094	139.59%
Total Operations	7,116	158,600	52,653	33.20%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Probation				
Salaries & Wages	4,191	53,972	26,881	49.81%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	2,941	35,960	17,562	48.84%
Employee Benefits-Dental	99	1,436	595	41.45%
Employee Benefits-ADD Life	12	147	86	58.33%
Employee Benefits-Disability	38	406	264	65.14%
FICA	236	3,377	1,513	44.81%
Medicare	55	790	354	44.80%
Employee Benefits-Retirement	330	3,966	1,983	50.00%
Unemployment	-	46	16	35.11%
Workers' Compensation	-	172	121	70.58%
Total Salaries and Benefits	7,903	100,772	49,376	49.00%
Dues and Fees	-	200	25	12.70%
Education and Training	-	250	-	0.00%
General Supplies and Materials	-	100	141	141.42%
Small Equipment	-	-	295	100%
Software	180	2,200	1,260	57.27%
Other Supplies - Uniforms	-	500	-	0.00%
Total Operations and Capital	180	3,250	1,722	52.98%
Fire Services				
Intergovernmental-Fire Services	-	2,380,000	2,288,252	0.00%
Total Fire Services	-	2,380,000	2,288,252	0.00%
TOTAL PUBLIC SAFETY	\$ 404,436	\$ 8,656,881	\$ 4,941,981	57.09%
Highways and Streets				
Salaries & Wages	3,146	-	14,285	100%
Employee Benefits - Medical	2,618	-	986	100%
Employee Benefits - Dental	72	-	27	100%
Employee Benefits - Add Life	(19)	-	(93)	100%
Employee Benefits - Disability	56	-	131	100%
FICA	193	-	879	100%
Medicare	45	-	206	100%
Employee Benefits - Retirement	(416)	-	(1,664)	100%
Unemployment	(2)	-	8	100%
Workers Comp Insurance	(59)	-	(236)	100%
Professional Services-Engineering	-	500	2,000	400.00%
Disposal-Garbage/Recycling	130	1,500	650	43.33%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	256	210,219	27,428	13.05%
Repairs & Maintenance-Vehicles	(113)	2,500	185	7.40%
Rental of Equipment	-	2,000	-	0.00%
Dues and Fees	15	12,000	1,841	15.34%
Contract Labor	25,305	308,220	151,831	49.26%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	-	2,000	134	6.70%
Gasoline/Diesel	518	5,000	1,515	30.31%
Small Equipment	105	3,000	105	3.50%
Total Operations	31,850	548,189	200,219	36.52%
Street Lights				
Repairs & Maintenance	-	10,000	10,522	105.22%
Electricity-Street Lights	14,229	130,000	75,481	58.06%
Total Street Lights	14,229	140,000	86,003	61.43%
Traffic Lights				
Repairs & Maintenance	-	10,000	2,520	25.20%
Electricity-Traffic Lights	236	3,000	1,314	43.81%
Total Traffic Lights	236	13,000	3,834	29.50%
TOTAL PUBLIC WORKS	\$ 46,315	\$ 701,189	\$ 290,056	41.37%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Tree Commission				
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	1,050	35.00%
General Supplies & Materials	-	5,750	831	14.45%
Books and Periodicals	-	500	-	0.00%
Total Operations	150	40,000	1,944	4.86%
Culture and Recreation				
professional services	380		380	100%
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
	380	4,000	4,380	
TOTAL CULTURE AND RECREATION	\$ 530	\$ 44,000	\$ 6,324	14.37%
Building Inspections				
Salaries & Wages	15,414	201,310	98,729	49.04%
Salaries & Wages- Overtime	-	-	49	100%
Employee Benefits-Medical	3,948	26,534	12,064	45.47%
Employee Benefits-Dental	188	2,006	729	36.32%
Employee Benefits-ADD Life	31	368	165	44.95%
Employee Benefits-Disability	135	1,592	734	46.11%
FICA	927	12,481	6,050	48.48%
Medicare	217	2,919	1,415	48.48%
Employee Benefits-Retirement	1,221	14,656	7,328	50.00%
Unemployment	-	137	68	49.36%
Workers' Compensation	-	3,453	2,434	70.49%
Total Salaries and Benefits	22,080	265,456	129,765	48.88%
Professional Services-Legal	-	1,000	-	0.00%
Repairs & Maintenance - Vehicles	(102)	2,000	825	41.25%
Communications	-	1,600	760	47.52%
Printing & Binding	-	50	-	0.00%
Travel	-	500	-	0.00%
Dues and Fees	15	250	322	128.70%
Education and Training	279	1,000	1,528	152.80%
Other Expenditures	-	250	620	248.09%
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	-	100	-	0.00%
Gasoline/Diesel	88	2,000	726	36.31%
Books and Periodicals-Code Books	-	50	-	0.00%
Small Equipment	-	500	1,193	238.70%
Software	-	15,000	3,819	25.46%
Other Supplies-Uniforms	-	100	-	0.00%
Total Operations	280	24,500	9,794	39.98%
Planning and Zoning				
Salaries & Wages	12,934	145,928	74,440	51.01%
Employee Benefits-Medical	2,053	28,066	12,400	44.18%
Employee Benefits-Dental	19	351	116	33.18%
Employee Benefits-ADD Life	18	221	147	66.53%
Employee Benefits-Disability	102	1,154	808	70.01%
FICA	771	9,048	4,414	48.79%
Medicare	180	2,116	1,032	48.79%
Employee Benefits-Retirement	1,278	10,624	7,665	72.15%
Unemployment	3	68	27	39.84%
Workers' Compensation	-	419	295	70.44%
Total Salaries and Benefits	17,359	197,995	101,346	51.19%



