



Downtown Development Authority of Holly Springs

Holly Springs Public Safety Building, Council Chambers
3235 Holly Springs Pkwy. Holly Springs, GA 30115
Wednesday, December 17, 2025 | 6:00 PM

Ollie Evans - Chair | Maggie Grayeski | Andrea Johnston

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

AGENDA

I. CALL TO ORDER

II. OLD BUSINESS

III. NEW BUSINESS

- A. CA-04-2025, applicant, Georgia Chiropractic & Massage, requests a Certificate of Appropriateness for a building to be constructed within the Town Center District at 2592 Holly Springs Parkway, Tax Map 93N02, Tax Parcel 006, Holly Springs, Georgia.
- B. Underground Easement between the Downtown Development Authority of Holly Springs and Georgia Power Company concerning an easement area to construct the Holly Springs Town Center Commercial (Cherokee County) underground power cable, transformers, service pedestals, and other necessary equipment in the approximate locations shown on Exhibit A, and to ratify the Chairman's signature.
- C. November 19, 2025 Downtown Development Authority of Holly Springs meeting minutes.

IV. REPORTS

V. ADJOURNMENT

ITEM REPORT

AGENDA ITEM NUMBER: III.A.



FROM: Nancy Moon, Community Development Director

MEETING DATE: December 17, 2025

AGENDA ITEM: CA-04-2025, applicant, Georgia Chiropractic & Massage, requests a Certificate of Appropriateness for a building to be constructed within the Town Center District at 2592 Holly Springs Parkway, Tax Map 93N02, Tax Parcel 006, Holly Springs, Georgia.

EXECUTIVE SUMMARY:

Applicant, Georgia Chiropractic & Massage, requests a Certificate of Appropriateness for a building to be constructed within the Town Center District at 2592 Holly Springs Parkway, Tax Map 93N02, Tax Parcel 006, Holly Springs, Georgia. This building will be a new office building for Georgia Chiropractic & Massage. The Town Center Architect has reviewed and approved the design of the structure. The rendering of the building is included in the packet.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Location Map
2. Elevation
3. Application

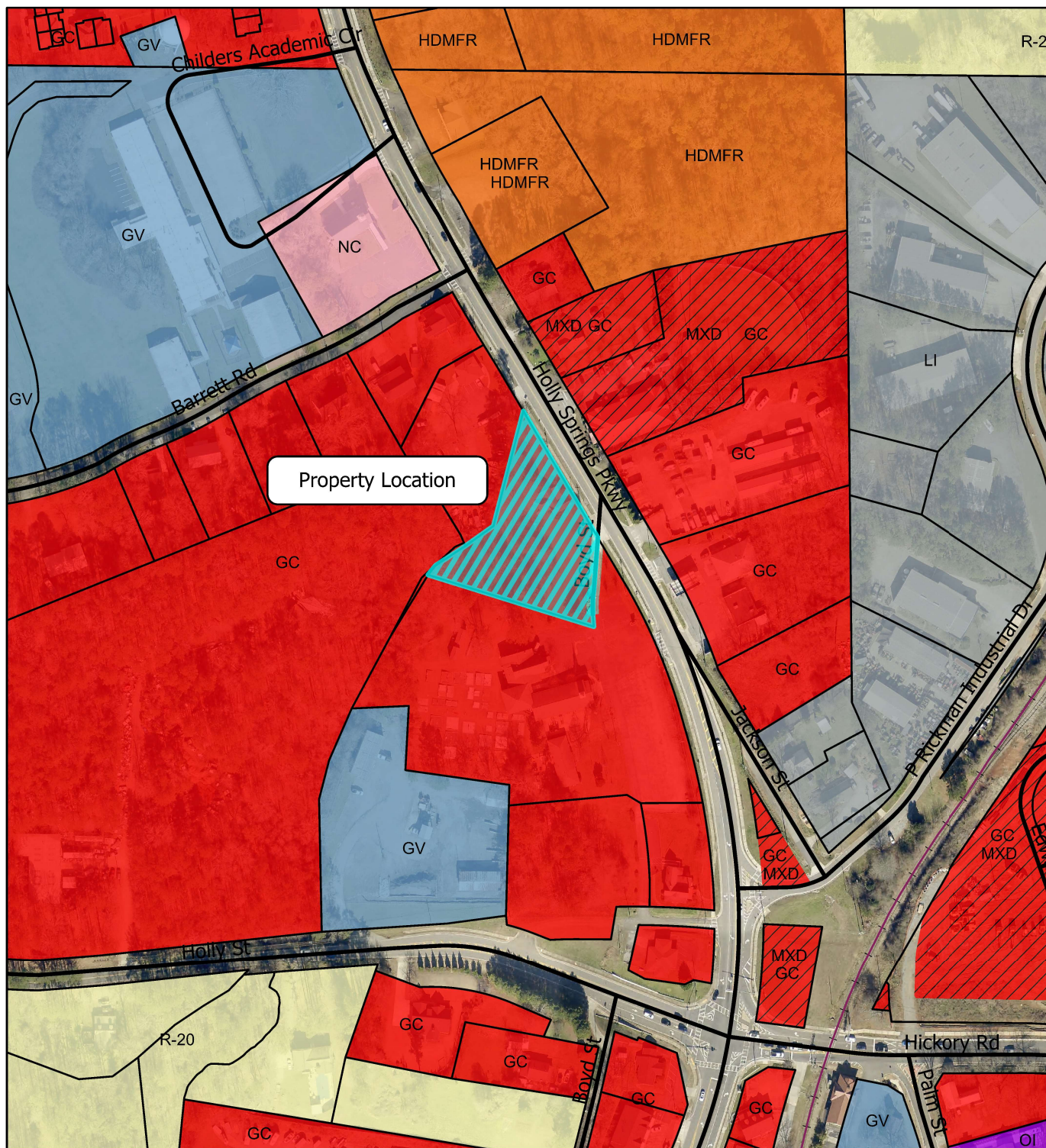
RECOMMENDATION:

