



City of Holly Springs

Date: Wednesday, November 16, 2022
Location: 3235 Holly Springs Parkway

Downtown Development Authority Work Session Agenda 6:00 p.m.

I. CALL TO ORDER

II. NEW BUSINESS

- A. Discuss and approve/deny an Underground Easement between Georgia Power Company and the City of Holly Springs located Betty Barrett Way and Hickory Road for the Town Center Project, City Homes and authorize and ratify the City Manager's signature

Presented By: Robert H. Logan, City Manager

- B. Discuss and approve/deny a recommendation to the City Council to appoint Abbey Gray to the Downtown Development Authority

Presented By: Robert H. Logan, City Manager

- C. Discuss and approve/deny CA-02-2022, a certificate of appropriateness for the City Homes located at the intersection of Palm Street and Betty Barrett Way submitted by Stonecrest Homes GA, LLC

Presented By: Nancy Moon, Community Development Director

- D. Approve/deny September 28, 2022 meeting minutes

III. REPORTS

IV. ADJOURNMENT

470-456-7698

Phone # / Fax #: _____

gfwillia@southernco.com

Date: _____



Underground Distribution Construction Agreement

PROJECT / CUSTOMER: City Homes - Holly Springs Mixed-Use Project

LOCATION: Betty Barrett Way & Hickory Road

DEVELOPER / CUSTOMER: Downtown Development Authority of Holly Springs

AREA OF CONSTRUCTION: per attached exhibit

Customer / Developer does hereby attest that the above referenced area of construction in which underground electric distribution facilities are to be installed is clear of all obstructions; that all property lines, where required, are clearly marked and that the area is finished to a grade which shall not change more than three (3+/-) inches of the final grade.

Georgia Power Company, its employees, and contractors working on this project are hereby released from all claims due to damage of underground facilities that have not been located in the field and that are not covered by the "Utilities Protection Act of Georgia".

Customer / Developer does hereby agree to bear any and all costs to alter the installed underground electric distribution facilities as a result of grade changes or Developer design changes.

Customer / Developer shall be responsible for providing Georgia Power Company a clear unpaved route where underground electric distribution facilities can be installed. If this area is paved and conduit has not been installed, before Georgia Power Company facilities are installed the Developer shall be responsible for opening and re-paving the area required by Georgia Power Company.

Customer / Developer shall be responsible to communicate with contractors and subcontractors warning them of underground electric distribution facilities in the area and for notifying the Georgia Power Company by calling the Utilities Protection Center at GA 811 at least three (3) working days in advance to locate underground electric distribution facilities before digging or grading in the vicinity of installed underground electrical facilities. If Georgia Power Company is not notified, and the underground electric distribution facilities are damaged, then the Developer shall bear the cost of repairs.

Should underground electric distribution facilities become damaged in any way, Customer / Developer will notify the Georgia Power Company at phone #1-888-660-5890 and the Utilities Protection Center at GA 811.

Developer will establish and maintain the appropriate clearances for the transformer(s) on this site per Georgia Power Company Distribution Specification GUK-00.5003, dated 2/7/07. Electric service will not be provided until this specification is satisfied.

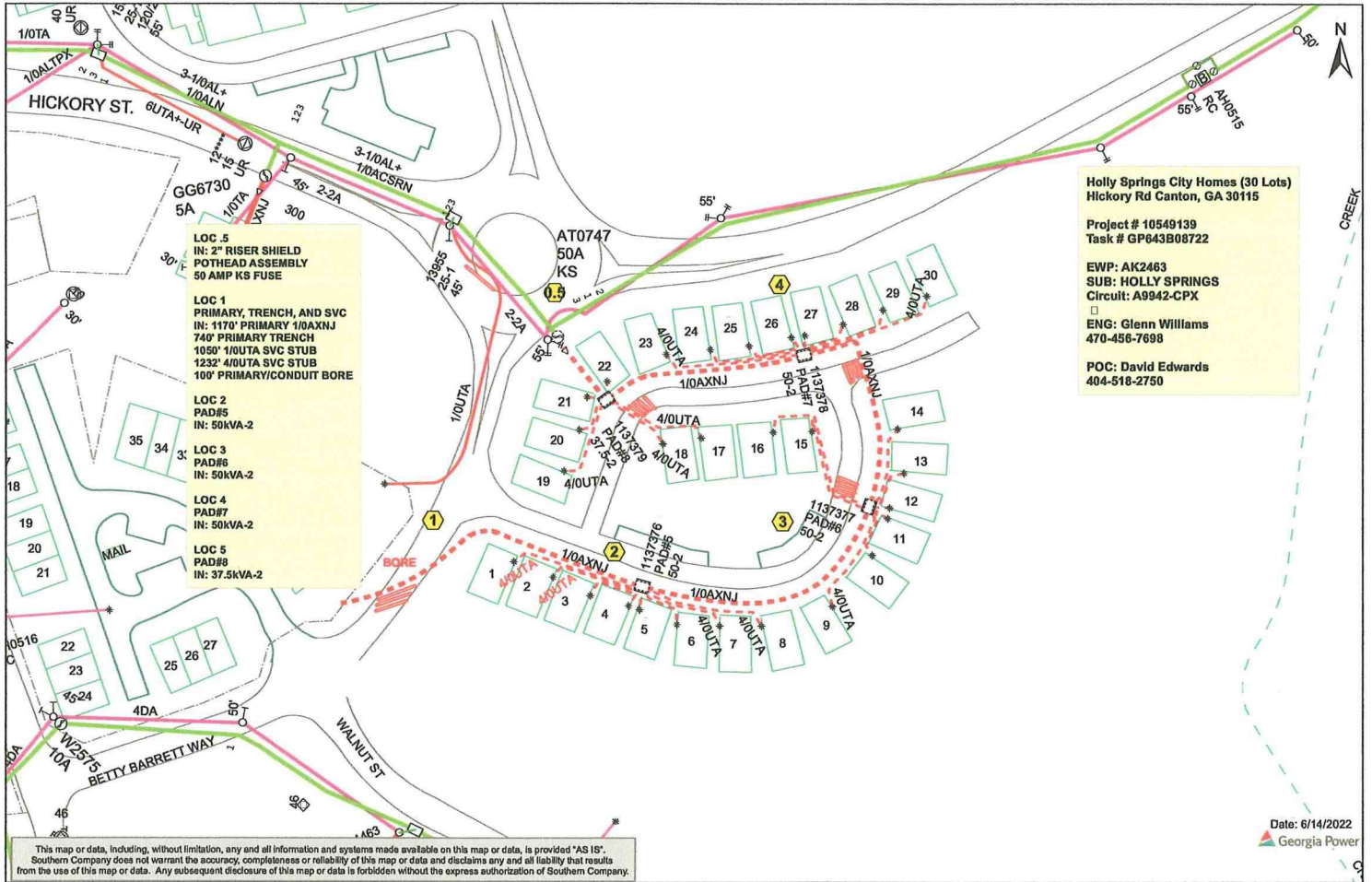
Georgia Power Company is not responsible for any damages to locks, gates, fences, walls, vehicles, equipment, trees, landscaping, sidewalks, or any other items that inhibit Georgia Power's access to the poles, cables, transformers, metering, or other equipment serving this site. This includes routine or emergency access of all equipment and personnel.

APPROVED: _____

DATE: _____

PRINT NAME / TITLE / COMPANY: _____

Robert H. Logan 11/3/2022
Robert H. Logan, City Manager



Release for Construction Agreement

Underground Electrical Service

Version 2.1 (7/01/2020)

Georgia Power Company

To release Holly Springs City Homes for construction, all of the following items must be verified complete, this form signed and returned to the address below:

_____ The Underground Distribution Construction Agreement has been signed by the Customer / Developer.

_____ The \$ 1,000.00 per service point underground service fee (where applicable) and any other CIAC has been paid.

_____ The easement has been signed and properly witnessed by the Property Owner.

_____ Lot Corners have been marked on the curb with paint in lieu of permanent property pins.

_____ Clearance behind the curb or from the edge of pavement/roadway of _____ feet is level with curb and free from obstructions and within three (3) inches of final grade.

_____ Sewer laterals, water lines and any other privately-owned facilities are adequately located and plainly marked.

_____ Paving and curbing or final grading, as applicable is complete.

_____ Removal of unforeseen obstructions and supply of suitable backfill material,

_____ A) will be provided by the Developer / Customer. The Developer / Customer agrees to remove rock and have suitable backfill available during construction while ensuring there are no construction delays.

-or-

_____ B) will be provided for by Georgia Power crews / contractors. The Developer / Customer may be billed for any additional charges that GPC incurs for the rock removal and select dirt for backfill charged to Georgia Power if actual costs exceed cost allowances.

_____ Erosion, Sedimentation, and Pollution Control Plan. The Developer's Storm Water Pollution Prevention Plan (SWPPP) is in place and available for review. A certification Statement is available for GPC or its subcontractor to sign on the Developer's SWPPP. This project:

_____ A) requires a Notice of Intent (NOI) and a copy, with the permit number, is enclosed. The owner/developer agrees to provide a copy of the Notice of Termination (NOT) when filed.

-or-

_____ B) will not have land disturbance activities totaling more than one (1) acre of land in the common development or it will not trigger any other requirements of the *Georgia Water Quality Control Act*.

_____ The property owner / developer approves the distribution design and lighting represented on GPC's construction print.

_____ Emergency and Standby Generation will be installed on-site: _____ No _____ Yes – if yes, then the installation must meet requirements as stated in GPC Distribution Bulletin 18-23, and the application referenced below must be completed.

_____ The Application for Emergency and Standby Generation Installation & Operation document has been completed and returned to a GPC Engineer or Key Account Manager.

GPC scheduling meetings are usually held weekly. After being released for construction, the job will be scheduled and the Customer / Developer will be notified of the proposed start date.

Glenn Williams

Signed: _____

Canton Operating Headquarters

Developer: _____



BOARD AND COMMUNITY ORGANIZATION APPLICATION

On which Board or Community Group would you like to serve? Please indicate and label your first and second choice.

- ☐ Cherokee County Library Board of Trustees
- ☒ Downtown Development Authority/Urban Redevelopment Agency
- ☐ Holly Springs Tree Commission
- ☐ Parks & Recreation Authority
- ☐ Planning & Zoning Commission

Name Abbey Gray

Home Address 120 Opau Ct.