General Fund Expenditures
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services-Engineering	8,323	85,000	38,263	45.02%
Professional Services-Legal	420	7,000	1,780	25.43%
Communications	-	480	353	73.58%
Advertising	331	2,500	662	26.46%
Printing & Binding	1,801	28,000	7,495	26.77%
Travel	-	1,000	-	0.00%
Dues and Fees	-	3,000	2,233	74.43%
Education and Training	-	1,000	-	0.00%
Planning & Zoning Meeting Fees	900	12,000	3,400	28.33%
Other Expenditures	-	250	256	102.25%
General Supplies and Materials	-	500	-	0.00%
General Supplies - Postage	40	1,000	439	43.91%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	1,696	1,500	2,094	139.58%
Software	-	12,800	-	0.00%
Total Operations	13,511	156,080	56,975	36.50%
Economic Development				
Salaries & Wages	751	9,762	4,490	45.99%
Employee Benefits - Medical	193	2,586	1,154	44.62%
Employee Benefits - Dental	6	95	36	37.39%
Employee Benefits - Add Live	1	15	9	57.40%
Employee Benefits - Disability	7	77	48	62.18%
FICA	45	605	268	44.25%
Medicare	10	142	63	44.12%
Employee Benefits - Retirement	59	711	355	49.97%
Unemployment	-	5	1	25.00%
Workers Comp Insurance	-	52	36	70.15%
Total Salaries & Benefits	1,073	14,050	6,459	45.97%
Rental of land & building	-	-	2,160	100%
Advertising	-	-	-	100%
Dues and Fees	-	-	515	100%
Contrac Labor	-	-	-	100%
Other Expenditures	365	-	1,935	100%
General Supplies & Materials	2,255	-	5,431	100%
Other Supplies - Uniforms	2,592	-	2,592	100%
Professional Services	-	-	-	100%
Total Operations	5,211	-	12,633	100.00%
Intergovernmental				
Intergovernmental - COED	-	13,000	13,000	100.00%
Total Intergovernmental	-	13,000	13,000	100.00%
TOTAL HOUSING AND DEVELOPMENT	\$ 59,514	\$ 671,081	\$ 329,972	49.17%
Capital Lease				
Capital lease - Interest	6,722	121,495	46,041	37.90%
Capital lease Principal	31,343	531,872	201,839	37.95%
TOTAL CAPITAL LEASE	\$ 38,065	\$ 653,367	\$ 247,880	37.94%
Other Financing Uses				
Transfer to Other Funds	-	2,557,800	932,194	36.45%
TOTAL OTHER FINANCING USES	\$ -	\$ 2,557,800	\$ 932,194	36.45%
TOTAL GENERAL FUND EXPENDITURES	\$ 752,700	\$ 16,500,000	\$ 8,193,349	49.66%