The staff recommendation is approval of the certificate of appropriateness.

CONCURRENCES:

City Manager
Town Center Architect

CA-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

0 88 175 350 525 Feet

OWNER:
OLLIE EVANS

ADDRESS:
2592 HOLLY SPRINGS PKWY
CANTON, GEORGIA 30115

DRAWINGS BY:
LESLIE SIMPSON
404 414 7850
lsimpson@lgsarchdesign.com

CONTRACTOR:
N/A

ENGINEER:
N/A

DATE:
JUNE 2025

PROJECT NAME:
NEW CHIROPRACTIC OFFICE

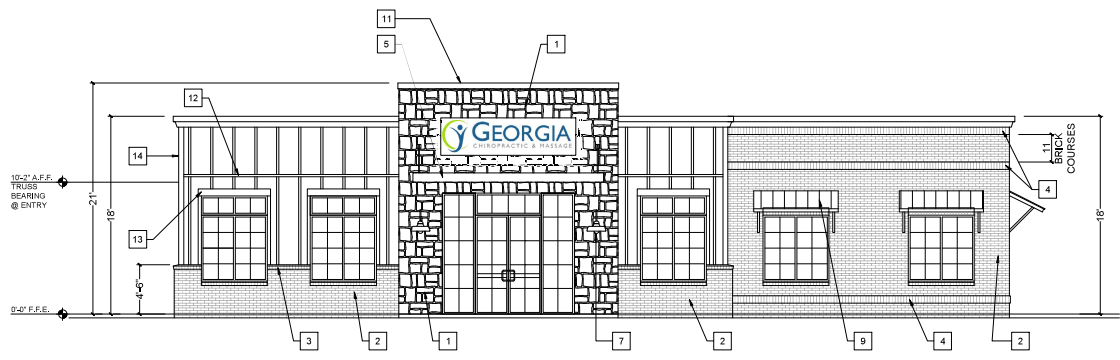
SET	DATE
1	10-08-25 EXTERIOR REVS
2	12-01-25 EXTERIOR REVS
3	12-04-25 EXTERIOR REVS

STAMP:

