City Council Meeting and Public Hearing

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Thursday, December 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

V. PUBLIC HEARING/OPEN

A. 2026 Budget Appropriations for the Year Ending December 31, 2026.

VI. PUBLIC HEARING/CLOSE

VII. PUBLIC COMMENTS

VIII. CONSENT AGENDA

A. November 17, 2025 City Council Meeting Minutes.

IX. OLD BUSINESS

X. NEW BUSINESS

A. **MA-08-2025,** applicant EC New Vision Georgia, LLC requests rezoning of 3.97 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 238 of tax plat 15N14, from LI, Light Industrial, to TND, Traditional Neighborhood Development.

B. **CUP-02-2025**, applicant, Akbar Bhayani, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 727 Hickory Road, Holly Springs, GA, tax parcel 245 of tax plat 15N14.

C. **CUP-03-2025,** applicant, Prayog Inc., requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2240 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 097H of tax plat 15N14.

D. **CUP-04-2025**, applicant, James M. O'Rourke, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 5335 Holly Springs Parkway, Suite 103, Holly Springs, GA, tax parcel 081 of tax plat 15N15A.

E. **CUP-05-2025**, applicants, Steven Hershey and Jacob Menard, request a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 6115 Hickory Flat Highway, Suite 104, Holly Springs, GA, tax parcel 155F of tax plat 15N26.

F. **CUP-07-2025**, applicant, Jonathan Davis, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 6244 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 106E of tax plat 15N16.

G. **CUP-08-2025**, applicant, Tanisha Damani, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 2619 Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 93N00.

H. Quote #344 from Scrubs Soft Wash for installation of Christmas lights at the Train Depot, Hardin Pavilion, and Hardin House in an amount not to exceed $4,240 and authorize and ratify the signature of the City Manager.

I. Quote #373 from Scrubs Soft Wash for installation of Christmas lights at Cherokee County Fire & Emergency Services Station 8 in an amount not to exceed $1,660 and authorize and ratify the signature of the City Manager.

J. Renewal of the Georgia Municipal Association (GMA) - Georgia Interlocal Risk Management Agency (GIRMA) First Responder Post Traumatic Stress Disorder (PTSD) Program Coverage through insurer Metropolitan Life Insurance Company (MetLife).

K. A resolution of the City of Holly Springs, Georgia to amend the Municipal Services Master Fee Schedule for park rental fees.

L. Agreement dated November 4, 2025, from Airpro Heating and Air, LLC., providing annual quarterly preventative maintenance on City of Holly Springs HVAC systems located at 3235 Holly Springs Parkway, 3237 Holly Springs Parkway, 164 Hickory Road, 113 Palm Street, 956 Univeter Road, and 220 Stringer Road, Holly Springs, GA 30115, in an amount not to exceed $3,024.00.

XI. REPORTS

A. Monthly Departmental Reports

XII. ADJOURNMENT

XIII. EXECUTIVE SESSION

A. Real Estate

CITY OF HOLLY SPRINGS
PROPOSED BUDGET
For The Year Ending December 31, 2026

City of Holly Springs
Fiscal Year 2026
Proposed Budget
General Fund Revenues

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-0000-31-1100	Real Property Tax	8,290,991	9,994,845	1,703,854
100-0000-31-1110	Real Property Tax - Public Utility	40,000	56,870	16,870
100-0000-31-1300	Personal Property Tax	125,000	162,250	37,250
100-0000-31-1310	Motor Vehicle Tax	25,000	20,000	(5,000)
100-0000-31-1315	Title Ad Valorem Tax (TAVT)	850,000	915,000	65,000
100-0000-31-1316	Apportioned Vehicles (AAVT)	4,500	4,500	-
100-0000-31-1320	Mobile Home Tax	75	60	(15)
100-0000-31-1340	Intangible Tax	65,000	65,000	-
100-0000-31-1350	Railroad Equipment Car Tax	650	650	-
100-0000-31-1600	Real Estate Transfer Tax	10,000	30,000	20,000
100-0000-31-1710	Franchise Tax - Electric	625,000	640,000	15,000
100-0000-31-1730	Franchise Tax - Gas	110,000	125,000	15,000
100-0000-31-1750	Franchise Tax - Cable	175,000	120,000	(55,000)
100-0000-31-1760	Franchise Tax - Telephone	5,500	5,000	(500)
100-0000-31-6100	Business & Occupational Tax	150,000	150,000	-
100-0000-31-6200	Insurance Premium Tax	1,500,000	1,700,000	200,000
100-0000-31-6300	Financial Institutions Tax	4,000	4,000	-
100-0000-31-9100	Penalties & Interest	10,000	14,000	4,000
100-0000-31-9500	FiFa Fees	2,000	2,000	-
100-0000-32-1100	Alcoholic Beverages License Fees	75,000	70,000	(5,000)
100-0000-32-1140	Pouring Permits	5,000	5,000	-
100-0000-32-2210	Zoning and Land Use Fees	10,000	5,000	(5,000)
100-0000-32-2230	Sign Permits	1,500	2,000	500
100-0000-32-2300	Special Event Permits	250	250	-
100-0000-32-2310	Vacant Lot Registration	25	25	-
100-0000-32-2320	Personal Transportation Veh Permit	50	50	-
100-0000-32-2990	Other Licenses & Permits	2,500	2,500	-
100-0000-32-3120	Building Permit Revenue	350,000	1,990,000	1,640,000
100-0000-32-3125	Certificate of Occupancy Fees	50,000	75,000	25,000
100-0000-32-3905	Building Permit - Reinspection Fees	5,000	5,000	-
100-0000-32-4105	Building Permit - Sub Fees	30,000	40,000	10,000
100-0000-32-4110	Occupational Tax Late Fees	1,200	500	(700)
100-0000-33-1000	Grant Revenue	500	-	(500)
100-0000-34-1100	Court Service Fees	2,500	1,000	(1,500)
100-0000-34-1120	Probation Fees	30,000	30,000	-
100-0000-34-1300	Planning & Development Fees	5,000	7,500	2,500
100-0000-34-1305	Plan Review Fees	60,000	70,000	10,000
100-0000-34-1400	Printing & Duplication	250	500	250
100-0000-34-1910	Election Qualifying Fees	-	360	360
100-0000-34-1920	Advertising Fees	750	650	(100)
100-0000-34-2120	Accident/Incident Reports	2,000	3,000	1,000

City of Holly Springs
Fiscal Year 2026
Proposed Budget
General Fund Revenues

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-0000-34-2700	Wrecker Service Contract	20,000	20,000	-
100-0000-34-2900	Expungements	25	-	(25)
100-0000-34-6400	Background Checks	1,000	1,000	-
100-0000-34-9300	Bad Check Fees	50	50	-
100-0000-35-1100	Tree Recompense	5,000	5,000	-
100-0000-35-1170	Municipal Court Fines	700,000	900,000	200,000
100-0000-35-1320	Forfeitures	150	150	-
100-0000-35-1360	Proceeds from the Sale of Conf Assets	500	500	-
100-0000-35-1900	Other Fines-Code	30,000	5,000	(25,000)
100-0000-35-1905	Other Forfeitures	250	250	-
100-0000-36-1000	Interest Revenue	150,000	100,000	(50,000)
100-0000-36-3000	Unrealized Gain/Loss on Investment	250	2,500	2,250
100-0000-37-1000	Donations from Private Sources	250	40	(210)
100-0000-38-0000	Miscellaneous Revenue	47,734	10,000	(37,734)
100-0000-38-0010	Use of Prior Year Fund Balance	2,455,550	-	(2,455,550)
100-0000-38-1000	Rents & Royalties	5,000	3,000	(2,000)
100-0000-38-3000	Reimbursements for Damaged Property	10,000	10,000	-
100-0000-39-2100	Proceeds from the Sale of Assets	50,000	25,000	(25,000)
100-0000-39-3500	Inception of Leases	400,000	100,000	(300,000)
Totals		**$ 16,500,000**	**$ 17,500,000**	**$ 1,000,000**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-1110-51-1100	Salaries & Wages -- Council	42,000	42,000	-
100-1110-51-2100	Employee Benefits -- Medical	134,662	146,508	(11,846)
100-1110-51-2110	Employee Benefits -- Dental	5,017	5,398	(381)
100-1110-51-2120	Employee Benefits -- Add Life	882	779	103
100-1110-51-2200	FICA	2,604	2,604	-
100-1110-51-2300	Medicare	609	609	-
100-1110-51-2400	Employee Benefits -- Retirement	3,058	3,002	56
100-1110-51-2600	Unemployment	173	130	42
100-1110-51-2700	Workers Comp Insurance	133	146	(13)
100-1110-52-3200	Communications	480	480	-
100-1110-52-3500	Travel	1,000	1,000	-
100-1110-52-3600	Dues and Fees	750	750	-
100-1110-52-3700	Education and Training	750	750	-
100-1110-52-3900	Other Expenditures	250	250	-
100-1110-53-1100	General Supplies & Materials	50	50	-
100-1320-51-1100	Salaries & Wages	277,500	284,438	(6,938)
100-1320-51-2100	Employee Benefits -- Medical	19,901	23,650	(3,750)
100-1320-51-2110	Employee Benefits -- Dental	1,613	1,736	(123)
100-1320-51-2120	Employee Benefits -- Add Life	221	221	-
100-1320-51-2130	Employee Benefits -- Disability	1,588	1,588	-
100-1320-51-2200	FICA	15,258	16,308	(1,050)
100-1320-51-2300	Medicare	4,024	4,124	(101)
100-1320-51-2400	Employee Benefits -- Retirement	20,202	20,327	(125)
100-1320-51-2600	Unemployment	68	47	21
100-1320-51-2700	Workers Comp Insurance	1,305	1,472	(166)
100-1320-52-3200	Communications	900	900	-
100-1320-52-3500	Travel	1,300	1,300	-
100-1320-52-3600	Dues and Fees	2,000	2,000	-
100-1320-52-3700	Education and Training	1,250	1,250	-
100-1320-52-3900	Other Expenditures	1,500	1,500	-
100-1320-53-1100	General Supplies & Materials	150	150	-
100-1330-51-1100	Salaries & Wages	198,060	135,259	62,801
100-1330-51-2100	Employee Benefits -- Medical	48,590	38,575	10,015
100-1330-51-2110	Employee Benefits -- Dental	1,234	946	288
100-1330-51-2120	Employee Benefits -- Add Life	368	221	147
100-1330-51-2130	Employee Benefits -- Disability	1,526	994	532
100-1330-51-2200	FICA	12,280	8,386	3,894
100-1330-51-2300	Medicare	2,872	1,961	911
100-1330-51-2400	Employee Benefits -- Retirement	14,419	9,666	4,753
100-1330-51-2600	Unemployment	114	63	51
100-1330-51-2700	Workers Comp Insurance	626	470	156
100-1330-52-1200	Professional Services	5,000	5,000	-

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-1330-52-3200	Communications	900	900	-
100-1330-52-3500	Travel	1,250	1,250	-
100-1330-52-3600	Dues and Fees	6,500	6,500	-
100-1330-52-3700	Education and Training	1,500	1,500	-
100-1330-52-3900	Other Expenditures	500	500	-
100-1330-53-1100	General Supplies & Materials	250	250	-
100-1330-53-1120	General Supplies & Materials Postage	300	300	-
100-1330-53-1600	Small Equipment	500	500	-
100-1330-53-1630	Software	20,900	22,500	(1,600)
100-1330-53-1700	Other Supplies -- Uniforms	50	50	-
100-1400-52-3300	Advertising	-	1,000	(1,000)
100-1500-57-9000	Contingency	165,000	175,000	(10,000)
100-1510-51-1100	Salaries & Wages	262,608	272,854	(10,247)
100-1510-51-2100	Employee Benefits -- Medical	97,926	102,675	(4,750)
100-1510-51-2110	Employee Benefits -- Dental	1,404	1,510	(107)
100-1510-51-2120	Employee Benefits -- Add Life	441	441	-
100-1510-51-2130	Employee Benefits -- Disability	2,136	2,316	(180)
100-1510-51-2200	FICA	16,282	16,917	(635)
100-1510-51-2300	Medicare	3,808	3,956	(149)
100-1510-51-2400	Employee Benefits -- Retirement	19,118	19,500	(381)
100-1510-51-2600	Unemployment	137	94	43
100-1510-51-2700	Workers Comp Insurance	830	949	(119)
100-1510-52-1210	Professional Services - Audit	27,500	40,000	(12,500)
100-1510-52-3300	Advertising	2,800	2,800	-
100-1510-52-3400	Printing and Binding	1,500	1,500	-
100-1510-52-3500	Travel	500	500	-
100-1510-52-3600	Dues and Fees	10,000	10,000	-
100-1510-52-3700	Education and Training	1,500	2,000	(500)
100-1510-52-3900	Other Expenditures	500	500	-
100-1510-53-1100	General Supplies & Materials	1,500	1,500	-
100-1510-53-1120	General Supplies - Postage	7,500	7,500	-
100-1510-53-1600	Small Equipment	250	250	-
100-1510-53-1630	Software	9,150	5,251	3,899
100-1516-51-1100	Salaries & Wages	26,986	27,661	(675)
100-1516-51-2100	Employee Benefits -- Medical	14,800	14,608	192
100-1516-51-2110	Employee Benefits -- Dental	351	255	96
100-1516-51-2120	Employee Benefits -- Add Life	74	74	-
100-1516-51-2130	Employee Benefits -- Disability	224	238	(14)
100-1516-51-2200	FICA	1,673	1,715	(42)
100-1516-51-2300	Medicare	391	401	(10)
100-1516-51-2400	Employee Benefits -- Retirement	1,965	1,977	(12)
100-1516-51-2600	Unemployment	23	16	7

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-1516-51-2700	Workers Comp Insurance	43	48	(5)
100-1516-53-1100	General Supplies & Materials	100	100	-
100-1516-53-1120	General Supplies - Postage	1,500	1,500	-
100-1516-53-1630	Software	3,000	3,000	-
100-1516-53-1700	Other Supplies -- Uniforms	50	50	-
100-1530-52-1200	Professional Services - Legal	35,000	35,000	-
100-1535-51-1100	Salaries & Wages	103,795	59,575	44,220
100-1535-51-2100	Employee Benefits -- Medical	13,267	15,767	(2,500)
100-1535-51-2110	Employee Benefits -- Dental	1,073	381	691
100-1535-51-2120	Employee Benefits -- Add Life	221	147	74
100-1535-51-2130	Employee Benefits -- Disability	838	525	312
100-1535-51-2200	FICA	6,435	3,694	2,742
100-1535-51-2300	Medicare	1,505	864	641
100-1535-51-2400	Employee Benefits -- Retirement	12,501	4,258	8,244
100-1535-51-2600	Unemployment	68	31	37
100-1535-51-2700	Workers Comp Insurance	328	207	121
100-1535-52-1200	Professional Services	20,000	20,000	-
100-1535-52-3200	Communications	480	480	-
100-1535-52-3600	Dues and Fees	250	250	-
100-1535-52-3900	Other Expenditures	250	250	-
100-1535-53-1100	General Supplies & Materials	500	500	-
100-1535-53-1600	Small Equipment	5,000	5,000	-
100-1535-53-1630	Software	225,000	225,000	-
100-1540-51-1100	Salaries & Wages	-	58,622	(58,622)
100-1540-51-2100	Employee Benefits -- Medical	-	43,580	(43,580)
100-1540-51-2110	Employee Benefits -- Dental	-	1,545	(1,545)
100-1540-51-2120	Employee Benefits -- Add Life	-	147	(147)
100-1540-51-2130	Employee Benefits -- Disability	-	594	(594)
100-1540-51-2200	FICA	-	3,635	(3,635)
100-1540-51-2300	Medicare	-	850	(850)
100-1540-51-2400	Employee Benefits -- Retirement	-	4,189	(4,189)
100-1540-51-2600	Unemployment	-	31	(31)
100-1540-51-2700	Workers Comp Insurance	-	204	(204)
100-1540-52-1200	Professional Services	30,000	30,000	-
100-1540-52-3200	Communications	300	300	-
100-1540-52-3300	Advertising	100	100	-
100-1540-52-3500	Travel	1,000	1,000	-
100-1540-52-3600	Dues and Fees	1,200	1,200	-
100-1540-52-3700	Education and Training	1,500	1,500	-
100-1540-52-3900	Other Expenditures	150	150	-
100-1540-53-1100	General Supplies & Materials	500	500	-
100-1540-53-1120	General Supplies & Materials Postage	100	100	-

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-1540-53-1600	Small Equipment	500	500	-
100-1540-53-1630	Software	5,500	5,500	-
100-1540-53-1700	Other Supplies -- Uniforms	50	50	-
100-1555-52-1200	Professional Services	20,000	20,000	-
100-1555-52-3100	Insurance	256,000	281,600	(25,600)
100-1565-51-1100	Salaries & Wages	89,638	91,854	(2,216)
100-1565-51-2100	Employee Benefits -- Medical	14,095	14,837	(742)
100-1565-51-2110	Employee Benefits -- Dental	355	381	(27)
100-1565-51-2120	Employee Benefits -- Add Life	147	147	-
100-1565-51-2130	Employee Benefits -- Disability	427	453	(27)
100-1565-51-2200	FICA	5,558	5,695	(137)
100-1565-51-2300	Medicare	1,300	1,332	(32)
100-1565-51-2400	Employee Benefits -- Retirement	3,813	3,835	(22)
100-1565-51-2600	Unemployment	91	63	29
100-1565-51-2700	Workers Comp Insurance	1,880	2,119	(239)
100-1565-52-1200	Professional Services	250	20,250	(20,000)
100-1565-52-2110	Disposal -- Garbage	500	500	-
100-1565-52-2140	Lawn Care	500	500	-
100-1565-52-2150	Pest Control	2,200	5,000	(2,800)
100-1565-52-2200	Repairs and Maintenance	10,000	35,000	(25,000)
100-1565-52-2210	Repairs and Maintenance - Vehicles	7,500	7,500	-
100-1565-52-2320	Rental of Equipment	7,500	7,500	-
100-1565-52-3200	Communications	20,000	20,000	-
100-1565-52-3600	Dues and Fees	1,500	504	996
100-1565-52-3900	Other Expenditures	1,000	1,000	-
100-1565-53-1100	General Supplies and Materials	8,000	8,000	-
100-1565-53-1210	Water and Sewer	2,000	3,500	(1,500)
100-1565-53-1220	Natural Gas	3,500	5,000	(1,500)
100-1565-53-1230	Electricity	15,000	16,000	(1,000)
100-1565-53-1270	Gasoline and Diesel	4,000	4,000	-
100-1565-53-1600	Small Equipment	2,000	2,000	-
100-1565-53-1700	Other Supplies -- Uniforms	150	150	-
100-1570-51-1100	Salaries & Wages	87,859	90,056	(2,196)
100-1570-51-2100	Employee Benefits -- Medical	23,284	25,791	(2,508)
100-1570-51-2110	Employee Benefits -- Dental	855	698	156
100-1570-51-2120	Employee Benefits -- Add Life	132	132	-
100-1570-51-2130	Employee Benefits -- Disability	729	775	(45)
100-1570-51-2200	FICA	5,447	5,583	(136)
100-1570-51-2300	Medicare	1,274	1,306	(32)
100-1570-51-2400	Employee Benefits -- Retirement	6,396	6,436	(40)
100-1570-51-2600	Unemployment	41	28	13
100-1570-51-2700	Workers Comp Insurance	466	525	(59)

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-1570-52-3200	Communications	480	480	-
100-1570-52-3500	Travel	700	700	-
100-1570-52-3600	Dues and Fees	2,000	2,000	-
100-1570-52-3700	Education and Training	1,500	1,500	-
100-1570-52-3900	Other Expenditures	150	150	-
100-1570-53-1600	Small Equipment	500	500	-
100-1570-53-1630	Software	1,000	1,000	-
100-2650-51-1100	Salaries & Wages	126,559	132,524	(5,965)
100-2650-51-1300	Salaries & Wages - Overtime	500	500	-
100-2650-51-2100	Employee Benefits -- Medical	53,732	59,347	(5,615)
100-2650-51-2110	Employee Benefits -- Dental	1,651	1,777	(125)
100-2650-51-2120	Employee Benefits -- Add Life	294	294	-
100-2650-51-2130	Employee Benefits -- Disability	1,051	1,116	(66)
100-2650-51-2200	FICA	7,878	8,247	(370)
100-2650-51-2300	Medicare	1,842	1,929	(86)
100-2650-51-2400	Employee Benefits -- Retirement	9,250	9,507	(256)
100-2650-51-2600	Unemployment	91	63	29
100-2650-51-2700	Workers Comp Insurance	402	463	(61)
100-2650-52-1200	Professional Services - Public Defenders	6,000	7,000	(1,000)
100-2650-52-1230	Professional Services -Legal Solicitor/Judge	80,000	96,000	(16,000)
100-2650-52-2320	Rental of Equipment	1,500	1,500	-
100-2650-52-3300	Advertising	100	100	-
100-2650-52-3400	Printing and Binding	100	100	-
100-2650-52-3500	Travel	5,000	5,000	-
100-2650-52-3600	Dues and Fees	1,000	1,000	-
100-2650-52-3700	Education and Training	1,500	1,500	-
100-2650-52-3900	Other Expenditures	100	100	-
100-2650-53-1100	General Supplies & Materials	1,500	1,500	-
100-2650-53-1120	General Supplies - Postage	750	750	-
100-2650-53-1300	Food Supplies	3,000	3,600	(600)
100-2650-53-1600	Small Equipment	250	250	-
100-2650-53-1630	Software	20,000	20,000	-
100-2650-57-1000	Intergovernmental - Cherokee (Inmate Housing)	20,000	20,000	-
100-2650-57-2000	Payments to Other Agencies	250,000	250,000	-
100-3210-51-1100	Salaries & Wages	689,726	675,427	14,300
100-3210-51-1300	Salaries & Wages -- Overtime	3,000	2,500	500
100-3210-51-2100	Employee Benefits -- Medical	162,687	120,759	41,928
100-3210-51-2110	Employee Benefits -- Dental	6,289	6,385	(96)
100-3210-51-2120	Employee Benefits -- Add Life	1,103	1,080	22
100-3210-51-2130	Employee Benefits -- Disability	5,519	5,287	232
100-3210-51-2200	FICA	43,008	42,031	976
100-3210-51-2300	Medicare	10,058	9,830	228

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-3210-51-2400	Employee Benefits -- Retirement	46,500	48,448	(1,948)
100-3210-51-2600	Unemployment	365	251	114
100-3210-51-2700	Workers Comp Insurance	27,474	30,856	(3,382)
100-3210-52-1200	Professional Services	750	750	-
100-3210-52-2200	Repairs and Maintenance	4,500	4,500	-
100-3210-52-2210	Repairs and Maintenance - Vehicles	5,500	5,500	-
100-3210-52-2320	Rental of Equipment	6,000	6,000	-
100-3210-52-3200	Communications	3,500	3,500	-
100-3210-52-3300	Advertising	5,000	5,000	-
100-3210-52-3400	Printing and Binding	600	600	-
100-3210-52-3500	Travel	6,000	6,000	-
100-3210-52-3600	Dues and Fees	5,000	5,000	-
100-3210-52-3700	Education and Training	6,000	6,000	-
100-3210-52-3900	Other Expenditures	3,000	3,000	-
100-3210-53-1100	General Supplies and Materials	2,000	2,000	-
100-3210-53-1120	General Supplies - Postage	500	500	-
100-3210-53-1270	Gasoline and Diesel	18,500	18,500	-
100-3210-53-1600	Small Equipment	2,500	2,500	-
100-3210-53-1630	Software	8,125	8,125	-
100-3210-53-1700	Other Supplies -- Uniforms	6,000	6,000	-
100-3221-51-1100	Salaries & Wages	470,683	495,292	(24,609)
100-3221-51-1300	Salaries & Wages -- Overtime	10,000	10,000	-
100-3221-51-2100	Employee Benefits -- Medical	163,721	190,118	(26,396)
100-3221-51-2110	Employee Benefits -- Dental	7,148	8,107	(959)
100-3221-51-2120	Employee Benefits -- Add Life	882	882	-
100-3221-51-2130	Employee Benefits -- Disability	3,627	4,052	(426)
100-3221-51-2200	FICA	29,802	31,328	(1,526)
100-3221-51-2300	Medicare	6,970	7,327	(357)
100-3221-51-2400	Employee Benefits -- Retirement	34,994	36,111	(1,116)
100-3221-51-2600	Unemployment	274	188	86
100-3221-51-2700	Workers Comp Insurance	22,262	25,742	(3,480)
100-3221-52-1200	Professional Services	500	500	-
100-3221-52-2200	Repairs and Maintenance	3,000	3,000	-
100-3221-52-2210	Repairs and Maintenance - Vehicles	4,000	4,000	-
100-3221-52-3200	Communications	2,400	2,400	-
100-3221-52-3400	Printing and Binding	250	250	-
100-3221-52-3500	Travel	2,000	2,000	-
100-3221-52-3600	Dues and Fees	2,000	2,000	-
100-3221-52-3700	Education and Training	2,500	2,500	-
100-3221-52-3900	Other Expenditures	800	800	-

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-3221-53-1100	General Supplies and Materials	750	750	-
100-3221-53-1120	General Supplies - Postage	50	50	-
100-3221-53-1270	Gasoline and Diesel	14,000	14,000	-
100-3221-53-1600	Small Equipment	3,000	3,000	-
100-3221-53-1630	Software	6,000	6,000	-
100-3221-53-1700	Other Supplies -- Uniforms	3,000	3,000	-
100-3222-51-1100	Salaries & Wages	71,684	73,451	(1,767)
100-3222-51-1300	Salaries & Wages -- Overtime	2,000	2,000	-
100-3222-51-2100	Employee Benefits -- Medical	14,095	14,837	(742)
100-3222-51-2110	Employee Benefits -- Dental	950	776	174
100-3222-51-2120	Employee Benefits -- Add Life	147	147	-
100-3222-51-2130	Employee Benefits -- Disability	574	609	(36)
100-3222-51-2200	FICA	4,568	4,678	(110)
100-3222-51-2300	Medicare	1,068	1,094	(26)
100-3222-51-2400	Employee Benefits -- Retirement	5,364	5,392	(28)
100-3222-51-2600	Unemployment	46	31	14
100-3222-51-2700	Workers Comp Insurance	3,413	3,844	(431)
100-3222-52-2210	Repairs and Maintenance - Vehicles	2,500	2,500	-
100-3222-52-3600	Dues and Fees	150	150	-
100-3222-52-3700	Education and Training	250	250	-
100-3222-53-1270	Gasoline and Diesel	4,000	4,000	-
100-3222-53-1700	Other Supplies -- Uniforms	300	300	-
100-3223-51-1100	Salaries & Wages	1,901,400	1,914,135	(12,735)
100-3223-51-1300	Salaries & Wages -- Overtime	52,000	65,000	(13,000)
100-3223-51-2100	Employee Benefits -- Medical	648,379	635,981	12,398
100-3223-51-2110	Employee Benefits -- Dental	23,032	22,187	845
100-3223-51-2120	Employee Benefits -- Add Life	3,969	3,969	-
100-3223-51-2130	Employee Benefits -- Disability	15,020	16,070	(1,050)
100-3223-51-2200	FICA	121,111	122,706	(1,596)
100-3223-51-2300	Medicare	28,324	28,697	(373)
100-3223-51-2400	Employee Benefits -- Retirement	142,210	141,439	771
100-3223-51-2600	Unemployment	1,231	846	385
100-3223-51-2700	Workers Comp Insurance	90,470	100,828	(10,358)
100-3223-52-1200	Professional Services	4,000	4,000	-
100-3223-52-2200	Repairs and Maintenance	20,000	20,000	-
100-3223-52-2210	Repairs and Maintenance - Vehicles	80,000	80,000	-
100-3223-52-3200	Communications	22,000	22,000	-
100-3223-52-3400	Printing and Binding	600	600	-
100-3223-52-3500	Travel	6,000	6,000	-
100-3223-52-3600	Dues and Fees	7,500	7,500	-

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-3223-52-3700	Education and Training	8,000	8,000	-
100-3223-52-3900	Other Expenditures	3,000	3,000	-
100-3223-53-1100	General Supplies and Materials	5,000	5,000	-
100-3223-53-1270	Gasoline and Diesel	125,000	125,000	-
100-3223-53-1600	Small Equipment	25,000	25,000	-
100-3223-53-1630	Software	22,000	22,000	-
100-3223-53-1700	Other Supplies -- Uniforms	51,000	51,000	-
100-3223-54-2400	Capital Outlay - Vehicles	400,000	100,000	300,000
100-3240-51-1100	Salaries & Wages	74,182	132,741	(58,559)
100-3240-51-1300	Salaries & Wages -- Overtime	2,000	2,500	(500)
100-3240-51-2100	Employee Benefits -- Medical	40,465	87,160	(46,696)
100-3240-51-2110	Employee Benefits -- Dental	1,436	3,090	(1,654)
100-3240-51-2120	Employee Benefits -- Add Life	147	294	(147)
100-3240-51-2130	Employee Benefits -- Disability	603	1,179	(576)
100-3240-51-2200	FICA	4,723	8,385	(3,662)
100-3240-51-2300	Medicare	1,105	1,961	(856)
100-3240-51-2400	Employee Benefits -- Retirement	5,546	9,665	(4,119)
100-3240-51-2600	Unemployment	46	63	(17)
100-3240-51-2700	Workers Comp Insurance	3,528	4,175	(646)
100-3240-52-2200	Repairs and Maintenance	600	600	-
100-3240-52-2210	Repairs and Maintenance - Vehicles	2,000	2,000	-
100-3240-52-3200	Communications	960	960	-
100-3240-52-3500	Travel	3,500	3,500	-
100-3240-52-3600	Dues and Fees	1,000	1,000	-
100-3240-52-3700	Education and Training	4,000	4,000	-
100-3240-53-1100	General Supplies and Materials	2,000	2,000	-
100-3240-53-1110	Weapons Supplies & Ammunition	58,000	58,000	-
100-3240-53-1270	Gasoline and Diesel	2,500	2,500	-
100-3240-53-1600	Small Equipment	8,000	8,000	-
100-3240-53-1630	Software	2,750	2,750	-
100-3240-53-1700	Other Supplies -- Uniforms	1,500	1,500	-
100-3240-57-1000	Intergovernmental	2,500	2,500	-
100-3260-52-1200	Professional Services	250	250	-
100-3260-52-2110	Disposal -- Garbage	1,200	1,200	-
100-3260-52-2150	Pest Control	1,200	1,200	-
100-3260-52-2200	Repairs & Maintenance	65,000	75,000	(10,000)
100-3260-52-2310	Rental of Land & Building	45,500	45,204	296
100-3260-52-3200	Communications	20,000	20,000	-
100-3260-52-3600	Dues and Fees	450	504	(54)
100-3260-53-1100	General Supplies and Materials	3,000	3,000	-

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-3260-53-1210	Water/Sewer	5,500	6,000	(500)
100-3260-53-1230	Electricity	15,000	16,000	(1,000)
100-3260-53-1600	Small Equipment	1,500	1,500	-
100-3450-51-1100	Salaries & Wages	53,972	55,322	(1,349)
100-3450-51-1300	Salaries & Wages -- Overtime	500	500	-
100-3450-51-2100	Employee Benefits -- Medical	35,960	43,580	(7,620)
100-3450-51-2110	Employee Benefits -- Dental	1,436	1,299	137
100-3450-51-2120	Employee Benefits -- Add Life	147	147	-
100-3450-51-2130	Employee Benefits -- Disability	406	476	(70)
100-3450-51-2200	FICA	3,377	3,461	(84)
100-3450-51-2300	Medicare	790	809	(20)
100-3450-51-2400	Employee Benefits -- Retirement	3,966	3,989	(24)
100-3450-51-2600	Unemployment	46	31	14
100-3450-51-2700	Workers Comp Insurance	172	194	(22)
100-3450-52-3600	Dues and Fees	200	200	-
100-3450-52-3700	Education and Training	250	250	-
100-3450-53-1100	General Supplies and Materials	100	100	-
100-3450-53-1630	Software	2,200	2,200	-
100-3450-53-1700	Other Supplies -- Uniforms	500	500	-
100-3500-57-1000	Intergovernmental -- Cherokee Co	2,380,000	4,410,000	(2,030,000)
100-4200-51-1100	Salaries & Wages	-	22,663	(22,663)
100-4200-51-1300	Salaries & Wages -- Overtime	-	500	(500)
100-4200-51-2100	Employee Benefits -- Medical	-	7,673	(7,673)
100-4200-51-2110	Employee Benefits -- Dental	-	95	(95)
100-4200-51-2120	Employee Benefits -- Add Life	-	37	(37)
100-4200-51-2130	Employee Benefits -- Disability	-	186	(186)
100-4200-51-2200	FICA	-	1,436	(1,436)
100-4200-51-2300	Medicare	-	336	(336)
100-4200-51-2400	Employee Benefits -- Retirement	-	1,655	(1,655)
100-4200-51-2600	Unemployment	-	8	(8)
100-4200-51-2700	Workers Comp Insurance	-	559	(559)
100-4200-52-1220	Professional Services -- Engineers	500	500	-
100-4200-52-2110	Disposal -- Garbage	1,500	2,000	(500)
100-4200-52-2150	Pest Control	750	750	-
100-4200-52-2200	Repair & Maintenance	210,219	241,953	(31,734)
100-4200-52-2210	Repair & Maintenance -- Vehicles	2,500	2,500	-
100-4200-52-2320	Rental of Equipment	2,000	2,000	-
100-4200-52-3600	Dues and Fees	12,000	12,000	-
100-4200-52-3850	Contract Labor	308,220	312,840	(4,620)
100-4200-52-3900	Other Expenditures	500	500	-

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-4200-53-1100	General Supplies & Materials	2,000	2,000	-
100-4200-53-1270	Gasoline/Diesel	5,000	5,000	-
100-4200-53-1600	Small Equipment	3,000	3,000	-
100-4260-52-2200	Street Lights -- Repairs & Maintenance	10,000	10,000	-
100-4260-53-1230	Electricity -- Street Lights	130,000	150,000	(20,000)
100-4270-52-2200	Traffic Lights -- Repairs & Maintenance	10,000	10,000	-
100-4270-53-1230	Electricity -- Traffic Lights	3,000	3,000	-
100-6240-52-2200	Repairs & Maintenance	28,500	28,500	-
100-6240-52-3500	Travel	750	750	-
100-6240-52-3600	Dues and Fees	500	500	-
100-6240-52-3700	Education and Training	1,000	1,000	-
100-6240-52-3860	Tree Commission Meetings	3,000	3,000	-
100-6240-53-1100	General Supplies & Materials	5,750	5,750	-
100-6240-53-1400	Books and Periodicals	500	500	-
100-6500-57-1000	Intergovernmental - Sequoyah Regional Library	4,000	4,000	-
100-7200-51-1100	Salaries & Wages	201,310	200,182	1,128
100-7200-51-2100	Employee Benefits -- Medical	26,534	58,535	(32,000)
100-7200-51-2110	Employee Benefits -- Dental	2,006	2,948	(942)
100-7200-51-2120	Employee Benefits -- Add Life	368	368	-
100-7200-51-2130	Employee Benefits -- Disability	1,592	1,706	(114)
100-7200-51-2200	FICA	12,481	12,411	70
100-7200-51-2300	Medicare	2,919	2,903	16
100-7200-51-2400	Employee Benefits -- Retirement	14,656	14,306	350
100-7200-51-2600	Unemployment	137	94	43
100-7200-51-2700	Workers Comp Insurance	3,453	3,745	(292)
100-7200-52-1230	Professional Services -- Legal	1,000	1,000	-
100-7200-52-2210	Repair & Maintenance -- Vehicles	2,000	2,000	-
100-7200-52-3200	Communications	1,600	1,600	-
100-7200-52-3400	Printing and Binding	50	50	-
100-7200-52-3500	Travel	500	500	-
100-7200-52-3600	Dues and Fees	250	250	-
100-7200-52-3700	Education and Training	1,000	2,500	(1,500)
100-7200-52-3900	Other Expenditures	250	250	-
100-7200-53-1100	General Supplies & Materials	100	100	-
100-7200-53-1120	General Supplies -- Postage	100	100	-
100-7200-53-1270	Gasoline/Diesel	2,000	2,000	-
100-7200-53-1400	Books and Periodicals	50	1,000	(950)
100-7200-53-1600	Small Equipment	500	500	-
100-7200-53-1630	Software	15,000	15,000	-
100-7200-53-1700	Other Supplies -- Uniforms	100	100	-
100-7400-51-1100	Salaries & Wages	145,928	149,576	(3,648)
100-7400-51-2100	Employee Benefits -- Medical	28,067	30,375	(2,308)