American Rescue Plan (ARP) Act of 2021
As of June 30, 2025

	June 2025		YTD	% of Annual
	Transactions	2025 Budget	Transactions	Budget
REVENUES:				
Interest Revenue	-	20,000	22,218	111.09%
Miscellaneous Revenue	-	1,900,000	-	0.00%
TOTAL REVENUES	\$ -	\$ 1,920,000	\$ 22,218	1.16%
EXPENDITURES:				
Intergovernmental Fire Services	-	1,920,000	1,961,479	102.16%
TOTAL EXPENDITURES	\$ -	\$ 1,920,000	\$ 1,961,479	102.16%



Operating Grant Fund
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Atlanta Regional Commission Grant	-	70,000	30,454	43.51%
TOTAL REVENUES	\$ -	\$ 70,000	\$ 30,454	43.51%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	10,622	70,000	52,863	75.52%
TOTAL EXPENDITURES	\$ 10,622	\$ 70,000	\$ 52,863	75.52%



Parks&RecreationFund

As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Alcoholic Bev Excise Tax Beer & Wine	24,273	255,000	124,116	48.67%
Alcoholic Bev Excise Tax Distilled Spirit	11,226	105,000	58,540	55.75%
Local Option Mixed Drink Tax	6,944	75,000	34,196	45.59%
Penalties and Interest	165	250	387	154.96%
Rents and Royalties	1,519	35,000	22,860	65.31%
TOTAL REVENUES	\$ 44,127	\$ 470,250	\$ 240,099	51.06%
EXPENDITURES:				
Disposal-GarbageDepot	473	500	473	94.54%
Pest Control - Depot	184	750	409	54.53%
Repairs & Maintenance - Depot	-	5,000	386	7.71%
Communications	6	1,750	517	29.54%
General Supplies - Depot	-	1,000	-	0.00%
Water/Sewer - Depot	13	250	69	27.78%
Natural Gas - Depot	121	2,200	905	41.13%
Electricity - Depot	599	5,000	1,595	31.91%
Small Equipment - Depot	85	500	334	66.80%
Disposal - Garbage Parks	(327)	1,750	257	14.68%
Lawn Care	-	8,000	-	0.00%
Pest Control - Parks	-	1,500	1,924	128.28%
Repairs & Maintenance - Parks	2,881	21,720	16,343	75.25%
Rental - Equipment & Land	-	1,000	128	12.77%
Communications	-	500	637	127.45%
Dues and Fees	-	500	445	89.00%
Contract Labor	15,501	215,960	92,930	43.03%
General Supplies and Materials - Parks	-	2,000	382	19.08%
Water/Sewer - Parks	858	10,000	5,037	50.37%
Natural Gas	-	-	855	100%
Electricity - Parks	659	10,000	4,205	42.05%
Small Equipment - Parks	645	1,000	1,983	198.29%
Capital Outlay - Site Improvements	-	-	8,951	100%
Transfer to Debt Service Fund	179,368	179,370	179,368	100.00%
TOTAL EXPENDITURES	\$ 201,065	\$ 470,250	\$ 318,133	67.65%



Tax Allocation District Fund

As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Intergovernmental Cherokee County Govt	-	131,723	15,816	12.01%
Intergovernmental Cherokee County School 1	-	420,502	49,000	11.65%
Transfers from General Fund	-	102,250	16,683	16.32%
TOTAL REVENUES	\$ -	\$ 654,475	\$ 81,499	12.45%
EXPENDITURES:				
Transfer to Debt Service Fund	0	654,475	321,766	49.16%
TOTAL EXPENDITURES	\$ 0	\$ 654,475	\$ 321,766	49.16%