City Holly Springs State GA Zip Code 30115

Home Phone _____ Unlisted? ☐ Yes ☐ No

Cell Phone 678-920-3590 Email Liz205038@gmail.com

Employer Northside Hospital Occupation Radiology Supervisor

Employer's Address

City Canton State GA Zip Code 30115

Business Phone 770 224 5492 Website Northside.com

- 1) Are you a registered voter in the City of Holly Springs? ☐ Yes ☒ No
Cherokee County? ☐ Yes ☒ No
- 2) How did you hear about the Board or Commission to which you are applying?
community networking
- 3) Were you recommended or nominated by a sitting Commission/Board/City Council Member, or the Mayor? If so, please indicate who (not mandatory for consideration).
NO
- 4) Please indicate any information (experience, education, community activities, organizations, etc) that you think should be considered for your appointment to a Board or Commission. Use additional paper and include a resume.
please see attached
- 5) Are there any reasons you may have a conflict of interest if you were appointed to Board or Commission listed above? Use additional paper in necessary. If yes, please explain.
NO

Signature Abbey Gray Date 11/4/2022

11/04/22

Dear Holly Springs City Council Members:

ABBIE J. GRAY
RADIOLOGY SUPERVISOR

OBJECTIVE

To participate as an active member on the City of Holly Springs Downtown Development Authority/Urban Redevelopment Agency

ORGANIZATION
NORTHSIDE HOSPITAL CHEROKEE

VITALS

120 OPAL CT, HOLLY SPRINGS, GA
30115

T (678) 920-3590

E LIZ05038@GMAIL.COM

I, Abbey J. Gray, was recently made aware of an opportunity involving the City of Holly Springs Downtown Development Authority / Urban Redevelopment board. As a nearly ten year resident of the City of Holly Springs, I feel it is my duty to submit myself for appointment consideration to serve the community my family and I call home.

As an employee of Northside Hospital Cherokee, I was blessed with the opportunity to work at the Northside Hospital Holly Springs Imaging Center from 2013 to 2019. There we devoted much effort to serving the Holly Springs community through many organizational focused initiatives, an example being our Breast Cancer Awareness program. I was an active participant in direct patient care supporting the Breast care imaging services provided at Northside Holly Springs Imaging Center.

In 2019, I transferred to the Northside Hospital Cherokee facility and continued to support Breast care services until 2020 when I was promoted to Radiology Supervisor within the in-patient scope. Since 2020, I served Cherokee county in a larger scale through the many hospital driven initiatives designed to support our community growth and the diverse needs of our patients. This included providing support to the residents of Cherokee county throughout the Covid-19 pandemic through both direct and indirect patient care.

I feel my time as both a long standing city resident and as a healthcare worker directly supporting the City of Holly Springs community has given me a unique blend of personal and professional experiences. My hope is to utilize those experience towards the betterment and growth of the City of Holly Springs.

Sincerely,



ABBIE J. GRAY

Abbey J. Gray, RDMS, RVT

120 Opal Ct.
Canton, Ga 30115
678-920-3590
Lizo5038@gmail.com

Objective

- Obtain advancement of my leadership career within Northside Hospital, to allow for personal and professional growth.

Career Highlights and Skills

- Assisted in the development of the transportation process within Radiology by using AHQA.
- Initiated the bi-weekly supervisors meeting too allow better communication throughout the leadership team.
- Navigated the needs of the department during the pandemic, such as, adjusting staffing needs while maintaining productivity.
- Work well under pressure to make quick decisions allowing minimal interruptions in patient flow and providing optimal support to the staff.

Experience

- Radiology Ultrasound Supervisor

Northside Hospital Cherokee
March 2020 – Present
- Diagnostic Medical Sonographer

Northside Hospital Canton Breast Care
July 2019- March 2020
- Diagnostic Medical Sonographer

Northside Hospital Sixes Road
March 2013-July 2019

Education

- Pensacola State College

AAS Diagnostic Medical Sonography
Completion 2011
- Navarre High School

Completion 2005

****References Upon Request****

CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 1,2 Approved as submitted (see attached construction documents) (SEE NOTES)

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

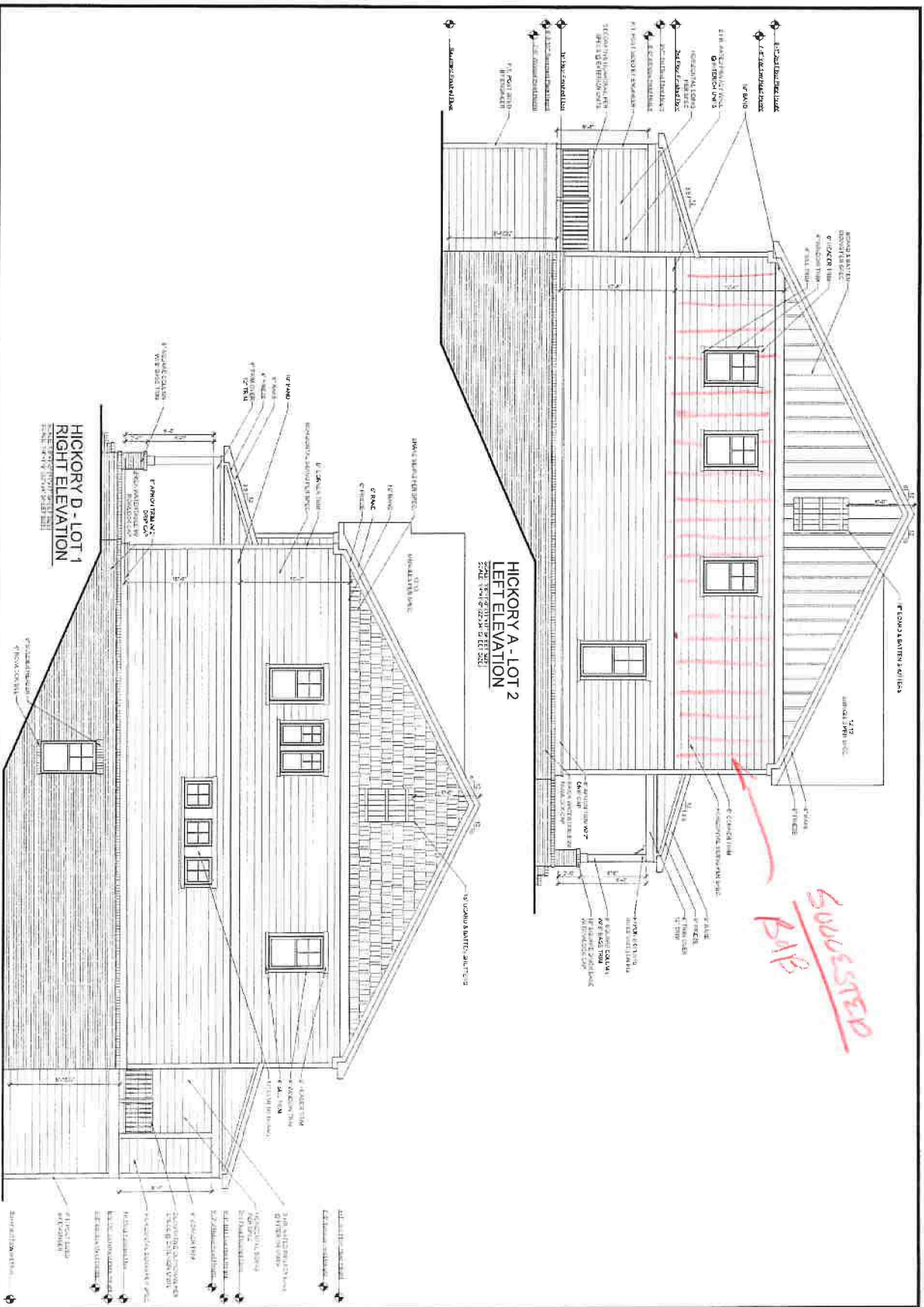
Thanks,



Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

C:/projects/stonecrest/hollyspringsacc090922



*SUGGESTED
PAP*

SHEET NO. A1.2	MODEL LOTS 1-2 DRAWING TITLE Side Elevations OWNER: [REDACTED]	RELEASE DATE 09/19/2022 PROJECT NUMBER XX-XXXX DATE: 09/19/2022	 Stonecrest Homes 4000 West 10th Street, Suite 200 Fort Worth, TX 76102 (817) 412-1234	 Main Street Design 1000 Main Street, Suite 100 Fort Worth, TX 76102 (817) 412-1234	DESIGN NUMBER 9/19/2022 CHANGES: [REDACTED] [REDACTED] [REDACTED]
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Lot 1

Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022



Scheme #8

Dimensional Roofing
Certain Teed
Weathering Wood

Gutters & Downspouts
Spectra
Dark Bronze

Horizontal Siding
Royal Forest
SW 2848

Windows
White
SW 4591

Shutters
Red Barn
SW 4591

Entry Door
Red Barn
SW 7591

Garage Door
Painted 2-Tone
(See Inset)

Painted Trim
Alabaster
SW 7108

Please Note: Colors are reproduced using printing inks, not actual paint. Colors may vary slightly in actual use due to the area, sheen, surface, applications or lighting. Always select colors from the manufacturer's color card for best representation of actual color.

