



City of Holly Springs

Date: Thursday, November 10, 2022

Location: 3235 Holly Springs Pkwy.

**Public Hearing
Agenda
6:30 p.m. Council Chambers**

I. CALL TO ORDER

II. BUSINESS/PUBLIC HEARING

A. Discuss the 2023 Budget Appropriation for the Year Ending December 31, 2023
Presented By: Denise Lamazares, Finance Director

III. ADJOURNMENT

EXECUTIVE SESSION

- Real Estate

**City Council Work Session
Agenda
7:00 p.m. Council Chambers**

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. PUBLIC COMMENTS

V. NEW BUSINESS

- A. Discuss the request to appeal the decision of V-08-2022, a variance from the RD-20, Single Family and Duplex, regulations of the Holly Springs Zoning Ordinance for property located off of Old Magnolia Way, Holly Springs, GA, tax parcel 011 of tax plat 93N01

Presented By: Nancy Moon, Community Development Director

- B. Discuss MA-09-2022, rezoning of 29.2 +/- acres located off of Red Bud Lane and Hickory Road, Holly Springs, GA, tax parcels 235C, 235D, 236, 237, 239, and 240 of tax plat 15N14, from R-40, Single Family Residential Estate, NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development

Presented By: Nancy Moon, Community Development Director

- C. Discuss MA-05-2022, rezoning of 20 +/- acres located off of East Cherokee Drive, Holly Springs, GA, tax parcels 120, 121, and 124 of tax plat 15N26 from GC, General Commercial, to GC, General Commercial / MXD, Mixed Use and CUP-02-2022, a conditional use permit for a Multi-Tenant / Planned Shopping Center Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcels 120, 121, and 124 of tax plat 15N26

Presented By: Nancy Moon, Community Development Director

- D. Discuss CUP-01-2022, a conditional use permit for a Self-Storage Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcel 118 of tax plat 15N26

Presented By: Nancy Moon, Community Development Director

- E. Discuss A-03-2022, annexation of 5.84 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcels 065 and 065A of tax plat 15N15 and MA-07-2022, rezoning of 21.01 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 065, 065A, 066, 067, 068, 068A, 068B, and 068C of tax plat 15N15, from GC, General Commercial, MXD, Mixed Use Overlay (City) and R-40, Single Family Residential Estate (County), to GC, General Commercial and MXD, Mixed Use Overlay (City)

Presented By: Nancy Moon, Community Development Director

- F. Discuss MA-10-2022, rezoning of 1.94 +/- acres located off of Univeter Road, Holly Springs, Ga, tax parcel 179A (partial) of tax plat 15N19 from R-40, Single Family Residential Estate, to R-20, Single Family Residential

Presented By: Nancy Moon, Community Development Director

- G. Discuss the 2023 Proposed Budget Appropriation

Presented By: Denise Lamazares, Finance Director

- H. Discuss the 2023-2027 Capital Improvement Plan
Presented By: Denise Lamazares, Finance Director
- I. Discuss a resolution establishing a Tax Allocation District Fund
Presented By: Denise Lamazares, Finance Director
- J. Discuss a resolution to open the Tax Allocation District Checking account at South State Bank
Presented By: Denise Lamazares, Finance Director
- K. Discuss replacement of street trees in Harmony on the Lakes
Presented By: Robert H. Logan, City Manager
- L. Discuss an amendment to the Municipal Services Master Fee Schedule
Presented By: Robert H. Logan, City Manager
- M. Discuss the City of Holly Springs Municipal Court Governmental Probation Agreement
Presented By: Robert H. Logan, City Manager
- N. Discuss a quote from Cherokee Truck Equipment, LLC
Presented By: Robert H. Logan, City Manager
- O. Discuss a quote from Woodwind Construction Company, Inc.
Presented By: Robert H. Logan, City Manager
- P. Discuss a quote from Douglas Outdoors, LLC.
Presented By: Robert H. Logan, City Manager
- Q. Discuss the Job Classification and Compensation Plan Final Report from Condrey & Associates, Inc.
Presented By: Karen Norred, City Clerk/Human Resources Director
- R. Discuss renewal of health insurance plans for 2023
Presented By: Karen Norred, City Clerk/Human Resources Director

VI. REPORTS

VII. ADJOURNMENT

City Council Special Called Meeting
Agenda
(immediately following the Work Session)

I. CALL TO ORDER

II. NEW BUSINESS

1. Approve/deny consideration of the appeal of the decision of the V-08-2022, a variance from the RD-20, Single Family and Duplex, regulations of the Holly Springs Zoning Ordinance for property located off of Old Magnolia Way, Holly Springs, GA, tax parcel 011 of tax plat 93N01
2. Approve/deny a resolution establishing a Tax Allocation District Fund
3. Approve/deny a resolution to open the Tax Allocation District Fund Checking account at South State Bank
4. Approve/deny a resolution amending the Municipal Services Master Fee Schedule
5. Approve/deny a quote from Woodwind Construction Company, Inc. in an amount not to exceed \$87,000
6. Approve/deny a resolution of the City of Holly Springs, Georgia authorizing the renewal of Health Insurance effective January 1, 2023 with Cigna Healthcare for the medical, dental and vision lines of coverage and; to renew the Open Access Plus Plan OAP base as the medical base plan, and to renew the Open Access Plus Plan OAP buy-up as the buy-up option; to renew the Q5 DPPO \$1000/Ortho plan as the dental plan; to renew the C1-Standard PPO Comprehensive Plan as the vision plan; and to authorize the City Clerk/HR Director to execute all documents pertaining to these matters
7. Approve/deny a resolution of the City of Holly Springs, Georgia authorizing the renewal of the Basic Life and AD&D Insurance, the voluntary life insurance, the short-term disability, the renewal of the long-term disability, the voluntary accident insurance, the voluntary critical illness insurance with the Standard Insurance Company; and to authorize the City Clerk/HR Director to execute all documents pertaining to these matters for plan year January 1, 2023 through December 31, 2023
8. Approve/deny a resolution of the City of Holly Springs, Georgia authorizing the renewal of the Health Reimbursement Arrangement (HRA) with Medcom to reimburse the last \$250 of the eligible participant's deductible; authorizing the renewal of the Medical Flexible Spending Account (FSA) with Medcom and to allow eligible participants to set aside up to the annual maximum of \$3,050 and to carry over up to \$610; the renewal of contracting the COBRA administration; and to authorize the City Clerk/HR Director to execute all documents pertaining to the these matters for plan year January 1, 2023 through December 31, 2023

III. ADJOURNMENT



**CITY OF HOLLY SPRINGS
PROPOSED BUDGET
For The Year Ending December 31, 2023**

City of Holly Springs
Fiscal Year 2023
Proposed Budget
General Fund Revenues

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-0000-311100	Real Property Tax	5,250,000	6,105,000	855,000
100-0000-311110	Real Property Tax - Public Utility	60,000	58,000	(2,000)
100-0000-311300	Personal Property Tax	185,000	180,000	(5,000)
100-0000-311310	Motor Vehicle Tax	25,000	40,000	15,000
100-0000-311315	Title Ad Valorem Tax (TAVT)	550,000	700,000	150,000
100-0000-311316	Apportioned Vehicles (AAVT)	3,000	4,000	1,000
100-0000-311320	Mobile Home Tax	150	150	-
100-0000-311340	Intangible Tax	110,000	100,000	(10,000)
100-0000-311350	Railroad Equipment Car Tax	1,000	1,000	-
100-0000-311600	Real Estate Transfer Tax	15,000	20,000	5,000
100-0000-311710	Franchise Tax - Electric	475,000	525,000	50,000
100-0000-311730	Franchise Tax - Gas	80,000	100,000	20,000
100-0000-311750	Franchise Tax - Cable	235,000	225,000	(10,000)
100-0000-311760	Franchise Tax - Telephone	5,000	5,500	500
100-0000-316100	Business & Occupational Tax	135,000	80,000	(55,000)
100-0000-316200	Insurance Premium Tax	950,000	1,500,000	550,000
100-0000-316300	Financial Institutions Tax	3,500	2,500	(1,000)
100-0000-319100	Penalties & Interest	10,000	10,000	-
100-0000-319500	FiFa Fees	2,000	2,000	-
100-0000-321100	Alcoholic Beverages License Fees	75,000	75,000	-
100-0000-321140	Pouring Permits	2,500	5,000	2,500
100-0000-322210	Zoning and Land Use Fees	12,500	12,500	-
100-0000-322230	Sign Permits	2,500	2,500	-
100-0000-322300	Special Event Permits	250	250	-
100-0000-322310	Vacant Lot Registration	30	30	-
100-0000-322320	Personal Transportation Veh Permit	30	30	-
100-0000-322990	Other Licenses & Permits	2,500	5,000	2,500
100-0000-323120	Building Permit Revenue	1,000,000	1,000,000	-
100-0000-323125	Certificate of Occupancy Fees	180,000	150,000	(30,000)
100-0000-324100	Building Permit - Reinspection Fees	25,000	25,000	-
100-0000-324105	Building Permit - Sub Fees	75,000	75,000	-
100-0000-324110	Occupational Tax Late Fees	1,250	1,000	(250)
100-0000-331000	Grant Revenue	5,000	5,000	-
100-0000-341100	Court Service Fees	10,000	12,000	2,000
100-0000-341120	Probation Fees	25,000	20,000	(5,000)
100-0000-341130	Drug Testing Fees	250	150	(100)
100-0000-341300	Planning & Development Fees	15,000	25,000	10,000
100-0000-341305	Plan Review Fees	75,000	125,000	50,000
100-0000-341400	Printing & Duplication	250	200	(50)
100-0000-341910	Election Qualifying Fees	540	-	(540)
100-0000-341920	Advertising Fees	7,500	500	(7,000)

City of Holly Springs
Fiscal Year 2023
Proposed Budget
General Fund Revenues

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-0000-342120	Accident/Incident Reports	2,500	2,000	(500)
100-0000-342700	Wrecker Service Contract	18,500	18,500	-
100-0000-342900	Expungements	50	50	-
100-0000-346400	Background Checks	1,000	750	(250)
100-0000-349300	Bad Check Fees	50	100	50
100-0000-351100	Tree Recompense	5,000	5,000	-
100-0000-351170	Municipal Court Fines	600,000	500,000	(100,000)
100-0000-351320	Forfeitures	250	250	-
100-0000-351360	Proceeds from the Sale of Conf Assets	150	750	600
100-0000-351900	Other Fines-Code	15,000	30,000	15,000
100-0000-351905	Other Forfeitures	250	250	-
100-0000-361000	Interest Revenue	11,000	10,000	(1,000)
100-0000-363000	Unrealized Gain/Loss on Investment	5,000	5,000	-
100-0000-371000	Donations from Private Sources	11,500	5,000	(6,500)
100-0000-380000	Miscellaneous Revenue	10,000	10,428	428
100-0000-381000	Rents & Royalties	50,000	5,000	(45,000)
100-0000-383000	Reimbursements for Damaged Property	10,000	2,500	(7,500)
100-0000-392100	Proceeds from the Sale of Assets	25,000	25,000	-
100-0000-393500	Inception of Capital Leases	-	232,112	232,112
Totals		\$ 10,375,000	\$ 12,050,000	\$ 1,675,000

Total Revenue	Projected FY 2022	Projected FY 2023
	10,375,000	12,050,000

Total Expenditures	Projected FY 2022	Projected FY 2023
	10,375,000	12,050,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1110-511100	Salaries & Wages -- Council	42,000	42,000	-
100-1110-512100	Employee Benefits -- Medical	89,833	90,862	(1,029)
100-1110-512110	Employee Benefits -- Dental	3,727	3,854	(127)
100-1110-512120	Employee Benefits -- Add Life	882	882	-
100-1110-512200	FICA	2,604	2,604	-
100-1110-512300	Medicare	609	609	-
100-1110-512400	Employee Benefits -- Retirement	4,251	3,488	762
100-1110-512600	Unemployment	101	144	(43)
100-1110-512700	Workers Comp Insurance	108	107	0
100-1110-523200	Communications	600	600	-
100-1110-523500	Travel	2,000	2,000	-
100-1110-523600	Dues and Fees	750	750	-
100-1110-523700	Education and Training	3,500	3,500	-
100-1110-523900	Other Expenditures	500	500	-
100-1110-531100	General Supplies & Materials	250	250	-
100-1110-531600	Small Equipment	250	250	-
100-1110-531700	Other Supplies -- Uniforms	350	350	-
100-1320-511100	Salaries & Wages	154,500	169,950	(15,450)
100-1320-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-1320-512110	Employee Benefits -- Dental	1,120	1,086	33
100-1320-512120	Employee Benefits -- Add Life	147	147	-
100-1320-512130	Employee Benefits -- Disability	1,008	1,008	-
100-1320-512200	FICA	9,114	9,114	-
100-1320-512300	Medicare	2,240	2,464	(224)
100-1320-512400	Employee Benefits -- Retirement	15,636	14,115	1,521
100-1320-512600	Unemployment	27	38	(11)
100-1320-512700	Workers Comp Insurance	667	727	(59)
100-1320-523200	Communications	600	600	-
100-1320-523500	Travel	-	50	(50)
100-1320-523600	Dues and Fees	1,500	2,000	(500)
100-1320-523700	Education and Training	1,250	1,500	(250)
100-1320-523900	Other Expenditures	1,000	1,000	-
100-1320-531100	General Supplies & Materials	250	250	-
100-1330-511100	Salaries & Wages	194,267	165,576	28,691
100-1330-512100	Employee Benefits -- Medical	41,480	51,787	(10,306)
100-1330-512110	Employee Benefits -- Dental	1,856	1,658	198
100-1330-512120	Employee Benefits -- Add Life	441	368	74
100-1330-512130	Employee Benefits -- Disability	1,424	1,078	346
100-1330-512200	FICA	12,045	10,266	1,779
100-1330-512300	Medicare	2,817	2,401	416
100-1330-512400	Employee Benefits -- Retirement	19,661	13,752	5,909
100-1330-512600	Unemployment	80	95	(15)
100-1330-512700	Workers Comp Insurance	497	422	75
100-1330-521200	Professional Services	10,000	5,000	5,000
100-1330-523200	Communications	600	300	300
100-1330-523300	Advertising	-	250	(250)
100-1330-523500	Travel	3,500	2,500	1,000
100-1330-523600	Dues and Fees	7,500	6,500	1,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1330-523700	Education and Training	1,500	1,500	-
100-1330-523900	Other Expenditures	500	500	-
100-1330-531100	General Supplies & Materials	500	250	250
100-1330-531120	General Supplies & Materials Postage	100	200	(100)
100-1330-531600	Small Equipment	2,250	3,500	(1,250)
100-1330-531630	Software	7,500	21,000	(13,500)
100-1330-531700	Other Supplies -- Uniforms	150	150	-
100-1400-523300	Advertising	1,500	1,500	-
100-1400-571000	Intergovernmental -- Elections	16,000	-	16,000
100-1500-579000	Contingency	103,750	120,500	(16,750)
100-1510-511100	Salaries & Wages	171,304	220,027	(48,723)
100-1510-512100	Employee Benefits -- Medical	71,832	81,994	(10,162)
100-1510-512110	Employee Benefits -- Dental	1,488	2,173	(685)
100-1510-512120	Employee Benefits -- Add Life	441	441	-
100-1510-512130	Employee Benefits -- Disability	1,356	1,417	(61)
100-1510-512200	FICA	10,621	13,642	(3,021)
100-1510-512300	Medicare	2,484	3,190	(706)
100-1510-512400	Employee Benefits -- Retirement	17,337	18,275	(938)
100-1510-512600	Unemployment	80	114	(34)
100-1510-512700	Workers Comp Insurance	439	561	(123)
100-1510-521210	Professional Services - Audit	27,750	27,750	-
100-1510-523300	Advertising	1,500	1,500	-
100-1510-523400	Printing and Binding	2,000	2,000	-
100-1510-523500	Travel	250	150	100
100-1510-523600	Dues and Fees	12,500	12,500	-
100-1510-523700	Education and Training	2,500	1,500	1,000
100-1510-523900	Other Expenditures	150	150	-
100-1510-531100	General Supplies & Materials	1,000	1,000	-
100-1510-531120	General Supplies - Postage	5,000	6,000	(1,000)
100-1510-531270	Gasoline and Diesel	50	-	50
100-1510-531600	Small Equipment	250	250	-
100-1510-531630	Software	-	5,200	(5,200)
100-1516-511100	Salaries & Wages	19,785	24,307	(4,522)
100-1516-512100	Employee Benefits -- Medical	11,366	4,674	6,692
100-1516-512110	Employee Benefits -- Dental	560	204	356
100-1516-512120	Employee Benefits -- Add Life	74	74	-
100-1516-512130	Employee Benefits -- Disability	161	171	(10)
100-1516-512200	FICA	1,263	1,507	(244)
100-1516-512300	Medicare	295	352	(57)
100-1516-512400	Employee Benefits -- Retirement	2,062	2,019	44
100-1516-512600	Unemployment	13	19	(6)
100-1516-512700	Workers Comp Insurance	26	31	(5)
100-1516-523850	Contract Labor	15,000	-	15,000
100-1516-531100	General Supplies & Materials	100	100	-
100-1516-531120	General Supplies - Postage	500	1,500	(1,000)
100-1516-531700	Other Supplies -- Uniforms	75	75	-
100-1530-521200	Professional Services - Legal	25,000	15,000	10,000
100-1535-511100	Salaries & Wages	57,153	79,660	(22,507)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1535-512100	Employee Benefits -- Medical	21,108	18,118	2,990
100-1535-512110	Employee Benefits -- Dental	1,120	1,086	33
100-1535-512120	Employee Benefits -- Add Life	147	147	-
100-1535-512130	Employee Benefits -- Disability	453	480	(27)
100-1535-512200	FICA	3,543	4,939	(1,395)
100-1535-512300	Medicare	829	1,155	(326)
100-1535-512400	Employee Benefits -- Retirement	5,784	6,616	(832)
100-1535-512600	Unemployment	27	38	(11)
100-1535-512700	Workers Comp Insurance	146	203	(57)
100-1535-521200	Professional Services	-	25,000	(25,000)
100-1535-523200	Communications	600	600	-
100-1535-523600	Dues and Fees	750	500	250
100-1535-523900	Other Expenditures	250	250	-
100-1535-531100	General Supplies & Materials	750	500	250
100-1535-531600	Small Equipment	2,500	3,500	(1,000)
100-1535-531630	Software	132,000	135,000	(3,000)
100-1540-511100	Salaries & Wages	-	57,686	(57,686)
100-1540-512100	Employee Benefits -- Medical	-	5,081	(5,081)
100-1540-512110	Employee Benefits -- Dental	-	164	(164)
100-1540-512120	Employee Benefits -- Add Life	-	74	(74)
100-1540-512130	Employee Benefits -- Disability	-	389	(389)
100-1540-512200	FICA	-	3,577	(3,577)
100-1540-512300	Medicare	-	836	(836)
100-1540-512400	Employee Benefits -- Retirement	-	4,791	(4,791)
100-1540-512600	Unemployment	-	19	(19)
100-1540-512700	Workers Comp Insurance	-	147	(147)
100-1540-521200	Professional Services	-	30,000	(30,000)
100-1540-523200	Communications	-	300	(300)
100-1540-523300	Advertising	-	100	(100)
100-1540-523500	Travel	-	1,000	(1,000)
100-1540-523600	Dues and Fees	-	1,500	(1,500)
100-1540-523700	Education and Training	-	1,000	(1,000)
100-1540-523900	Other Expenditures	-	500	(500)
100-1540-531100	General Supplies & Materials	-	250	(250)
100-1540-531120	General Supplies & Materials Postage	-	200	(200)
100-1540-531600	Small Equipment	-	3,500	(3,500)
100-1540-531630	Software	-	6,000	(6,000)
100-1540-531700	Other Supplies -- Uniforms	-	150	(150)
100-1555-521200	Professional Services	10,000	15,000	(5,000)
100-1555-523100	Insurance	170,000	256,800	(86,800)
100-1565-511100	Salaries & Wages	58,489	67,365	(8,875)
100-1565-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-1565-512110	Employee Benefits -- Dental	368	328	40
100-1565-512120	Employee Benefits -- Add Life	147	147	-
100-1565-512130	Employee Benefits -- Disability	315	334	(19)
100-1565-512200	FICA	3,626	4,177	(550)
100-1565-512300	Medicare	848	977	(129)
100-1565-512400	Employee Benefits -- Retirement	4,124	3,926	198

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1565-512600	Unemployment	53	76	(23)
100-1565-512700	Workers Comp Insurance	5,994	4,921	1,073
100-1565-521200	Professional Services	250	250	-
100-1565-522110	Disposal -- Garbage	500	500	-
100-1565-522140	Lawn Care	300	350	(50)
100-1565-522150	Pest Control	1,250	1,600	(350)
100-1565-522200	Repairs and Maintenance	15,250	16,000	(750)
100-1565-522210	Repairs and Maintenance - Vehicles	2,000	2,500	(500)
100-1565-522320	Rental of Equipment	5,500	6,500	(1,000)
100-1565-523200	Communications	12,000	12,000	-
100-1565-523600	Dues and Fees	500	750	(250)
100-1565-523900	Other Expenditures	2,000	2,000	-
100-1565-531100	General Supplies and Materials	8,000	8,000	-
100-1565-531210	Water and Sewer	4,000	2,000	2,000
100-1565-531220	Natural Gas	2,500	2,000	500
100-1565-531230	Electricity	15,000	15,000	-
100-1565-531270	Gasoline and Diesel	2,500	3,500	(1,000)
100-1565-531600	Small Equipment	1,000	2,000	(1,000)
100-1565-531630	Software	1,000	750	250
100-1565-531700	Other Supplies -- Uniforms	100	100	-
100-2650-511100	Salaries & Wages	152,308	177,070	(24,762)
100-2650-511300	Salaries & Wages - Overtime	1,000	1,000	-
100-2650-512100	Employee Benefits -- Medical	60,703	55,611	5,092
100-2650-512110	Employee Benefits -- Dental	3,359	2,131	1,227
100-2650-512120	Employee Benefits -- Add Life	441	441	-
100-2650-512130	Employee Benefits -- Disability	1,086	1,170	(84)
100-2650-512200	FICA	9,505	11,040	(1,535)
100-2650-512300	Medicare	2,223	2,582	(359)
100-2650-512400	Employee Benefits -- Retirement	14,200	13,793	407
100-2650-512600	Unemployment	106	152	(46)
100-2650-512700	Workers Comp Insurance	392	454	(62)
100-2650-521200	Professional Services - Public Defenders	12,750	10,000	2,750
100-2650-521230	Professional Services -Legal Solicitor/Judge	120,000	120,000	-
100-2650-522320	Rental of Equipment	1,750	1,750	-
100-2650-523200	Communications	500	500	-
100-2650-523300	Advertising	50	50	-
100-2650-523400	Printing and Binding	100	100	-
100-2650-523500	Travel	500	1,000	(500)
100-2650-523600	Dues and Fees	500	750	(250)
100-2650-523700	Education and Training	675	675	-
100-2650-523900	Other Expenditures	150	150	-
100-2650-531100	General Supplies & Materials	2,000	1,500	500
100-2650-531120	General Supplies - Postage	500	750	(250)
100-2650-531270	Gasoline and Diesel	50	-	50
100-2650-531300	Food Supplies	4,500	4,100	400
100-2650-531600	Small Equipment	500	500	-
100-2650-531630	Software	25,000	20,000	5,000
100-2650-531700	Other Supplies -- Uniforms	250	-	250

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-2650-571000	Intergovernmental - Cherokee (Inmate Housing)	5,000	7,500	(2,500)
100-3210-511100	Salaries & Wages	353,342	566,854	(213,512)
100-3210-511300	Salaries & Wages -- Overtime	6,000	4,000	2,000
100-3210-512100	Employee Benefits -- Medical	112,807	95,310	17,497
100-3210-512110	Employee Benefits -- Dental	6,717	3,892	2,825
100-3210-512120	Employee Benefits -- Add Life	809	956	(147)
100-3210-512130	Employee Benefits -- Disability	2,975	3,478	(503)
100-3210-512200	FICA	22,403	35,641	(13,238)
100-3210-512300	Medicare	5,239	8,335	(3,096)
100-3210-512400	Employee Benefits -- Retirement	33,495	45,231	(11,736)
100-3210-512600	Unemployment	186	304	(118)
100-3210-512700	Workers Comp Insurance	14,439	17,862	(3,424)
100-3210-521200	Professional Services	1,000	1,000	-
100-3210-522210	Repairs and Maintenance - Vehicles	5,000	5,500	(500)
100-3210-522320	Rental of Equipment	5,000	5,000	-
100-3210-523200	Communications	3,300	2,500	800
100-3210-523300	Advertising	3,000	5,000	(2,000)
100-3210-523400	Printing and Binding	500	600	(100)
100-3210-523500	Travel	6,000	6,000	-
100-3210-523600	Dues and Fees	5,000	5,000	-
100-3210-523700	Education and Training	9,000	6,000	3,000
100-3210-523900	Other Expenditures	2,000	2,000	-
100-3210-531100	General Supplies and Materials	3,000	2,000	1,000
100-3210-531120	General Supplies - Postage	250	1,000	(750)
100-3210-531270	Gasoline and Diesel	9,000	18,000	(9,000)
100-3210-531600	Small Equipment	4,000	4,000	-
100-3210-531630	Software	5,000	1,000	4,000
100-3210-531700	Other Supplies -- Uniforms	3,000	4,500	(1,500)
100-3221-511100	Salaries & Wages	246,269	290,027	(43,758)
100-3221-511300	Salaries & Wages -- Overtime	6,000	6,000	-
100-3221-512100	Employee Benefits -- Medical	62,589	82,116	(19,527)
100-3221-512110	Employee Benefits -- Dental	2,975	4,345	(1,370)
100-3221-512120	Employee Benefits -- Add Life	588	588	-
100-3221-512130	Employee Benefits -- Disability	1,746	1,823	(76)
100-3221-512200	FICA	15,641	18,354	(2,713)
100-3221-512300	Medicare	3,658	4,292	(634)
100-3221-512400	Employee Benefits -- Retirement	25,531	24,587	944
100-3221-512600	Unemployment	106	152	(46)
100-3221-512700	Workers Comp Insurance	11,423	11,057	366
100-3221-521200	Professional Services	-	750	(750)
100-3221-522210	Repairs and Maintenance - Vehicles	3,000	3,000	-
100-3221-523200	Communications	2,300	1,500	800
100-3221-523400	Printing and Binding	100	250	(150)
100-3221-523500	Travel	1,500	2,000	(500)
100-3221-523600	Dues and Fees	1,000	750	250
100-3221-523700	Education and Training	2,500	2,500	-
100-3221-523900	Other Expenditures	200	500	(300)
100-3221-531100	General Supplies and Materials	1,500	1,000	500

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-3221-531120	General Supplies - Postage	50	50	-
100-3221-531270	Gasoline and Diesel	4,500	10,000	(5,500)
100-3221-531600	Small Equipment	5,500	3,000	2,500
100-3221-531630	Software	7,000	5,500	1,500
100-3221-531700	Other Supplies -- Uniforms	1,000	1,000	-
100-3222-511100	Salaries & Wages	51,989	64,598	(12,609)
100-3222-511300	Salaries & Wages -- Overtime	2,000	2,000	-
100-3222-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-3222-512110	Employee Benefits -- Dental	368	328	40
100-3222-512120	Employee Benefits -- Add Life	147	147	-
100-3222-512130	Employee Benefits -- Disability	374	397	(23)
100-3222-512200	FICA	3,347	4,129	(782)
100-3222-512300	Medicare	783	966	(183)
100-3222-512400	Employee Benefits -- Retirement	5,464	5,531	(67)
100-3222-512600	Unemployment	27	38	(11)
100-3222-512700	Workers Comp Insurance	2,445	2,487	(43)
100-3222-522210	Repairs and Maintenance - Vehicles	2,000	2,500	(500)
100-3222-523600	Dues and Fees	150	100	50
100-3222-531270	Gasoline and Diesel	4,000	5,000	(1,000)
100-3223-511100	Salaries & Wages	1,443,053	1,767,665	(324,613)
100-3223-511300	Salaries & Wages -- Overtime	54,000	52,000	2,000
100-3223-512100	Employee Benefits -- Medical	487,445	440,306	47,138
100-3223-512110	Employee Benefits -- Dental	20,076	19,737	339
100-3223-512120	Employee Benefits -- Add Life	4,116	4,116	-
100-3223-512130	Employee Benefits -- Disability	10,816	11,314	(498)
100-3223-512200	FICA	92,817	113,191	(20,374)
100-3223-512300	Medicare	21,707	26,472	(4,765)
100-3223-512400	Employee Benefits -- Retirement	151,509	151,632	(123)
100-3223-512600	Unemployment	745	1,064	(319)
100-3223-512700	Workers Comp Insurance	67,786	68,189	(402)
100-3223-521200	Professional Services	3,500	5,000	(1,500)
100-3223-522200	Repairs and Maintenance	20,700	5,000	15,700
100-3223-522210	Repairs and Maintenance - Vehicles	60,000	70,000	(10,000)
100-3223-523200	Communications	22,500	15,000	7,500
100-3223-523400	Printing and Binding	500	500	-
100-3223-523500	Travel	7,000	7,000	-
100-3223-523600	Dues and Fees	2,500	4,000	(1,500)
100-3223-523700	Education and Training	12,000	12,000	-
100-3223-523900	Other Expenditures	4,000	2,000	2,000
100-3223-531100	General Supplies and Materials	4,000	4,000	-
100-3223-531270	Gasoline and Diesel	95,000	130,000	(35,000)
100-3223-531600	Small Equipment	15,000	20,000	(5,000)
100-3223-531630	Software	20,000	20,000	-
100-3223-531700	Other Supplies -- Uniforms	35,000	51,000	(16,000)
100-3223-572000	Payments to Other Agencies	-	7,500	(7,500)
100-3240-511100	Salaries & Wages	57,773	68,488	(10,716)
100-3240-511300	Salaries & Wages -- Overtime	2,000	2,000	-
100-3240-512100	Employee Benefits -- Medical	19,729	10,162	9,567

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-3240-512110	Employee Benefits -- Dental	1,120	328	792
100-3240-512120	Employee Benefits -- Add Life	147	147	-
100-3240-512130	Employee Benefits -- Disability	399	441	(42)
100-3240-512200	FICA	3,706	4,370	(664)
100-3240-512300	Medicare	867	1,022	(155)
100-3240-512400	Employee Benefits -- Retirement	6,049	5,854	195
100-3240-512600	Unemployment	27	38	(11)
100-3240-512700	Workers Comp Insurance	2,707	2,633	74
100-3240-522210	Repairs and Maintenance - Vehicles	2,000	2,000	-
100-3240-523200	Communications	500	-	500
100-3240-523500	Travel	4,000	4,000	-
100-3240-523600	Dues and Fees	1,500	750	750
100-3240-523700	Education and Training	6,000	6,000	-
100-3240-531100	General Supplies and Materials	2,000	2,000	-
100-3240-531110	Weapons Supplies & Ammunition	40,000	40,000	-
100-3240-531270	Gasoline and Diesel	1,500	2,000	(500)
100-3240-531600	Small Equipment	10,000	10,000	-
100-3240-531700	Other Supplies -- Uniforms	300	500	(200)
100-3240-571000	Intergovernmental	2,500	2,500	-
100-3260-521200	Professional Services	250	250	-
100-3260-522110	Disposal -- Garbage	1,500	1,500	-
100-3260-522150	Pest Control	1,000	1,000	-
100-3260-522200	Repairs & Maintenance	12,800	12,000	800
100-3260-522310	Rental of Land & Building	-	45,000	(45,000)
100-3260-523200	Communications	12,000	12,000	-
100-3260-531100	General Supplies and Materials	3,500	3,000	500
100-3260-531210	Water/Sewer	6,000	5,000	1,000
100-3260-531230	Electricity	13,500	12,000	1,500
100-3260-531600	Small Equipment	6,500	9,200	(2,700)
100-3260-531630	Software	1,300	1,300	-
100-3450-511100	Salaries & Wages	50,753	68,691	(17,937)
100-3450-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-3450-512110	Employee Benefits -- Dental	368	328	40
100-3450-512120	Employee Benefits -- Add Life	147	147	-
100-3450-512130	Employee Benefits -- Disability	402	426	(24)
100-3450-512200	FICA	3,147	4,259	(1,112)
100-3450-512300	Medicare	736	996	(260)
100-3450-512400	Employee Benefits -- Retirement	5,136	5,705	(569)
100-3450-512600	Unemployment	27	38	(11)
100-3450-512700	Workers Comp Insurance	2,298	2,566	(267)
100-3450-523200	Communications	600	500	100
100-3450-523500	Travel	250	500	(250)
100-3450-523600	Dues and Fees	300	250	50
100-3450-523700	Education and Training	250	250	-
100-3450-531100	General Supplies and Materials	150	-	150
100-3450-531600	Small Equipment	250	250	-
100-3450-531630	Software	3,000	3,000	-
100-3450-531700	Other Supplies -- Uniforms	1,000	1,000	-

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-3500-571000	Intergovernmental -- Cherokee Co	2,695,880	-	2,695,880
100-4200-521220	Professional Services -- Engineers	2,000	100	1,900
100-4200-522110	Disposal -- Garbage	1,500	1,200	300
100-4200-522140	Lawn Care	1,200	-	1,200
100-4200-522150	Pest Control	750	250	500
100-4200-522200	Repair & Maintenance	51,100	75,000	(23,900)
100-4200-522210	Repair & Maintenance -- Vehicles	7,500	5,000	2,500
100-4200-522320	Rental of Equipment	2,500	2,000	500
100-4200-523850	Contract Labor	450,000	475,000	(25,000)
100-4200-523900	Other Expenditures	250	250	-
100-4200-531100	General Supplies & Materials	750	500	250
100-4200-531230	Electricity	2,500	1,500	1,000
100-4200-531270	Gasoline/Diesel	5,000	5,000	-
100-4200-531600	Small Equipment	2,000	1,000	1,000
100-4200-541400	Capital Outlay Infrastructure	-	3,035,480	(3,035,480)
100-4260-522200	Street Lights -- Repairs & Maintenance	5,000	5,000	-
100-4260-531230	Electricity -- Street Lights	120,000	130,000	(10,000)
100-4270-522200	Traffic Lights -- Repairs & Maintenance	22,000	20,000	2,000
100-4270-531230	Electricity -- Traffic Lights	3,000	3,000	-
100-6240-522200	Repairs & Maintenance	31,500	31,500	-
100-6240-523500	Travel	750	750	-
100-6240-523600	Dues and Fees	500	500	-
100-6240-523700	Education and Training	1,000	1,000	-
100-6240-531100	General Supplies & Materials	750	750	-
100-6240-531400	Books and Periodicals	500	500	-
100-6500-571000	Intergovernmental - Sequoyah Regional Library	4,000	4,000	-
100-7200-511100	Salaries & Wages	207,284	224,867	(17,583)
100-7200-511300	Overtime	500	-	500
100-7200-512100	Employee Benefits -- Medical	20,234	38,442	(18,208)
100-7200-512110	Employee Benefits -- Dental	2,224	1,623	601
100-7200-512120	Employee Benefits -- Add Life	434	515	(81)
100-7200-512130	Employee Benefits -- Disability	1,664	1,521	143
100-7200-512200	FICA	12,883	13,973	(1,090)
100-7200-512300	Medicare	3,013	3,268	(255)
100-7200-512400	Employee Benefits -- Retirement	21,029	18,718	2,311
100-7200-512600	Unemployment	106	152	(46)
100-7200-512700	Workers Comp Insurance	3,551	2,621	930
100-7200-521230	Professional Services -- Legal	1,000	1,000	-
100-7200-522210	Repair & Maintenance -- Vehicles	3,000	3,000	-
100-7200-523200	Communications	3,500	2,500	1,000
100-7200-523300	Advertising	500	10,000	(9,500)
100-7200-523400	Printing and Binding	100	200	(100)
100-7200-523500	Travel	1,000	1,000	-
100-7200-523600	Dues and Fees	1,000	1,000	-
100-7200-523700	Education and Training	1,000	1,000	-
100-7200-523850	Contract Labor	30,000	-	30,000
100-7200-523900	Other Expenditures	100	250	(150)
100-7200-531100	General Supplies & Materials	250	250	-

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-7200-531120	General Supplies -- Postage	100	-	100
100-7200-531270	Gasoline/Diesel	4,000	4,000	-
100-7200-531400	Books and Periodicals	100	100	-
100-7200-531600	Small Equipment	1,500	1,500	-
100-7200-531630	Software	-	4,000	(4,000)
100-7200-531700	Other Supplies -- Uniforms	750	250	500
100-7400-511100	Salaries & Wages	102,114	131,441	(29,327)
100-7400-512100	Employee Benefits -- Medical	21,483	28,501	(7,018)
100-7400-512110	Employee Benefits -- Dental	560	390	170
100-7400-512120	Employee Benefits -- Add Life	221	294	(74)
100-7400-512130	Employee Benefits -- Disability	809	1,057	(248)
100-7400-512200	FICA	6,331	8,149	(1,818)
100-7400-512300	Medicare	1,481	1,906	(425)
100-7400-512400	Employee Benefits -- Retirement	10,334	10,917	(583)
100-7400-512600	Unemployment	40	76	(36)
100-7400-512700	Workers Comp Insurance	4,780	6,262	(1,482)
100-7400-521220	Professional Services -- Engineering	75,000	75,000	-
100-7400-521230	Professional Services -- Legal	7,000	7,000	-
100-7400-521300	Technical Services --Planning	2,500	2,500	-
100-7400-523200	Communications	600	600	-
100-7400-523300	Advertising	20,000	20,000	-
100-7400-523400	Printing and Binding	400	500	(100)
100-7400-523500	Travel	1,000	1,000	-
100-7400-523600	Dues and Fees	1,750	2,500	(750)
100-7400-523700	Education and Training	750	750	-
100-7400-523860	Planning & Zoning Meetings	3,000	3,000	-
100-7400-523900	Other Expenditures	250	250	-
100-7400-531100	General Supplies and Materials	250	250	-
100-7400-531120	General Supplies and Materials - Postage	100	1,000	(900)
100-7400-531270	Gasoline/Diesel	50	50	-
100-7400-531600	Small Equipment	250	250	-
100-7400-531630	Software	-	30,500	(30,500)
100-7520-511100	Salaries & Wages	10,609	13,190	(2,581)
100-7520-512200	FICA	658	818	(160)
100-7520-512300	Medicare	154	191	(37)
100-7520-512400	Employee Benefits -- Retirement	1,074	1,095	(22)
100-7520-512700	Workers Comp Insurance	46	56	(11)
100-7520-571000	Intergovernmental - Cherokee Office of Economic D	13,000	13,000	-
100-7550-511100	Salaries & Wages	53,361	60,551	(7,190)
100-7550-512100	Employee Benefits -- Medical	19,729	18,120	1,609
100-7550-512110	Employee Benefits -- Dental	1,120	1,086	33
100-7550-512120	Employee Benefits -- Add Life	147	147	-
100-7550-512130	Employee Benefits -- Disability	598	635	(36)
100-7550-512200	FICA	3,370	3,816	(446)
100-7550-512300	Medicare	788	892	(104)
100-7550-512400	Employee Benefits -- Retirement	5,502	5,112	389
100-7550-512600	Unemployment	27	38	(11)
100-7550-512700	Workers Comp Insurance	235	263	(28)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-7550-523200	Communications	600	600	-
100-7550-523500	Travel	700	700	-
100-7550-523600	Dues and Fees	1,000	1,400	(400)
100-7550-523700	Education and Training	1,700	1,300	400
100-7550-523850	Contract Labor	6,000	-	6,000
100-7550-531100	Supplies - Special Events	16,000	-	16,000
100-7550-531600	Small Equipment	250	-	250
100-7550-531630	Software	1,300	1,000	300
100-8000-581200	Capital Lease	-	113,781	(113,781)
100-9000-611000	Transfer to TAD	-	45,591	(45,591)
	<i>Total</i>	\$ 10,375,000	\$ 12,050,000	\$ (1,675,000)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
American Rescue Plan Act of 2021