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-7400-51-2110	Employee Benefits -- Dental	351	255	96
100-7400-51-2120	Employee Benefits -- Add Life	221	221	-
100-7400-51-2130	Employee Benefits -- Disability	1,154	1,287	(133)
100-7400-51-2200	FICA	9,048	9,274	(226)
100-7400-51-2300	Medicare	2,116	2,169	(53)
100-7400-51-2400	Employee Benefits -- Retirement	10,624	10,689	(66)
100-7400-51-2600	Unemployment	68	47	21
100-7400-51-2700	Workers Comp Insurance	419	472	(53)
100-7400-52-1220	Professional Services -- Engineering	85,000	85,000	-
100-7400-52-1230	Professional Services -- Legal	7,000	7,000	-
100-7400-52-3200	Communications	480	480	-
100-7400-52-3300	Advertising	2,500	2,500	-
100-7400-52-3400	Printing and Binding	28,000	28,000	-
100-7400-52-3500	Travel	1,000	1,000	-
100-7400-52-3600	Dues and Fees	3,000	3,000	-
100-7400-52-3700	Education and Training	1,000	1,000	-
100-7400-52-3860	Planning & Zoning Meetings	12,000	12,000	-
100-7400-52-3900	Other Expenditures	250	250	-
100-7400-53-1100	General Supplies and Materials	500	500	-
100-7400-53-1120	General Supplies and Materials - Postage	1,000	1,000	-
100-7400-53-1270	Gasoline/Diesel	50	50	-
100-7400-53-1600	Small Equipment	1,500	1,500	-
100-7400-53-1630	Software	12,800	12,800	-
100-7520-51-1100	Salaries & Wages	9,762	10,006	(244)
100-7520-51-2100	Employee Benefits -- Medical	2,587	2,865	(277)
100-7520-51-2110	Employee Benefits -- Dental	95	77	17
100-7520-51-2120	Employee Benefits -- Add Life	15	15	-
100-7520-51-2130	Employee Benefits -- Disability	77	86	(9)
100-7520-51-2200	FICA	605	620	(15)
100-7520-51-2300	Medicare	142	145	(4)
100-7520-51-2400	Employee Benefits -- Retirement	711	715	(4)
100-7520-51-2600	Unemployment	5	3	1
100-7520-51-2700	Workers Comp Insurance	52	58	(7)
100-7520-52-2310	Rental of Land & Building	-	2,200	(2,200)
100-7520-52-3300	Advertising	-	5,500	(5,500)
100-7520-52-3600	Dues and Fees	-	1,750	(1,750)
100-7520-52-3900	Other Expenditures	-	2,000	(2,000)
100-7520-53-1100	General Supplies & Materials	-	9,000	(9,000)
100-7520-53-1700	Other Supplies -- Uniforms	-	2,500	(2,500)
100-7520-57-1000	Intergovernmental - Cherokee Office of Economic Deve	13,000	13,000	-
100-8000-58-1200	Lease - Principal	531,872	750,000	(218,128)
100-8000-58-2200	Lease - Interest	121,495	130,000	(8,505)

City of Holly Springs
Fiscal Year 2026 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
100-9000-61-1000	Transfer to Town Center Fund	-	300,000	(300,000)
100-9000-61-1000	Transfer to TAD	102,250	137,000	(34,750)
100-9000-61-1000	Transfer to Debt Service	2,455,550	683,805	1,771,745
	Total	**$ 16,500,000**	**$ 17,500,000**	**$ (1,000,000)**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Operating Grant Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
250-0000-33-1000	Grant Revenue	70,000	70,000	-
	TOTAL REVENUES	**$ 70,000**	**$ 70,000**	**$ -**
250-7640-57-2000	Payments to Other Agencies	70,000	70,000	-
	TOTAL EXPENDITURES	**$ 70,000**	**$ 70,000**	**$ -**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Parks Recreation Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
270-0000-31-4200	Beer/Wine Alcoholic Bev. Excise Tax	255,000	245,000	(10,000)
270-0000-31-4250	Distilled Spirit Alcoholic Bev. Excise Tax	105,000	115,000	10,000
270-0000-31-4300	Local Option Mixed Drink Tax	75,000	65,000	(10,000)
270-0000-31-9100	Penalties and Interest	250	250	-
270-0000-36-1000	Interest Revenue	-	7,500	7,500
270-0000-38-0010	Use of Prior Year Fund Balance	-	32,250	32,250
270-0000-38-1000	Rents and Royalties	35,000	45,000	10,000
	TOTAL REVENUES	**$ 470,250**	**$ 510,000**	**$ 39,750**
270-5530-52-2110	Disposal - Garbage Depot	500	1,140	(640)
270-5530-52-2150	Pest Control - Depot	750	750	-
270-5530-52-2200	Repairs & Maintenance - Depot	5,000	5,000	-
270-5530-52-3200	Communications - Depot	1,750	1,000	750
270-5530-53-1100	General Supplies - Depot	1,000	1,000	-
270-5530-53-1210	Water/Sewer - Depot	250	250	-
270-5530-53-1220	Natural Gas - Depot	2,200	2,200	-
270-5530-53-1230	Electricity - Depot	5,000	5,000	-
270-5530-53-1600	Small Equipment - Depot	500	500	-
270-6220-52-2110	Disposal - Garbage Parks	1,750	750	1,000
270-6220-52-2140	Lawn Care	8,000	-	8,000
270-6220-52-2150	Pest Control - Parks	1,500	5,000	(3,500)
270-6220-52-2200	Repairs & Maintenance - Parks	21,720	22,588	(868)
270-6220-52-2320	Rental of Equipment	1,000	500	500
270-6220-52-3200	Communications - Parks	500	1,500	(1,000)
270-6220-52-3600	Dues and Fees	500	500	-
270-6220-52-3850	Contract Labor	215,960	258,452	(42,492)
270-6220-53-1100	General Supplies & Materials - Parks	2,000	1,500	500
270-6220-53-1210	Water/Sewer - Parks	10,000	10,000	-
270-6220-53-1230	Electricity - Parks	10,000	10,000	-
270-6220-53-1600	Small Equipment - Parks	1,000	3,000	(2,000)
270-9000-61-1100	Transfer to Debt Service Fund	179,370	179,370	-
	TOTAL EXPENDITURES	**$ 470,250**	**$ 510,000**	**$ (39,750)**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Tax Allocation District Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
272-0000-33-7000	Intergovernmental - Cherokee County Government	131,723	142,500	10,777
272-0000-33-7050	Intergovernmental - Cherokee County School District	420,502	455,500	34,998
272-0000-39-1000	Transfers from General Fund	102,250	137,000	34,750
	TOTAL REVENUES	**$ 654,475**	**$ 735,000**	**$ 80,525**
272-7550-57-1000	Intergovernmental - CCSD PILOT 1	-	14,675	(14,675)
272-7550-57-1500	Intergovernmental - CCSD PILOT 2	-	68,000	(68,000)
272-9000-61-1100	Transfer to Debt Service Fund	654,475	652,325	2,150
	TOTAL EXPENDITURES	**$ 654,475**	**$ 735,000**	**$ (80,525)**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Hotel/Motel Tax Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
275-0000-31-4100	Hotel/Motel Tax	6,000	6,000	-
	TOTAL REVENUES	**$ 6,000**	**$ 6,000**	**$ -**
275-7540-52-3300	Advertising/Promotions	2,500	2,500	-
275-7540-57-2000	Payment to Other Agencies	3,500	3,500	-
	TOTAL EXPENDITURES	**$ 6,000**	**$ 6,000**	**$ -**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
SPLOST VI Fund

Account Number	Description	Budget		Variance
		FY 2025 Proposed	FY 2026 Proposed	
327-0000-31-3200	SPLOST VI Revenue	3,800,000	3,725,000	(75,000)
327-0000-33-1001	Grant Revenue - LMIG	200,000	200,000	-
327-0000-36-1100	Interest Revenue	-	35,000	35,000
327-0000-39-3000	Proceeds from GTIB Loan Phase III	3,500,000	2,000,000	(1,500,000)
327-0000-38-0010	Use of Prior Year Fund Balance	-	190,000	190,000
	TOTAL REVENUES	**$ 7,500,000**	**$ 6,150,000**	**$ (1,350,000)**
327-1565-54-1300	Capital Outlay - City Hall	1,000,000	-	1,000,000
327-1565-54-1320	Capital Outlay - Amphitheater	1,000,000	2,214,253	(1,214,253)
327-4200-54-1410	Capital Outlay - LMIG	200,000	285,747	(85,747)
327-4200-54-1425	Capital Outlay - Hickory Springs Parkway Ph 1	660,000	-	660,000
327-4200-54-1445	Capital Outlay - HS Pkwy Phase III	3,500,000	2,000,000	1,500,000
327-4224-54-1440	Capital Outlay - Hickory Road Sidewalk	500,000	-	500,000
327-4270-54-1400	Capital Outlay - HSP/Fox Creek Intersection	250,000	-	250,000
327-8000-58-1100	Debt Service-Principal GTIB ($3.5M)	335,000	333,000	2,000
327-8000-58-2100	Debt Service-Interest GTIB ($3.5M)	55,000	48,000	7,000
327-8000-58-1100	Debt Service-Principal URA2025	-	165,000	(165,000)
327-8000-58-2100	Debt Service-Interest URA2025	-	1,104,000	(1,104,000)
	TOTAL EXPENDITURES	**$ 7,500,000**	**$ 6,150,000**	**$ 1,350,000**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
TSPLOST Fund

Account Number	Description	Budget		Variance
		FY 2025 Proposed	FY 2026 Proposed	
335-0000-31-3500	TSPLOST Revenue	-	4,340,000	4,340,000
	TOTAL REVENUES	**$ -**	**$ 4,340,000**	**$ 4,340,000**
335-4200-54-1425	Capital Outlay - Hickory Springs Parkway Ph 1	-	926,500	(926,500)
335-4200-54-1470	Capital Outlay - Hickory Springs Ind Dr Realign	-	577,500	(577,500)
335-4200-54-1475	Capital Outlay - Hickory Road Widening Ph 1	-	1,847,500	(1,847,500)
335-4200-54-1485	Capital Outlay - Palm Street Realignment	-	364,516	(364,516)
335-4230-54-1420	Capital Outlay - Palm Street Bridge Replacement	-	623,984	(623,984)
	TOTAL EXPENDITURES	**$ -**	**$ 4,340,000**	**$ (4,340,000)**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Town Center Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
350-0000-39-1000	Transfers from General Fund	-	300,000	300,000
350-0000-39-1000	Transfers from DDA	500,000	-	(500,000)
350-0000-39-1000	Transfers from URA Series 2023	7,500,000	5,000,000	(2,500,000)
350-0000-39-1000	Transfers from URA Series 2025	-	10,000,000	10,000,000
	TOTAL REVENUES	**$ 8,000,000**	**$ 15,300,000**	**$ 7,300,000**
350-1565-52-1200	Professional Services	500,000	300,000	200,000
350-1565-54-1200	Capital Outlay - Site Improvements	500,000	2,500,000	(2,000,000)
350-1565-54-1300	Capital Outlay - City Hall	6,500,000	10,000,000	(3,500,000)
350-1565-54-1310	Capital Outlay - Parking Deck	500,000	2,500,000	(2,000,000)
	TOTAL EXPENDITURES	**$ 8,000,000**	**$ 15,300,000**	**$ (7,300,000)**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Urban Redevelopment Agency

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
360-0000-38-0010	Use of Fund Balance Series 2023	7,500,000	5,000,000	(2,500,000)
360-0000-38-0010	Use of Fund Balance Series 2025	-	10,000,000	10,000,000
	TOTAL REVENUES	**$ 7,500,000**	**$ 15,000,000**	**$ 7,500,000**
360-9000-61-1000	Transfers to Town Center Fund	7,500,000	15,000,000	(7,500,000)
	TOTAL EXPENSES	**$ 7,500,000**	**$ 15,000,000**	**$ (7,500,000)**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Debt Service Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
400-0000-39-1000	Transfer from DDA	500,000	2,234,500	1,734,500
400-0000-39-1000	Transfer from Parks and Recreation	179,370	179,370	-
400-0000-39-1000	Transfers from TAD (CCSD)	420,502	372,825	(47,677)
400-0000-39-1000	Transfers from TAD (BOC)	131,723	142,500	10,777
400-0000-39-1000	Transfer from TAD (General Fund)	102,250	137,000	34,750
400-0000-39-1000	Transfer from General Fund	2,455,550	683,805	(1,771,745)
	TOTAL REVENUES	**$ 3,789,395**	**$ 3,750,000**	**$ (39,395)**
400-8000-58-1100	Debt Service - Principal HSPRA 2016	344,764	352,713	(7,949)
400-8000-58-2100	Debt Service - Interest HSPRA 2016	13,972	6,737	7,235
400-8000-58-1100	Debt Service - Principal HSPRA 2023	128,000	128,000	-
400-8000-58-2100	Debt Service - Interest HSPRA 2023	75,650	71,000	4,650
400-8000-58-1100	Debt Service - Principal URA 2019	555,556	555,600	(44)
400-8000-58-1100	Debt Service - Principal URA 2020	230,770	230,770	-
400-8000-58-1100	Debt Service - Principal URA 2021	519,702	519,730	(28)
400-8000-58-1100	Debt Service - Principal URA 2023	830,000	870,000	(40,000)
400-8000-58-2100	Debt Service - Interest URA 2019	82,978	66,000	16,978
400-8000-58-2100	Debt Service - Interest URA 2020	56,355	51,000	5,355
400-8000-58-2100	Debt Service - Interest URA 2021	139,898	128,000	11,898
400-8000-58-2100	Debt Service - Interest URA 2023	811,750	770,450	41,300
	TOTAL EXPENDITURES	**$ 3,789,395**	**$ 3,750,000**	**$ 39,395**

City of Holly Springs
Fiscal Year 2026 Proposed Budget
Stormwater Fund

Account Number	Description	Budgets		Variance
		FY 2025 Proposed	FY 2026 Proposed	
560-0000-34-4260	Stormwater Utility Fees	610,000	675,000	65,000
	TOTAL REVENUES	**$ 610,000**	**$ 675,000**	**$ 65,000**
560-4910-51-1100	Salaries & Wages	64,156	67,988	(3,832)
560-4910-51-1300	Overtime	500	500	-
560-4910-51-2100	Employee Benefits - Medical Insurance	40,466	23,019	17,447
560-4910-51-2110	Employee Benefits - Dental	1,436	286	1,150
560-4910-51-2150	Employee Benefits - ADD Life	147	110	37
560-4910-51-2125	Employee Benefits - Disability	507	585	(78)
560-4910-51-2200	FICA	4,009	4,246	(237)
560-4910-51-2300	Medicare	938	993	(55)
560-4910-51-2400	Employee Benefits - Retirement	4,707	4,895	(188)
560-4910-51-2600	Unemployment	46	24	22
560-4910-51-2700	Workers Comp Insurance	1,418	1,653	(235)
560-4910-52-1220	Professional Services Engineering	100,000	150,000	(50,000)
560-4910-52-1230	Professional Services Legal	500	500	-
560-4910-52-2150	Pest Control	1,000	1,000	-
560-4910-52-2200	Repairs & Maintenance	209,770	238,151	(28,381)
560-4910-52-2210	Repairs & Maintenance Vehicles	5,000	5,000	-
560-4910-52-2320	Rental of Equipment	1,000	1,000	-
560-4910-52-3200	Communications	1,000	1,000	-
560-4910-52-3600	Dues & Fees	6,000	6,000	-
560-4910-52-3700	Training	500	500	-
560-4910-52-3900	Other Expenditures	250	250	-
560-4910-53-1100	General Supplies and Materials	250	250	-
560-4910-53-1120	General Supplies - Postage	250	250	-
560-4910-53-1210	Water/Sewer	1,000	1,000	-
560-4910-53-1270	Gasoline & Diesel	6,000	6,000	-
560-4910-53-1600	Small Tools & Equipment	3,000	3,000	-
560-4910-53-1700	Office Supplies Uniforms	50	50	-
560-4910-56-1000	Depreciation	150,000	150,000	-
560-4910-57-9000	Contingency	6,100	6,750	(650)
	TOTAL EXPENSES	**$ 610,000**	**$ 675,000**	**$ (65,000)**

CITY OF HOLLY SPRINGS
CAPITAL IMPROVEMENT PLAN
FOR THE YEARS 2026 - 2030

City of Holly Springs
Capital Improvement Plan
For the Years 2026 - 2030

Transportation Facilities, Improvements and Related Debt

Project	2026	2027	2028	2029	2030	Total
Cedar Valley Court	-	-	57,636	-	-	57,636
Cedar Valley Drive	-	-	57,636	-	-	57,636
Crestmont Lane	-	174,829	-	-	-	174,829
Cypress Court	-	-	42,266	-	-	42,266
Hickory Road Widening Phase I	1,847,500	7,000,000	-	-	-	8,847,500
Hickory Springs Industrial Realignment	577,500	3,000,000	-	-	-	3,577,500
Hickory Springs Parkway Phase I	926,500	2,800,000	-	-	-	3,726,500
Holly Commons Parkway	-	-	-	38,424	-	38,424
Holly Lane	-	140,248	-	-	-	140,248
Holly Springs Parkway Widening Project Ph III	2,000,000	1,500,000	1,500,000	-	-	5,000,000
Holly Springs Parkway Widening Project Ph IV	-	-	-	500,000	250,000	750,000
Holly Springs Parkway Widening Project Ph V	-	-	-	1,872,540	3,507,654	5,380,194
Holly Springs Parkway Widening Project Ph VI	-	-	-	678,907	584,078	1,262,985
Holly Street LCI Project	-	100,000	100,000	750,000	50,000	1,000,000
Indian Trail	-	28,818	-	-	-	28,818
Laurel Lane	-	15,370	-	-	-	15,370
Longbow Court	-	38,424	-	-	-	38,424
Marabella Lane	-	-	-	57,636	-	57,636
Morgan Trace	-	96,060	-	-	-	96,060
Morgan Walk	-	30,739	-	-	-	30,739
Mountain Brook Court	-	32,660	-	-	-	32,660
Mountain Brook Drive	-	15,370	-	-	-	15,370
Palm Street Bridge	623,984	3,028,516	-	-	-	3,652,500
Palm Street Realignment Project	364,516	-	-	-	-	364,516
Paper Trail Way	-	-	-	-	11,527	11,527
Rachel Drive	-	19,212	19,212	-	-	38,424
Royal Crescent Court	-	-	-	-	7,685	7,685
Royal Crescent Terrace	-	-	-	-	76,848	76,848
Serena Lane	-	-	-	19,212	-	19,212
Sixes Road	12,284	-	-	-	461,088	473,372
Sixes Road Realignment Project	-	-	3,024,463	4,877,948	-	7,902,411
Spring Place	-	15,370	-	-	-	15,370
Spring Trail	-	28,843	-	-	-	28,843
St. James Place	-	-	-	-	15,370	15,370
Stringer Road	273,463	-	-	-	-	273,463
White Oak Court	-	-	-	9,606	-	9,606
White Oak Terrace	-	-	-	28,818	-	28,818
Other Transportation Improvement Projects	-	500,000	500,000	500,000	500,000	2,000,000
Debt Service	1,650,000	380,000	380,000	380,000	380,000	3,170,000
	$ 8,275,747	$ 18,944,458	$ 2,656,750	$ 4,835,143	$ 5,844,250	$ 40,556,348

City of Holly Springs
Capital Improvement Plan
For the Years 2026 - 2030

Public Safety Vehicles, Equipment and Related Debt

Project	2026	2027	2028	2029	2030	Total
Public Safety Equipment and Vehicles	100,000	250,000	250,000	250,000	250,000	1,100,000
	$ 100,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 1,100,000

General Government Buildings and Related Debt

Project	2026	2027	2028	2029	2030	Total
General Government Buildings (Amphitheater)	2,214,253	-	-	-	-	2,214,253
General Government Buildings (City Hall/Parking Deck)	12,800,000	10,000,000	-	-	-	22,800,000
General Government Site Improvements	2,500,000	2,500,000	-	-	-	5,000,000
	$ 17,514,253	$ 12,500,000	$ -	$ -	$ -	$ 30,014,253

Public Works and Fleet Vehicles and Equipment

Project	2026	2027	2028	2029	2030	Total
Public Works Equipment	-	25,000	25,000	25,000	25,000	100,000
	$ -	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 100,000

Park and Recreation Facilities and Related Debt

Project	2026	2027	2028	2029	2030	Total
Parks - Site Improvements	-	-	551,320	551,320	551,312	1,653,952
	$ -	$ -	$ 551,320	$ 551,320	$ 551,312	$ 1,653,952

Total:	**$ 25,890,000**	**$ 31,719,458**	**$ 3,483,070**	**$ 5,661,463**	**$ 6,670,562**	**$ 73,424,553**

City of Holly Springs
City Council Meeting Minutes
November 17, 2025
6:30 PM

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

Elected Officials Not Present: None.

Staff Present: 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, Senior Building Inspector Elliot Robinson, Senior Building Inspector Joe Worthington, Chief Tommy Keheley, Deputy Chief Greg Clyburn, Captain Jeff Lance, Lieutenant Naveed Babar, Sargeant Megan Yeager, and Officer Eric Bastress.

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. Presentation by Cherokee County School District Superintendent Dr. Mary Elizabeth Davis

B. Employee Service Recognition - Five Years of Service Joe Worthington

C. Annual Comprehensive Financial Report - Denise Lamazares

D. State Certification Renewal

V. PUBLIC COMMENTS

None.

VI. CONSENT AGENDA

A. October 20, 2025 City Council Meeting Minutes.

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

VII. OLD BUSINESS

VIII. NEW BUSINESS

A. Proposed amendment to the City of Holly Springs Financial Management Policy, Purchasing Policies, Section I, Centralized Purchasing System, Items D, E, and F pursuant to House Bill 137 passed by the Georgia General Assembly and effective July 1, 2025.

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

B. Change Order dated October 26, 2025, from Summit Construction & Development, LLC to relocate the water meter vault for the Holly Springs Municipal Building in an amount not to exceed $32,500.

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

C. Professional Services Agreement between Southeastern Engineering, Inc. (SEI) and the City of Holly Springs to update the parking report for the Holly Springs Town Center in an amount not to exceed $5,000.

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

D. Proposal dated October 22, 2025, from Foresite Group, LLC for Professional Design Services to Add Service #7 Parking Deck Landscape Design as shown in Exhibit "A", in an amount not to exceed $7,800.

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

E. Change Order #1, dated November 3, 2025, from Triad Building Solutions, LLC, for the installation of 26-gauge pre-finished color standing-seam metal roofing with ice and water shields, 6" box style gutters, and 4" box style downspouts for Towers A and B in the Holly

Springs Town Center Parking Deck, in an amount not to exceed $4,556.25.

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

F. Change Order #1, dated November 6, 2025, from Ecua Builders, Inc. for the replacement of oriented strand board (OSB) on Towers A and B in the Holly Springs Town Center Parking Deck, in an amount not to exceed $3,500.

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

G. Change Order #2, dated November 6, 2025, from Ecua Builders, Inc. for the installation of fascia, soffit, and decorative brackets on Towers A and B in the Holly Springs Parking Deck, in an amount not to exceed $4,142.69.

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

H. Agreement, dated October 28, 2025, from Kimley-Horn for structural special inspections, mechanical, electrical, and plumbing (MEP) observations, and material testing for the City of Holly Springs Amphitheater in an amount not to exceed $95,000, and authorize the Mayor to execute the agreement upon approval of the City Attorney.

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

I. Agreement, dated November 13, 2025, from Kimley-Horn for structural special inspections, mechanical, electrical, and plumbing (MEP) observations, and material testing for the City of Holly Springs City Hall in an amount not to exceed $226,600, and authorize the Mayor to execute the agreement upon approval of the City Attorney.

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

J. Award the City of Holly Springs Annual Contract for Sidewalk Repair and Tree Removal Services (RFP #2025-01) to Douglas Outdoors, LLC and authorize the Mayor to execute the Agreement between the City of Holly Springs, Georgia and Douglas Outdoors, LLC upon approval of the City Attorney.

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

K. Resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance and Improvement Grant (LMIG) application for the fiscal year 2026.

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

L. Workforce Innovation and Opportunity Act (WIOA) Youth Services Contract (042527) between the City of Holly Springs, Georgia and the Atlanta Regional Commission (ARC).

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

M. Temporary Advance for Intergovernmental Receivable from the Atlanta Regional Commission (ARC) Workforce Innovation and Opportunity Act (WIOA) Youth Services Contract (042527).

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

N. Special Event Permit Application from the Holly Springs Optimist Club for the Holly Jolly Christmas Parade.

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

O. Agreement between Jolly Ole St. John LLC and the City of Holly Springs.

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

P. Resolution of the City of Holly Springs, Georgia authorizing the renewal of the Health Insurance effective January 1, 2026 with Cigna Healthcare for the medical, dental, and vision coverage.

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

Q. Resolution of the City of Holly Springs, Georgia authorizing the renewal of the Supplemental Insurance effective January 1, 2026 with The Standard Insurance Company for Basic Life and Accidental Death & Dismemberment (AD&D) Insurance, voluntary life insurance, short-term

disability, long-term disability, voluntary accident insurance, and voluntary critical illness insurance plans.

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

R. Resolution of the City of Holly Springs, Georgia, authorizing the renewal of the coverage effective January 1, 2026, with Medcom for the Health Reimbursement Arrangement (HRA), Medical Flexible Spending Account (FSA), and the COBRA administration.

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

S. Bond Release for Performance Bonds #1001028360, #1001028361, and #1001177722, and Maintenance Bonds #1001028358, #1001028359, and #1001177723 for Edgewater Subdivision Phase 5.

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

T. Resolution to accept and authorize streets to become publicly maintained in Edgewater Subdivision-Phase 5.

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

U. Bond Release for Maintenance Bonds #LICX1216532, #LICX1216534, and #LICX1978515 for Province Subdivision.

Councilman Whitaker made a motion to approve Item U upon approval of the city arborist. Mayor Pro Tem Zenchuk seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

V. Resolution to accept and authorize streets to become publicly maintained in Province Subdivision.

Councilman Whitaker made a motion to approve Item V upon approval of the city arborist. Councilman Moore seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

IX. REPORTS

X. ADJOURNMENT

Mayor Pro Tem Zenchuk made a motion to adjourn the meeting. Councilman Moore
seconded the motion. Motion carried. Yes 5, 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: December 4, 2025

AGENDA ITEM: MA-08-2025, applicant EC New Vision Georgia, LLC requests rezoning of 3.97 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 238 of tax plat 15N14, from LI, Light Industrial, to TND, Traditional Neighborhood Development.

EXECUTIVE SUMMARY:

Applicant, EC New Vision Georgia, LLC requests rezoning of 3.97 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcel 238 of tax plat 15N14, from LI, Light Industrial, to TND, Traditional Neighborhood Development. This property is the site of the Thomas Concrete Plant and is currently zoned LI, Light Industrial. The applicant is proposing to rezone the site to TND for the development of a single-family residential subdivision consisting of 17 units with a density of 4.28 units per acre. This property is adjacent to the Courtyards at Redbud Lane, constructed by the same developer. This property will become a part of the association for the Courtyards at Redbud Lane and will include the same house plans as currently being constructed in Phases 1 and 2. They are requesting a variance for Lot 1 to allow a front setback of 3.5 feet due to the shape of the lot. Only the front corner would encroach.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. No public comments were received. The Planning Commission voted to recommend approval, including staff stipulations, of the request to rezone the property, with the added stipulation to allow the front setback on Lot 1 to be reduced to 3.5 feet.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map

2. Site Plan
3. Staff Analysis
4. Application
5. Zoning Presentation
6. Ordinance and Exhibits

RECOMMENDATION:

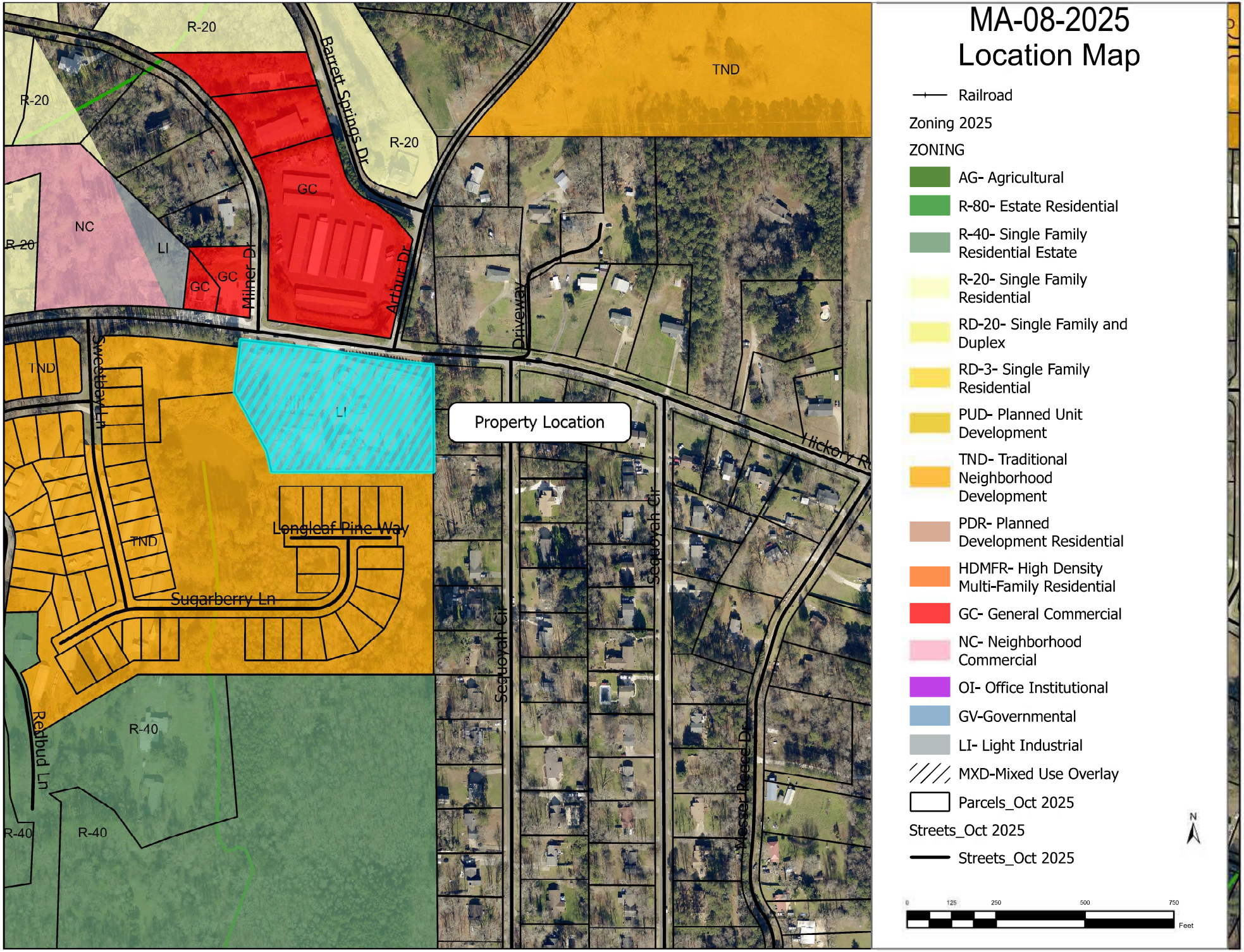
The staff recommendation is approval of the request to rezone the property to TND, Traditional Neighborhood Commercial with the following stipulations:

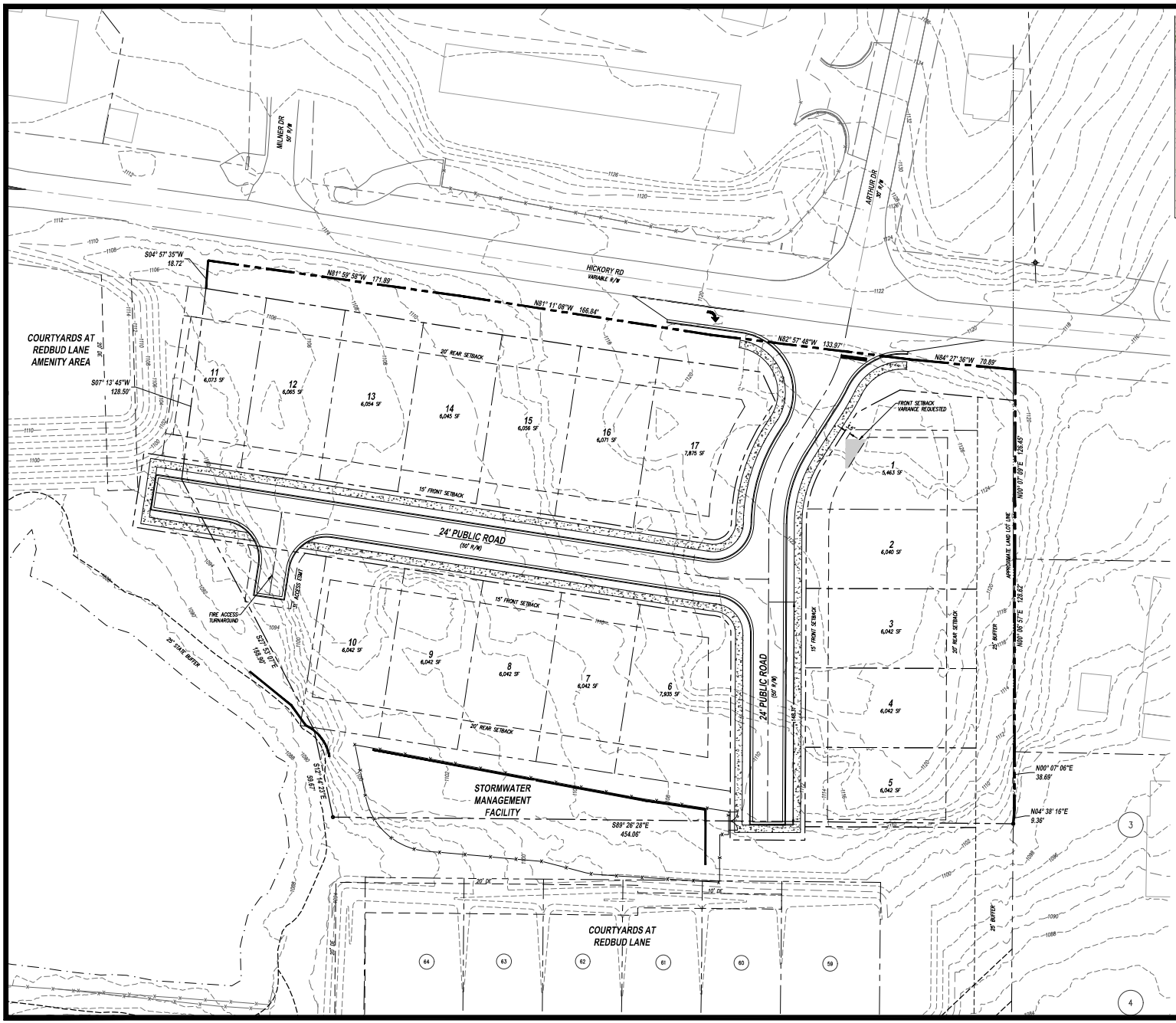
1. The development shall become a part of the master association for the Courtyards at Redbud Lane which shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association 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. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum maximum of 17 fee simple single-family detached residential dwelling units.
6. The minimum separation between all residential structures shall be 10 feet.
7. The architectural style shall be comparable to the elevations as submitted with the application and attached as Exhibit B with the exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
9. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
10. Signage at the entrance point shall be ground-based, monument style, in compliance with Article 10. Signs and Outdoor Advertising and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.
11. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
12. Owner/developer shall coordinate with the Community Development Director and the City

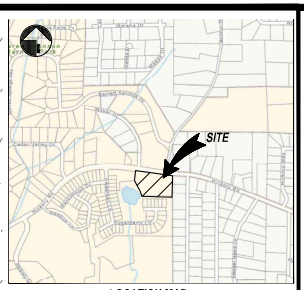
Arborist regarding open space, recreation areas, and landscaping.
13. Entrance design and improvements to Hickory Road shall be provided as per determination and recommendation of the City Engineer. The owner/developer shall make accommodations for the future widening of Hickory Road which may include, but not be limited, to Right of Way and Easement dedications as determined by the City Engineer during the plan review process.
14. Sidewalks, decorative streetlamps, and a stormwater ditch shall be installed along the road frontage of Hickory Road, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
15. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Hickory Road. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
16. Pedestrian access shall be provided between Phases 1 and 2 of the Courtyards at Redbud Lane and this proposed development, with direct access to the amenity area located in Phase 1.
17. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of $392 per unit constructed and such fee shall be paid prior to the issuance of each building permit.

CONCURRENCES:

City Manager


MA-08-2025
Location Map
Railroad
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
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
Property Location
R-20
TND
GC
NC
LI
R-40
Barrett Springs Dr
Milner Dr
Arthur Dr
Driveway
Meadowlark Ln
Longleaf Pine Way
Sugarberry Ln
Redbud Ln
Sequoyah Cir
Sequoyah Cir
Messer Reese Dr
Hickory Rd
N
0
125
250
500
750
Feet





LOCATION MAP
SCALE: NTS

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	LI
PROPOSED ZONING	TND
AREA	
SITE AREA	3.97 ACRES
OPEN SPACE REQUIRED	0.79 ACRES (20%)
OPEN SPACE PROVIDED	0.83 ACRES (21%)
DENSITY	
NUMBER OF UNITS	17 UNITS
PROPOSED DENSITY	4.28 UNITS/ACRE
MAXIMUM DENSITY	8 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	15 FEET
REAR	20 FEET
DISTANCE BETWEEN STRUCTURES	*10 FEET
MINIMUM BLDG LINE WIDTH	50 FEET
MINIMUM LOT FRONTAGE	50 FEET
FRONT SETBACK VARIANCE REQUESTED – LOT 1	*3.5 FT
* VARIANCE REQUIRED	

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

24 HOUR CONTACT:
JEFF SMITH , PE
404.328. 6280

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
5341 Old Highway 5
Suite 207-350 · Woodstock, GA 30188
Office: 770.592.9000

ZONING PLAN
THOMAS CONCRETE
LAND LOT 308
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER
EPCON COMMUNITIES
100 MANSELL COURT EAST
ROSWELL, GA 30076
PHONE: 678.283.8483

REVISIONS

ZONING PLAN
Z100

25083 Z100.DWG 10/01/25

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Staff Analysis

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC R-40 (County)	**NORTH:**	Self Storage/Gas Station SFR
SOUTH:	TND	**SOUTH:**	Courtyards at Redbud
EAST:	R-15 (County)	**EAST:**	SFR
WEST:	TND	**WEST:**	Courtyards at Redbud

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, self-storage, and a gas station with convenience store. The proposed development, consisting of 17 residences will be a part of the adjacent age-targeted Courtyards at Redbud Lane subdivision.

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

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

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

   The property, as currently zoned, would be allowed to develop with those uses associated within the LI, Light Industrial zoning district.