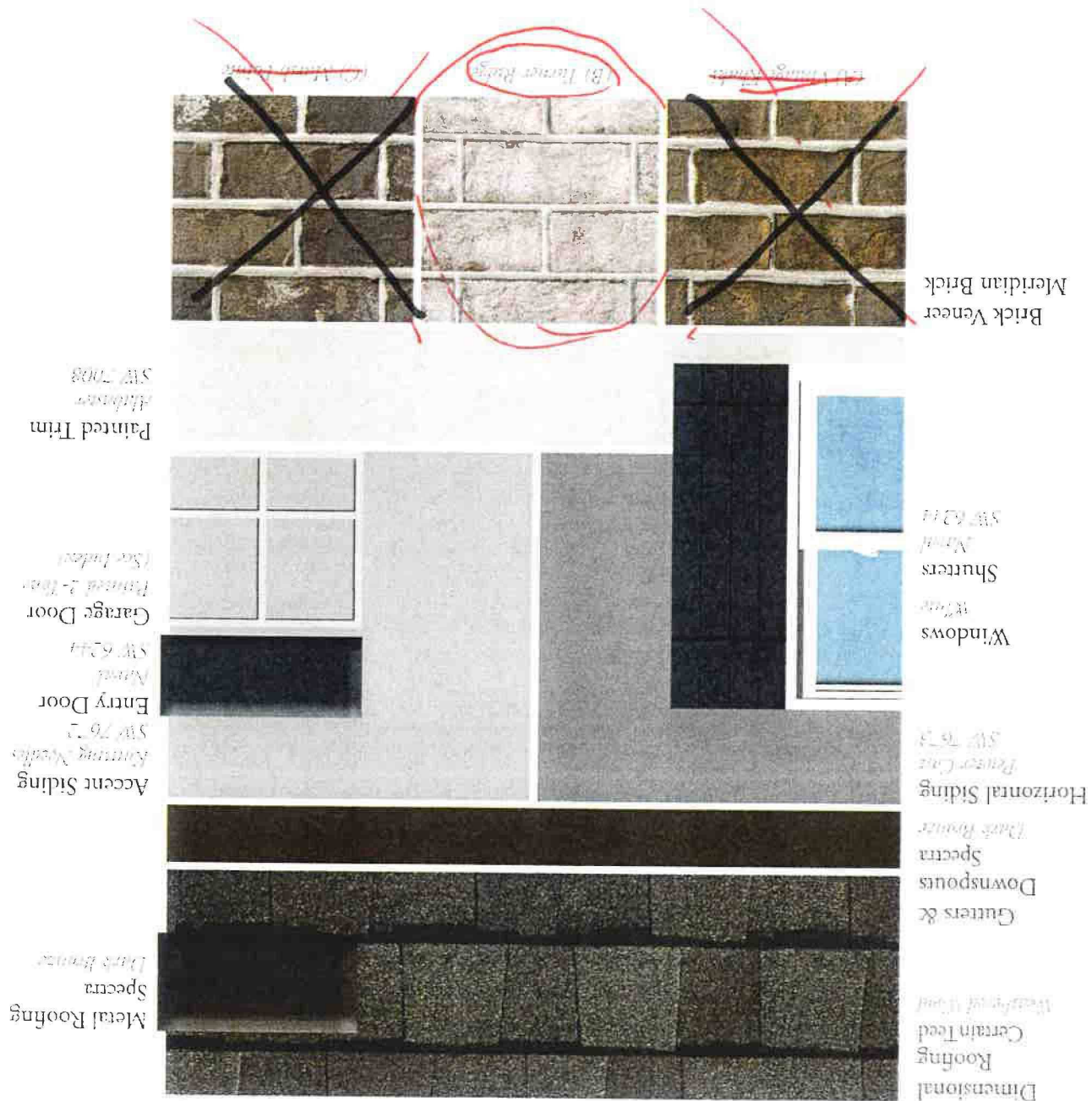
MAIN STREET

Holly Springs Townhouses
Exterior Color Collections

2107



Scheme #6



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CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 3,4 Approved as submitted (see attached construction documents)

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

Thanks,



Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

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Lot 3

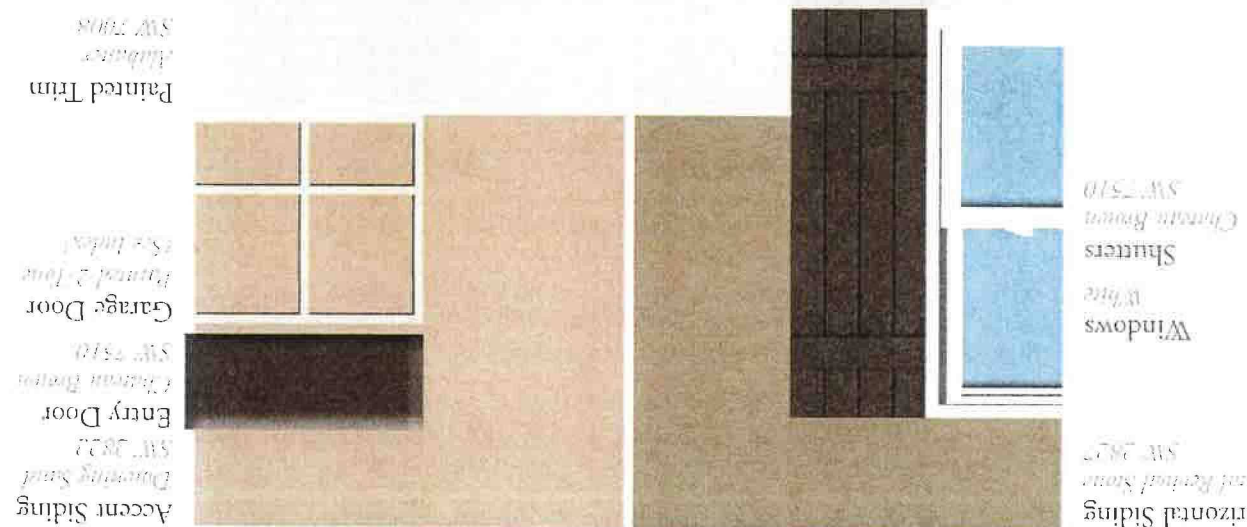
Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022



Scheme #9



MAIN STREET

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Lot 4

Holly Springs Townhouses

Exterior Color Collections

Adams
June 16, 2022



Scheme #3

Dimensional Roofing	Certain Teed Roofing	Gutters & Downspouts	Accent Siding	Horizontal Siding	Windows	Shutters	Brick Veneer
			SW 0077 Classic French Gray	SW 2821 Morning Sun	White	SW 6258 Twain Black	Meridian Brick
			SW 0077 Entry Door	SW 6258 Twain Black			
			SW 6258 Garage Door				
			Painted 2-pane (See notes)				
			Painted Trim				
			SW 7908 Alabaster				

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CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 5,6 Approved as submitted (see attached construction documents)

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

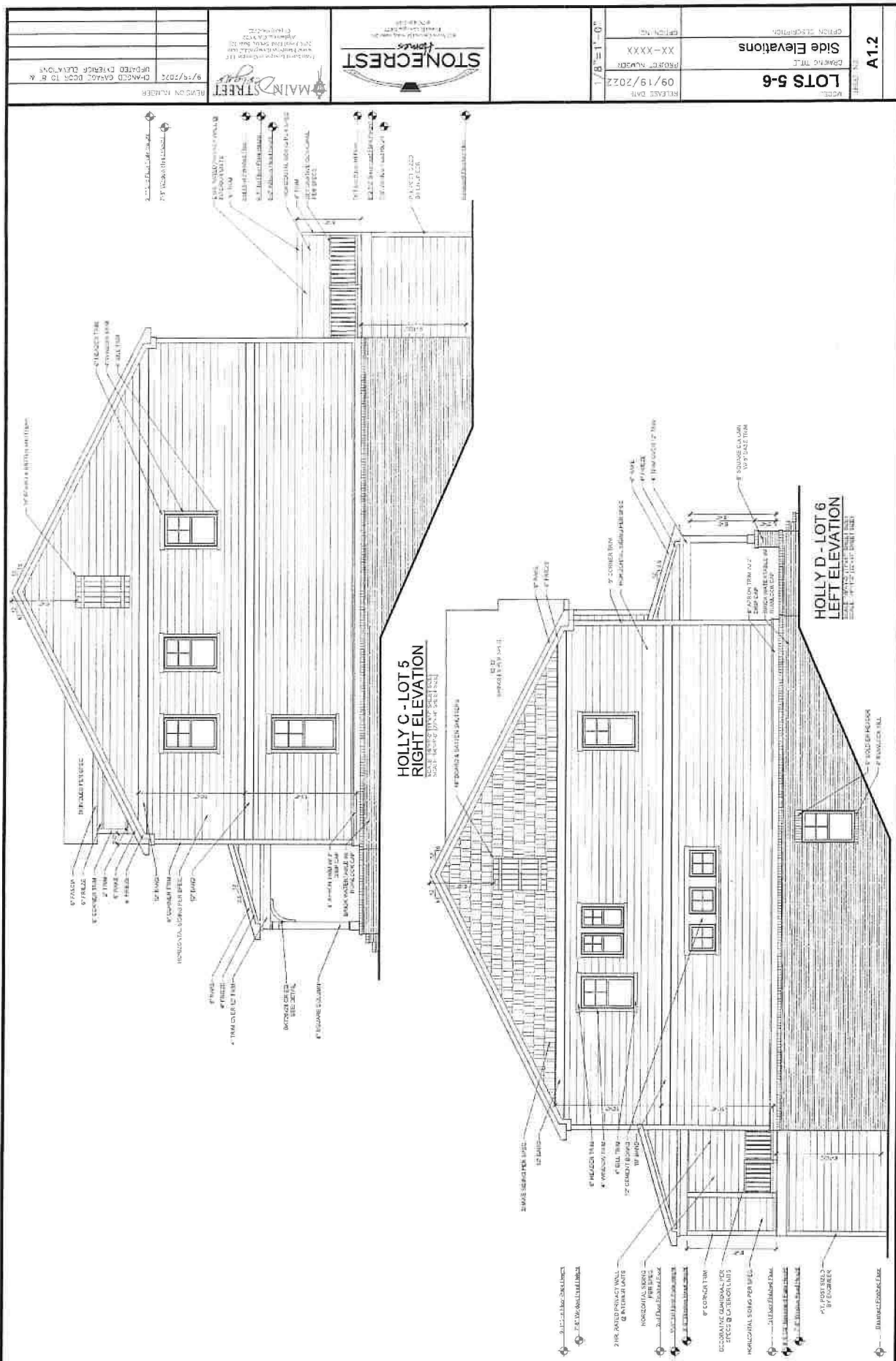
Thanks,



Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

C:/projects/stonecrest/hollyspringsacc090922



STONECREST
ARCHITECTS
10000 10th Avenue, Suite 100
Denver, CO 80231
303.733.1000
www.stonecrestarchitects.com

MAIN STREET
9/19/2022
CHANGED CHAIRS, DOOR TO R & A
UPDATED CHAIRS, ELEVATIONS

LOT 5-6
Side Elevations
PROJECT NO. XX-XXXX
PROJECT NAME
RELEASE DATE 09/19/2022
SCALE 1/8" = 1'-0"