Hotel/Motel Tax Fund
As of June 30, 2025

	June 2025		YTD		% of Annual
	Transactions	2025 Budget	Transactions		Budget
REVENUES:					
Hotel/Motel Taxes	453	6,000	2,915		48.58%
TOTAL REVENUES	\$ 453	\$ 6,000	\$ 2,915		48.58%
EXPENDITURES:					
Advertising/Promotions	-	5,000	1,800		36.00%
Payment to Other Agencies	-	1,000	2,500		250.00%
TOTAL EXPENDITURES	\$ -	\$ 6,000	\$ 4,300		71.67%



Urban Redevelopment Agency

As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Interest	24,420	-	154,176	100%
Fund Balance	-	7,500,000	-	0.00%
TOTAL REVENUES	\$ 24,420	\$ 7,500,000	\$ 154,176	2.06%
EXPENDITURES:				
Transfer to Town Center Fund	14,003	7,500,000	854,741	11.40%
TOTAL EXPENDITURES	\$ 14,003	\$ 7,500,000	\$ 854,741	11.40%



SPLOST VI Fund
As of June 30, 2025

	June 2025		YTD	% of Annual
	Transactions	2025 Budget	Transactions	Budget
REVENUES:				
SPLOST VI Revenue	316,327	3,800,000	1,849,957	48.68%
Grant Revenue - LMIG	-	200,000	202,295	101.15%
Issuance of Long Term Deb	227,490	3,500,000	1,204,465	34.41%
TOTAL REVENUES	\$ 543,817	\$ 7,500,000	\$ 3,256,716	43.42%
EXPENDITURES:				
Capital Outlay - Bldgs City Hall	50,333	1,000,000	81,185	8.12%
Capital Outlay - Amphitheater	-	1,000,000	-	0.00%
Capital Outlay - Site Improv Parking lot	-	-	3,928	100%
Prof Services Engineering-Wildcat Project	51,021	-	51,021	100%
Capital Outlay - LMIG	-	200,000	2,611	1.31%
Capital Outlay - Hickory Springs Parkway	-	660,000	-	0.00%
Capital Outlay - Hickory Springs Ind Dr Realign	-	-	11,650	100%
Capital Outlay - HS Pkwy Ph II	-	-	87,846	100%
Capital Outlay - HS Pkwy Ph III	250,630	3,500,000	1,078,375	30.81%
Capital Outlay - HS Pkwy Wide IV	-	-	33,350	100%
Capital Outlay - Hickory Spring Ind Dr	1,319	-	8,715	100%
Capital Outlay - Hickory Rd Widening	247	-	2,548	100%
Capital Outlay - Hickory Rd Widening	2,529	-	29,952	100%
Capital Outlay - Sidewalk Projects	38,790	-	38,790	100%
Capital Outlay - Hickory Road Sidewalk	-	500,000	-	0.00%
Capital Outlay - Fox Creek/Turner Village	43,465	250,000	401,710	160.68%
Capital Outlay - Hickory Spring Pkwy Intersec	-	-	-	100%
Capital Outlay-HS Pkwy Phase III	-	-	-	100%
Capital Outlay - Equipment	-	-	8,220	100%
Capital Outlay - Hickory Road Bridge	13,802	-	29,583	100%
Capital Outlay - Equipment	-	-	47,289	100%
Debt Service - Principal GTIB	-	335,000	135,551	40.46%
Debt Service - Interest GTIB	-	55,000	22,047	40.09%
TOTAL EXPENDITURES	\$ 452,136	\$ 7,500,000	\$ 2,074,372	27.66%