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

   This request will generate minimal traffic and use of utilities; however, the development will follow all design regulations. As there are only 17 units, the application submittal is not required to include a traffic study and the school district does not generate impact reports for developments less than 25 units. However, since the adjacent property is paying $392 per unit and this development will be a part of this subdivision, a school mitigation fee of equal value is being requested. Per the City Engineer:

   > **The owner/developer shall make accommodations for the future widening of Hickory Road. This may include but not be limited to Right**

of Way and Easement dedications determined by the City Engineer during the plan review process.

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

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

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

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

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

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

   The proposed development, 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 adjacent property has been developed with the same products as proposed with this development, will become a part of this development, and will only add 17 homes to the area.

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-_____ APPLICATION **CUP-08-2025**

HEARING DATE_____ DATE OF APPLICATION 9/12/2025

OWNER HOLLY KWIK MART INC.

APPLICANT_____ (If other that applicant)

ADDRESS_____ ADDRESS 269 HOLLY SPRINGS PKWY

HOLLY SPRINGS, GA,

ZIP CODE_____ PHONE_____ ZIP CODE 30115 PHONE [redacted]

EMAIL_____ EMAIL [redacted]

SIGNATURE_____ SIGNATURE [signature]

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) CUP FOR RETAIL

PROPERTY LOCATION ADDRESS _____

MAP NUMBER 93N00 PARCEL NUMBER(S) 001

LAND LOT(S)_____ DISTRICT(S) _____ SECTION(S)_____

ACREAGE 1.13 SEWAGE DISPOSAL TYPE SEPTIC UTILITIES AVAILABLE ELECTRIC | WATER

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

CUP FOR RETAIL

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____ STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEES_____ RECEIPT#_____ CHECK#_____

Application Information

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

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

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

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

(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? N/A

(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)? N/A

(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? N/A

(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?

N/A

(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?

N/A

Complete the following section, if applicable.

Residential

Minimum house size:_____sq. ft.

Exterior façade:_____

Maximum number of units:_____

Anticipated start date:_____

Anticipated completion date:_____

Commercial

Number of buildings: 1

Maximum square footage: 2500 sq. ft.

Number of stories: 1

Total number of employees: 2

Exterior façade: BRICK

Anticipated start date: N/A

Anticipated completion date: N/A

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

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____YES ___✓___NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____YES ___✓___NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____YES ___✓___NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating $250.00 or more?

_____YES ___✓___NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position:_____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution:_____

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

09/12/25	TANISHA DAMANI	
DATE	NAME PRINTED	SIGNATURE

ATTACHMENT B

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

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5. YES
2. State the proposed business name, brand, flag, and/or franchise. HOLLY KWIK MART INC
3. Explain in detail what services the proposed conditional use business will provide. RETAIL (LESS TH 10Y.)
4. Has a business plan or model been completed for this proposed conditional use business? N/A
5. Why was this specific location chosen for this proposed establishment?
6. What is the projected date that the proposed conditional use business will open? ALREADY OPEN
7. How many employees are expected to work at the proposed conditional use business? TWO EMPLOYE
8. What are the expected hours of operation for the proposed conditional use business? 6 AM - 10PM
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? TOBACCO LICENSE YES
10. Does the proposed conditional use business conform with the nearby uses already in existence? NO
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? NO
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? NO
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? NO
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? N/A
15. Will the business have adequate facilities and parking to accommodate the proposed use? YES
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile? NO

11/13/2025

Live Well

In an Epcon Community

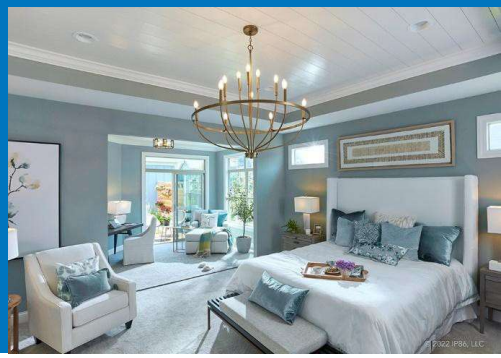
Luxury Ranch Homes
Our open, modern floor plans include abundant natural light and are designed for single-level living, everything you need is on one floor – kitchen, living space, bedrooms, laundry and storage

Low-Maintenance Living
We know what you want and need for a happier, healthier life. Sit back and relax while we handle the mowing, mulching, edging and raking

Private Courtyards
Whether you're enjoying a cocktail under the stars or a quiet moment with your morning coffee, connect with the outside world while maintaining your privacy.

Lock & Leave Lifestyle
Our HOA – maintained communities provide you with peace of mind. you have freedom to do what your heart desires knowing that your home is well taken care of.

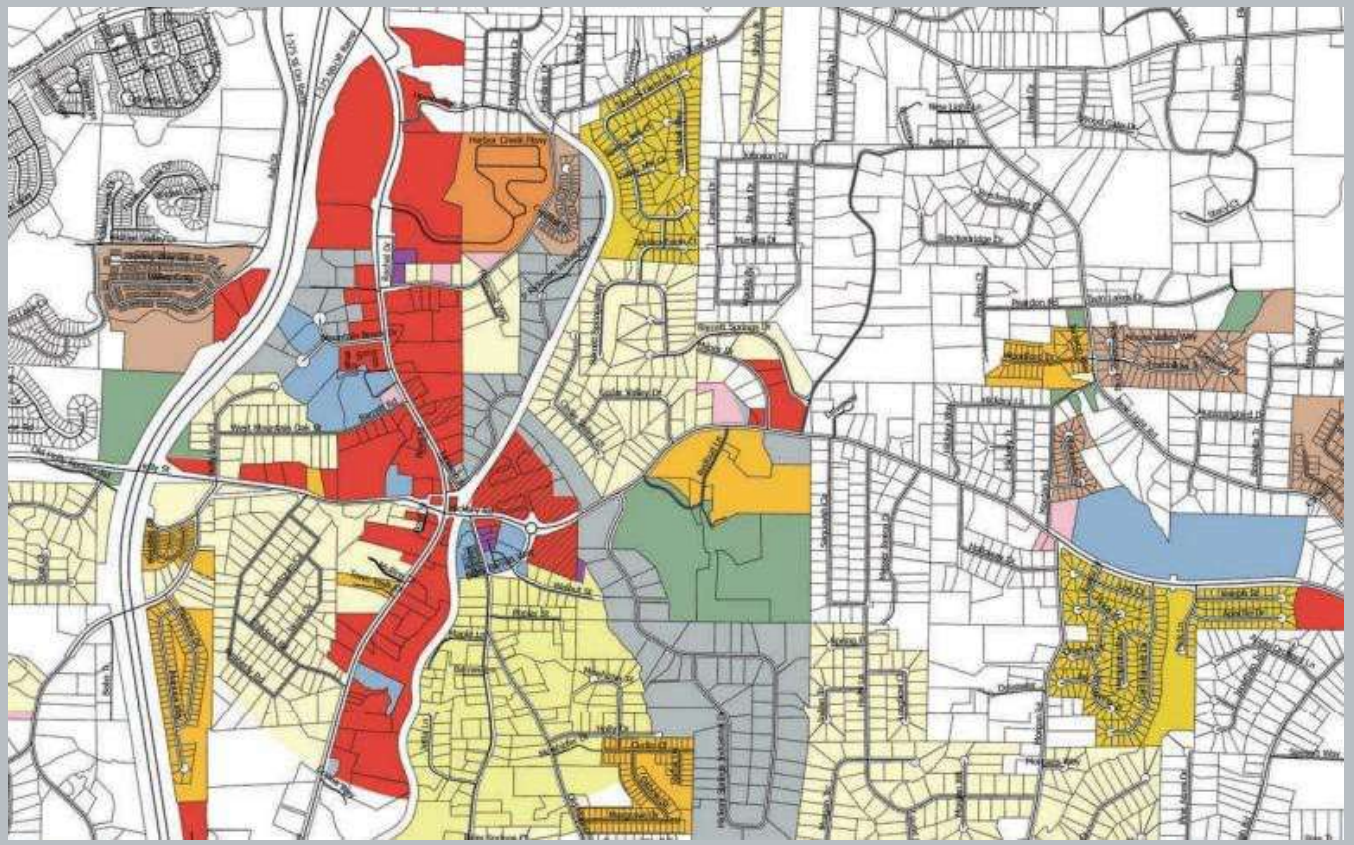
Features of Universal Design
Epcon homes are designed to support your lifestyle now and in the future, with first floor owner's suites and open floor plans. Features of accessibility ensure that you'll be comfortable in your new home for years to come.



AERIAL

190 Hickory Road

CURRENT ZONING



Holly Springs Zoning Map

Legend

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
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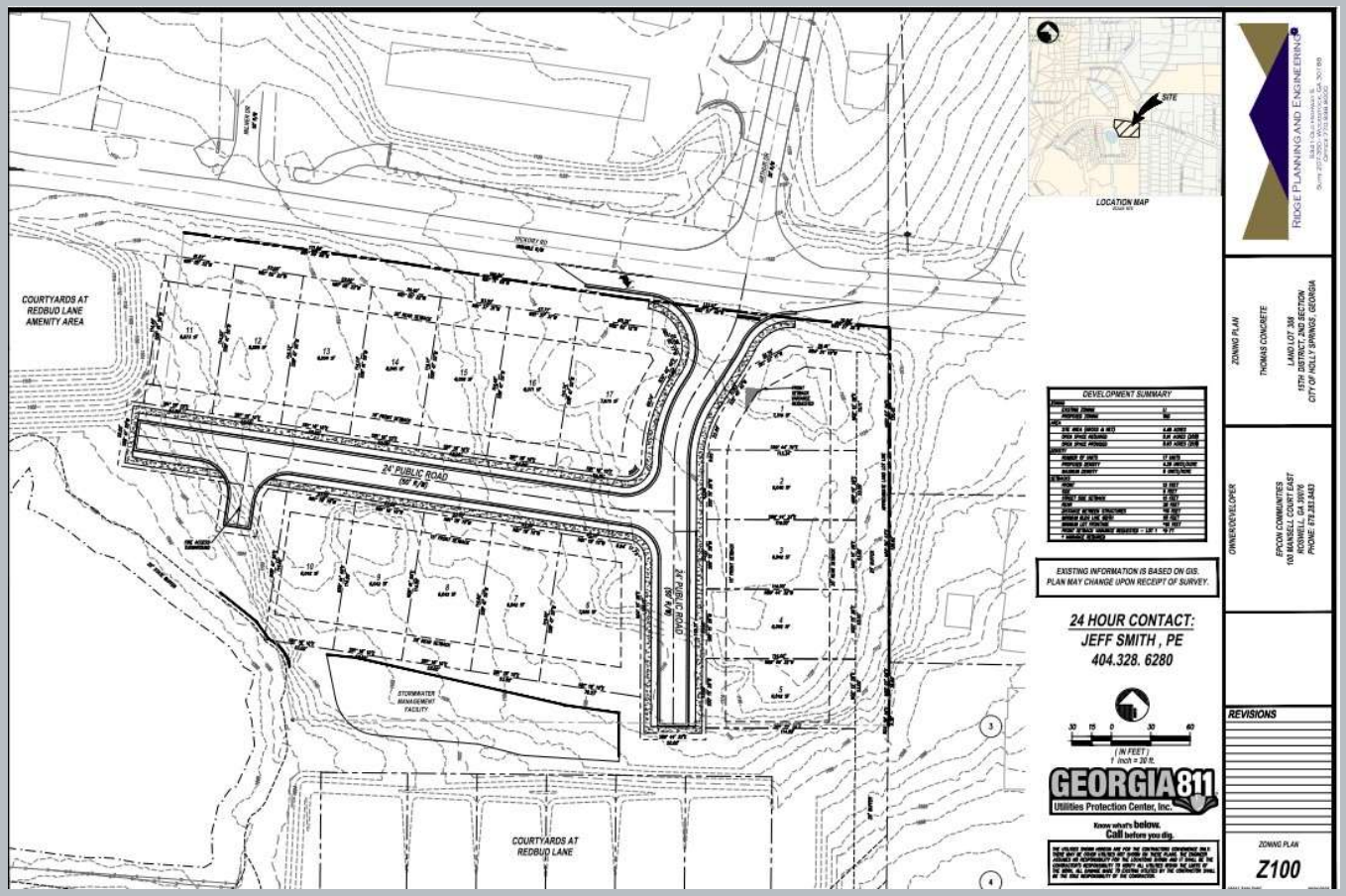
- GV-Governmental
- LI- Light Industrial
- MXD-Mixed Use O verlay
- Parcels_2024

Streets_2024
- Streets_2024

190 Hickory Road

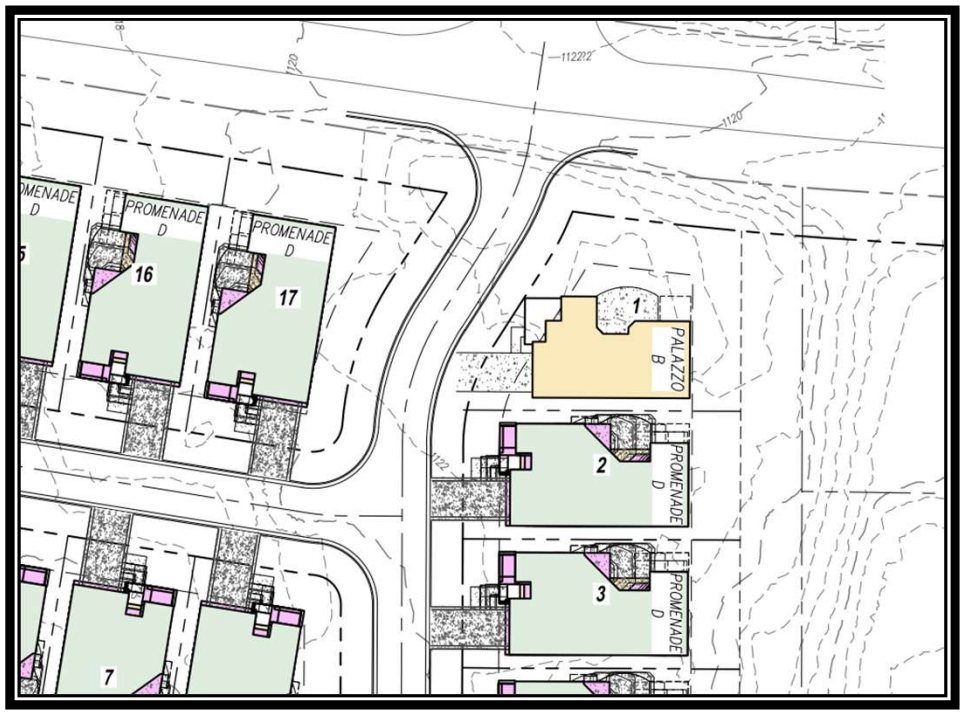
PROPOSED SITE PLAN

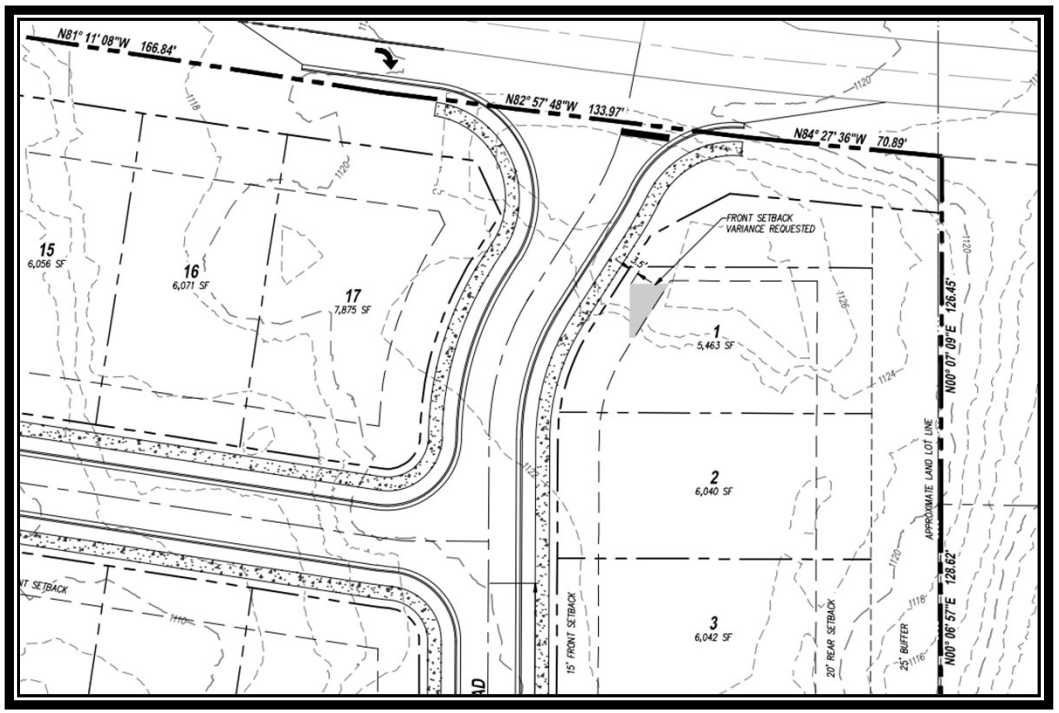


190 Hickory Road

Variance Request

- Original Setback 15’
- Requesting front setback variance for the porch on lot 1 as shown on the zoning site plan





PROPOSED SITE DATA

Extension of: Courtyards at Redbud Lane

- 17 single – family detached luxury ranch homes
- 2-car garage, 2- & 3-bedroom homes with optional bonus suites
- Homes range in square footage from 1,519sf to 2,847sf (2,468sf to 4,060sf with bonus suites)
- Allowable density of TND: 8 units/acre
- Proposed density for development: 4.28 units/acre
- Required open space for TND: 20% of site
- Proposed open space provided for development: 21%

AERIAL IMAGE OF SITE

190 Hickory Road

PHOTO OF SITE

190 Hickory Road

PRODUCT

190 Hickory Road

PRODUCT

190 Hickory Road

Benefits of an Active Adult Community

Smaller Household Size

- Typical single-family homes average 3.67 residents per household.
- Active Adult single-family homes average 1.73 residents per household.

Reduced Traffic Impact

- Active Adults tend to travel less frequently and primarily during off-peak hours.
- This results in lower overall traffic volumes and reduced congestion on nearby roadways, particularly during rush hour.

Minimal School Impact, Increased Tax Revenue

- Active Adult communities typically generate few to no school-aged children, placing virtually no burden on local schools.
- Despite this, these developments contribute significant tax revenues, enhancing funding for public services, including education.

Community Engagement

- Active Adults are often highly involved in their communities - volunteering time, supporting charitable causes, and frequenting local businesses, thereby strengthening the local economy and social fabric.

Thank you for your consideration!

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 3.97 +/- acres, identified as tax parcel 238 of tax plat 15N14 of the 15th District of Cherokee County identified in Exhibit A, Location Map, and Exhibit B, "Zoning Plan Thomas Concrete," from LI, Light Industrial to TND, Traditional Neighborhood Development; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by EC New Vision Georgia, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 3.97 +/- acres, identified as tax parcel 238 of tax plat 15N14 of the 15th District of Cherokee County identified in Exhibit A, Location Map, and Exhibit B, "Zoning Plan Thomas Concrete," from LI, Light Industrial 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 3.97 +/- acres, identified as tax parcel 238 of tax plat 15N14 of the 15th District of Cherokee County identified in Exhibit A, Location Map, and Exhibit B, "Zoning Plan Thomas Concrete," is hereby rezoned from LI, Light Industrial to TND, Traditional Neighborhood Development; and

Section 2
The approval of this application has the following stipulations attached:

1. The development shall become a part of the master association for the Courtyards at Redbud Lane which 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.
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and shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.

8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
9. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
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12. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
13. Entrance design and improvements to Hickory Road shall be provided as per determination and recommendation of the City Engineer. The owner/developer shall make accommodations for the future widening of Hickory Road which may include, but not be limited, to Right of Way and Easement dedications as determined by the City Engineer during the plan review process.
14. Sidewalks, decorative streetlamps, and a stormwater ditch shall be installed along the road frontage of Hickory Road, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
15. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Hickory Road. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
16. Pedestrian access shall be provided between Phases 1 and 2 of the Courtyards at Redbud Lane and this proposed development, with direct access to the amenity area located in Phase 1.
17. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of $392 per unit constructed and such fee shall be paid prior to the issuance of each building permit.
18. The front setback for Lot 1, as shown on the conceptual site plan, entitled "Zoning Plan Thomas Concrete," may be reduced to no less than 3.5 feet.

Section 3
This ordinance shall become effective December 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 December 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)

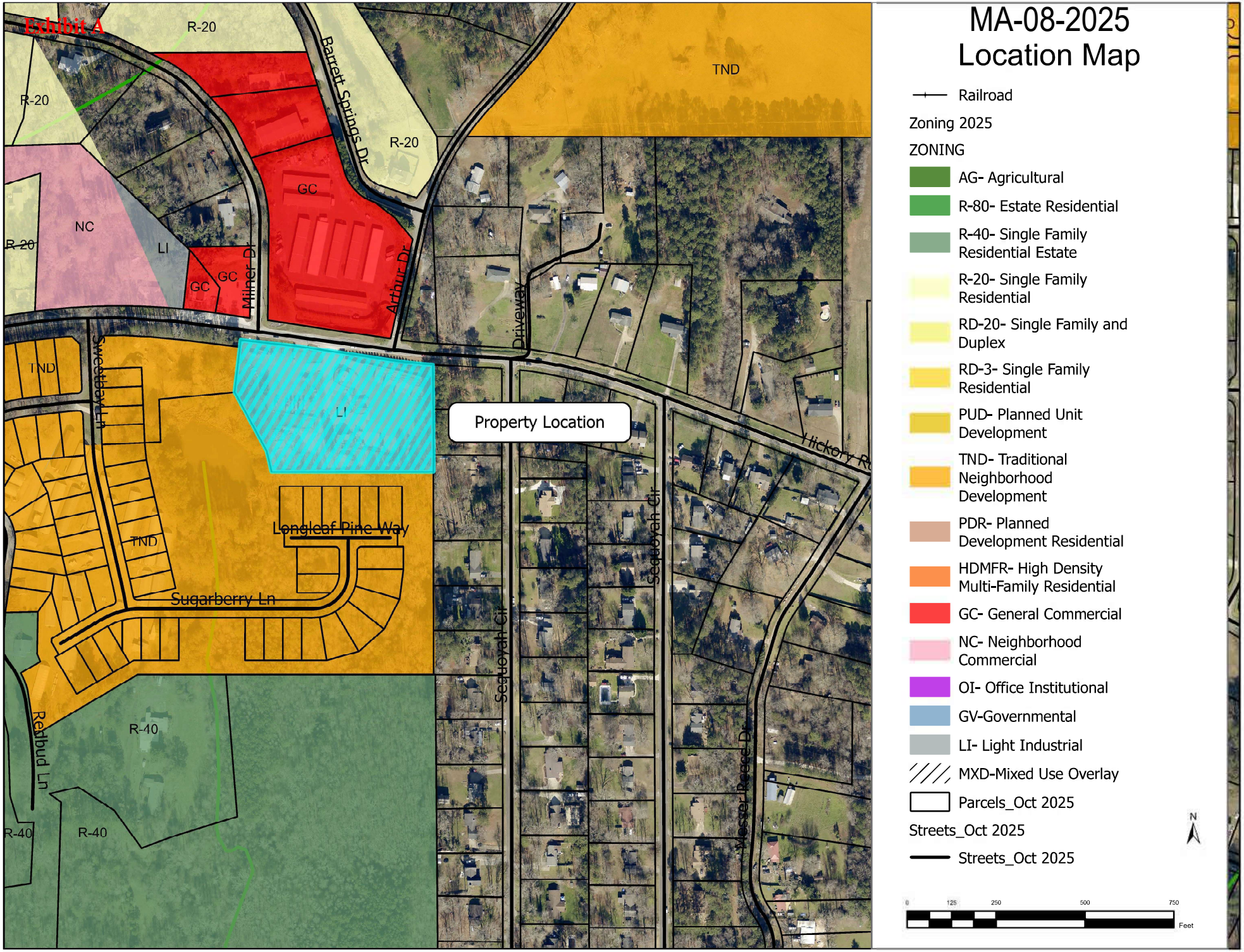
Exhibit A
R-20
R-20
Barrett Springs Dr
R-20
TND
GC
NC
R-20
LI
GC
GC
Milner Dr
Arthur Dr
Driveway
TND
Meadowlark
LI
Property Location
Hickory Rd
Longleaf Pine Way
TND
Sequoyah Cir
Sequoyah Cir
Sugarberry Ln
Redbud Ln
R-40
Messer Reese Dr
R-40
R-40
MA-08-2025
Location Map
Railroad
Zoning 2025
ZONING
AG- Agricultural
R-80- Estate Residential
R-40- Single Family Residential Estate
R-20- Single Family Residential
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PUD- Planned Unit Development
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PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial
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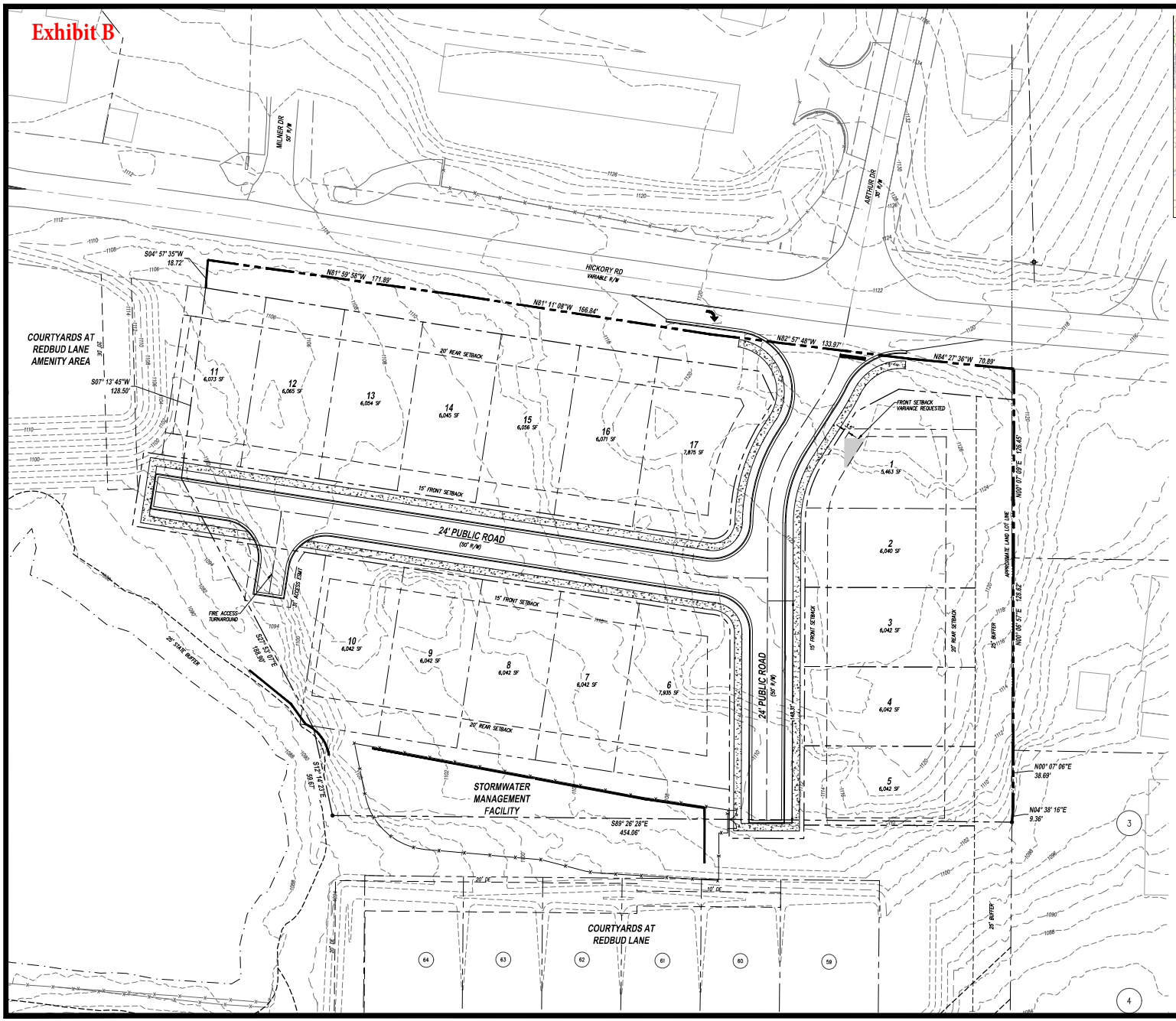
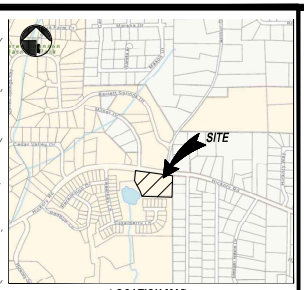
MXD-Mixed Use Overlay
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
N
0
125
250
500
750
Feet

Exhibit B





LOCATION MAP
SCALE: NTS

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	LI
PROPOSED ZONING	TND
AREA	
SITE AREA	3.97 ACRES
OPEN SPACE REQUIRED	0.79 ACRES (20%)
OPEN SPACE PROVIDED	0.83 ACRES (21%)
DENSITY	
NUMBER OF UNITS	17 UNITS
PROPOSED DENSITY	4.28 UNITS/ACRE
MAXIMUM DENSITY	8 UNITS/ACRE
SETBACKS	
FRONT	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	15 FEET
REAR	20 FEET
DISTANCE BETWEEN STRUCTURES	*10 FEET
MINIMUM BLDG LINE WIDTH	50 FEET
MINIMUM LOT FRONTAGE	50 FEET
FRONT SETBACK VARIANCE REQUESTED – LOT 1	*3.5 FT
* VARIANCE REQUIRED	

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

24 HOUR CONTACT:
JEFF SMITH , PE
404.328. 6280

30 15 0 30 60
(IN FEET)
1 inch = 30 ft.

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
5341 Old Highway 5
Suite 207-350 · Woodstock, GA 30188
Office: 770.592.9000

ZONING PLAN

THOMAS CONCRETE

LAND LOT 308
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER

EPCON COMMUNITIES
100 MANSELL COURT EAST
ROSWELL, GA 30076
PHONE: 678.283.8483

REVISIONS

ZONING PLAN

Z100

25083 Z100.DWG 10/01/25

Copyright © 2025

ITEM REPORT

AGENDA ITEM NUMBER: X.B.

FROM: Nancy Moon, Community Development Director

MEETING DATE: December 4, 2025

AGENDA ITEM: CUP-02-2025, applicant, Akbar Bhayani, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 727 Hickory Road, Holly Springs, GA, tax parcel 245 of tax plat 15N14.

EXECUTIVE SUMMARY:

Applicant, Akbar Bhayani, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 727 Hickory Road, Holly Springs, GA, tax parcel 245 of tax plat 15N14. This established business is an ancillary use within the Hickory Market. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of THC to their existing business license.

Since a number of CUP requests have been submitted, the criteria regarding these types of establishments will be addressed for all cases in the following table:

				Required Distance			
	Business Name	**Type**	**Requested Use**	**Religious Institution (>1,000 ft.)**	**Day Care Center (>1,000 ft)**	**School (>1,000 ft.)**	**CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)**
				Actual Distance			
CUP-02-2025	Hickory Market	Ancillary	THC	3,019	6,736	6,746	6,541

CUP-03-2025	PJ's Hop-In	Ancillary	Hemp/THC	1,523	3,982	1,173	540
CUP-04-2025	Ole 5 Vapor	Primary	Hemp/THC	2,355	5,740	873	5,866
CUP-05-2025	Maximum Vapor	Primary	Hemp/THC	2,177	6,018	1,832	>5,000
CUP-06-2025	Walmart	Ancillary	Hemp	1,718	3,153	2,764	907
CUP-07-2025	Delta Depot	Primary	Hemp/THC	1,259	588	1,299	5,866
CUP-08-2025	Kwick Mart	Ancillary	Hemp/THC	288	2,442	138	2,016

Since these are existing stores wishing to add hemp or THC to their existing licensing, there are a number of options with regard to the approval or denial of these CUP requests:

1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
2) CUP approval for just the Tobacco and CBD/Denial of the sale of Hemp and THC.
3) Denial of the CUP request for Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. No public comments were received. The Planning Commission voted to recommend denial of the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

FISCAL IMPACT:

N/A

ATTACHMENTS:

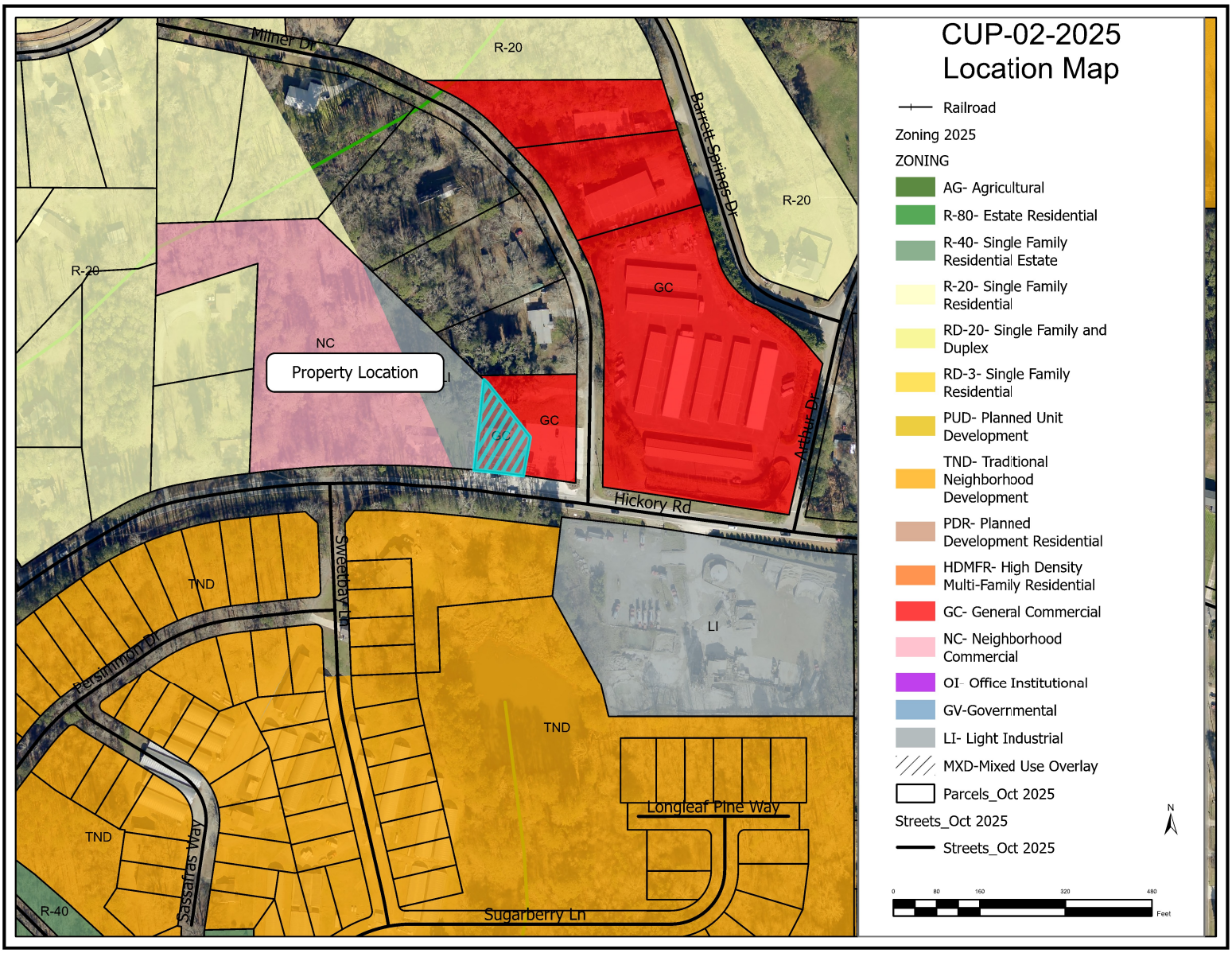
1. Location Map
2. Application
3. Ordinance

RECOMMENDATION:

The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

CONCURRENCES:

City Manager


CUP-02-2025
Location Map
Railroad
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
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
Property Location
Milner Dr
R-20
Barrett Springs Dr
R-20
R-20
GC
NC
LI
GC
GC
Arthur Dr
Hickory Rd
Sweetbay Ln
TND
Persimmon Dr
LI
TND
Longleaf Pine Way
TND
Sassafras Way
R-40
Sugarberry Ln
N
0
80
160
320
480
Feet

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-_____ APPLICATION **CUP-02-2025**

HEARING DATE_____ DATE OF APPLICATION 09/08/2025

APPLICANT Akbar Bhayani OWNER Ashraf Bhayani
(If other that applicant)

ADDRESS 727 Hickory Road ADDRESS 2016 Kinderton Manor Dr

ZIP CODE 30115 PHONE [redacted] ZIP CODE 30097 PHONE_____

EMAIL [redacted] EMAIL [redacted]

SIGNATURE SIGNATURE

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) Sell of THC products

PROPERTY LOCATION/ADDRESS 727 hickory road, Holl ysprings

MAP NUMBER _____ PARCEL NUMBER(S) 15N14-245

LAND LOT(S)_____ DISTRICT(S) _____ SECTION(S)_____

ACREAGE 48 SEWAGE DISPOSAL TYPE Septic UTILITIES AVAILABLE_____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Sell of THC products

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____ STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEES 500.00 RECEIPT# 090825JR CHECK# 2820

Application Information

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

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?
Yes. The proposed sale of THC products will occur entirely within the existing gas station/convenient store, which is already a permitted commercial use.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?
No. All sales occur indoors under strict regulation. Security, ID verification, and state-mandated compliance prevent adverse impacts.