A1.2

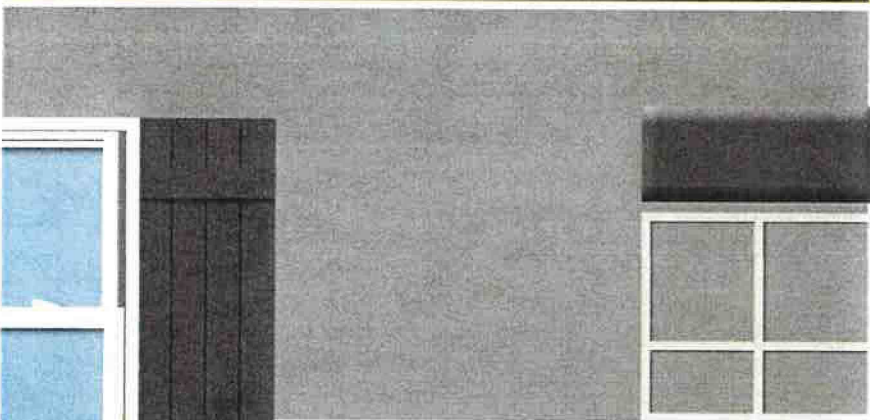
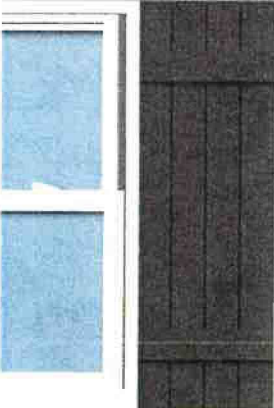
Lot 5



Holly Springs Townhouses Exterior Color Collections

Atlanta
June 16, 2022

Scheme #4

Dimensional Roofing CertainTeed <i>Weathered Wood</i>		Metal Roofing Spectra <i>Dark Bronze</i>
Gutters & Downspouts Spectra <i>Dark Bronze</i>		
Horizontal Siding <i>Alabaster White</i> SW 9132		Entry Door <i>Urban Bronze</i> SW 7048
Windows <i>White</i> Shutters <i>Urban Bronze</i> SW 7048		Garage Door <i>Painted 2-Tone</i> (See Index)
		Painted Trim <i>Alabaster</i> SW 7008
Brick Veneer Meridian Brick		



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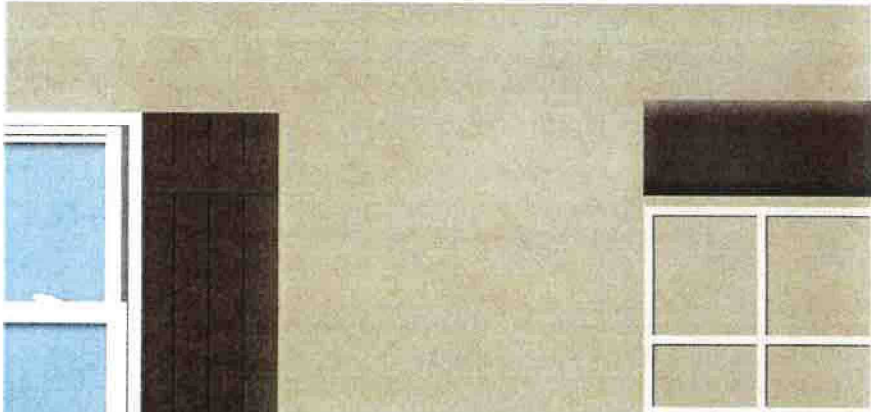
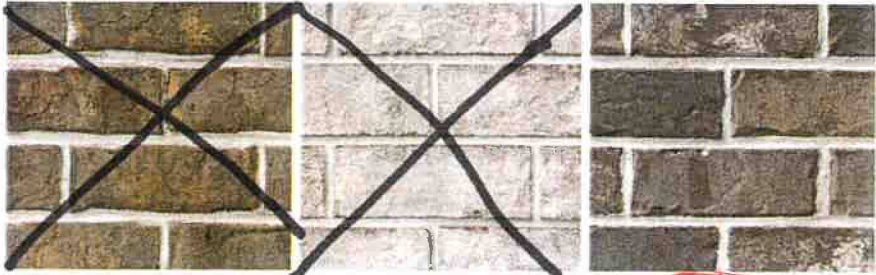
Lot 6



Holly Springs Townhouses Exterior Color Collections

Atlanta
June 16, 2022

Scheme #10

Dimensional Roofing Certain Teed <i>W. Grey</i>		Metal Roofing Spectra <i>Dark Bronze</i>
Gutters & Downspouts Spectra <i>Dark Bronze</i>		
Horizontal Siding <i>Sage</i> SW 2860		Entry Door <i>Polished Mahogany</i> SW 2838
Windows <i>White</i>		Garage Door <i>Painted 2-Time</i> <i>(See Index)</i>
Shutters <i>Polished Mahogany</i> SW 2838		Painted Trim <i>Alabaster</i> SW 7003
Brick Veneer Meridian Brick		
	(A) Village Adobe (B) Border Ridge (C) Marsh Pointe	



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CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 7,8 Approved as submitted (see attached construction documents) *(SEE COMMENTS)*

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

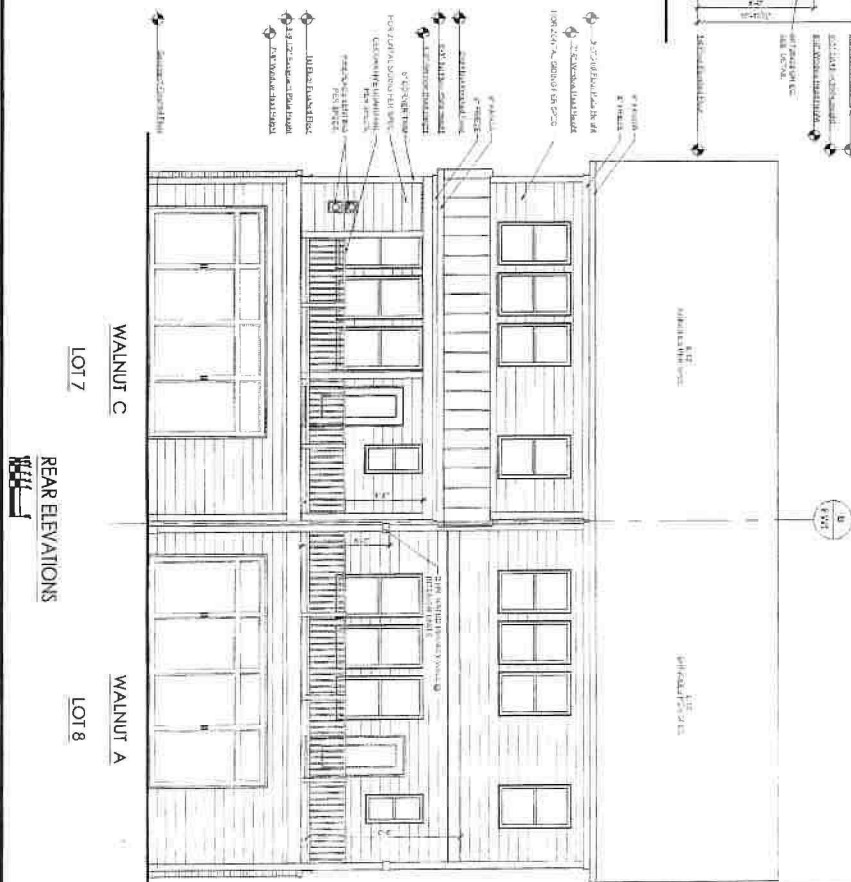
Thanks,



Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

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MODEL
LOTS 7-8

DRAWING TITLE

Front/Rear Elevations

CHILD DESCRIPTION

RELEASE DATE
09/19/2022

XX-XXXX

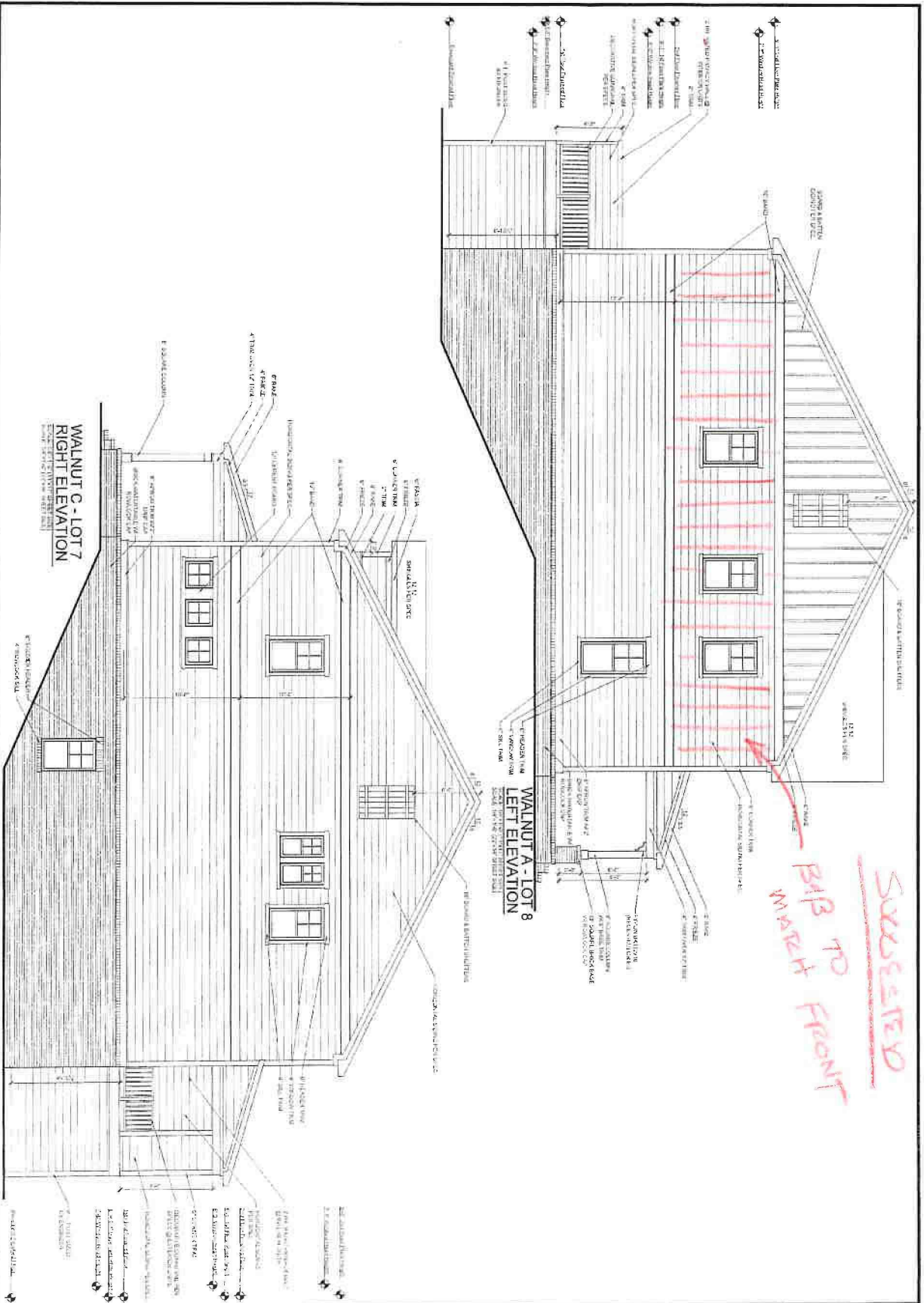
LPGC, Inc.