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
230-0000-33-1000	Grant Revenue	2,883,302	-	(2,883,302)
230-0000-36-1000	Interest Revenue	1,096	1,500	404
230-0000-38-0000	Fund Balance	2,883,302	5,767,700	2,884,398
	TOTAL REVENUES	\$ 5,767,700	\$ 5,769,200	\$ 1,500
230-4910-54-1400	Capital Outlay Infrastructure	5,767,700	2,618,225	3,149,475
230-3500-571000	Intergovernmental -- Cherokee Co	-	3,150,975	(3,150,975)
	TOTAL EXPENDITURES	\$ 5,767,700	\$ 5,769,200	\$ (1,500)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Operating Grant Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
250-0000-331000	Grant Revenue	90,000	75,000	(15,000)
	TOTAL REVENUES	\$ 90,000	\$ 75,000	\$ (15,000)
250-7640-572000	Payments to Other Agencies	90,000	75,000	15,000
	TOTAL EXPENDITURES	\$ 90,000	\$ 75,000	\$ 15,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Parks Recreation Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
270-0000-314200	Beer/Wine Alcoholic Bev. Excise Tax	255,000	300,000	45,000
270-0000-314250	Distilled Spirit Alcoholic Bev. Excise Tax	90,000	120,000	30,000
270-0000-314300	Local Option Mixed Drink Tax	50,000	60,000	10,000
270-0000-319100	Penalties and Interest	100	-	(100)
270-0000-349300	Bad Check Fees	50	-	(50)
270-0000-381000	Rents and Royalties	12,000	20,000	8,000
	TOTAL REVENUES	\$ 407,150	\$ 500,000	\$ 92,850
270-5530-522110	Disposal - Garbage Depot	750	500	250
270-5530-522150	Pest Control - Depot	750	750	-
270-5530-522200	Repairs & Maintenance - Depot	20,000	5,000	15,000
270-5530-523200	Communications - Depot	2,300	1,750	550
270-5530-531100	General Supplies - Depot	1,500	1,500	-
270-5530-531210	Water/Sewer - Depot	250	250	-
270-5530-531220	Natural Gas - Depot	2,000	2,300	(300)
270-5530-531230	Electricity - Depot	5,000	5,000	-
270-5530-531600	Small Equipment - Depot	500	500	-
270-5530-541300	Capital Outlay - Buildings	152,600	250,000	(97,400)
270-6220-522110	Disposal - Garbage Parks	750	1,000	(250)
270-6220-522140	Lawn Care	8,000	8,000	-
270-6220-522150	Pest Control - Parks	750	750	-
270-6220-522200	Repairs & Maintenance - Parks	50,000	48,825	1,175
270-6220-522320	Rental of Equipment	1,000	1,000	-
270-6220-523200	Communications - Parks	-	375	(375)
270-6220-523600	Dues and Fees	500	500	-
270-6220-523850	Contract Labor	50,000	60,000	(10,000)
270-6220-531100	General Supplies & Materials - Parks	1,000	2,000	(1,000)
270-6220-531210	Water/Sewer - Parks	6,000	6,000	-
270-6220-531230	Electricity - Parks	3,000	3,500	(500)
270-6220-531600	Small Equipment - Parks	500	500	-
270-6220-541200	Capital Outlay - Parks	100,000	100,000	-
	TOTAL EXPENDITURES	\$ 407,150	\$ 500,000	\$ (92,850)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Tax Allocation District Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
272-0000-337000	Intergovernmental - Cherokee County Government	-	59,289	59,289
272-0000-337050	Intergovernmental - Cherokee County School District	-	195,255	195,255
272-0000-391000	Transfers from General Fund	-	45,591	45,591
	TOTAL REVENUES	\$ -	\$ 300,135	\$ 300,135
272-8000-582100	Transfer to Debt Service Fund	-	300,135	(300,135)
	TOTAL EXPENDITURES	\$ -	\$ 300,135	\$ (300,135)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Hotel/Motel Tax Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
275-0000-314100	Hotel/Motel Tax	6,000	6,000	-
	TOTAL REVENUES	\$ 6,000	\$ 6,000	\$ -
275-7540-523300	Advertising/Promotions	6,000	5,000	(1,000)
275-7540-572000	Payment to Other Agencies	-	1,000	1,000
	TOTAL EXPENDITURES	\$ 6,000	\$ 6,000	\$ -

City of Holly Springs
Fiscal Year 2023 Proposed Budget
SPLOST III Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
320-0000-343200	Special Assessments - Crestmont	5,964	5,964	-
320-0000-134000	Prior Year Fund Balance	280,036	284,036	4,000
	TOTAL REVENUES	\$ 286,000	\$ 290,000	\$ 4,000
320-4224-541400	Capital Outlay - Infrastructure	286,000	290,000	(4,000)
	TOTAL EXPENDITURES	\$ 286,000	\$ 290,000	\$ (4,000)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
SPLOST V Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
326-0000-313200	SPLOST V Revenue	2,281,200	2,825,000	543,800
326-0000-331001	Grant Revenue - LMIG	156,520	160,000	3,480
326-0000-331002	Grant Revenue - SRTA	12,280	850,000	837,720
326-0000-393000	Proceeds from GTIB Loan Phase II	5,500,000	3,500,000	(2,000,000)
326-0000-393000	Proceeds from GTIB Loan Phase III	-	4,500,000	4,500,000
	TOTAL REVENUES	\$ 7,950,000	\$ 11,835,000	\$ 3,885,000
326-1565-541300	Capital Outlay - Buildings	50,000	250,000	(200,000)
326-3200-542100	Capital Outlay - Police Equipment	145,000	10,000	135,000
326-3200-542200	Capital Outlay - Police Cars	241,000	-	241,000
326-4200-541200	Capital Outlay - Sites	-	1,500,000	(1,500,000)
326-4200-542100	Capital Outlay - Equipment	-	25,000	(25,000)
326-4200-541410	Capital Outlay - Infrastructure	461,090	600,000	(138,910)
326-4200-541425	Capital Outlay - Industrial Connector	250,000	250,000	-
326-4200-541435	Capital Outlay - HS Pkwy Phase II	3,500,000	4,750,000	(1,250,000)
326-4200-541445	Capital Outlay - HS Pkwy Phase III	2,002,910	3,000,000	(997,090)
326-4200-541450	Capital Outlay - Holly Street LCI	100,000	100,000	-
326-4224-541430	Capital Outlay - HS Pkwy Sidewalk	100,000	100,000	-
326-4224-541440	Capital Outlay - Hickory Road Sidewalk	1,000,000	1,000,000	-
326-4224-541450	Capital Outlay - Palm Street Sidewalk	50,000	-	50,000
326-4270-541400	Capital Outlay - Fox Creek/Turner Village	50,000	250,000	(200,000)
	TOTAL EXPENDITURES	\$ 7,950,000	\$ 11,835,000	\$ (3,885,000)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Town Center Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
350-0000-135000	PY Fund Balance	53,400	-	(53,400)
350-0000-391000	Transfers from DDA	-	300,000	300,000
350-0000-391000	Transfers from URA - Site	3,378,057	3,454,000	75,943
350-0000-391000	Transfers from URA - Buildings	5,996,943	-	(5,996,943)
	TOTAL REVENUES	\$ 9,428,400	\$ 3,754,000	\$ (5,674,400)
350-1565-521200	Professional Services	53,400	-	53,400
350-1565-541200	Capital Outlay - Site Improvements	3,378,057	3,754,000	(375,943)
350-1565-541300	Capital Outlay - Buildings	5,996,943	-	5,996,943
	TOTAL EXPENDITURES	\$ 9,428,400	\$ 3,754,000	\$ 5,674,400

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Urban Redevelopment Agency

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
360-0000-393000	Proceeds of General Long-term Debt	9,375,000	3,454,000	(5,921,000)
	TOTAL REVENUES	\$ 9,375,000	\$ 3,454,000	\$ (5,921,000)
360-9000-611000	Transfers to Town Center Fund	9,375,000	3,454,000	5,921,000
	TOTAL EXPENSES	\$ 9,375,000	\$ 3,454,000	\$ 5,921,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Debt Service Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
400-0000-391000	Transfer from Downtown Development Authority	2,000,000	2,000,000	-
400-0000-391000	Transfer from TAD Fund	-	300,135	300,135
	TOTAL REVENUES	\$ 2,000,000	\$ 2,300,135	\$ 300,135
400-8000-579000	Contingency	608,672	814,869	(206,197)
400-8000-581100	Debt Service - Bond Principal HSPRA	322,084	329,475	(7,391)
400-8000-582100	Debt Service - Bond Interest HSPRA	36,652	29,300	7,352
400-8000-581100	Debt Service - Bond Principal URA 2019	555,556	555,556	-
400-8000-581100	Debt Service - Bond Principal URA 2020	115,385	230,770	(115,385)
400-8000-582100	Debt Service - Bond Interest URA 2019	135,362	118,000	17,362
400-8000-582100	Debt Service - Bond Interest URA 2020	71,480	67,355	4,125
400-8000-582100	Debt Service - Bond Interest URA 2021	154,809	154,810	(1)
	TOTAL EXPENDITURES	\$ 2,000,000	\$ 2,300,135	\$ (300,135)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Stormwater Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
560-0000-344260	Stormwater Utility Fees	460,000	470,000	10,000
	TOTAL REVENUES	\$ 460,000	\$ 470,000	\$ 10,000
560-4910-511100	Salaries & Wages	101,058	58,287	42,771
560-4910-512100	Employee Benefits - Medical Insurance	20,234	10,162	10,073
560-4910-512110	Employee Benefits - Dental	736	328	409
560-4910-512125	Employee Benefits - Disability	796	377	419
560-4910-512150	Employee Benefits - ADD Life	294	147	147
560-4910-512200	FICA	6,266	3,614	2,652
560-4910-512300	Medicare	1,465	845	620
560-4910-512400	Employee Benefits - Retirement	10,228	4,841	5,386
560-4910-512600	Unemployment	53	38	15
560-4910-512700	Workers Comp Insurance	5,878	2,748	3,129
560-4910-521230	Professional Services Legal	1,000	1,000	-
560-4910-522100	Professional Services Engineering	100,000	100,000	-
560-4910-522200	Repairs & Maintenance	67,510	152,314	(84,804)
560-4910-522210	Repairs & Maintenance Vehicles	2,500	2,500	-
560-4910-522320	Rental of Equipment	5,000	5,000	-
560-4910-523200	Communications	3,000	2,000	1,000
560-4910-523400	Printing & Binding	100	100	-
560-4910-523600	Dues & Fees	6,500	6,500	-
560-4910-523700	Training	2,500	2,500	-
560-4910-523850	Contract Labor	15,000	5,000	10,000
560-4910-523900	Other Expenditures	100	250	(150)
560-4910-531100	General Supplies and Materials	500	500	-
560-4910-531120	General Supplies - Postage	250	1,500	(1,250)
560-4910-531210	Water/Sewer	2,500	1,000	1,500
560-4910-531270	Gasoline & Diesel	4,000	4,000	-
560-4910-531600	Small Tools & Equipment	2,100	1,000	1,100
560-4910-531700	Office Supplies Uniforms	1,000	250	750
560-4910-561000	Depreciation	89,832	95,000	(5,168)
560-4910-579000	Contingency	4,600	4,700	(100)
560-8000-582200	Capital Lease Interest	5,000	3,500	1,500
	TOTAL EXPENSES	\$ 460,000	\$ 470,000	\$ (10,000)

October 25-2022

To Whom It May Concern

I Edgar Gonzales

Am Appealing the decision of the
planning Commission And request a hearing
before the city Council.

Thank You

Edgar Garcia González



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: MA-09-2022, applicant requests rezoning of 29.2 +/- acres located off of Red Bud Lane and Hickory Road, Holly Springs, GA, tax parcels 235C, 235D, 236, 237, 239, and 240 of tax plat 15N14, from R-40, Single Family Residential Estate, NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development

DATE: November 2, 2022

COUNCIL MEETING DATE: November 10, 2022

STAFF ANALYSIS

Applicant, EC New Vision Georgia, LLC, has requested rezoning of 29.2+/- acres, tax parcels 235C, 235D, 236, 237, 239, and 240 of tax plat 15N14, from R-40, Single Family Residential Estate and NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development. The applicant proposes a residential development consisting of approximately 78 age-targeted single-family detached fee-simple residential units with a proposed gross density of 2.99 and proposed net density of 2.67 units per acre. Proposed amenities include pocket parks, club house, pool, pickle ball courts and open space. The applicant has provided 40' buffers (required adjacent to R-40) surrounding the property. The east side buffer, as drawn, appears to be less than 40 feet; however, with the existing stream buffer in place, it exceeds the requirements. A conceptual site plan, as well as proposed elevations, have been provided for the development. A request to reduce the separation between homes from fifteen to ten feet, as well as, to reduce the minimum lot frontage from fifty feet to forty-five feet is included within the application.

The previous applicant for rezoning the majority of this project, Taylor Morrison, withdrew and was approved to withdraw without prejudice enabling the property to be considered for rezoning without waiting the required 12-month time period. During the process of review, a number of residents, as well as Planning Commission Members and City Council Members, brought up concerns related to traffic and safety. The new applicant proposes to develop a senior adult community and as such, requested a new traffic study based on the lower residential units and the type of community, i.e. senior adult. One specific issue from the previous case that was of major concern was the sight distance at the intersection of Cedar Valley Drive and Hickory Road. The applicant has included a rendering of the project showing the improvements to the sight distance and has projected that the sight distance would improve from 429 feet to 622 feet with the planned improvements.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-20 NC	NORTH:	Cedar Valley Subdivision Future Commercial
SOUTH:	R-40	SOUTH:	SFR/Undeveloped
EAST:	R-15 (County)	EAST:	Indian Springs Subdivision
WEST:	R-40 R-20	WEST:	SFR/Undeveloped Cedar Valley Subdivision

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, commercial, and industrial uses. The proposed development, consisting of single-family detached residential, is more dense than what is immediately adjacent (Indian Springs Subdivision) consisting of 0.5-acre lots (proposed development ranges from 0.15 to 0.27 acres); however, other uses in the area would be classified as a more intensive use, i.e., industrial and commercial uses and this proposal would act as a transition from those type of uses to the less dense residential areas.

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 with the NC and R-40 zoning districts consisting of less-intense commercial and residential uses.

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

This request will generate additional traffic and use of utilities. The proposed entrance will utilize the existing Redbud Lane. As stated previously a new traffic study was completed based on the revised density and proposed residents. The recommendations from the traffic study are as follows:

Site Driveway: Full-access Driveway on Hickory Road

- One entering lane and one exiting lane
- Stop-sign controlled on the driveway approach with Hickory Road remaining free flow
- A left turn lane and a deceleration lane on Hickory Road for entering traffic
- Confirm adequate sight distance per AASHTO standards

As stated previously, sight distance was prominent in the discussions with the previous applicant and the applicant has projected the improvements will increase the sight distance from 429 feet to 622 feet. While a senior adult community generally does not impact the school system significantly, the Cherokee County School District (CCSD) has estimated that approximately 23 students could impact the school system requiring one additional classroom at the cost of \$30,526, or \$392 per unit. Schools impacted are Holly Springs Elementary School, Dean Rusk Middle School, and Sequoyah High School, currently at 59%, 89%, and 86% capacities, respectively. The report is attached.

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 identifies this property with the character area of Neighborhood Center. The areas shown as “Neighborhood Center” on the future development map are very similar to traditional neighborhoods. One noteworthy distinction between traditional neighborhoods and neighborhood center is that “neighborhood centers” are likely to have higher compositions of nonresidential (civic, office, neighborhood-serving retail) uses than “traditional neighborhoods.”

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

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

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

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

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 residential use townhomes, is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **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. (8.1, #4)
 - b) **Density.** Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (8.1, #8)
 - 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. (8.1, #11)
 - d) **Environmentally Sensitive Areas.** Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (8.1, #15)
 - 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. (8.2, #1)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

The development of the property will be held to the environmental development standards for all local, state, and federal requirements. Engineering design and approval will meet all standards.

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

The proposed project is in close proximity to the Town Center area, currently under development. This project will provide additional housing not currently available within the immediate area, as well as, provide an additional customer base for which the Town Center can provide services. The proposed density of 2.99 units per acre is well under the density of the proposed townhomes within the Town Center project (7.85 units per acre).

C. Summary

The proposed use does fit within the goals and projected land use of the City's Comprehensive Plan. This project should provide an adequate transition from the more intense uses within the Town Center to the less intense residential uses as the distance from the Town Center increases. This project should pose less of an impact to the surrounding area than the previously proposed project.

D. Planning Commission Recommendation

Planning Commission conducted a public hearing on October 13, 2022. One resident from Cedar Valley Subdivision complained about the lack of notice. Planning Commission recommended **APPROVAL** (3-1) of the rezoning application with changes to the stipulations as requested by the applicant to remove the requirement for the façade to be 50 percent brick or stone, reduce the separation between homes to 10 feet, and reduce the lot width to 40 feet for specific lots. These changes are reflected in the recommendation below.

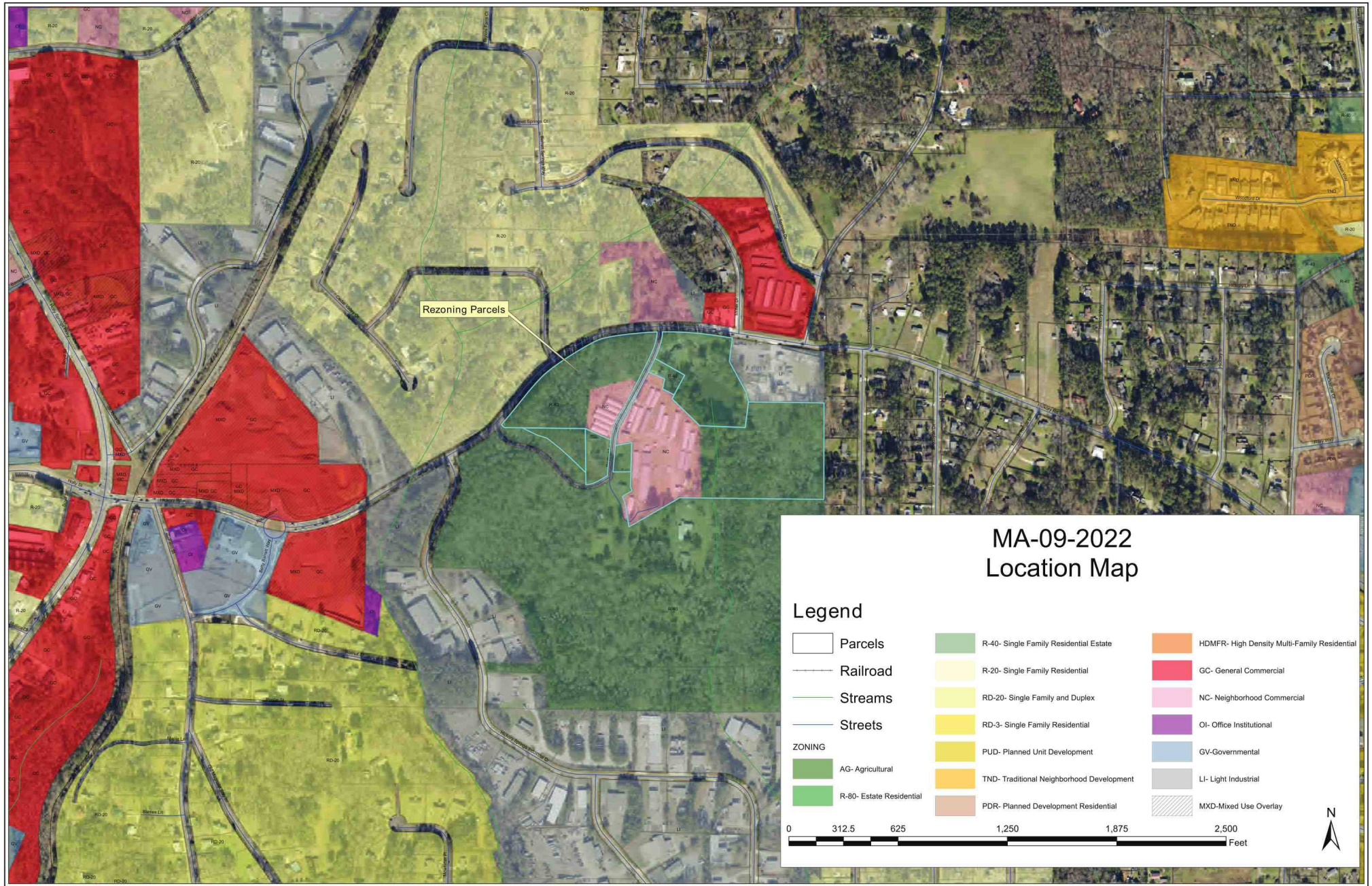
E. Staff Recommendation

Staff recommends **APPROVAL** to rezone 29.2+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. 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 gross density of 2.99 units per acre, or a maximum of 78 fee simple single-family detached residential dwelling units.
6. The minimum separation between all residential structures shall be 10 feet.

7. The minimum lot width shall be reduced to 40 feet for lots 1, 15, 42, 43, 58, 63, and 66 as shown on the site plan submitted with the application entitled, "Land Plan Redbud Tract," and dated 9/16/22.
8. 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.
9. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
10. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
11. 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.
12. 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.
13. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
14. Entrance design and improvements to Hickory Road shall be provided as per determination and recommendation of the City Engineer.
15. Additional right-of-way along Redbud Lane and the South side of Hickory Road as determined by the City Engineer shall be dedicated at the time of final plat approval.
16. 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.
17. 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.
18. 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.

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*







MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 09-2022

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION September 2, 2022

APPLICANT EC New Vision Georgia, LLC

OWNER John Paul Long; Phyllis Patrick Long;

(If other than applicant)

Mark A. Cochran; Patty A. Cochran;

and Pamela Cooper

ADDRESS 500 Stonehenge Parkway

ADDRESS _____

Dublin, OH

See Attached Signature Pages

ZIP CODE 43017 PHONE (614) 761-1010

ZIP CODE _____ PHONE _____

EMAIL tedturner@epconcommunities.com

Signature _____

SIGNATURE BY: Ted Turner

SIGNATURE _____

Ted Turner, Atlanta Regional President

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

PRESENT ZONING DISTRICT(S) R-40, NC

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 107, 127, 267, 315, 316 Red Bud Lane; Hickory Road (unnumbered)

15N14 235C; 15N14 235D;

15-0307-0035; 15-0308-0015; 15-0308-0014;

MAP NUMBER 15N14 236; 15N14 237

PARCEL NUMBER(S) 15-0308-0004; 15-0308-0003

15N14 239; 15N14 240

15-0308-0002

LAND LOT(S) 307, 308, 341, 342

DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 29.2+/- SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes
(overall acreage) Sewer

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

Single-Family Detached Active Adult Community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEE\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION September 2, 2022

APPLICANT EC New Vision Georgia, LLC

OWNER John Paul Long and
(If other than applicant)
Phyllis Patrick Long

ADDRESS 500 Stonehenge Parkway
Dublin, OH

ADDRESS [REDACTED]
Holly Springs, GA

ZIP CODE 43017 PHONE (614) 761-1010

ZIP CODE 30142 PHONE [REDACTED]

EMAIL tedturner@epconcommunities.com

Signature John Paul Long

SIGNATURE BY: _____
Ted Turner, Atlanta Regional President

SIGNATURE Phyllis Patrick Long

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

PRESENT ZONING DISTRICT(S) R-40, NC

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 267, 315, 316 Red Bud Lane; Hickory Road (unnumbered)
15N14 235C; 15N14 235D;
MAP NUMBER 15N14 236; 15N14 237 15-0307-0035; 15-0308-0015; 15-0308-0014;
PARCEL NUMBER(S) 15-0308-0004

LAND LOT(S) 307, 308, 341, 342 DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 24.38+/- SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes
(overall acreage-29.2+/-) Sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Single-Family Detached Active Adult Community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEE\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 21, 2006

For Application Procedures, See p. 8



APPLICATION MA- _____
HEARING DATE _____
APPLICANT EC New Vision Georgia, LLC
ADDRESS 500 Stonehenge Parkway
Dublin, OH
ZIP CODE 43017 PHONE (614) 761-1010
EMAIL tedturner@epconcommunities.com
SIGNATURE BY: _____
Ted Turner, Atlanta Regional President

APPLICATION CUP- _____
DATE OF APPLICATION September 2, 2022
OWNER Mark A. Cochran and
(If other than applicant)
Patty A. Cochran
ADDRESS [REDACTED]
Holly Springs, GA
ZIP CODE 30142 PHONE _____
Signature [Signature]
SIGNATURE [Signature]

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

PRESENT ZONING DISTRICT(S) R-40 REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 127 Red Bud Lane

MAP NUMBER 15N14 240 PARCEL NUMBER(S) 15-0308-0002

LAND LOT(S) 308 DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 0.47+/- SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes
(overall acreage-29.2+/-) Sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: Single-Family Detached Active Adult Community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES \$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures. See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE _____

DATE OF APPLICATION September 2, 2022

APPLICANT EC New Vision Georgia, LLC

OWNER Pamela F. Cooper
(If other than applicant) _____

ADDRESS 500 Stonehenge Parkway

ADDRESS 201 Preserve Court

Dublin, OH

Ball Ground, GA

ZIP CODE 43017 PHONE (614) 761-1010

ZIP CODE 30107 PHONE _____

EMAIL tedturner@epconcommunities.com

Signature _____

SIGNATURE BY: _____

SIGNATURE Pamela F. Cooper

Ted Turner, Atlanta Regional President

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

PRESENT ZONING DISTRICT(S) R-40

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 107 Red Bud Lane

MAP NUMBER 15N14 239

PARCEL NUMBER(S) 15-0308-0003

LAND LOT(S) 308

DISTRICT(S) 15th SECTION(S) 2nd

ACREAGE 4.26+/- SEWAGE DISPOSAL TYPE Sanitary UTILITIES AVAILABLE Yes
(overall acreage-29.2+/-) Sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: Single-Family Detached Active Adult Community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEE\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____

STIPULATIONS _____

DISAPPROVED _____

TABLED _____

CITY COUNCIL DECISION

APPROVED _____

STIPULATIONS _____

DISAPPROVED _____

TABLED _____

REZONING ANALYSIS

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

The proposed Traditional Neighborhood Development (“TND”) zoning classification, and the proposed, quality detached, single-family active adult community, are suitable uses for the Subject Property in view of uses of the surrounding properties. The majority of adjacent and surrounding properties are residential neighborhoods or acreage parcels, with adjacent commercial and industrial parcels centered along Hickory Road. The proposed community would be a quality development consistent with and complementary to surrounding neighborhoods.

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

No adjacent or nearby properties will be adversely or negatively impacted by rezoning the Subject Property to the proposed TND zoning classification and development of a quality detached, single-family active adult community.

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

The current R-40 and NC zoning categories provide some economic viability. If the portion of the Property is further developed and used pursuant to the existing NC zoning classification, the development could result in a greater impact to adjacent and surrounding residential communities than the proposed use.

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, or schools?

There is adequate public facilities and infrastructure in place to sufficiently service the proposed detached, single-family active adult community. Residents within an active adult community have little to no impact on traffic as they do not commute during peak travel times, nor do they have any impact on overcrowding of schools.

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 proposed use is in conformity with the existing Neighborhood Center Future Land Use Map category.

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 detached, single-family active adult community developed pursuant to the TND zoning classification will meet, and exceed, the policies, objectives, and vision of the City’s Comprehensive Plan and related development documents.

- 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?**

As with any development, there will be an impact at the initial land disturbance. However, Applicant will implement such controls, measures, and safeguards, to mitigate, and eliminate, negative impacts to the Subject Property; as well as, surrounding properties and neighborhoods.

- 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 City's recent initiatives and future plans to enhance and develop a town or city center are in close proximity to the Subject Property. The proposed development complements the City's future growth plans and enhances those efforts by providing needed and necessary, quality residential uses to support the City's goals. The current zoning of the Subject Property; as well as, nearby and adjacent industrial uses and zonings, do not complement the City's plans; but rather, would only serve to deter future and needed quality residential growth.

Complete the following section, if applicable.

Residential

Minimum house size: 1,500 sq. ft.

Exterior façade: Front facades shall be a minimum of 50 percent brick or stone finish on each elevation. The balance of the front shall be finished with wood siding, wood shakes, or fiber cement type of siding.

Maximum number of units: 78

Anticipated start date: May 2023

Anticipated completion date: August 2025

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

ATTACHMENT TO APPLICATION FOR REZONING

Application No.:

Hearing Dates:

October 13, 2022

November 21, 2022

Applicant:

Property Owners:

EC New Vision Georgia, LLC

John Paul Long; Phyllis Patrick Long;

Mark A. Cochran; Patty A. Cochran; and

Pamela F. Cooper

LISTING OF REQUESTD VARIANCES

Applicant requests the following contemporaneous variances:

- (1) Waiver of minimum distance between structures from the required fifteen (15) feet to ten (10) feet;
- (2) Waiver of minimum lot frontage from the required fifty (50) feet to forty-five (45) feet.

ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

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 X _____ 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 X _____ 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 X _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X _____ NO

09/02/2022

DATE

Ted Turner

APPLICANT NAME PRINTED

EC New Vision Georgia, LLC

BY: Ted Turner

APPLICANT SIGNATURE

Ted Turner, Atlanta Regional President

S.M. Madsen
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

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 contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES ~~_____~~ NO

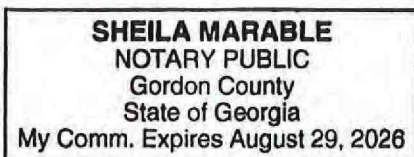
9/15/2022
DATE

Pam Cooper
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

Sheila Marable
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

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 X _____ 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 X _____ 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 X _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X _____ NO

01/16/2022
DATE

Patty Cochran
APPLICANT NAME PRINTED

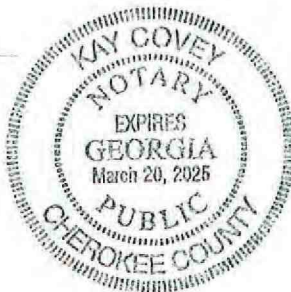
Patty Cochran
APPLICANT SIGNATURE

Kay Covey
NOTARY

MARK A. COCHRAN

Mark A. Cochran

Seal:



See applicant's recorded Deed Book 184 pg. 272

WARRANTY DEED

183-58

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 8th day of July, 1907, is the year of our Lord One Thousand Nine Hundred and Seventy-Five.

Between Mrs. Ruth Moore Long

of the State of Georgia and County of Cherokee of the first part, and John Paul Long of the State of Georgia and County of Cherokee of the second part.

WITNESSETH That the said part, Y of the first part, for and in consideration of the sum of Dollars, to him paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, he, Y, granted, bargained, sold and conveyed, and by these presents do, Y, grant, bargain, sell and convey unto the said part, Y, of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia and being a portion of Land Lot Nos. 307, 308 and 341 and being more particularly described as follows:

To ascertain the beginning point of the property herein conveyed, begin at a point formed by the intersection of the original North and South land lot line East of Land Lot No. 308 with the centerline of the Hickory Flat-Holly Springs Road; thence along said land lot line South 00 degrees 35 minutes West a distance of 40.3 feet to a point; thence continuing along said land lot line South 00 degrees 35 minutes West a distance of 283.9 feet to an iron pin, which is the beginning point of the property herein conveyed; thence North 29 degrees 24 minutes West a distance of 454.2 feet to an iron pin located on the easterly bank of a terrace or waterway; thence along the easterly bank of said terrace or waterway North 12 degrees 50 minutes West a distance of 59.9 feet to an iron pin; thence continuing along the easterly bank of said terrace or waterway North 27 degrees 54 minutes West a distance of 188.9 feet to an iron pin; thence along a fence line North 07 degrees 22 minutes East a distance of 146.9 feet to an iron pin located on the southerly right-of-way of the Hickory Flat-Holly Springs Road; thence along the southerly right-of-way of said Hickory Flat-Holly Springs Road the following courses and distances: North 82 degrees 06 minutes West a distance of 151.2 feet to a point; North 81 degrees 06 minutes West a distance of 29.5 feet to a point; North 55 degrees 55 minutes West a distance of 137.4 feet to a point; said point also being located at the intersection of the centerline of Elm Street with the southerly right-of-way of the Hickory Flat-Holly Springs Road; thence continuing along said Hickory Flat-Holly Springs Road South 86 degrees 29 minutes West a distance of 42.1 feet to a point; South 81 degrees 16 minutes West a distance of 108.9 feet to a point; South 80 degrees 38 minutes West a distance of 98.4 feet to a point; South 74 degrees 13 minutes West a distance of 72.8 feet to a point; South 66 degrees 32 minutes West a distance of 75.1 feet to a point; said point being located in Land Lot No. 337; thence continuing along the southeasterly right-of-way of the Hickory Flat-Holly Springs Road South 59 degrees 56 minutes West a distance of 71.3 feet to a point; South 55 degrees 50 minutes

63
59

COPY

W. A. COLE
Clerk Superior Court of Cherokee County

433-569

Form No. 83-607 WARRANTY DEED

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA.

STATE OF GEORGIA, County of

CHEROKEE

DECEMBER 28 1983
6K 433 Pg 569

THIS INDENTURE, Made this 28th day of December in the

Year of Our Lord One Thousand Nine Hundred and EIGHTY-THREE, between
JULIAN C. MOORE and MOYE MOORE

of the State of Georgia and County of Cherokee of the first part, and

JOHN PAUL LONG and PHYLLIS PATRICK LONG

of the State of Georgia and County of Cherokee of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars and Other Valuable Considerations (\$10.00) Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents

do grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, all that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia, and being part of original Lots of Land Nos. 307, 308, 341, and 342, more particularly described as follows: BEGINNING at an iron pin located on the Westerly right of way of Elm Street (40-foot right of way), which iron pin is located North 64° 56' West 20.8 feet from a nail and cap located in the centerline of Elm Street, said point and centerline of Elm Street is located 717.6 feet in a Southerly direction along the centerline of Elm Street from the intersection of said centerline and the Southerly right of way of Hickory Flat-Holly Springs Road (60-foot right of way) from said point of beginning the following courses and distances along the Westerly right of way of Elm Street: South 08° 35' West 57.2 feet to an iron pin; South 08° 54' West 80.3 feet to an iron pin; South 02° 01' West 50.0 feet to an iron pin located at the intersection of the Westerly right of way of Elm Street and the Northwestern right of way of a private drive (30-foot right of way); thence along said private drive South 67° 05' West 48.2 feet to an iron pin; thence South 72° 20' West 69.2 feet to an iron pin; thence South 89° 56' West 7.0 feet to an iron pin; thence leaving said right of way North 00° 00' East 291.0 feet to an iron pin; thence South 64° 56' East 145.0 feet to an iron pin; thence continuing South 65° 29' East 9.6 feet to an iron pin, (Property description continued on the reverse side hereof)

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, in Fee Simple.

AND THE SAID parties of the first part, for their heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set hand and seals, the day and year above written.

Signed, sealed and delivered in presence of:

Wit. *Ruth M. Perry*
James P. S.
Notary Public
CHEROKEE COUNTY, GA.

Julian Moore (Seal)
Moye Moore (Seal)
Cherokee COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$ 50.00
DATE 12-28-83
Annelle Thomas
CLERK OF SUPERIOR COURT

433-570

Property Description Continued:

the point of beginning. Containing 0.71 acre of land, according to Plat of Survey entitled, "Lot Survey for Julian C. Moore", dated March 2, 1978 by Jerry Thacker & Associates, Registered Surveyor #1960, which Plat is incorporated herein by reference for a more complete description of the captioned premises and is recorded in Plat Book 14, page 36, Cherokee County, Georgia Plat Records.

This is the same property as was conveyed by Ruth Moore Long to Julian C. Moore and Moye Moore by Warranty Deed dated April 25, 1978, which said Deed is recorded in Deed Book 237, page 792 of Cherokee County, Georgia Deed Records.

WARRANTY DEED	
FROM	
JULIAN C. MOORE and MOYE MOORE	
TO	
JOHN PAUL LONG and PHYLLIS PATRICK LONG	
GEORGIA, County of Cherokee	
Clerk's Office, Superior Court	
Filed for Record at 3:00 clock P.M. 12-31-84	
Recorded in Deed Book 433, Page 569	
Dec. 31, 1984	
Annette Fleming, Clerk	
John Paul Long PO Box 741 Holly Springs 30142	

Rec. 12-31-84

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

Deed Book **11006** Pg **328**
Filed and Recorded 5/6/2010 11:31:11 AM

Transfer Tax \$12.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Recording requested by: _____ Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by: _____
Name: Paul Long Name _____
Address: _____ Address _____
City/State/Zip: Holly Springs, GA 30142 City/State/Zip _____
Property Tax Parcel/Account Number: 15N14-235-A

Quitclaim Deed

This Quitclaim Deed is made on April 2, 2010, between
Linda R. Owen, Grantor, of 650 Longview Street
_____, City of Canton, State of Georgia,
and John Paul Long, Grantee, of 316 Redbud Lane
_____, City of Holly Springs, State of Georgia.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at adjacent to and west of 316 Redbud Lane
_____, City of Holly Springs, State of Georgia:

All that tract or parcel of land consisting of 0.87 acres, lying and being in the 15th District, 2nd Section of Cherokee County, Georgia, and being a portion of original Land Lots 308 and 342 and being more particularly described on the attached Exhibit "A" attached hereto and made a part hereof.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2010 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: April 2, 2010

Linda R. Owen
Signature of Grantor

Linda R. Owen
Name of Grantor

[Signature]
Signature of Witness #1

Jennifer Monroe
Printed Name of Witness #1

[Signature]
Signature of Witness #2

Rudolph Tribble III
Printed Name of Witness #2

State of Georgia County of Cherokee
On April 2 2010, the Grantor, Linda R. Owen,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

[Signature]
Notary Signature

Notary Public,
In and for the County of Cherokee State of Georgia
My commission expires: March 1 2011



Send all tax statements to Grantee.

Exhibit "A"

All that tract or parcel of land lying and being in the 15th District, 2nd Section of, Cherokee County, Georgia and being a portion of original Land Lots Nos. 308 and 342, being more particularly described as follows:

Beginning at a point on the Northeast corner of the tract of land known as Tax Parcel 15N14-235-A in the City of Holly Springs, Georgia, thence South 00 degrees 20 minutes 26 seconds West a distance of 252.22 feet to a point; thence North 46 degrees 19 minutes 17 seconds West a distance of 124.88 feet to a point; thence North 48 degrees 11 minutes 46 seconds West a distance of 82.17 feet to a point; thence North 52 degrees 03 minutes 19 seconds West a distance of 88.65 feet to a point; thence North 72 degrees 10 minutes 29 seconds West a distance of 61.73 feet to a point; thence North 64 degrees 05 minutes 36 seconds West a distance of 88.58 feet to a point; thence South 89 degrees 51 minutes 21 seconds East a distance of 361.43 feet to the point beginning.

For a more detailed description of the point of beginning and of the metes and bounds of the property herewith conveyed specific reference is hereby made to a plat of survey prepared March 10, 2010, for James E. Long and John Paul Long by D&S Land Surveying registered Land Surveyors, to be recorded on or about the date hereof in the Records of Cherokee County, Georgia, upon which plat the property herewith conveyed is set forth as TRACT-2, the area of which is 0.87 acres.

COPY

SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Owen	FIRST NAME Linda	MIDDLE R.	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) PO Box 214			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA			DATE OF SALE 4/2/2010		
			1A. Estimated fair market value of Real and Personal property		
			\$11,985.00		
SECTION B - BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		
BUYER'S LAST NAME Long	FIRST NAME John	MIDDLE Paul	3. Amount of liens and encumbrances not removed by transfer		
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) PO Box 741			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA			5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		
			\$12.00		
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 264A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER portion of 15N14-235-A	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15	ACRES 0.87	LAND LOT 308 & 342	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS
None

COPY

James Edgar Long
P.O. Box 214
Holly Springs, GA 30142

Deed Book **13506** Pg **412**
Filed 09/23/2015 01:18 PM
28-2015-032470
Transfer Tax 0.00
Patty Baker
Clerk of Superior Court Cherokee Cty, GA

DEED OF ASSENT

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, made and entered into this the 23rd day of September 2015, by and between **JAMES EDGAR LONG**, as Executor Under the Will of Ruth Moore Long, of Cherokee County, Georgia, as Grantor, and John Paul Long, of Cherokee County, Georgia, as Grantee;

WITNESSETH:

That under the provisions of the Will of Ruth Moore Long, probated in solemn form in the Probate Court of Cherokee County, Georgia, the following provision was made:

ITEM FOUR PROPERTY BEQUESTS

- (a) I give and bequeath to my son, JOHN PAUL LONG, provided that he survives me, all of that real property lying and being in Land Lot 308, District 15, Section 2 in the City of Holly Springs, Cherokee County, Georgia, being .31 acres on Redbud Lane together with the rental house located thereon as described more particularly in a plat prepared for me by Thomas M. Ginn, Sr., dated January 24, 1995.