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

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?
No. Customers purchasing THC products are the same customer base already using the gas station. No additional utility demand, public safety burden, or traffic increase is expected.

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)?
Yes. The property is designated for commercial activity in the comprehensive plan. Retail sale of THC products is consistent with that intent and remains within the scope of small-scale, neighborhood-serving retail.

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?
Yes. The comprehensive plan encourages diverse, regulated retail that provides consumer choice and strengthens local commerce. This proposal supports those goal maintaining public safety.

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?
No. The proposal involves indoor retail only within an existing building. No construction, si
grading, or environmental disturbance is required.

(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?
Yes. Evolving state regulations have legalized the retail sale of THC products, creating
market demand. Approving this conditional use allows the property to adapt responsik
while remaining consistent with surrounding commercial uses.

Complete the following section, if applicable.

Residential

Minimum house size:_____sq. ft.

Exterior façade:_____

Maximum number of units:_____

Anticipated start date:_____

Anticipated completion date:_____

Commercial

Number of buildings: 1

Maximum square footage: 1800 sq. ft.

Number of stories: 1

Total number of employees: 3

Exterior façade:_____

Anticipated start date:_____

Anticipated completion date:_____

ATTACHMENT B

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

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

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

3. Explain in detail what services the proposed conditional use business will provide.

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

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

6. What is the projected date that the proposed conditional use business will open?

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

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

9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?

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

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

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

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

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

15. Will the business have adequate facilities and parking to accommodate the proposed use?

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

Attachment B Answers

1. Yes. The business will comply with all applicable zoning stipulations, state licensing requirements, and operational regulations, including age verification and security protocols.

2. Hickory Market

3. The business will sell THC products in sealed packaging for off-site consumption only, consistent with state law. Products will be displayed and sold indoors only, with strict ID verification.

4. Yes. The operator has an established retail model for convenience goods. THC sales will integrate into existing operations with enhanced compliance procedures.

5. The location is already an active fueling and retail destination, serving neighborhood and commuter traffic. Offering THC products here provides convenience to an existing customer base in a secure, regulated setting.

6. Running Business

7. No additional employees are required beyond current staffing.

8. Monday-Saturday 5am-11pm Sunday 7am-10pm

9. Licensing requirements.
Yes. A state license is required for THC product sales. Which is currently UpToDate.

10. Yes. The proposal is consistent with surrounding commercial retail and service establishments.

11. While no formal study has been commissioned, market demand is evident through growing consumer use and similar retail offerings across the region.

12. No. All sales occur indoors with no outdoor use permitted. Strict ID checks, security, and packaging eliminate nuisances.

13. There are limited outlets for THC products in the immediate area. This use expands consumer access without oversaturating the market.

14. Yes. The use complements the district by diversifying retail offerings in a controlled, safe, and consumer-oriented manner.

15. Yes. The existing gas station has sufficient parking and facilities to accommodate the use.

16. Yes. The business is located in a neighborhood commercial corridor where local residents can access the store conveniently.

CONDITIONAL USE PERMIT ORDINANCE

An ordinance to approve a Conditional Use Permit for property identified as tax parcel 245 of tax plat 15N14, located off of Hickory Road, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, requesting the addition of Hemp and THC to the existing license (currently grandfathered for CBD and Tobacco) in the City of Holly Springs, Georgia; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Akbar Bhayani, requesting a Conditional Use Permit, CUP-02-2025, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment in accordance with Article 5 of the Holly Springs Zoning Ordinance; and

WHEREAS, the property now or formerly known as tax parcel 245 of tax plat 15N14 is zoned GC, General Commercial; 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
A Conditional Use Permit for a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, identified as tax parcel 245 of tax plat 15N14, located off of Hickory Road is hereby approved for the sale of Tobacco and CBD products only. The sale of Hemp and THC products is strictly prohibited.

Section 2
This ordinance shall become effective January 1, 2026, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs 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 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.

Approved this 4th day December 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

_____
Ryan P. Shirley, Mayor

_____
Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.C.

FROM: Nancy Moon, Community Development Director

MEETING DATE: December 4, 2025

AGENDA ITEM: CUP-03-2025, applicant, Prayog Inc., requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2240 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 097H of tax plat 15N14.

EXECUTIVE SUMMARY:

Applicant, Prayog Inc., requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 2240 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 097H of tax plat 15N14. This established business is an ancillary use within PJ's Hop-In. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp and THC to their existing business license.

Since a number of CUP requests have been submitted, the criteria regarding these types of establishments will be addressed for all cases in the following table:

				Required Distance			
	Business Name	**Type**	**Requested Use**	**Religious Institution (>1,000 ft.)**	**Day Care Center (>1,000 ft)**	**School (>1,000 ft.)**	**CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)**
				Actual Distance			
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2025	Market						
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CUP-08-2025	Kwick Mart	Ancillary	Hemp/THC	288	2,442	138	2,016

Since these are existing stores wishing to add hemp or THC to their existing licensing, there are a number of options with regard to the approval or denial of these CUP requests:

1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
2) CUP approval for just the Tobacco and CBD/Denial of the sale of Hemp and THC.
3) Denial of the CUP request for Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. No public comments were received. The Planning Commission voted to recommend denial of the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

FISCAL IMPACT:

N/A

ATTACHMENTS:

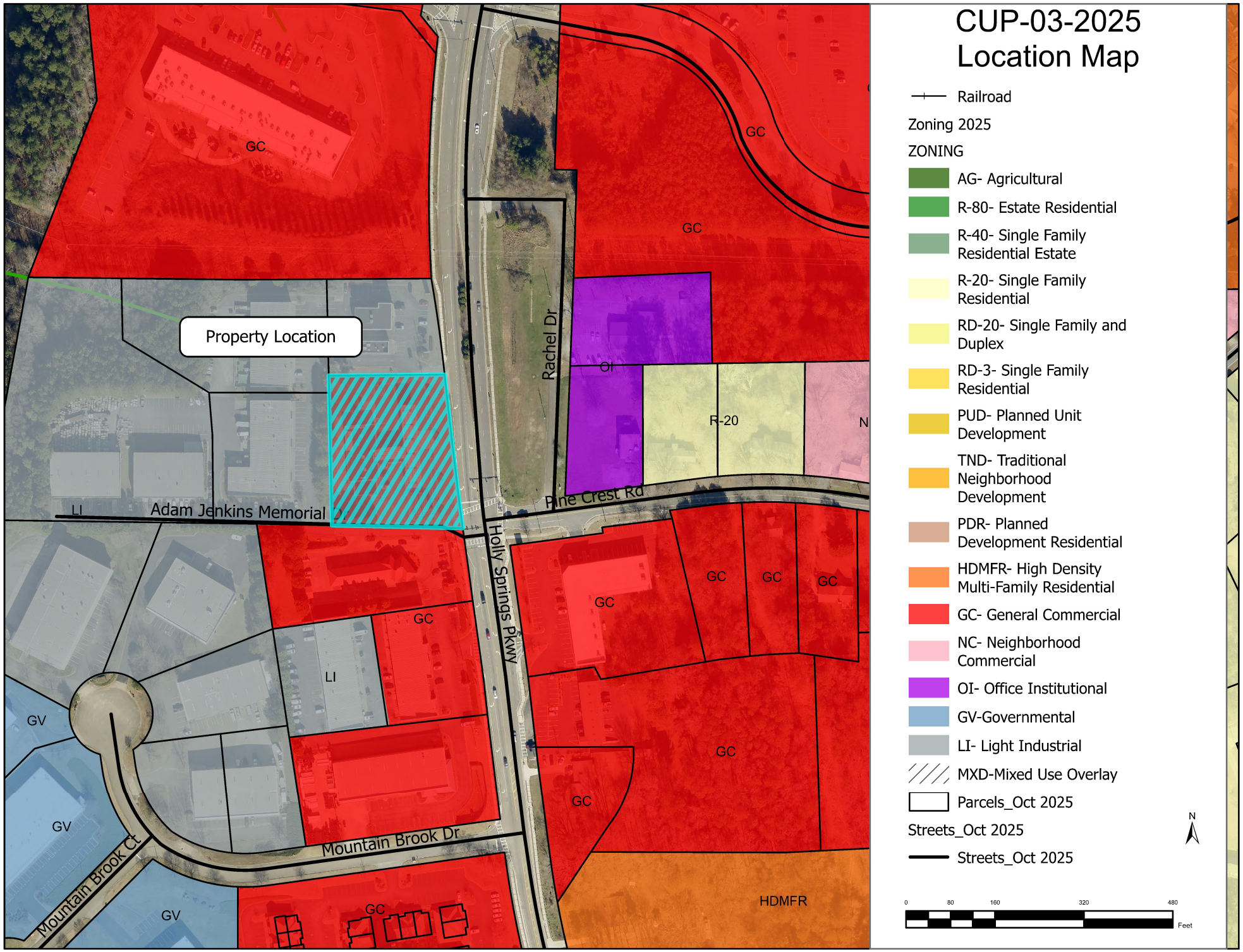
1. Location Map
2. Application
3. Ordinance

RECOMMENDATION:

The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

CONCURRENCES:

City Manager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Location Map
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Zoning 2025
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LI- Light Industrial
MXD-Mixed Use Overlay
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
N
0 80 160 320 480
Feet
Property Location
Rachel Dr
Pine Crest Rd
Adam Jenkins Memorial Dr
Holly Springs Pkwy
Mountain Brook Dr
Mountain Brook Ct
GC
OI
R-20
LI
GV
HDMFR

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p.

APPLICATION MA-_____ APPLICATION CUP-03-2025

HEARING DATE_____ DATE OF APPLICATION _____

APPLICANT PRAYOG INC. dba BIG HOP-IN

OWNER Holly Springs Center, LLC (If other that applicant)

ADDRESS 2240 HOLLY SPRINGS PKWY. SUITE-A, HOLLY SPRINGS

ADDRESS 1255 Lakes Parkway, Suite 180 Lawrenceville, GA

ZIP CODE 30115 PHONE [redacted]

ZIP CODE 30043 PHONE 770.338.2620

EMAIL [redacted]

EMAIL legal@majorsmgmt.com

SIGNATURE

SIGNATURE

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) CBD / HEMP / THC RESALE

PROPERTY LOCATION/ADDRESS 2240 Holly Springs Pkwy. Suite A, Holly Springs

MAP NUMBER 15N14 097 H PARCEL NUMBER(S) 15-0272-0018

LAND LOT(S) 0272 DISTRICT(S) 15 SECTION(S) _____

ACREAGE 1.377 SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST _____

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____ STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEES_____ RECEIPT#_____ CHECK#_____

ATTACHMENT B

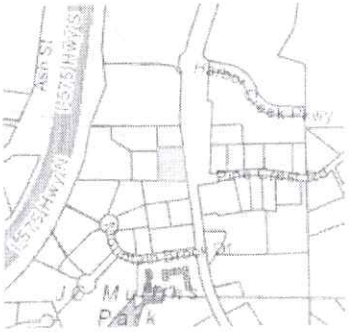
For Conditional Use Permit Requests, please answer the following questions on a separate sheet of paper.

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.
   YES, PROPOSED USE COMPLIES WITH ALL THE additional STIPULATIONS.
2. State the proposed business name, brand, flag, and/or franchise.
   PRAYOG INC. dba. PJ'S HOP-IN (SHELL GAS STATION)
3. Explain in detail what services the proposed conditional use business will provide.
   GAS STATION WITH C-STORE GROCERY, BEER & WINE, VAPE, CBD, THC
4. Has a business plan or model been completed for this proposed conditional use business?
   N/A EXISTING LOCATION
5. Why was this specific location chosen for this proposed establishment?
   ESTABLISHED GAS STATION C-STORE
6. What is the projected date that the proposed conditional use business will open?
   PRE ESTABLISHED LOCATION CURRENTLY SELLING PROPOSED PRODUCTS -
7. How many employees are expected to work at the proposed conditional use business?
   2 FULLTIME 3 PARTIME
8. What are the expected hours of operation for the proposed conditional use business?
   5:30AM to 10 PM (MONDAY - FRIDAY) 7AM - 10 PM SATURDAY, 7AM-9PM SUNDAY.
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?
   BUSINESS LICENSE, YES CA
10. Does the proposed conditional use business conform with the nearby uses already in existence? N/A
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?
    N/A , NO
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?
    NO
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?
    NO,
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?
15. Will the business have adequate facilities and parking to accommodate the proposed use?
    YES
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?
    N/A

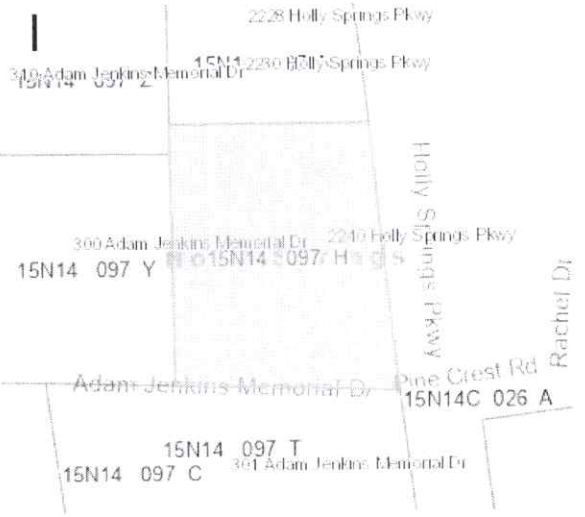
Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N14 097 H

Report generated 9/16/2025 3:58:39 PM



Vicinity Map 1: 17,708.30



Tax parcel highlighted in cyan 1: 2,303.46

Tax Parcel Information

Owner: HOLLY SPRINGS CENTER LLC

Property Address: 2240 Holly Springs Pkwy, Canton 30115

Subdivision: Mountain Brook Industrial Park

TIN: 15N14 097 H

PIN: 15-0272-0018

Mailing Address: P O BOX 1565, LAWRENCEVILLE, GA 30046

Acreage: 1.377

Lot #: 12

PB/PG:

DB/PG:

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

CONDITIONAL USE PERMIT ORDINANCE

An ordinance to approve a Conditional Use Permit for property identified as tax parcel 097H of tax plat 15N14, located off of Holly Springs Parkway, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, requesting the addition of Hemp and THC to the existing license (currently grandfathered for CBD and Tobacco) in the City of Holly Springs, Georgia; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Prayog Inc., requesting a Conditional Use Permit, CUP-03-2025, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment in accordance with Article 5 of the Holly Springs Zoning Ordinance; and

WHEREAS, the property now or formerly known as tax parcel 097H of tax plat 15N14 is zoned GC, General Commercial; 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
A Conditional Use Permit for a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, identified as tax parcel 097H of tax plat 15N14, located off of Holly Springs Parkway is hereby approved for the sale of Tobacco and CBD products only. The sale of Hemp and THC products is strictly prohibited.

Section 2
This ordinance shall become effective January 1, 2026, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs 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 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.

Approved this 4th day December 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

_____
Ryan P. Shirley, Mayor

_____
Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.D.

FROM: Nancy Moon, Community Development Director

MEETING DATE: December 4, 2025

AGENDA ITEM: CUP-04-2025, applicant, James M. O'Rourke, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 5335 Holly Springs Parkway, Suite 103, Holly Springs, GA, tax parcel 081 of tax plat 15N15A.

EXECUTIVE SUMMARY:

Applicant, James M. O'Rourke, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 5335 Holly Springs Parkway, Suite 103, Holly Springs, GA, tax parcel 081 of tax plat 15N15A. This established business is a primary use under the business name of Ole 5 Vapor. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp and THC to their existing business license.

Since a number of CUP requests have been submitted, the criteria regarding these types of establishments will be addressed for all cases in the following table:

				Required Distance			
	Business Name	**Type**	**Requested Use**	**Religious Institution (>1,000 ft.)**	**Day Care Center (>1,000 ft)**	**School (>1,000 ft.)**	**CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)**
				Actual Distance			
CUP-02-2025	Hickory Market	Ancillary	THC	3,019	6,736	6,746	6,541

CUP-03-2025	PJ's Hop-In	Ancillary	Hemp/THC	1,523	3,982	1,173	540
CUP-04-2025	Ole 5 Vapor	Primary	Hemp/THC	2,355	5,740	873	5,866
CUP-05-2025	Maximum Vapor	Primary	Hemp/THC	2,177	6,018	1,832	>5,000
CUP-06-2025	Walmart	Ancillary	Hemp	1,718	3,153	2,764	907
CUP-07-2025	Delta Depot	Primary	Hemp/THC	1,259	588	1,299	5,866
CUP-08-2025	Kwick Mart	Ancillary	Hemp/THC	288	2,442	138	2,016

Since these are existing stores wishing to add hemp or THC to their existing licensing, there are a number of options with regard to the approval or denial of these CUP requests:

1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
2) CUP approval for just the Tobacco and CBD/Denial of the sale of Hemp and THC.
3) Denial of the CUP request for Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. No public comments were received. The Planning Commission voted to recommend denial of the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

FISCAL IMPACT:

N/A

ATTACHMENTS:

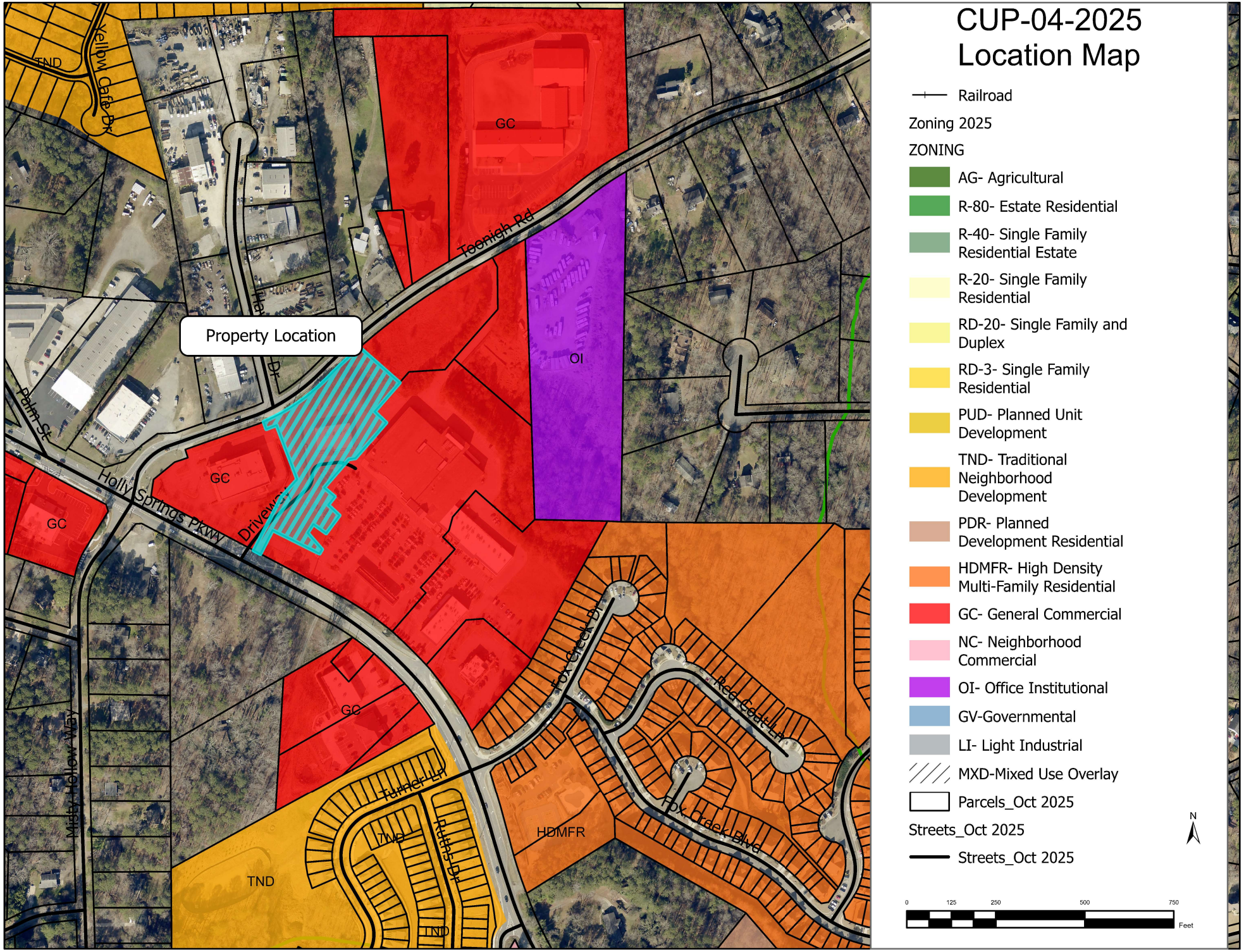
1. Location Map
2. Application
3. Ordinance

RECOMMENDATION:

The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

CONCURRENCES:

City Manager


CUP-04-2025
Location Map
Railroad
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
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
N
0 125 250 500 750
Feet
Property Location
Toonigh Rd
Holly Springs Pkwy
Palm St
Misty Hollow Way
Yellow Cafe Dr
Fox Creek Dr
Red Coat Ln
Fox Creek Blvd
Turner Ln
Ruffin Dr
GC
OI
TND
HDMFR

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-_____ APPLICATION CUP- 04-2025

HEARING DATE_____ DATE OF APPLICATION _____

APPLICANT Olc 5 Vapor James M. O'Rourke

OWNER _____ (If other that applicant)

ADDRESS 5335 Old Hwy 5 #103 Woodstock GA 30188

ADDRESS _____

ZIP CODE 30188 PHONE 4-783-8884

ZIP CODE _____ PHONE _____

EMAIL olc5vapor@gmail

EMAIL _____

SIGNATURE J. O'Rourke.

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) CBD, Hemp, THC, & OR Tobacco-Specialty Store

PROPERTY LOCATION/ADDRESS 5335 Old Hwy 5 Suite 103. Holly Springs 30188

MAP NUMBER _____ PARCEL NUMBER(S) _____

LAND LOT(S)_____ DISTRICT(S) _____ SECTION(S)_____

ACREAGE_____ SEWAGE DISPOSAL TYPE_____ UTILITIES AVAILABLE_____

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

CUP For Above use.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
NA 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)
NA WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEES_____ RECEIPT#_____ CHECK#_____

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-_____ APPLICATION CUP-04-2025

HEARING DATE_____ DATE OF APPLICATION _____

APPLICANT_____ OWNER FrostPoint Capital, LLC - Conor Sweeney
(If other that applicant)

_____ _____

ADDRESS _____ ADDRESS 205 Dautra Street, Suite 300, West Palm Beach, FL

_____ _____

ZIP CODE_____ PHONE_____ ZIP CODE 33401 PHONE 561-396-2335

EMAIL_____ EMAIL csweeney@frostpointcapital.com

SIGNATURE_____ SIGNATURE Conor Sweeney
Signer ID: KR0ZC91W14...

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS _____

MAP NUMBER _____ PARCEL NUMBER(S) _____

LAND LOT(S)_____ DISTRICT(S) _____ SECTION(S)_____

ACREAGE_____ SEWAGE DISPOSAL TYPE_____ UTILITIES AVAILABLE_____

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

_____

_____

_____

_____

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEE$_____ RECEIPT#_____ CHECK#_____

ATTACHMENT B

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

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

2. State the proposed business name, brand, flag, and/or franchise.
   Ole 5 Vapor
3. Explain in detail what services the proposed conditional use business will provide.
   THC, Hemp, Tobacco, E Vapor, E Juice
4. Has a business plan or model been completed for this proposed conditional use business?
   Est. 2014
5. Why was this specific location chosen for this proposed establishment?
   Availibity.
6. What is the projected date that the proposed conditional use business will open?
   2014
7. How many employees are expected to work at the proposed conditional use business?
   2
8. What are the expected hours of operation for the proposed conditional use business?
   10AM - 8PM
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? yes
   Tobacco Licence / YES Hemp Licence / yes.
10. Does the proposed conditional use business conform with the nearby uses already in existence? yes
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? N/A
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? NO
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? NO
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? NA
15. Will the business have adequate facilities and parking to accommodate the proposed use? yes
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile? yes

CONDITIONAL USE PERMIT ORDINANCE

An ordinance to approve a Conditional Use Permit for property identified as tax parcel 081 of tax plat 15N15A, located off of Holly Springs Parkway, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, requesting the addition of Hemp and THC to the existing license (currently grandfathered for CBD and Tobacco) in the City of Holly Springs, Georgia; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by James M. O'Rourke, requesting a Conditional Use Permit, CUP-04-2025, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment in accordance with Article 5 of the Holly Springs Zoning Ordinance; and

WHEREAS, the property now or formerly known as tax parcel 081 of tax plat 15N15A is zoned GC, General Commercial; 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
A Conditional Use Permit for a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, identified as tax parcel 081 of tax plat 15N15A, located off of Holly Springs Parkway is hereby approved for the sale of Tobacco and CBD products only. The sale of Hemp and THC products is strictly prohibited.

Section 2
This ordinance shall become effective January 1, 2026, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs 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 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.

Approved this 4th day December 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

_____
Ryan P. Shirley, Mayor

_____
Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.E.

FROM: Nancy Moon, Community Development Director

MEETING DATE: December 4, 2025

AGENDA ITEM: CUP-05-2025, applicants, Steven Hershey and Jacob Menard, request a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 6115 Hickory Flat Highway, Suite 104, Holly Springs, GA, tax parcel 155F of tax plat 15N26.

EXECUTIVE SUMMARY:

Applicants, Steven Hershey and Jacob Menard, request a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 6115 Hickory Flat Highway, Suite 104, Holly Springs, GA, tax parcel 155F of tax plat 15N26. This established business is a primary use under the business name of Maximum Vapor. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp and THC to their existing business license.

Since a number of CUP requests have been submitted, the criteria regarding these types of establishments will be addressed for all cases in the following table:

				Required Distance			
	Business Name	**Type**	**Requested Use**	**Religious Institution (>1,000 ft.)**	**Day Care Center (>1,000 ft)**	**School (>1,000 ft.)**	**CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)**
				Actual Distance			
CUP-02-	Hickory	Ancillary	THC	3,019	6,736	6,746	6,541

2025	Market						
CUP-03-2025	PJ's Hop-In	Ancillary	Hemp/THC	1,523	3,982	1,173	540
CUP-04-2025	Ole 5 Vapor	Primary	Hemp/THC	2,355	5,740	873	5,866
CUP-05-2025	Maximum Vapor	Primary	Hemp/THC	2,177	6,018	1,832	>5,000
CUP-06-2025	Walmart	Ancillary	Hemp	1,718	3,153	2,764	907
CUP-07-2025	Delta Depot	Primary	Hemp/THC	1,259	588	1,299	5,866
CUP-08-2025	Kwick Mart	Ancillary	Hemp/THC	288	2,442	138	2,016

Since these are existing stores wishing to add hemp or THC to their existing licensing, there are a number of options with regard to the approval or denial of these CUP requests:

1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
2) CUP approval for just the Tobacco and CBD/Denial of the sale of Hemp and THC.
3) Denial of the CUP request for Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. No public comments were received. The Planning Commission voted to recommend denial of the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

FISCAL IMPACT:

N/A

ATTACHMENTS:

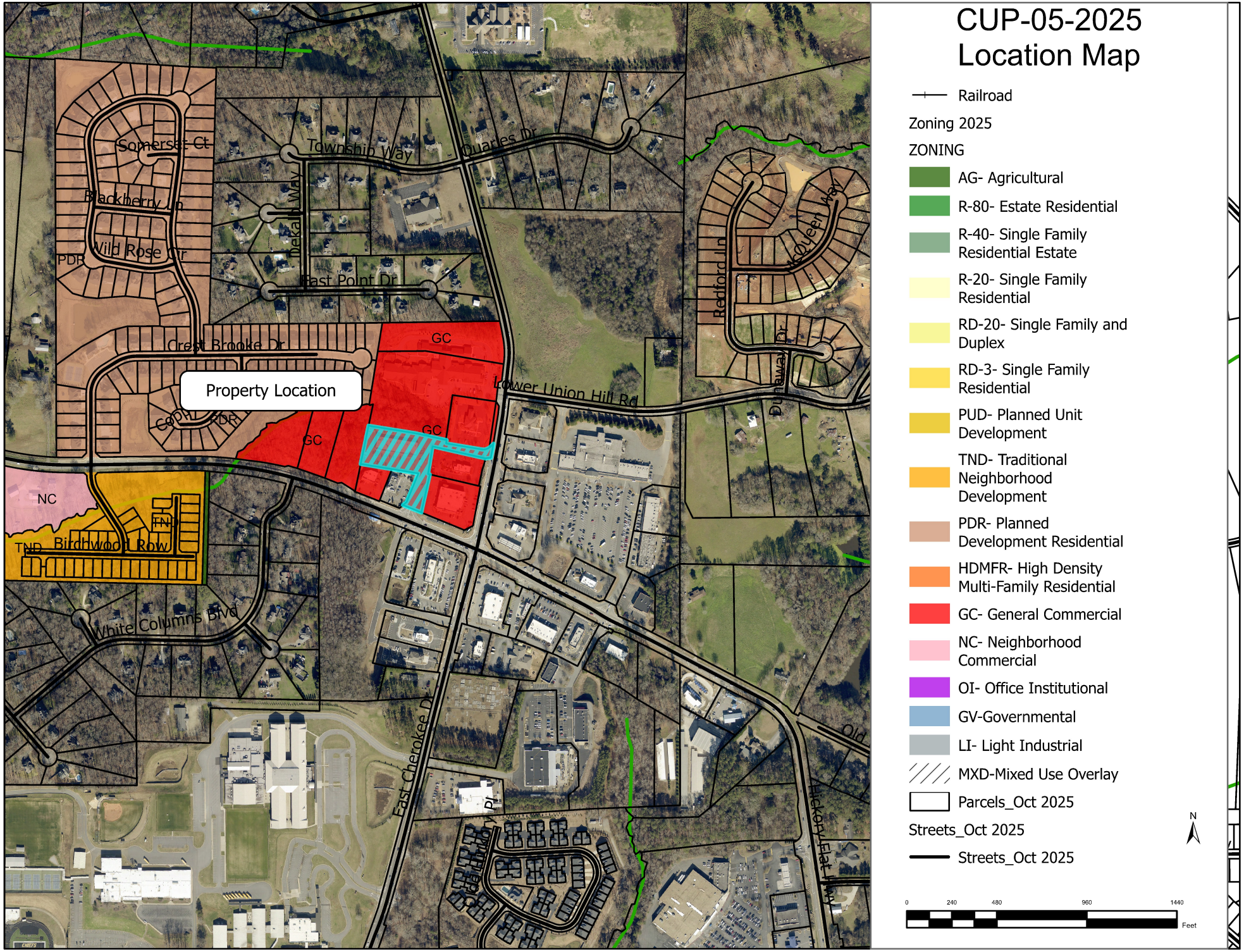
1. Location Map
2. Application
3. Ordinance

RECOMMENDATION:

The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

CONCURRENCES:

City Manager


CUP-05-2025
Location Map
Railroad
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
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
N
0
240
480
960
1440
Feet
Property Location
Somerset Ct
Blackberry Ln
Wild Rose Cir
Township Way
Quarles Dr
Dekalb Way
East Point Dr
Crest Brooke Dr
Lower Union Hill Rd
Redford Ln
Queen Way
Dunaway Dr
GC
PDR
NC
TND
Birchwood Row
White Columns Blvd
East Cherokee Dr
Old Hickory Flat Hwy

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-_____ APPLICATION CUP-05-2025

HEARING DATE_____ DATE OF APPLICATION _____

APPLICANT STEVEN HERSHEY
JACOB MENARD

OWNER 6115 Hickory Flat LLC
(If other that applicant)

ADDRESS 6115 HICKORY FLAT HWY, STE 104, CANTON, GA

ADDRESS 970 old Place Dr
Alpharetta

ZIP CODE 30115 PHONE (770) 403-6739

ZIP CODE 30004 PHONE [redacted]

EMAIL JACOB@SLHRETAIL.COM

EMAIL [redacted]

SIGNATURE

SIGNATURE [redacted]

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) Sale of Hemp, CBD and THC

PROPERTY LOCATION/ADDRESS 6115 Hickory Flat Hwy, STE 104, CANTON, GA

MAP NUMBER _____ PARCEL NUMBER(S) _____

LAND LOT(S)_____ DISTRICT(S) _____ SECTION(S)_____

ACREAGE_____ SEWAGE DISPOSAL TYPE_____ UTILITIES AVAILABLE_____

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: We are requesting a conditional use permit to sell CBD, Hemp and THC.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____ STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEE$_____ RECEIPT#_____ CHECK#_____

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

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____YES ___√___NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____YES ___√___NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____YES ___√___NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating $250.00 or more?

_____YES ___√___NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position:_____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution:_____

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

10-2-25	Steven Hershey	Steven Hershey
DATE	NAME PRINTED	SIGNATURE

ATTACHMENT B

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

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

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

3. Explain in detail what services the proposed conditional use business will provide.

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

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

6. What is the projected date that the proposed conditional use business will open?

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

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

9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?

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

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

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

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

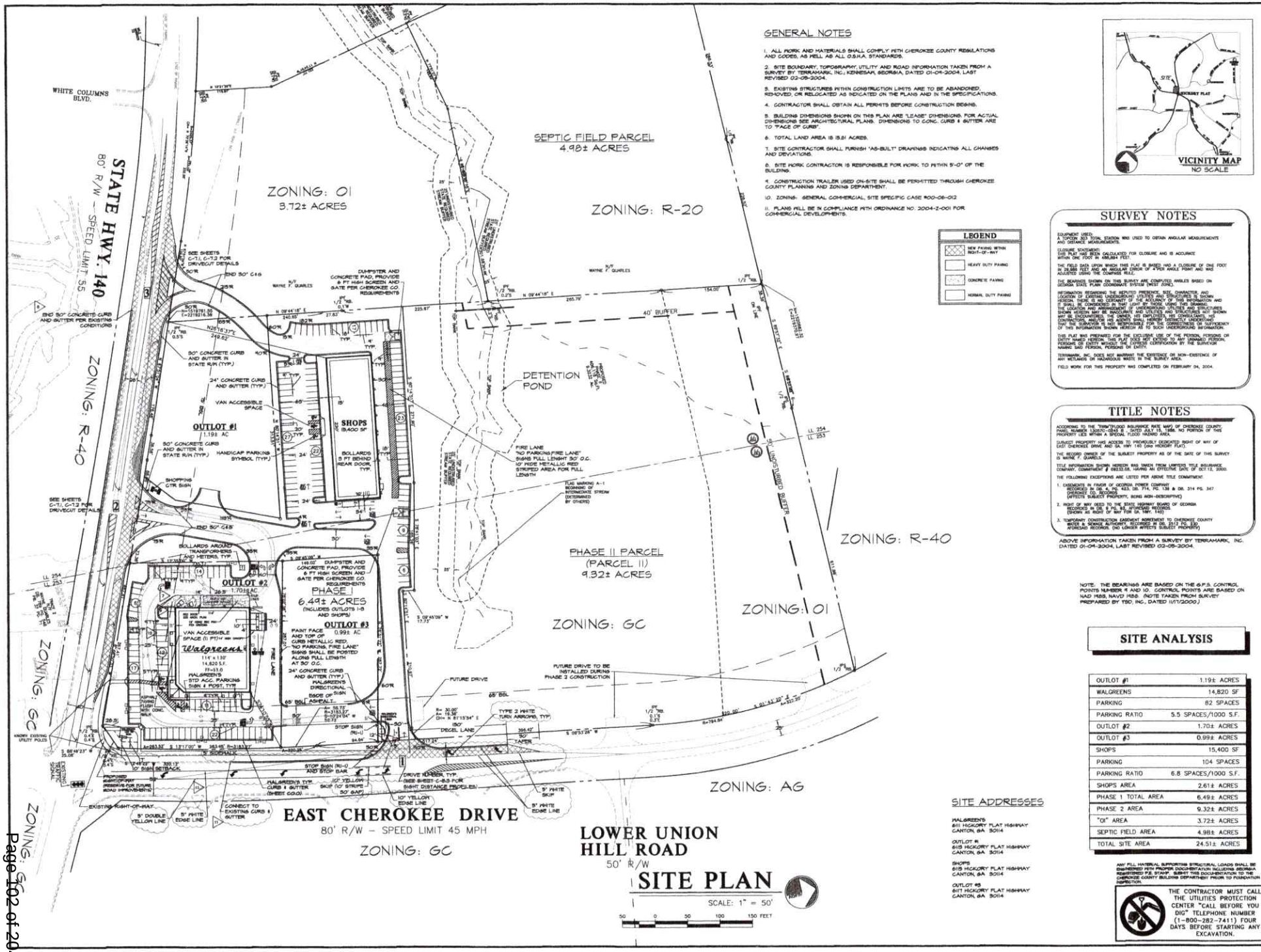
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?

15. Will the business have adequate facilities and parking to accommodate the proposed use?

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

Answers to questions on Attachment B (Page 5)

1. The business already complies with all the additional stipulations by use that are set forth by Section 5.4, Article 5.
2. SLH Retail Investments INC. dba Maximum Vapor
3. The current business already provides alternative tobacco products and is wanting a conditional use permit to sell CBD, Hemp, and THC that meets the legal requirements set forth by the Georgia Department of Agriculture. To which the business currently holds a license from the Georgia Department of Agriculture.
4. The current business plan will continue after the issuance of the conditional use permit.
5. This location has been in operation with a business license from Holly Springs.
6. The business is already in operation and seeking to comply with the new ordinance.
7. Two.
8. The current hours of operation are Monday through Saturday from 11:00 AM to 7:00 PM. Sunday from 12:00 PM to 6:00 PM.
9. The State of Georgia requires that we obtain and maintain a Tobacco License and a Hemp License. Both of which we have obtained and are in good standing.
10. Yes.
11. No.
12. No.
13. No.
14. Yes.
15. Yes.
16. No.