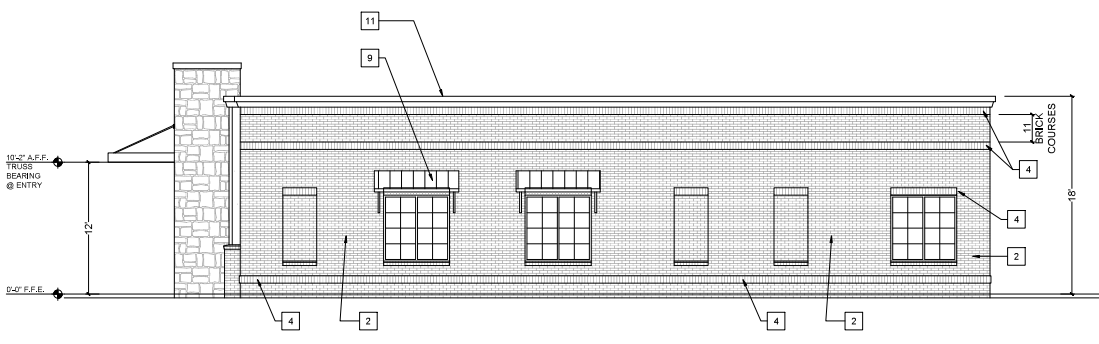
SHEET NAME:
EXTERIOR ELEVATIONS

SHEET No.:
A 3.0

- MATERIALS LEGEND**
- 1 STONE VENEER
COLOR: TO MATCH CITY ENTRANCE SIGN (REFERENCE PHOTO)
 - 2 BRICK VENEER - RUNNING BOND
COLOR: PAINT, OC-65 CHANTILLY LACE
 - 3 BRICK ROWLOCK WATERTABLE
COLOR: PAINT, OC-65 CHANTILLY LACE
 - 4 BRICK SOLDIER COURSE HEADER / BAND
COLOR: PAINT, OC-65 CHANTILLY LACE
 - 5 PREFINISHED ALUMINUM ENTRY CANOPY WITH TIE-ROD SUPPORTS & UP-LIGHTING FOR STORAGE (NO BACKLIT SIGNAGE)
COLOR: PREFINISHED BLACK
 - 6 PREFINISHED SCUPPERS AND DOWNSPOUTS
COLOR: PREFINISHED BLACK
 - 7 DECORATIVE WALL SCOSCE
 - 8 NOT USED
 - 9 METAL CANOPY W/ DECORATIVE BRACKETS AND STANDING SEAM METAL ROOFING
COLOR: PREFINISHED BLACK
 - 10 4 1/2 x 7.5 HORIZONTAL FIBER CEMENT BAND BOARD
COLOR: PAINT, HC-165 BOOTHBAY GRAY
 - 11 PREFINISHED PARAPET CAP
COLOR: PREFINISHED TO MATCH OC-65
 - 12 FIBER CEMENT BOARD & BATTEN SIDING, JAMES HARDIE OR APPROVED EQUAL
COLOR: PAINT, HC-165 BOOTHBAY GRAY
 - 13 TYPICAL WINDOW TRIM AT FIBER CEMENT SIDING: 4 1/2 x 3.5 VERTICAL TRIM AND 4 1/2 x 7.5 HORIZONTAL TRIM @ WINDOW HEAD
COLOR: PAINT, HC-165 BOOTHBAY GRAY
 - 14 4 1/2 x 5.5 FIBER CEMENT VERTICAL CORNER TRIM
COLOR: PAINT, HC-165 BOOTHBAY GRAY



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
Scale: 3/16" = 1'-0"