AND WHEREAS, all the debts of the Estate of Ruth Moore Long have been paid or adequately provided for;

NOW, THEREFOR, in consideration of these things, and in order to carry out the provisions of the aforementioned Will, the Grantor hereby assents to the foregoing devise and

does bargain, sell, convey and deliver unto the Grantee, the following described real estate, to-wit:

All that tract or parcel of land lying and being in the 15th District, 2nd Section, Cherokee County, Georgia and being a portion of original Land Lot No. 308 and being more particularly described as follows:

Begin at a point located at the northwest corner of property owned by James Edgar Long (being TRACT NO. ONE on Deed Book 875 Page 257) a distance of 15.18 feet North 89 degrees 42 minutes 59 seconds East from the center line of REDBUD Lane 854.46 feet south of its intersection with the southern right of way of Hickory Flat-Holly Springs Road (80 foot right of way); thence North 6 degrees 39 minutes 13 seconds East a distance of 23.02 feet to a point; thence North 9 degrees 15 minutes 22 seconds East a distance of 127.07 feet to a point; thence North 80 degrees 40 minutes 50 seconds East a distance of 79.00 feet to a point on the boundary of property owned by J. Paul Long; thence South 1 degree 58 minutes 56 minutes West a distance of 160.70 feet along the J. Paul Long boundary to a point; thence South 89 degrees 43 minutes 07 seconds West a distance of 95.51 feet along the boundary of property owned by James Edgar Long to the point of beginning. Said parcel contains 0.31 acres more or less.

For a more detailed description of the point of beginning and of the metes and bounds of the property herein described specific reference is hereby made to a plat of survey prepared for Ruth M. Long by Thomas M. Ginn, Sr. dated January 24, 1995.

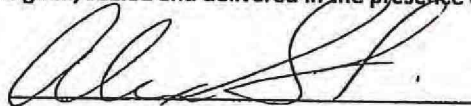
TO HAVE AND TO HOLD unto JOHN PAUL LONG, the Grantee, as fully and effectively as the same was held by Ruth Moore Long, in her lifetime, in fee simple.

WITNESS the hand and seal of the Grantor the day and year first above written.



JAMES EDGAR LONG, as Executor under the
Will of Ruth Moore Long, deceased.

Signed, sealed and delivered in the presence of:

 (Plain Witness)





SECTION A - SELLER'S INFORMATION (Do not use agent's information)				SECTION C - TAX COMPUTATION	
SELLER'S LAST NAME Long	FIRST NAME James	MIDDLE Edgar	Exempt Code If no exempt code enter NONE	NONE	
MAILING ADDRESS (STREET & NUMBER) P.O. Box 214			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA		DATE OF SALE 9/23/2015	1A. Estimated fair market value of Real and Personal property	\$0.00	
SECTION B - BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Long	FIRST NAME John	MIDDLE Paul	3. Amount of liens and encumbrances not removed by transfer	\$0.00	
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) P.O. Box 741			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00	
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00	
SECTION D - PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 255A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N14 235 D	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
SECTION E - RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Prepared by:

BRANDY COCHRAN
118 CAMDYN CIRCLE
WOODSTOCK, GA 30188

State of Georgia

County of CHEROKEE**Quit Claim Deed**This indenture is made this 15 day of FEBRUARY, 2022,by and between BRANDY COCHRAN (hereinafter "Grantor")and MARK A. COCHRAN (hereinafter "Grantee")PATTY A. COCHRAN

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, convey and quitclaim unto the said Grantee forever all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Cobb County, Georgia, to-wit: IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above. (Property Description below or attached)

Signed, sealed and delivered in our presence:

Witnesses:

Notary Public

Grantor

BRANDY COCHRAN

Print Name

Grantor

Print Name



Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

BK PG

5789 053

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 308 of the 15th District, 2nd Section, Cherokee County, Georgia as shown on a plat for Mark Cochran, prepared by Jerry Thacker & Associates, dated May 16, 1985 and recorded in Plat Book 24, Page 214, Cherokee County Plat Records, said plat being incorporated herein by reference thereto and being more particularly described as follows:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, begin at the point of intersection of the South right of way of Hickory Road f/k/a Holly Springs - Hickory Flat Road (having a 60 foot right of way) with the centerline of Red Bud Lane f/k/a Elm Street; thence running in a Southwesterly direction along the centerline of Red Bud Lane the following courses and distances South 19° 10' West 119.4 feet, South 25° 41' 00" West 29.4 feet to an iron pin, said iron pin being the TRUE POINT OF BEGINNING; thence leaving the centerline of Red Bud Lane South 59° 07' 12" East a distance of 170.54 feet to an iron pin; thence South 25° 41' 00" West 157.04 feet to an iron pin; thence North 62° 38' 39" West 41.34 feet to an iron pin; thence North 12° 09' 47" East a distance of 54.00 feet; thence North 67° 40' 09" West 116.09 feet to an iron pin located at the centerline of Red Bud Lane; thence North 25° 41' 00" East along the centerline of Red Bud Lane a distance of 125.56 feet to an iron pin, said iron pin being the True Point of Beginning. The above described property is conveyed less and except that portion which is contained within the boundaries of the right of way of Red Bud Lane.

Reference is also made to that certain plat of survey for Henry Patrick, prepared by Mize Brothers, dated December 10, 1975, recorded in Plat Book 11, Page 155, Cherokee County Plat Records.

Rec 3-12-03

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

Quitclaim Deed

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO:

Pam Cooper, Grantee(s)
316 North Brooks Dr
Canton Ga. 30115

Consideration: \$ _____

Property Transfer Tax: \$ _____

Assessor's Parcel No.: _____

PREPARED BY: _____ certifies herein that he or she has prepared
 this Deed

Signature of Preparer

Date of Preparation

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1/7/22 in the County ofCherokee, State of Georgiaby Grantor(s), Christa Clausswhose post office address is 201 Preserve Ct. Ball Ground, Ga 30107to Grantee(s), Pamela Cooperwhose post office address is 316 North Brooks Drive Canton 30115WITNESSETH, that the said Grantor(s), Christa J. Clauss,

for good consideration and for the sum of _____

(\$ _____) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cherokee, State of GA and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

Christa J. Clauss

Print Name of Grantor

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S)

Signature of Grantee

Pamela F. Cooper

Print Name of Grantee

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

JOSEPH CONNELLY

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Natalie Newsom
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Georgia

County of Cherokee

On 01/07/2022, before me, Kay Covey, a notary
public in and for said state, personally appeared, Christa Clauss and

Pamela Cooper

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and acknowledged to me that they ex-
ecuted the same in their authorized capacities, and that by their signatures on the instrument the
persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Kay Covey
Signature of Notary

Affiant Known _____ Produced ID X

Type of ID Ga DL

(Seal)



Rec: \$25.00 TRANSFER TAX \$0.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 308 of the 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows:

BEGIN at an iron pin at the intersection of the Southern right-of-way of Hickory Road (60 foot right-of-way) and the Eastern right-of-way of Redbud Lane (30 foot right-of-way); thence, following the Southern right-of-way of Hickory Road, a total of 375.61 feet to an iron pin; thence, leaving said right-of-way, South 07 degrees 24 minutes 28 seconds West 146.85 feet to an iron pin; thence, South 27 degrees 53 minutes 03 seconds East 188.91 feet to an iron pin; thence, South 13 degrees 00 minutes 34 seconds East 60.45 feet to an iron pin; thence, South 07 degrees 37 minutes 33 seconds West 129.70 feet to an iron pin; thence, North 85 degrees 04 minutes 12 seconds West 265.29 feet to an iron pin; thence, North 47 degrees 11 minutes 14 seconds West 319.27 feet to an iron pin; thence, North 25 degrees 41 minutes 00 seconds East 157.10 feet to an iron pin; thence, North 59 degrees 07 minutes 12 seconds West 156.05 feet to an iron pin on the Eastern right-of-way of Redbud Lane; thence, following said right-of-way in a Northerly direction 152.66 feet to an iron pin which is THE POINT OF BEGINNING.

This is 4.26 acres shown on a Plat of Survey for Henry Patrick dated August 22, 1997 by Adams-Sims & Associates, Inc.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.:

Hearing Dates:

October 13, 2022

November 21, 2022

**BEFORE THE PLANNING AND ZONING COMMISSION
AND THE MAYOR AND CITY COUNCIL
FOR THE CITY OF HOLLY SPRINGS, GEORGIA**

**CONSTITUTIONAL CHALLENGE
ATTACHMENT TO MAP AMENDMENT (REZONING)
AND CONDITIONAL USE PERMIT APPLICATION**

COME NOW, Applicant, EC NEW VISION GEORGIA, LLC (hereinafter referred to as "Applicant"), and the Property Owners, JOHN PAUL LONG, PHYLLIS PATRICK LONG, MARK A. COCHRAN, PATTY A. COCHRAN, and PAMELA COOPER (hereinafter collectively referred to as "Owners" or "Property Owners"), and assert the following:

1.

By "Map Amendment (Rezoning) and Conditional Use Permit Application" (hereinafter "Rezoning Application") dated and filed with the City of Holly Springs Zoning Office on September 2, 2022, Applicant and Property Owners applied for rezoning of certain real property, being 29.2 acres, more or less, located within the city limits of the City of Holly Springs, Cherokee County, Georgia, a more particular description and delineation of the subject property being set forth in said Application (hereinafter referred to as the "Property" or the "Subject Property").

2.

The Rezoning Application of the Property seeks rezoning from the existing zoning categories of R-40 and NC to the proposed zoning category of Traditional Neighborhood

Development ("TND"), as established by the governing authority of the City of Holly Springs, Cherokee County, Georgia, under and pursuant to the Zoning and Planning Ordinance of the City of Holly Springs, Georgia (hereinafter the "Zoning and Planning Ordinance of the City of Holly Springs").

3.

The Zoning and Planning Ordinance of the City of Holly Springs is unconstitutional as applied to the portion of the Subject Property zoned to the R-40 zoning classification in that said Ordinance deprives Applicant and Property Owners of the R-40 Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. The R-40 zoning category, as it presently exists, together with any intervening zoning categories between the existing category and the requested category, violates the Applicant's and Owners' rights to unfettered use of the Property in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are therefore confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Owners.

4.

With respect to the current NC zoning classification for a portion of the Subject Property, Applicant and Property Owners do contend the Zoning and Planning Ordinance of City of Holly Springs is unconstitutional as applied to the Subject Property in that said Ordinance does not permit the Applicant and Property Owners to utilize the Property to the use set forth

within the Rezoning Application without the necessity of rezoning. However, Applicant and Property Owners do not contend the current zoning category of NC is unconstitutional, per se, only as applied. Thus, the Zoning and Planning Ordinance of the City of Holly Springs deprives Applicant and Property Owners of their Property under and pursuant to Art. I, § I, ¶¶ I and II of the Georgia Constitution of 1983, and the Equal Protection and Due Process Clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States of America. This deprivation of Property without due process violates the constitutional prohibition against the taking of private property without just compensation. Also violated are the Applicant's and Property Owners' rights to unfettered use of their Property, as stated above, in that said zoning classifications do not bear a substantial relation to the public health, safety, morality, or general welfare and are, therefore, confiscatory and void. Further, said Ordinance is unconstitutional in that it is arbitrary and unreasonable resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss on the Applicant and Property Owners.

5.

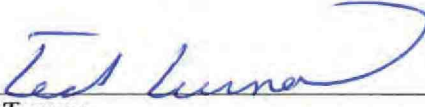
To the extent the Zoning and Planning Ordinance of the City of Holly Springs allows or permits the Mayor and City Council to rezone the Property to any category other than as requested, said Ordinance is further unconstitutional in that same violates Applicant's and Property Owners' constitutionally guaranteed rights to due process, both substantive and procedural. Furthermore, any such action by the Mayor and City Council, or as allowed by the Zoning and Planning Ordinance of the City of Holly Springs, is an unconstitutional use of the zoning power and would constitute an abuse of discretion with no justification or benefit flowing to the public welfare. Accordingly, said Ordinance or action would likewise represent a taking of private property rights without the payment of just and adequate compensation in violation of the Constitutions of the State of Georgia and the United States of America.

6.

The Zoning and Planning Ordinance of the City of Holly Springs is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with the Rezoning Application also violate Art. I, § I, ¶¶ I, II, and XII of the Georgia Constitution of 1983 in that said procedures impose unreasonable time restraints, contain the absence of rebuttal, contain the inability to confront witnesses, contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issue at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law. These procedures fail to comport with the due process requirements of the Constitution of the State of Georgia 1983 and the due process requirements of the Constitution of the United States of America.

Respectfully submitted, this 2nd day of September, 2022.

EC NEW VISION GEORGIA, LLC

BY: 

Ted Turner

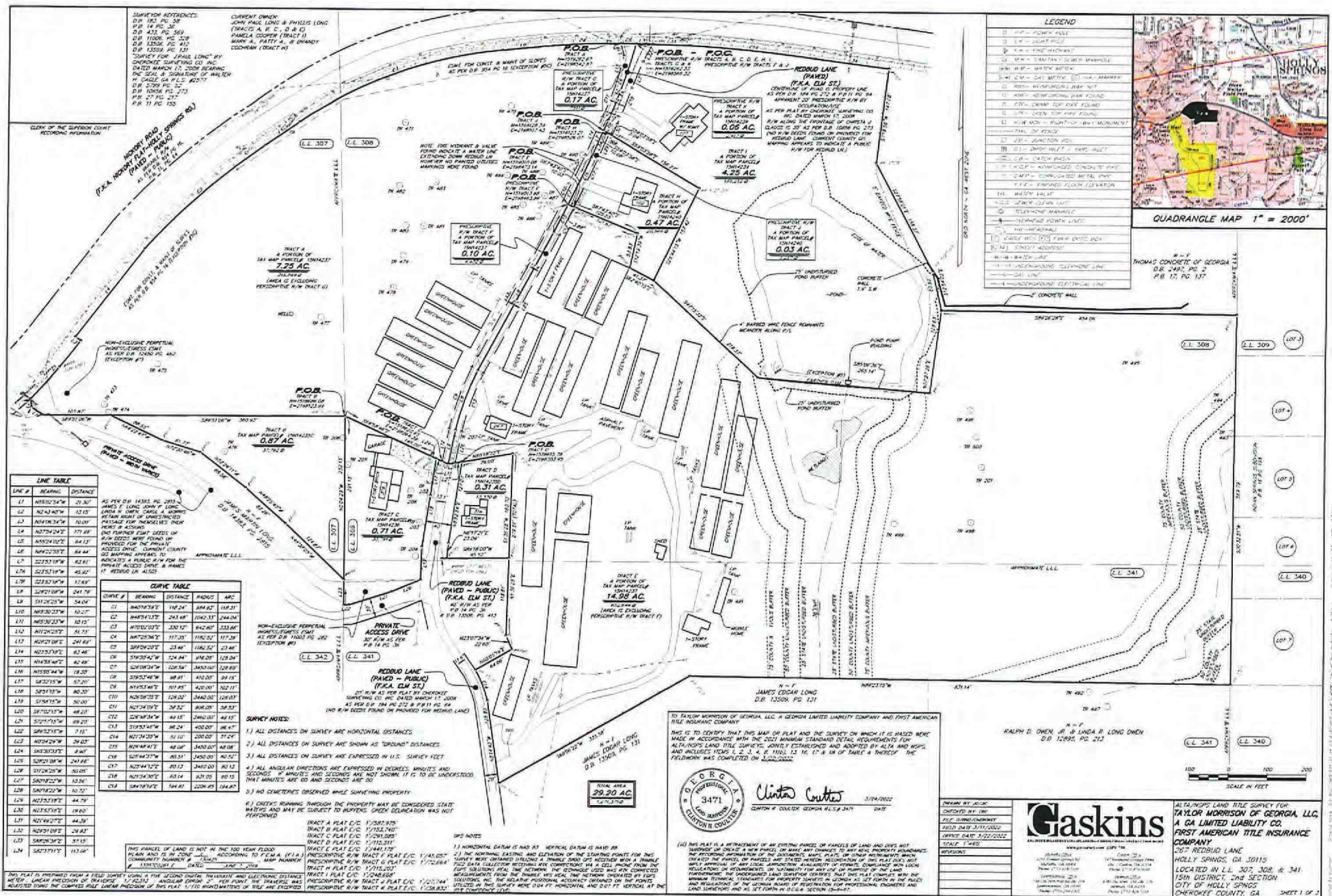
Atlanta Regional President

EC New Vision Georgia, LLC

Cell: (678) 283-8483

E-mail: tedturner@epconcommunities.com





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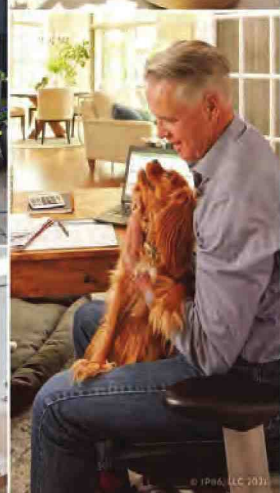





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COMMUNITIES

Provenance

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Live Well *In an Epcon Community*

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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.

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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

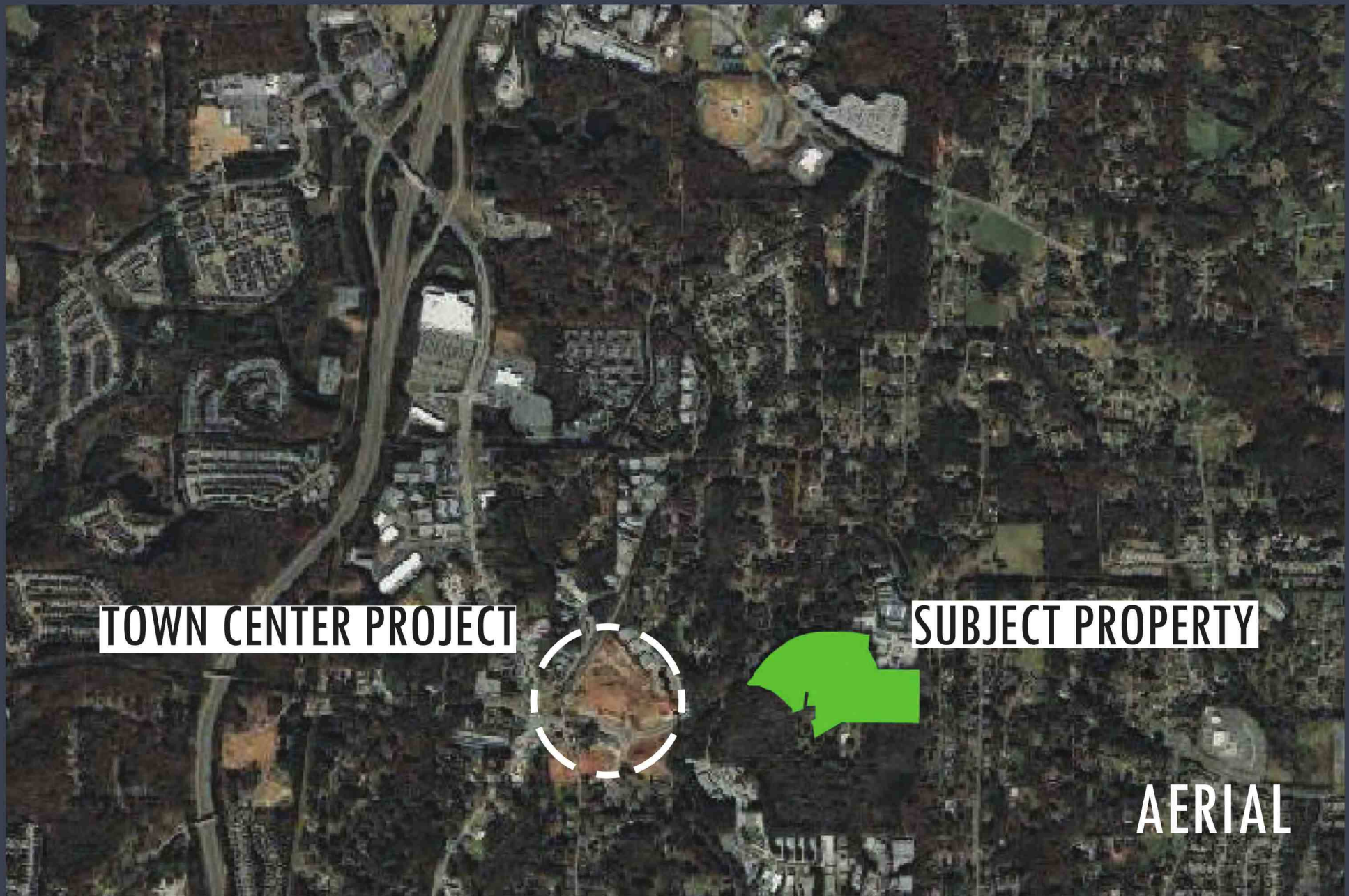
Whether you're enjoying a cocktail under the stars or a quiet moment with your morning coffee, connect with the outside world while maintaining your privacy.

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

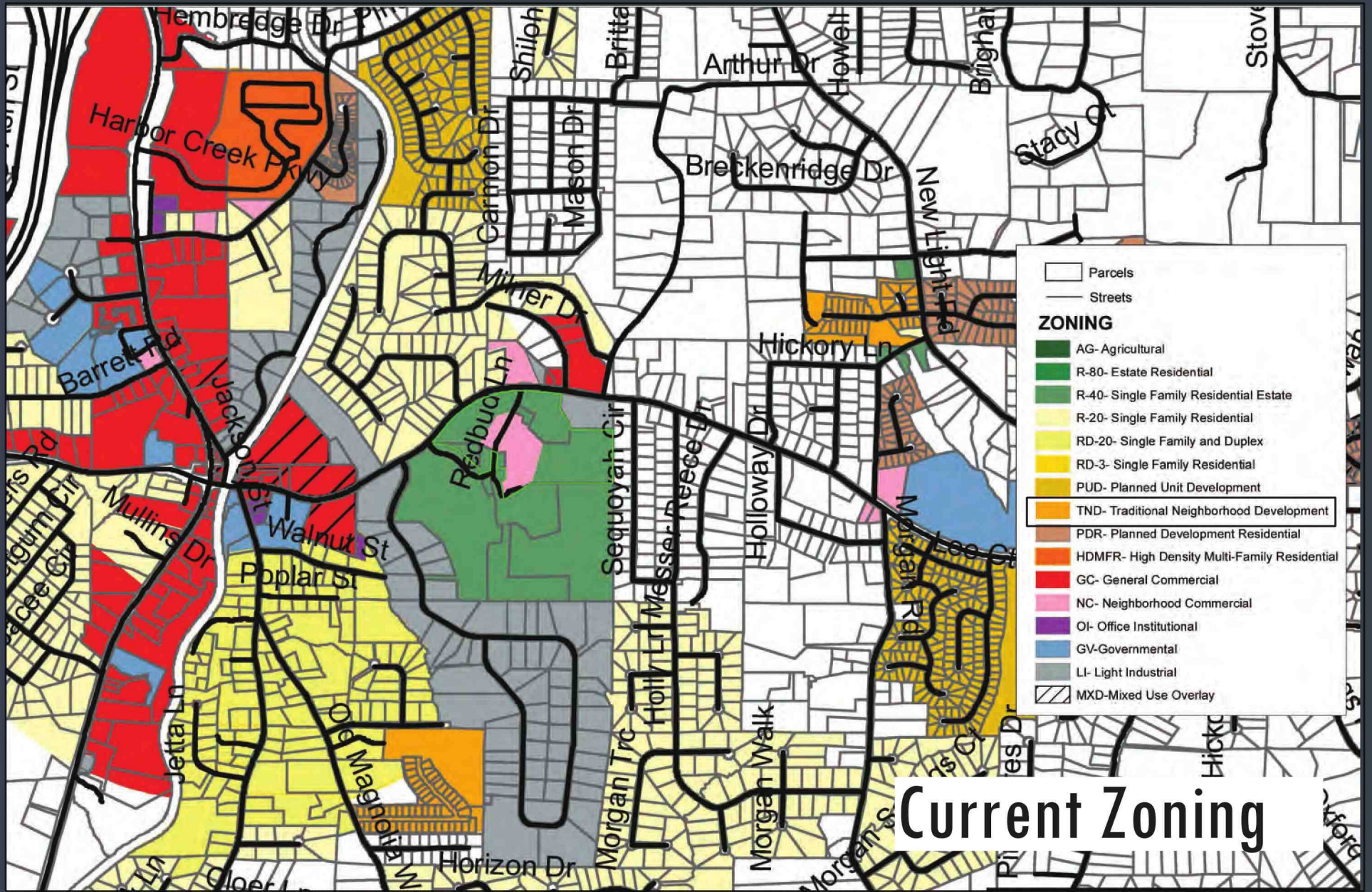
Epcon homes are designed to support your lifestyle now and in the future, with first floor owner's suites and open floor plans. Features of accessibility ensure that you'll be comfortable in your new home for years to come.



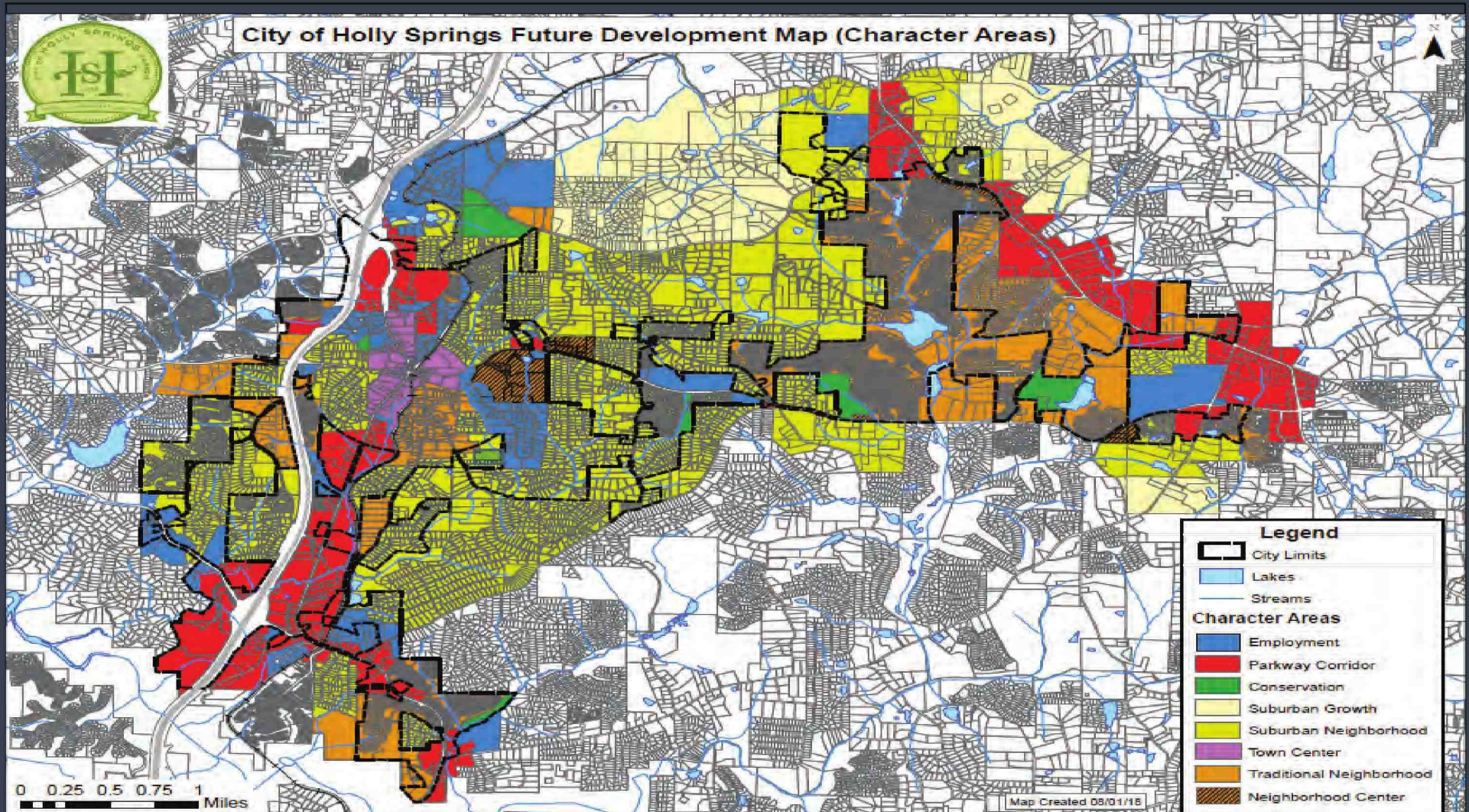
TOWN CENTER PROJECT

SUBJECT PROPERTY

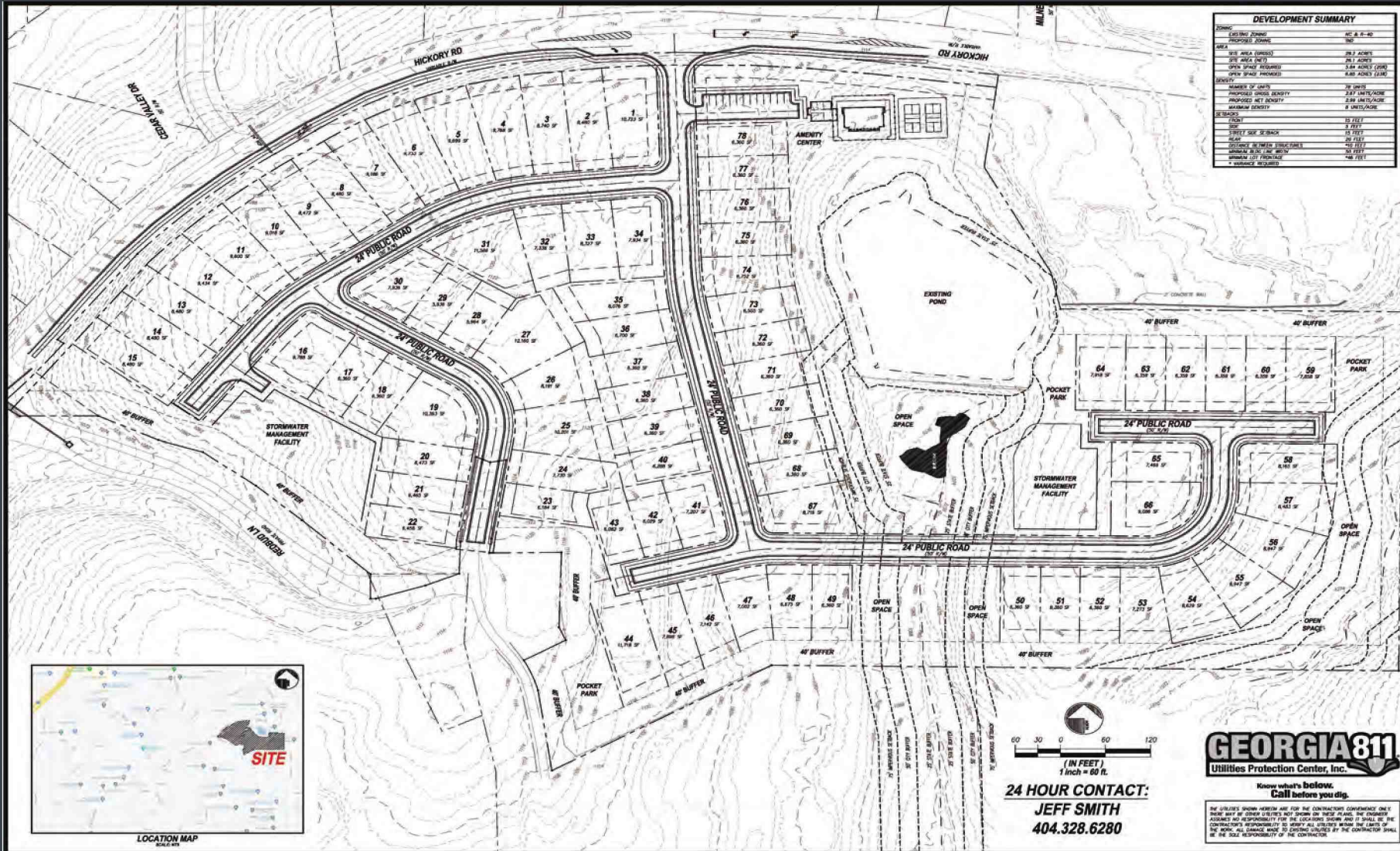
AERIAL



Current Zoning



CHARACTER AREA



RIDGE PLANNING AND ENGINEERING®
3033 GA HIGHWAY 5
SUITE 100-200 WOODBRIDGE, GA 30188
OFFICE 770.208.9000

LAND PLAN
REDBUD TRACT
LAND LOT 307, 308 & 341
1ST DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER
EPCON COMMUNITIES
500 STONEHEDGE PARKWAY
DUBLIN, OH 43017



REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMIT

ZONING PLAN
Z100

31007 Z100.DWG 6.16.22

Site Plan



SITE DATA

78 single-family detached luxury ranch homes

2-car garages, 2- and 3-bedroom homes with optional bonus suites

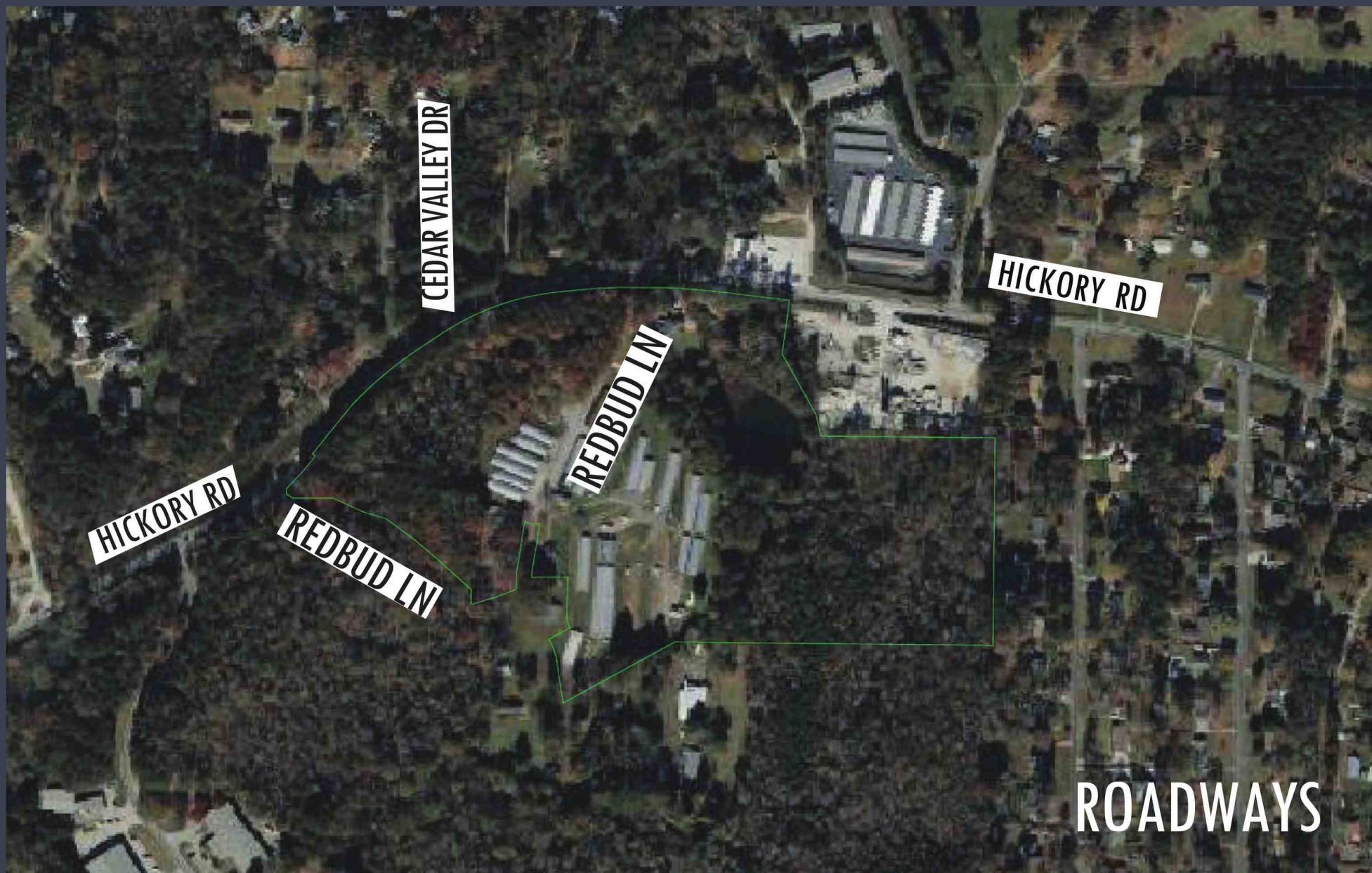
Homes range in square footage from 1,519sf to 2,847sf (2,468sf to 4,060sf with bonus suites)

Allowable density in TND: 8 units per acre

Proposed density for development: 2.99 net units per acre

Required open space for TND: 20% of site

Proposed open space provided for development: 23%



Traffic Study

Studied impact from the proposed development of 78 Active Adult units.

Per GDOT, there is currently more than 6,000 vehicles per day on Hickory Road

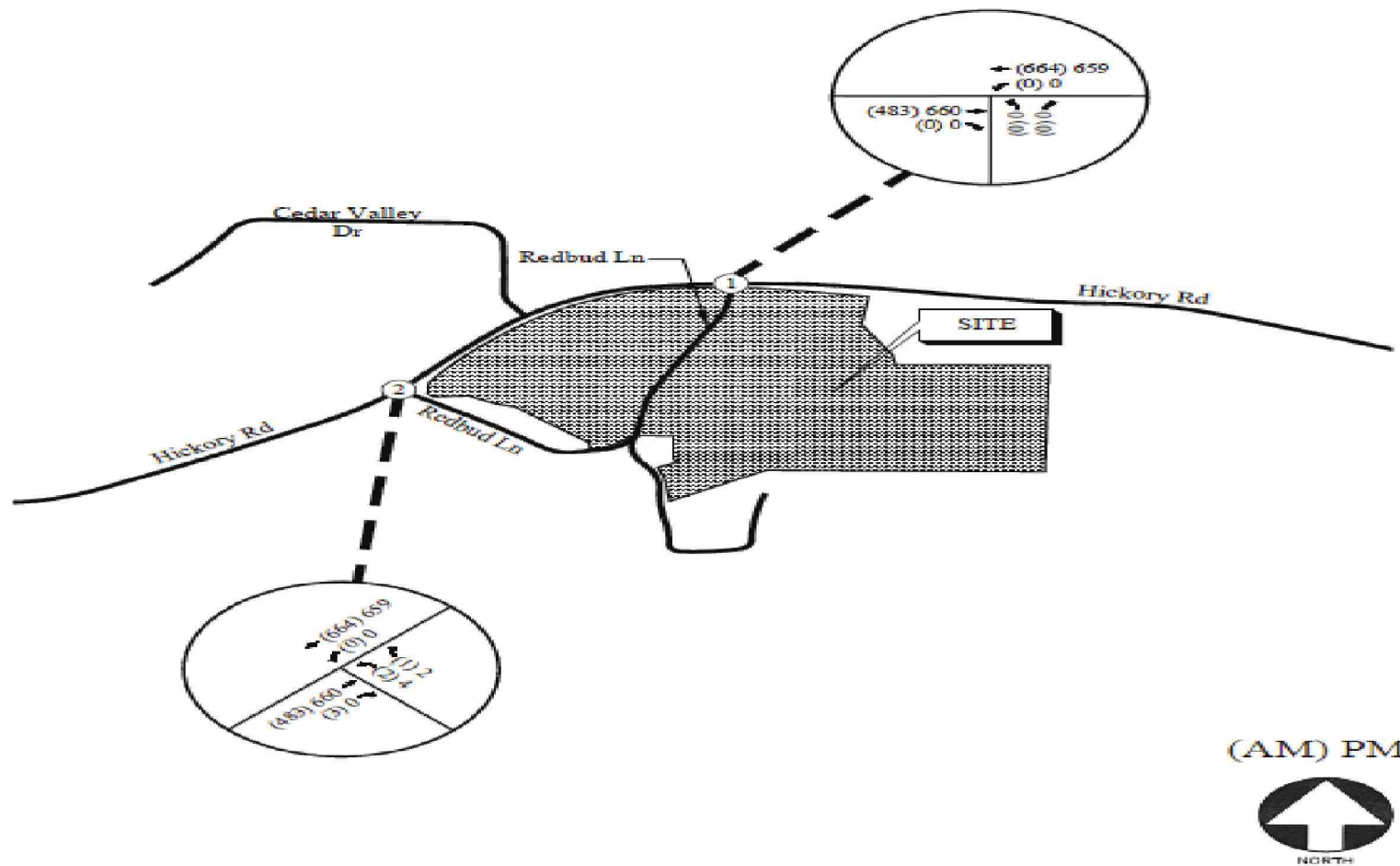
Studied the proposed access at the existing northern Redbud Lane and Hickory Road

Figure 7 below shows eastbound (664) AM and 659 PM future (no-build) weekday peak hour volume.