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CHEROKEE COUNTY REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY TERRAMARK, INC., KENNESAW, GEORGIA, DATED 01-04-2004, LAST REVISED 02-05-2004.
3. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
4. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
5. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
6. TOTAL LAND AREA IS 15.81 ACRES.
7. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
8. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
9. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT.
10. ZONING: GENERAL COMMERCIAL, SITE SPECIFIC CASE #00-06-012
11. PLANS WILL BE IN COMPLIANCE WITH ORDINANCE NO. 2004-Z-001 FOR COMMERCIAL DEVELOPMENTS.

LEGEND

- NEW PAVING WITHIN RIGHT-OF-WAY
- HEAVY DUTY PAVING
- CONCRETE PAVING
- NORMAL DUTY PAVING

SURVEY NOTES

EQUIPMENT USED:
A TOPCON 303 TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 430,054 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAD A CLOSURE OF ONE FOOT IN 25,000 FEET AND AN ANGULAR ERROR OF 4"PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (WEST ZONE).

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EARTHEN UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON FEBRUARY 04, 2004.

TITLE NOTES

ACCORDING TO THE 7/99/FLOOD INSURANCE RATE MAP) OF CHEROKEE COUNTY PANEL NUMBER 13057C-0045 E , DATED JULY 15, 1998, NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

SUBJECT PROPERTY HAS ACCESS TO PREVIOUSLY DEDICATED RIGHT OF WAY OF EAST CHEROKEE DRIVE AND GA. HWY 140 (AND HICKORY FLAT).

THE RECORD OWNER OF THE SUBJECT PROPERTY AS OF THE DATE OF THIS SURVEY IS WAYNE F. QUARLES.

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM LAWYERS TITLE INSURANCE COMPANY, COMMITMENT # 08233.04, HAVING AN EFFECTIVE DATE OF OCT 12, 2000.

THE FOLLOWING EXCEPTIONS ARE LISTED PER ABOVE TITLE COMMITMENT:

1. EASEMENTS IN FAVOR OF GEORGIA POWER COMPANY RECORDED IN DEED BOOK 43, PAGE 183, DB. 774, PG. 138 & DB. 314 PG. 347 (AFFECTS SUBJECT PROPERTY, BEING NON-DESCRIPTIVE)
2. RIGHT OF WAY DEED TO THE STATE HIGHWAY BOARD OF GEORGIA RECORDED IN DB. 8, PG. 82, AFORESAID RECORDS (SHOWN AS RIGHT OF WAY FOR GA. HWY. 140)
3. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT TO CHEROKEE COUNTY WATER & SEWAGE AUTHORITY, RECORDED IN DB. 2612 PG. 230, AFOREAID RECORDS. (NO LONGER AFFECTS SUBJECT PROPERTY)

ABOVE INFORMATION TAKEN FROM A SURVEY BY TERRAMARK, INC. DATED 01-04-2004, LAST REVISED 02-05-2004.

NOTE: THE BEARINGS ARE BASED ON THE G.P.S. CONTROL POINTS NUMBER 9 AND 10. CONTROL POINTS ARE BASED ON NAD 1983, NAVD 1988. (NOTE TAKEN FROM SURVEY PREPARED BY TSO, INC., DATED 11/17/2000.)

SITE ANALYSIS

OUTLOT #1	1.19± ACRES
WALGREENS	14,820 SF
PARKING	82 SPACES
PARKING RATIO	5.5 SPACES/1000 S.F.
OUTLOT #2	1.70± ACRES
OUTLOT #3	0.99± ACRES
SHOPS	15,400 SF
PARKING	104 SPACES
PARKING RATIO	6.8 SPACES/1000 S.F.
SHOPS AREA	2.61± ACRES
PHASE 1 TOTAL AREA	6.49± ACRES
PHASE 2 AREA	9.32± ACRES
"OI" AREA	3.72± ACRES
SEPTIC FIELD AREA	4.98± ACRES
TOTAL SITE AREA	24.51± ACRES

SITE ADDRESSES

WALGREENS
6111 HICKORY FLAT HIGHWAY
CANTON, GA 30114

OUTLOT #1
6113 HICKORY FLAT HIGHWAY
CANTON, GA 30114

SHOPS
6115 HICKORY FLAT HIGHWAY
CANTON, GA 30114

OUTLOT #3
6117 HICKORY FLAT HIGHWAY
CANTON, GA 30114

ANY FILL MATERIAL SUPPORTING STRUCTURAL LOADS SHALL BE ENGINEERED WITH PROPER DOCUMENTATION INCLUDING GEORGIA REGISTERED P.E. STAMP. SUBMIT THIS DOCUMENTATION TO THE CHEROKEE COUNTY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

THE CONTRACTOR MUST CALL THE UTILITIES PROTECTION CENTER "CALL BEFORE YOU DIG" TELEPHONE NUMBER (1-800-282-7411) FOUR DAYS BEFORE STARTING ANY EXCAVATION.

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road Suite 275 Alpharetta, Georgia 30005
770-674-2600 Fax 678-319-0745

GEORGIA REGISTERED PROFESSIONAL ENGINEER 31065

PROJECT
THE VILLAGE AT HICKORY FLAT
CHEROKEE COUNTY
FOR THE GIPSON COMPANY
ATLANTA, GEORGIA

REVISIONS
- DOT PLANS 04-21-04
- COUNTY / DOT COMMENTS 07-23-2004
- COUNTY COMMENTS 08-9-2004
- COUNTY / DOT COMMENTS 08-24-2004
- COUNTY COMMENTS 09-21-2004
- SHOW ADDRESS ON PLAN 10-25-2004
- WALGREENS COMMENTS 11-1-2004
- DOT COMMENTS 01-21-2005
- WALGREENS COMMENTS 01-28-2005
- WALGREENS COMMENTS 02-14-2005
- ECO REVISIONS (PER COUNTY) 03-01-2005

SHEET TITLE
SITE PLAN

DATE
04-20-04

PROJECT NUMBER
99-156

SHEET NUMBER
C-1

CONDITIONAL USE PERMIT ORDINANCE

An ordinance to approve a Conditional Use Permit for property identified as tax parcel 155F of tax plat 15N26, located off of Hickory Flat Highway, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, requesting the addition of Hemp and THC to the existing license (currently grandfathered for CBD and Tobacco) in the City of Holly Springs, Georgia; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Steven Hershey and Jacob Menard, requesting a Conditional Use Permit, CUP-05-2025, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment in accordance with Article 5 of the Holly Springs Zoning Ordinance; and

WHEREAS, the property now or formerly known as tax parcel 155F of tax plat 15N26 is zoned GC, General Commercial; 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
A Conditional Use Permit for a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, identified as tax parcel 155F of tax plat 15N26, located off of Hickory Flat Highway is hereby approved for the sale of Tobacco and CBD products only. The sale of Hemp and THC products is strictly prohibited.

Section 2
This ordinance shall become effective January 1, 2026, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs 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 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.

Approved this 4th day December 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

_____
Ryan P. Shirley, Mayor

_____
Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.F.

FROM: Nancy Moon, Community Development Director

MEETING DATE: December 4, 2025

AGENDA ITEM: CUP-07-2025, applicant, Jonathan Davis, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 6244 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 106E of tax plat 15N16.

EXECUTIVE SUMMARY:

Applicant, Jonathan Davis, requests a conditional use permit for a CBD, Hemp, THC, and/or Tobacco Specialty Store for property located at 6244 Holly Springs Parkway, Suite A, Holly Springs, GA, tax parcel 106E of tax plat 15N16. This established business is a primary use operating under the business name of Delta Depot. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp and THC to their existing business license.

Since a number of CUP requests have been submitted, the criteria regarding these types of establishments will be addressed for all cases in the following table:

				Required Distance			
	Business Name	**Type**	**Requested Use**	**Religious Institution (>1,000 ft.)**	**Day Care Center (>1,000 ft)**	**School (>1,000 ft.)**	**CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)**
				Actual Distance			
CUP-02-	Hickory	Ancillary	THC	3,019	6,736	6,746	6,541

2025	Market						
CUP-03-2025	PJ's Hop-In	Ancillary	Hemp/THC	1,523	3,982	1,173	540
CUP-04-2025	Ole 5 Vapor	Primary	Hemp/THC	2,355	5,740	873	5,866
CUP-05-2025	Maximum Vapor	Primary	Hemp/THC	2,177	6,018	1,832	>5,000
CUP-06-2025	Walmart	Ancillary	Hemp	1,718	3,153	2,764	907
CUP-07-2025	Delta Depot	Primary	Hemp/THC	1,259	588	1,299	5,866
CUP-08-2025	Kwick Mart	Ancillary	Hemp/THC	288	2,442	138	2,016

Since these are existing stores wishing to add hemp or THC to their existing licensing, there are a number of options with regard to the approval or denial of these CUP requests:

1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
2) CUP approval for just the Tobacco and CBD/Denial of the sale of Hemp and THC.
3) Denial of the CUP request for Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. One person spoke in opposition of this application and presented a petition with 19 signatures. The Planning Commission voted to recommend denial of the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Application

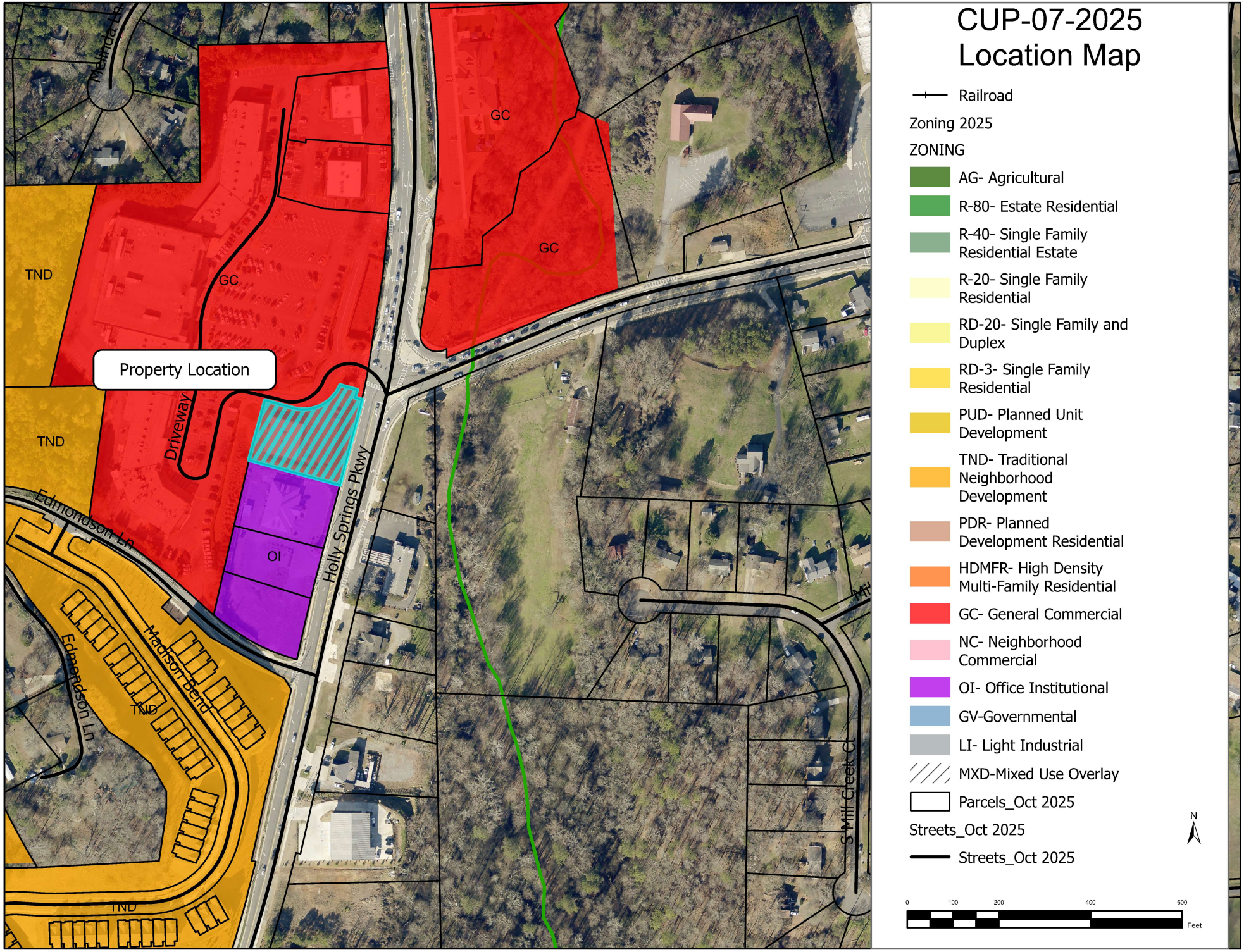
3. Petition
4. Ordinance

RECOMMENDATION:

The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

CONCURRENCES:

City Manager


CUP-07-2025
Location Map
Railroad
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
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
N
0 100 200 400 600
Feet
Property Location
Driveway
Holly Springs Pkwy
Edmondson Ln
Madison Bend
S Mill Creek Ct
GC
TND
OI

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA- _____ APPLICATION **CUP--07-2025**

HEARING DATE _____ DATE OF APPLICATION _____

APPLICANT Jonathan Davis OWNER East Cherokee LLC

(If other that applicant)

HOLLY SPRINGS PKWY

ADDRESS 6244 ~~Old Hwy 5~~, Ste A ADDRESS 151 Bodman Place Suite 201

Holly Springs, GA 30188 Red Bank, NJ

ZIP CODE 30188 PHONE [redacted] ZIP CODE 07701 PHONE 732-398-6463

EMAIL deltadepot@yahoo.com EMAIL jtaylor@fnrpusa.com

SIGNATURE Jonathan Davis SIGNATURE Jannelle Taylor

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS _____

MAP NUMBER _____ PARCEL NUMBER(S) _____

LAND LOT(S) _____ DISTRICT(S) _____ SECTION(S) _____

ACREAGE _____ SEWAGE DISPOSAL TYPE _____ UTILITIES AVAILABLE _____

DESCRIPTION OF PROPOSED DEVELOPMENT AND OR CONDITIONAL USE REQUEST: _____

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

FILING FEES _____ RECEIPT# _____ CHECK# _____

ATTACHMENT B

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

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

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

3. Explain in detail what services the proposed conditional use business will provide.

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

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

6. What is the projected date that the proposed conditional use business will open?

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

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

9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials?

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

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

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

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

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

15. Will the business have adequate facilities and parking to accommodate the proposed use?

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

Jonathan Davis
Delta Depot

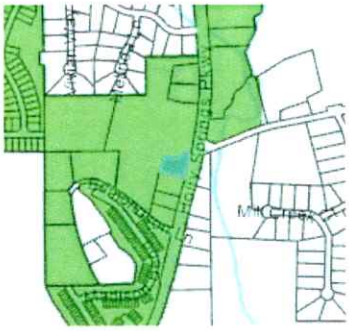
Attachment B

1. The proposed complies with all of the stipulations by use.
2. Delta Depot
3. Resale of hemp & THC products.
4. yes
5. Busy Location
6. We opened in 2022
7. 2
8. mon-Fri 11am-8pm, Sat 11am-7pm, Sun closed
9. Hemp License from the Dept of Agriculture. Yes, we posses one.
10. yes
11. yes
12. NO
13. NO
14. yes
15. yes
16. N/A

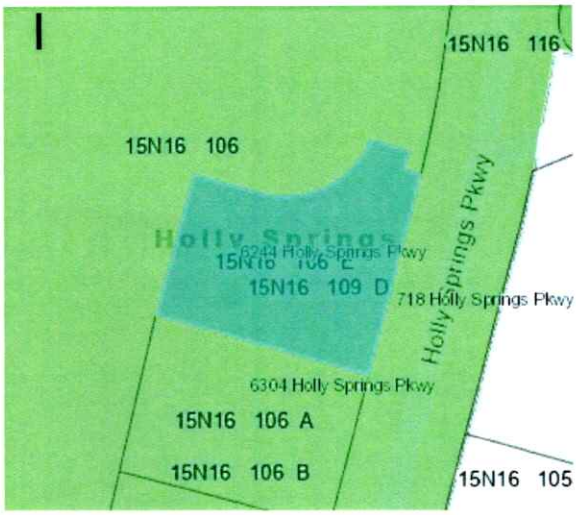
Geocortex Essentials Parcel Report
Cherokee County, GA

TIN: 15N16 106 E

Report generated 9/24/2025 1:47:27 PM



Vicinity Map 1: 17,304.59



Tax parcel highlighted in cyan 1: 2,044.47

Tax Parcel Information

Owner: EAST CHEROKEE LLC

Property Address: 6244 Holly Springs Pkwy, Woodstock 30188

Subdivision:

TIN: 15N16 106 E

PIN: 15-0775-0056

Mailing Address: 151 BODMAN PL, RED BANK, NJ 07701

Acreage: 0.835

Lot #: 1

PB/PG:

DB/PG:

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

THE CITY OF HOLLY SPRINGS WILL HAVE A PUBLIC HEARING ON THURSDAY, NOVEMBER 13, 2025 TO CONSIDER THE REQUEST FOR A TOBACCO SPECIALITY STORE LOCATED AT 6244 HOLLY SPRINGS PARKWAY.

PLEASE SIGN THIS PETITION TO HELP STOP THIS STORE.

I AM OPPOSED TO SELLING THESE TOBACCO PRODUCTS INCLUDING CBD, HEMP, THC.... NEAR DR. TIMOTHY BENICH'S OFFICE.

GATEWAY DRUG, pushers WANT NEW ADICTS.

↑ BAD + ADDICTIVE!

	NAME	PHONE NUMBER
1.	Angela Lecroy	[redacted]
2.	[redacted]	[redacted]
3.	Austin A. Doyle, DMD	[redacted]
4.	Brittany Littlejohn	[redacted]
5.	[redacted]	[redacted]
6.	Cinthya Alvarado	[redacted]
7.	Andrea Anderson	[redacted]
8.	David Burt	[redacted]
9.	Shea Rutledge	[redacted]
10.	David Hailfred	[redacted]
11.	Sandra McEagle	[redacted]
12.	Moises Velazquez	[redacted]
13.	Vani Davis	[redacted]
14.	Martin Boyd	
15.	Cheri Collett	[redacted]
16.	Ricky Collett	[redacted]
17.	Ben Dover	
18.	[redacted]	[redacted]

CONDITIONAL USE PERMIT ORDINANCE

An ordinance to approve a Conditional Use Permit for property identified as tax parcel 106E of tax plat 15N16, located off of Holly Springs Parkway, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, requesting the addition of Hemp and THC to the existing license (currently grandfathered for CBD and Tobacco) in the City of Holly Springs, Georgia; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Jonathan Davis, requesting a Conditional Use Permit, CUP-07-2025, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment in accordance with Article 5 of the Holly Springs Zoning Ordinance; and

WHEREAS, the property now or formerly known as tax parcel 106E of tax plat 15N16 is zoned GC, General Commercial; 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
A Conditional Use Permit for a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, identified as tax parcel 106E of tax plat 15N16, located off of Holly Springs Parkway is hereby approved for the sale of Tobacco and CBD products only. The sale of Hemp and THC products is strictly prohibited.

Section 2
This ordinance shall become effective January 1, 2026, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs 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 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.

Approved this 4th day December 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

_____
Ryan P. Shirley, Mayor

_____
Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.G.

FROM: Nancy Moon, Community Development Director

MEETING DATE: December 4, 2025

AGENDA ITEM: CUP-08-2025, applicant, Tanisha Damani, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 2619 Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 93N00.

EXECUTIVE SUMMARY:

Applicant, Tanisha Damani, requests a conditional use permit for CBD, Hemp, THC, and/or Tobacco Specialty for property located at 2619 Holly Springs Parkway, Holly Springs, GA, tax parcel 001 of tax plat 93N00. This established business is an ancillary use within the Holly Kwick Mart. With the recent changes in state law and the most recent amendment to the zoning ordinance regarding these types of establishments, the City Council did not grandfather the sale of any THC or hemp products. This CUP application requests to add the sale of Hemp and THC to their existing business license.

Since a number of CUP requests have been submitted, the criteria regarding these types of establishments will be addressed for all cases in the following table:

				Required Distance			
	Business Name	**Type**	**Requested Use**	**Religious Institution (>1,000 ft.)**	**Day Care Center (>1,000 ft)**	**School (>1,000 ft.)**	**CBD, Hemp, THC, and/or Tobacco Specialty Store (>5,000 ft.)**
				Actual Distance			
CUP-02-	Hickory	Ancillary	THC	3,019	6,736	6,746	6,541

2025	Market						
CUP-03-2025	PJ's Hop-In	Ancillary	Hemp/THC	1,523	3,982	1,173	540
CUP-04-2025	Ole 5 Vapor	Primary	Hemp/THC	2,355	5,740	873	5,866
CUP-05-2025	Maximum Vapor	Primary	Hemp/THC	2,177	6,018	1,832	>5,000
CUP-06-2025	Walmart	Ancillary	Hemp	1,718	3,153	2,764	907
CUP-07-2025	Delta Depot	Primary	Hemp/THC	1,259	588	1,299	5,866
CUP-08-2025	Kwick Mart	Ancillary	Hemp/THC	288	2,442	138	2,016

Since these are existing stores wishing to add hemp or THC to their existing licensing, there are a number of options with regard to the approval or denial of these CUP requests:

1) Full CUP approval for all CBD, Hemp, THC and Tobacco products;
2) CUP approval for just the Tobacco and CBD/Denial of the sale of Hemp and THC.
3) Denial of the CUP request for Hemp and THC but grandfather the sale of Tobacco and CBD with the grandfathered use staying nonconforming.

In addition, the CUP approval, if approved in any form, could be restricted to just the current owner of the business. In general, a Conditional Use Permit approval runs with the land.

Planning Commission Recommendation

The Planning Commission conducted a public hearing on November 13, 2025. No public comments were received. The Planning Commission voted to recommend denial of the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

FISCAL IMPACT:

N/A

ATTACHMENTS:

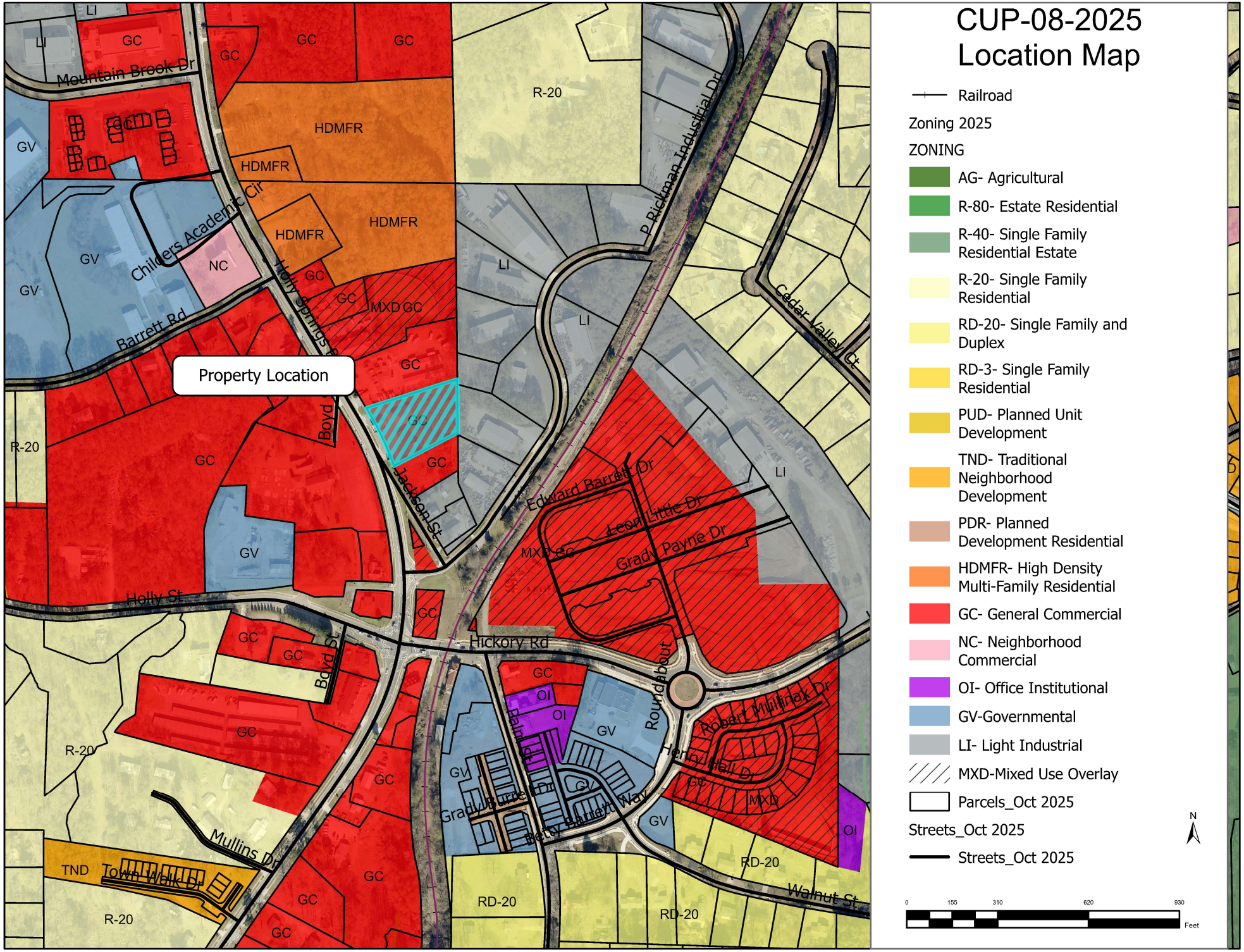
1. Location Map
2. Application
3. Ordinance

RECOMMENDATION:

The staff recommendation is to deny the Conditional Use Permit request to add Hemp and THC to the business license, but grant a Conditional Use Permit for the grandfathered uses of Tobacco and CBD.

CONCURRENCES:

City Manager


CUP-08-2025
Location Map
Property Location
Railroad
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
Parcels_Oct 2025
Streets_Oct 2025
Streets_Oct 2025
Mountain Brook Dr
Childers Academic Cir
Barrett Rd
Holly Springs Rd
Boyd St
Jackson St
Holly St
Hickory Rd
Edward Barrett Dr
Leon Little Dr
Grady Payne Dr
P Rickman Industrial Dr
Cedar Valley Ct
Roundabout
Robert Millirax Dr
Henry Hall Dr
Grady Burke Dr
Betty Barrett Way
Mullins Dr
Town Walk Dr
Walnut St
0 155 310 620 930
Feet
N

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

For Application Procedures, See p. 7

APPLICATION MA-_____ APPLICATION **CUP-08-2025**

HEARING DATE_____ DATE OF APPLICATION 9/12/2025

APPLICANT_____ OWNER HOLLY KWIK MART INC.

(If other that applicant)

ADDRESS_____ ADDRESS 269 HOLLY SPRINGS PKWY

HOLLY SPRINGS, GA,

ZIP CODE_____ PHONE_____ ZIP CODE 30115 PHONE [redacted]

EMAIL_____ EMAIL [redacted]

SIGNATURE_____ SIGNATURE [signature]

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

PRESENT ZONING DISTRICT(S) _____ REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) CUP FOR RETAIL

PROPERTY LOCATION ADDRESS _____

MAP NUMBER 93N00 PARCEL NUMBER(S) 001

LAND LOT(S)_____ DISTRICT(S) _____ SECTION(S)_____

ACREAGE 1.13 SEWAGE DISPOSAL TYPE SEPTIC UTILITIES AVAILABLE ELECTRIC | WATER

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

CUP FOR RETAIL

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

____WARRANTY DEED
____TAX DOCUMENTATION
____SURVEY PLAT BY REGISTERED SURVEYOR
____1 LARGE COPY (22" x 34") OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR ____1 PDF COPY OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
____CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
____ATTACHMENT B (CONDITIONAL USE PERMIT REQUESTS ONLY)
____WATER/SEWER AVAILABILITY LETTER FROM CCWSA (CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY)

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:	CITY COUNCIL DECISION:
APPROVED_____ STIPULATIONS_____	APPROVED_____ STIPULATIONS_____
DISAPPROVED_____	DISAPPROVED_____

FILING FEES_____ RECEIPT#_____ CHECK#_____

Application Information

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

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

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

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

(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? N/A

(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)? N/A

(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? N/A

(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?

N/A

(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?

N/A

Complete the following section, if applicable.

Residential

Minimum house size:_____sq. ft.

Exterior façade:_____

Maximum number of units:_____

Anticipated start date:_____

Anticipated completion date:_____

Commercial

Number of buildings: 1

Maximum square footage: 2500 sq. ft.

Number of stories: 1

Total number of employees: 2

Exterior façade: BRICK

Anticipated start date: N/A

Anticipated completion date: N/A

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

ATTACHMENT A

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____YES ___✓___NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____YES ___✓___NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____YES ___✓___NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating $250.00 or more?

_____YES ___✓___NO

If yes, in accordance with O.C.G.A. 36-67A-3, you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position:_____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution:_____

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

09/12/25	TANISHA DAMANI	
DATE	NAME PRINTED	SIGNATURE

ATTACHMENT B

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

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5. YES
2. State the proposed business name, brand, flag, and/or franchise. HOLLY KWIK MART INC
3. Explain in detail what services the proposed conditional use business will provide. RETAIL (LESS TH 10%)
4. Has a business plan or model been completed for this proposed conditional use business? N/A
5. Why was this specific location chosen for this proposed establishment?
6. What is the projected date that the proposed conditional use business will open? ALREADY OPEN
7. How many employees are expected to work at the proposed conditional use business? TWO EMPLOYE
8. What are the expected hours of operation for the proposed conditional use business? 6 AM - 10PM
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? TOBACCO LICENSE YES
10. Does the proposed conditional use business conform with the nearby uses already in existence? NO
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? NO
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? NO
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? NO
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? N/A
15. Will the business have adequate facilities and parking to accommodate the proposed use? YES
16. If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile? NO

CONDITIONAL USE PERMIT ORDINANCE

An ordinance to approve a Conditional Use Permit for property identified as tax parcel 001 of tax plat 93N00, located off of Holly Springs Parkway, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, requesting the addition of Hemp and THC to the existing license (currently grandfathered for CBD and Tobacco) in the City of Holly Springs, Georgia; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Tanisha Damani, requesting a Conditional Use Permit, CUP-08-2025, to allow a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment in accordance with Article 5 of the Holly Springs Zoning Ordinance; and

WHEREAS, the property now or formerly known as tax parcel 001 of tax plat 93N00 is zoned GC, General Commercial; 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
A Conditional Use Permit for a "CBD, Hemp, THC, and/or Tobacco Specialty Store" establishment, identified as tax parcel 001 of tax plat 93N00 located off of Holly Springs Parkway is hereby approved for the sale of Tobacco and CBD products only. The sale of Hemp and THC products is strictly prohibited.

Section 2
This ordinance shall become effective January 1, 2026, upon approval by Mayor and City Council.

Section 4
The Community Development Director of the City of Holly Springs 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 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.

Approved this 4th day December 2025, by the Mayor and City Council of the City of Holly Springs, Georgia.

_____
Ryan P. Shirley, Mayor

_____
Karen Norred, City Clerk
(Seal)

ITEM REPORT

AGENDA ITEM NUMBER: X.H.

FROM: Robert H. Logan, City Manager

MEETING DATE: December 4, 2025

AGENDA ITEM: Quote #344 from Scrubs Soft Wash for installation of Christmas lights at the Train Depot, Hardin Pavilion, and Hardin House in an amount not to exceed $4,240 and authorize and ratify the signature of the City Manager.

EXECUTIVE SUMMARY:

At the request of Mayor Shirley, the City sought quotes to install Christmas lights at the Train Depot, Hardin Pavilion, and the Hardin House. This is a three-year quote, where the total price for years 2 and 3 will be $3,827. This quote includes lights, the installation of lights, removal of lights, and storage of lights during the off season.

FISCAL IMPACT:

Although not budgeted, funds are available in the Main Street checking account to cover Year 1 expenses.

Year 1: $4,240
Year 2: $3,827
Year 3: $3,827

ATTACHMENTS:

1. Scrubs Soft Wash #344

RECOMMENDATION:

The staff recommendation is approval of Quote #344 from Scrubs Soft Wash.

CONCURRENCES:

City Manager

Scrubs Soft Wash

645 Mile Branch Road | Canton, Georgia 30114
(470)680-6464 | ScrubsSoftWash@gmail.com | www.ScrubsSoftwWash.com

RECIPIENT:

CITY OF HOLLY SPRINGS

164 Hickory Road
Canton, Georgia 30115

Quote #344

Sent on	Nov 20, 2025
Total	**$4,240.00**

Product/Service	Description	Qty.	Unit Price	Total
TRAIN DEPOT	Install Christmas Lights on train depot 270'@$4 Railings 163'@$4 Price will be $1559 year two and year three	430	$4.00	$1,720.00
GAZEBO	Install Christmas Lights White 125' at $4 $250 each tree Next 2 years $900	1	$1,000.00	$1,000.00
THE HARDIN HOUSE	113 Palm Street Install Christmas Lights White 45' railings front@$4 per linear ft 275' on Hardin House @$4 per linear ft. 60' back railings @$4 per linear ft. Total price will be $1368 for year two and year three	380	$4.00	$1,520.00

Total **$4,240.00**

This quote is valid for the next 30 days and payment is due in full at time of service.
There is a 3% processing fee for all credit/debit card payments.

Nov 24, 2025 Robert H. Logan

Date Client Signature

ITEM REPORT

AGENDA ITEM NUMBER: X.I.

FROM: Robert H. Logan, City Manager

MEETING DATE: December 4, 2025

AGENDA ITEM: Quote #373 from Scrubs Soft Wash for installation of Christmas lights at Cherokee County Fire & Emergency Services Station 8 in an amount not to exceed $1,660 and authorize and ratify the signature of the City Manager.

EXECUTIVE SUMMARY:

Quote #373 from Scrubs Soft Wash in an amount not to exceed $1,660 for installation of Christmas lights at Cherokee County Fire & Emergency Services Station 8.

IS THIS A BUDGETED ITEM?

No

FUNDING SOURCE:

Other

FISCAL IMPACT:

Although not budgeted, the Main Street checking account can cover this cost for Year 1.

Year 1: $1,660
Year 2: $1,494
Year 3: $1,494

ATTACHMENTS:

1. Scrubs Soft Wash #373

RECOMMENDATION:

The staff recommendation is approval of Quote #373 from Scrubs Soft Wash.

CONCURRENCES:

City Manager.

Scrubs Soft Wash

645 Mile Branch Road | Canton, Georgia 30114
(470)680-6464 | ScrubsSoftWash@gmail.com | www.ScrubsSoftwWash.com

RECIPIENT:

CITY OF HOLLY SPRINGS

164 Hickory Road
Canton, Georgia 30115

Quote #373

Sent on	Nov 24, 2025
Total	$**1,660.00**

Product/Service	Description	Qty.	Unit Price	Total
Christmas Lights Installation	Install Christmas Lights fire station. Includes three sides of the fire station and both levels. Price includes supplying the lights, putting them up, taking them down, and storing them through the year. Price will be $1494 year two and year three.	1	$1,660.00	$1,660.00

Total $**1,660.00**

This quote is valid for the next 30 days and payment is due in full at time of service.
There is a 3% processing fee for all credit/debit card payments.

ITEM REPORT

AGENDA ITEM NUMBER: X.J.

FROM: Karen Norred, Assistant City Manager/City Clerk

MEETING DATE: December 4, 2025

AGENDA ITEM: Renewal of the Georgia Municipal Association (GMA) - Georgia Interlocal Risk Management Agency (GIRMA) First Responder Post Traumatic Stress Disorder (PTSD) Program Coverage through insurer Metropolitan Life Insurance Company (MetLife).

EXECUTIVE SUMMARY:

Renew the Lump Sum PTSD Diagnosis Benefit and the PTSD Disability Limit lines of coverage. The GMA-GIRMA Critical Illness Lump Sum PTSD Diagnosis Benefit and Long-Term Disability (Income Replacement) coverage components are designed to comply with House Bill 451.

IS THIS A BUDGETED ITEM?

Yes

FUNDING SOURCE:

General Fund

FISCAL IMPACT:

Component 1: Lifetime Critical Illness Lump Sum PTSD Diagnosis Benefit $1,794
Component 2: Lifetime Long-Term PTSD Disability Benefit $3,978

ATTACHMENTS:

1. PTSD Proposal - GMA GIRMA

RECOMMENDATION:

The staff recommendation is approval of the renewal.

CONCURRENCES:

City Manager
Finance and Administration

GEORGIA FIRST RESPONDER PTSD PROGRAM

ACCG | GEORGIA MUNICIPAL ASSOCIATION

GMA - GIRMA Georgia First Responder PTSD Program
Proposal for Coverage

Effective Date: January 1, 2026
Anniversary Date: January 1

Member: City of Holly Springs
Member Number: 0000125
Insurer: Metropolitan Life Insurance Company (MetLife)

There are two coverage components required by House Bill 451 (2024) effective January 1, 2025:

1) Lifetime Critical Illness Lump Sum PTSD Diagnosis Benefit
2) Lifetime Long-Term PTSD Disability Benefit (Income Replacement)

The GMA-GIRMA Critical Illness Lump Sum PTSD Diagnosis Benefit and Long-Term Disability (Income Replacement) coverage components are designed to comply with House Bill 451 when purchased together. However, a city is permitted to purchase only one component if you have existing coverage that complies with the new law.

Estimated annual premiums are based on the Eligible First Responder census data provided by the city. While the premiums below are estimated annual amounts, the city will be billed on a semiannual basis in an amount that reflects the city's updates to the census.