OWNER:
OLLIE EVANS

ADDRESS:
2592 HOLLY SPRINGS PKWY
CANTON, GEORGIA 30115

DRAWINGS BY:
LESLIE SIMPSON
404 414 7850
lsimpson@garchdesign.com

CONTRACTOR:
N/A

ENGINEER:
N/A

DATE:
JUNE 2025

PROJECT NAME:
NEW CHIROPRACTIC
OFFICE

SET	DATE
1	10-08-25 EXTERIOR REVS
2	12-01-25 EXTERIOR REVS
3	12-04-25 EXTERIOR REVS

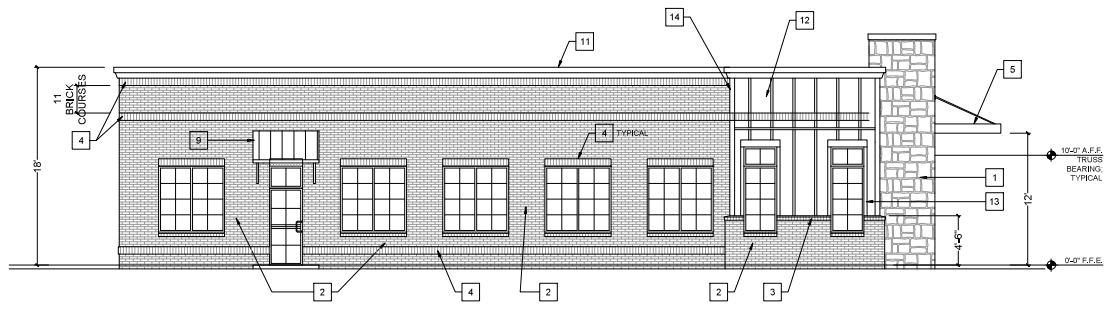
STAMP:

SHEET NAME:
EXTERIOR ELEVATIONS

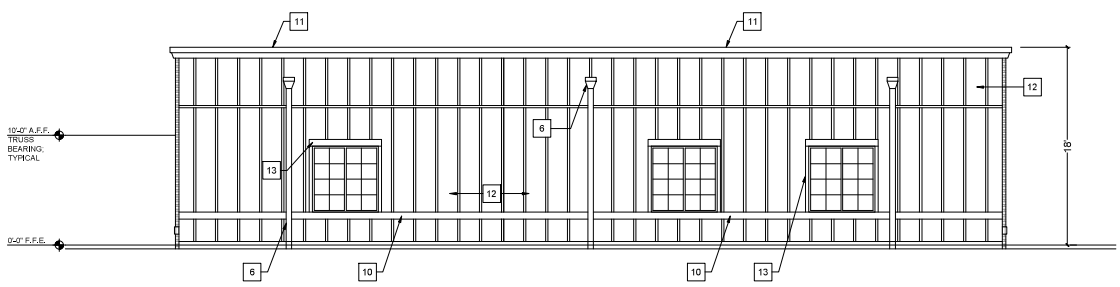
SHEET No.:
A 3.1

MATERIALS LEGEND

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(REFERENCE PHOTO)
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WITH TIE-ROD SUPPORTS & UP-LIGHTING
FOR SIGNAGE (NO BACKLIT SIGNAGE)
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DOWNSPOUTS
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AND STANDING SEAM METAL ROOFING
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TRIM
COLOR: PAINT, HC-165 BOOTHBAY GRAY



1 LEFT SIDE ELEVATION
A3.1 Scale: 3/16" = 1'-0"



2 REAR ELEVATION
A3.1 Scale: 3/16" = 1'-0"



TOWN CENTER CERTIFICATE OF APPROPRIATENESS APPLICATION

Application CA-_____

Hearing Date _____

Date of Application _____

Applicant _____

Owner _____

(If other than Applicant)

Address _____

Address _____

Zip Code _____ Phone _____

Zip Code _____ Phone _____

Email: _____

Email: _____

Signature _____

Signature _____

Address/Location of Property _____

Map/Parcel ID _____

Description of Project: _____

******* Attach additional sheets as needed *******

The following information must be attached to completed application:

- Warranty Deed
- Tax Documentation
- Survey Plat by Registered Surveyor
- Site Development Plan by Registered Surveyor
- Color Renderings of Proposed/Renovated Structures with Materials/Colors List
- Materials Board

Do Not Write Below Line

Downtown Development Authority Decision

Approved _____

Denied _____

Stipulations _____

After recording Return to:

Pacific Law Group, LLC.
625 Molly Lane Suite 130
Woodstock, GA 30189

File No. 22-16973MH
Parcel ID 93N02-006

EXECUTOR'S DEED

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

THIS INDENTURE made this, 14th day of March 2023, between **Dorothy C. Warren, as Executor of The Estate of Nellie Trippe Camp, deceased**, as party or parties of the first part, hereinafter called Grantor, and **KMY Holdings, LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, executors, legal representatives and assigns where the context requires or permits).