$$1/\delta'' = 1 - 0$$


SECTION NUMBER

11/29/2012

CHANGED DRAG- BOSS TO R &
CHANGED LOT 7 TO ELEVATION 70
CHANGED LOT 8 TO ELEVATION 70



SUBMITTED

PAID TO FRONT

DATE: 09/19/2022 PROJECT: LOTS 7-8 DESCRIPTION: Side Elevations OFFICE: A1.2	DATE: 09/19/2022 PROJECT: LOTS 7-8 DESCRIPTION: Side Elevations OFFICE: A1.2	DATE: 09/19/2022 PROJECT: LOTS 7-8 DESCRIPTION: Side Elevations OFFICE: A1.2	DATE: 09/19/2022 PROJECT: LOTS 7-8 DESCRIPTION: Side Elevations OFFICE: A1.2	DATE: 09/19/2022 PROJECT: LOTS 7-8 DESCRIPTION: Side Elevations OFFICE: A1.2	DATE: 09/19/2022 PROJECT: LOTS 7-8 DESCRIPTION: Side Elevations OFFICE: A1.2
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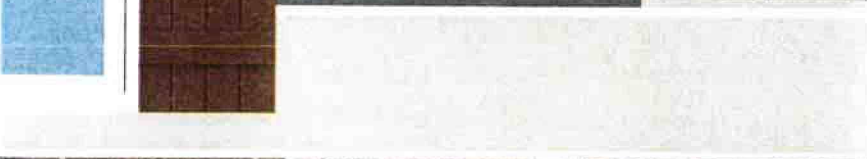
Lot 7



Holly Springs Townhouses Exterior Color Collections

Atlanta
June 16, 2022

Scheme #8

Dimensional Roofing CertainTeed <i>Weatherwood</i>		Metal Roofing Spectra <i>Dark Bronze</i>
Gutters & Downspouts Spectra <i>Dark Bronze</i>		
Horizontal Siding <i>Raycraft Pewter</i> SW 2878		
Windows <i>White</i>		Entry Door <i>Red Barn</i> SW 7591
Shutters <i>Red Barn</i> SW 7591		Garage Door <i>Painted 2-Tone</i> (See Index)
		
		Painted Trim <i>Alabaster</i> SW 7008
Brick Veneer Meridian Brick	  	
	(A) <i>Vintage Khaki</i> (B) <i>Tanner Ridge</i> (C) <i>Marsh Pointe</i>	



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Lot 8



Holly Springs Townhouses Exterior Color Collections

Atlanta
June 16, 2022

Scheme #1

Dimensional Roofing CertainTeed <i>Weatherproof II</i>		Metal Roofing Spectra <i>Dark Bronze</i>
Gutters & Downspouts Spectra <i>Dark Bronze</i>		
Horizontal Siding <i>Red Barn</i> SW 7591		
Windows <i>White</i>		Entry Door <i>Seaborn</i> SW 7675
Shutters <i>Seaborn</i> SW 7675		Garage Door <i>Painted 2-Tone</i> (See Index)
		Painted Trim <i>Alabaster</i> SW 7003
Brick Veneer Meridian Brick		



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CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 11,12 Approved as submitted (see attached construction documents)

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

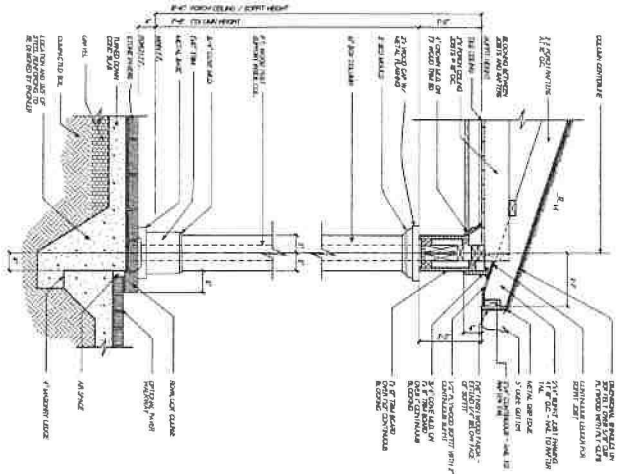
Thanks,



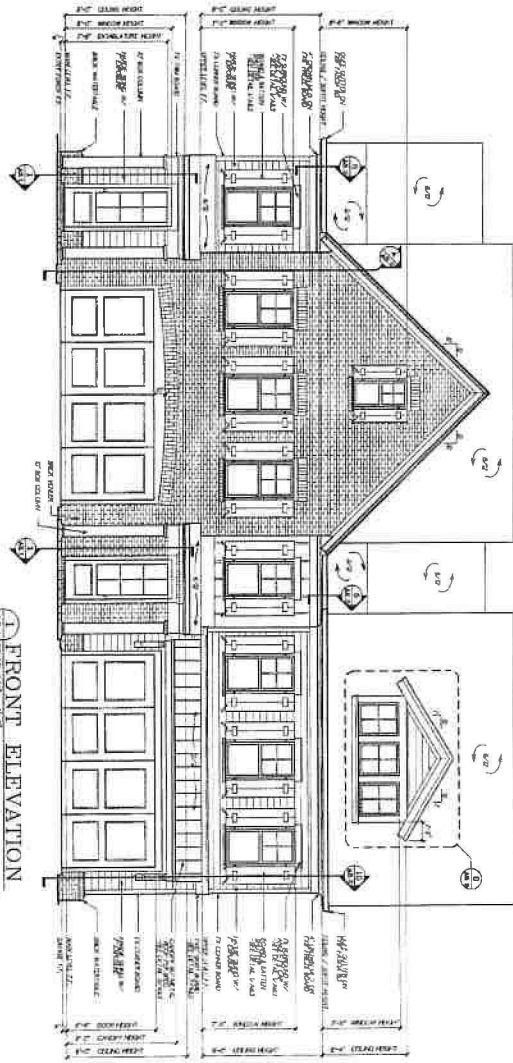
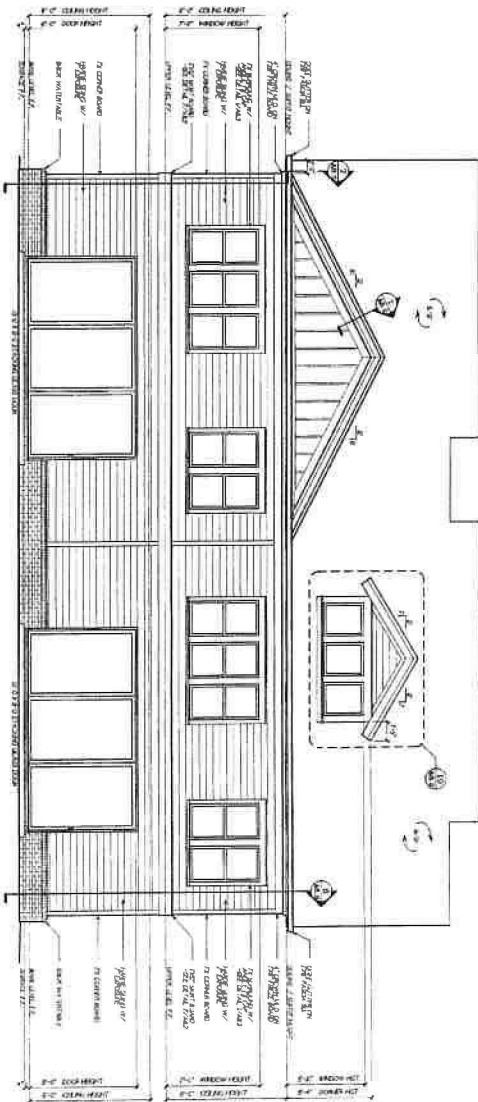
Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

C:/projects/stonecrest/hollyspringsacc090922

[illegible]

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$$\frac{1}{1000} \left(\frac{1}{1000} \right) \frac{1}{1000} = 10^{-9}$$


CALDWELL • CLINE
ARCHITECTS • DESIGNERS

222 CRAWFORD CIRCLE - Marietta, GA 30064
Phone: 770-424-3882 - Fax: 770-424-2577
www.saidwellinc.com

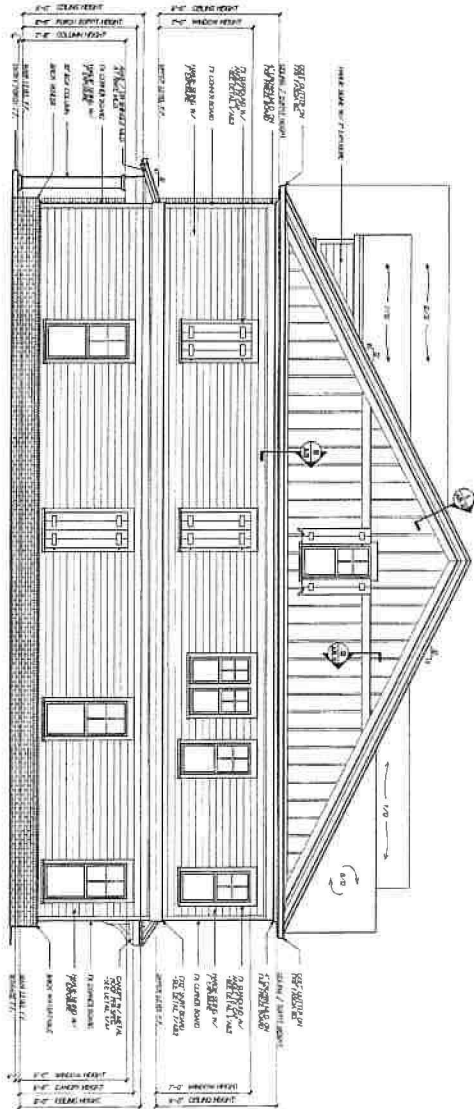
CITY OF HOLLY SPRINGS
 DUPLEX BUILDING 2
 UNITS 11 - 12