Figure 8 below also shows the same eastbound 664 AM and 659 PM future (build) weekday peak hour volume with an additional (14 AM) and 10 PM volume going westbound towards Cedar Valley and (7) AM and 14 PM volume coming eastbound from Cedar Valley.

The study concludes the proposed development will have a minimal impact on traffic operations in the study network.

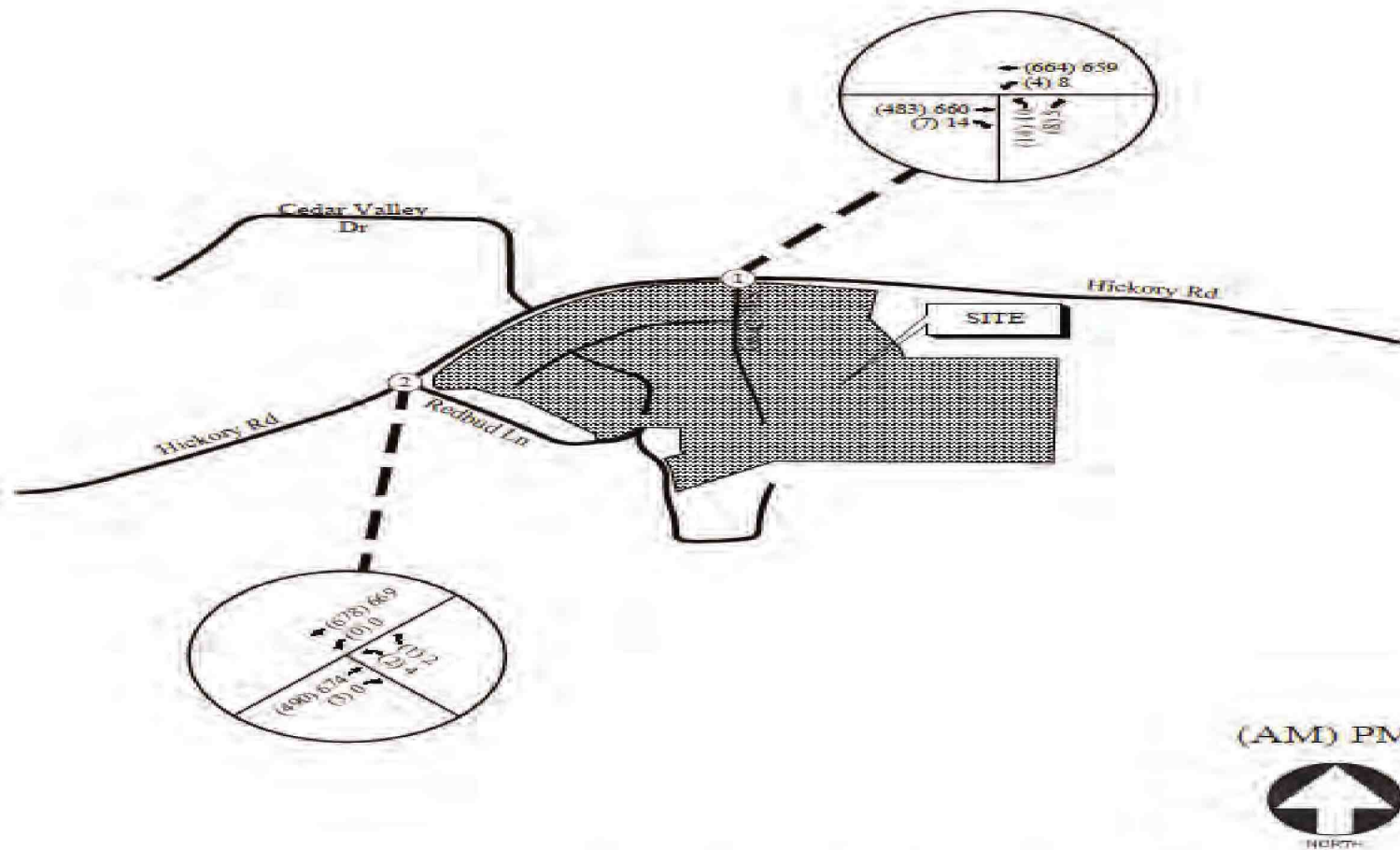
At the proposed entrance, the study recommends; i) **one entering lane and one exiting lane**, ii) **a stop sign for traffic entering Hickory Road**, iii) **a left turn lane, a deceleration lane on Hickory Road traffic entering Redbud Lane** and iv) **adequate site distance per AASHTO standards.**



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.

Figure 7

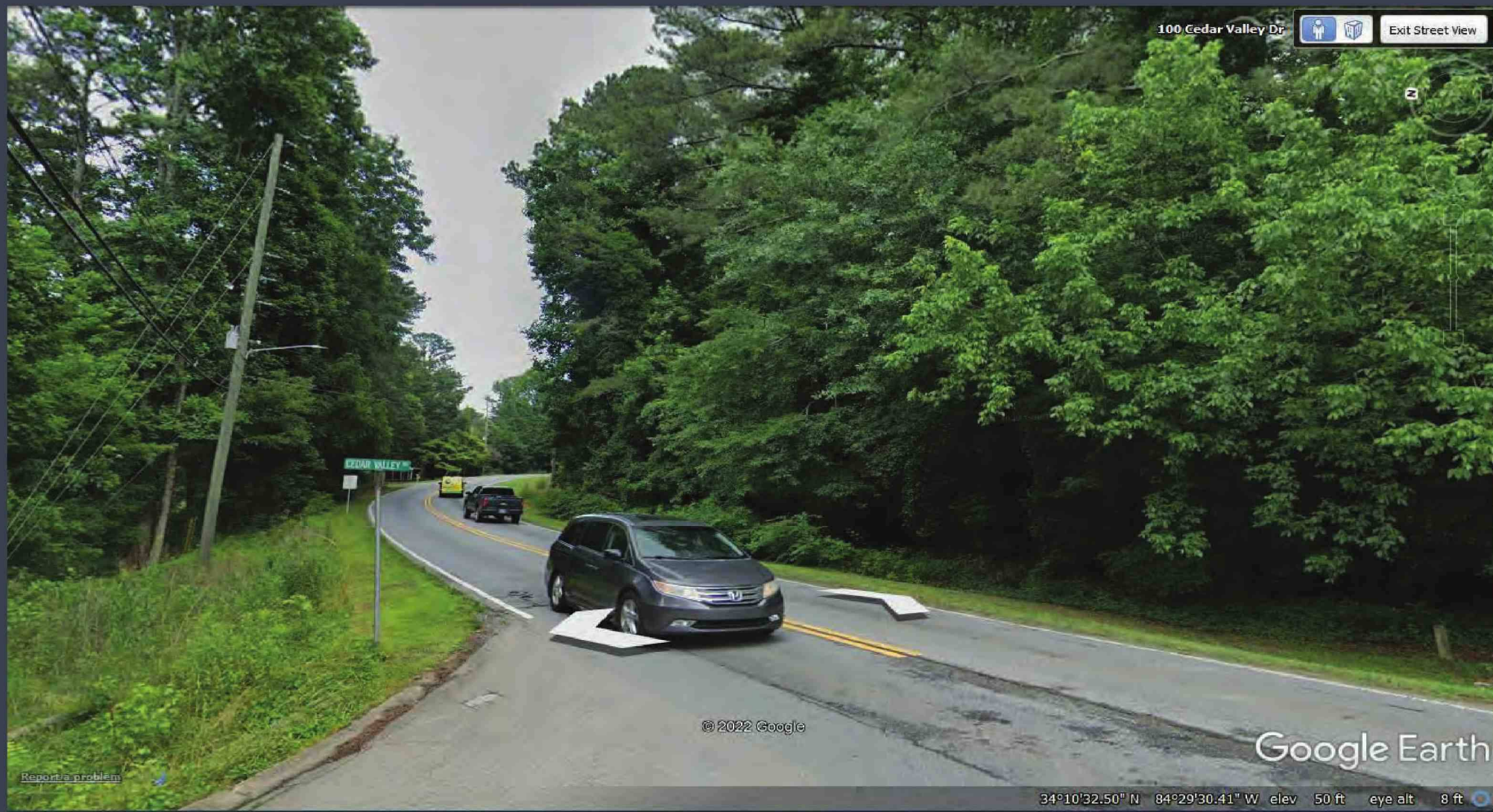


FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8

A&R Engineering Inc.

Figure 8



Site Distance — Cedar Valley looking East



Site Distance View — Post Development




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Palazzo
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Portico

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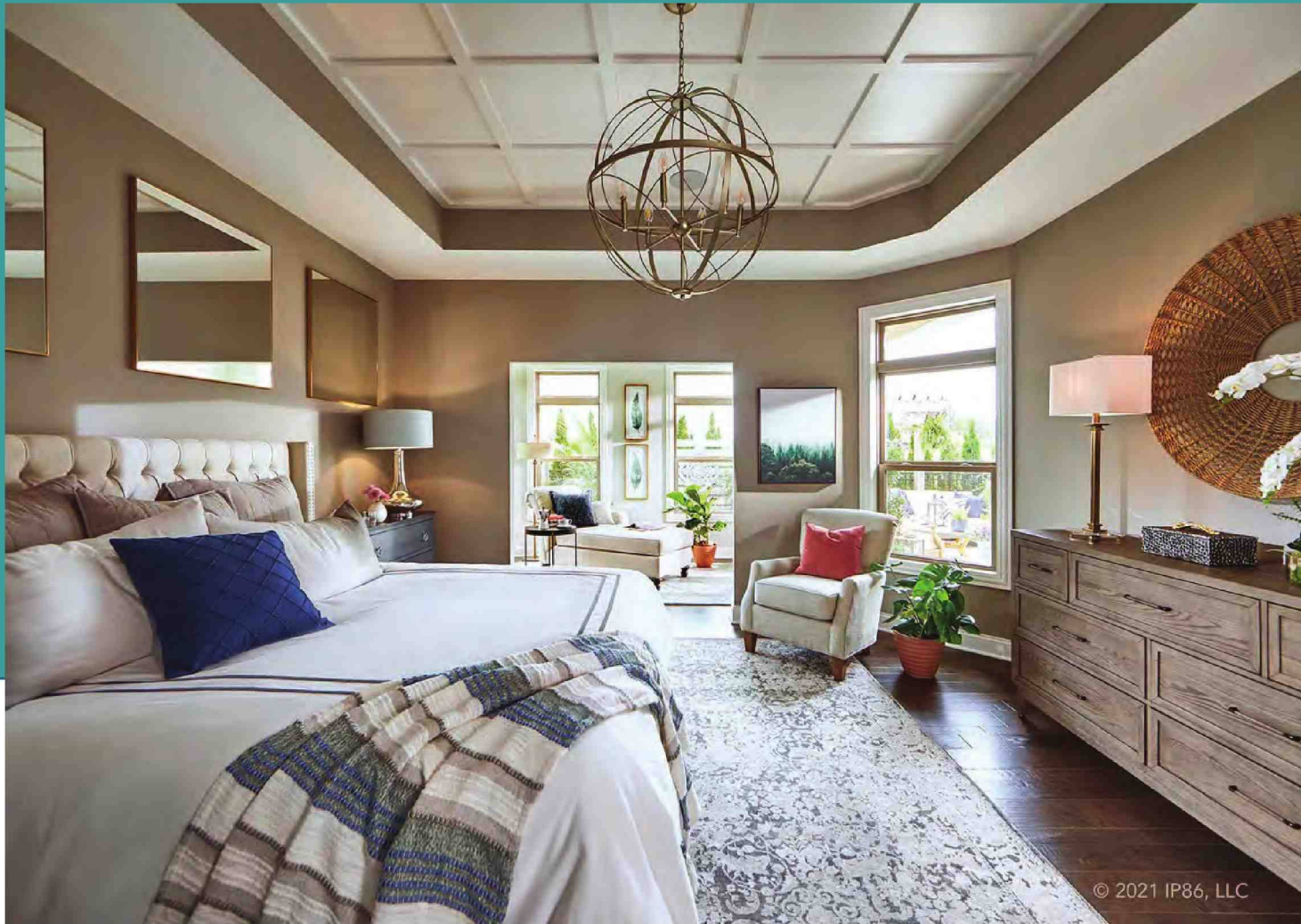
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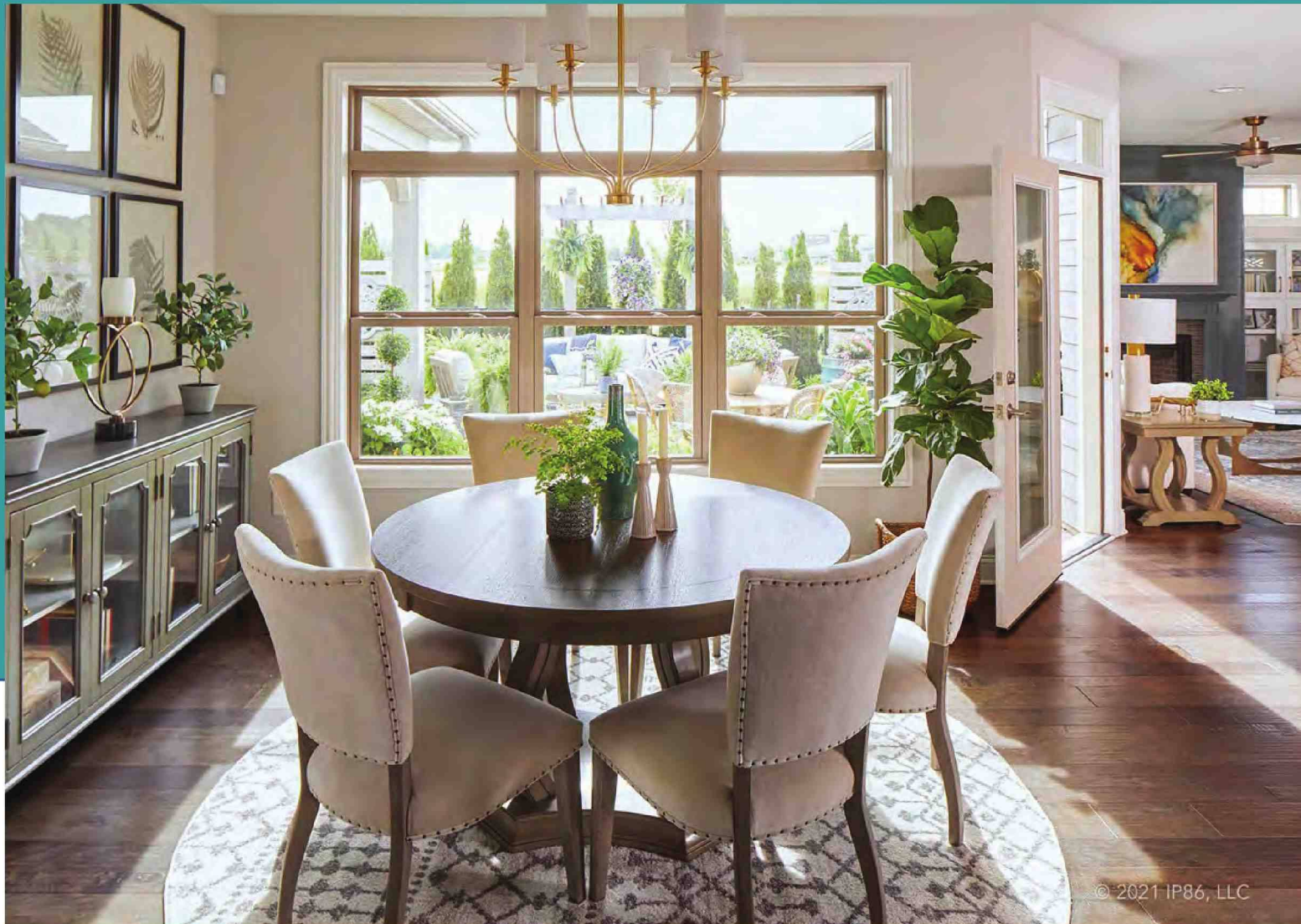




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Benefits of an Active Adult Community

Less people

- Typical single family household has 3.67 people per home
- Active Adult single family household has 1.73 people per home

Less traffic impact

- Seniors and older persons travel less, and when they do travel, they tend to leave at off-peak hours
- This reduces the burden on neighboring roadways, particularly at rush hour

Fewer students, added tax revenues

Senior developments typically do not generate many (if any) school children, therefore the burden on local schools is virtually 0. However, the developments still generate substantial tax revenues, which contributes to the overall quality of schools.

Strong average home price (luxury ranch homes starting in the low \$400s) Community involvement and support for local businesses.

They will be able to walk to the new city center and have money to spend.

**TRAFFIC IMPACT STUDY
FOR
PROPOSED RESIDENTIAL DEVELOPMENT
ON HICKORY ROAD,
CITY OF HOLLY SPRINGS, GEORGIA**



Prepared for:

***Ridge Planning and Engineering
6234 Old Highway 5 (Suite D9-250)
Woodstock, GA 30188***

Prepared By:



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

September 30, 2022
A & R Project # 21-216

TABLE OF CONTENTS

Item	Page No
1.0 Introduction	1
2.0 Existing Facilities / Conditions	3
2.1 Roadway Facilities	3
2.1.1 Hickory Road	3
2.1.2 Redbud Lane	3
3.0 Study Methodology	4
3.1 Unsignalized Intersections	4
3.2 Signalized Intersections	5
4.0 Existing Traffic Analysis	6
4.1 Existing Traffic Volumes	6
4.2 Existing Traffic Operations	9
5.0 Proposed Development.....	11
5.1 Trip Generation	13
5.2 Trip Distribution	13
6.0 Future 2024 Traffic Analysis	15
6.1 Future “No-Build” Conditions	15
6.1.1 Annual Traffic Growth.....	15
6.2 Future “Build” Conditions	15
6.3 Auxiliary Lane Analysis	18
6.3.1 Left Turn Lane Analysis	18
6.3.2 Deceleration Turn Lane Analysis	18
6.4 Future Traffic Operations.....	19
7.0 Conclusions and Recommendations.....	21
Appendix	

LIST OF TABLES

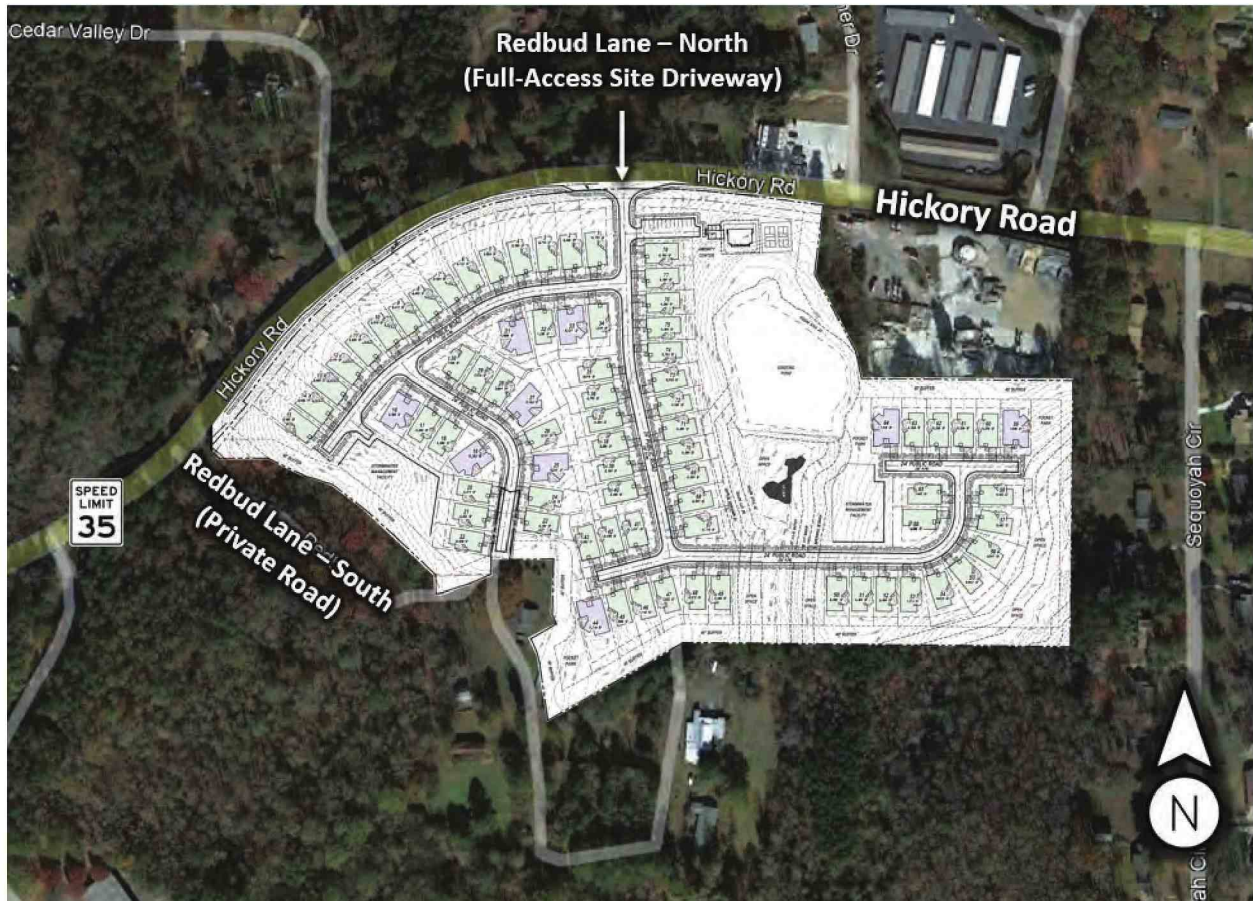
Item	Page No
Table 1 – Level-of-service Criteria for Unsignalized Intersections.....	4
Table 2 – Level-of-service Criteria for Signalized Intersections	5
Table 3 – Existing Intersection Operations	9
Table 4 – Trip Generation –Proposed Residential Land Use.....	13
Table 5 - GDOT Requirements for Left Turn Lanes	18
Table 6 - GDOT Requirements for Deceleration Lanes	18
Table 7 – Future Intersection Operations.....	19

LIST OF FIGURES

Item	Page No
Figure 1 – Location Map.....	2
Figure 2 – Existing Weekday Peak Hour 2021 Volumes.....	7
Figure 3 – Projected Weekday Peak Hour 2022 Volumes	8
Figure 4 – Existing Traffic Control and Lane Geometry	10
Figure 5 – Site Plan.....	12
Figure 6 – Outer Leg Trip Distribution and Site Generated Peak Hour Volumes.....	14
Figure 7 – Future (No-Build) Peak Hour Volumes.....	16
Figure 8 – Future (Build) Peak Hour Volumes.....	17
Figure 9 – Future Traffic Control and Lane Geometry	20

1.0 INTRODUCTION

The purpose of this study is to determine the traffic impact from the proposed residential development that will be located south of Hickory Road in the City of Holly Springs, Georgia. The traffic analysis evaluates the current operations compared to the future conditions with the traffic generated by the development. The proposed residential development will consist of 78 units of Senior Adult Housing.



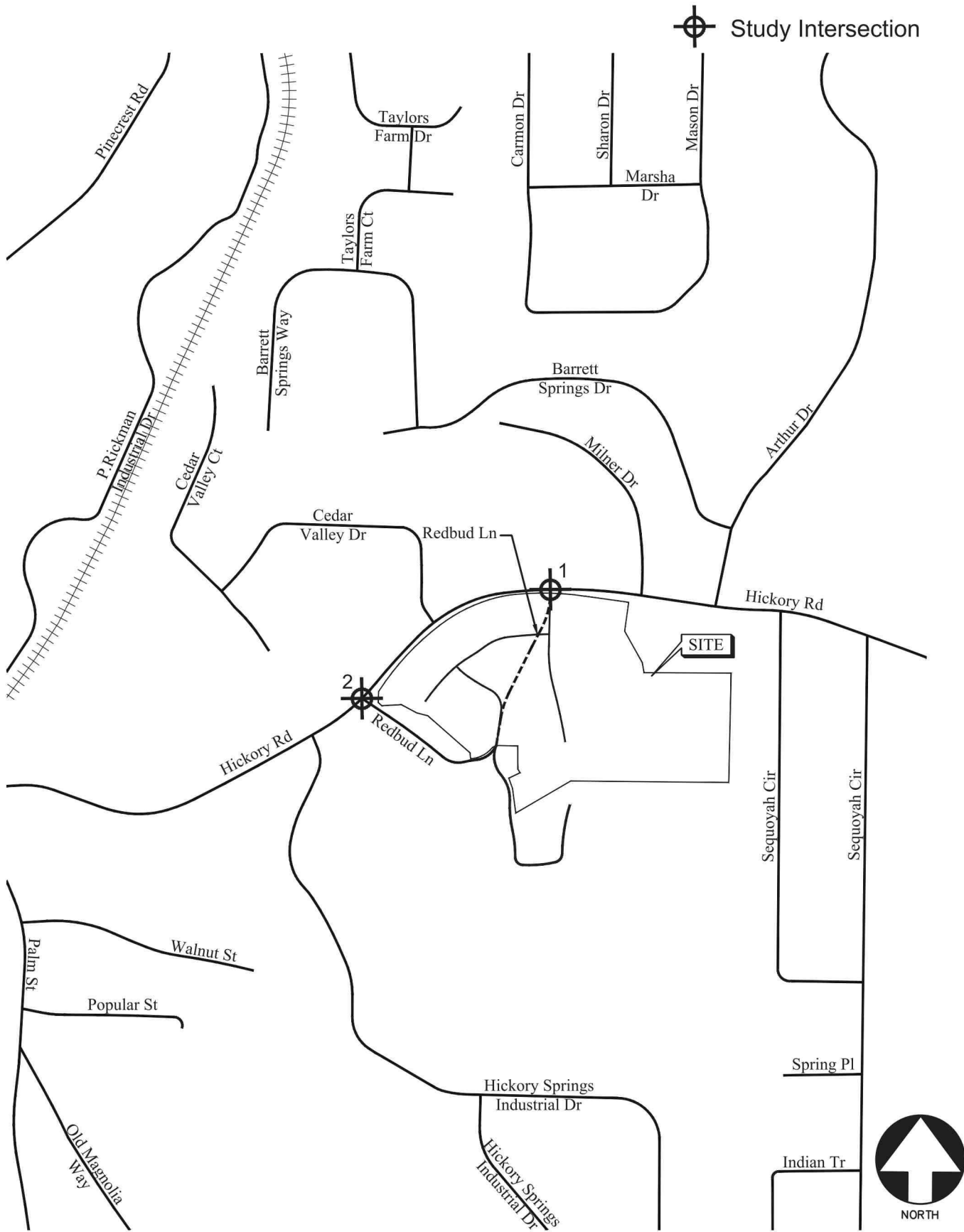
The development proposes access at the following location:

- Site Driveway: Existing northern Redbud Lane on Hickory Road will be repurposed as a full access driveway for the development.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersections of:

- Hickory Road at northern Redbud Lane (Proposed Site Driveway)
- Hickory Road at southern Redbud Lane (Private Road, will not connect to the development)

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network are shown in Figure 1.



LOCATION MAP

FIGURE 1
A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 Hickory Road

Hickory Road is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID 057-0305) indicate that the daily traffic volume on Hickory Road in 2019 was 11,800 vehicles per day, west of Harmony Lake Drive. GDOT classifies Hickory Road as a Minor Collector (Urban) roadway.

2.1.2 Redbud Lane

Redbud Lane is a north-south, two-lane, undivided roadway with a posted speed limit of 15 mph in the vicinity of the site. The southern half of Redbud Lane is privately owned and will not be accessible from the proposed development.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designated as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps, and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long delays.

TABLE 1 — LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle)	LOS by Volume-to-Capacity Ratio*	
	$v/c \leq 1.0$	$v/c > 1.0$
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersection.

TABLE 2 — LEVEL-OF-SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS		
Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	v/c > 1.0
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual *cycle failures* (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING TRAFFIC ANALYSIS

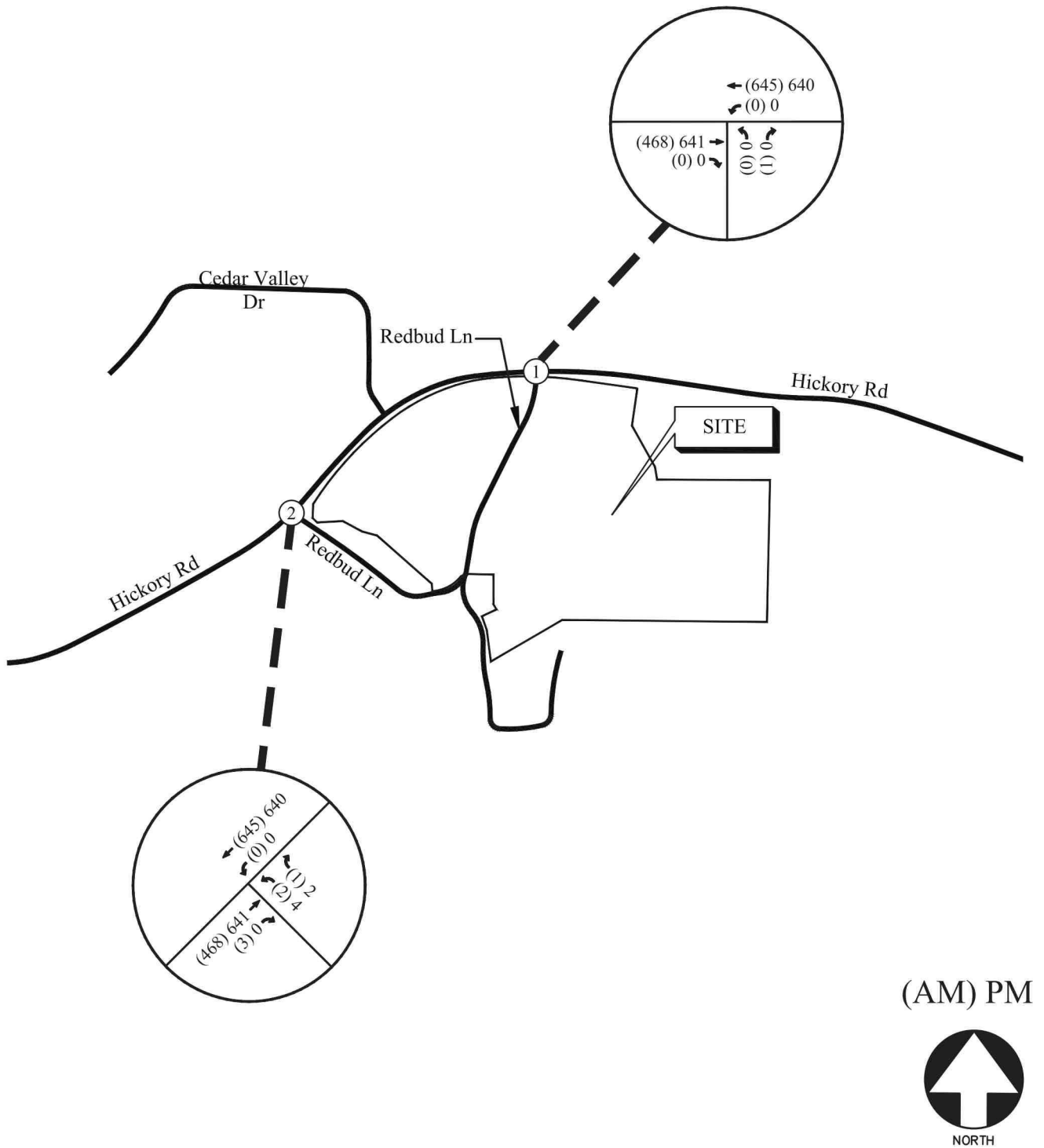
4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the following study intersections:

- Hickory Road at northern Redbud Lane (Proposed Site Driveway)
- Hickory Road at southern Redbud Lane

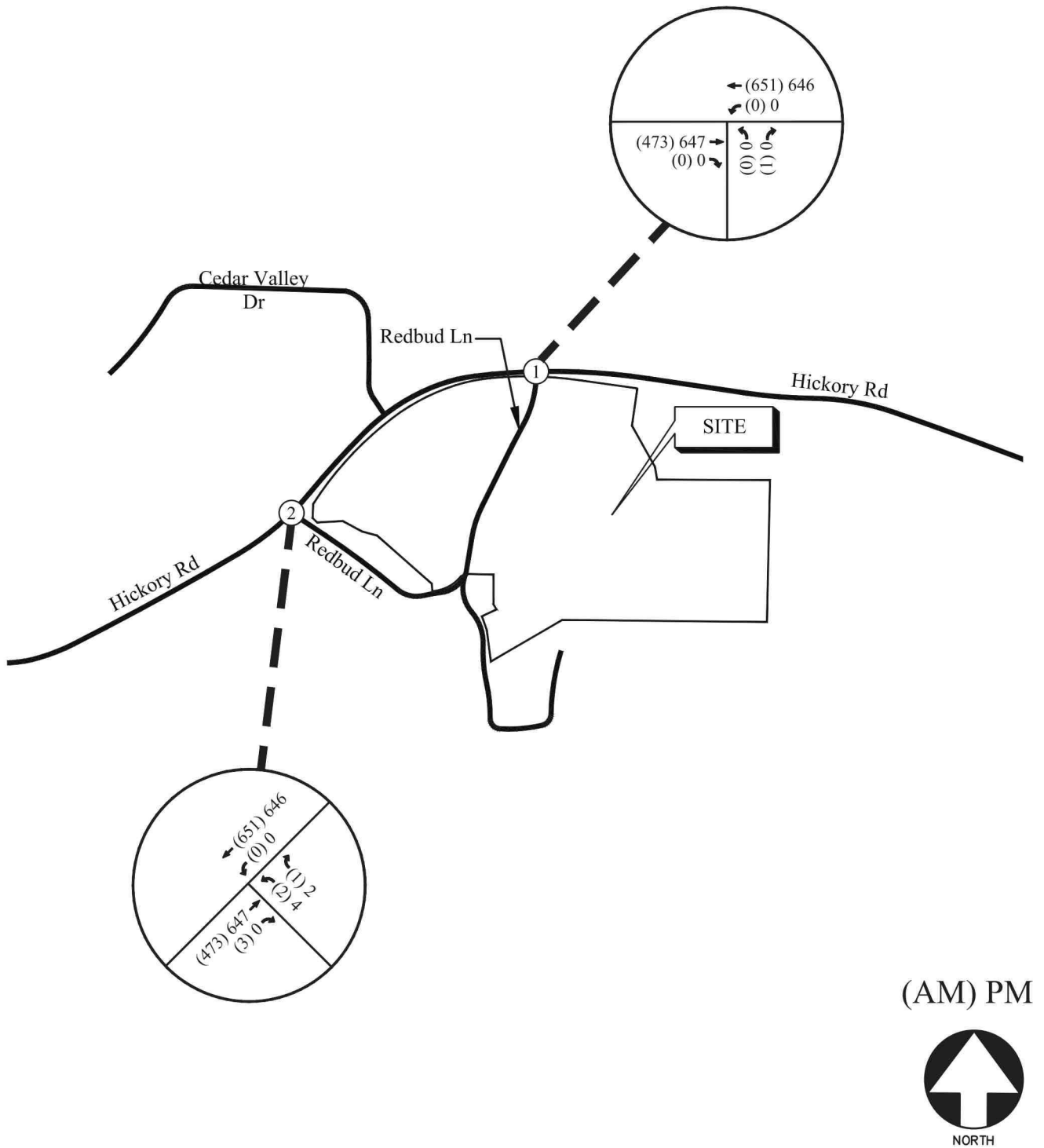
Turning movement counts were collected on Tuesday, December 07, 2021. All turning movement counts were recorded during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersections were then determined. These volumes make up the peak hour traffic volumes for the intersections counted and are shown in Figure 2.

The existing peak hour volumes were increased for 1 year by the annual growth factor 1% to reflect any background traffic growth. These projected existing peak hour volumes are shown in Figure 3 and were used in the existing traffic operations analysis.



EXISTING WEEKDAY PEAK-HOUR VOLUMES
(2021)

FIGURE 2
A&R Engineering Inc.



PROJECTED WEEKDAY PEAK-HOUR VOLUMES
(2022)

FIGURE 3
A&R Engineering Inc.

4.2 Existing Traffic Operations

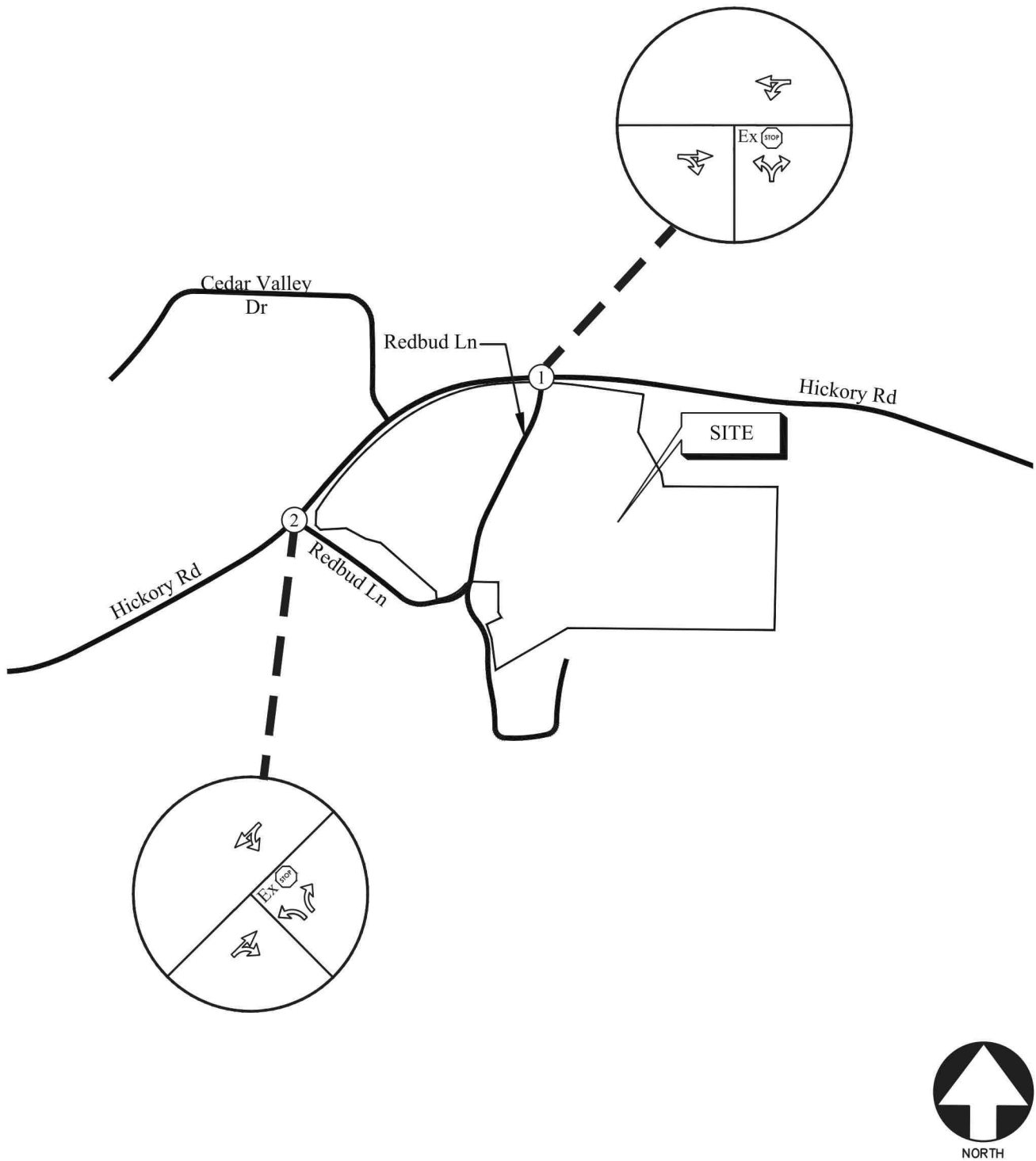
Existing 2022 traffic operations were analyzed at the study intersections in accordance with the HCM methodology. The results of the analysis are shown in Table 3.