WITNESSETH that: the said Grantor (acting under and by virtue of the power and authority contained in the said LETTERS OF TESTAMENTARY, THE SAME HAVING BEEN PROBATED AND RECORDED IN THE PROBATE COURT OF CHEROKEE COUNTY, GEORGIA, ESTATE NO. 2019ES0393) for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

Property 1:

All that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and in the town of Holly Springs, Georgia, and being part of lot of land No. 305, described as follows: Commencing at the north corner of said lot on west side of State Highway No. 5, and running a southerly course along said highway 210 feet, thence along west side of Church Street 193 feet to a corner, thence a westerly course along the line of Baptist Church property, a distance of 295 feet to center of gully, thence up said gully following the center of gully to a corner approximately 93 1/2 feet to a corner, thence an easterly course forty (40) feet to a corner, thence a northeasterly course along fence 211 feet to starting point. All lines are straight lines, except lined up the gully, all corners marked by a stake put in by County Surveyor, E. Billings, C E. February 5, 1944, plat recorded in Deed Book #2, Page 404, together with all improvements thereon.

TOGETHER WITH:

All that property conveyed by the City of Holly Springs to Mrs. Roy Camp via the Quitclaim Deed dated August 7, 2000 and recorded in deed book 5238, page 437 of the Cherokee County Georgia Records.

Subject Property Address: 2592 Holly Springs Parkway, Canton, GA 30115
Parcel ID#: 93N02-006

CITY OF HOLLY SPRINGS
 PO BOX 990
 HOLLY SPRINGS, GA 30142-0990
 (770)345-5536



2025 PROPERTY TAX

PROPERTY INFORMATION

MAP/PARCEL/LOT: 93N02- 006
 OWNER NAME: KMY HOLDINGS LLC
 LOCATION: 2592 HOLLY SPRINGS PKWY
 BILLING DATE: 12/10/25
 DUE DATE: 12/20/25
 LEGAL DESCRIPTION: LL 305 15TH D

AMOUNT DUE

LAST PAYMENT: DATE: 12/08/25 AMOUNT: 943.86
 PRIOR BALANCE: 943.86-
 CURRENT CHARGES: 943.86
 PENALTY: 0.00
 TOTAL DUE: 0.00

PROPERTY VALUE ASSESSMENTS

FAIR MARKET LAND VALUE: 237,400
 FAIR MARKET IMPROVEMENT VALUE: 43,100
 LAND VALUE: 94,960
 IMPROVEMENT VALUE: 17,240
 CITY TAX NET VALUE: 112,200
 FIRE TAX NET VALUE: 112,200

EXEMPTIONS

CURRENT CHARGES DETAIL

DESCRIPTION	UNITS	RATE	AMOUNT
Real Prop City Tax	1.00	4.945000	554.83
Real Prop Fire Tax	1.00	2.888000	324.03
Stormwater Utility	1.00	65.000000	65.00

SPECIAL MESSAGE

If you have sold this property, forward the bill to the new owner and fax a copy of the settlement statement to 770-345-0209. If you have an escrow, forward the tax bill to your mortgage company as soon as possible.

Pursuant to state law (O.C.G.A. 48-2-40) interest will be added to this bill monthly if the balance is not paid by the due date. Pursuant to state law (O.C.G.A. 48-2-44) penalties will also be added to the unpaid balance beginning 120 days after the due date.

Please see our website, www.hollyspringsga.us, regarding senior exemption qualifications. Questions regarding county exemptions, assessments or the fair market value of your property should be directed to the Cherokee County Assessor's office at 678-493-6120.

The adopted millage rate exceeds the estimated roll-back rate as stated in the annual notice of assessment that you previously received for this taxable year, which will result in an increase in the amount of property tax you will owe.

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

MAP/PARCEL/LOT: 93N02- 006 ACCOUNT ID: 6571
 LOCATION: 2592 HOLLY SPRINGS PKWY
 TAX YEAR: 2025

AMOUNT DUE

CURRENT DUE: 0.00
 PENALTY: 0.00
 TOTAL DUE: 0.00



AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

CITY OF HOLLY SPRINGS
 PO BOX 990
 HOLLY SPRINGS, GA 30142-0990

KMY HOLDINGS LLC
 508 HONEYSUCKLE LN
 WOODSTOCK, GA 30188

ITEM REPORT

AGENDA ITEM NUMBER: III.B.



FROM: Robert H. Logan, City Manager

MEETING DATE: December 17, 2025

AGENDA ITEM: Underground Easement between the Downtown Development Authority of Holly Springs and Georgia Power Company concerning an easement area to construct the Holly Springs Town Center Commercial (Cherokee County) underground power cable, transformers, service pedestals, and other necessary equipment in the approximate locations shown on Exhibit A, and to ratify the Chairman's signature.