Town Center Fund
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	14,003	8,000,000	854,741	10.68%
TOTAL REVENUES	\$ 14,003	\$ 8,000,000	\$ 854,741	10.68%
EXPENDITURES:				
Professional Services	-	500,000	-	0.00%
Capital Outlay - Site Improvements	29,500	500,000	204,582	40.92%
Capital Outlay - Hardscape/softscape	-	500,000	115,114	23.02%
Capital Outlay - Buildings City Hall	-	6,500,000	-	0.00%
Capital Outlay - Buildings Parking Deck	14,003	500,000	441,181	88.24%
TOTAL EXPENDITURES	\$43,503	\$8,500,000	\$760,876	8.95%



Debt Service Fund
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	179,368	3,789,395	1,699,107	44.84%
TOTAL REVENUES	\$ 179,368	\$ 3,789,395	\$ 1,699,107	44.84%
EXPENDITURES:				
Debt Service - Bond Principal HSPRA 2016	173,399	344,764	344,740	99.99%
Debt Service - Bond Interest HSPRA 2016	5,969	13,972	13,996	100.17%
Debt Service - Bond Principal HSPRA 2023	-	128,000	115,385	90.14%
Debt Service - Bond Interest HSPRA 2023	-	75,650	28,772	38.03%
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	-	519,702	259,851	50.00%
Debt Service - Bond Principal URA 2023	-	830,000	64,000	7.71%
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	-	139,898	70,417	50.33%
Debt Service - Bond Interest URA 2023	-	811,750	444,079	54.71%
TOTAL EXPENDITURES	\$ 179,368	\$ 3,789,395	\$ 1,663,006	43.89%



Stormwater Utility Fund

As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Stormwater Utility Fees	3,965	610,000	55,116	9.04%
TOTAL REVENUES	\$ 3,965	\$ 610,000	\$ 55,116	9.04%
EXPENSES:				
Salaries & Wages	3,657	60,916	14,628	24.01%
Employee Benefits - Medical Insurance	544	36,277	2,176	6.00%
Employee Benefits - Dental Insurance	15	1,133	60	5.30%
Employee Benefits - Disability	31	485	124	25.57%
Employee Benefits - ADD Life	6	147	24	16.33%
FICA	227	3,778	908	24.03%
Medicare	53	883	212	24.01%
Employee Benefits - Retirement	416	4,995	1,664	33.31%
Unemployment	2	46	8	17.39%
Workers Comp Insurance	59	3,410	236	6.92%
Professional Services - Legal	-	1,000	-	0.00%
Professional Services - Engineer	8,323	100,000	38,263	38.26%
Repairs & Maintenance	350	216,630	4,580	2.11%
Repairs & Maintenance - Vehicles	(118)	2,500	2,530	101.21%
Rental of Equipment	-	1,000	-	0.00%
Pest Control	-	500	-	0.00%
Communications	-	1,000	299	29.91%
Dues and Fees	1	5,000	150	3.00%
Training	-	1,500	40	2.67%
Other Expenditures	-	250	93	37.36%
General Supplies & Materials	-	500	-	0.00%
General Supplies - Postage	-	500	23	4.69%
Water/Sewer	-	1,000	-	0.00%
Gasoline & Diesel	94	5,000	388	7.75%
Small Equipment	-	3,200	603	18.86%
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	\$ 13,660	\$ 610,000	\$ 67,011	10.99%



Holly Springs Tree Commission
Budget to Actual Comparison Report
As of June 30, 2025

	June 2025 Transactions	2025 Budget	YTD Transactions	% Variance
REVENUES:				
Development Fees/Recompense	-	5,000	-	0.00%
Donations from Private Source	-	250	10.00	4.00%
TOTAL REVENUES	\$ -	\$ 5,250.00	\$ 10.00	0.19%
EXPENDITURES:				
Landscaping/Tree Planting & Care	-	28,500	-	0.00%
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	1,050.00	35.00%
Tree Seedlings	-	5,750	830.73	14.45%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ 150.00	\$ 40,000.00	\$ 1,944.20	4.86%