TABLE 3 – EXISTING INTERSECTION OPERATIONS				
Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	<u>Hickory Road @ Redbud Lane (Northern)</u>	Stop Controlled on Northbound Approach		
	-Westbound Left -Northbound Approach		A (8.5) B (11.6)	A (8.9) B (12.9)
2	<u>Hickory Road @ Redbud Lane (Southern)</u>	Stop Controlled on Northbound Approach		
	-Westbound Left -Northbound Approach		A (8.5) C (18.4)	A (8.9) C (19.5)

The results of existing traffic operations analysis indicate that all the study intersections are operating at a level of service “C” or better in both the AM and PM peak hours. The existing traffic control and lane geometry for the intersections are shown in Figure 4.

LEGEND

- Ex  Existing Signed Approach
-  Existing Lane Geometry
- Ex  Existing Traffic Signal



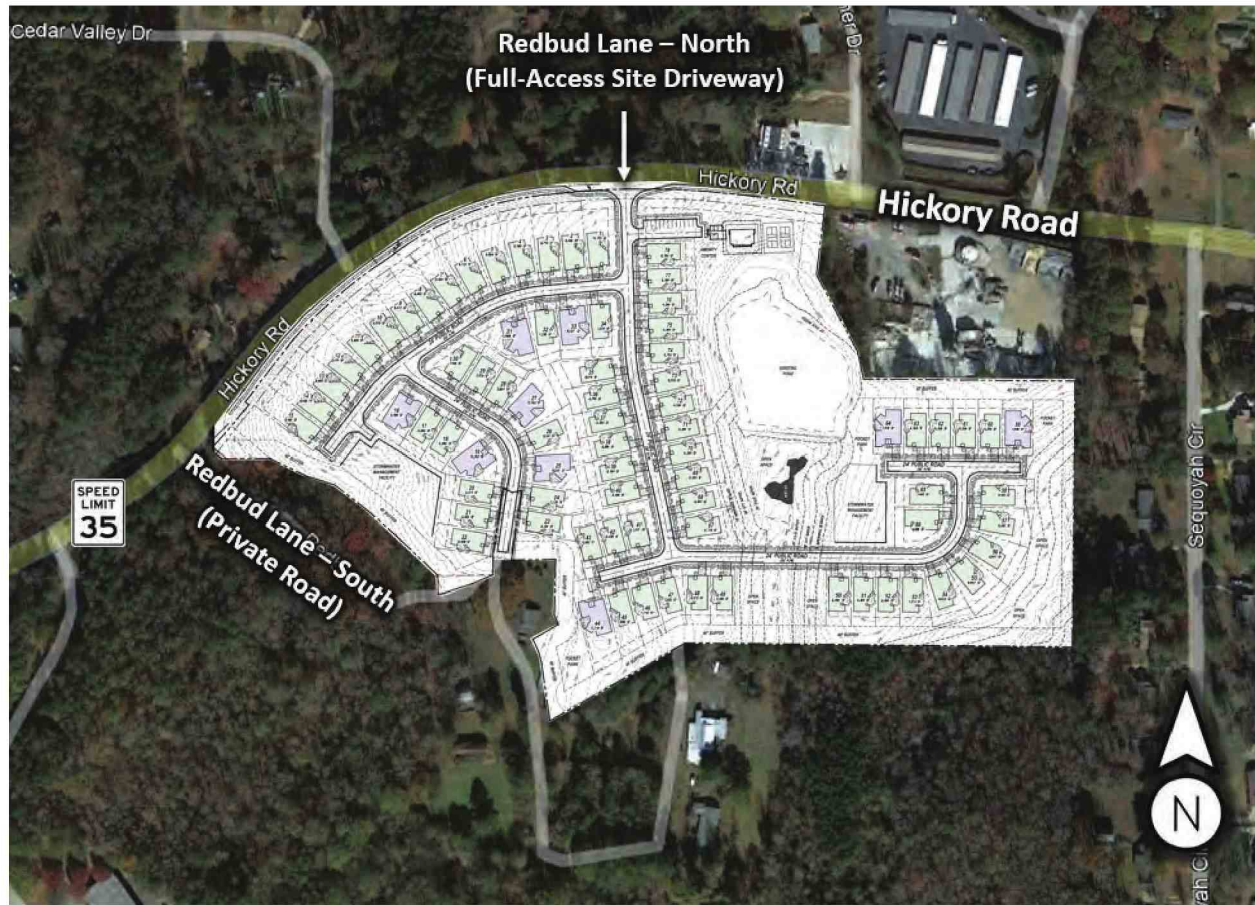
EXISTING TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 4

A&R Engineering Inc.

5.0 PROPOSED DEVELOPMENT

The proposed residential development will consist of 78 units of Adult Senior Housing.



The development proposes access at the existing northern end of Redbud Lane on Hickory Road.

A site plan is shown in Figure 5.

5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: *251 – Senior Adult Housing - Single-Family*. The calculated total trip generation for the proposed development is shown in Table 4.

TABLE 4 – TRIP GENERATION – PROPOSED RESIDENTIAL LAND USE								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 251 – Senior Adult Housing - Single-Family	78 units	10	22	32	22	15	37	480

5.2 Trip Distribution

The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 6.

The map shows the location of the 'SITE' relative to Hickory Rd and Cedar Valley Dr. Two circular insets provide traffic volume data for Hickory Rd and Site Drwy. A north arrow is located in the bottom right corner.

Hickory Rd Traffic Volumes:

Direction	Volume
Northbound	14
Southbound	8

Site Drwy Traffic Volumes:

Direction	Volume
Northbound	10
Southbound	5

Other Traffic Volumes:

Location	Direction	Volume
Hickory Rd (near Cedar Valley Dr)	Northbound	14
Hickory Rd (near Cedar Valley Dr)	Southbound	8

6.0 FUTURE 2024 TRAFFIC ANALYSIS

The future 2024 traffic operations are analyzed for the “Build” and “No-Build” conditions. This provides a basis of reference for determining both the contribution of the site to overall traffic conditions and the additional improvements needed to provide sufficient site access and capacity for passing traffic.

6.1 Future “No-Build” Conditions

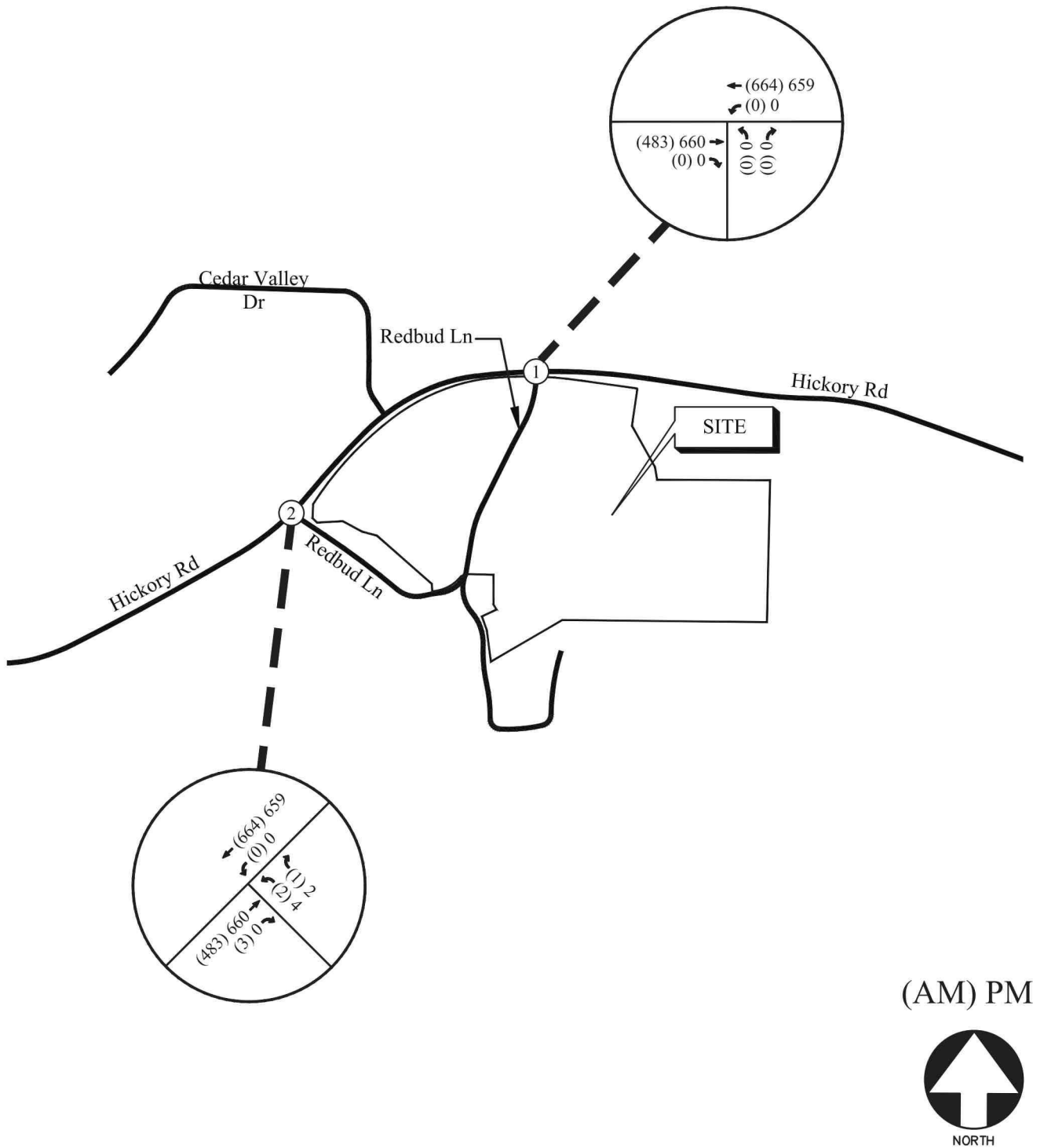
The “No-Build” (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future “No-Build” volumes consist of the projected traffic volumes (Figure 3) plus increases for annual growth of through traffic.

6.1.1 Annual Traffic Growth

To evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 1% in the area was used in the analysis. This growth factor was applied to the existing traffic volumes to estimate the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future “No-Build” volumes on the roadway are shown in Figure 7.

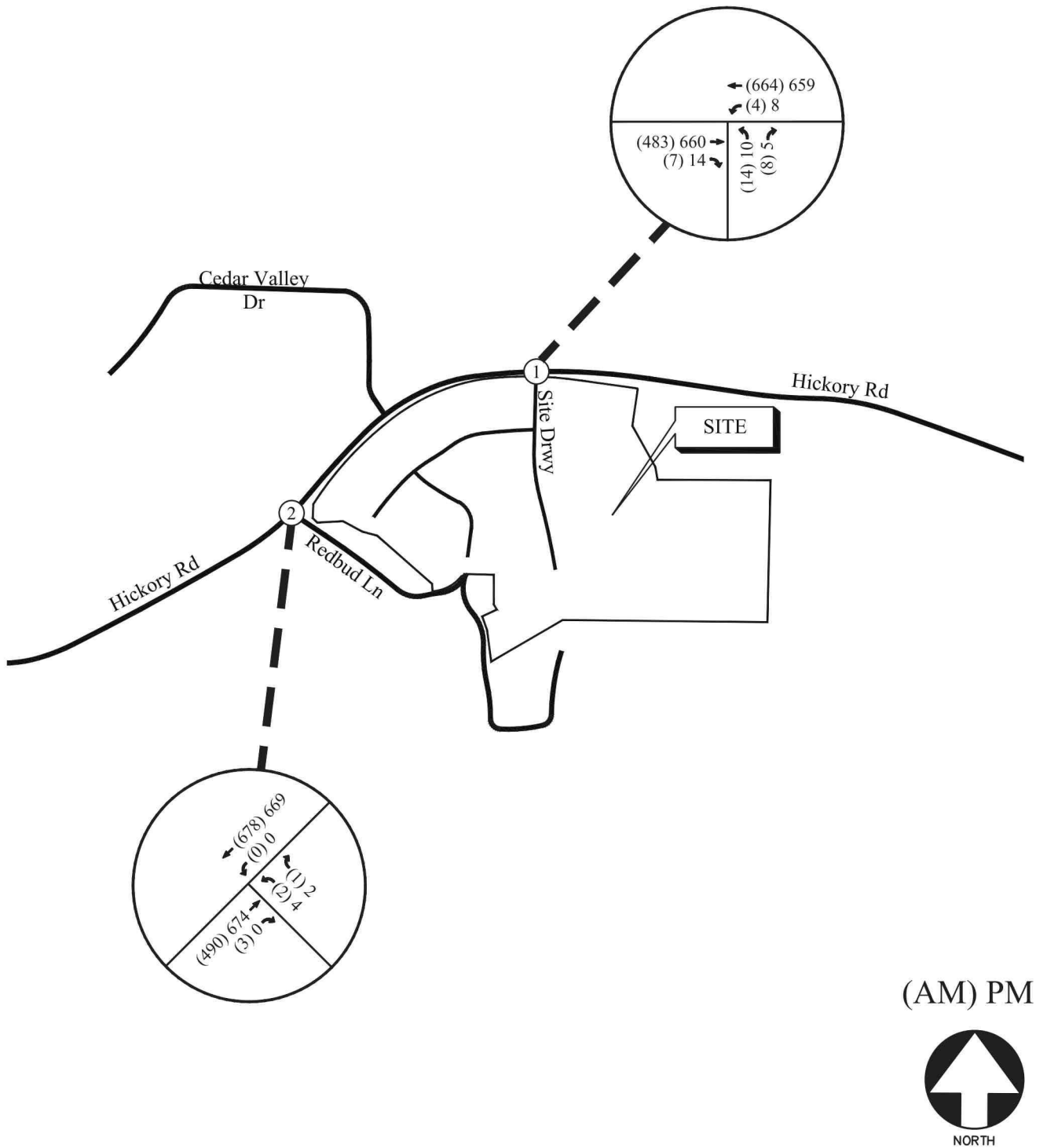
6.2 Future “Build” Conditions

The “Build” or development conditions include the estimated background traffic from the “No-Build” conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future “Build” traffic volumes are shown in Figure 8.



FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7
A&R Engineering Inc.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 8
A&R Engineering Inc.

6.3 Auxiliary Lane Analysis

Included below are analyses for left-turn lanes and deceleration lanes for all site driveways per GDOT standards. The analyses below are based off the trip distribution included in Section 5.2. According to the trip distribution, the 24-hour two-way volume entering and exiting of the site is 480 vehicles.

6.3.1 Left Turn Lane Analysis

According to GDOT standards, for a two-lane roadway with AADT's greater than 6,000 vehicles, the threshold of daily site generated left-turn volume to warrant a left-turn lane is 200 vehicles for speed limit 35 or less mph. The projected left-turn volume per day for the proposed driveways is shown in Table 5.

TABLE 5 - GDOT REQUIREMENTS FOR LEFT TURN LANES						
Intersection	Left turn traffic (% total entering)	Left turn / Roadway Direction	Left-turn Volume (vehicle/day)	Roadway Speed / # lanes / ADT	GDOT Threshold (vehicle/day)	Warrant met?
Hickory Road @ Site Drwy	35%	Hickory Road (Westbound)	84 (Total trips) $\div 2 \times 0.35 =$ (480) $\div 2 \times 0.35 = 84$	35 mph / 2-Lane, >6000	200	No

A left turn lane is not warranted at the site driveway. However, a left turn lane is recommended to accommodate westbound left turning movements at the site driveway, and the developer has already proposed to build it as a part of the project.

6.3.2 Deceleration Turn Lane Analysis

According to GDOT standards, for a two-lane roadway with AADT's greater than 6,000 vehicles, the threshold of daily site generated left-turn volume to warrant a left-turn lane is 100 vehicles for speed limit 35 or less mph. The projected right-turn volume per day for the proposed driveway is shown in Table 6.

TABLE 6 - GDOT REQUIREMENTS FOR DECELERATION LANES						
Intersection	Right-turn traffic (% total entering)	Right turn / Roadway Direction	Right-turn Volume (vehicle/day)	Roadway Speed / # lanes / ADT	GDOT Threshold (vehicle/day)	Warrant met?
Hickory Road @ Site Drwy	65%	Hickory Road (Eastbound)	156 (Total trips) $\div 2 \times 0.65 =$ (480) $\div 2 \times 0.65 = 156$	35 mph / 2-Lane, >6000	100	Yes

A deceleration lane is warranted at the Site Driveway.

6.4 Future Traffic Operations

The existing volumes were grown for two years (from current year 2022 to buildout year 2024) to obtain the buildout year 2024 “No-Build” volumes (Figure 6) using the 1% annual traffic growth factor. The additional traffic volumes from the proposed site were added to the buildout 2024 “No-Build” volumes to obtain the buildout year 2024 “Build” traffic volumes (Figure 7) after the construction of the development.

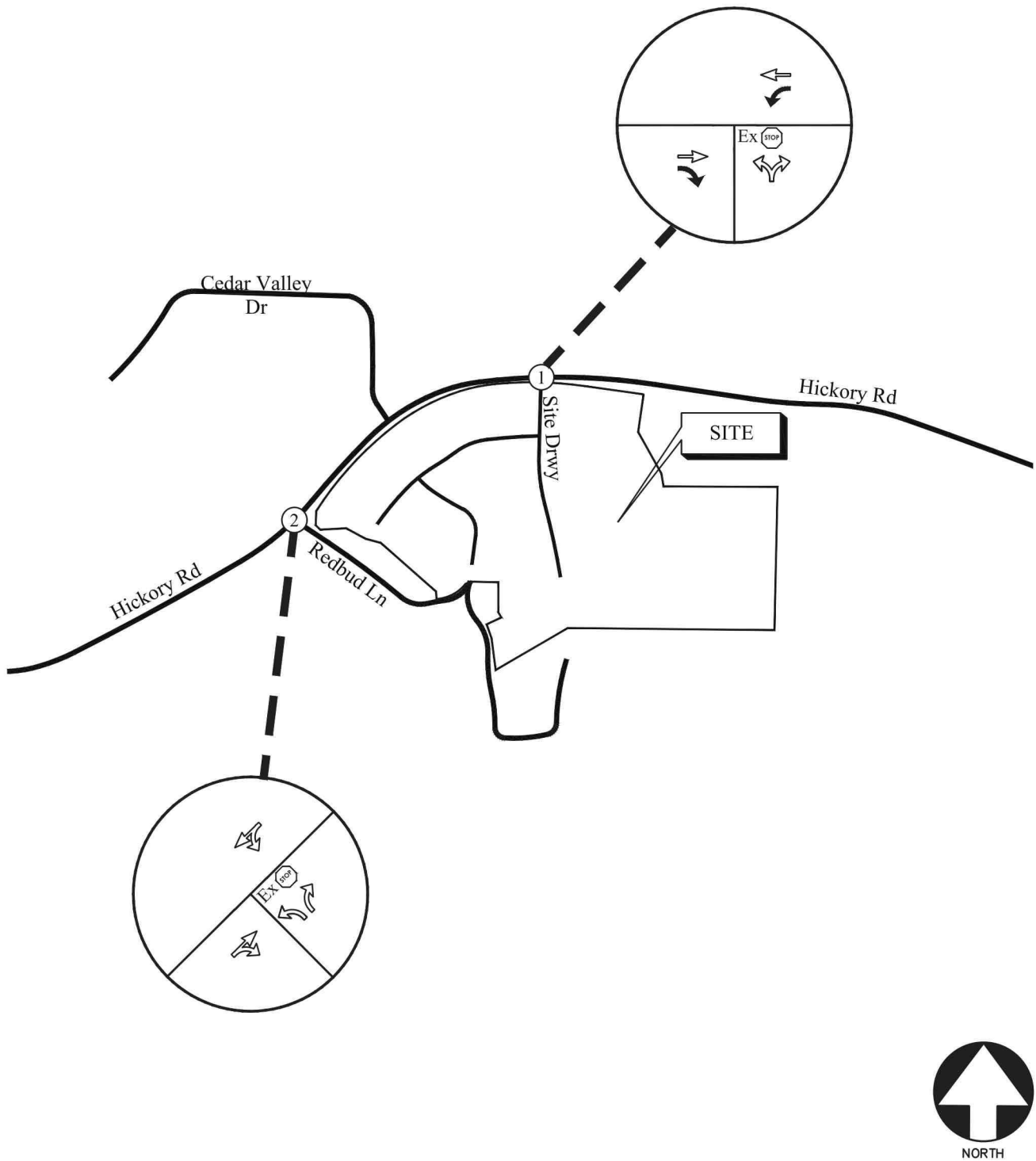
The future buildout 2024 “No-Build” and “Build” traffic operations were analyzed using the volumes shown in Figures 7 and 8, respectively. The results of the analysis are shown below in Table 7.

TABLE 7 — FUTURE INTERSECTION OPERATIONS					
Intersection		Future Condition: LOS (Delay)			
		NO BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	<u>Hickory Road @ Redbud Lane (Northern)/ Proposed Site Driveway</u>				
	-Westbound Left	A (8.5)	A (9.0)	A (8.6)	A (9.0)
	-Northbound Approach	B (11.7)	B (13.0)	C (22.2)	C (24.2)
2	<u>Hickory Road @ Redbud Lane (Southern)</u>				
	-Westbound Left	A (8.5)	A (9.0)	A (8.6)	A (9.0)
	-Northbound Approach	C (18.8)	C (20.1)	C (19.3)	C (20.6)

After addition of site generated volumes with No-Build, the approaches at the unsignalized study intersections will operate at a level of service “C” or better in both the AM and PM peak hours. Recommendations for future traffic control and lane geometry are shown in Figure 9.

LEGEND

- | | | | |
|--|--------------------------|---|--------------------------|
| Ex  | Existing Signed Approach |  | Proposed Signed Approach |
|  | Existing Lane Geometry |  | Proposed Lane Geometry |
| Ex  | Existing Traffic Signal | | |



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY

FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed the residential development that will be located south of Hickory Road in the City of Holly Springs, Georgia. The proposed residential development will consist of 78 units of Senior Adult Housing.

The development proposes access at the following location:

- Site Driveway: Existing northern Redbud Lane on Hickory Road will be repurposed as a full access driveway for the development.

Existing and future operations after completion of the project were analyzed at the intersections of:

- Hickory Road at northern Redbud Lane (Site Driveway)
- Hickory Road at southern Redbud Lane

The analysis included the evaluation of Future operations for “No-Build” and “Build” conditions, the differences between “No-Build” and “Build” accounts for increases in annual growth of through traffic. The results of “No-Build” and “Build” traffic operations analysis indicate that the approaches at the unsignalized study intersections will operate at a level of service “C” or better in both AM and PM peak hours. Based on the analysis, the proposed development will have minimal impact on traffic operations in the study network.

7.1 Recommendation for Site Access Configuration

The following improvements are recommended at the proposed site driveway intersection:

Site Driveway: Full-access Driveway on Hickory Road

- One entering lane and one exiting lane
- Stop-sign controlled on the driveway approach with Hickory Road remaining free flow
- A left turn lane and a deceleration lane on Hickory Road for entering traffic
- Confirm adequate sight distance per AASHTO standards

Appendix

Existing Intersection Traffic Counts	
Linear Regression of Daily Traffic.....	
Existing Intersection Analysis.....	
Future “No-Build” Intersection Analysis	
Future “Build” Intersection Analysis	
Traffic Volume Worksheets	

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
Hickory Rd @ Redbud Ln
7-9 am | 4-6 pm

File Name : 20210422
Site Code : 20210422
Start Date : 12/7/2021
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Redbud Ln Northbound				Southbound				Hickory Rd Eastbound				Hickory Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	110	0	110	0	114	0	114	224
07:15 AM	0	0	0	0	0	0	0	0	0	135	0	135	0	131	0	131	266
07:30 AM	0	0	1	1	0	0	0	0	0	141	0	141	0	175	0	175	317
07:45 AM	0	0	0	0	0	0	0	0	0	113	0	113	1	172	0	173	286
Total	0	0	1	1	0	0	0	0	0	499	0	499	1	592	0	593	1093
08:00 AM	0	0	0	0	0	0	0	0	0	79	0	79	0	167	0	167	246
08:15 AM	0	0	0	0	0	0	0	0	0	71	1	72	0	140	0	140	212
08:30 AM	1	0	0	1	0	0	0	0	0	93	0	93	0	129	0	129	223
08:45 AM	0	0	0	0	0	0	0	0	0	114	0	114	0	136	0	136	250
Total	1	0	0	1	0	0	0	0	0	357	1	358	0	572	0	572	931
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	0	0	0	118	0	118	0	133	0	133	251
04:15 PM	0	0	0	0	0	0	0	0	0	123	0	123	0	146	0	146	269
04:30 PM	0	0	0	0	0	0	0	0	0	126	0	126	0	144	0	144	270
04:45 PM	0	0	0	0	0	0	0	0	0	155	0	155	0	164	0	164	319
Total	0	0	0	0	0	0	0	0	0	522	0	522	0	587	0	587	1109
05:00 PM	0	0	0	0	0	0	0	0	0	158	0	158	0	148	0	148	306
05:15 PM	0	0	0	0	0	0	0	0	0	164	0	164	0	162	0	162	326
05:30 PM	0	0	0	0	0	0	0	0	0	164	0	164	0	166	0	166	330
05:45 PM	0	0	0	0	0	0	0	0	0	134	0	134	0	136	0	136	270
Total	0	0	0	0	0	0	0	0	0	620	0	620	0	612	0	612	1232
Grand Total	1	0	1	2	0	0	0	0	0	1998	1	1999	1	2363	0	2364	4365
Apprch %	50	0	50		0	0	0		0	99.9	0.1		0	100	0		
Total %	0	0	0	0	0	0	0	0	0	45.8	0	45.8	0	54.1	0	54.2	

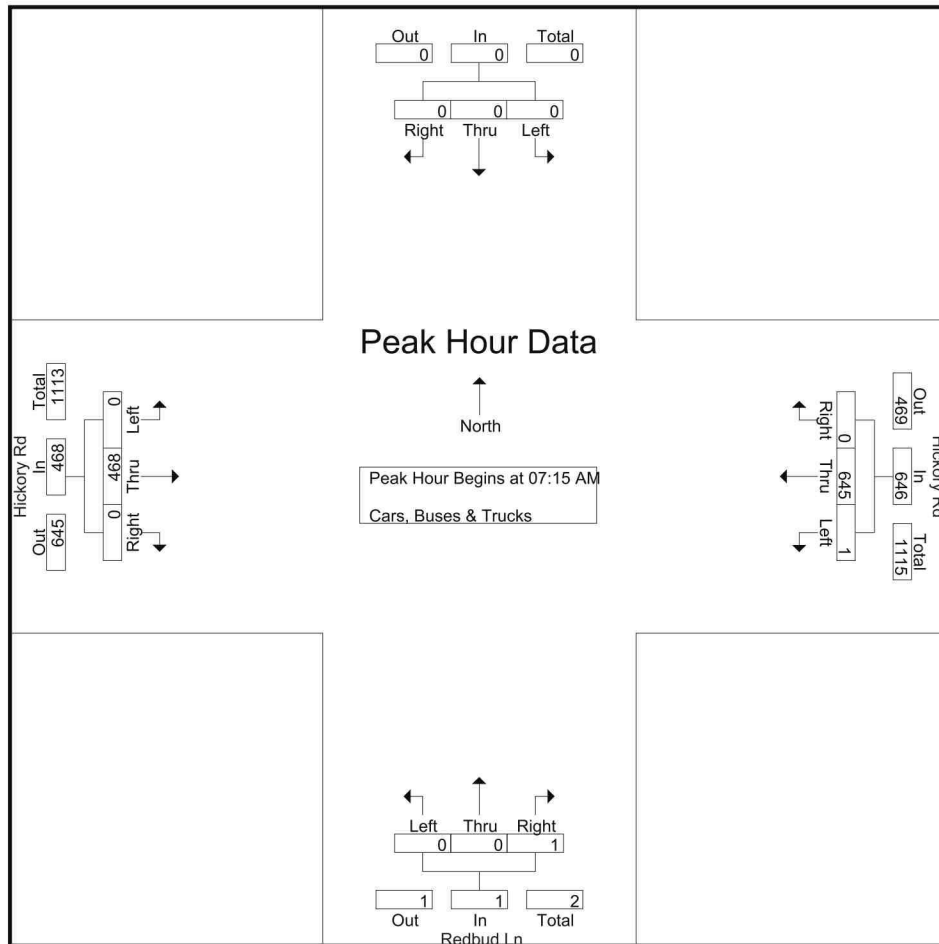
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
Hickory Rd @ Redbud Ln
7-9 am | 4-6 pm

File Name : 20210422
Site Code : 20210422
Start Date : 12/7/2021
Page No : 2

	Redbud Ln Northbound				Southbound				Hickory Rd Eastbound				Hickory Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	0	0	0	0	0	0	0	0	135	0	135	0	131	0	131	266
07:30 AM	0	0	1	1	0	0	0	0	0	141	0	141	0	175	0	175	317
07:45 AM	0	0	0	0	0	0	0	0	0	113	0	113	1	172	0	173	286
08:00 AM	0	0	0	0	0	0	0	0	0	79	0	79	0	167	0	167	246
Total Volume	0	0	1	1	0	0	0	0	0	468	0	468	1	645	0	646	1115
% App. Total	0	0	100		0	0	0		0	100	0		0.2	99.8	0		
PHF	.000	.000	.250	.250	.000	.000	.000	.000	.000	.830	.000	.830	.250	.921	.000	.923	.879



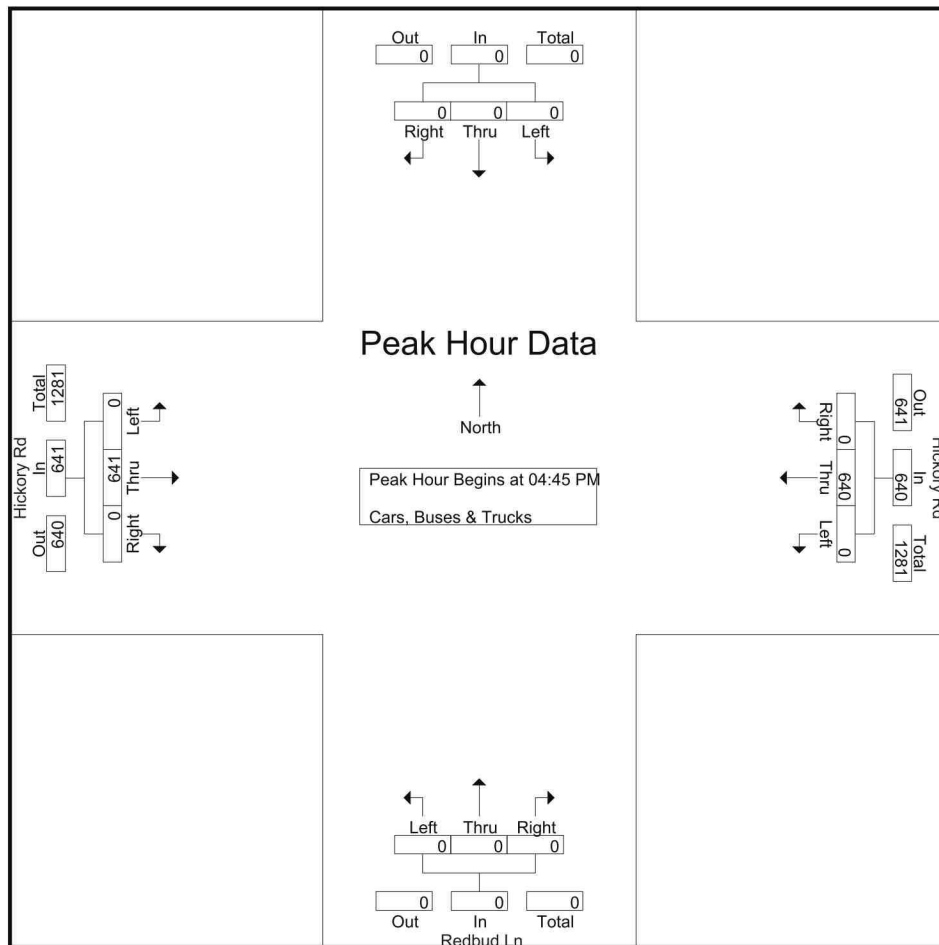
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Hickory Rd @ Redbud Ln
7-9 am | 4-6 pm

File Name : 20210422
Site Code : 20210422
Start Date : 12/7/2021
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	Redbud Ln Northbound				Southbound				Hickory Rd Eastbound				Hickory Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	0	0	0	0	0	155	0	155	0	164	0	164	319
05:00 PM	0	0	0	0	0	0	0	0	0	158	0	158	0	148	0	148	306
05:15 PM	0	0	0	0	0	0	0	0	0	164	0	164	0	162	0	162	326
05:30 PM	0	0	0	0	0	0	0	0	0	164	0	164	0	166	0	166	330
Total Volume	0	0	0	0	0	0	0	0	0	641	0	641	0	640	0	640	1281
% App. Total	0	0	0	0	0	0	0	0	0	100	0	100	0	100	0	100	
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.977	.000	.977	.000	.964	.000	.964	.970



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2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
Hickory Rd @ Redbud Ln (South)
7-9 am | 4-6 pm

File Name : 20210423
Site Code : 20210423
Start Date : 12/7/2021
Page No : 1

Groups Printed- Cars, Buses & Trucks

Start Time	Redbud Ln (South) Northbound				Southbound				Hickory Rd Eastbound				Hickory Rd Westbound				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
07:00 AM	0	0	0	0	0	0	0	0	0	110	0	110	0	114	0	114	224
07:15 AM	0	0	0	0	0	0	0	0	0	135	1	136	0	131	0	131	267
07:30 AM	1	0	1	2	0	0	0	0	0	141	1	142	0	175	0	175	319
07:45 AM	1	0	0	1	0	0	0	0	0	113	1	114	0	172	0	172	287
Total	2	0	1	3	0	0	0	0	0	499	3	502	0	592	0	592	1097
08:00 AM	0	0	0	0	0	0	0	0	0	79	0	79	0	167	0	167	246
08:15 AM	0	0	0	0	0	0	0	0	0	71	1	72	0	140	0	140	212
08:30 AM	1	0	0	1	0	0	0	0	0	93	1	94	0	129	0	129	224
08:45 AM	1	0	0	1	0	0	0	0	0	114	0	114	0	136	0	136	251
Total	2	0	0	2	0	0	0	0	0	357	2	359	0	572	0	572	933
*** BREAK ***																	
04:00 PM	1	0	0	1	0	0	0	0	0	118	0	118	0	133	0	133	252
04:15 PM	1	0	0	1	0	0	0	0	0	123	0	123	0	146	0	146	270
04:30 PM	2	0	0	2	0	0	0	0	0	126	0	126	0	144	0	144	272
04:45 PM	1	0	1	2	0	0	0	0	0	155	0	155	0	164	0	164	321
Total	5	0	1	6	0	0	0	0	0	522	0	522	0	587	0	587	1115
05:00 PM	1	0	0	1	0	0	0	0	0	158	0	158	0	148	0	148	307
05:15 PM	1	0	1	2	0	0	0	0	0	164	0	164	0	162	0	162	328
05:30 PM	1	0	0	1	0	0	0	0	0	164	0	164	0	166	0	166	331
05:45 PM	0	0	0	0	0	0	0	0	0	134	0	134	0	136	0	136	270
Total	3	0	1	4	0	0	0	0	0	620	0	620	0	612	0	612	1236
Grand Total	12	0	3	15	0	0	0	0	0	1998	5	2003	0	2363	0	2363	4381
Apprch %	80	0	20		0	0	0		0	99.8	0.2		0	100	0		
Total %	0.3	0	0.1	0.3	0	0	0	0	0	45.6	0.1	45.7	0	53.9	0	53.9	

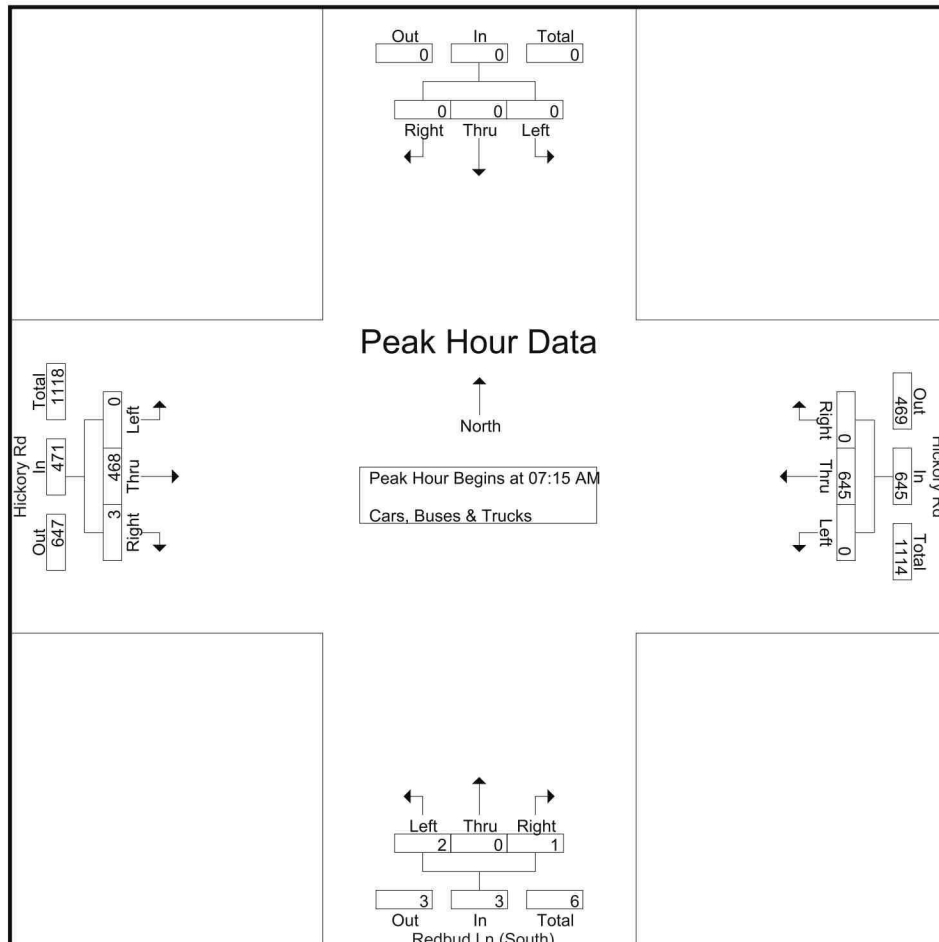
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Start Date : 12/7/2021
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07:30 AM	1	0	1	2	0	0	0	0	0	141	1	142	0	175	0	175	319
07:45 AM	1	0	0	1	0	0	0	0	0	113	1	114	0	172	0	172	287
08:00 AM	0	0	0	0	0	0	0	0	0	79	0	79	0	167	0	167	246
Total Volume	2	0	1	3	0	0	0	0	0	468	3	471	0	645	0	645	1119
% App. Total	66.7	0	33.3		0	0	0		0	99.4	0.6		0	100	0		
PHF	.500	.000	.250	.375	.000	.000	.000	.000	.000	.830	.750	.829	.000	.921	.000	.921	.877