Component 1: Lump Sum PTSD Diagnosis Benefit – All First Responders		
Lifetime Benefit per first responder:	$3,000	**(Mandated Limit)**
Lump Sum PTSD Diagnosis Benefit - Estimated Annual Premium for All First Responders:		**$1,794.00**

Component 2: PTSD Disability Limit		
Employed First Responders		
Monthly benefit:	60% of pre-disability first responder earnings	
Maximum monthly benefit per first responder:	$5,000	
Estimated Annual Premium for Employed First Responders:		**$3,978.00**
Volunteer First Responders		
Monthly Benefit per first responder:	$1,500	
Estimated Annual Premium for Volunteer First Responders:		**$0.00**
PTSD Disability Limit – Estimated Annual Premium for All First Responders:		**$3,978.00**

Estimated Annual Premium for Components 1 & 2: Lump Sum PTSD Diagnosis Benefit and PTSD Disability Benefit	**$5,772.00**

This proposal is valid for 30 days after proposal is issued or until the effective date, whichever is later.
This overview is not a part of the policy(ies) and does not provide or explain all provisions of the policy(ies).

GEORGIA FIRST RESPONDER
PTSD PROGRAM
ACCG GEORGIA MUNICIPAL ASSOCIATION

Optional Limits for Consideration:

The coverage limits reflected for Lump Sum PTSD ($3,000) and PTSD Disability Benefit (60% of earnings for employees and $1,500/month for volunteers) on Page 1 of the Proposal for Coverage reflect the mandated amounts required by HB 451. However, if your city would like to purchase additional limits above the mandated amounts, the pricing is outlined in the table below. You can select a higher limit for Lump Sum PTSD only, a higher limit for PTSD Disability only, or a higher limit for both coverages. To elect a higher limit, please check the box beside the chosen limit(s).

***If you do NOT want to elect a higher limit, you can disregard this form. If optional limits are not selected, coverage will default to the minimum required limits in HB 451.**

In order to bind coverage for this program (mandated OR optional limits), the executed Application and Participation Agreement as well as the enrollment documents are required.

Lump Sum PTSD Diagnosis Limit	Total Premium Cost at Higher Limit	Check to increase limit
$5,000	$6,162.00	
$10,000	$7,176.00	
$15,000	$8,190.00	

PTSD Disability Benefit (Class 2 Volunteers ONLY)	Total Premium Cost at Higher Limit	Check to increase limit
$2,000	$5,772.00	

This document must be signed and returned to Lockton at gfrptsd@lockton.com for the higher limits to be effective.

City Name: _____

Name of Authorized City Employee:_____

Title of Authorized City Employee: _____

Signature of Authorized City Employee: _____

Date: _____

This proposal is valid for 30 days after proposal is issued or until the effective date, whichever is later.
This overview is not a part of the policy(ies) and does not provide or explain all provisions of the policy(ies).

ITEM REPORT

AGENDA ITEM NUMBER: X.K.

FROM: Denise Lamazares, Finance Director

MEETING DATE: December 4, 2025

AGENDA ITEM: A resolution of the City of Holly Springs, Georgia to amend the Municipal Services Master Fee Schedule for park rental fees.

EXECUTIVE SUMMARY:

Replace this text with an overview of the item to be considered by Council. (Total length of the Staff Report should not exceed one page.)

IS THIS A BUDGETED ITEM?

N/A

FUNDING SOURCE:

N/A

FISCAL IMPACT:

Increase in revenue to the Parks and Recreation Fund.

ATTACHMENTS:

1. Proposed park rental rates
2. Res 34-2025 Park Rental Fees

RECOMMENDATION:

Replace this text.

CONCURRENCES:

Replace this with a list of any other departments that agree with your recommendation.

City of Holly Springs Proposed Rate Park Rentals Increase

	Current Rate	Revised Rate
Pavilions		
Daily rate	$ 75.00	$ 100.00
1/2 day	$ 40.00	$ 50.00
Hourly rate	$ 12.00	$ 20.00
Multipurpose field		
Daily rate	$ 175.00	$ 200.00
1/2 day	$ 100.00	$ 150.00
Hourly rate	$ 30.00	$ 40.00
Gazebo		
Daily rate	$ 75.00	$ 100.00
1/2 day	$ 40.00	$ 50.00
Hourly rate	$ 12.00	$ 20.00
Baseball/Softball Field		
Daily rate	$ 125.00	$ 200.00
1/2 day	$ 75.00	$ 125.00
Hourly rate	$ 20.00	$ 35.00
Depot		
All day rental (8am-12am)	$ 550.00	$ 600.00
4 hour rental	$ 325.00	$ 350.00
Extra hour	$ 25.00	$ 50.00

We would also like to add the following times to the rentals.
These hours are being reduced from 5 hours to 4 hours.

1/2 day is :	8:00 AM	-	12:00 PM
		or	
	12:00 PM	-	4:00 PM

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO AMEND THE ADOPTED MUNICIPAL SERVICES MASTER FEE SCHEDULE; TO PROVIDE FOR THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC; TO ESTABLISH THE EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and City Council of the City of Holly Springs, Georgia, seek to provide for the health, safety, and welfare of the general public; and

WHEREAS, the Mayor and City Council of the City of Holly Springs, Georgia amend the fee schedule from time to time; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Holly Springs, Georgia, do hereby adopt the amended Municipal Services Master Fee Schedule as attached hereto as Exhibit "A".

IT IS HEREBY FURTHER RESOLVED, by the Mayor and City Council of the City of Holly Springs, Georgia, that the amended Municipal Services Master Fee Schedule attached hereto as Exhibit "A," shall be effective January 1, 2026.

This Resolution is adopted this 4th day of December 2025.

CITY OF HOLLY SPRINGS

_____
Ryan P. Shirley, Mayor

Attest:

_____
Karen Norred, City Clerk
(Seal)

Amend the following:

Exhibit "A"

Community Center (train depot)

Type	Rental Rates
Rental Rates – Hourly	$350 for 4-hours $50 for each additional hour
Rental Rates – All Day	$600
Damage & Cleaning Deposit	$175
Key Replacement	$75
Non-Profit Organizations One (1) meeting a month between Monday and Thursday	No Charge

Athletic Fields and/or Park Facilities (Barrett Park, J.C. Mullins Baseball Field, J.B. Owens Park)

Rental Rates	**Baseball / Softball Field**	**Multipurpose Field**	**Pavilions**	**Gazebo**
City of Holly Springs Staff	No Cost	No Cost	No Cost	No Cost
Rental Rates	$200 per Day $125 per ½ Day=4 hours (8am-12pm or 12pm-4pm) $35 per Hour (2 Hour Min.)	$200 per Day $150 per ½ Day=4 hours (8am-12pm or 12pm-4pm) $40 per Hour (2 Hour Min.)	$100 per Day $50 per ½ Day=4 hours (8am-12pm or 12pm-4pm) $20 per Hour (2 Hour Min.)	$100 per Day $50 per ½ Day=4 hours (8am-12pm or 12pm-4pm) $20 per Hour (2 Hour Min.)

ITEM REPORT

AGENDA ITEM NUMBER: X.L.

FROM: Ron Carter, IT and Facilities Manager

MEETING DATE: December 4, 2025

AGENDA ITEM: Agreement dated November 4, 2025, from Airpro Heating and Air, LLC., providing annual quarterly preventative maintenance on City of Holly Springs HVAC systems located at 3235 Holly Springs Parkway, 3237 Holly Springs Parkway, 164 Hickory Road, 113 Palm Street, 956 Univeter Road, and 220 Stringer Road, Holly Springs, GA 30115, in an amount not to exceed $3,024.00.

EXECUTIVE SUMMARY:

Agreement dated November 4, 2025, from Airpro Heating and Air, LLC., providing annual quarterly preventative maintenance on City of Holly Springs HVAC systems located at 3235 Holly Springs Parkway, 3237 Holly Springs Parkway, 164 Hickory Road, 113 Palm Street, 956 Univeter Road, and 220 Stringer Road, Holly Springs, GA 30115, in an amount not to exceed $3,024.00.

Three quotes were obtained, and Airpro Heating and Air, LLC was the lowest one.

Airpro Heating and Air, LLC	$3,024.00
Brody HVAC	$4,023.00
Your AC Company	$5,850.00

FISCAL IMPACT:

$3,024.00

ATTACHMENTS:

1. Airpro-Quote
2. Brody-Quote
3. YourAC-Quote

RECOMMENDATION:

The staff recommendation is approval of the agreement.

CONCURRENCES:

Finance and Administration

This HVAC Maintenance Service Agreement (the "Agreement") is made on November 4, 2025, by and between:

Service Provider: Airpro Heating and Air, LLC located at 113 Mountain Brook Dr., Ste 100, Canton, GA 30115 and operated by Airpro Heating and Air, LLC (the "Contractor").

Client: City of Holly Springs locations: 3235 Holly Springs Parkway, 3237 Holly Springs Parkway, 164 Hickory Road, 113 Palm Street, 220 Stringer Road and 956 Univeter Road.

1. **Term of agreement**

The term of this Agreement shall commence on January 1, 2026, and continue for one (1) year, terminating on December 31, 2026. This agreement will automatically renew annually under the same terms unless either party provides written notice of non-renewal at least 30 days prior to the termination date.

2. **Scope of services**

The Contractor agrees to provide the following preventative maintenance services for the HVAC system(s) located at the Client's property (the "Services"). The services include:

- **Four (4) air filter changes per year.** The Contractor will replace the air filters with [Various Filter Types] filters, size [Various Filter Sizes], approximately every three months.
- **Two (2) annual comprehensive tune-ups.** This service will include a detailed inspection, cleaning, and testing of the HVAC system to ensure optimal performance and efficiency. This includes:
    - Cleaning or replacing the HVAC system's air filters.
    - Clearing clogs and cleaning drain lines.
    - Cleaning the evaporator coils and condensers.
    - Checking the refrigerant charge and inspecting for leaks.
    - Testing system controls and electrical components.
- **Priority service for emergencies.** As a member of this service agreement, the Client will receive priority scheduling for any emergency repair needs.
- **Discount on repairs.** The Client will receive a 10% discount on any repairs needed during the term of this Agreement.

3. **Service schedule**

The Contractor will perform the four (4) filter changes and two (2) annual tune-ups on the following approximate schedule. The Contractor will contact the Client to schedule each visit.

- **Visit 1 (Filter Change):** January
- **Visit 2 (Annual Tune-up & Filter Change):** April
- **Visit 3 (Filter Change):** July
- **Visit 4 (Annual Tune-up & Filter Change):** October

4. **Client responsibilities**

To ensure the effectiveness of the maintenance plan, the Client agrees to:

- Provide clear and unobstructed access to the HVAC equipment for all scheduled service visits.
- Notify the Contractor of any issues or concerns with the HVAC system as soon as they arise.

5. **Payment terms**

- **Compensation:** The Client agrees to pay the Contractor a total fee of $189 per system for the Services described in this Agreement.
- **Payment Schedule:** Payment will/can be made in 4 Four installments or all at once, with each installment of [$3024 or $756] due on Annual or Quarterly.
- **Payment Method:** Payments can be made via Check.

6. **Termination**

Either party may terminate this Agreement by providing 30 days' written notice. If the Client terminates this Agreement before the end of the term, the Client may be required to pay for services already rendered.

7. **Signatures**

By signing below, the Client and the Contractor agree to the terms and conditions of this HVAC Maintenance Service Agreement.

Contractor:
Signature: _____
Name: Airpro Heating and Air, LLC
Date: _____

Client:
Signature: _____
Name: City of Holly Springs
Date: _____

SERVICE AGREEMENT

MAINTENANCE AGREEMENT

November 1, 2025

SERVICE AGREEMENT

By and Between

Company	and	**Client**
Brody HVAC, LLC		City of Holly Springs
		3237 Holly Springs Parkway
(Herein after referred to as "Company")		Holly Springs, GA 30115
		(Herein after referred to as "Client")

Brody HVAC, LLC will provide the enclosed service program at the following location(s):

City Hall	3237 Holly Springs Parkway Holly Springs, GA 30115
Hardin House	113 Palm Street Holly Springs, GA 30115
Depot Building	164 Hickory Road Holly Springs, GA 30115
Public Safety Building	3235 Holly Springs Parkway Holly Springs, GA 30115
David Cagle House	220 Stringer Road Holly Springs, GA 30115
Public Works	956 Univeter Road Canton, GA 30115

Performance Objectives - Summary

The enclosed program is designed to meet the performance objectives of City of Holly Springs. These objectives are measured and verified to provide accountability for the services provided.

*Maximize Operational Reliability
*Maximize System Performance
*Extend Equipment Life Cycle
*Reduce Operating & Capital Expenses
*Maximize Energy Savings
*Improve Comfort Conditions
*Improve Indoor Air Quality

Scope of Services - Summary

Brody HVAC, LLC has customized the enclosed based on the operational requirements of the property. Utilizing the systems design application, equipment inventory, manufacturer's recommendations, as well as the operational considerations of the property and our own experience, Brody HVAC, LL Chas customized the following services to meet your objectives:

*Operational Assessment & Analysis
*Planned Maintenance Services
*Energy Services
*Management Support Services

SCOPE OF SERVICES

1. Operational Assessment & Analysis

The Agreement includes all travel and job site labor, vehicles, living expenses, and materials necessary to test the existing operations and performance characteristics of the equipment. Inspections in the form of routine visual inspections and physical testing will be performed to ensure the system(s) are in the proper operating condition and to identify any impending system(s) failures.

Visual Inspections

Brody HVAC, LLC shall provide a visual inspection of the system(s) and components included in the agreement. Typical inspections include the following:

- fan assemblies
- belts & sheaves
- motor mounts & vibration pads
- electrical connections & contactors
- heating & cooling coils
- filter media & racks
- sight glass condition
- bearings
- spray nozzles & pans
- igniter & flame assembly
- heat exchanger
- compressor sections
- condensing sections
- heating sections
- humidifiers & strainers
- seals & packing
- condensate drains & pans
- flame composition
- crankcase heaters

Physical Tests

Brody HVAC, LLC shall provide for a physical check and/or test the system(s) and components included in the agreement. Typical checks and/or tests include the following:

- lubrication requirements
- oil sump, heaters & temperatures
- starter operations
- water flows
- alignment on couplings
- motor operating conditions
- suction & discharge pressures
- flow switch operations
- damper operations
- external interlocks
- motor voltage & amperage
- refrigerant charges
- system(s) Leaks
- oil & fluid levels
- pressure & temperatures

- control interlocks
- flue stack assembly
- outside air intakes
- refrigerant pump down

The Operational Assessment & Analysis activities are related to the equipment outlined on the Equipment Inventory list attached to this agreement unless otherwise documented by City of Holly Springs and Brody HVAC, LLC

SCOPE OF SERVICES (CONTINUED)

2. Planned Maintenance Services

The Agreement includes all travel and job site labor, vehicles, and living expenses to perform the Planned Maintenance Services as described herein. The Agreement includes all consumable materials and supplies such as oil, lubricants, belts, cleaning supplies, tools and equipment necessary to perform the services. These services are essential to ensure the system(s) operational efficiency, performance, conditions and extended equipment life.

Preventive Maintenance

Brody HVAC, LLC shall perform the preventive maintenance on an ongoing basis as scheduled within the tasking program with little or no equipment downtime. The tasking program is customized based on the systems design application, equipment inventory, manufacture's recommendations, as well as the operational considerations of the property and our own experience. Typical preventive maintenance activities include:

- Calibration safety, temperature, operating, humidity, pressure, economizer controls and equipment/component gauges
- Adjustment refrigerant charges (billable), purge systems, dampers, valves, un-loaders, belts fans rpm's, chemical feeds gas pressure regulators, combustion air ratios, set points igniter & flame assemblies
- Alignment open drive couplings, belt sheaves, pullies, coil fins and belt drives
- Vibration damper linkage, fan bearings, axial vane drive, pumps and motors (levels and straightedge)
- Secure & motor terminals, control terminals, piping clamps, line fittings, mounting hardware, Tighten electrical connections, equipment panels and motor mounts
- Cleaning control devices, electrical contactors, condenser coils, fan blades & impellers, pilot & burner orifices, heat exchangers, igniters, chiller & boiler tubes, tower basins, sumps & floats, baffles & fill, nozzles & passages and equipment areas

The preventive maintenance activities are designed to maximize your system(s) efficiency, durability, reliability and safety.

SCOPE OF SERVICES (CONTINUED)

Predictive Maintenance

Brody HVAC, LLC shall perform the predictive maintenance working in tandem with preventive maintenance to detect early signs of deteriorating performance and to predict potential system(s) failures. These services diagnose and solve equipment problems often before they occur.

Air Filter Services

Brody HVAC, LLC shall perform the air filter changes as described herein on the Air Filter Inventory list. All labor, materials and disposal of the used filters are included. These services assist to ensure the systems(s) energy efficiency, proper indoor air and environmental quality is maintained.

Refrigerant Management Services

Brody HVAC, LLC shall provide for the refrigerant management requirements of the systems listed on the Equipment Inventory list. All documentation, tracking and certification of equipment and personnel shall comply with the applicable local, state and federal regulatory guidelines.

Building Automation Services

Brody HVAC, LLC shall perform the temperature control services as described herein for the components of the Equipment Inventory list. All labor and materials required to calibrate, adjust, clean and maintain the unit control systems that are not considered components of the Building Automation System, are included.

These services ensure the proper and efficient operation of the system(s) being maintained. Brody HVAC, LLCwill also maintain the Building Automation System, if included in the Equipment Inventory list. Software updates are not included unless specified in Special Provisions.

SCOPE OF SERVICES (CONTINUED)

3. Management Support Services

Brody HVAC, LLC will be responsible to administer, monitor and update all aspects of the services provided under this Agreement. A complete set of documentation will be implemented including computerized maintenance task schedules, inventory records, and all other documentation required for establishing operating trends and further corrective measures. Detailed Service and/or Maintenance Reports will be provided to City of Holly Springs upon request.

Customer Service Support

Brody HVAC, LLC will assign a team of professionals to execute the services described herein. An account representative in cooperation with customer service representative(s) will ensure consistency in the delivery of your program and provide for effective lines of communication.

The account representative will be responsible for coordinating the resources necessary to implement and execute the program. The customer service representatives will be available 24/7 to schedule and respond to all of your service activities, from work-flow documentation to dispatching and coordination.

Technical Support

Brody HVAC, LLC will assign a service manager with the technical experience and expertise to evaluate and implement the best solutions to meet the objectives of this program. The service manager will be your direct point of contact for the services described herein and will direct the personnel and resources required to ensure the effective and efficient delivery of the program. Additionally, Brody HVAC, LLC will complete skill-level tasking to assign primary and secondary technician(s) with the qualifications and certifications required to perform the services described herein.

Engineering Support

The Agreement includes the engineering support services to assist City of Holly Springs in the planning and development of greater energy sustainability, operational improvements, indoor air quality concerns, system(s) modification and capital budgeting. Brody HVAC, LLC will make available additional engineering support associates, including but not limited to certified energy managers, design-build engineers and project managers.

Capital Planning & Budgeting

Brody HVAC, LLC management and technical personnel shall provide consultative support throughout the lifecycle of the {{accounbt.name}} mechanical systems and assist in the development of capital plans and budgets based on your operational and financial objectives.

AGREEMENT AUTHORIZATION

This agreement describes the rights and obligations of Brody HVAC, LLC and City of Holly Springs and constitutes the entire agreement between the parties and shall not be altered except in writing. This Agreement sets forth all of the terms and conditions binding upon the parties hereto; and no person has authority to make any claim, representation, promise or condition on behalf of Brody HVAC, LLC which is not expressed herein.

This proposal is the proprietary property of Brody HVAC, LLC and is provided for City of Holly Springs use only. Brody HVAC, LLC guarantees the price stated in this Agreement for thirty (30) days from proposal date above. This proposal will become a binding Agreement only after acceptance by City of Holly Springs and approval by an authorized representative of Brody HVAC, LLC as evidenced by their signatures.

In addition to the descriptions of the services provided, the following Agreement Attachments are included:

Equipment Inventory
Air Filter Inventory
Special Services and Provisions
Agreement Terms and Conditions

TERM (choose one):

The initial term of this Agreement will commence on January 1, 2026 and shall continue through the anniversary date of January 1, 2027. This Agreement shall continue in effect from year to year thereafter unless either party gives written notice to the other of intention not to renew thirty (30) days prior to the anniversary date.

The Planned Maintenance Agreement price is $4,023.00 per year. This Agreement will be invoiced per quarter at $1005.75 per once the work has been completed.

Offered By:
Brody HVAC, LLC

Date: 10.24.2025

Accepted By:
City of Holly Springs

Accepted By:
Name:
Title:
Date:

Signature

_____

EXHIBIT ONE

Equipment Inventory - City of Holly Springs

The responsibilities of the Company shall not be limited to the major components of the equipment listed, but shall include all appurtenant devices and systems that are related to the equipment (e.g. controls, sensors, compressors, pumps, fans, etc.)

City Hall

Unit ID	Equipment Description[1]	Manufacturer	Model Number	Size Ton/HP	Location
AH # 1	AHU - Air Handling Unit Master	Amana	AEP426016CB	3/4 HP	Attic
AH # 2	AHU - Air Handling Unit Master	Amana	AEPF426016CA	3/4 HP	Attic
AH # 3	AHU - Air Handling Unit Master	Mitsubishi	NTXWMT12A111AA	3/4 HP	Server Room
HP # 1	Heat Pump - Master	Amana	ASZ160481AD	4 TON	Outside
HP # 2	Heat Pump - Master	Mitsubishi	NYXSMT12A111AA	1 TON	Outside
HP # 3	Heat Pump - Master	Amana	ASZC160601BA	5 TON	Outside

Hardin House

Unit ID	Equipment Description[1]	Manufacturer	Model Number	Size Ton/HP	Location
Condenser 1	Condensing Unit - Master	Trane	TTA042C300AO	3.5 TON	Outside
Furnace 1	Furnace Unit	Trane	TUE1C100A9481AC	3/4 HP	Inside

Depot Building

Unit ID	Equipment Description[1]	Manufacturer	Model Number	Size Ton/HP	Location
Carrier Condenser 1	Condensing Unit - Master	Carrier	24ACC460A300	5 TON	Outside
Carrier Condenser 2	Condensing Unit - Master	Carrier	24ABB360A0032010	5 TON	Outside
Coil - Evap. 1	Coil - Evaporator	Bryant	CNPHP6024ALAAAAA	5 TON	Crawl Space
Coil - Evap. 2	Coil - Evaporator	Carrier	CNPHP6024ALAAAAA	5 TON	Crawl Space
Furnace 1	Gas Furnace	Bryant	350MAV060100	3/4 HP	Crawl Space
Furnace 2	Gas Furnace	Carrier	59SC5B100E21-20	3/4 HP	Crawl Space

Safety Building

Unit ID	Equipment Description[1]	Manufacturer	Model Number	Size Ton/HP	Location
AH # 1	AHU - Air Handling Unit Master	Carrier	FB4CNP061	3/4 HP	Inside
AH # 2	AHU - Air Handling Unit Master	Carrier	FB4CNP060	3/4 HP	Inside
AH # 3	AHU - Air Handling Unit Master	Carrier	FB4CNP060	3/4 HP	Inside
AH # 4	AHU - Air Handling Unit Master	Carrier	FB4CNP060	3/4 HP	Inside
AH # 5	AHU - Air Handling Unit Master	RHEEM	RH1T6024STANJA	3/4 HP	Inside
AH # 6	AHU - Air Handling Unit Master	Trane	TWE060D150BO	3/4 HP	Inside
HP # 1	Heat Pump - Master	Carrier	25HCE4604508	5 TON	Outside
HP # 2	Heat Pump - Master	Carrier	25HCD360A500	5 TON	Outside
HP # 3	Heat Pump - Master	Trane	2TWA0060A3000AB	5 TON	Outside

HP # 4	Heat Pump - Master	Carrier	25HCE4604508	5 TON	Outside
HP # 5	Heat Pump - Master	Carrier	25HCD360A500	5 TON	Outside
HP # 6	Heat Pump - Master	Carrier	RP1460BC1NA	5 TON	Outside

[1] Equipment and/or components may be added or deleted based on the mutual agreement of City of Holly Springs and Brody HVAC, LLC Upon written authorization, the Agreement price will be amended accordingly.

- New locations to be added for equipment and filter list after first visit

EXHIBIT TWO

The responsibilities of the Company shall include all filter and media associated with the equipment inventory to include but not limited to pre-filters, frame filters, pouch filters, fan coil filters, automatic roll type filters etc.

Unit	Filter Type	Quantity	Filter Size	Changes / Year[1]
AH #1	Pleated	2	16x25x5	4
AH #2	Pleated	1	16x25x5	4

Unit	Filter Type	Quantity	Filter Size	Changes / Year[1]
Furnace 1	Pleated	1	16x25x1	4

Unit	Filter Type	Quantity	Filter Size	Changes / Year[1]
Furnace 1	Pleated	1	20x25x1	4
Furnace 2	Pleated	1	20x25x1	4

Unit	Filter Type	Quantity	Filter Size	Changes / Year[1]
AH #1	Pleated	1	20x20x1	4
AH #2	Pleated	1	20x20x1	4
AH #3	Pleated	1	20x20x1	4
AH #4	Pleated	1	20x20x1	4
AH #5	Pleated	1	20x25x1	4
AH #6	Pleated	1	20x22x1	4

[1] Should experience show that more or less frequent media changes or different types of media are required, City of Holly Springs will be advised and upon written authorization, the Agreement price will be amended accordingly.

EXHIBIT THREE

Special Services and Provisions

In addition to the service and provisions outlined in the agreement, the following special services, provisions and terms will apply to this agreement:

The current equipment list does not require any belt changes.

Exhibit Four: Terms and Conditions

1. Customer shall allow only Company designated personnel to perform the ASP/CPM. Customer shall allow access to areas and permit them to start and stop the equipment as mutually scheduled. ASP/CPM will be performed during Company normal working hours.
2. Customer will promptly pay invoices within ten (10) days of receipt. Should a payment become thirty (30) days or more delinquent, Contractor may stop all work under this Agreement without notice and /or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately upon demand.
3. The annual Agreement price is subject on each commencement renewal to reflect industry increases in labor, material, and related costs. Any extra work, including trouble calls made at Customer's request which indicate a condition which is not covered by the ASP/CPM, will become an extra charge over the annual Agreement price.
4. Company is not responsible for loss or damage caused by unavailability of equipment, components, or material for whatever reasons, including forces of nature, inaccessibility to premises, negligence by Customer or others, inadequate system design, vandalism, or other causes beyond Company control.
5. This Agreement does not cover repairs or replacement of items not normally mechanically maintainable such as main power service and electrical wiring up to the equipment, ductwork, piping coils, boiler shell and structural supports. Company is not required to move or modify in any way the building structure or any part thereof in order to carry out the ASP/CPM.
6. Company is not responsible for design of the system, obsolescence, safety tests, removal and reinstallation of valve bodies and dampers, repair or replacement necessitated by freezing weather, inadequate electrical power or failure, burned-out main or branch fuses, low water pressure, vandalism, misuse or abuse of the system(s), negligence of Customer or others, requirements of governmental, regulatory or insurance agencies, or other causes beyond Company control.
7. Both parties shall seek to avoid litigation. If, however, Company must commence legal action for whatever cause, Customer shall pay all court costs and attorney fees should Company prevail. Any legal action regarding this Agreement must commence within one year from the date of the work complained about.
8. If Company defaults under this Agreement, Company liability shall be limited solely to repair or replacement, at Company option. Company has not given any other express or implied warranty, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Company liability depends upon proper operation and maintenance by Customer. Company is not liable if

the defect or failure is caused, or contributed to, by accident, alteration or abuse by Customer or others. Company liability does not extend beyond the termination date of this agreement.

9. Company shall not be responsible, under any legal theory, for loss of profit or use, claims from Customer's clients, or any special, indirect, or consequential damages. Customer shall indemnify Company, its employees and agents from all claims and expenses, including attorneys' fees, arising out of the performance of this Agreement if such claim is caused by any active or passive act or omission of Customer or others.
10. Company responsibility under this agreement does not include the identification, removal, or abatement of asbestos or other hazardous substances. In the event such products or substances are encountered, Company obligation shall be limited to informing Customer of the possible existence of such materials. In accordance with OSHA's Hazard Communication Standard Regulations, Customer shall provide Company all relevant Material Safety Data Sheets (MSDS).
11. If the Client cancels this agreement outside of the 30 days prior to the anniversary date, the Client shall pay the Company the outstanding amount of the annual agreement total.

Holly Springs City Hall
3237 Holly Springs Parkway
Holly Springs, GA 30115

HVAC MAINTENANCE PROGRAM

Prepared by:
Johnathon Ward

YOUR AC COMPANY
A COMPLETE HVAC COMPANY

678.231.0023

2440 Pilgrim Mill Road, Suite D
Cumming, GA 30041
Phone: (678) 231-0023
October 29, 2025

- PROPRIETARY -

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SUMMARY

Your AC Company would like to thank you for this opportunity to propose the following mechanical maintenance solution for your heating, ventilation and air conditioning (HVAC) equipment.

In today's economy, organizations are charged with finding ways to continually improve upon quality service while containing or reducing costs. During this time, effective strategic decision-making is crucial to meeting these higher standards. Your AC Company is a resource that offers turnkey, integrated mechanical maintenance solutions designed to help meet these goals. Your AC Company is dedicated to identifying, developing and implementing strategies that will reduce your costs through the implementation of this maintenance program.

BENEFITS OF PROGRAMMED MAINTENANCE

This program is customized to meet all of the unique requirements of your specific HVAC equipment. Our goal is to help you control your overall maintenance costs via an optimum blend of predictive, diagnostic and scheduled maintenance tasking services. Studies have shown that this type of maintenance program can help you:

- Avoid expensive downtime, employee productivity losses, or tenant turnover
- Avoid utility waste costs by up to 5-20%
- Extending the useful life of your equipment by 20% or more
- Reduce administrative costs associated with managing HVAC services
- Decrease number of "emergency" trouble calls
- Improved indoor air quality
- Increase comfort levels

This maintenance program also includes engineered support services to include identifying indoor air quality problems, solving comfort complaints, and or modifications to reduce or add air conditioning, heating or ventilation capacity in your facilities.

PROGRAM IMPLEMENTATION TEAM

Your AC Company has assembled a maintenance team dedicated to insuring a smooth integration of this maintenance program. This team will ensure consistency in the delivery of your maintenance program by identifying effective lines of communication and avoid escorting unfamiliar people throughout your facility. The team will be made up of the following service professionals:

Office number, Phone (*678) 231-0023.*
Your AC Company ensures the proper coordination and execution of this maintenance program, as well as being your direct contact for technical support.

PROGRAM FEATURES

The features in this program will include the following:

● Equipment Covered /Schedule- Appendix A is a list of equipment which is covered under this program and the schedule in which we will be conducting the services.

● Tasking Procedures- We will provide scheduled maintenance visits throughout the year in accordance with the "Equipment Tasking Procedures" located in Appendix B. These procedures are developed by the manufacturers and our years of experience in the industry.

● Maintenance Items: Our program includes all maintenance materials, oils, cleaners, belts, and lubricants required to perform these inspections.

● Air Filter Maintenance: Your AC Company will include labor, materials, and disposal of the used filters twice a year.

●Corrective Maintenance and Component Replacement Coverage: The main objective of this maintenance program is to maintain your equipment at optimum peak efficiency. During the course of executing the maintenance, our technicians are trained to identify impending problems and repair them before they cause unplanned downtime.

● Emergency and Trouble Call Coverage**:** Even with the comprehensive care provided in this program, occasional failures can occur. Under this agreement, we will provide emergency response between scheduled visits, 24 / 7 / 365. Your AC Company responds to emergency service or trouble calls even during peak periods within eight (8) business hours or less of your call.

● Refrigerant Containment Service: **We** will electronic leak test and report repairs needed on any equipment found low of refrigerant. We will recover, recycle and reclaim your refrigerant as appropriate to minimize costs of replacement refrigerant. Such work will be done per all federal, state and local regulatory guidelines.

● Service Documentation: **We** will document all scheduled and unscheduled service work showing the time, date, name of service technician, and equipment identification and brief description of work. This documentation will be made available upon request.

● Performance Assurance: We will meet with you annually or more frequently upon request to evaluate and make modifications, if necessary, to this maintenance program to assure that it continues to meet your expectations.

YOUR PROGRAM INVESTMENT

This program will be for an original term of one (1) year, beginning on start date below. At end of the original term of this agreement, the program will automatically renew from year to year. Either party may terminate this agreement with written notice forty-five (45) days before the end of the renewal date. The investments in this program are shown below:

13 split systems, 2 shop furnaces and 3 mini split systems: Two Inspections Per Year, with 2 additional filter changes. Mini Splits getting evaporator and blower wheel clean once a year

Yearly Program Investment, $ 5850

Program Rates With This Agreement:

Regular trip charge of $85.00

After-hours trip charge $150

The annual agreement prices shown above can only be adjusted if equipment is added or deleted from the original agreement. Payment terms will be thirty (30) days after the invoice date. Your AC Company reserves the right to discontinue its service anytime payments have not been made as agreed. Failure to make payments when due or impairment of customer's credit shall relieve Your AC Company of any and all obligations pertaining to work or performance of work. We would appreciate your signature in the space provided below as your acceptance of this Agreement.