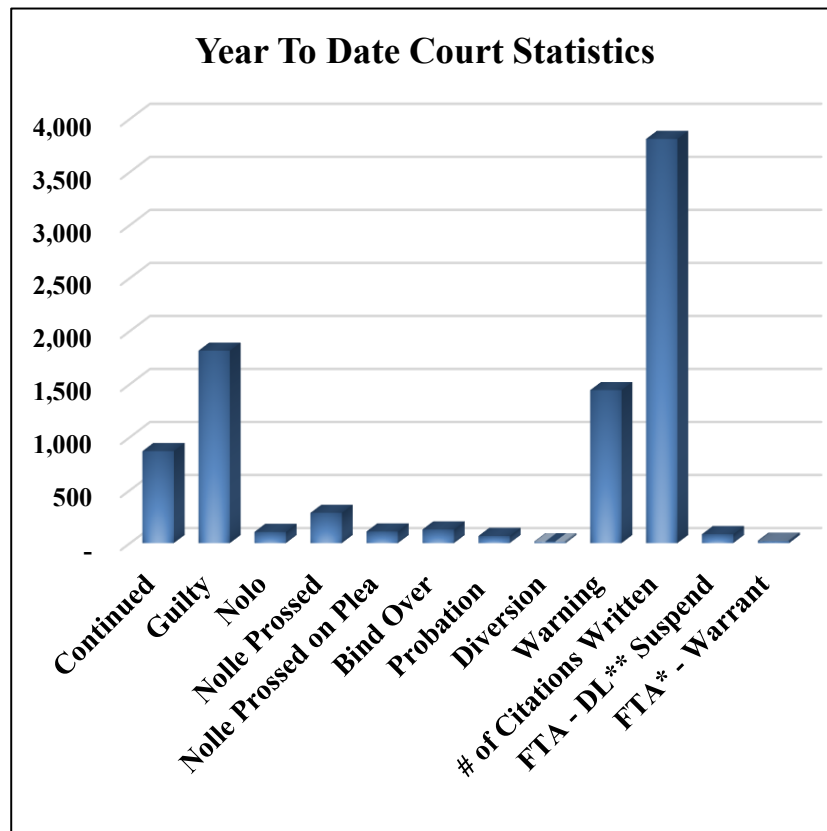


City of Holly Springs Court Statistics 2025 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	117	201	103	160	110	176	-	-	-	-	-	-	867
Guilty	185	404	252	293	239	441	-	-	-	-	-	-	1,814
Nolo	14	18	16	24	11	22	-	-	-	-	-	-	105
Nolle Prossed	70	53	42	53	25	42	-	-	-	-	-	-	285
Nolle Prossed on Plea	0	29	15	17	20	28	-	-	-	-	-	-	109
Bind Over	17	23	18	28	9	33	-	-	-	-	-	-	128
Probation	6	18	8	15	11	9	-	-	-	-	-	-	67
Diversion	3	7	3	1	-	3	-	-	-	-	-	-	17
Warning	336	225	302	184	183	212	-	-	-	-	-	-	1,442
# of Citations Written	749	622	794	549	520	576	-	-	-	-	-	-	3,810
FTA - DL** Suspend	8	16	12	24	10	14	-	-	-	-	-	-	84
FTA* - Warrant	1	3	5	2	6	6	-	-	-	-	-	-	23