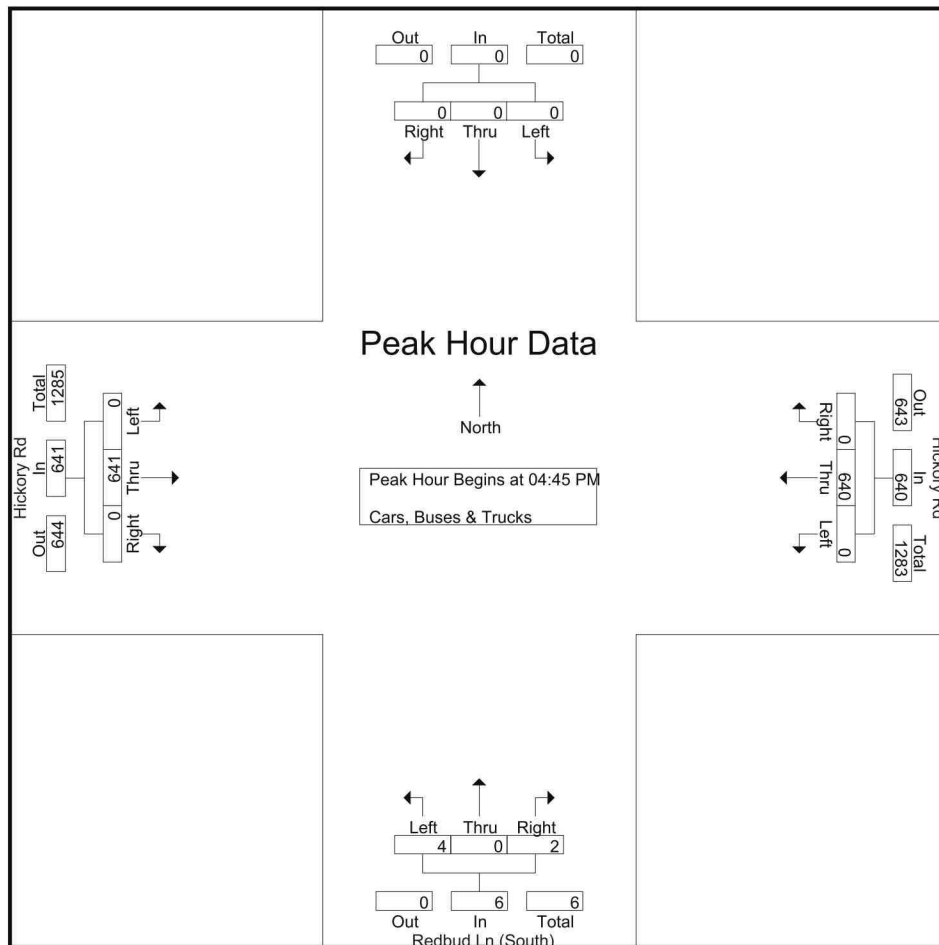
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC Data
Hickory Rd @ Redbud Ln (South)
7-9 am | 4-6 pm

File Name : 20210423
Site Code : 20210423
Start Date : 12/7/2021
Page No : 3

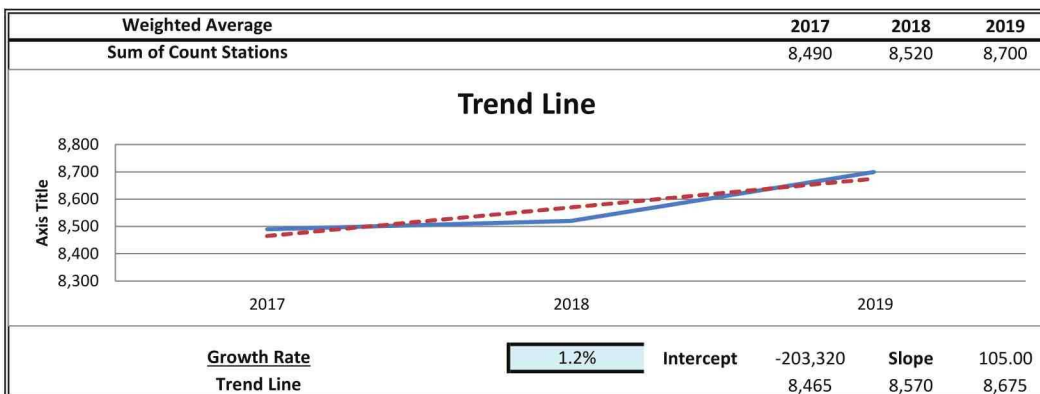
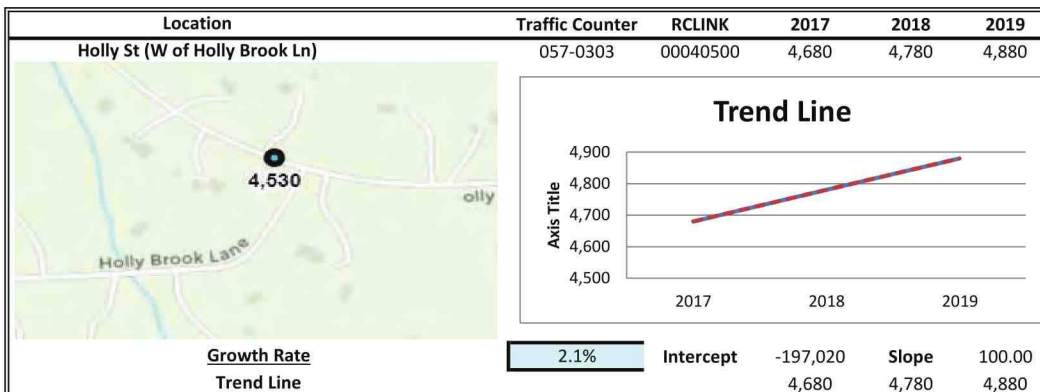
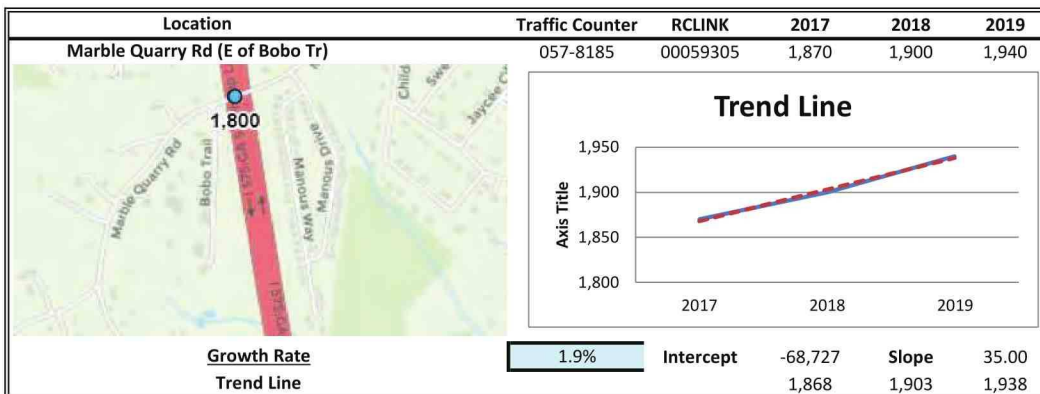
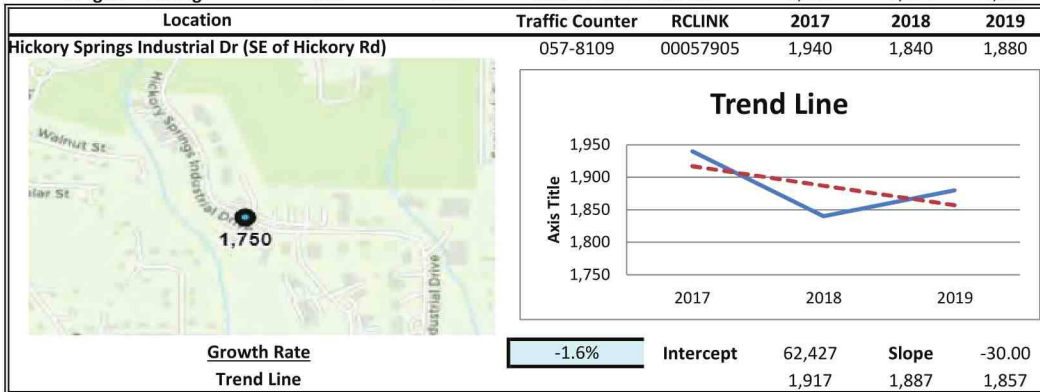
	Redbud Ln (South) Northbound				Southbound				Hickory Rd Eastbound				Hickory Rd Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	1	0	1	2	0	0	0	0	0	155	0	155	0	164	0	164	321
05:00 PM	1	0	0	1	0	0	0	0	0	158	0	158	0	148	0	148	307
05:15 PM	1	0	1	2	0	0	0	0	0	164	0	164	0	162	0	162	328
05:30 PM	1	0	0	1	0	0	0	0	0	164	0	164	0	166	0	166	331
Total Volume	4	0	2	6	0	0	0	0	0	641	0	641	0	640	0	640	1287
% App. Total	66.7	0	33.3		0	0	0		0	100	0		0	100	0		
PHF	1.00	.000	.500	.750	.000	.000	.000	.000	.000	.977	.000	.977	.000	.964	.000	.964	.972



LINEAR REGRESSION OF DAILY TRAFFIC

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019
Hickory Springs Industrial Dr (SE	-1.6%	0.36	057-8109	00057905	1,940	1,840	1,880
Marble Quarry Rd (E of Bobo Tr	1.9%	0.99	057-8185	00059305	1,870	1,900	1,940
Holly St (W of Holly Brook Ln)	2.1%	1.00	057-0303	00040500	4,680	4,780	4,880
	1.2%	0.85					

Weighted Average 1.2% 0.85 Sum of Count Stations = 8,490 8,520 8,700



EXISTING INTERSECTION ANALYSIS

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	473	0	1	651	0	1
Future Vol, veh/h	473	0	1	651	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	538	0	1	740	0	1
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	538	0	1280	538
Stage 1	-	-	-	-	538	-
Stage 2	-	-	-	-	742	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1030	-	183	543
Stage 1	-	-	-	-	585	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1030	-	183	543
Mov Cap-2 Maneuver	-	-	-	-	183	-
Stage 1	-	-	-	-	585	-
Stage 2	-	-	-	-	470	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		11.6		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	543	-	-	1030	-	
HCM Lane V/C Ratio	0.002	-	-	0.001	-	
HCM Control Delay (s)	11.6	-	-	8.5	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	473	3	1	651	2	1
Future Vol, veh/h	473	3	1	651	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	538	3	1	740	2	1
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	538	0	1282	540
Stage 1	-	-	-	-	540	-
Stage 2	-	-	-	-	742	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1030	-	182	542
Stage 1	-	-	-	-	584	-
Stage 2	-	-	-	-	471	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1030	-	182	542
Mov Cap-2 Maneuver	-	-	-	-	182	-
Stage 1	-	-	-	-	584	-
Stage 2	-	-	-	-	470	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0		18.4	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	273	-	-	1030	-	
HCM Lane V/C Ratio	0.012	-	-	0.001	-	
HCM Control Delay (s)	18.4	-	-	8.5	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	647	0	1	646	0	1
Future Vol, veh/h	647	0	1	646	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	667	0	1	666	0	1
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	667	0	1335	667
Stage 1	-	-	-	-	667	-
Stage 2	-	-	-	-	668	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	923	-	169	459
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	510	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	923	-	169	459
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	509	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		12.9		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	459	-	-	923	-	
HCM Lane V/C Ratio	0.002	-	-	0.001	-	
HCM Control Delay (s)	12.9	-	-	8.9	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	647	0	1	646	4	2
Future Vol, veh/h	647	0	1	646	4	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	667	0	1	666	4	2
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	667	0	1335	667
Stage 1	-	-	-	-	667	-
Stage 2	-	-	-	-	668	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	923	-	169	459
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	510	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	923	-	169	459
Mov Cap-2 Maneuver	-	-	-	-	169	-
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	509	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		19.5		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	254	-	-	923	-	
HCM Lane V/C Ratio	0.024	-	-	0.001	-	
HCM Control Delay (s)	19.5	-	-	8.9	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

**FUTURE “NO-BUILD” INTERSECTION
ANALYSIS**

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	483	0	1	664	0	1
Future Vol, veh/h	483	0	1	664	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	549	0	1	755	0	1
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	549	0	1306	549
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	757	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1021	-	176	535
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	463	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1021	-	176	535
Mov Cap-2 Maneuver	-	-	-	-	176	-
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	462	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		11.7		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	535	-	-	1021	-	
HCM Lane V/C Ratio	0.002	-	-	0.001	-	
HCM Control Delay (s)	11.7	-	-	8.5	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	483	3	1	664	2	1
Future Vol, veh/h	483	3	1	664	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	549	3	1	755	2	1
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	549	0	1308	551
Stage 1	-	-	-	-	551	-
Stage 2	-	-	-	-	757	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1021	-	176	534
Stage 1	-	-	-	-	577	-
Stage 2	-	-	-	-	463	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1021	-	176	534
Mov Cap-2 Maneuver	-	-	-	-	176	-
Stage 1	-	-	-	-	577	-
Stage 2	-	-	-	-	462	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		18.8		
HCM LOS				C		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	264	-	-	1021	-	
HCM Lane V/C Ratio	0.013	-	-	0.001	-	
HCM Control Delay (s)	18.8	-	-	8.5	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	660	0	1	659	0	1
Future Vol, veh/h	660	0	1	659	0	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	680	0	1	679	0	1
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	680	0	1361	680
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	681	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	912	-	163	451
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	503	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	912	-	163	451
Mov Cap-2 Maneuver	-	-	-	-	163	-
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	502	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		13		
HCM LOS				B		
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	451	-	-	912	-	
HCM Lane V/C Ratio	0.002	-	-	0.001	-	
HCM Control Delay (s)	13	-	-	9	0	
HCM Lane LOS	B	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	660	0	1	659	4	2
Future Vol, veh/h	660	0	1	659	4	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	680	0	1	679	4	2
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	680	0	1361	680
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	681	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	912	-	163	451
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	503	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	912	-	163	451
Mov Cap-2 Maneuver	-	-	-	-	163	-
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	502	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		20.1		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	245	-	-	912	-	
HCM Lane V/C Ratio	0.025	-	-	0.001	-	
HCM Control Delay (s)	20.1	-	-	9	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

FUTURE “BUILD” INTERSECTION ANALYSIS

Intersection						
Int Delay, s/veh	0.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	483	7	4	664	14	8
Future Vol, veh/h	483	7	4	664	14	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	549	8	5	755	16	9
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	557	0	1314	549
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	765	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1014	-	174	535
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	459	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1014	-	173	535
Mov Cap-2 Maneuver	-	-	-	-	173	-
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	457	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.1		22.6		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	229	-	-	1014	-	
HCM Lane V/C Ratio	0.109	-	-	0.004	-	
HCM Control Delay (s)	22.6	-	-	8.6	-	
HCM Lane LOS	C	-	-	A	-	
HCM 95th %tile Q(veh)	0.4	-	-	0	-	

Intersection						
Int Delay, s/veh	0					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	490	3	1	678	2	1
Future Vol, veh/h	490	3	1	678	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	557	3	1	770	2	1
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	557	0	1331	559
Stage 1	-	-	-	-	559	-
Stage 2	-	-	-	-	772	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1014	-	170	529
Stage 1	-	-	-	-	572	-
Stage 2	-	-	-	-	456	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1014	-	170	529
Mov Cap-2 Maneuver	-	-	-	-	170	-
Stage 1	-	-	-	-	572	-
Stage 2	-	-	-	-	455	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		19.3		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	255	-	-	1014	-	
HCM Lane V/C Ratio	0.013	-	-	0.001	-	
HCM Control Delay (s)	19.3	-	-	8.6	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0	-	-	0	-	

Intersection						
Int Delay, s/veh	0.3					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	660	14	8	659	10	5
Future Vol, veh/h	660	14	8	659	10	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	100	160	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	680	14	8	679	10	5
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	694	0	1375	680
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	695	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	901	-	160	451
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	495	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	901	-	159	451
Mov Cap-2 Maneuver	-	-	-	-	159	-
Stage 1	-	-	-	-	503	-
Stage 2	-	-	-	-	491	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.1		24.2		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	203	-	-	901	-	
HCM Lane V/C Ratio	0.076	-	-	0.009	-	
HCM Control Delay (s)	24.2	-	-	9	-	
HCM Lane LOS	C	-	-	A	-	
HCM 95th %tile Q(veh)	0.2	-	-	0	-	

Intersection						
Int Delay, s/veh	0.1					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	674	0	1	669	4	2
Future Vol, veh/h	674	0	1	669	4	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	Yield	-	None	-	Yield
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	695	0	1	690	4	2
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	695	0	1387	695
Stage 1	-	-	-	-	695	-
Stage 2	-	-	-	-	692	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	901	-	158	442
Stage 1	-	-	-	-	495	-
Stage 2	-	-	-	-	497	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	901	-	158	442
Mov Cap-2 Maneuver	-	-	-	-	158	-
Stage 1	-	-	-	-	495	-
Stage 2	-	-	-	-	496	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0		20.6		
HCM LOS	C					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	237	-	-	901	-	
HCM Lane V/C Ratio	0.026	-	-	0.001	-	
HCM Control Delay (s)	20.6	-	-	9	0	
HCM Lane LOS	C	-	-	A	A	
HCM 95th %tile Q(veh)	0.1	-	-	0	-	

TRAFFIC VOLUME WORKSHEETS

21-216 Residential Development on Hickory Rd, Holly Springs, GA
Traffic Volumes

A&R Engineering
September 2022

1 Hickory Rd @ Redbud Ln (N)

A.M. Peak Hour

Condition	Redbud Lane (North) / Proposed Site Driveway Northbound				- Southbound				Hickory Road Eastbound				Hickory Road Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2021 Counts:	0	0	1	1	0	0	0	0	0	468	0	468	0	645	0	645
Projected 2022 Counts:	0	0	1	1	0	0	0	0	0	473	0	473	0	651	0	651
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2024 Volumes:	0	0	0	0	0	0	0	0	0	483	0	483	0	664	0	664
Total New Trips:	14	0	8	22	0	0	0	0	0	0	7	7	4	0	0	4
Future 2024 Traffic Volumes:	14	0	8	22	0	0	0	0	0	483	7	490	4	664	0	668

P.M. Peak Hour

Condition	Redbud Lane (North) / Proposed Site Driveway Northbound				- Southbound				Hickory Road Eastbound				Hickory Road Westbound			
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2021 Counts:	0	0	0	0	0	0	0	0	0	641	0	641	0	640	0	640
Projected 2022 Counts:	0	0	0	0	0	0	0	0	0	647	0	647	0	646	0	646
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
No-Build 2024 Volumes:	0	0	0	0	0	0	0	0	0	660	0	660	0	659	0	659
Total New Trips:	10	0	5	15	0	0	0	0	0	0	14	14	8	0	0	8
Future 2024 Traffic Volumes:	10	0	5	15	0	0	0	0	0	660	14	674	8	659	0	667

21-216 Residential Development on Hickory Rd, Holly Springs, GA
Traffic Volumes

A&R Engineering
September 2022

2 Hickory Rd @ Redbud Ln (S)

A.M. Peak Hour

Condition	Redbud Lane (South) Northbound					- Southbound					Hickory Road Eastbound					Hickory Road Westbound			
	L	T	R	Tot		L	T	R	Tot		L	T	R	Tot		L	T	R	Tot
Existing 2021 Counts:	2	0	1	3		0	0	0	0		0	468	3	471		0	645	0	645
Projected 2022 Counts:	2	0	1	3		0	0	0	0		0	473	3	476		0	651	0	651
Growth Factor (%):	1	1	1			1	1	1			1	1	1			1	1	1	
No-Build 2024 Volumes:	2	0	1	3		0	0	0	0		0	483	3	486		0	664	0	664
Total New Trips:	0	0	0	0		0	0	0	0		0	7	0	7		0	14	0	14
Future 2024 Traffic Volumes:	2	0	1	3		0	0	0	0		0	490	3	493		0	678	0	678

P.M. Peak Hour

Condition	Redbud Lane (South) Northbound					- Southbound					Hickory Road Eastbound					Hickory Road Westbound			
	L	T	R	Tot		L	T	R	Tot		L	T	R	Tot		L	T	R	Tot
Existing 2021 Counts:	4	0	2	6		0	0	0	0		0	641	0	641		0	640	0	640
Projected 2022 Counts:	4	0	2	6		0	0	0	0		0	647	0	647		0	646	0	646
Growth Factor (%):	1	1	1			1	1	1			1	1	1			1	1	1	
No-Build 2024 Volumes:	4	0	2	6		0	0	0	0		0	660	0	660		0	659	0	659
Total New Trips:	0	0	0	0		0	0	0	0		0	14	0	14		0	10	0	10
Future 2024 Traffic Volumes:	4	0	2	6		0	0	0	0		0	674	0	674		0	669	0	669



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **MA-05-2022**, applicant requests rezoning of 20 +/- acres located off of East Cherokee Drive, Holly Springs, GA, tax parcels 120, 121, and 124 of tax plat 15N26 from GC, General Commercial, to GC, General Commercial / MXD, Mixed Use

CUP-02-2022, applicant requests a conditional use permit for a Multi-Tenant / Planned Shopping Center Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcels 120, 121, and 124 of tax plat 15N26

DATE: November 2, 2022 **PLANNING COMMISSION MEETING DATE:** November 10, 2022

STAFF ANALYSIS--UPDATE

Applicant, Place Property Management, has requested rezoning of 20+/- acres from GC, General Commercial, to GC, General Commercial / MXD, Mixed Use for the development of a mixed-use development consisting of a three-story office/retail building, an additional single-story multi-tenant office/retail building, and an age-restricted rental cottage community. The developer for the residential component will be OneStreet. The multi-tenant building will require approval of conditional use permit.

The property is currently zoned GC and as such has already been determined by the Commission and by the City Council to support commercial uses. The addition of the Mixed-Use Zoning District would allow the residential component to be added to the development. Property adjacent to the south (included on the conceptual plan) is the subject of the previously heard application for the climate-controlled self-storage building. All of these proposed uses are depicted on the included conceptual site plan.

- o One entering and one exiting lane.
- o Stop-sign controlled on driveway approach with Hickory Road remaining free flow.
- o Confirm adequate sight distance per AASHTO standards.

In addition, the applicant has included trip generation numbers (see attached) with specific scenarios to depict how different types of development would change the traffic counts.

Letters from area residents have been included in the packet.

Planning Commission Recommendation

Planning Commission conducted a public hearing on July 14, 2002. Comments in opposition to the project were related to issues with traffic and stormwater runoff. One person spoke in favor of the development. Planning Commission voted to recommend **DENIAL** (2-1) of both the rezoning and conditional use permit applications.

Staff Recommendation

Staff recommends **APPROVAL** to rezone 20+/- acres, to **GC, General Commercial and MXD-1, Mixed Use**, with the following stipulations:

1. 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.
2. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space and landscaping.
3. All improvements to Hickory Road and East Cherokee Drive shall be provided as per determination and recommendation of the County Engineer and City Engineer.
4. The residential component of development shall be limited to a maximum of 113 rental age-restricted units.
5. The residential architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
6. Maintenance and occupancy specifications shall comply with the requirements of Article 5.2-5.E of the Holly Springs Zoning Ordinance.
7. In addition to the zoning requirements of the GC zoning district and MXD zoning district, all non-residential development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
8. The following uses shall be prohibited on this site:
 - a. Used Vehicle Sales, Lease, or Rental
 - b. Adult Entertainment
 - c. Cash, Check Cashing, and Pawn Establishments
 - d. Tattoo Parlors and Body Piercing Establishments
 - e. Tire sales with outdoor storage
 - f. Cellular phone towers
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Go-kart, motor bike track

Staff recommends **APPROVAL** of a Conditional Use Permit for a **Multi-Tenant Establishment**, with the following stipulations:

1. In addition to the zoning requirements of the GC zoning district and MXD zoning district, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*

MA-05-2022 CUP-02-2022 Location Map

Holly_Springs_Zoning_2021

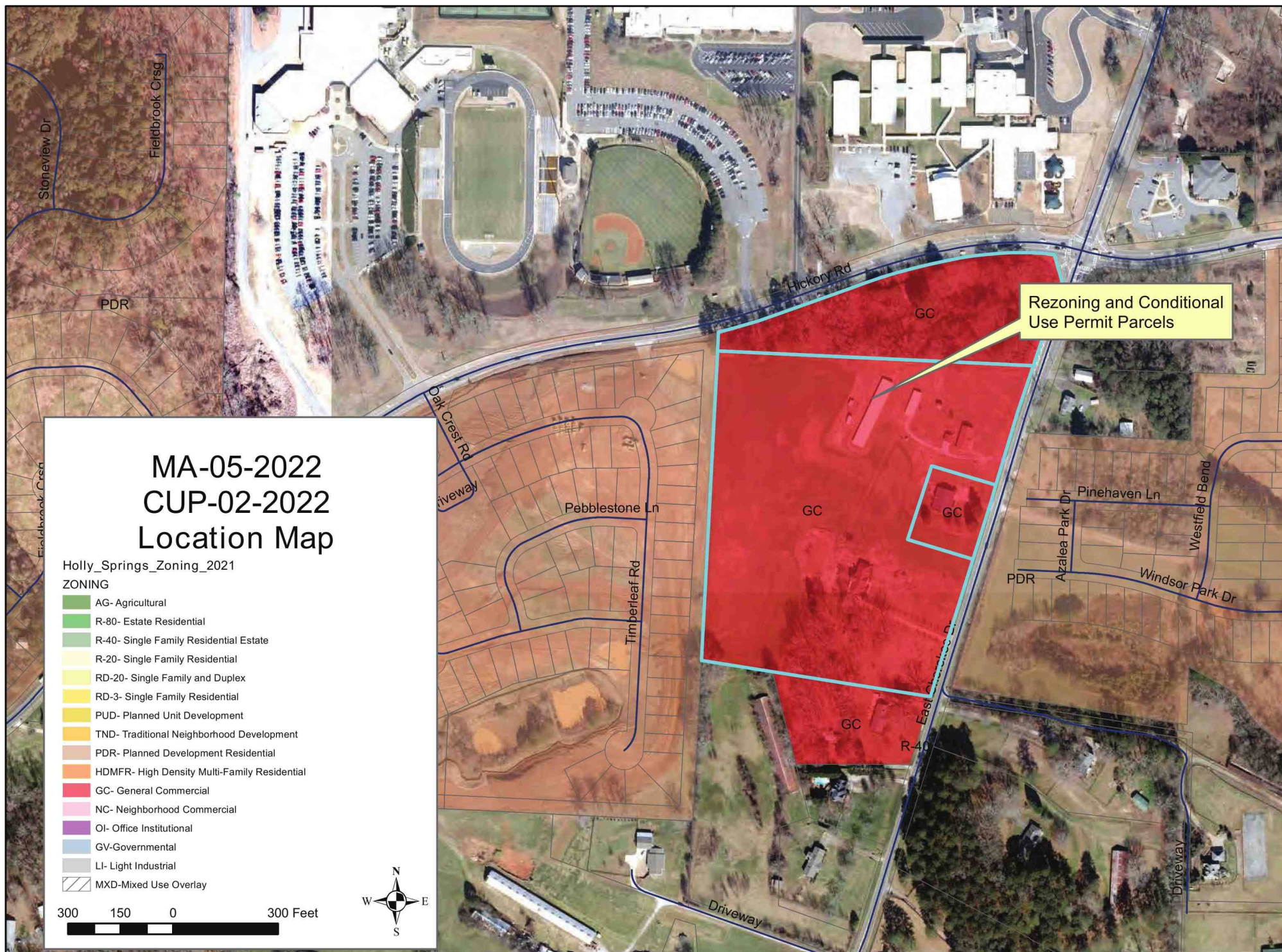
ZONING

- 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

300 150 0 300 Feet

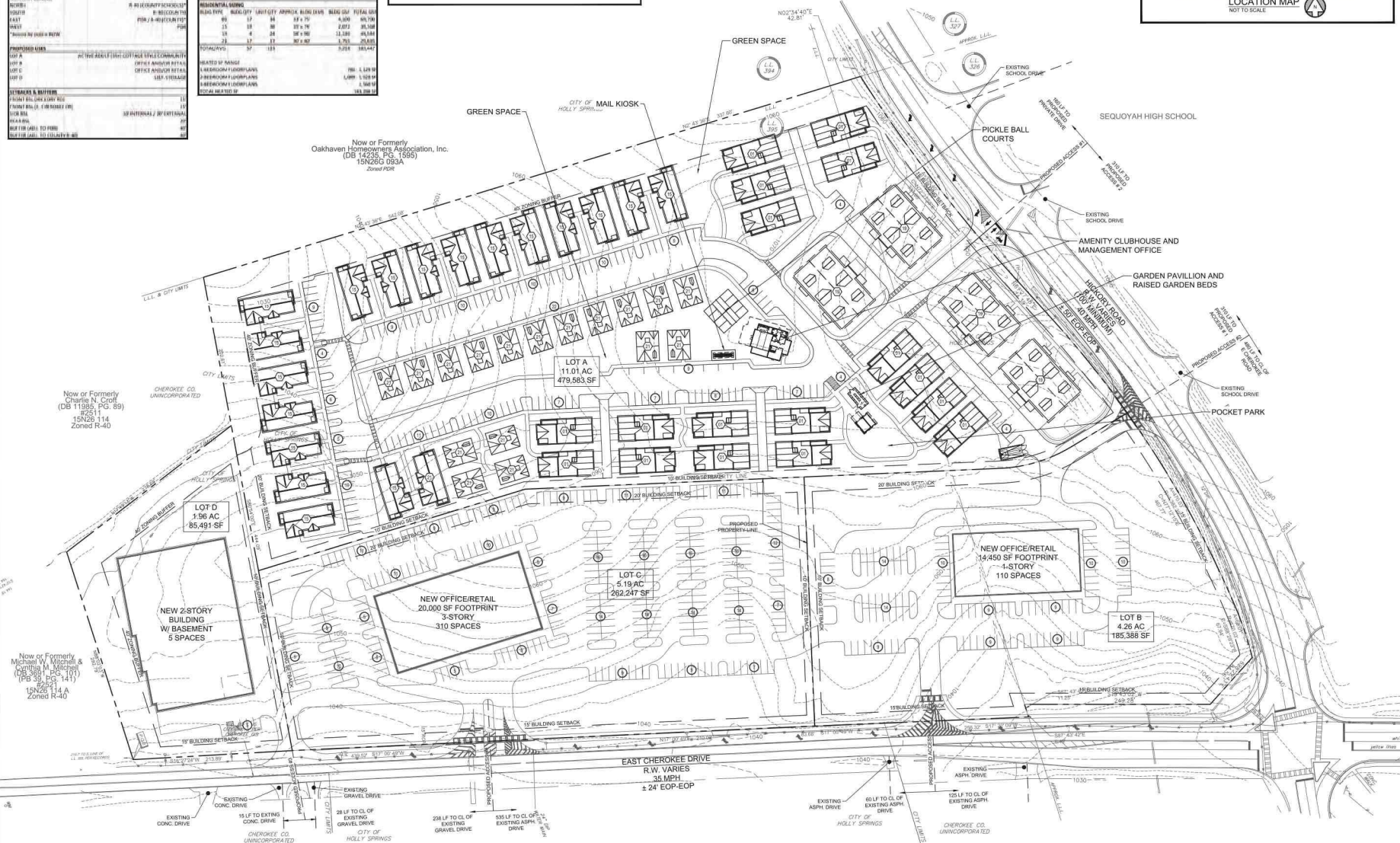


Rezoning and Conditional
Use Permit Parcels



[illegible]

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
2. ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
3. FLOOD PLAN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13057-0002E, DATED JUNE 7, 1990. NO KNOWN STREAMS OR CREEKS ARE PRESENT ON SITE.
4. 1) HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.
5. ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
6. THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING: STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
7. REFERENCE ARCH PLANS FOR DIRECTIONAL, SIGNAGE, SITE AND BUILDING DIMENSIONS ETC.
8. ALL STORMWATER MANAGEMENT FOR LOT A WILL BE UNDERGROUND. ALL OTHER STORMWATER FACILITIES WILL BE DETERMINED DURING DESIGN.

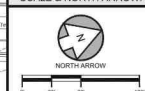


ONESTREET RESIDENTIAL
0404 INTERSTATE N. PARKWAY EAST SE, ATLANTA, GA 30339

CLIENT

PROJECT

22-22-ACRE MIXED USE DEVELOPMENT
SW CORNER OF HICKORY ROAD & EAST CHEROKEE DRIVE
PIN 15-0395-0001 & 15-0328-0002
HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA



SCALE: 1"=60'

JOB #:	06702
DATE:	MAY 5, 2021

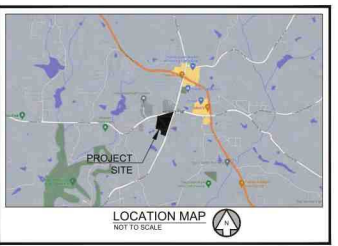
CONCEPT SITE PLAN -
MASTER PLAN

CS-

LOT AREA	
LOT A	11.01 AC
LOT B	4.26 AC
LOT C	5.19 AC
LOT D	1.96 AC
LOT TOTALS	
LOT A	11.01 AC
LOT B	4.26 AC
LOT C	5.19 AC
LOT D	1.96 AC
LOT TOTALS	
LOT A	11.01 AC
LOT B	4.26 AC
LOT C	5.19 AC
LOT D	1.96 AC

GENERAL INFORMATION	
OWNER	ONESTREET RESIDENTIAL
PROJECT	22-ACRE MIXED USE DEVELOPMENT
LOCATION	104 INTERSTATE N. PARKWAY EAST, ATLANTA, GA 30339
DATE	05/2022
SCALE	1" = 100'
GENERAL INFORMATION	
OWNER	ONESTREET RESIDENTIAL
PROJECT	22-ACRE MIXED USE DEVELOPMENT
LOCATION	104 INTERSTATE N. PARKWAY EAST, ATLANTA, GA 30339
DATE	05/2022
SCALE	1" = 100'

- GENERAL SITE NOTES:**
- 1) ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 2) ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.
 - 3) FLOOD PLAN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 13020CDE, DATED JUNE 7, 2019. NO KNOWN STREAMS OR CREEKS ARE PRESENT ON SITE.
 - 4) 1 HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 90' WIDE ACCESS AREA.
 - 5) ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.
 - 6) THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFFSITE WORK, INCLUDING STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING.
 - 7) REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.
 - 8) ALL STORMWATER MANAGEMENT FOR LOT A WILL BE UNDERGROUND. ALL OTHER STORMWATER FACILITIES WILL BE DETERMINED DURING DESIGN.



LEECRAW ENGINEERING

3475 CORPORATE WAY
DUBLIN, GA 30098
TEL: 770.441.0200
WWW.LEECRAWENGINEERING.COM

CLIENT

ONESTREET RESIDENTIAL

PROJECT

22-ACRE MIXED USE DEVELOPMENT

104 INTERSTATE N. PARKWAY EAST, ATLANTA, GA 30339

SW CORNER OF INTERSTATE N. PARKWAY EAST & 15TH STREET, ATLANTA, GA 30339

DESIGN TEAM

DRAWN BY: CMK

DESIGNED BY: CMK

REVIEWED BY: TKS

811

Know what's below.
Call before you dig.

SCALE & NORTH ARROW

SCALE: 1" = 100'

NORTH ARROW

JOB #

087021

DATE

MAY 5, 2022

CONCEPT SITE PLAN - MASTER PLAN

CS-1



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

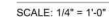
SCALE: 1/4" = 1'-0"



HAYLOFT COTTAGES
ZONING CONCEPTUAL ELEVATIONS

SW CORNER OF HICKORY ROAD & EAST CHEROKEE DRIVE
HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

SHEET NUMBER:



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FRONT ELEVATION - ALT ELEV

SCALE: 1/4" = 1'-0"



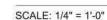
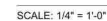
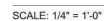
FRONT ELEVATION - STANDARD

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION - ALT ELEV

SCALE: 1/4" = 1'-0"





FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



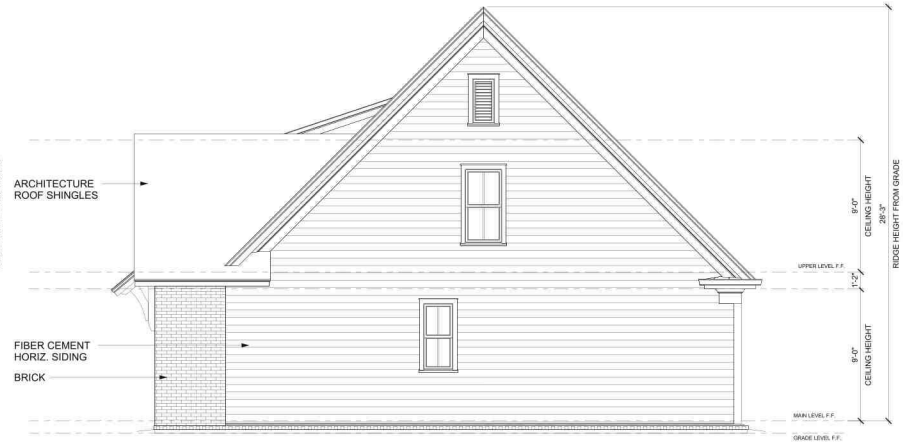
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

From: Derek Paetau <dpaetau@gmail.com>
Sent: Friday, May 13, 2022 1:36 PM
To: Parks Huff <phuff@samlarkinhuff.com>
Subject: Holly Springs property development proposal

Hi Parks,

My name is Derek Paetau. I own the home at 429 Timberleaf Rd which is directly adjacent to your proposed development in the Oak Haven subdivision. I will not be able to attend the public hearing and honestly find them extremely unproductive anyways. Since I won't be able to share my thoughts at that meeting, I wanted to pass them along in this email.

Your development proposal is exactly what I assumed and hoped would be built on that property when I built my home in 2017. Having been to previous meetings regarding development proposals in Hickory Flat, I can tell you I am likely in the minority when it comes to embracing your plans.

I have one concern I wanted to bring to you and your clients' attention to make this a successful project that I don't need to fight. As you know, there is a 40 ft green buffer on both sides of the fence that runs north to south between our properties. The Oak Haven home builder, Pulte neglected to plant any trees on our side of the buffer leaving us extremely exposed to any development on the other side. My ask is that you plant fast growing trees, densely on your side of the buffer to allow for some natural separation of the properties. Additional trees on our side would also be welcomed! Outside of that, I am curious if the homes will be one or 2 stories and would be interested in any additional renders you have to share.

I look forward to your feedback,

Derek Paetau
678-886-9119

M. Preston
1039 Meadow Brook Dr
Woodstock GA 30188

Dear Committee,

I am writing this letter in support of the project proposed at the corner of East Cherokee and Hickory Rd. I have attended meetings in opposition of projects such as this before and I am a proponent of keeping Hickory Flat "rural," being careful not to over commercialize or otherwise ruin our wonderful community. In fact, I attended the original meeting to discuss this project as opposition. However, upon review, I feel that this project is a good fit for our community in this case.

Once I was made aware the property is zoned commercial already, and that this is simply a matter of making an exception for a certain type of property, it certainly changed my opinion. The former owners of the property made this zoning change, so it must be made do with now. Right now, we have a say in what goes there, but if a business that does not require an exception purchases the land, well, we are at their mercy at this point.

I have actually spent time meeting with the developers on this project as well. I personally feel they are trying to put a useful project here, and there is no intent to shove through this approval (senior rental properties) and allow something else (normal rentals) as some have suggested. This is a model they have followed this plan multiple times on other projects. There is a use for rental properties for seniors, not all have the funds or desire to purchase a new home or continue to upkeep a current one. And in this situation, my understanding is that the county still collects full tax, as these homes will not carry the senior exemption.

I know there are concerns of increased traffic and crime. As far as traffic, I don't foresee senior apartments increasing traffic that much during peak times. I am also aware of the storage facility, which again is proven to be low traffic and disruption. It comes down to this versus the unknown impact of any other business that would purchase this property.

I am a Security Integrator, so I am familiar with the need for cameras and access control in a project like this. They are committed to doing so, and with video surveillance as well as multiple ways to control entry to the properties, I find very little concern personally with any increase in crime or similar problems.

Lastly, I know the storage unit has been met with opposition that we don't need another one. Well, that may be the case. But if a company is willing to put its money on the line, then it seems to me that they understand the "need" and risk involved. If it fails, then that was their decision to make. If it was residentially zoned and needed that change I would probably feel differently, but we have to play the hand we are dealt in this case.

In summation, I believe we have a project here that is useful to the community, is certainly better than alternatives, and should not have a massive impact on the community as is. We all want to keep Hickory Flat the way it is, but we can't stop everything. And in this case, I think it is a worthwhile use of the land.

Best Regards

Michael Preston

Hickory Flat Resident of 15 Years



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: CUP-01-2022, applicant requests a conditional use permit for a Self-Storage Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcel 118 of tax plat 15N26

DATE: November 3, 2022

COUNCIL MEETING DATE: November 10, 2022

STAFF ANALYSIS UPDATE

Applicant, Turnstone Group, LLC, has requested a Conditional Use Permit for a Self-Storage Establishment, for property located on East Cherokee Drive, parcel 118 of tax plat 15N26. The property is zoned GC, General Commercial. The applicant proposes to construct a two-story climate-controlled self-storage establishment with a basement. See the attached location map and site plan. The proposed façade will include brick and comply with the guidelines of the Holly Springs Parkway Model Zoning District Guidelines.