HOLLY SPRINGS PARKWAY
CANTON, GEORGIA 30142

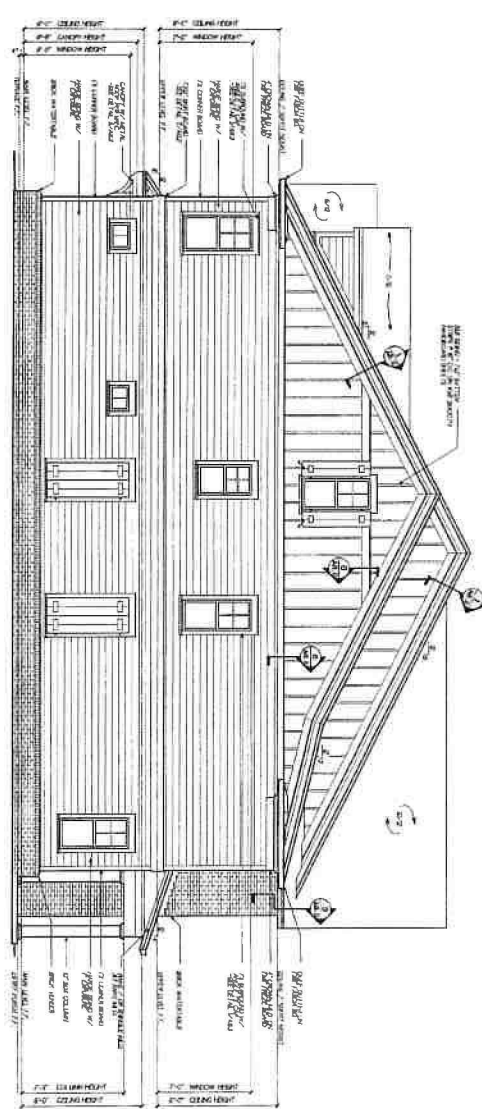
RELEASED IN
CONSTRUCTIVE
SHEET
A3.1

ACJ. 1

2 RIGHT ELEVATION



1 LEFT ELEVATION



REVISIONS FOR CONSTRUCTION	NO. 1	DATE	DESCRIPTION
A3.2	04-08-22	218142.01	INITIALS
	04-08-22	218142.01	INITIALS

CALDWELL • CLINE ARCHITECTS • DESIGNERS

222 Crescent Circle - Marietta, GA 30064
Phone: 770-424-2880 - Fax: 770-424-5277
www.caldwellcline.com

CITY OF HOLLY SPRINGS
DUPLEX BUILDING 2
UNITS 11 - 12
HOLLY SPRINGS PARKWAY
CANTON, GEORGIA 30142

PROJECT

Lot 11



Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022

Scheme #7

Dimensional
Roofing
CertainTeed
Weathered Wood



Metal Roofing
Spectra
Dark Bronze

Gutters &
Downspouts
Spectra
Dark Bronze



Horizontal Siding
Repose Gray
SW 7015



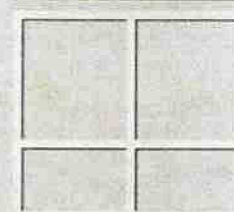
Windows
White
Shutters
Greys Harbor
SW 6236



Entry Door
Greys Harbor
SW 6236



Garage Door
Painted 2-Tone
(See Index)



Painted Trim
Alabaster
SW 7008



Brick Veneer
Meridian Brick



~~(A) Vintage Klinker~~

~~(B) Turner Ridge~~

(C) Marsh Pointe



Please Note: Colors are reproduced using printing inks, not actual paint. Always select colors from the manufacturer's color card for best representation of actual color. Colors may vary slightly in actual use due to the area, sheen, surface, applications or lighting.

Lot 12



Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022

Scheme #3

Dimensional
Roofing
Certain Teed

Weathered Wood



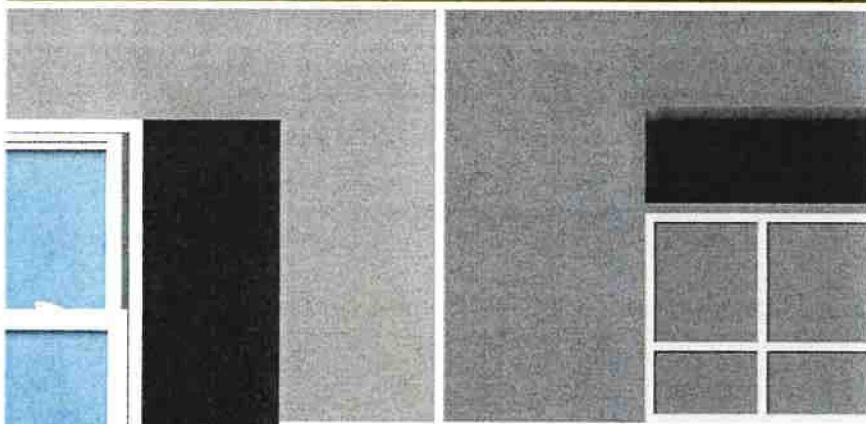
Metal Roofing
Spectra
Dark Bronze

Gutters &
Downspouts
Spectra

Dark Bronze



Horizontal Siding
Downing Stone
SW 2821



Accent Siding
Classic French Gray
SW 6077

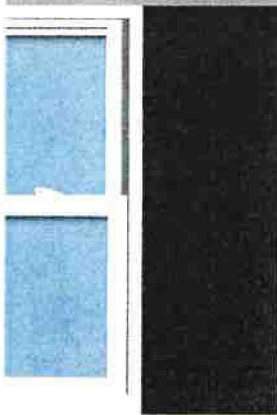
Entry Door
Tricorn Black
SW 6258

Garage Door
Painted 2-Tone
(See Index)

Windows
White

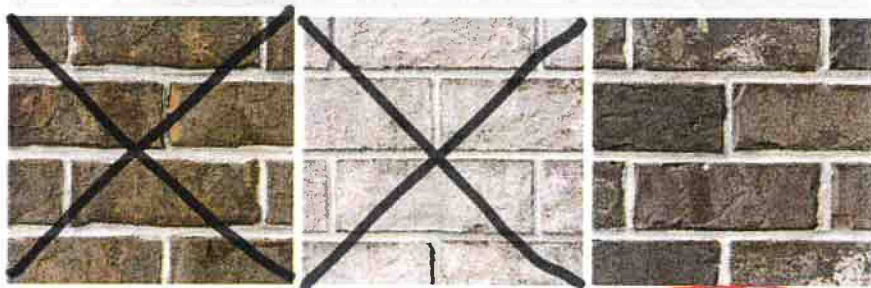
Shutters

Tricorn Black
SW 6258



Painted Trim
Alabaster
SW 7008

Brick Veneer
Meridian Brick



~~(A) Heritage Ridge~~

~~(B) Tuscan Ridge~~

(C) Marsh Pointe



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CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 9,10 Approved as submitted (see attached construction documents)

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

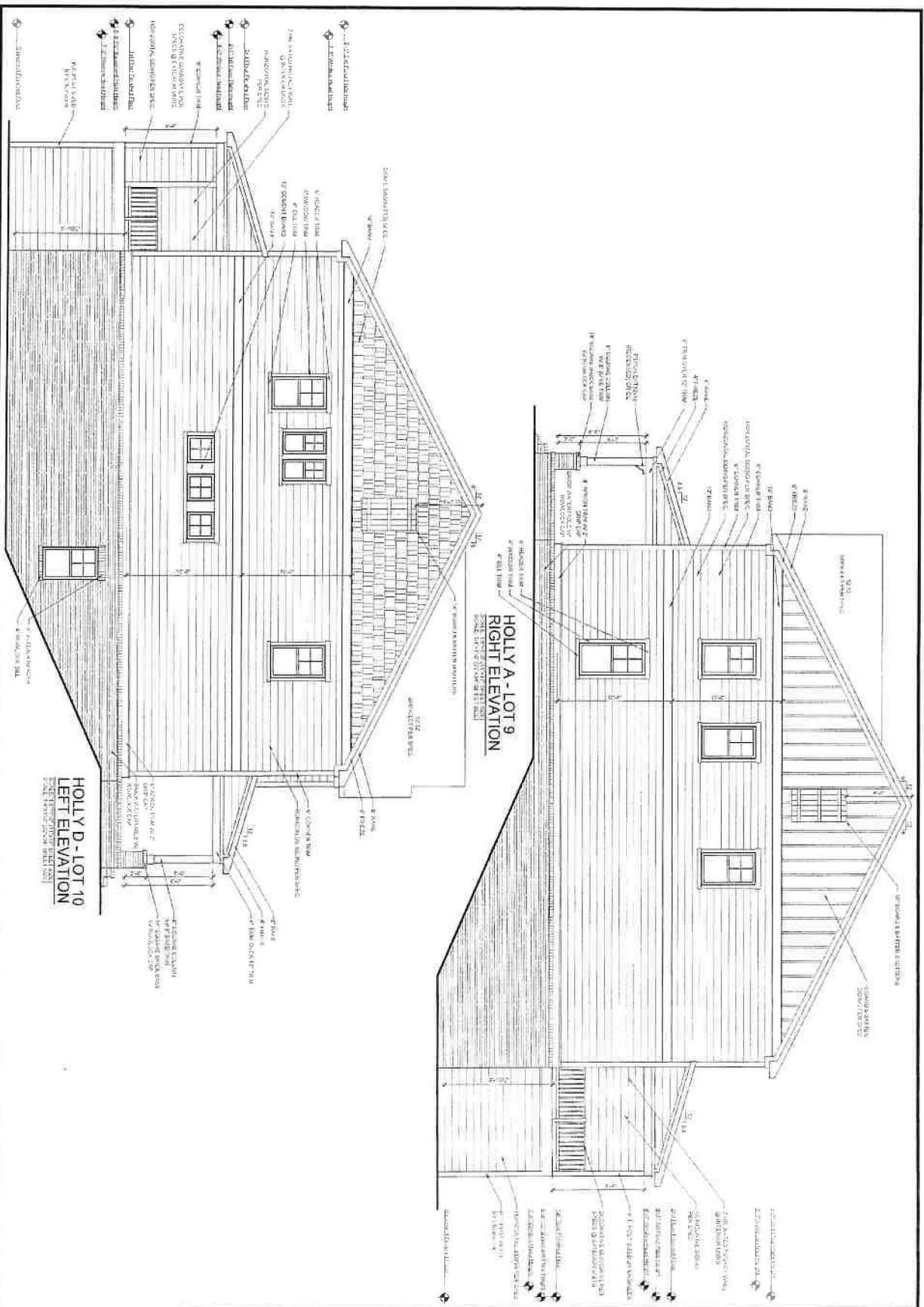
Thanks,



Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

C:/projects/stonecrest/hollyspringsacc090922



NOTES LOTS 9-10 Side Elevations OPTION DESCRIPTION	PROJECT DATE 09/19/2022 PROJECT NUMBER XX-XXXX EXPIRATION DATE 09/19/2025	1/8"=1'-0" SCALE	STONECREST HOMES 422 West 4th Street, Suite 200 Portland, Oregon 97204 (503) 451-2500	MAIN STREET 1000 Main Street, Suite 100 Portland, Oregon 97204 (503) 451-2500	REVISION NUMBER 9/19/2022 CHARLIE GORDON, 2022, 10 S & THAVOLOT LOT 9 TO ELEVATION 20 CHARLIE GORDON, 2022, 10 S & THAVOLOT LOT 10 TO ELEVATION 20
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Lot 9



Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022

Scheme #2

Dimensional
Roofing
CertainTeed

Weathered Wood

Gutters &
Downspouts
Spectra

Dark Bronze

Horizontal Siding

Bungalow Blue

SW 11248

Windows

White

Shutters

Black Magic

SW 6991

Metal Roofing
Spectra

Dark Bronze

Entry Door

Black Magic

SW 6991

Garage Door

Painted 2-Tone

(See Index)

Painted Trim

Alabaster

SW 7008

Brick Veneer
Meridian Brick



~~(A) Vintage Charm~~

(B) Turner Ridge

~~(C) Meridian Point~~



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Lot 10

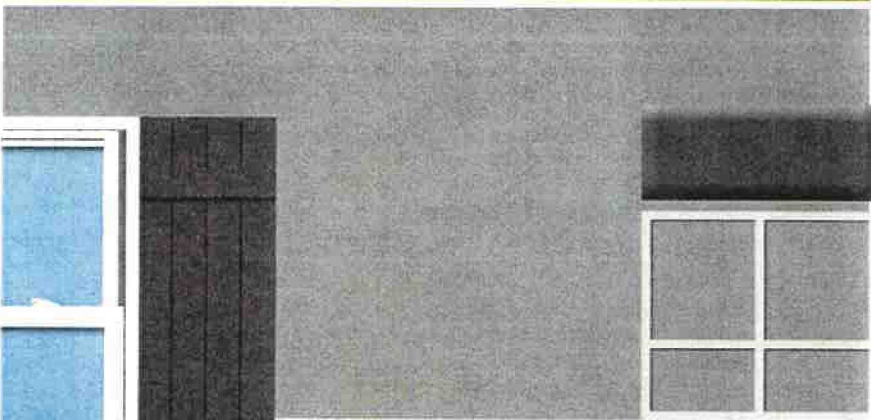
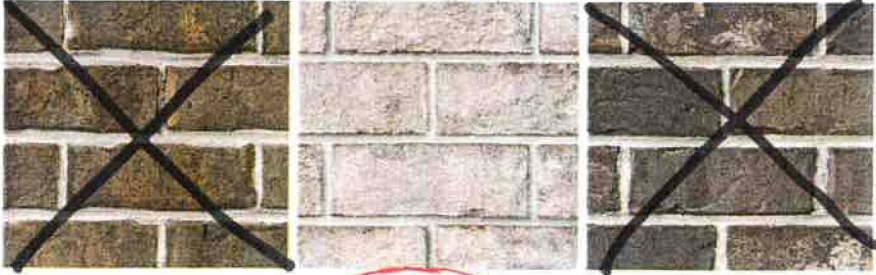
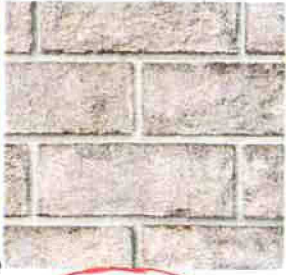


Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022

Scheme #4

Dimensional Roofing CertainTeed <i>Weathered Wood</i>		Metal Roofing Spectra <i>Dark Bronze</i>
Gutters & Downspouts Spectra <i>Dark Bronze</i>		
Horizontal Siding <i>Alabaster</i> SW 9132		Entry Door <i>Urbane Bronze</i> SW 7048
Windows <i>White</i>		Garage Door <i>Painted 2-Tone</i> <i>(See Index)</i>
Shutters <i>Urbane Bronze</i> SW 7048		Painted Trim <i>Alabaster</i> SW 7008
Brick Veneer Meridian Brick		
	 <i>(A) Orange Khaki</i>	 <i>(B) <u>Turner Ridge</u></i>
		 <i>(C) Marble Stone</i>



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CALDWELL ♦ CLINE
ARCHITECTS ♦ DESIGNERS

ROGER L. CALDWELL, AIA

September 30, 2022

Nancy Moon
Community Development Director
City of Holly Springs

Cc: Charles Heiser

Dear Nancy,

I have reviewed the submittal from Stonecrest homes for the duplex homes to be built in Holly Springs and have approved them as follows:

Lot 13,14 Approved as submitted (see attached construction documents)

I have also attached a site plan of the development and have identified lots 1,6,7 and 10 as high profile lots that have side elevations that are more visible and have addressed this on the attached markups.

Please let me know if you have any questions or comments on the attached information.

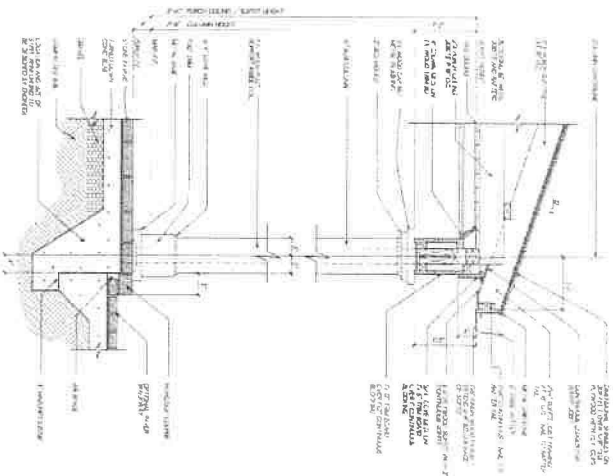
Thanks,



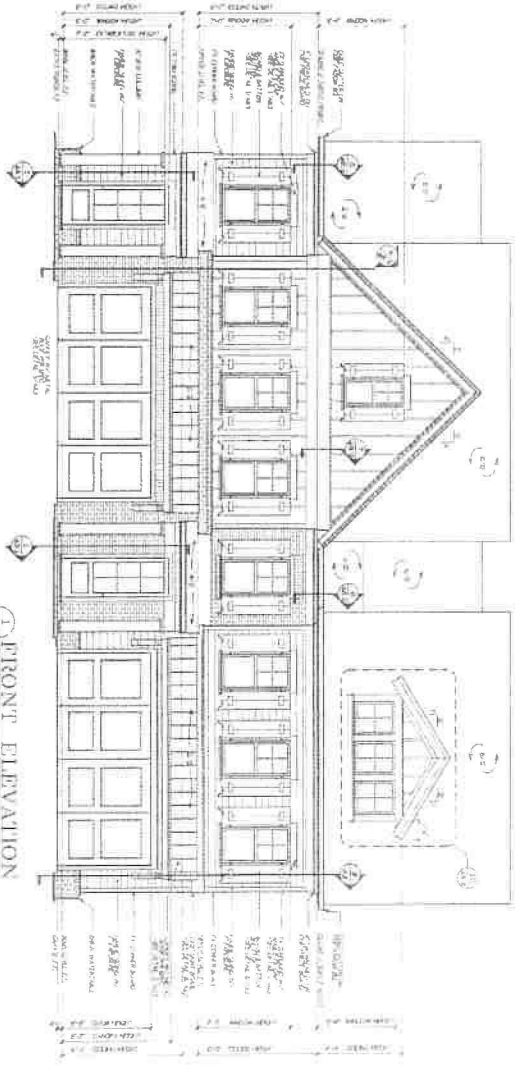
Roger Caldwell, AIA
Caldwell Cline Architects & Designers

Cc: File

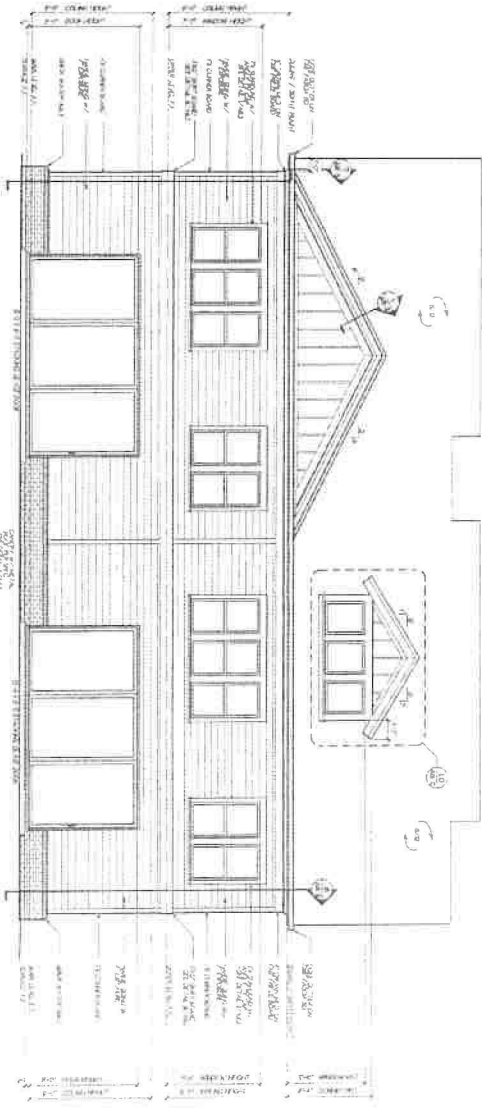
C:/projects/stonecrest/hollyspringsacc090922