PROPOSAL OFFERED BY: ____Johnathon Ward___ DATE _____10/29/25_____

ACCEPTED BY: _____ DATE: _____

APPENDIX A - LIST OF MAINTAINED EQUIPMENT

EQUIPMENT SCHEDULE	Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
13 splits			Ac ser			FIL			HT SER			FIL
3 mini splits			Ac Ser			FIL			HT SER			FIL
2 furnaces									HT SER			

APPENDIX B - EQUIPMENT TASKING PROCEDURES / CHECKLIST

OPERATIONAL MAINTENANCE INSPECTION

1. Measure and verify operating temperatures
2. Check Amp and Volts
3. Verify Proper air Flow
4. Measure and verify moisture indicators
5. Measure and verify site glasses
6. Measure and verify oil level
7. Measure and verify all belts where applicable
8. Lube motors/bearings, where applicable
9. Clean condenser coil where applicable
10. Visual Measure and verify for oil/refrigerant leaks
11. Inspect fan wheels
12. Measure and verify fan scrolls - clean, as required
13. Measure and verify fan sheave wear
14. Measure and verify fan sheave alignment
15. Verify damper operation
16. Inspect evaporator coils
17. Clean condensate pans, condensate pumps, and drains
18. Install new clean pleated air filters
19. Measure and verify expansion valve bulb clamp
20. Verify any unusual noises/vibrations
21. Verify structural integrity of unit

FINANCIAL HIGHLIGHTS
As of October 31, 2025

Budget Summary
84% of year lapsed

	2024 Year End (audited)	2025 Budget	2025 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	15,103,770	16,500,000	7,239,908	43.88%
American Rescue Plan (ARP) Act of 2021	323,192	1,920,000	22,218	1.16%
Operating Grant Fund	107,492	70,000	68,063	97.23%
Parks & Recreation Fund	492,625	470,250	410,964	87.39%
Tax Allocation District	564,478	654,475	193,727	29.60%
Hotel/Motel Tax Fund	6,582	6,000	4,833	80.55%
SPLOST III Fund	-	-	-	0.00%
SPLOST V Fund	4,689,516	-	-	0.00%
SPLOST VI Fund	3,478,548	7,500,000	5,228,494	69.71%
Town Center Fund	7,646,132	8,000,000	1,171,574	14.64%
Urban Redevelopment Agency	546,811	7,500,000	20,685,365	275.80%
Debt Service Fund	2,027,350	3,789,395	3,542,264	93.48%
Stormwater Utility Fund	4,516,289	610,000	108,757	17.83%
TOTAL REVENUES - ALL FUNDS	**$ 39,502,785**	**$ 47,020,120**	**$ 38,676,166**	**82.25%**
EXPENDITURES/EXPENSES BY FUND				
General Fund	18,923,939	16,500,000	13,768,043	83.44%
American Rescue Plan (ARP) Act of 2021	243,643	1,920,000	1,961,479	102.16%
Operating Grant Fund	107,493	70,000	90,425	129.18%
Parks & Recreation Fund	1,002,706	470,250	469,700	99.88%
Tax Allocation District	604,532	654,475	601,766	91.95%
Hotel/Motel Tax Fund	4,050	6,000	6,695	111.58%
SPLOST III Fund	-	-	-	0.00%
SPLOST V Fund	5,567,456	-	-	0.00%
SPLOST VI Fund	3,112,140	7,500,000	3,505,822	46.74%
Town Center Fund	7,036,797	8,000,000	1,202,723	15.03%
Urban Redevelopment Agency	7,046,132	7,500,000	1,542,718	20.57%
Debt Service Fund	3,827,885	3,789,395	2,307,007	60.88%
Stormwater Utility Fund	346,648	610,000	151,834	24.89%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	**$ 47,823,421**	**$ 47,020,120**	**$ 25,608,213**	**54.46%**

Comparison to Prior Year
84% of year lapsed

	10/31/2024 Actual (audited)	2024 Budget	% of Annual Amended Budget	10/31/2025 Actual	2025 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	7,550,119	19,125,000	39.48%	7,239,908	16,500,000	43.88%
American Rescue Plan (ARP) Act of 2021	67,549	2,000,000	3.38%	22,218	1,920,000	1.16%
Operating Grant Fund	70,776	107,500	65.84%	68,063	70,000	97.23%
Parks & Recreation Fund	407,948	1,005,000	40.59%	410,964	470,250	87.39%
Tax Allocation District	94,626	605,115	15.64%	193,727	654,475	29.60%
Hotel/Motel Tax Fund	5,398	6,000	89.96%	4,833	6,000	80.55%
SPLOST V Fund	4,710,913	5,600,000	84.12%	-	-	0.00%
SPLOST VI Fund	622,022	3,485,000	0.00%	5,228,494	7,500,000	69.71%
Town Center Fund	6,562,718	7,700,000	85.23%	1,171,574	8,000,000	14.64%
Urban Redevelopment Agency	484,006	7,100,000	6.82%	20,685,365	7,500,000	275.80%
Debt Service Fund	1,777,380	3,850,000	46.17%	3,542,264	3,789,395	93.48%
Stormwater Utility Fund	612,586	610,000	100.42%	108,757	610,000	17.83%
TOTAL REVENUES - ALL FUNDS	**$ 22,966,040**	**$ 51,193,615**	**44.86%**	**$ 38,676,166**	**$ 47,020,120**	**82.25%**
EXPENDITURES/EXPENSES BY FUND						
General Fund	14,840,279	19,125,000	77.60%	13,768,043	16,500,000	83.44%
American Rescue Plan (ARP) Act of 2021	243,643	2,000,000	12.18%	1,961,479	1,920,000	102.16%
Operating Grant Fund	92,531	107,500	86.08%	90,425	70,000	129.18%
Parks & Recreation Fund	966,069	1,005,000	96.13%	469,700	470,250	99.88%
Tax Allocation District	330,593	605,115	0.00%	601,766	654,475	91.95%
Hotel/Motel Tax Fund	3,050	6,000	50.83%	6,695	6,000	111.58%
SPLOST V Fund	5,567,456	5,600,000	99.42%	-	-	0.00%
SPLOST VI Fund	980,581	3,485,000	0.00%	3,505,822	7,500,000	46.74%
Town Center Fund	6,188,223	7,700,000	80.37%	1,202,723	8,000,000	15.03%
Urban Redevelopment Agency	6,562,718	7,100,000	92.43%	1,542,718	7,500,000	20.57%
Debt Service Fund	3,577,915	3,850,000	92.93%	2,307,007	3,789,395	60.88%
Stormwater Utility Fund	145,183	610,000	23.80%	151,834	610,000	24.89%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	**$ 39,498,239**	**$ 51,193,615**	**77.15%**	**$ 25,608,213**	**$ 47,020,120**	**54.46%**

Changes in Fund Balance/Net Position
As of October 31, 2025

Unaudited

Fund	Balance as of 1/1/2025 (audited)	Revenues	Expenditures/ Expenses	Balance as of 10/31/2025	Net Increase/ (Decrease)
General Fund	6,332,250	7,239,908	13,768,043	(195,885)	(6,528,135)
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	68,063	90,425	15,010	(22,362)
Parks & Recreation Fund	245,602	410,964	469,700	186,866	(58,736)
Tax Allocation District	527,925	193,727	601,766	119,885	(408,040)
Hotel/ Motel Tax Fund	8,908	4,833	6,695	7,046	(1,862)
SPLOST VI Fund	366,408	5,228,494	3,505,822	2,089,080	1,722,672
Town Center Fund	(52,782)	1,171,574	1,202,723	(83,931)	(31,149)
Urban Redevelopment Agency	7,966,935	20,685,365	1,542,718	27,109,582	19,142,647
Debt Service Fund	43,280	3,542,264	2,307,007	1,278,537	1,235,257
Stormwater Utility Fund	12,461,243	108,757	151,834	12,418,165	(43,078)
	$ 28,016,691	**$ 38,676,166**	**$ 25,608,213**	**$ 41,084,645**	**$ 13,067,954**

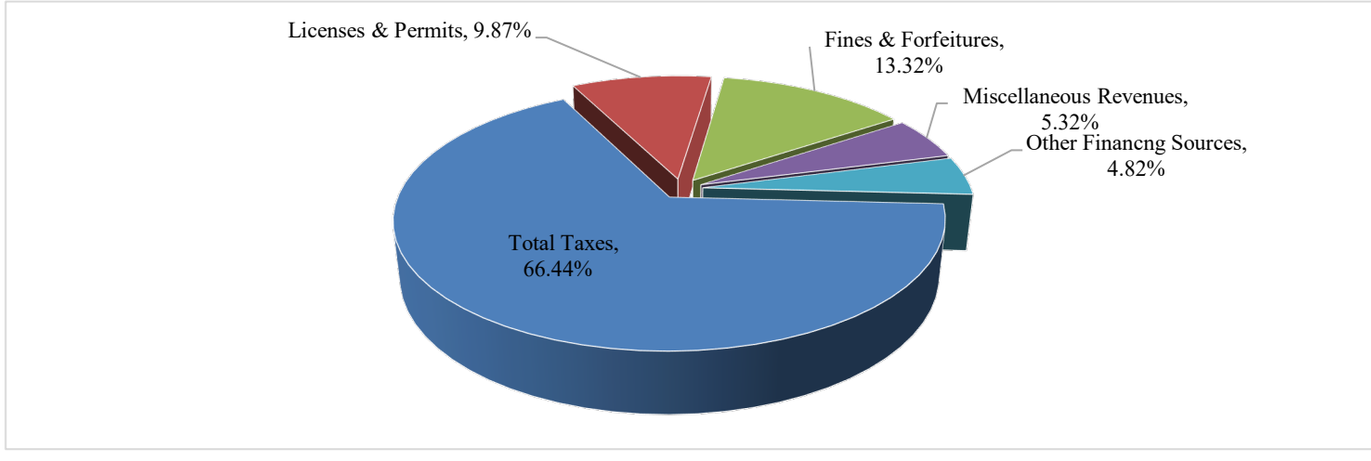
General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

Budget Comparison Report - General Fund
84% of year lapsed

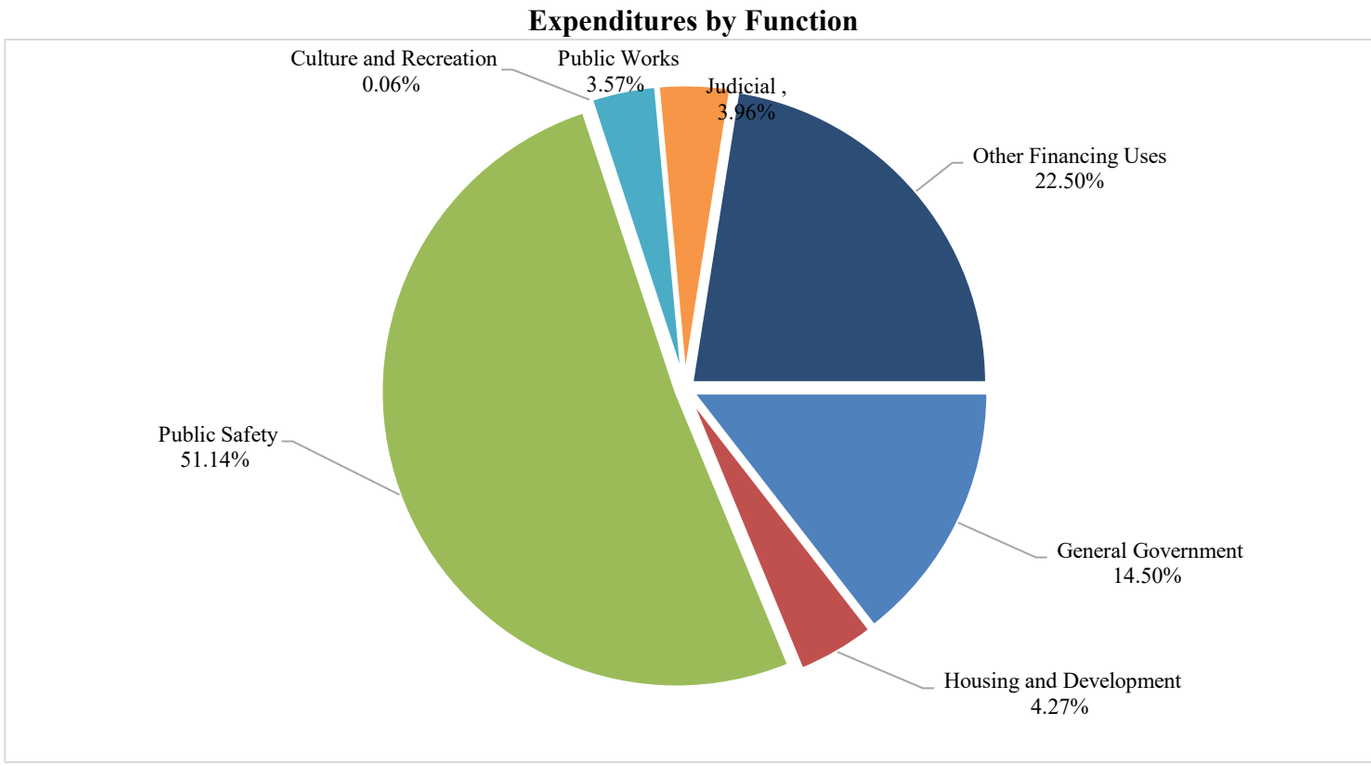
REVENUES	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Property Taxes	459,680	8,290,991	1,125,826	13.58%
Motor Vehicle Taxes	1,689	25,000	20,611	82.45%
Motor Vehicle Title Ad Valorem Tax	72,640	850,000	751,793	88.45%
Mobile Home Tax	-	75	58	77.11%
Recording Intangible Taxes	4,602	65,000	53,023	81.57%
Penalties & Interest	296	10,000	28,619	286.19%
Fifa Fees	15	2,000	2,715	135.75%
Franchise Tax	-	625,000	858,971	137.44%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	2,384	10,000	23,434	234.34%
Business & Occupation Tax	2,517	150,000	152,206	101.47%
Financial Institutions Tax	-	4,000	4,245	106.13%
Insurance Premium Tax	1,788,749	1,500,000	1,788,749	119.25%
Total Taxes	2,407,268	11,992,716	4,810,249	40.11%
Licenses & Permits	84,734	595,525	714,496	119.98%
Fines & Forfeitures	116,984	738,425	964,556	130.62%
Miscellaneous Revenues	13,125	117,284	88,363	75.34%
Interest Income	25,524	150,250	296,620	197.42%
Proceeds from the Sale of Assets	-	50,000	39,300	78.60%
Inception of Lease Liability	110,240	400,000	309,384	77.35%
Inception of Subscription Liability	-	-	16,930	100%
Donation from Private Sources	110,240	250	-	0.00%
Fund Balance	-	2,455,550	-	0.00%
TOTAL GENERAL FUND REVENUES	**$ 2,868,115**	**$ 16,500,000**	**$ 7,239,908**	**43.88%**

Revenues by Source



Budget Comparison Report - General Fund
84% of year lapsed

EXPENDITURES	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
General Government	187,211	2,621,631	1,996,006	76.14%
Housing and Development	66,052	671,081	588,363	87.67%
Public Safety	631,545	8,656,881	7,040,402	81.33%
Culture and Recreation	150	44,000	7,710	17.52%
Public Works	48,050	701,189	491,866	70.15%
Judicial	56,452	594,050	545,480	91.82%
Other Financing Uses	1,449,853	3,211,167	3,098,216	96.48%
TOTAL GENERAL FUND EXPENDITURES	**$ 2,439,314**	**$ 16,500,000**	**$ 13,768,043**	**83.44%**



Budget Comparison Report - All Funds
84% of year lapsed

Audited

	2024 Year End Actuals	2025 Budget	Year to Date	% 2025 Annual Budget
GENERAL FUND				
Revenues:	15,103,770	16,500,000	7,239,908	43.88%
Expenditures:	18,923,939	16,500,000	13,768,043	83.44%
Excess Revenues over (under) Expenditures	**(3,820,169)**	**-**	**(6,528,135)**	
AMERICAN RESCUE PLAN (ARP) ACT OF 2021				
Revenues:	323,192	1,920,000	22,218	1.16%
Expenditures:	243,643	1,920,000	1,961,479	102.16%
Excess Revenues over (under) Expenditures	**79,549**	**-**	**(1,939,261)**	
OPERATING GRANT FUND				
Revenues:	107,492	70,000	68,063	97.23%
Expenditures:	107,493	70,000	90,425	129.18%
Excess Revenues over (under) Expenditures	**(1)**	**-**	**(22,362)**	
PARKS & RECREATION FUND				
Revenues:	492,625	470,250	410,964	87.39%
Expenditures:	1,002,706	470,250	469,700	99.88%
Excess Revenues over (under) Expenditures	**(510,081)**	**-**	**(58,736)**	
TAX ALLOCATION DISTRICT				
Revenues:	564,478	654,475	193,727	29.60%
Expenditures:	604,532	654,475	601,766	91.95%
Excess Revenues over (under) Expenditures	**(40,054)**	**-**	**(408,040)**	

Budget Comparison Report - All Funds
84% of year lapsed

Audited

	2024 Year End Actuals	2025 Budget	Year to Date	% 2025 Annual Budget
HOTEL/MOTEL TAX FUND				
Revenues:	6,582	6,000	4,833	80.55%
Expenditures:	4,050	6,000	6,695	111.58%
Excess Revenues over (under) Expenditures	**2,532**	**-**	**(1,862)**	
URBAN REDEVELOPMENT AGENCY				
Revenues:	546,811	7,500,000	20,685,365	275.80%
Expenditures:	7,046,132	7,500,000	1,542,718	20.57%
Excess Revenues over (under) Expenditures	**(6,499,321)**	**-**	**19,142,647**	
SPLOST VI FUND				
Revenues:	3,478,548	7,500,000	5,228,494	69.71%
Expenditures:	3,112,140	7,500,000	3,505,822	46.74%
Excess Revenues over (under) Expenditures	**366,408**	**-**	**1,722,672**	
TOWN CENTER FUND				
Revenues:	7,646,132	8,000,000	1,171,574	14.64%
Expenditures:	7,036,797	8,000,000	1,202,723	15.03%
Excess Revenues over (under) Expenditures	**609,335**	**-**	**(31,149)**	
DEBT SERVICE FUND				
Revenues:	2,027,350	3,789,395	3,542,264	93.48%
Expenditures:	3,827,885	3,789,395	2,307,007	60.88%
Excess Revenues over (under) Expenditures	**(1,800,535)**	**-**	**1,235,257**	
STORMWATER UTILITY FUND				
Revenues:	4,516,289	610,000	108,757	17.83%
Expenses:	346,648	610,000	151,834	24.89%
Excess Revenues over (under) Expenses	**4,169,641**	**-**	**(43,078)**	

Investments
As of October 31, 2025

South State Bank		
Downtown Development Authority - CD 4.25%		108,786
Subtotal South State Bank	**$**	**108,786**
Goldman Sachs Autocallable GS Momentum Builder		246,175
Certificate of Deposit - CD 4.25% Maturity Date - 2/22/2026		338,499
Certificate of Deposit - CD 4.25% Maturity Date - 2/28/2026		281,056
Certificate of Deposit - CD 4.25% Maturity Date - 2/24/2026		564,273
Certificate of Deposit - CD 4.25% Maturity Date - 2/24/2026		567,456
Certificate of Deposit - CD 4.25% Maturity Date - 2/24/2026		277,491
Certificate of Deposit - CD 4.25% Maturity Date - 2/28/2026		279,841
Certificate of Deposit - CD 4.25% Maturity Date - 2/28/2026		84,084
Certificate of Deposit - CD 4.25% Maturity Date - 2/28/2026		1,097,885
Certificate of Deposit - CD 4.25% Maturity Date - 3/7/2026		622,738
Subtotal South State Investment Services	**$**	**4,359,497**
Total Investments	**$**	**4,468,283**

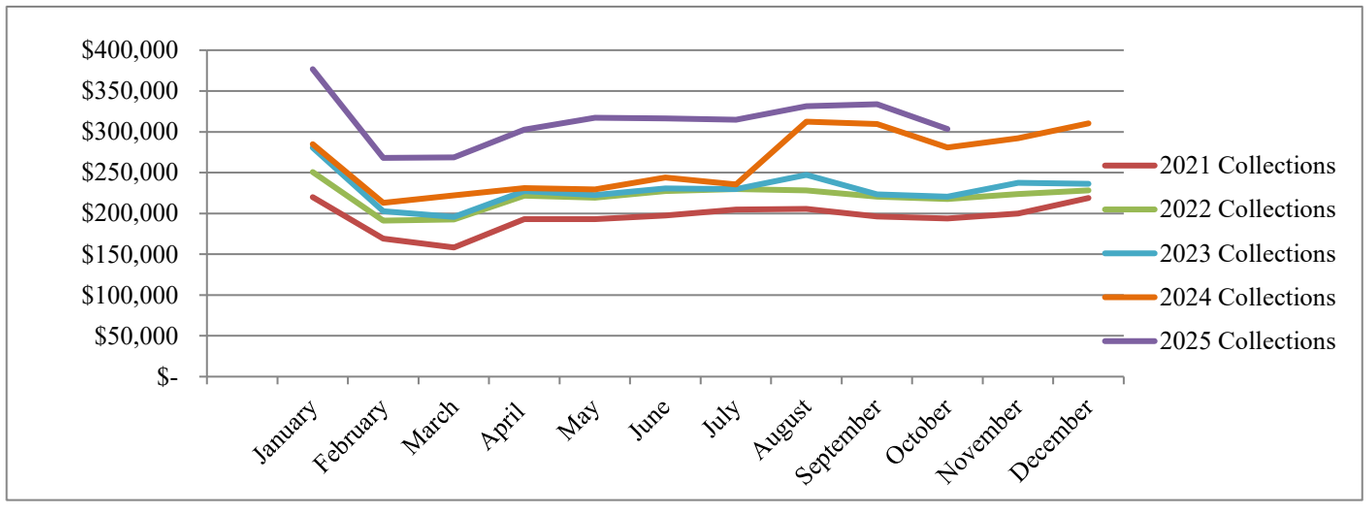
Cash

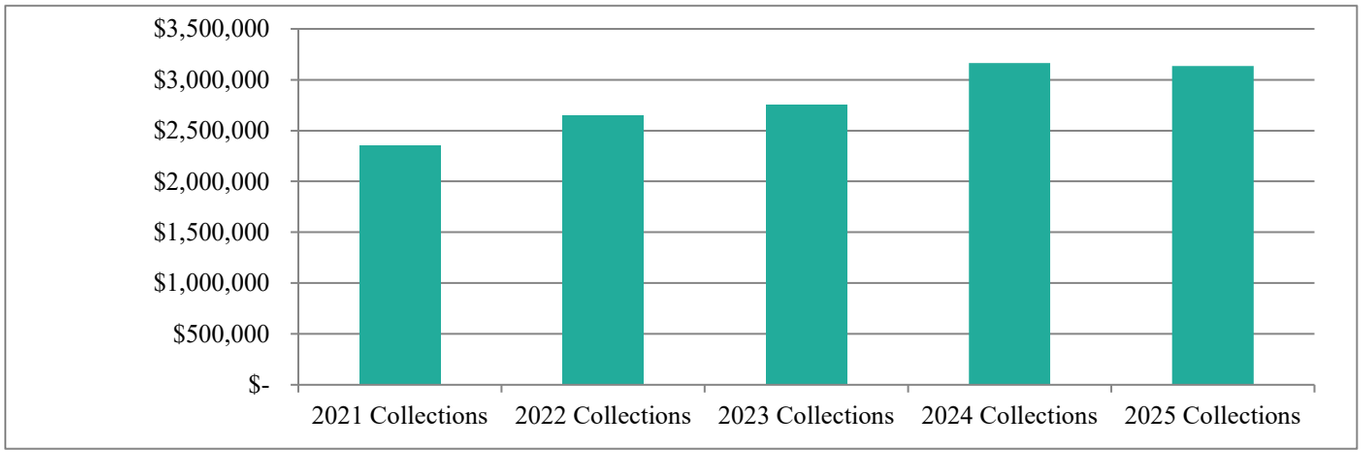
As of October 31, 2025

South State Bank		
General Fund		379,549
Municipal Court Fund		116,358
Police Forfeiture Account		1,246
Police Seized Asset Account		26
Money Market Account		2,182,183
Main Street Board		43,052
Tree Replacement Fund		42,226
American Rescue Plan (ARP) Act of 2021		-
Operating Grant Fund		48
Parks & Recreation Fund		152,058
Tax Allocation District (TAD)		40,890
Hotel Motel Tax Fund		6,560
SPLOST VI		193,711
Town Center Fund		282,256
Debt Service Fund		1,278,537
Downtown Development Authority - Checking		4,740
Stormwater Utility Fund		127,698
Subtotal South State Bank	**$**	**4,851,140**
South State Investment Services		
Budget Stabilization Cash Account		91
Subtotal South State Investment Services	**$**	**91**
Total Cash	**$**	**4,851,231**

Special Purpose Local Option Sales Tax Collections
As of October 31, 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	314,915	33.67%
August	205,351	228,172	247,254	312,409	331,501	6.11%
September	196,323	220,495	223,389	309,613	333,791	7.81%
October	193,776	217,820	220,673	280,899	303,310	7.98%
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**	**$ 3,133,473**	





Downtown Development Authority
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Revenues				
Interest Revenue	0.34	-	8,619.90	100%
Miscellaneous Revenue	-	6,500	-	0.00%
Proceeds from Sale of Property	-	500,000	282,462	56.49%
TOTAL REVENUES	**$ 0.34**	**$506,500**	**$ 291,082**	**57.47%**
Expenditures				
Dues & Fees	-	500	340	68.00%
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**	**$ 282,802**	**55.83%**

GENERAL FUND REVENUE DETAIL

As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	459,680	8,290,991	1,025,365	12.37%
Real Property Tax - Public Utility	1,927	40,000	31,142	77.85%
Personal Property Tax	15,571	125,000	69,320	55.46%
Motor Vehicle Tax	1,689	25,000	16,566	66.27%
Motor Vehicle Title Ad Valorem Tax	72,640	850,000	751,793	88.45%
Apportioned Vehicles (AAVT)	-	4,500	4,045	89.89%
Mobile Home Tax	-	75	58	77.11%
Intangible Tax	4,602	65,000	53,023	81.57%
Railroad Equipment Car Tax	-	650	-	0.00%
Real Estate Transfer Tax	2,384	10,000	23,434	234.34%
Franchise Tax - Electric	-	625,000	645,822	103.33%
Franchise Tax - Gas	31,309	110,000	93,926	85.39%
Franchise Tax - Cable	25,887	175,000	115,954	66.26%
Franchise Tax - Telephone	3	5,500	3,268	59.43%
Business & Occupational Tax	2,517	150,000	152,206	101.47%
Insurance Premium Tax	1,788,749	1,500,000	1,788,749	119.25%
Financial Institutions Tax	-	4,000	4,245	106.13%
Penalties & Interest	296	10,000	28,619	286.19%
FiFa Fees	15	2,000	2,715	135.75%
Total Taxes	**2,407,268**	**11,992,716**	**4,810,249**	**40.11%**
Alcoholic Beverage Licenses	15,000	75,000	22,000	29.33%
Alcohol Pouring Permit	460	5,000	4,680	93.60%
Zoning and Land Use Permits	1,500	10,000	10,295	102.95%
Planning and Development Fees	3,169	5,000	10,262	205.25%
Sign Permit Fees	200	1,500	2,690	179.33%
Special Event Permits	-	250	-	0.00%
Vacant Lot Registration	-	25	-	0.00%
Personal Transportation Veh Permit	-	50	10	20.00%
Other Licenses and Permits	50	2,500	1,395	55.80%
Building Permit Revenue	34,142	350,000	431,668	123.33%
Certificate of Occupancy Fees	3,000	50,000	67,000	134.00%
Building Permit - Reinspection Fees	-	5,000	150	3.00%
Building Permit-Sub Fee	10,890	30,000	42,322	141.07%
Occupational Tax Late Fees	-	1,200	281	23.39%
Plan Review Fees	16,324	60,000	121,743	202.90%
Total Licenses and Permits	**84,734**	**595,525**	**714,496**	**119.98%**
Municipal Court Fines	116,984	700,000	963,481	137.64%
Cash confiscations-Forfeitures	-	150	-	0.00%
Proceeds From Sale of Confiscations	-	500	125	25.00%
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	950	3.17%
Other Forfeitures	-	250	-	0.00%
Total Fines and Forfeitures	**116,984**	**738,425**	**964,556**	**130.62%**