* Failure to Appear

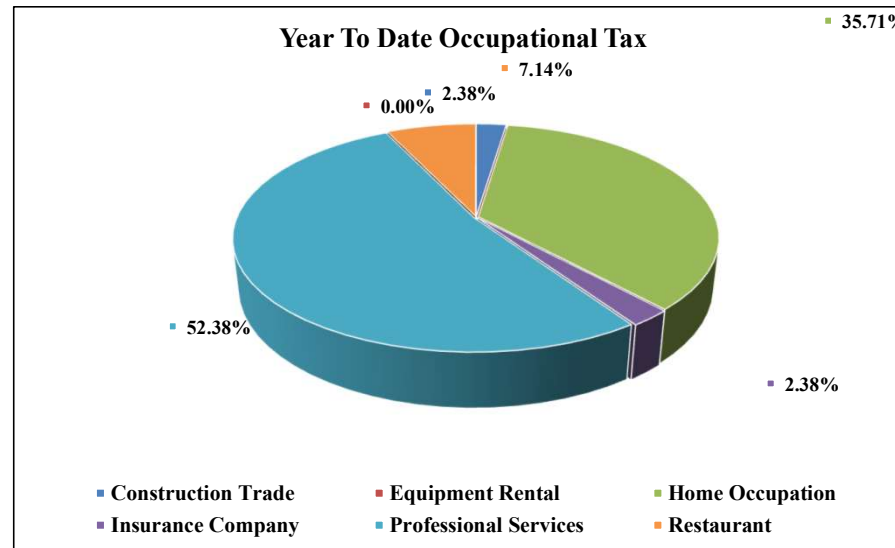
** Driver's License





**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	-	-	-	-	1	-	-	-	-	-	-	-	1	2.38%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	4	1	1	3	4	2	-	-	-	-	-	-	15	35.71%
Insurance Company	-	-	-	-	-	1	-	-	-	-	-	-	1	2.38%
Professional Services	-	5	4	7	5	1	-	-	-	-	-	-	22	52.38%
Restaurant	-	2	-	1	-	-	-	-	-	-	-	-	3	7.14%
	4	8	5	11	10	4	-	-	-	-	-	-	42	100.00%





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

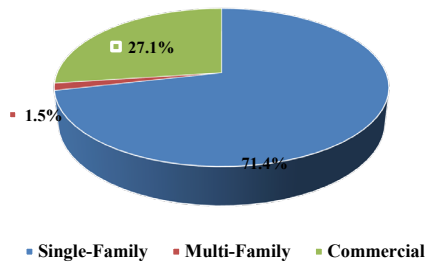
Description	Jun-25
Pot Hole Repair	1
Tree Service Work	2
ROW Mowing	53
Dead Animal Pick Up	0
Street Sweeping	0
Road Salting	0
Sign Maintenance	2
Litter Pickup	1
Stormwater maintenance	1
Traffic Signals	0
Equipment Maintenance	1
Misc. Work Orders	9
PARKS	
J.B. Owens	19
Barrett Park	17
Karen J. Barnett Park	14
J.C. Mullins	23
Monthly Totals	143



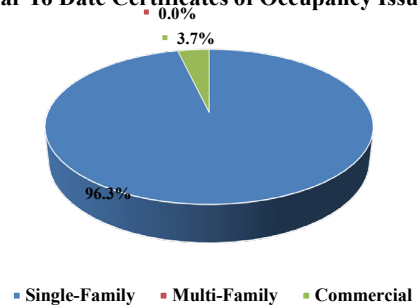
**City of Holly Springs
Building Permits and Certificates of Occupancy
2025 Year to Date**

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	3	12	4	56	31	1							107
Accessory Structures	2	2	2	5	4	5							20
Additions		1				2							3
Basement Buildouts				2									2
Mechanical	2	2	2	1	6	7							20
Plumbing	3	2		3	4	3							15
Electrical	2	5	2	2	2								13
Miscellaneous		6		1	6								13
Residential Fence	1					1							2
Certificates of Completion	1		1	1	1								4
Certificates of Occupancy	5	8	4	5									22
Multi-Family													
Townhomes													0
Apartments		2			2								4
Misc-Multi Family													0
Certificates of Occupancy													0
Commercial													
New Structures	4				1								5
Addition-C													0
Tenant Build Outs					1	1							2
Accessory Structures					1								1
Mechanical													0
Plumbing		1											1
Electrical			1	1									2
Misc-C		1	2	3	4	2							12
Signs	2	2	4	2	4	8							22
Utilities	3	10	6	3	4	3							29
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 Stormwater Statistics 2025 Year to Date

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	20	11	13	11	12	20							87
Number of Stormwater Complaints	1	2	4	2	1	10							20
Miles of Road Swept	0	0	0	0	0	0							0