1. PORCH COLUMN SECTION

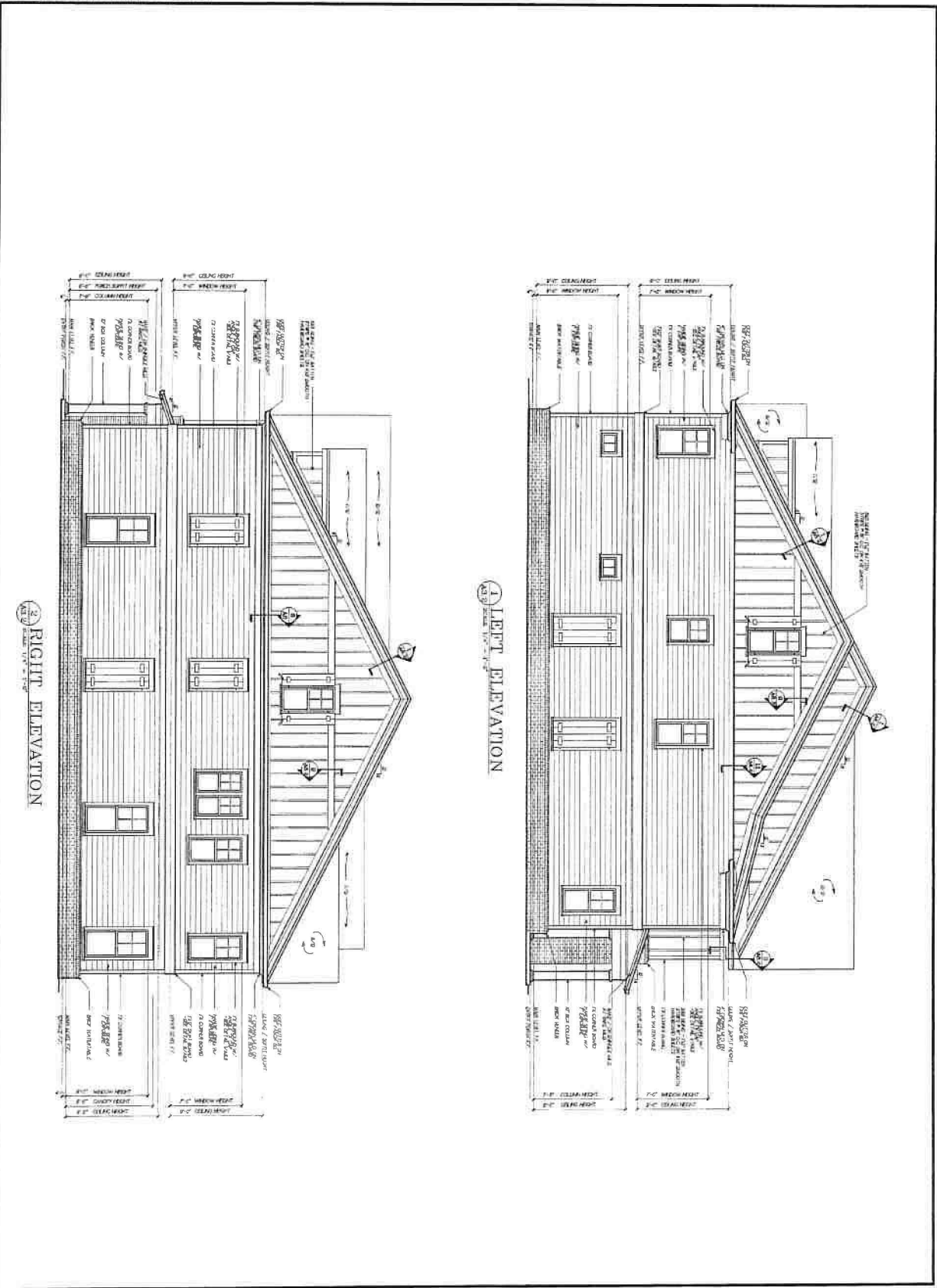


2. FRONT ELEVATION



3. REAR ELEVATION

PROJECT CITY OF HOLLY SPRINGS DUPLEX UNITS 13-14 HOLLY SPRINGS PARKWAY CANTON, GEORGIA 30142		CALDWELL • CLINE ARCHITECTS • DESIGNERS 222 GORDON DRIVE • Marietta, GA 30064 PHONE: 770-424-2682 • Fax: 770-424-2277 www.caldwellcline.com		DATE: 03-06-22 PROJECT: 1010102 SCALE: 1/8" = 1'-0" BY: [Signature] CHK: [Signature] APP: [Signature]	REVISIONS: 1. 03-06-22: Initial Design 2. 03-06-22: Final Design
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[illegible]

Lot 14



Holly Springs Townhouses Exterior Color Collections

Atlanta
June 16, 2022

Scheme #8

Dimensional Roofing Certain Teed <i>Wingshield Walnut</i>		Metal Roofing Spectra <i>Dark Bronze</i>
Gutters & Downspouts Spectra <i>Dark Bronze</i>		
Horizontal Siding <i>Royalcraft Pewter SW 2848</i>		
Windows <i>White</i>		Entry Door <i>Red Barn SW 7591</i>
Shutters <i>Red Barn SW 7591</i>		Garage Door <i>Painted 2-Tone (See Index)</i>
		Painted Trim <i>Alabaster SW 7008</i>
Brick Veneer Meridian Brick		

(A) *Vintage Khaki*

(B) *Tuscany Ridge*

(C) *Meridian Brick*



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Lot 13



Holly Springs Townhouses

Exterior Color Collections

Atlanta
June 16, 2022

Scheme #9

Dimensional
Roofing
CertainTeed
Equilibrium Wind



Metal Roofing
Spectra
Dark Bronze

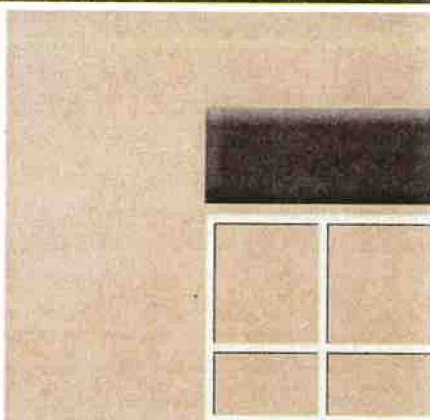
Gutters &
Downspouts
Spectra
Dark Bronze



Horizontal Siding
Colonial Revival Stone
SW 4827



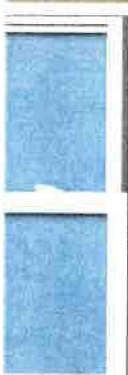
Accent Siding
Downing Sand
SW 2822



Entry Door
Chateau Brown
SW 7510



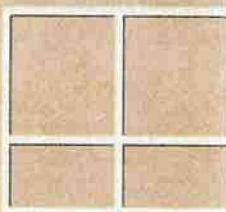
Windows
White



Shutters
Chateau Brown
SW 7510



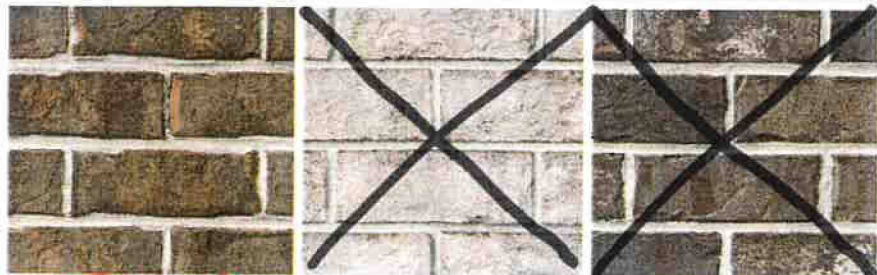
Garage Door
Painted 2-Tone
(See Index)



Painted Trim
Alabaster
SW 7008



Brick Veneer
Meridian Brick



(A) Vintage Khaki

(B) Tuscany Ridge

(C) Marsh Pointe



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Holly Springs Downtown Development Authority
Meeting Minutes
September 28, 2022

Members Present: Andrea Johnston, Vice Chairman Scott Owen and Treasurer Ryan Smith, and Kyle Whitaker.

Members Absent: Chris Adams and Chairman Ollie Evans.

Staff Present: City Manager Robert H. Logan, Communications & External Affairs Director Erin Honea, and Deputy Chief Greg Clyburn.

Scott Owen called the meeting to order.

Andrea Johnston made a motion to approve a Fifth Amendment to Agreement for Sale and Purchase of Real Property between Walton Holly Springs, LLC and the Downtown Development Authority of Holly Springs and authorize and ratify the signatures of the Chairman and the Communications & External Affairs Director. Kyle Whitaker seconded the motion. Motion carried 4-0.

Ryan Smith a motion to accept of the resignation of Guillermo Sanabia. Andrea Johnston seconded the motion. Motion carried 4-0.

Kyle Whitaker made a motion to appoint Chris Adams as the Secretary of the Downtown Development Authority of Holly Springs. Scott Owen seconded the motion. Motion carried 4-0.

Andrea Johnston made a motion to approve a Change Order (PCO 10) from Vertical Earth Incorporated for the Palm Street and Hickory Road Curb, Gutter, and Sidewalk Extension in an amount not to exceed \$222,732. Ryan Smith seconded the motion. Motion carried 4-0.

Ryan Smith made a motion to apprve amendment (PCO 11) to the Sitework Contract for the Holly Springs Mixed-Use Infrastructure Project (RFB #2021-02) among Vertical Earth Incorporated, the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia. Andrea Johnston seconded the motion. Motion carried 4-0.

Ryan Smith made a motion to approve a Lease Agreement among Cherokee FOCUS, Inc., the Downtown Development Authority of Holly Springs, and the City of Holly Springs, Georgia. Kyle Whitaker seconded the motion. Motion carried 4-0.

Andrea Johnston made a motion to approve a quote from Parker Young Construction, LLC for construction of a deck and ramp at the structure located at 113 Palm Street, Holly Springs, Georgia in an amount not to exceed \$21,571.51. Ryan Smith seconded the motion. Motion carried 4-0.

Kyle Whitaker made a motion to approve the August 17, 2022 meeting minutes. Ryan Smith seconded the motion. Motion carried 4-0.

Communications & External Affairs Director Erin Honea announced that the Rebranding Steering Committee has its first meeting on September 27, 2022. She informed the Authority that the rebranding website containing the online survey and link to register to attend public input meetings would go live October 6, 2022.

Kyle Whitaker made a motion to adjourn. Ryan Smith seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

Ollie Evans, Chairman

Attest:

Erin Honea, Communications & External Affairs Director