EXECUTIVE SUMMARY:

Underground Easement between the City of Holly Springs, Georgia and Georgia Power Company concerning an easement area to construct the Holly Springs Town Center Commercial underground power cable, transformers, service pedestals, and other necessary equipment as shown on Exhibit A. The City Council originally approved an easement between the City and Georgia Power to construct the project in January. After the approval of the original easement, the orientation and size of the proposed apartment building adjacent to the Holly Springs Town Center Parking Deck was changed, creating a conflict with the proposed project. The Master Developer and Georgia Power have worked together to redesign the layout of the proposed project to eliminate the conflict with the apartment building.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. 25 1205 Ga Power Esmt - DDA

RECOMMENDATION:

The staff recommendation is approval of the deed easement.

CONCURRENCES:

Finance and Administration

After recording, return to:
Georgia Power Company
Attn: Land Acquisition (Recording)
241 Ralph McGill Blvd NE
Bin 10151
Atlanta, GA 30308-3374

TAX ID: 15N14 105
PROJECT **2025100432** LETTER FILE DEED FILE MAP FILE
ACCOUNT NUMBER **11047464-GPC9596-VBS-GP643E08025**
NAME OF LINE/PROJECT: **HOLLY SPRINGS TOWN CENTER COMMERCIAL (CHEROKEE COUNTY) DL**

PARCEL NUMBER **001**

STATE OF GEORGIA
CHEROKEE COUNTY

U N D E R G R O U N D E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, **CITY OF HOLLY SPRINGS GEORGIA AND PO BOX 990** (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is **990 PO Box, Holly Springs, GA 30142-0990**, does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at **411 HICKORY RD, CANTON, GA 30115** (Tax Parcel ID No. **15N14 105**) in Land Lot **306, 307, 342, 343**, of the **15** District of **Cherokee** County, Georgia.

The "Easement Area" is defined as any portion of the Property located (a) within ten (10) feet of the centerline of the underground distribution line(s) as installed in the approximate location(s) shown on "Exhibit A" attached hereto and made a part hereof, and (b) within ten (10) feet from each side of any related above-ground equipment and facilities, including without limitations cubicles, transformers and service pedestals, as installed in the approximate location(s) shown in "Exhibit A".

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with wires,

PARCEL 001

NAME OF
LINE/PROJECT:

HOLLY SPRINGS TOWN CENTER COMMERCIAL (CHEROKEE
COUNTY) DL

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their
hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: CITY OF HOLLY SPRINGS GEORGIA

Witness

By: _____ (SEAL)
Name:
Title:

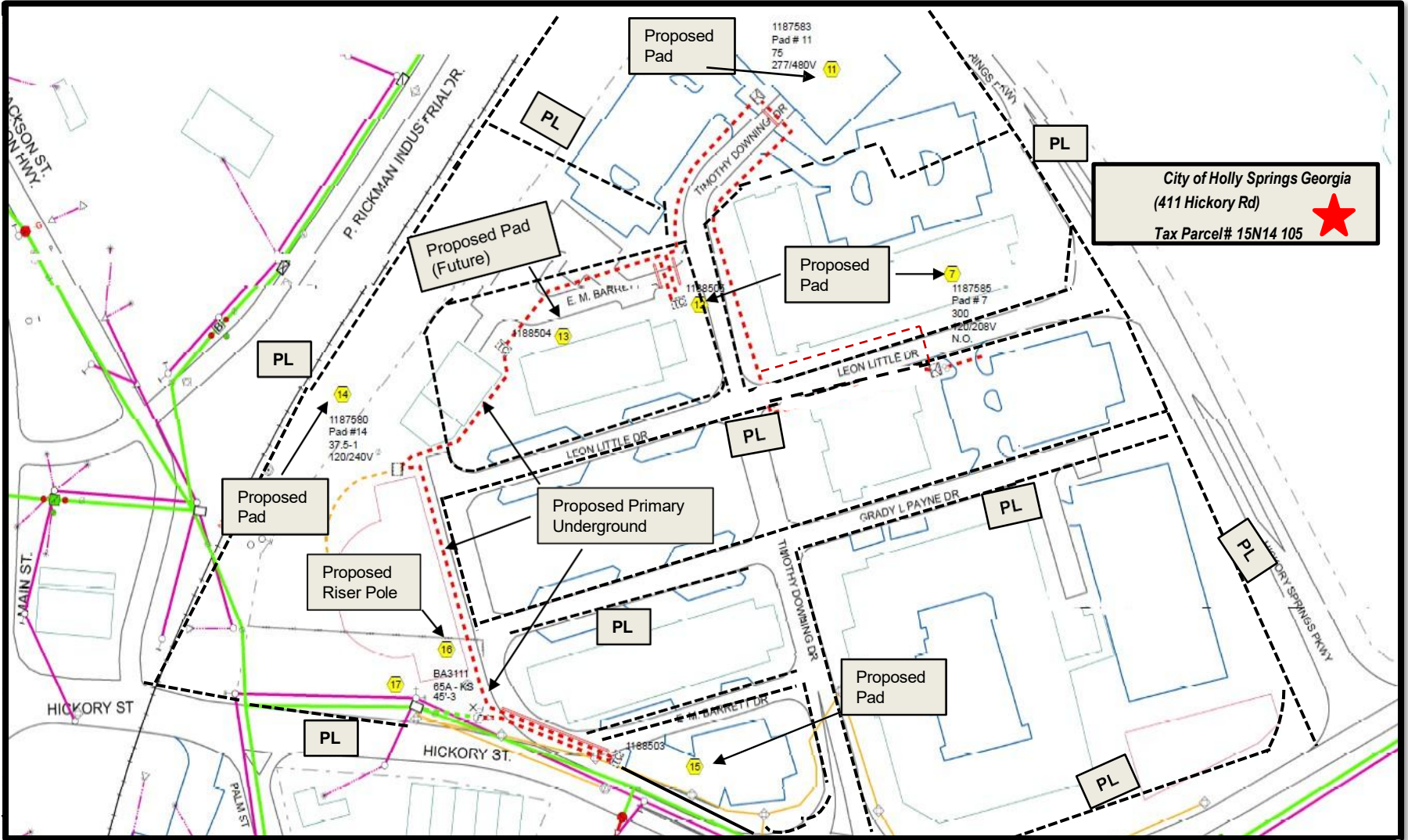
Notary Public

Attest: _____ (SEAL)
Name:
Title:

[CORPORATE SEAL]

Exhibit A

(101 Palm St)
Tax Parcel # 15N14 103



City of Holly Springs Georgia
(411 Hickory Rd)
Tax Parcel# 15N14 105 



Parcel 001

DRAWING NOT TO SCALE

Holly Springs Town Center Commercial (Cherokee County) DL
LIMS# 2025100432-001
Work Location(s): N/A

City of Holly Springs
Downtown Development Authority of Holly Springs Minutes
November 19, 2025

Authority Members Present: Chairman Ollie Evans, Treasurer Maggie Grayeski, Authority Member Steve Miller, Authority Member Ryan Smith, and Authority Member Kyle Whitaker.

Authority Members Not Present: Secretary Andrea Johnston and Vice Chairman Scott Owen.

Staff Present: City Manager Robert H. Logan, Community Development Director Nancy Moon, and Communications & External Affairs Director Erin Honea.

I. CALL TO ORDER

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

II. OLD BUSINESS

III. NEW BUSINESS

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

Chairman Evans made a motion to amend the agenda to remove Item A due to its approval in August 2025. Authority Member Miller seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

- B. 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.

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

- C. 2026 Budget Appropriation for the Year Ending December 31, 2026.

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

D. Downtown Development Authority of Holly Springs membership appointments.

Authority Member Miller made a motion to recommend Scott Owen and Ryan Smith be appointed to terms from January 1, 2026 - December 31, 2029 and Kyle Whitaker be appointed to a term of January 1, 2026 - December 31, 2026. Chairman Evans seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

E. September 17, 2025 Downtown Development Authority of Holly Springs meeting minutes.

Chairman Evans made a motion to approve the minutes. Treasurer Grayeski seconded the motion. Motion carried. Yes 5, No 0, Abstained 0.

IV. REPORTS

Jennifer Nilsson from Clementine Creative gave a report regarding marketing for the Town Center Project.

Authority Member Miller requested that staff employ additional property maintenance measures to the Town Center Project.

V. ADJOURNMENT

Respectfully Submitted.

Ollie Evans, Chairman

Erin Honea, Communications & External Affairs Director