GENERAL FUND REVENUE DETAIL

As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Grant Revenue	-	500	881	176.15%
Probation Fees	4,752	30,000	26,388	87.96%
Election and Qualifying Fees	-	-	-	100%
Printing and Duplicating Service Fees	98	250	2,450	979.90%
Advertising Fees	-	750	900	120.00%
Accident/Incident Reports	475	2,000	2,705	135.25%
Wrecker Service Contract	-	20,000	20,000	100.00%
Background Checks	90	1,000	835	83.50%
Bad Check Fees	25	50	125	250.00%
Miscellaneous Revenue	2,511	47,734	14,612	30.61%
Rents and Royalties	-	5,000	1,770	35.40%
Reimbursement for Damaged Property	5,173	10,000	17,697	176.97%
Total Miscellaneous Income	**13,125**	**117,284**	**88,363**	**75.34%**
Interest Revenue	21,349	150,000	296,620	197.75%
Unrealized Gain or Loss on Investments	4,175	250	-	0.00%
Total Investment Income	**25,524**	**150,250**	**296,620**	**197.42%**
Proceeds from Sale of Assets	-	50,000	39,300	78.60%
Inception of lease liabilities	110,240	400,000	309,384	77.35%
Inception of subscription liabilities	-	-	16,930	100%
Donations from Private Sources	-	250	10	4.00%
Fund Balance	-	2,455,550	-	0.00%
Total Other Financing Sources	110,240			
	110,240	**2,905,800**	**365,624**	**12.58%**
TOTAL GENERAL FUND REVENUES	**$ 2,757,875**	**$ 16,500,000**	**$ 7,239,908**	**43.88%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,500	42,000	35,000	83.33%
Employee Benefits-Medical	9,784	134,661	91,709	68.10%
Employee Benefits-Dental	351	5,017	3,317	66.11%
Employee Benefits-ADD Life	65	882	690	78.20%
FICA	137	2,604	1,443	55.42%
Medicare	32	609	338	55.43%
Employee Benefits-Retirement	255	3,058	2,548	83.32%
Unemployment	6	173	60	34.39%
Workers Comp Insurance	-	133	95	71.50%
Total Salaries and Benefits	**14,130**	**189,137**	**135,199**	**71.48%**
Communications	257	480	2,446	509.62%
Travel	-	1,000	5,355	535.53%
Dues and Fees	-	750	877	116.91%
Education and Training	-	750	1,560	208.00%
Other Expenditures	-	250	1,060	424.01%
Small Equipment	-	-	1,076	100%
General Supplies and Materials	-	50	-	0.00%
Total Operations	**257**	**3,280**	**12,374**	**377.26%**
City Manager				
Salaries & Wages	32,019	277,500	233,510	84.15%
Employee Benefits-Medical	1,588	19,901	15,831	79.55%
Employee Benefits-Dental	114	1,613	1,138	70.55%
Employee Benefits-ADD Life	18	221	202	91.43%
Employee Benefits-Disability	126	1,588	1,386	87.28%
FICA	1,969	15,258	14,357	94.09%
Medicare	460	4,024	3,358	83.44%
Employee Benefits-Retirement	1,684	20,202	16,835	83.33%
Unemployment	-	68	24	35.63%
Workers' Comp. Insurance	-	1,305	930	71.27%
Total Salaries and Benefits	**37,978**	**341,680**	**287,571**	**84.16%**
Communications	78	900	716	79.53%
Travel	-	1,300	274	21.06%
Dues and Fees	-	2,000	1,813	90.67%
Education and Training	-	1,250	239	19.12%
Other Expenditures	-	1,500	1,892	126.11%
General Supplies and Materials	-	150	-	0.00%
Small Equipment	510	-	1,102	100%
Total Operations	**587**	**7,100**	**6,035**	**85.01%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
City Clerk				
Salaries & Wages	15,018	198,060	164,500	83.06%
Employee Benefits-Medical	1,602	48,589	33,921	69.81%
Employee Benefits-Dental	24	1,234	767	62.17%
Employee Benefits-ADD Life	18	368	300	81.57%
Employee Benefits-Disability	79	1,526	1,245	81.58%
FICA	887	12,280	9,789	79.72%
Medicare	207	2,872	2,289	79.71%
Employee Benefits-Retirement	1,202	14,419	12,016	83.33%
Unemployment	-	114	46	40.03%
Workers' Comp. Insurance	-	626	450	71.84%
Total Salaries and Benefits	**19,036**	**280,088**	**225,323**	**80.45%**
Professional Services	-	5,000	300	6.00%
Communications	78	900	726	80.72%
Travel	-	1,250	-	0.00%
Dues and Fees	431	6,500	2,576	39.62%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	500	1,231	246.13%
General Supplies and Materials	-	250	113	45.34%
General Supplies - Postage	3	300	177	59.09%
Small Equipment	510	500	1,661	332.19%
Software	1,582	20,900	14,487	69.32%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	**2,604**	**37,650**	**21,271**	**56.50%**
Elections				
Advertising	-	-	-	100%
Total Operations	**-**	**-**	**-**	**100.00%**
Contingency				
Contingency	-	165,000	-	0.00%
Total Operations	**-**	**165,000**	**-**	**0.00%**
Financial Administration				
Salaries & Wages	30,309	262,608	222,920	84.89%
Salaries & Wages overtime	-	-	28	100%
Employee Benefits-Medical	6,951	97,925	69,274	70.74%
Employee Benefits-Dental	78	1,404	776	55.28%
Employee Benefits-ADD Life	37	441	404	91.67%
Employee Benefits-Disability	184	2,136	2,022	94.66%
FICA	1,748	16,282	12,861	78.99%
Medicare	409	3,808	3,008	78.99%
Employee Benefits-Retirement	1,593	19,118	15,932	83.33%
Unemployment	-	137	48	35.36%
Workers' Comp. Insurance	-	830	594	71.55%
Total Salaries and Benefits	**41,308**	**404,689**	**327,868**	**81.02%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services - Audit	-	27,500	32,000	116.36%
Advertising/Promotions	119	2,800	3,094	110.49%
Printing and Binding	-	1,500	2,137	142.49%
Travel	-	500	240	47.93%
Dues and Fees	15	10,000	7,724	77.24%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	500	333	66.51%
General Supplies and Materials	-	1,500	536	35.71%
General Supplies-Postage	2,460	7,500	8,238	109.84%
Small Equipment	-	250	2,578	1031.30%
Software	-	9,150	5,024	54.91%
Total Operations	**2,594**	**62,700**	**61,904**	**98.73%**
Licensing				
Salaries & Wages	3,114	26,986	22,821	84.57%
Employee Benefits-Medical	992	14,800	9,885	66.79%
Employee Benefits-Dental	19	350	194	55.43%
Employee Benefits-ADD Life	6	74	67	90.97%
Employee Benefits-Disability	19	224	208	92.76%
FICA	173	1,673	1,270	75.94%
Medicare	41	391	297	76.00%
Employee Benefits-Retirement	164	1,965	1,637	83.32%
Unemployment	-	23	8	35.09%
Workers' Comp. Insurance	-	43	31	70.98%
Total Salaries and Benefits	**4,528**	**46,529**	**36,418**	**78.27%**
General Supplies and Materials	-	100	-	0.00%
General Supplies - Postage	-	1,500	803	53.53%
Software	-	3,000	1,250	41.67%
Other Supplies-Uniforms	-	50	-	0.00%
Total Operations	**-**	**4,650**	**2,053**	**44.15%**
Legal				
Professional Services - Legal	1,659	35,000	26,067	74.48%
Total Operations	**1,659**	**35,000**	**26,067**	**74.48%**
Information Technology				
Salaries & Wages	16,747	103,795	103,580	99.79%
Employee Benefits-Medical	1,062	13,267	10,585	79.78%
Employee Benefits-Dental	128	1,073	1,284	119.64%
Employee Benefits-ADD Life	20	221	222	100.59%
Employee Benefits-Disability	104	838	1,140	136.00%
FICA	1,012	6,435	6,236	96.90%
Medicare	237	1,505	1,458	96.90%
Employee Benefits-Retirement	1,042	12,502	10,418	83.33%
Unemployment	-	68	16	23.75%
Workers' Comp. Insurance	-	328	234	71.43%
Total Salaries and Benefits	**20,351**	**140,032**	**135,173**	**96.53%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	20,000	-	0.00%
Communications	86	480	814	169.66%
Dues and Fees	-	250	109	43.40%
Other Expenditures	-	250	72	28.65%
General Supplies and Materials	-	500	122	24.44%
Captial Outlay - Software	-	-	16,930	100%
Small Equipment	-	5,000	2,947	58.94%
Software	5,451	225,000	138,730	61.66%
Total Operations	**5,537**	**251,480**	**159,724**	**63.51%**
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	299	1,200	904	75.37%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	-	0.00%
General Supplies and Materials	-	500	234	46.76%
General Supplies-Postage	-	100	1	0.84%
Gasoline/Diesel	-	-	-	100%
Small Equipment	-	500	-	0.00%
Software	-	5,500	6,294	114.43%
Other Supplies - Uniforms	-	50	-	0.00%
Total Operations	**299**	**40,900**	**7,443**	**18.20%**
Risk Management				
Professional Services	375	20,000	15,500	77.50%
Liability Insurance	6,541	256,000	261,373	102.10%
Total Operations	**6,916**	**276,000**	**276,873**	**100.32%**
General Government Building				
Salaries & Wages	7,868	89,638	56,491	63.02%
Employee Benefits-Medical	1,002	14,093	9,983	70.84%
Employee Benefits-Dental	29	355	292	82.14%
Employee Benefits-ADD Life	12	147	135	91.67%
Employee Benefits-Disability	36	427	396	92.64%
FICA	474	5,558	3,404	61.24%
Medicare	111	1,300	796	61.23%
Employee Benefits-Retirement	318	3,813	3,177	83.33%
Unemployment	3	91	38	41.24%
Workers' Comp. Insurance	-	1,880	1,396	74.25%
Total Salaries and Benefits	**9,853**	**117,302**	**76,106**	**64.88%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	250	-	0.00%
Disposal - Garbage	105	500	947	189.30%
Lawn Care	-	500	-	0.00%
Pest Control	240	2,200	2,627	119.42%
Repairs and Maintenance	375	10,000	16,675	166.75%
Repairs and Maintenance - Vehicles	18	7,500	4,749	63.31%
Rental of Equipment	763	7,500	6,904	92.06%
Communications	1,195	20,000	15,321	76.60%
Dues and Fees	42	1,500	1,482	98.78%
Other Expenditures	-	1,000	383	38.25%
General Supplies and Materials	1,445	8,000	8,923	111.54%
Water and Sewer	355	2,000	2,605	130.24%
Natural Gas	231	3,500	3,564	101.84%
Electricity	1,108	15,000	13,391	89.28%
Gasoline and Diesel	342	4,000	3,423	85.59%
Small Equipment	-	2,000	2,629	131.43%
Software	-	-	-	100%
Other Supplies-Uniforms	-	150	224	149.63%
Capital Outlay - Site improvement	-	-	7,987	100%
Capital Outlay - Buildings	-	-	-	100%
Total Operations & Capital	**6,220**	**85,600**	**91,834**	**107.28%**
Communication & Eternal Affairs				
Salaries & Wages	10,138	87,859	74,577	84.88%
Employee Benefits-Medical	1,741	23,285	17,351	74.51%
Employee Benefits-Dental	53	855	533	62.32%
Employee Benefits-ADD Life	11	132	121	91.83%
Employee Benefits-Disability	61	729	676	92.78%
FICA	605	5,447	4,447	81.64%
Medicare	141	1,274	1,040	81.62%
Employee Benefits-Retirement	533	6,396	5,330	83.34%
Unemployment	-	41	15	36.34%
Workers' Compensation	-	466	333	71.50%
Total Salaries and Benefits	**13,283**	**126,484**	**104,423**	**82.56%**
Communications	43	480	407	84.83%
Travel	-	700	-	0.00%
Dues and Fees	-	2,000	646	32.32%
Education and Training	-	1,500	-	0.00%
Other Expenditures	-	150	57	38.32%
Small Equipment	-	500	40	8.00%
Software	27	1,000	1,195	119.47%
Total Operations	**70**	**6,330**	**2,346**	**37.06%**
TOTAL GENERAL GOVERNMENT	**$ 187,211**	**$ 2,621,631**	**$ 1,996,006**	**76.14%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Municipal Court				
Salaries & Wages	14,861	126,559	103,937	82.12%
Salaries & Wages - Overtime	-	500	10	1.95%
Employee Benefits-Medical	4,002	53,732	39,895	74.25%
Employee Benefits-Dental	98	1,651	980	59.36%
Employee Benefits-ADD Life	25	294	270	91.67%
Employee Benefits-Disability	89	1,051	974	92.72%
FICA	878	7,878	6,127	77.78%
Medicare	205	1,842	1,433	77.80%
Employee Benefits-Retirement	771	9,250	7,708	83.33%
Unemployment	-	91	32	35.49%
Workers' Compensation	-	402	288	71.60%
Total Salaries and Benefits	**20,929**	**203,250**	**161,654**	**79.53%**
Professional Services - Public Defender	150	6,000	6,953	115.88%
Professional Services - Solicitor/Judge	8,248	80,000	74,408	93.01%
Rental of Equipment	123	1,500	1,163	77.51%
Advertising	-	100	-	0.00%
Printing & Binding	-	100	-	0.00%
Travel	879	5,000	3,890	77.81%
Dues and Fees	-	1,000	1,272	127.22%
Education and Training	-	1,500	950	63.33%
Other Expenditures	-	100	104	104.48%
General Supplies and Materials	78	1,500	1,461	97.39%
General Supplies and Materials Postage	27	750	479	63.86%
Food Supplies	110	3,000	2,174	72.48%
Small Equipment	-	250	2,141	856.30%
Software	3,305	20,000	16,520	82.60%
Intergovernmental - Inmate Housing	220	20,000	5,170	25.85%
Payment to Other Agencies	22,384	250,000	267,141	106.86%
Total Operations	**35,524**	**390,800**	**383,826**	**98.22%**
TOTAL JUDICIAL	**$ 56,452**	**$ 594,050**	**$ 545,480**	**91.82%**
Police Administration				
Salaries & Wages	76,940	689,726	581,687	84.34%
Salaries & Wages-Overtime	188	3,000	651	21.70%
Employee Benefits-Medical	8,141	162,686	81,005	49.79%
Employee Benefits-Dental	394	6,289	3,936	62.58%
Employee Benefits-ADD Life	78	1,103	856	77.58%
Employee Benefits-Disability	422	5,519	4,645	84.16%
FICA	4,701	43,008	35,501	82.54%
Medicare	1,099	10,058	8,303	82.55%
Employee Benefits-Retirement	3,875	46,500	38,750	83.33%
Unemployment	-	365	145	39.82%
Workers' Compensation	-	27,474	19,596	71.33%
Total Salaries and Benefits	**95,838**	**995,728**	**775,074**	**77.84%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	750	250	33.33%
Repairs & Maintenance	-	4,500	3,792	84.27%
Repair & Maintenance-Vehicle	1,460	5,500	8,908	161.97%
Rental of Equipment	489	6,000	4,694	78.24%
Communications	356	3,500	3,235	92.43%
Advertising	-	5,000	33	0.66%
Printing and Binding	-	600	350	58.25%
Travel	1,026	6,000	2,928	48.80%
Dues and Fees	-	5,000	2,832	56.64%
Education and Training	333	6,000	2,778	46.30%
Other Expenditures	-	3,000	557	18.57%
General Supplies and Materials	-	2,000	1,136	56.78%
General Supplies - Postage	39	500	547	109.50%
Gasoline/Diesel	1,439	18,500	11,724	63.37%
Small Equipment	-	2,500	1,366	54.64%
Software	493	8,125	10,172	125.19%
Other Supplies - Uniforms	-	6,000	1,155	19.25%
Total Operations and Capital	**5,635**	**83,475**	**56,457**	**67.63%**
Criminal Investigation Division				
Salaries & Wages	49,097	470,683	336,068	71.40%
Salaries & Wages-Overtime	-	10,000	903	9.03%
Employee Benefits-Medical	9,889	163,721	97,005	59.25%
Employee Benefits-Dental	397	7,148	4,068	56.91%
Employee Benefits-ADD Life	61	882	674	76.39%
Employee Benefits-Disability	271	3,627	2,979	82.12%
FICA	2,905	29,802	19,918	66.83%
Medicare	679	6,970	4,658	66.83%
Employee Benefits-Retirement	2,916	34,994	29,162	83.33%
Unemployment	-	274	73	26.53%
Workers' Compensation	-	22,262	15,852	71.20%
Total Salaries and Benefits	**66,216**	**750,363**	**511,359**	**68.15%**
Professional Services	-	500	30	6.05%
Repair & Maintenane	-	3,000	3,292	109.74%
Repair & Maintenance-Vehicle	182	4,000	5,476	136.90%
Communications	256	2,400	2,366	98.57%
Printing and Binding	-	250	162	64.80%
Travel	-	2,000	533	26.63%
Dues and Fees	-	2,000	495	24.74%
Education and Training	-	2,500	1,650	66.00%
Other Expenditures	-	800	577	72.19%
General Supplies and Materials	-	750	148	19.76%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	798	14,000	9,017	64.40%
Small Equipment	-	3,000	409	13.63%
Software	206	6,000	6,194	103.23%
Captial Outlay - Vehicles	110,240	-	110,240	100%
Other Supplies - Uniforms	-	3,000	3,705	123.49%
Total Operations and Capital	**111,682**	**44,250**	**144,293**	**326.09%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Vice				
Salaries & Wages	8,570	71,684	56,568	78.91%
Salaries & Wages-Overtime	598	2,000	1,046	52.32%
Employee Benefits-Medical	1,006	14,094	10,025	71.13%
Employee Benefits-Dental	59	950	592	62.32%
Employee Benefits-ADD Life	12	147	135	91.67%
Employee Benefits-Disability	48	574	532	92.68%
FICA	537	4,568	3,341	73.13%
Medicare	126	1,068	781	73.15%
Employee Benefits-Retirement	447	5,364	4,470	83.34%
Unemployment	-	46	16	35.11%
Workers' Compensation	-	3,413	2,441	71.53%
Total Salaries and Benefits	**11,403**	**103,908**	**79,948**	**76.94%**
Repairs & Maintenance Vehicles	-	2,500	658	26.34%
Repairs & Maintenance	689	-	1,235	100%
Dues and Fees	-	150	24	15.69%
Education & Training	-	250	-	0.00%
Gasoline	195	4,000	1,986	49.65%
Small Equipment	-	-	809	100%
Other Supplies - Uniforms	-	300	-	0.00%
Total Operations and Capital	**884**	**7,200**	**4,711**	**65.44%**
Patrol				
Salaries & Wages	201,776	1,901,400	1,486,002	78.15%
Salaries & Wages-Overtime	12,279	52,000	94,213	181.18%
Employee Benefits-Medical	31,974	648,377	394,597	60.86%
Employee Benefits-Dental	1,111	23,032	14,120	61.31%
Employee Benefits-ADD Life	282	3,969	3,209	80.86%
Employee Benefits-Disability	1,081	15,020	12,482	83.10%
FICA	12,869	121,111	94,705	78.20%
Medicare	3,010	28,324	22,149	78.20%
Employee Benefits-Retirement	11,851	142,210	118,508	83.33%
Unemployment	11	1,231	487	39.57%
Workers' Compensation	-	90,470	76,511	84.57%
Total Salaries and Benefits	**276,243**	**3,027,144**	**2,316,983**	**76.54%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	4,000	3,000	75.00%
Repair & Maintenance	-	20,000	23,227	116.14%
Repair & Maintenance-Vehicle	15,570	80,000	93,404	116.76%
Communications	1,549	22,000	13,978	63.54%
Printing and Binding	-	600	155	25.83%
Travel	-	6,000	319	5.31%
Dues and Fees	513	7,500	1,939	25.86%
Education & Training	-	8,000	1,163	14.54%
Other Expenditures	-	3,000	2,428	80.94%
General Supplies and Materials	415	5,000	1,729	34.58%
Gasoline and Diesel	8,544	125,000	83,329	66.66%
Small Equipment	-	25,000	13,791	55.16%
Software	-	22,000	16,367	74.40%
Other Supplies - Uniforms	1,628	51,000	25,790	50.57%
Captial Outlay - Vehicles	-	400,000	199,144	49.79%
Capital Outlay - Machinery & Equipment	-	-	-	100%
Loss on Disposition of Capital Assets	-	-	11,992	100%
Payment to Other Agencies	-	-	-	100%
Total Operations and Capital	**28,219**	**779,100**	**491,755**	**63.12%**
Police Training				
Salaries & Wages	8,873	74,182	81,181	109.43%
Salaries & Wages-Overtime	26	2,000	26	1.31%
Employee Benefits-Medical	2,941	40,465	29,318	72.45%
Employee Benefits-Dental	99	1,436	992	69.09%
Employee Benefits-ADD Life	12	147	135	91.67%
Employee Benefits-Disability	51	603	559	92.69%
FICA	516	4,723	4,675	98.98%
Medicare	121	1,105	1,093	98.94%
Employee Benefits-Retirement	462	5,546	4,622	83.34%
Unemployment	-	46	24	52.65%
Workers' Compensation	-	3,528	2,500	70.85%
Total Salaries and Benefits	**13,102**	**133,781**	**125,124**	**93.53%**
Repair & Maintenance-Vehicle	-	2,000	1,583	79.17%
Repairs & Maintenance	988	600	1,340	223.35%
Communications	59	960	540	56.24%
Travel	-	3,500	593	16.93%
Dues and Fees	-	1,000	140	13.99%
Education and Training	-	4,000	1,300	32.50%
Other Expenditures	-	-	616	100%
General Supplies and Materials	-	2,000	1,813	90.63%
Weapons Supplies & Ammunition	544	58,000	32,700	56.38%
Gasoline and Diesel	131	2,500	1,624	64.97%
Small Equipment	-	8,000	3,067	38.34%
Software	-	2,750	3,008	109.39%
Other Supplies - Uniforms	-	1,500	549	36.60%
Intergovernmental	-	2,500	2,500	100.00%
Total Operations and Capital	**1,723**	**89,310**	**51,374**	**57.52%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Police Stations and Buildings				
Professional Services	-	250	-	0.00%
Disposal-Garbage/Recycle	93	1,200	841	70.12%
Pest Control	45	1,200	739	61.58%
Repairs and Maintenance	3,974	65,000	32,333	49.74%
Rental of Land & Building	3,622	45,500	39,839	87.56%
Communications	1,145	20,000	15,413	77.06%
Dues & fees	41	450	426	94.57%
General Supplies and Materials	57	3,000	3,018	100.61%
Water/Sewer	533	5,500	4,462	81.13%
Electricity	756	15,000	10,088	67.25%
Small Equipment	-	1,500	2,154	143.59%
Total Operations	**10,266**	**158,600**	**109,313**	**68.92%**
Probation				
Salaries & Wages	6,296	53,972	45,645	84.57%
Salaries & Wages - Overtime	-	500	-	0.00%
Employee Benefits-Medical	2,941	35,960	29,327	81.55%
Employee Benefits-Dental	99	1,436	992	69.09%
Employee Benefits-ADD Life	12	147	135	91.67%
Employee Benefits-Disability	38	406	416	102.36%
FICA	355	3,377	2,570	76.11%
Medicare	83	790	601	76.09%
Employee Benefits-Retirement	330	3,966	3,305	83.33%
Unemployment	-	46	16	35.11%
Workers' Compensation	-	172	161	93.88%
Total Salaries and Benefits	**10,155**	**100,772**	**83,168**	**82.53%**
Dues and Fees	-	200	37	18.44%
Education and Training	-	250	-	0.00%
General Supplies and Materials	-	100	141	141.42%
Small Equipment	-	-	295	100%
Software	180	2,200	1,980	90.00%
Other Supplies - Uniforms	-	500	136	27.20%
Total Operations and Capital	**180**	**3,250**	**2,589**	**79.67%**
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	**$ 631,545**	**$ 8,656,881**	**$ 7,040,402**	**81.33%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Highways and Streets				
Salaries & Wages	6,548	-	30,271	100%
Employee Benefits - Medical	513	-	3,032	100%
Employee Benefits - Dental	14	-	84	100%
Employee Benefits - Add Life	(19)	-	(168)	100%
Employee Benefits - Disability	56	-	354	100%
FICA	403	-	1,860	100%
Medicare	94	-	436	100%
Employee Benefits - Retirement	(416)	-	(3,328)	100%
Unemployment	(2)	-	0	100%
Workers Comp Insurance	(59)	-	(472)	100%
Professional Services-Engineering	-	500	2,000	400.00%
Disposal-Garbage/Recycling	130	1,500	1,170	78.00%
Pest Control	-	750	-	0.00%
Repairs & Maintenance	87	210,219	36,984	17.59%
Repairs & Maintenance-Vehicles	6	2,500	209	8.36%
Rental of Equipment	-	2,000	-	0.00%
Dues and Fees	-	12,000	11,906	99.22%
Contract Labor	25,685	308,220	254,950	82.72%
Other Expenditures	-	500	-	0.00%
General Supplies and Materials	-	2,000	134	6.70%
Gasoline/Diesel	551	5,000	3,747	74.94%
Small Equipment	-	3,000	122	4.06%
Total Operations	**33,590**	**548,189**	**343,291**	**62.62%**
Street Lights				
Repairs & Maintenance	-	10,000	10,522	105.22%
Electricity-Street Lights	14,141	130,000	132,115	101.63%
Total Street Lights	**14,141**	**140,000**	**142,637**	**101.88%**
Traffic Lights				
Repairs & Maintenance	-	10,000	3,336	33.36%
Electricity-Traffic Lights	318	3,000	2,603	86.76%
Total Traffic Lights	**318**	**13,000**	**5,939**	**45.68%**
TOTAL PUBLIC WORKS	**$ 48,050**	**$ 701,189**	**$ 491,866**	**70.15%**
Tree Commission				
Repairs & Maintenance	-	28,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	238	47.69%
Education and Training	-	1,000	-	0.00%
Tree Commission Meetings	150	3,000	1,650	55.00%
General Supplies & Materials	-	5,750	1,441	25.06%
Books and Periodicals	-	500	-	0.00%
Total Operations	**150**	**40,000**	**3,330**	**8.32%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Culture and Recreation				
professional servies	-		380	100%
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
	-	4,000	4,380	**109.50%**
TOTAL CULTURE AND RECREATION	**$ 150**	**$ 44,000**	**$ 7,710**	**17.52%**
Building Inspections				
Salaries & Wages	21,808	201,310	165,986	82.45%
Salaries & Wages- Overtime	9	-	260	100%
Employee Benefits-Medical	3,948	26,534	27,855	104.98%
Employee Benefits-Dental	188	2,006	1,479	73.72%
Employee Benefits-ADD Life	31	368	288	78.24%
Employee Benefits-Disability	135	1,592	1,276	80.12%
FICA	1,309	12,481	10,104	80.95%
Medicare	306	2,919	2,363	80.95%
Employee Benefits-Retirement	1,221	14,656	12,213	83.33%
Unemployment	-	137	68	49.36%
Workers' Compensation	-	3,453	2,472	71.59%
Total Salaries and Benefits	**28,956**	**265,456**	**224,363**	**84.52%**
Professional Services-Legal	400	1,000	400	40.00%
Repairs & Maintenance - Vehicles	136	2,000	1,368	68.42%
Communications	158	1,600	1,551	96.91%
Printing & Binding	-	50	-	0.00%
Travel	-	500	-	0.00%
Dues and Fees	19	250	485	193.99%
Education and Training	-	1,000	1,728	172.80%
Other Expenditures	-	250	735	294.09%
General Supplies and Materials	-	100	60	59.70%
General Supplies - Postage	-	100	54	53.61%
Gasoline/Diesel	170	2,000	1,263	63.15%
Books and Periodicals-Code Books	-	50	-	0.00%
Small Equipment	-	500	2,168	433.66%
Software	-	15,000	20,069	133.79%
Other Supplies-Uniforms	-	100	-	0.00%
Total Operations	**883**	**24,500**	**29,881**	**121.96%**
Planning and Zoning				
Salaries & Wages	16,838	145,928	128,178	87.84%
Employee Benefits-Medical	2,053	28,066	20,612	73.44%
Employee Benefits-Dental	19	351	194	55.30%
Employee Benefits-ADD Life	18	221	221	99.80%
Employee Benefits-Disability	102	1,154	1,217	105.42%
FICA	997	9,048	7,607	84.07%
Medicare	233	2,116	1,779	84.07%
Employee Benefits-Retirement	1,278	10,624	12,776	120.25%
Unemployment	-	68	33	47.91%
Workers' Compensation	-	419	368	87.90%
Total Salaries and Benefits	**21,539**	**197,995**	**172,984**	**87.37%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Professional Services-Engineering	6,552	85,000	69,229	81.45%
Professional Services-Legal	3,264	7,000	9,423	134.61%
Communications	79	480	748	155.89%
Advertising	275	2,500	1,267	50.68%
Printing & Binding	1,801	28,000	19,080	68.14%
Travel	113	1,000	113	11.34%
Dues and Fees	-	3,000	2,247	74.88%
Education and Training	300	1,000	300	30.00%
Planning & Zoning Meeting Fees	300	12,000	5,000	41.67%
Other Expenditures	-	250	256	102.25%
General Supplies and Materials	-	500	630	125.90%
General Supplies - Postage	263	1,000	763	76.29%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	-	1,500	2,094	139.58%
Software	-	12,800	3,360	26.25%
Total Operations	**12,946**	**156,080**	**114,509**	**73.37%**
Economic Development				
Salaries & Wages	1,126	9,762	7,869	80.61%
Employee Benefits - Medical	193	2,586	1,927	74.52%
Employee Benefits - Dental	6	95	59	62.32%
Employee Benefits - Add Live	1	15	14	90.20%
Employee Benefits - Disability	7	77	75	97.71%
FICA	67	605	469	77.56%
Medicare	16	142	110	77.33%
Employee Benefits - Retirement	59	711	592	83.29%
Unemployment	-	5	1	25.00%
Workers Comp Insurance	-	52	37	71.19%
Total Salaries & Benefits	**1,476**	**14,050**	**11,154**	**79.39%**
Rental of land & building	-	-	2,160	100%
Advertising	-	-	5,367	100%
Dues and Fees	-	-	1,534	100%
Contrac Labor	-	-	-	100%
Other Expenditures	-	-	1,935	100%
General Supplies & Materials	252	-	8,884	100%
Other Supplies - Uniforms	-	-	2,592	100%
Professional Services	-	-	-	100%
Total Operations	**252**	**-**	**22,473**	**100.00%**
Intergovernmental				
Intergovernmental - COED	-	13,000	13,000	100.00%
Total Intergovernmental	**-**	**13,000**	**13,000**	**100.00%**
TOTAL HOUSING AND DEVELOPMENT	**$ 66,052**	**$ 671,081**	**$ 588,363**	**87.67%**

General Fund Expenditures
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
Capital Lease				
Captial lease - Interest	43,954	121,495	110,707	91.12%
Capital lease Principal	155,954	531,872	474,979	89.30%
TOTAL CAPITAL LEASE	**$ 199,908**	**$ 653,367**	**$ 585,686**	**89.64%**
Other Financing Uses				
Transfer to Other Funds	1,249,945	2,557,800	2,512,530	98.23%
TOTAL OTHER FINANCING USES	**$ 1,249,945**	**$ 2,557,800**	**$ 2,512,530**	**98.23%**
TOTAL GENERAL FUND EXPENDITURES	**$ 2,439,314**	**$ 16,500,000**	**$ 13,768,043**	**83.44%**

American Rescue Plan (ARP) Act of 2021
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual 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 October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Atlanta Regional Commission Grant	-	70,000	68,063	97.23%
TOTAL REVENUES	**$ -**	**$ 70,000**	**$ 68,063**	**97.23%**
EXPENDITURES:				
Payments to Other Agencies-FOCUS	6,953	70,000	90,425	129.18%
TOTAL EXPENDITURES	**$ 6,953**	**$ 70,000**	**$ 90,425**	**129.18%**

Parks&RecreationFund

As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Alcoholic Bev Excise Tax Beer & Wine	18,743	255,000	209,974	82.34%
Alcoholic Bev Excise Tax Distilled Spirit	6,688	105,000	99,267	94.54%
Local Option Mixed Drink Tax	5,609	75,000	56,902	75.87%
Penalties and Interest	190	250	781	312.40%
Interest Revenue	7,696	-	7,696	100%
Rents and Royalties	9,388	35,000	36,345	103.84%
TOTAL REVENUES	**$ 48,315**	**$ 470,250**	**$ 410,964**	**87.39%**
EXPENDITURES:				
Disposal-GarbageDepot	95	500	851	170.17%
Pest Control - Depot	45	750	933	124.40%
Repairs & Maintenance - Depot	426	5,000	1,289	25.78%
Communications	46	1,750	739	42.21%
General Supplies - Depot	-	1,000	-	0.00%
Water/Sewer - Depot	15	250	124	49.60%
Natural Gas - Depot	112	2,200	1,371	62.30%
Electricity - Depot	679	5,000	5,066	101.31%
Small Equipment - Depot	-	500	334	66.80%
Disposal - Garbage Parks	51	1,750	463	26.43%
Lawn Care	-	8,000	-	0.00%
Pest Control - Parks	311	1,500	3,041	202.75%
Repairs & Maintenance - Parks	2,403	21,720	90,149	415.05%
Rental - Equipment & Land	-	1,000	128	12.77%
Communications	177	500	1,501	300.26%
Dues and Fees	-	500	445	89.00%
Contract Labor	15,405	215,960	153,781	71.21%
Other Expenditures	-	-	640	100%
General Supplies and Materials - Parks	-	2,000	528	26.42%
Water/Sewer - Parks	1,101	10,000	9,855	98.55%
Natural Gas	-	-	855	100%
Electricity - Parks	534	10,000	6,788	67.88%
Small Equipment - Parks	-	1,000	2,502	250.19%
Capital Outlay - Site Improvements	-	-	8,951	100%
Transfer to Debt Service Fund	-	179,370	179,368	100.00%
TOTAL EXPENDITURES	**$ 21,400**	**$ 470,250**	**$ 469,700**	**99.88%**

Tax Allocation District Fund

As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Intergovernmental Cherokee County Govt	5,823	131,723	30,062	22.82%
Intergovernmental Cherokee County School I	18,598	420,502	94,489	22.47%
Transfers from General Fund	14,070	102,250	69,176	67.65%
TOTAL REVENUES	**$ 38,491**	**$ 654,475**	**$ 193,727**	**29.60%**
EXPENDITURES:				
Transfer to Debt Service Fund	-	654,475	601,766	91.95%
TOTAL EXPENDITURES	**$ -**	**$ 654,475**	**$ 601,766**	**91.95%**

Hotel/Motel Tax Fund
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Hotel/Motel Taxes	339	6,000	4,833	80.55%
TOTAL REVENUES	**$ 339**	**$ 6,000**	**$ 4,833**	**80.55%**
EXPENDITURES:				
Advertising/Promotions	-	5,000	4,195	83.90%
Payment to Other Agencies	-	1,000	2,500	250.00%
TOTAL EXPENDITURES	**$ -**	**$ 6,000**	**$ 6,695**	**111.58%**

Urban Redevelopment Agency
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Interest	79,253	-	305,127	100%
Miscellaneous Revenue	-	7,500,000	-	0.00%
Proceeds from General Long-term Debt	-	-	-	100%
General Obligation Bond Issued	-	-	19,690,000	100%
Premium on Bonds Issued	-	-	690,238	100%
TOTAL REVENUES	**$ 79,253**	**$ 7,500,000**	**$ 20,685,365**	**275.80%**
EXPENDITURES:				
Issuance Cost	1,750	-	371,144	100%
Transfer to Town Center Fund	252,461	7,500,000	1,171,574	15.62%
TOTAL EXPENDITURES	**$ 254,211**	**$ 7,500,000**	**$ 1,542,718**	**20.57%**

SPLOST VI Fund
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
SPLOST VI Revenue	0	3,800,000	3,133,473	82.46%
Grant Revenue - LMIG	-	200,000	550,865	275.43%
Interest Revenue	2,375	-	2,375	100%
Issuance of Long Term Deb	-	3,500,000	1,541,780	44.05%
TOTAL REVENUES	**$ 2,375**	**$ 7,500,000**	**$ 5,228,494**	**69.71%**
EXPENDITURES:				
Capital Outlay - Bldgs City Hall	1,853	1,000,000	122,120	12.21%
Capital Outlay - Bldg Improvement	-	-	23,118	100%
Capital Outlay - Equipment	16,356	-	16,356	100%
Capital Outlay - Equipment	-	-	84,440	100%
Capital Outlay - Amphitheater	-	1,000,000	19,388	1.94%
Capital Outlay - Site Improv Parking lot	-	-	3,928	100%
Capital Outlay - Building Improv	-	-	10,300	100%
Prof Svc Engineering Safe Streets	-	-	7,332	100%
Prof Services Engineering-Wildcat Project	-	-	51,021	100%
Capital Outlay - LMIG	2,482	200,000	11,654	5.83%
Capital Outlay - Hickory Springs Parkway	-	660,000	-	0.00%
Capital Outlay - Hickory Sprins Ind Dr Realign	-	-	11,650	100%
Capital Outlay - HS Pkwy Ph II	-	-	105,814	100%
Capital Outlay - HS Pkwy Ph III	322,194	3,500,000	1,806,584	51.62%
Capital Outlay - Holly Street	-	-	1,076	100%
Capital Outlay - HS Pkwy Wide IV	-	-	35,862	100%
Captial Outlay - Hickory Spring Ind Dr	-	-	27,702	100%
Capital Outlay - Hickory Rd Widening	-	-	8,975	100%
Capital Outlay - Hickory Rd Widening	-	-	34,644	100%
Capital Outlay - Sidewalk Projects	-	-	118,771	100%
Capital Outlay - Hickory Road Sidewalk	-	500,000	-	0.00%
Capital Outlay - Fox Creek/Turner Village	-	250,000	401,894	160.76%
Capital Outlay - Hickory Spring Pkwy Intersec	-	-	-	100%
Capital Outlay-HS Pkwy Phase III	-	-	-	100%
Captial Outlay - Equipment	(46,450)	-	8,220	100%
Capital Outlay - Hickory Road Bridge	33,657	-	152,404	100%
Capital Outlay - Palm St Bridge Replace	2,106	-	17,865	100%
Capital Outlay - Equipment	-	-	94,579	100%
Debt Service - Principal GTIB	72,513	335,000	289,819	86.51%
Debt Service - Interest GTIB	5,457	55,000	40,309	73.29%
TOTAL EXPENDITURES	**$ 410,167**	**$ 7,500,000**	**$ 3,505,822**	**46.74%**

Town Center Fund
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	252,461	8,000,000	1,171,574	14.64%
TOTAL REVENUES	**$ 252,461**	**$ 8,000,000**	**$ 1,171,574**	**14.64%**
EXPENDITURES:				
Professional Services	-	500,000	400	0.08%
Capital Outlay - Site Improvements	281,781	500,000	626,885	125.38%
Capital Outlay - Hardscape/softscape	-	-	115,114	100%
Capital Outlay - Buildings City Hall	-	6,500,000	-	0.00%
Capital Outlay - Buildings Parking Deck	525	500,000	456,370	91.27%
Capital Outlay - Buildings Amphitheater	3,600	-	3,954	100%
TOTAL EXPENDITURES	**$285,906**	**$8,000,000**	**$1,202,723**	**15.03%**

Debt Service Fund
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Transfer from Other Funds	1,235,875	3,789,395	3,542,264	93.48%
TOTAL REVENUES	**$ 1,235,875**	**$ 3,789,395**	**$ 3,542,264**	**93.48%**
EXPENDITURES:				
Debt Service - Bond Principal HSPRA 2016	-	344,764	344,740	99.99%
Debt Service - Bond Interest HSPRA 2016	-	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	555,556	100.00%
Debt Service - Bond Principal URA 2020	-	230,770	-	0.00%
Debt Service - Bond Principal URA 2021	-	519,702	519,702	100.00%
Debt Service - Bond Principal URA 2023	-	830,000	64,000	7.71%
Debt Service - Bond Interest URA 2019	-	82,978	82,929	99.94%
Debt Service - Bond Interest URA 2020	-	56,355	-	0.00%
Debt Service - Bond Interest URA 2021	-	139,898	137,849	98.54%
Debt Service - Bond Interest URA 2023	-	811,750	444,079	54.71%
TOTAL EXPENDITURES	**$ -**	**$ 3,789,395**	**$ 2,307,007**	**60.88%**

Stormwater Utility Fund
As of October 31, 2025

	October 2025 Transactions	2025 Budget	YTD Transactions	% of Annual Budget
REVENUES:				
Stormwater Utility Fees	50,732	610,000	108,757	17.83%
TOTAL REVENUES	**$ 50,732**	**$ 610,000**	**$ 108,757**	**17.83%**
EXPENSES:				
Salaries & Wages	3,657	60,916	29,256	48.03%
Employee Benefits - Medical Insurance	544	36,277	4,352	12.00%
Employee Benefits - Dental Insurance	15	1,133	120	10.59%
Employee Benefits - ADD Life	6	147	48	32.65%
Employee Benefits - Disability	31	485	248	51.13%
FICA	227	3,778	1,816	48.07%
Medicare	53	883	424	48.02%
Employee Benefits - Retirement	416	4,995	3,328	66.63%
Unemployment	2	46	16	34.78%
Workers Comp Insurance	59	3,410	472	13.84%
Professional Services - Engineer	6,552	100,000	69,229	69.23%
Professional Services - Legal	-	1,000	60	6.00%
Repairs & Maintenance	3,367	216,630	27,920	12.89%
Repairs & Maintenance - Vehicles	85	2,500	2,633	105.31%
Rental of Equipment	-	1,000	-	0.00%
Pest Control	-	500	-	0.00%
Communications	79	1,000	696	69.62%
Dues and Fees	27	5,000	6,358	127.15%
Training	-	1,500	40	2.67%
Other Expenditues	-	250	3,023	1209.28%
General Supplies & Materials	-	500	17	3.46%
General Supplies - Postage	-	500	23	4.69%
Water/Sewer	-	1,000	-	0.00%
Gasoline & Diesel	84	5,000	698	13.96%
Small Equipment	-	3,200	1,056	33.00%
Other Supplies-Uniforms	-	250	-	0.00%
Depreciation	-	150,000	-	0.00%
Contingency	-	6,100	-	0.00%
Capital Lease Interest	-	2,000	-	0.00%
TOTAL EXPENSES	**$ 15,203**	**$ 610,000**	**$ 151,834**	**24.89%**

Holly Springs Tree Commission
Budget to Actual Comparison Report
As of October 31, 2025

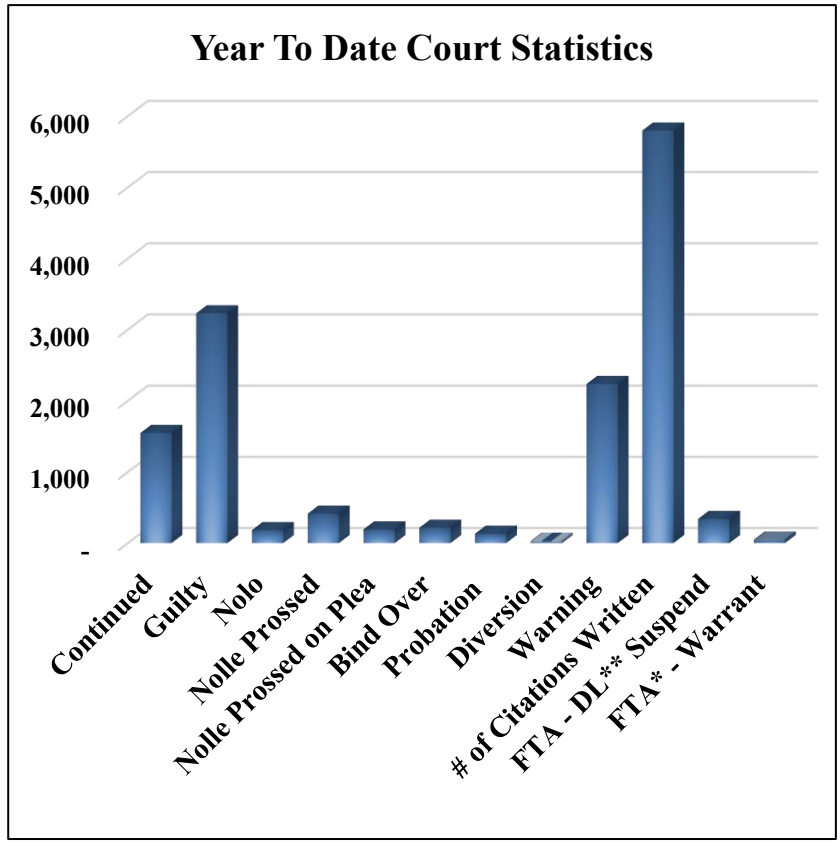
	October 2025 Transactions	2025 Budget	YTD Transactions	% Variance
REVENUES:				
Development Fees/Recompense	-	5,000	-	0.00%
Donations from Private Source	-	250	10.00	4.00%
TOTAL REVENUES	**$ -**	**$ 5,250.00**	**$ 10.00**	**0.19%**
EXPENDITURES:				
Landscaping/Tree Planting & Care	-	28,500	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	238.47	47.69%
Education and Training	-	1,000	-	0.00%
Tree Commission Meetings	150.00	3,000	1,650.00	55.00%
Tree Seedlings	-	5,750	1,441.04	25.06%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	**$ 150.00**	**$ 40,000.00**	**$ 3,329.51**	**8.32%**

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	188	213	104	174	-	-	**1,546**
Guilty	185	404	252	293	239	441	401	389	229	394	-	-	**3,227**
Nolo	14	18	16	24	11	22	17	3	21	35	-	-	**181**
Nolle Prossed	70	53	42	53	25	42	40	36	21	30	-	-	**412**
Nolle Prossed on Plea	0	29	15	17	20	28	11	19	17	35	-	-	**191**
Bind Over	17	23	18	28	9	33	13	18	3	52	-	-	**214**
Probation	6	18	8	15	11	9	13	17	10	24	-	-	**131**
Diversion	3	7	3	1	-	3	5	5	2	4	-	-	**33**
Warning	336	225	302	184	183	212	241	178	180	194	-	-	**2,235**
# of Citations Written	749	622	794	549	520	576	614	411	467	492	-	-	**5,794**
FTA - DL** Suspend	8	16	12	24	10	14	35	32	174	14	-	-	**339**
FTA* - Warrant	1	3	5	2	6	6	13	6	1	6	-	-	**49**

* Failure to Appear

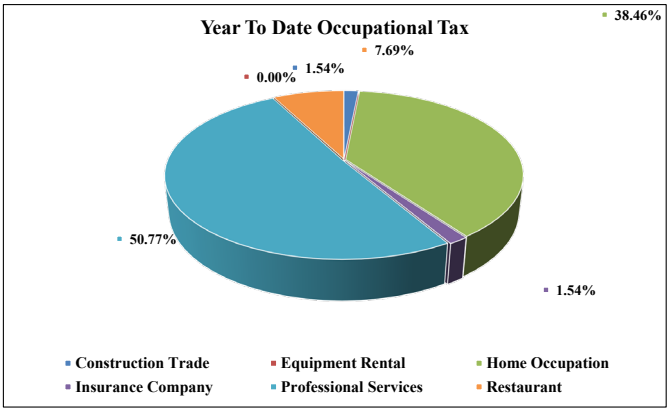
** Driver's License



YTD Fines Bound Over

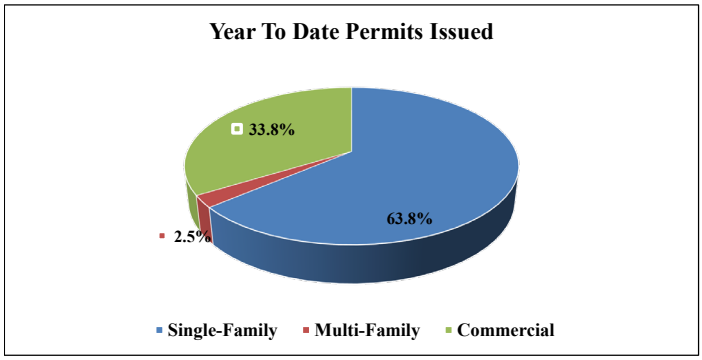
City of Holly Springs
Occupational Tax Summary
2025 Year to Date

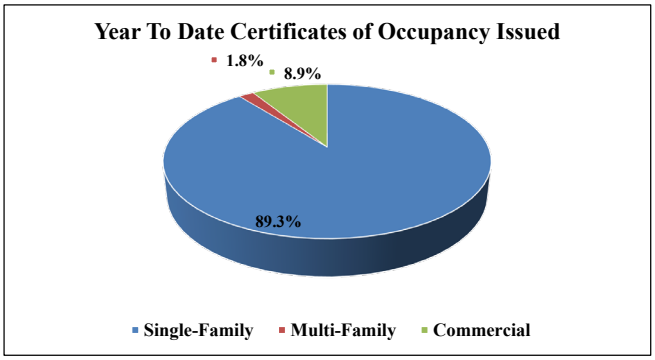
	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	-	-	-	-	1	-	-	-	-	-	-	-	1	1.54%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	4	1	1	3	4	2	1	-	6	3	-	-	25	38.46%
Insurance Company	-	-	-	-	-	1	-	-	-	-	-	-	1	1.54%
Professional Services	-	5	4	7	5	1	1	4	3	3	-	-	33	50.77%
Restaurant	-	2	-	1	-	-	2	-	-	-	-	-	5	7.69%
	4	**8**	**5**	**11**	**10**	**4**	**4**	**4**	**9**	**6**	**-**	**-**	**65**	100.00%



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

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Single-Family													
Houses	3	12	4	56	31	1	1	9	3	7			**127**
Accessory Structures	2	2	2	5	4	5	1	3	1	1			**26**
Additions		1				2	2			2			**7**
Basement Buildouts				2			1			1			**4**
Mechanical	2	2	2	1	6	7	2	6	5	4			**37**
Plumbing	3	2		3	4	3	3	2	5	1			**26**
Electrical	2	5	2	2	2		3	1	3				**20**
Miscellaneous		6		1	6			7	3	7			**30**
Residential Fence	1					1	1	2	2	1			**8**
Certificates of Completion	1		1	1	1		4	6		5			**19**
Certificates of Occupancy	5	8	4	5			5	2		2			**31**
Multi-Family													
Townhomes						3		4					**7**
Apartments		2			2								**4**
Misc-Multi Family													**0**
Certificates of Occupancy						1							**1**
Commercial													
New Structures	4				1				1	2			**8**
Addition-C													**0**
Tenant Build Outs					1	1		1		5			**8**
Accessory Structures					1					4			**5**
Mechanical													**0**
Plumbing		1											**1**
Electrical			1	1						2			**4**
Misc-C		1	2	3	4	2	9	9	5	6			**41**
Signs	2	2	4	2	4	8	7	1	2	5			**37**
Utilities	3	10	6	3	4	3	6	8	2	2			**47**
Commercial Fence													**0**
Certificates of Completion							1			1			**2**
Certificates of Occupancy		1					1	1					**3**





City of Holly Springs
Monthly Operation Report
Executive Summary

Description	Oct-25
Pot Hole Repair	5
Tree Service Work	0
ROW Mowing	49
Dead Animal Pick Up	1
Street Sweeping	0
Road Salting	0
Sign Maintenance	1
Litter Pickup	7
Stormwater maintenance	4
Traffic Signals	0
Equipment Maintenance	1
Misc. Work Orders	7
PARKS	
J.B. Owens	17
Barrett Park	14
Karen J. Barnett Park	14
J.C. Mullins	24
Monthly Totals	**144**

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	21	9	11				128
Number of Stormwater Complaints	1	2	4	2	1	10	10	2	2				34
Miles of Road Swept	0	0	0	0	0	0	2.1	0	0				2.1