Site plans and elevations are included within the packet.

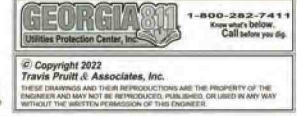
Staff Recommendation

Based on the preceding analysis, Staff recommends **APPROVAL** of the Conditional Use Permit for a Self-Storage Establishment with the following stipulations.

1. 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.
2. Owner/Developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
3. All improvements to East Cherokee Drive shall be provided as per determination and recommendation of the City Engineer.
4. Owner/Developer shall be responsible for the installation of sidewalks, decorative streetlights, and curb and gutter along the road frontage of East Cherokee Drive, 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.
5. In addition to the zoning requirements of the GC zoning district, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.

6. Site design shall be such that the vehicular entrance and building entrances shall be located towards the northern property line. No access shall be permitted along the southern side of the building.

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*



For The Firm:
Crawford Proffitt & Associates, Inc.

DATE: 6-14-22
SCALE: 1" = 20'
#: 226037CP D
#: 1-22-0037
#: 168-D-184

SHEET NO: 1 OF 1



East Elevation

Scale: 1/8" = 1'-0"











COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **A-03-2022**, applicant requests annexation of 5.84 +/- acres located off of Holly Springs Parkway, Cherokee County, GA, tax parcels 065 and 065A of tax plat 15N15

MA-07-2022, applicant requests rezoning of 21.01 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 065, 065A, 066, 067, 068, 068A, 068B, and 068C of tax plat 15N15, from GC, General Commercial, MXD, Mixed Use Overlay (City) and R-40, Single Family Residential Estate (County), to GC, General Commercial and MXD, Mixed Use Overlay (City)

DATE: November 3, 2022

COUNCIL MEETING DATE: November 10, 2022

STAFF ANALYSIS--UPDATE

Applicant, WSE Development, LLC dba The Worthing Companies, has requested annexation of 5.84 acres +/- located on Holly Springs Parkway, specifically tax parcels 15N15 065 and 065A. In addition, the applicant has requested rezoning of these two parcels from R-40, Single Family residential Estate (County) to GC, General Commercial and MXD, Mixed Use Overlay (City). These two parcels are proposed to be combined with additional parcels, specifically tax parcels, 15N15 066, 067, 068, 068A, 068B, and 068C, also proposed to be rezoned to GC, General Commercial and MXD, Mixed Use Overlay, basically amending the existing stipulations. The applicant plans to construct a mixed-use development consisting of 270 multi-family units, 24 townhome units and 25,000 square feet of commercial development. See the attached location map and site plan. The development will be subject to the guidelines of the Holly Springs Parkway Model Zoning District Guidelines. Typical architectural drawings are included within the packet.

The site plan has been updated and is included within the packet.

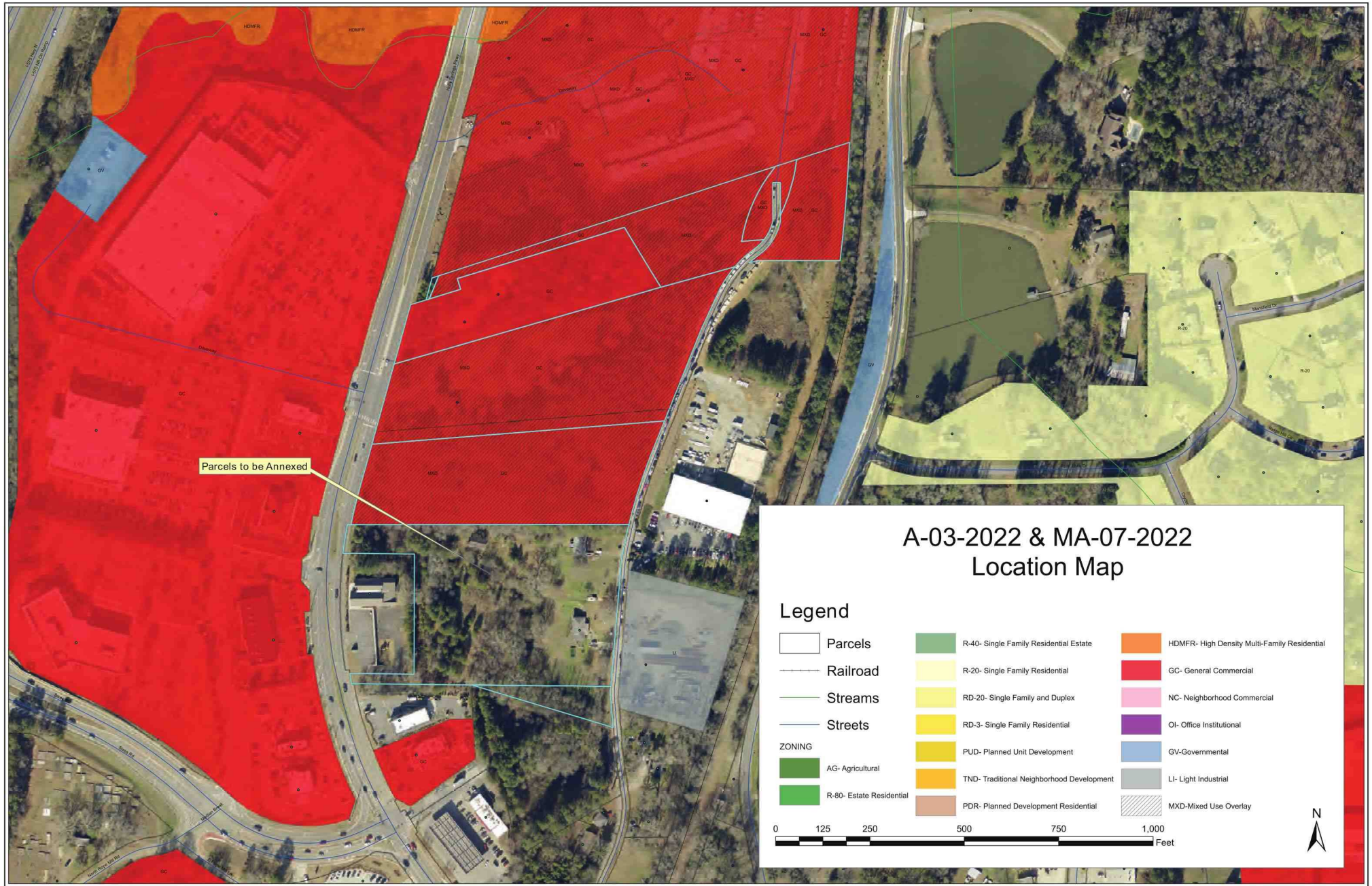
B. Staff Recommendation

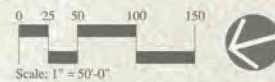
Staff recommends **APPROVAL** to **ANNEX** the property consisting of 5.84+/- acres.

Staff recommends **APPROVAL** to **REZONE** the property consisting of 21.01+/- acres to **GC, General Commercial and MXD, Mixed Use** with the following stipulations.

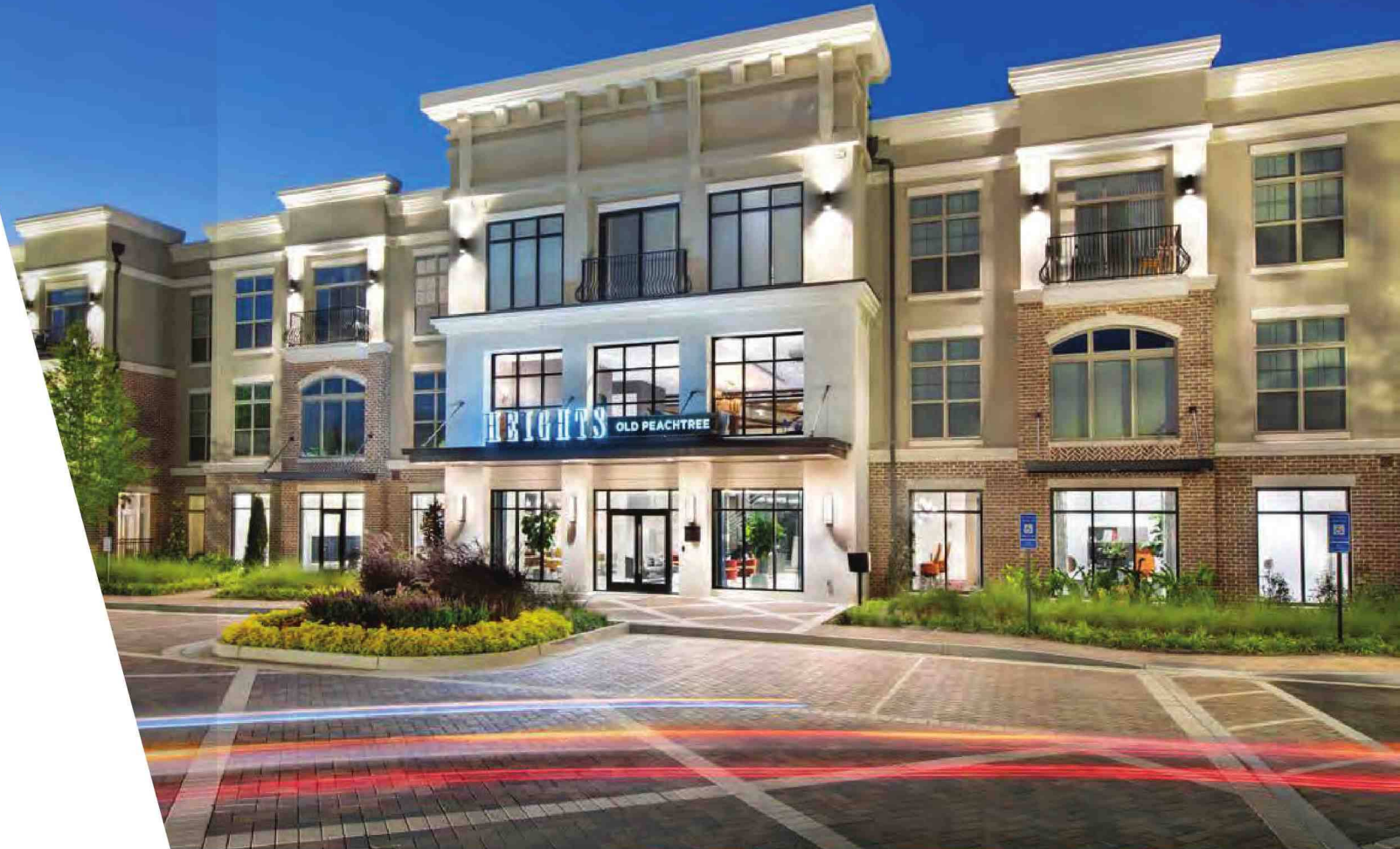
1. The Owner/Developer shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walking trails, bike paths and the like contained within the community.

2. The Owner/Developer shall have architectural design regulations for the residential portion of the development 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 common areas, open space areas, walking trails, bike paths and the like to protect and maintain the quality and integrity of the development.
3. All restrictive covenants and deed restrictions shall be submitted for review to the Community Development Director prior to final plat approval.
4. Density shall be limited to a maximum of 294 residential dwelling units. Multi-family development shall be limited to a maximum of 270 units consisting primarily of one- and two-bedroom units. A maximum of five percent (5%) of the multi-family units may be three-bedroom units. The remainder of the residential units shall be single-family fee-simple townhomes.
5. Signage at the entrance point shall be ground based, monument style. The entrance areas shall be professionally designed, landscaped and maintained. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project and shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.
6. The residential buildings shall be a maximum of four stories in height plus basement levels with an exterior facade consisting of brick, stone, stacked stone, stucco, cedar shake type and/or Hardi-plank and combinations thereof. No vinyl siding shall be permitted.
7. Gutters shall blend with the architectural style of the buildings, consistent with the building design as established by the owner/developer and approved by the City of Holly Springs.
8. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
9. All units shall have solid surface counter tops, with no Formica countertops allowed. Tile or hardwood shall be used in all entry ways, kitchen and bathroom floors.
10. Exclusive amenities shall include a luxury clubhouse and pool with connected courtyards, to include an outdoor grill area.
11. Dumpsters and/or trash compactors for the residential portion of the development shall be screened and designed in accordance with the architectural design regulations established by the owner/developer. Dumpster location shall not be placed along the front of the property and shall not be visible from Holly Springs Parkway or East Rope Mill Road.
12. 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.





**THE HEIGHTS
AT HOLLY SPRINGS**
CONCEPTUAL MASTER PLAN
July 19, 2022



Design Intent











COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: MA-10-2022, applicant requests rezoning of 1.94 +/- acres located off of Univeter Road, Holly Springs, Ga, tax parcel 179A (partial) of tax plat 15N19 from R-40, Single Family Residential Estate, to R-20, Single Family Residential

DATE: November 3, 2022

COUNCIL MEETING DATE: November 10, 2022

STAFF ANALYSIS

Applicant, Chris Riddle, has requested rezoning of 1.94+/- acres located off of Univeter Road and Patrick's Path, tax parcel 179A (part) of tax plat 15N19, from R-40, Single Family Residential Estate to R-20, Single Family Residential.

This property was originally part of the Avery Creek Subdivision zoned PDR, Planned Development Residential, in 2017. In 2021, this property, along with other parcels totaling close to six acres, was rezoned to R-40, Single Family Residential Estate. In addition, a variance was granted to allow access to a portion of the property via an easement rather than direct road frontage. The applicant is now requesting this portion of the property, shown on the conceptual plan entitled, "Preliminary Site Design," to be rezoned to R-20, Single Family Residential in order to reduce the required lot size and gain an additional lot. During the 2017 rezoning process, City Council was very clear that this area not be affected by the PDR development. In the 2021 case, one additional lot was already added into the existing density count for the area and this is a request for another unit.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-80 (County)	NORTH	SFR/Indian Knoll Elementary School
SOUTH:	R-80 (County)	SOUTH:	SFR
EAST:	R-80 (County) R-20	EAST:	SFR SFR
WEST:	PDR	WEST:	Avery Creek Subdivision

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 uses, as well as, an elementary school. The proposed use consisting of single-family residential would be compatible with the surrounding area.

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

The proposed use would not adversely affect the existing use or usability of the adjacent properties.

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

The property, as currently zoned, would be allowed to develop with those uses associated with the R-40 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?

The use, as proposed, would not create an excessive or burdensome use on public facilities.

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 identifies this property with the character area of Suburban Neighborhood. This character area corresponds with conventional suburban subdivisions with approximately 1/3-acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties.

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible

for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

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 residential use, 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. (8.1, #3)**
 - b) **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 (8.1, #22)**
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?

All development on the property would be subject to federal, state, and local regulations.

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?

Surrounding development consists of primarily residential uses and the existing use of this property is consistent with the area.

C. Summary

Although the proposed use and density would conform to the goals of the future development map, this application would add yet one more lot to an area that the City Council had already restricted under the 2017 rezoning case. The property as it is currently planned can be developed with two lots.

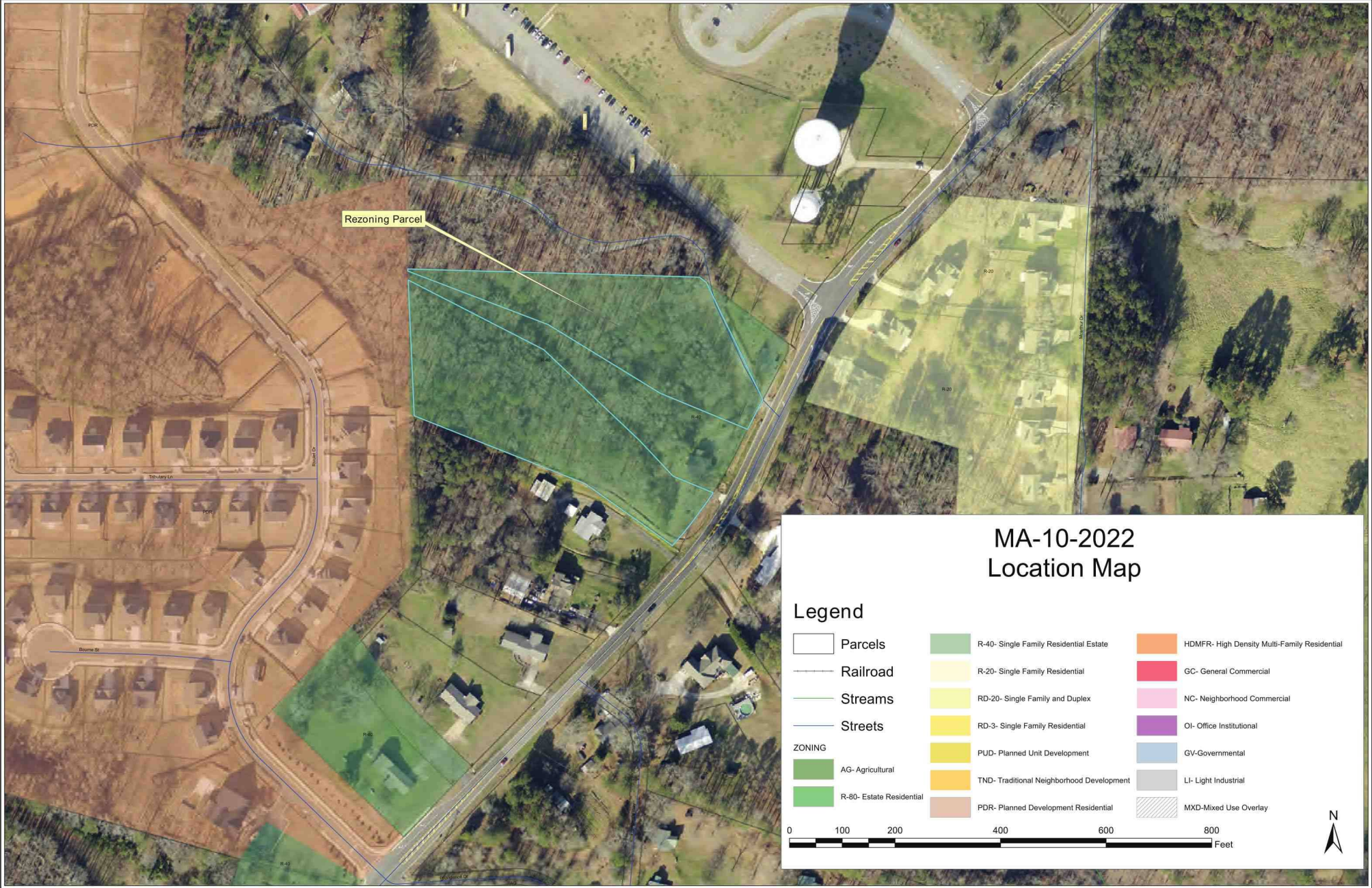
D. Planning Commission Recommendation

Planning Commission conducted a public hearing on October 13, 2022. Planning Commission recommended **DENIAL** (4-0) of the rezoning application.

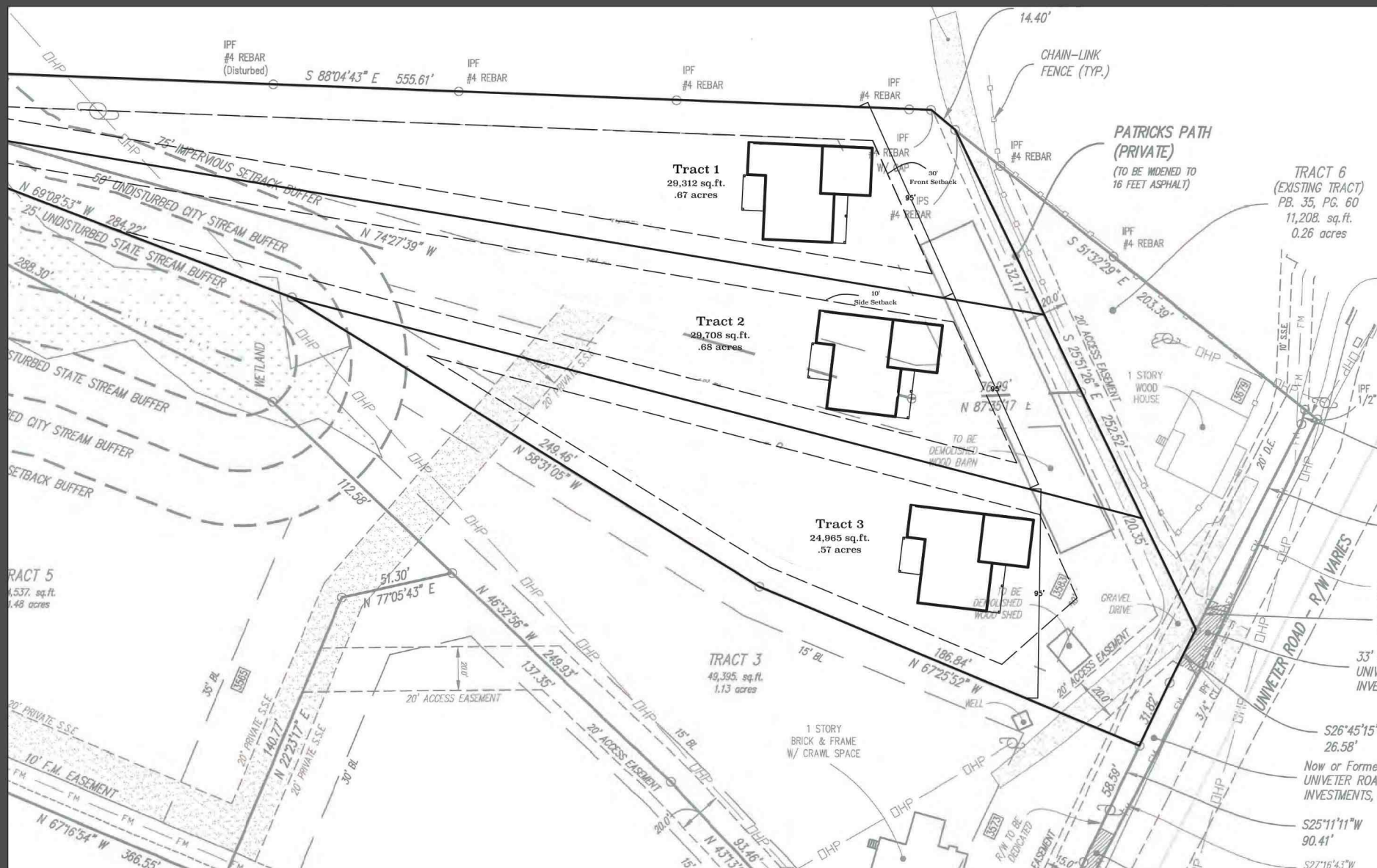
E. Staff Recommendation

Staff recommends **DENIAL** to rezone the proposed 1.94+/- acres to R-20, Single Family Residential Estate.

*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application is not considered approved and must go through the normal civil site plan review by the City of Holly Springs Community Development Department to ensure compliance with City regulations.*



Preliminary Site Design





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 10-2022

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Chris Riddle

OWNER *Same as Applicant
(If other than applicant) _____

ADDRESS 3589/3583 Univeter Rd. Canton Ga.

ADDRESS *Same as Applicant

ZIP CODE 30115 PHONE [REDACTED]

ZIP CODE _____ PHONE _____

EMAIL christo.riddle@gmail.com

SIGNATURE Chris Riddle

SIGNATURE *Same as Applicant

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

PRESENT ZONING DISTRICT(S) R-40

REQUESTED ZONING DISTRICT R-20

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 3589/3583 Univeter Rd. Canton Ga. 30115

MAP NUMBER _____

PARCEL NUMBER(S) 15-0099-0025

LAND LOT(S) LD: 15 LL:99

DISTRICT(S) _____ SECTION(S) _____

ACREAGE 1.94 SEWAGE DISPOSAL TYPE Sewer UTILITIES AVAILABLE Power/Water/Sewer

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

Three single family homes to be constructed with road frontage and access off Patricks Path. These houses will resemble the ones recently built on McArthur Dr. and will roughly be 2800 Sq Ft.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

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? This proposal will fit in perfectly with the adjacent residential area, considering this parcel is surrounded on all sides by residential single family homes.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? This home will not adversely affect the usability of any adjacent or nearby property. It will add monetary value to the existing nearby homes as well as aesthetic value to the area.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Given the availbilty of recently installed infrastructure, the current R-40 zoning does not allow this property to fulfill its highest and best economic use.

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? The addition of one single family home would have virtually zero impact on streets, tranportaion facilities, utilities, public safety, or schools in the area.

(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)? This propossal is in conformity with the "suburban neighborhood" zone of the Holly Springs future development map.

(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? This small project will conform to the policies, objectives, and vision of the community agenda. The design and price range of the additional home, will add aesthetic and monetary value to the Holly Springs community at large.

(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 addition of one single family home will have virtually no environmental impact. The lot is well suited for an addition home without mass grading or evasive land disturbance. The appropriate BMP's will be adhered to throughout the construction process.

(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? In light of the recently installed sewer infrastructure accessible by this property, as well as the recently installed road improvements on Univeter Rd, this zoning proposal fits well with the newly improved surrounding infrastructure.

Per 14.5-7 of the City of Holly Springs Zoning Ordinance, **Applicant Report for Rezoning and Conditional Use Permit Requests**, as relevant and determined by the Zoning Administrator, all applicants must submit the following in addition to any standing requirements for requests for zoning changes*:

1. A plan of the general location of the proposed buildings by reference to a plan or drawing and an indication of the use to be made of each and every building;
2. Architectural, façade and materials to be utilized as compared to the zoning requirements for the current and proposed zoning district;
3. The percentage of development maintained as open space and/or recreation areas and impervious surfaces;
4. If application exceeds 150 residential units and/or exceeds 100,000 square feet of commercial area, the applicant is required to submit a transportation impact study to be designed by an appropriate transportation professional;
5. Preliminary tree protection plan and buffer standards;
6. Preliminary storm water retention plan.

*Per 14.5-8 of the City of Holly Springs Zoning Ordinance, **Application Submittal Requirements Waived**, When determined by the Community Development Director to be unnecessary or irrelevant to the application submitted, the requirements listed in this section may be waived; however, if determined to be of significant importance to the decision process at any time after the application has been accepted, the Community Development Director, Planning Commission, or City Council may request the submission of these items or other information as deemed relevant during the decision making process.

Complete the following section, if applicable.

Residential

Minimum house size: 2,000 sq. ft.

Exterior façade: Hardie Plank with rock/ brick accents

Maximum number of units: 3

Anticipated start date: Sept. 15th 2022

Anticipated completion date: Jan 15, 2023

Commercial

Number of buildings: N/A

Maximum square footage: N/A sq. ft.

Number of stories: N/A

Total number of employees: N/A

Exterior façade: N/A

Anticipated start date: N/A

Anticipated completion date: N/A

ATTACHMENT A

DISCLOSURE

Please answer the following questions. If the answer to any of the following questions is "yes", you may be required under O.C.G.A. 36-67A, to provide further information.

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 contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES ☒ NO

August 17, 2022
DATE

Chris Riddle
APPLICANT NAME PRINTED

APPLICANT SIGNATURE

NOTARY

Seal:

Plat
Recorded 7/13/2021 4:33 PM
Clerk of Superior Court
Book 119 Page 132
Participant ID: 939916164

RESERVED FOR SUPERIOR COURT CLERK

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-4-47, THIS PLAT HAS BEEN PREPARED
AT THE REQUEST OF THE PROPERTY OWNER, AND THE STATEMENTS HEREIN, SUCH
AS TO THE ACCURACY OF THE SURVEY, THE QUALITY OF THE INSTRUMENTS USED,
AND THE QUALITY OF THE WORKMANSHIP OF THE SURVEYOR, ARE MADE BY THE
SURVEYOR AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE
ACCURACY OF THE SURVEY OR THE QUALITY OF THE WORKMANSHIP OF THE
SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL
FEES AND COSTS OF THE SURVEY AND NOT TO THE VALUE OF THE PROPERTY
SURVEYED OR TO ANY OTHER DAMAGES THAT MAY BE INCURRED BY THE
PROPERTY OWNER OR ANY OTHER PARTY.

7-9-21
DATE
Charles C. Franklin, R.L.S. No. 243
SURVEYOR



NOTED: THIS PLAT WAS PREPARED BY THE SURVEYOR, CHARLES C. FRANKLIN, R.L.S. NO. 243, AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE QUALITY OF THE WORKMANSHIP OF THE SURVEYOR. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS OF THE SURVEY AND NOT TO THE VALUE OF THE PROPERTY SURVEYED OR TO ANY OTHER DAMAGES THAT MAY BE INCURRED BY THE PROPERTY OWNER OR ANY OTHER PARTY.

ZONING DEPARTMENT CERTIFICATE

THE PLAT HAS BEEN ADMINISTERED IN ACCORDANCE WITH THE CITY OF ATLANTA
ZONING ORDINANCE, AND THE CITY OF ATLANTA ZONING DEPARTMENT HAS
REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE
WITH THE CITY OF ATLANTA ZONING ORDINANCE.

7-9-21
DATE
Charles C. Franklin, R.L.S. No. 243
SURVEYOR

OWNER'S ACKNOWLEDGMENT

I, THE PROPERTY OWNER, HAVE READ THE PLAT AND HAVE BEEN ADVISED BY THE
SURVEYOR OF THE CONTENTS OF THE PLAT AND OF THE NATURE AND EXTENT OF
THE SURVEY. I HEREBY ACKNOWLEDGE THAT THE PLAT IS TRUE AND CORRECT
AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE CITY OF ATLANTA
ZONING ORDINANCE.

7-9-21
DATE
Charles C. Franklin, R.L.S. No. 243
SURVEYOR

SITE NOTES

TOTAL AREA - 5.681 ACRES
AN LOT AREA - 0.000 S.F.
AN LOT AREA - 0.000 S.F.
AN LOT AREA - 0.000 S.F.
AN LOT AREA - 0.000 S.F.

CURRENT PROPERTY OWNER

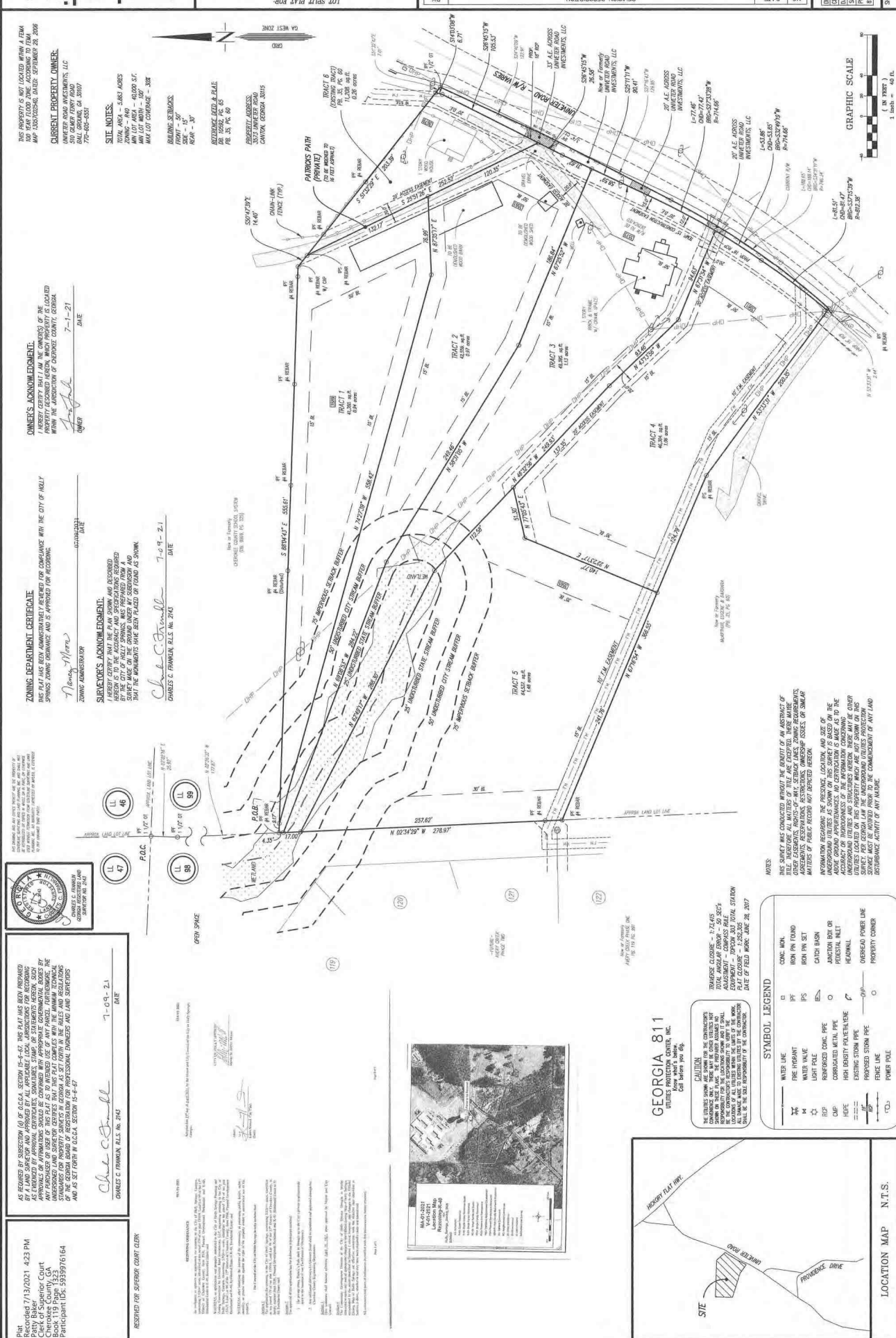
UNIVETER ROAD INVESTMENTS, LLC
UNIVETER ROAD INVESTMENTS, LLC
UNIVETER ROAD INVESTMENTS, LLC
UNIVETER ROAD INVESTMENTS, LLC
UNIVETER ROAD INVESTMENTS, LLC

centerline
Surveying and Land Planning, Inc.
1400 BUCKLE ROAD, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 444-4444 FAX: (214) 444-4444
MAP 1300-2020-0000, DATED: SEPTEMBER 20, 2006

UNIVETER ROAD INVESTMENTS, LLC
LOT 10, 11TH DISTRICT, 2ND SECTION
IN THE CITY OF ATLANTA, GEORGIA
LOT SPLIT PLAT FOR
CHEROKEE COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION

BY	



NOTES

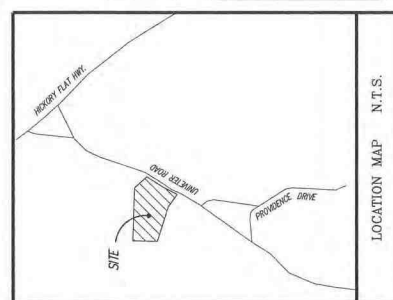
THIS SURVEY WAS CONDUCTED WITHOUT THE PRESENCE OF AN ARBITRATOR OF
THE CITY OF ATLANTA. THE SURVEYOR HAS REVIEWED THE PLAT AND HAS
DETERMINED THAT THE PLAT IS TRUE AND CORRECT AND THAT THE SURVEY
WAS MADE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING
ORDINANCE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE
PROFESSIONAL FEES AND COSTS OF THE SURVEY AND NOT TO THE
VALUE OF THE PROPERTY SURVEYED OR TO ANY OTHER DAMAGES
THAT MAY BE INCURRED BY THE PROPERTY OWNER OR ANY OTHER
PARTY.

SYMBOL LEGEND

SYMBOL	DESCRIPTION
W	WATER LINE
P	PROPOSED POWER LINE
E	EXISTING POWER LINE
F	FENCE LINE
C	CATCH BASIN
R	REINFORCED CONC. PIPE
C	CORRODED CONC. PIPE
M	METAL PIPE
H	HIGH DENSITY POLYETHYLENE
S	STORM PIPE
P	PROPOSED STORM PIPE
E	EXISTING STORM PIPE
F	FENCE LINE
P	POWER LINE

GEORGIA 811
UTILITIES PROTECTION CENTER, INC.

CAUTION
THE SURVEYOR HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS TRUE AND CORRECT AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE CITY OF ATLANTA ZONING ORDINANCE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES AND COSTS OF THE SURVEY AND NOT TO THE VALUE OF THE PROPERTY SURVEYED OR TO ANY OTHER DAMAGES THAT MAY BE INCURRED BY THE PROPERTY OWNER OR ANY OTHER PARTY.



DEED BOOK:14683 PG:1608 Filed: 08/05/2021 03:30 PM Clerk File Number: 28-2021-043187
Rec: \$25.00 TRANSFER TAX \$272.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 1156462359 SubmitterID: 0466245412

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

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF CHEROKEE

File #: 212331

This Indenture made this 5th day of August, 2021, between Univeter Road Investments, LLC, a Georgia Limited Liability Company, of the County of Cherokee, State of Georgia, as party or parties of the first party, hereinafter called Grantor, and Chris Riddle, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

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

All that tract or parcel of land lying and being in Land Lot 99 of the 15th District., 2nd Section, Cherokee County, Georgia, being Tracts 1, 2, 4 and 5 as shown on plat of survey for Univeter Road Investments, LLC, prepared by Centerline Surveying, bearing the seal of Charles C. Franklin, Georgia RLS, dated July 9, 2021, filed for record July 13, 2021 recorded at Plat Book 119, Page 1323, Cherokee County, Georgia Records, said plat being incorporated herein by reference thereto.

TRACTS 1 AND 2 are conveyed together with a 20 foot access and utility easement along Patrick's Path as shown on the above referenced plat, said plat being incorporated herein by reference thereto for a more complete description of the said easement.

TRACTS 4 and 5 are conveyed together with a 20 foot access and utility easement that runs between Tracts 3 and 4 as shown on the above referenced plat, said plat being incorporated herein by reference thereto for a more complete description of the said easement..

DEED BOOK:14683 PG:1609 Filed: 08/05/2021 03:30 PM Clerk File Number: 28-2021-043187

Rec: \$25.00 TRANSFER TAX \$272.00

Patty Baker, Clerk of Superior Court - Cherokee County, GA

ParticipantIDs: 1156462359 SubmitterID: 0466245412

TRACTS 1, 2, 4 and 5 are conveyed together with a 20 foot private sewer easement as shown on Exhibit "C" attached hereto and incorporated herein by reference thereto. The exact location of said easement to be established at a later date.

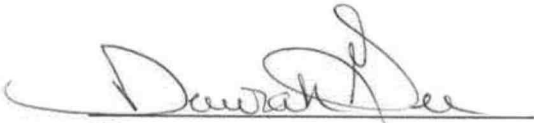
This Deed is given subject to all easements and restrictions of record, if any.

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

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

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

Signed, sealed and delivered in the presence of:


Witness

Univeter Road Investments, LLC


Lee Lusk Member/Manager

(Seal)


Notary Public

(Seal)





DEED BOOK:14683 PAGE:1608 Filed: 08/05/2021 03:30 PM Clerk File Number: 28-2021-043187

PT-61 (Rev. 2-18)

To be filed in **CHEROKEE COUNTY**

PT-61 028-2021-010592

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Univeter Road Investments, LLC				Exempt Code If no exempt code enter NONE	NONE
MAILING ADDRESS (STREET & NUMBER) 510 Gilmer Ferry Road				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$272,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Ball Ground, GA 30107 USA		DATE OF SALE 8/5/2021		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Riddle	FIRST NAME Chris	MIDDLE		3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 219 Gay Thompson Drive				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$272,000.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$272.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Univeter Road			SUITE NUMBER
COUNTY CHEROKEE		CITY (IF APPLICABLE) Holly Springs		MAP & PARCEL NUMBER 15N19 179	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 15th	ACRES	LAND LOT 99	SUB LOT & BLOCK Tracts 1,2,4 & 5
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	

ADDITIONAL BUYERS

None

COPY



**CITY OF HOLLY SPRINGS
PROPOSED BUDGET
For The Year Ending December 31, 2023**

City of Holly Springs
Fiscal Year 2023
Proposed Budget
General Fund Revenues

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-0000-311100	Real Property Tax	5,250,000	6,105,000	855,000
100-0000-311110	Real Property Tax - Public Utility	60,000	58,000	(2,000)
100-0000-311300	Personal Property Tax	185,000	180,000	(5,000)
100-0000-311310	Motor Vehicle Tax	25,000	40,000	15,000
100-0000-311315	Title Ad Valorem Tax (TAVT)	550,000	700,000	150,000
100-0000-311316	Apportioned Vehicles (AAVT)	3,000	4,000	1,000
100-0000-311320	Mobile Home Tax	150	150	-
100-0000-311340	Intangible Tax	110,000	100,000	(10,000)
100-0000-311350	Railroad Equipment Car Tax	1,000	1,000	-
100-0000-311600	Real Estate Transfer Tax	15,000	20,000	5,000
100-0000-311710	Franchise Tax - Electric	475,000	525,000	50,000
100-0000-311730	Franchise Tax - Gas	80,000	100,000	20,000
100-0000-311750	Franchise Tax - Cable	235,000	225,000	(10,000)
100-0000-311760	Franchise Tax - Telephone	5,000	5,500	500
100-0000-316100	Business & Occupational Tax	135,000	80,000	(55,000)
100-0000-316200	Insurance Premium Tax	950,000	1,500,000	550,000
100-0000-316300	Financial Institutions Tax	3,500	2,500	(1,000)
100-0000-319100	Penalties & Interest	10,000	10,000	-
100-0000-319500	FiFa Fees	2,000	2,000	-
100-0000-321100	Alcoholic Beverages License Fees	75,000	75,000	-
100-0000-321140	Pouring Permits	2,500	5,000	2,500
100-0000-322210	Zoning and Land Use Fees	12,500	12,500	-
100-0000-322230	Sign Permits	2,500	2,500	-
100-0000-322300	Special Event Permits	250	250	-
100-0000-322310	Vacant Lot Registration	30	30	-
100-0000-322320	Personal Transportation Veh Permit	30	30	-
100-0000-322990	Other Licenses & Permits	2,500	5,000	2,500
100-0000-323120	Building Permit Revenue	1,000,000	1,000,000	-
100-0000-323125	Certificate of Occupancy Fees	180,000	150,000	(30,000)
100-0000-324100	Building Permit - Reinspection Fees	25,000	25,000	-
100-0000-324105	Building Permit - Sub Fees	75,000	75,000	-
100-0000-324110	Occupational Tax Late Fees	1,250	1,000	(250)
100-0000-331000	Grant Revenue	5,000	5,000	-
100-0000-341100	Court Service Fees	10,000	12,000	2,000
100-0000-341120	Probation Fees	25,000	20,000	(5,000)
100-0000-341130	Drug Testing Fees	250	150	(100)
100-0000-341300	Planning & Development Fees	15,000	25,000	10,000
100-0000-341305	Plan Review Fees	75,000	125,000	50,000
100-0000-341400	Printing & Duplication	250	200	(50)
100-0000-341910	Election Qualifying Fees	540	-	(540)
100-0000-341920	Advertising Fees	7,500	500	(7,000)

City of Holly Springs
Fiscal Year 2023
Proposed Budget
General Fund Revenues

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-0000-342120	Accident/Incident Reports	2,500	2,000	(500)
100-0000-342700	Wrecker Service Contract	18,500	18,500	-
100-0000-342900	Expungements	50	50	-
100-0000-346400	Background Checks	1,000	750	(250)
100-0000-349300	Bad Check Fees	50	100	50
100-0000-351100	Tree Recompense	5,000	5,000	-
100-0000-351170	Municipal Court Fines	600,000	500,000	(100,000)
100-0000-351320	Forfeitures	250	250	-
100-0000-351360	Proceeds from the Sale of Conf Assets	150	750	600
100-0000-351900	Other Fines-Code	15,000	30,000	15,000
100-0000-351905	Other Forfeitures	250	250	-
100-0000-361000	Interest Revenue	11,000	10,000	(1,000)
100-0000-363000	Unrealized Gain/Loss on Investment	5,000	5,000	-
100-0000-371000	Donations from Private Sources	11,500	5,000	(6,500)
100-0000-380000	Miscellaneous Revenue	10,000	10,428	428
100-0000-381000	Rents & Royalties	50,000	5,000	(45,000)
100-0000-383000	Reimbursements for Damaged Property	10,000	2,500	(7,500)
100-0000-392100	Proceeds from the Sale of Assets	25,000	25,000	-
100-0000-393500	Inception of Capital Leases	-	232,112	232,112
Totals		\$ 10,375,000	\$ 12,050,000	\$ 1,675,000

Total Revenue	Projected FY 2022	Projected FY 2023
	10,375,000	12,050,000

Total Expenditures	Projected FY 2022	Projected FY 2023
	10,375,000	12,050,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1110-511100	Salaries & Wages -- Council	42,000	42,000	-
100-1110-512100	Employee Benefits -- Medical	89,833	90,862	(1,029)
100-1110-512110	Employee Benefits -- Dental	3,727	3,854	(127)
100-1110-512120	Employee Benefits -- Add Life	882	882	-
100-1110-512200	FICA	2,604	2,604	-
100-1110-512300	Medicare	609	609	-
100-1110-512400	Employee Benefits -- Retirement	4,251	3,488	762
100-1110-512600	Unemployment	101	144	(43)
100-1110-512700	Workers Comp Insurance	108	107	0
100-1110-523200	Communications	600	600	-
100-1110-523500	Travel	2,000	2,000	-
100-1110-523600	Dues and Fees	750	750	-
100-1110-523700	Education and Training	3,500	3,500	-
100-1110-523900	Other Expenditures	500	500	-
100-1110-531100	General Supplies & Materials	250	250	-
100-1110-531600	Small Equipment	250	250	-
100-1110-531700	Other Supplies -- Uniforms	350	350	-
100-1320-511100	Salaries & Wages	154,500	169,950	(15,450)
100-1320-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-1320-512110	Employee Benefits -- Dental	1,120	1,086	33
100-1320-512120	Employee Benefits -- Add Life	147	147	-
100-1320-512130	Employee Benefits -- Disability	1,008	1,008	-
100-1320-512200	FICA	9,114	9,114	-
100-1320-512300	Medicare	2,240	2,464	(224)
100-1320-512400	Employee Benefits -- Retirement	15,636	14,115	1,521
100-1320-512600	Unemployment	27	38	(11)
100-1320-512700	Workers Comp Insurance	667	727	(59)
100-1320-523200	Communications	600	600	-
100-1320-523500	Travel	-	50	(50)
100-1320-523600	Dues and Fees	1,500	2,000	(500)
100-1320-523700	Education and Training	1,250	1,500	(250)
100-1320-523900	Other Expenditures	1,000	1,000	-
100-1320-531100	General Supplies & Materials	250	250	-
100-1330-511100	Salaries & Wages	194,267	165,576	28,691
100-1330-512100	Employee Benefits -- Medical	41,480	51,787	(10,306)
100-1330-512110	Employee Benefits -- Dental	1,856	1,658	198
100-1330-512120	Employee Benefits -- Add Life	441	368	74
100-1330-512130	Employee Benefits -- Disability	1,424	1,078	346
100-1330-512200	FICA	12,045	10,266	1,779
100-1330-512300	Medicare	2,817	2,401	416
100-1330-512400	Employee Benefits -- Retirement	19,661	13,752	5,909
100-1330-512600	Unemployment	80	95	(15)
100-1330-512700	Workers Comp Insurance	497	422	75
100-1330-521200	Professional Services	10,000	5,000	5,000
100-1330-523200	Communications	600	300	300
100-1330-523300	Advertising	-	250	(250)
100-1330-523500	Travel	3,500	2,500	1,000
100-1330-523600	Dues and Fees	7,500	6,500	1,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1330-523700	Education and Training	1,500	1,500	-
100-1330-523900	Other Expenditures	500	500	-
100-1330-531100	General Supplies & Materials	500	250	250
100-1330-531120	General Supplies & Materials Postage	100	200	(100)
100-1330-531600	Small Equipment	2,250	3,500	(1,250)
100-1330-531630	Software	7,500	21,000	(13,500)
100-1330-531700	Other Supplies -- Uniforms	150	150	-
100-1400-523300	Advertising	1,500	1,500	-
100-1400-571000	Intergovernmental -- Elections	16,000	-	16,000
100-1500-579000	Contingency	103,750	120,500	(16,750)
100-1510-511100	Salaries & Wages	171,304	220,027	(48,723)
100-1510-512100	Employee Benefits -- Medical	71,832	81,994	(10,162)
100-1510-512110	Employee Benefits -- Dental	1,488	2,173	(685)
100-1510-512120	Employee Benefits -- Add Life	441	441	-
100-1510-512130	Employee Benefits -- Disability	1,356	1,417	(61)
100-1510-512200	FICA	10,621	13,642	(3,021)
100-1510-512300	Medicare	2,484	3,190	(706)
100-1510-512400	Employee Benefits -- Retirement	17,337	18,275	(938)
100-1510-512600	Unemployment	80	114	(34)
100-1510-512700	Workers Comp Insurance	439	561	(123)
100-1510-521210	Professional Services - Audit	27,750	27,750	-
100-1510-523300	Advertising	1,500	1,500	-
100-1510-523400	Printing and Binding	2,000	2,000	-
100-1510-523500	Travel	250	150	100
100-1510-523600	Dues and Fees	12,500	12,500	-
100-1510-523700	Education and Training	2,500	1,500	1,000
100-1510-523900	Other Expenditures	150	150	-
100-1510-531100	General Supplies & Materials	1,000	1,000	-
100-1510-531120	General Supplies - Postage	5,000	6,000	(1,000)
100-1510-531270	Gasoline and Diesel	50	-	50
100-1510-531600	Small Equipment	250	250	-
100-1510-531630	Software	-	5,200	(5,200)
100-1516-511100	Salaries & Wages	19,785	24,307	(4,522)
100-1516-512100	Employee Benefits -- Medical	11,366	4,674	6,692
100-1516-512110	Employee Benefits -- Dental	560	204	356
100-1516-512120	Employee Benefits -- Add Life	74	74	-
100-1516-512130	Employee Benefits -- Disability	161	171	(10)
100-1516-512200	FICA	1,263	1,507	(244)
100-1516-512300	Medicare	295	352	(57)
100-1516-512400	Employee Benefits -- Retirement	2,062	2,019	44
100-1516-512600	Unemployment	13	19	(6)
100-1516-512700	Workers Comp Insurance	26	31	(5)
100-1516-523850	Contract Labor	15,000	-	15,000
100-1516-531100	General Supplies & Materials	100	100	-
100-1516-531120	General Supplies - Postage	500	1,500	(1,000)
100-1516-531700	Other Supplies -- Uniforms	75	75	-
100-1530-521200	Professional Services - Legal	25,000	15,000	10,000
100-1535-511100	Salaries & Wages	57,153	79,660	(22,507)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1535-512100	Employee Benefits -- Medical	21,108	18,118	2,990
100-1535-512110	Employee Benefits -- Dental	1,120	1,086	33
100-1535-512120	Employee Benefits -- Add Life	147	147	-
100-1535-512130	Employee Benefits -- Disability	453	480	(27)
100-1535-512200	FICA	3,543	4,939	(1,395)
100-1535-512300	Medicare	829	1,155	(326)
100-1535-512400	Employee Benefits -- Retirement	5,784	6,616	(832)
100-1535-512600	Unemployment	27	38	(11)
100-1535-512700	Workers Comp Insurance	146	203	(57)
100-1535-521200	Professional Services	-	25,000	(25,000)
100-1535-523200	Communications	600	600	-
100-1535-523600	Dues and Fees	750	500	250
100-1535-523900	Other Expenditures	250	250	-
100-1535-531100	General Supplies & Materials	750	500	250
100-1535-531600	Small Equipment	2,500	3,500	(1,000)
100-1535-531630	Software	132,000	135,000	(3,000)
100-1540-511100	Salaries & Wages	-	57,686	(57,686)
100-1540-512100	Employee Benefits -- Medical	-	5,081	(5,081)
100-1540-512110	Employee Benefits -- Dental	-	164	(164)
100-1540-512120	Employee Benefits -- Add Life	-	74	(74)
100-1540-512130	Employee Benefits -- Disability	-	389	(389)
100-1540-512200	FICA	-	3,577	(3,577)
100-1540-512300	Medicare	-	836	(836)
100-1540-512400	Employee Benefits -- Retirement	-	4,791	(4,791)
100-1540-512600	Unemployment	-	19	(19)
100-1540-512700	Workers Comp Insurance	-	147	(147)
100-1540-521200	Professional Services	-	30,000	(30,000)
100-1540-523200	Communications	-	300	(300)
100-1540-523300	Advertising	-	100	(100)
100-1540-523500	Travel	-	1,000	(1,000)
100-1540-523600	Dues and Fees	-	1,500	(1,500)
100-1540-523700	Education and Training	-	1,000	(1,000)
100-1540-523900	Other Expenditures	-	500	(500)
100-1540-531100	General Supplies & Materials	-	250	(250)
100-1540-531120	General Supplies & Materials Postage	-	200	(200)
100-1540-531600	Small Equipment	-	3,500	(3,500)
100-1540-531630	Software	-	6,000	(6,000)
100-1540-531700	Other Supplies -- Uniforms	-	150	(150)
100-1555-521200	Professional Services	10,000	15,000	(5,000)
100-1555-523100	Insurance	170,000	256,800	(86,800)
100-1565-511100	Salaries & Wages	58,489	67,365	(8,875)
100-1565-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-1565-512110	Employee Benefits -- Dental	368	328	40
100-1565-512120	Employee Benefits -- Add Life	147	147	-
100-1565-512130	Employee Benefits -- Disability	315	334	(19)
100-1565-512200	FICA	3,626	4,177	(550)
100-1565-512300	Medicare	848	977	(129)
100-1565-512400	Employee Benefits -- Retirement	4,124	3,926	198

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-1565-512600	Unemployment	53	76	(23)
100-1565-512700	Workers Comp Insurance	5,994	4,921	1,073
100-1565-521200	Professional Services	250	250	-
100-1565-522110	Disposal -- Garbage	500	500	-
100-1565-522140	Lawn Care	300	350	(50)
100-1565-522150	Pest Control	1,250	1,600	(350)
100-1565-522200	Repairs and Maintenance	15,250	16,000	(750)
100-1565-522210	Repairs and Maintenance - Vehicles	2,000	2,500	(500)
100-1565-522320	Rental of Equipment	5,500	6,500	(1,000)
100-1565-523200	Communications	12,000	12,000	-
100-1565-523600	Dues and Fees	500	750	(250)
100-1565-523900	Other Expenditures	2,000	2,000	-
100-1565-531100	General Supplies and Materials	8,000	8,000	-
100-1565-531210	Water and Sewer	4,000	2,000	2,000
100-1565-531220	Natural Gas	2,500	2,000	500
100-1565-531230	Electricity	15,000	15,000	-
100-1565-531270	Gasoline and Diesel	2,500	3,500	(1,000)
100-1565-531600	Small Equipment	1,000	2,000	(1,000)
100-1565-531630	Software	1,000	750	250
100-1565-531700	Other Supplies -- Uniforms	100	100	-
100-2650-511100	Salaries & Wages	152,308	177,070	(24,762)
100-2650-511300	Salaries & Wages - Overtime	1,000	1,000	-
100-2650-512100	Employee Benefits -- Medical	60,703	55,611	5,092
100-2650-512110	Employee Benefits -- Dental	3,359	2,131	1,227
100-2650-512120	Employee Benefits -- Add Life	441	441	-
100-2650-512130	Employee Benefits -- Disability	1,086	1,170	(84)
100-2650-512200	FICA	9,505	11,040	(1,535)
100-2650-512300	Medicare	2,223	2,582	(359)
100-2650-512400	Employee Benefits -- Retirement	14,200	13,793	407
100-2650-512600	Unemployment	106	152	(46)
100-2650-512700	Workers Comp Insurance	392	454	(62)
100-2650-521200	Professional Services - Public Defenders	12,750	10,000	2,750
100-2650-521230	Professional Services -Legal Solicitor/Judge	120,000	120,000	-
100-2650-522320	Rental of Equipment	1,750	1,750	-
100-2650-523200	Communications	500	500	-
100-2650-523300	Advertising	50	50	-
100-2650-523400	Printing and Binding	100	100	-
100-2650-523500	Travel	500	1,000	(500)
100-2650-523600	Dues and Fees	500	750	(250)
100-2650-523700	Education and Training	675	675	-
100-2650-523900	Other Expenditures	150	150	-
100-2650-531100	General Supplies & Materials	2,000	1,500	500
100-2650-531120	General Supplies - Postage	500	750	(250)
100-2650-531270	Gasoline and Diesel	50	-	50
100-2650-531300	Food Supplies	4,500	4,100	400
100-2650-531600	Small Equipment	500	500	-
100-2650-531630	Software	25,000	20,000	5,000
100-2650-531700	Other Supplies -- Uniforms	250	-	250

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-2650-571000	Intergovernmental - Cherokee (Inmate Housing)	5,000	7,500	(2,500)
100-3210-511100	Salaries & Wages	353,342	566,854	(213,512)
100-3210-511300	Salaries & Wages -- Overtime	6,000	4,000	2,000
100-3210-512100	Employee Benefits -- Medical	112,807	95,310	17,497
100-3210-512110	Employee Benefits -- Dental	6,717	3,892	2,825
100-3210-512120	Employee Benefits -- Add Life	809	956	(147)
100-3210-512130	Employee Benefits -- Disability	2,975	3,478	(503)
100-3210-512200	FICA	22,403	35,641	(13,238)
100-3210-512300	Medicare	5,239	8,335	(3,096)
100-3210-512400	Employee Benefits -- Retirement	33,495	45,231	(11,736)
100-3210-512600	Unemployment	186	304	(118)
100-3210-512700	Workers Comp Insurance	14,439	17,862	(3,424)
100-3210-521200	Professional Services	1,000	1,000	-
100-3210-522210	Repairs and Maintenance - Vehicles	5,000	5,500	(500)
100-3210-522320	Rental of Equipment	5,000	5,000	-
100-3210-523200	Communications	3,300	2,500	800
100-3210-523300	Advertising	3,000	5,000	(2,000)
100-3210-523400	Printing and Binding	500	600	(100)
100-3210-523500	Travel	6,000	6,000	-
100-3210-523600	Dues and Fees	5,000	5,000	-
100-3210-523700	Education and Training	9,000	6,000	3,000
100-3210-523900	Other Expenditures	2,000	2,000	-
100-3210-531100	General Supplies and Materials	3,000	2,000	1,000
100-3210-531120	General Supplies - Postage	250	1,000	(750)
100-3210-531270	Gasoline and Diesel	9,000	18,000	(9,000)
100-3210-531600	Small Equipment	4,000	4,000	-
100-3210-531630	Software	5,000	1,000	4,000
100-3210-531700	Other Supplies -- Uniforms	3,000	4,500	(1,500)
100-3221-511100	Salaries & Wages	246,269	290,027	(43,758)
100-3221-511300	Salaries & Wages -- Overtime	6,000	6,000	-
100-3221-512100	Employee Benefits -- Medical	62,589	82,116	(19,527)
100-3221-512110	Employee Benefits -- Dental	2,975	4,345	(1,370)
100-3221-512120	Employee Benefits -- Add Life	588	588	-
100-3221-512130	Employee Benefits -- Disability	1,746	1,823	(76)
100-3221-512200	FICA	15,641	18,354	(2,713)
100-3221-512300	Medicare	3,658	4,292	(634)
100-3221-512400	Employee Benefits -- Retirement	25,531	24,587	944
100-3221-512600	Unemployment	106	152	(46)
100-3221-512700	Workers Comp Insurance	11,423	11,057	366
100-3221-521200	Professional Services	-	750	(750)
100-3221-522210	Repairs and Maintenance - Vehicles	3,000	3,000	-
100-3221-523200	Communications	2,300	1,500	800
100-3221-523400	Printing and Binding	100	250	(150)
100-3221-523500	Travel	1,500	2,000	(500)
100-3221-523600	Dues and Fees	1,000	750	250
100-3221-523700	Education and Training	2,500	2,500	-
100-3221-523900	Other Expenditures	200	500	(300)
100-3221-531100	General Supplies and Materials	1,500	1,000	500

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-3221-531120	General Supplies - Postage	50	50	-
100-3221-531270	Gasoline and Diesel	4,500	10,000	(5,500)
100-3221-531600	Small Equipment	5,500	3,000	2,500
100-3221-531630	Software	7,000	5,500	1,500
100-3221-531700	Other Supplies -- Uniforms	1,000	1,000	-
100-3222-511100	Salaries & Wages	51,989	64,598	(12,609)
100-3222-511300	Salaries & Wages -- Overtime	2,000	2,000	-
100-3222-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-3222-512110	Employee Benefits -- Dental	368	328	40
100-3222-512120	Employee Benefits -- Add Life	147	147	-
100-3222-512130	Employee Benefits -- Disability	374	397	(23)
100-3222-512200	FICA	3,347	4,129	(782)
100-3222-512300	Medicare	783	966	(183)
100-3222-512400	Employee Benefits -- Retirement	5,464	5,531	(67)
100-3222-512600	Unemployment	27	38	(11)
100-3222-512700	Workers Comp Insurance	2,445	2,487	(43)
100-3222-522210	Repairs and Maintenance - Vehicles	2,000	2,500	(500)
100-3222-523600	Dues and Fees	150	100	50
100-3222-531270	Gasoline and Diesel	4,000	5,000	(1,000)
100-3223-511100	Salaries & Wages	1,443,053	1,767,665	(324,613)
100-3223-511300	Salaries & Wages -- Overtime	54,000	52,000	2,000
100-3223-512100	Employee Benefits -- Medical	487,445	440,306	47,138
100-3223-512110	Employee Benefits -- Dental	20,076	19,737	339
100-3223-512120	Employee Benefits -- Add Life	4,116	4,116	-
100-3223-512130	Employee Benefits -- Disability	10,816	11,314	(498)
100-3223-512200	FICA	92,817	113,191	(20,374)
100-3223-512300	Medicare	21,707	26,472	(4,765)
100-3223-512400	Employee Benefits -- Retirement	151,509	151,632	(123)
100-3223-512600	Unemployment	745	1,064	(319)
100-3223-512700	Workers Comp Insurance	67,786	68,189	(402)
100-3223-521200	Professional Services	3,500	5,000	(1,500)
100-3223-522200	Repairs and Maintenance	20,700	5,000	15,700
100-3223-522210	Repairs and Maintenance - Vehicles	60,000	70,000	(10,000)
100-3223-523200	Communications	22,500	15,000	7,500
100-3223-523400	Printing and Binding	500	500	-
100-3223-523500	Travel	7,000	7,000	-
100-3223-523600	Dues and Fees	2,500	4,000	(1,500)
100-3223-523700	Education and Training	12,000	12,000	-
100-3223-523900	Other Expenditures	4,000	2,000	2,000
100-3223-531100	General Supplies and Materials	4,000	4,000	-
100-3223-531270	Gasoline and Diesel	95,000	130,000	(35,000)
100-3223-531600	Small Equipment	15,000	20,000	(5,000)
100-3223-531630	Software	20,000	20,000	-
100-3223-531700	Other Supplies -- Uniforms	35,000	51,000	(16,000)
100-3223-572000	Payments to Other Agencies	-	7,500	(7,500)
100-3240-511100	Salaries & Wages	57,773	68,488	(10,716)
100-3240-511300	Salaries & Wages -- Overtime	2,000	2,000	-
100-3240-512100	Employee Benefits -- Medical	19,729	10,162	9,567

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-3240-512110	Employee Benefits -- Dental	1,120	328	792
100-3240-512120	Employee Benefits -- Add Life	147	147	-
100-3240-512130	Employee Benefits -- Disability	399	441	(42)
100-3240-512200	FICA	3,706	4,370	(664)
100-3240-512300	Medicare	867	1,022	(155)
100-3240-512400	Employee Benefits -- Retirement	6,049	5,854	195
100-3240-512600	Unemployment	27	38	(11)
100-3240-512700	Workers Comp Insurance	2,707	2,633	74
100-3240-522210	Repairs and Maintenance - Vehicles	2,000	2,000	-
100-3240-523200	Communications	500	-	500
100-3240-523500	Travel	4,000	4,000	-
100-3240-523600	Dues and Fees	1,500	750	750
100-3240-523700	Education and Training	6,000	6,000	-
100-3240-531100	General Supplies and Materials	2,000	2,000	-
100-3240-531110	Weapons Supplies & Ammunition	40,000	40,000	-
100-3240-531270	Gasoline and Diesel	1,500	2,000	(500)
100-3240-531600	Small Equipment	10,000	10,000	-
100-3240-531700	Other Supplies -- Uniforms	300	500	(200)
100-3240-571000	Intergovernmental	2,500	2,500	-
100-3260-521200	Professional Services	250	250	-
100-3260-522110	Disposal -- Garbage	1,500	1,500	-
100-3260-522150	Pest Control	1,000	1,000	-
100-3260-522200	Repairs & Maintenance	12,800	12,000	800
100-3260-522310	Rental of Land & Building	-	45,000	(45,000)
100-3260-523200	Communications	12,000	12,000	-
100-3260-531100	General Supplies and Materials	3,500	3,000	500
100-3260-531210	Water/Sewer	6,000	5,000	1,000
100-3260-531230	Electricity	13,500	12,000	1,500
100-3260-531600	Small Equipment	6,500	9,200	(2,700)
100-3260-531630	Software	1,300	1,300	-
100-3450-511100	Salaries & Wages	50,753	68,691	(17,937)
100-3450-512100	Employee Benefits -- Medical	10,117	10,162	(45)
100-3450-512110	Employee Benefits -- Dental	368	328	40
100-3450-512120	Employee Benefits -- Add Life	147	147	-
100-3450-512130	Employee Benefits -- Disability	402	426	(24)
100-3450-512200	FICA	3,147	4,259	(1,112)
100-3450-512300	Medicare	736	996	(260)
100-3450-512400	Employee Benefits -- Retirement	5,136	5,705	(569)
100-3450-512600	Unemployment	27	38	(11)
100-3450-512700	Workers Comp Insurance	2,298	2,566	(267)
100-3450-523200	Communications	600	500	100
100-3450-523500	Travel	250	500	(250)
100-3450-523600	Dues and Fees	300	250	50
100-3450-523700	Education and Training	250	250	-
100-3450-531100	General Supplies and Materials	150	-	150
100-3450-531600	Small Equipment	250	250	-
100-3450-531630	Software	3,000	3,000	-
100-3450-531700	Other Supplies -- Uniforms	1,000	1,000	-

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-3500-571000	Intergovernmental -- Cherokee Co	2,695,880	-	2,695,880
100-4200-521220	Professional Services -- Engineers	2,000	100	1,900
100-4200-522110	Disposal -- Garbage	1,500	1,200	300
100-4200-522140	Lawn Care	1,200	-	1,200
100-4200-522150	Pest Control	750	250	500
100-4200-522200	Repair & Maintenance	51,100	75,000	(23,900)
100-4200-522210	Repair & Maintenance -- Vehicles	7,500	5,000	2,500
100-4200-522320	Rental of Equipment	2,500	2,000	500
100-4200-523850	Contract Labor	450,000	475,000	(25,000)
100-4200-523900	Other Expenditures	250	250	-
100-4200-531100	General Supplies & Materials	750	500	250
100-4200-531230	Electricity	2,500	1,500	1,000
100-4200-531270	Gasoline/Diesel	5,000	5,000	-
100-4200-531600	Small Equipment	2,000	1,000	1,000
100-4200-541400	Capital Outlay Infrastructure	-	3,035,480	(3,035,480)
100-4260-522200	Street Lights -- Repairs & Maintenance	5,000	5,000	-
100-4260-531230	Electricity -- Street Lights	120,000	130,000	(10,000)
100-4270-522200	Traffic Lights -- Repairs & Maintenance	22,000	20,000	2,000
100-4270-531230	Electricity -- Traffic Lights	3,000	3,000	-
100-6240-522200	Repairs & Maintenance	31,500	31,500	-
100-6240-523500	Travel	750	750	-
100-6240-523600	Dues and Fees	500	500	-
100-6240-523700	Education and Training	1,000	1,000	-
100-6240-531100	General Supplies & Materials	750	750	-
100-6240-531400	Books and Periodicals	500	500	-
100-6500-571000	Intergovernmental - Sequoyah Regional Library	4,000	4,000	-
100-7200-511100	Salaries & Wages	207,284	224,867	(17,583)
100-7200-511300	Overtime	500	-	500
100-7200-512100	Employee Benefits -- Medical	20,234	38,442	(18,208)
100-7200-512110	Employee Benefits -- Dental	2,224	1,623	601
100-7200-512120	Employee Benefits -- Add Life	434	515	(81)
100-7200-512130	Employee Benefits -- Disability	1,664	1,521	143
100-7200-512200	FICA	12,883	13,973	(1,090)
100-7200-512300	Medicare	3,013	3,268	(255)
100-7200-512400	Employee Benefits -- Retirement	21,029	18,718	2,311
100-7200-512600	Unemployment	106	152	(46)
100-7200-512700	Workers Comp Insurance	3,551	2,621	930
100-7200-521230	Professional Services -- Legal	1,000	1,000	-
100-7200-522210	Repair & Maintenance -- Vehicles	3,000	3,000	-
100-7200-523200	Communications	3,500	2,500	1,000
100-7200-523300	Advertising	500	10,000	(9,500)
100-7200-523400	Printing and Binding	100	200	(100)
100-7200-523500	Travel	1,000	1,000	-
100-7200-523600	Dues and Fees	1,000	1,000	-
100-7200-523700	Education and Training	1,000	1,000	-
100-7200-523850	Contract Labor	30,000	-	30,000
100-7200-523900	Other Expenditures	100	250	(150)
100-7200-531100	General Supplies & Materials	250	250	-

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-7200-531120	General Supplies -- Postage	100	-	100
100-7200-531270	Gasoline/Diesel	4,000	4,000	-
100-7200-531400	Books and Periodicals	100	100	-
100-7200-531600	Small Equipment	1,500	1,500	-
100-7200-531630	Software	-	4,000	(4,000)
100-7200-531700	Other Supplies -- Uniforms	750	250	500
100-7400-511100	Salaries & Wages	102,114	131,441	(29,327)
100-7400-512100	Employee Benefits -- Medical	21,483	28,501	(7,018)
100-7400-512110	Employee Benefits -- Dental	560	390	170
100-7400-512120	Employee Benefits -- Add Life	221	294	(74)
100-7400-512130	Employee Benefits -- Disability	809	1,057	(248)
100-7400-512200	FICA	6,331	8,149	(1,818)
100-7400-512300	Medicare	1,481	1,906	(425)
100-7400-512400	Employee Benefits -- Retirement	10,334	10,917	(583)
100-7400-512600	Unemployment	40	76	(36)
100-7400-512700	Workers Comp Insurance	4,780	6,262	(1,482)
100-7400-521220	Professional Services -- Engineering	75,000	75,000	-
100-7400-521230	Professional Services -- Legal	7,000	7,000	-
100-7400-521300	Technical Services --Planning	2,500	2,500	-
100-7400-523200	Communications	600	600	-
100-7400-523300	Advertising	20,000	20,000	-
100-7400-523400	Printing and Binding	400	500	(100)
100-7400-523500	Travel	1,000	1,000	-
100-7400-523600	Dues and Fees	1,750	2,500	(750)
100-7400-523700	Education and Training	750	750	-
100-7400-523860	Planning & Zoning Meetings	3,000	3,000	-
100-7400-523900	Other Expenditures	250	250	-
100-7400-531100	General Supplies and Materials	250	250	-
100-7400-531120	General Supplies and Materials - Postage	100	1,000	(900)
100-7400-531270	Gasoline/Diesel	50	50	-
100-7400-531600	Small Equipment	250	250	-
100-7400-531630	Software	-	30,500	(30,500)
100-7520-511100	Salaries & Wages	10,609	13,190	(2,581)
100-7520-512200	FICA	658	818	(160)
100-7520-512300	Medicare	154	191	(37)
100-7520-512400	Employee Benefits -- Retirement	1,074	1,095	(22)
100-7520-512700	Workers Comp Insurance	46	56	(11)
100-7520-571000	Intergovernmental - Cherokee Office of Economic D	13,000	13,000	-
100-7550-511100	Salaries & Wages	53,361	60,551	(7,190)
100-7550-512100	Employee Benefits -- Medical	19,729	18,120	1,609
100-7550-512110	Employee Benefits -- Dental	1,120	1,086	33
100-7550-512120	Employee Benefits -- Add Life	147	147	-
100-7550-512130	Employee Benefits -- Disability	598	635	(36)
100-7550-512200	FICA	3,370	3,816	(446)
100-7550-512300	Medicare	788	892	(104)
100-7550-512400	Employee Benefits -- Retirement	5,502	5,112	389
100-7550-512600	Unemployment	27	38	(11)
100-7550-512700	Workers Comp Insurance	235	263	(28)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
General Fund Expenditures

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
100-7550-523200	Communications	600	600	-
100-7550-523500	Travel	700	700	-
100-7550-523600	Dues and Fees	1,000	1,400	(400)
100-7550-523700	Education and Training	1,700	1,300	400
100-7550-523850	Contract Labor	6,000	-	6,000
100-7550-531100	Supplies - Special Events	16,000	-	16,000
100-7550-531600	Small Equipment	250	-	250
100-7550-531630	Software	1,300	1,000	300
100-8000-581200	Capital Lease	-	113,781	(113,781)
100-9000-611000	Transfer to TAD	-	45,591	(45,591)
	<i>Total</i>	\$ 10,375,000	\$ 12,050,000	\$ (1,675,000)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
American Rescue Plan Act of 2021

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
230-0000-33-1000	Grant Revenue	2,883,302	-	(2,883,302)
230-0000-36-1000	Interest Revenue	1,096	1,500	404
230-0000-38-0000	Fund Balance	2,883,302	5,767,700	2,884,398
	TOTAL REVENUES	\$ 5,767,700	\$ 5,769,200	\$ 1,500
230-4910-54-1400	Capital Outlay Infrastructure	5,767,700	2,618,225	3,149,475
230-3500-571000	Intergovernmental -- Cherokee Co	-	3,150,975	(3,150,975)
	TOTAL EXPENDITURES	\$ 5,767,700	\$ 5,769,200	\$ (1,500)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Operating Grant Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
250-0000-331000	Grant Revenue	90,000	75,000	(15,000)
	TOTAL REVENUES	\$ 90,000	\$ 75,000	\$ (15,000)
250-7640-572000	Payments to Other Agencies	90,000	75,000	15,000
	TOTAL EXPENDITURES	\$ 90,000	\$ 75,000	\$ 15,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Parks Recreation Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
270-0000-314200	Beer/Wine Alcoholic Bev. Excise Tax	255,000	300,000	45,000
270-0000-314250	Distilled Spirit Alcoholic Bev. Excise Tax	90,000	120,000	30,000
270-0000-314300	Local Option Mixed Drink Tax	50,000	60,000	10,000
270-0000-319100	Penalties and Interest	100	-	(100)
270-0000-349300	Bad Check Fees	50	-	(50)
270-0000-381000	Rents and Royalties	12,000	20,000	8,000
	TOTAL REVENUES	\$ 407,150	\$ 500,000	\$ 92,850
270-5530-522110	Disposal - Garbage Depot	750	500	250
270-5530-522150	Pest Control - Depot	750	750	-
270-5530-522200	Repairs & Maintenance - Depot	20,000	5,000	15,000
270-5530-523200	Communications - Depot	2,300	1,750	550
270-5530-531100	General Supplies - Depot	1,500	1,500	-
270-5530-531210	Water/Sewer - Depot	250	250	-
270-5530-531220	Natural Gas - Depot	2,000	2,300	(300)
270-5530-531230	Electricity - Depot	5,000	5,000	-
270-5530-531600	Small Equipment - Depot	500	500	-
270-5530-541300	Capital Outlay - Buildings	152,600	250,000	(97,400)
270-6220-522110	Disposal - Garbage Parks	750	1,000	(250)
270-6220-522140	Lawn Care	8,000	8,000	-
270-6220-522150	Pest Control - Parks	750	750	-
270-6220-522200	Repairs & Maintenance - Parks	50,000	48,825	1,175
270-6220-522320	Rental of Equipment	1,000	1,000	-
270-6220-523200	Communications - Parks	-	375	(375)
270-6220-523600	Dues and Fees	500	500	-
270-6220-523850	Contract Labor	50,000	60,000	(10,000)
270-6220-531100	General Supplies & Materials - Parks	1,000	2,000	(1,000)
270-6220-531210	Water/Sewer - Parks	6,000	6,000	-
270-6220-531230	Electricity - Parks	3,000	3,500	(500)
270-6220-531600	Small Equipment - Parks	500	500	-
270-6220-541200	Capital Outlay - Parks	100,000	100,000	-
	TOTAL EXPENDITURES	\$ 407,150	\$ 500,000	\$ (92,850)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Tax Allocation District Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
272-0000-337000	Intergovernmental - Cherokee County Government	-	59,289	59,289
272-0000-337050	Intergovernmental - Cherokee County School District	-	195,255	195,255
272-0000-391000	Transfers from General Fund	-	45,591	45,591
	TOTAL REVENUES	\$ -	\$ 300,135	\$ 300,135
272-8000-582100	Transfer to Debt Service Fund	-	300,135	(300,135)
	TOTAL EXPENDITURES	\$ -	\$ 300,135	\$ (300,135)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Hotel/Motel Tax Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
275-0000-314100	Hotel/Motel Tax	6,000	6,000	-
	TOTAL REVENUES	\$ 6,000	\$ 6,000	\$ -
275-7540-523300	Advertising/Promotions	6,000	5,000	(1,000)
275-7540-572000	Payment to Other Agencies	-	1,000	1,000
	TOTAL EXPENDITURES	\$ 6,000	\$ 6,000	\$ -

City of Holly Springs
Fiscal Year 2023 Proposed Budget
SPLOST III Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
320-0000-343200	Special Assessments - Crestmont	5,964	5,964	-
320-0000-134000	Prior Year Fund Balance	280,036	284,036	4,000
	TOTAL REVENUES	\$ 286,000	\$ 290,000	\$ 4,000
320-4224-541400	Capital Outlay - Infrastructure	286,000	290,000	(4,000)
	TOTAL EXPENDITURES	\$ 286,000	\$ 290,000	\$ (4,000)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
SPLOST V Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
326-0000-313200	SPLOST V Revenue	2,281,200	2,825,000	543,800
326-0000-331001	Grant Revenue - LMIG	156,520	160,000	3,480
326-0000-331002	Grant Revenue - SRTA	12,280	850,000	837,720
326-0000-393000	Proceeds from GTIB Loan Phase II	5,500,000	3,500,000	(2,000,000)
326-0000-393000	Proceeds from GTIB Loan Phase III	-	4,500,000	4,500,000
	TOTAL REVENUES	\$ 7,950,000	\$ 11,835,000	\$ 3,885,000
326-1565-541300	Capital Outlay - Buildings	50,000	250,000	(200,000)
326-3200-542100	Capital Outlay - Police Equipment	145,000	10,000	135,000
326-3200-542200	Capital Outlay - Police Cars	241,000	-	241,000
326-4200-541200	Capital Outlay - Sites	-	1,500,000	(1,500,000)
326-4200-542100	Capital Outlay - Equipment	-	25,000	(25,000)
326-4200-541410	Capital Outlay - Infrastructure	461,090	600,000	(138,910)
326-4200-541425	Capital Outlay - Industrial Connector	250,000	250,000	-
326-4200-541435	Capital Outlay - HS Pkwy Phase II	3,500,000	4,750,000	(1,250,000)
326-4200-541445	Capital Outlay - HS Pkwy Phase III	2,002,910	3,000,000	(997,090)
326-4200-541450	Capital Outlay - Holly Street LCI	100,000	100,000	-
326-4224-541430	Capital Outlay - HS Pkwy Sidewalk	100,000	100,000	-
326-4224-541440	Capital Outlay - Hickory Road Sidewalk	1,000,000	1,000,000	-
326-4224-541450	Capital Outlay - Palm Street Sidewalk	50,000	-	50,000
326-4270-541400	Capital Outlay - Fox Creek/Turner Village	50,000	250,000	(200,000)
	TOTAL EXPENDITURES	\$ 7,950,000	\$ 11,835,000	\$ (3,885,000)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Town Center Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
350-0000-135000	PY Fund Balance	53,400	-	(53,400)
350-0000-391000	Transfers from DDA	-	300,000	300,000
350-0000-391000	Transfers from URA - Site	3,378,057	3,454,000	75,943
350-0000-391000	Transfers from URA - Buildings	5,996,943	-	(5,996,943)
	TOTAL REVENUES	\$ 9,428,400	\$ 3,754,000	\$ (5,674,400)
350-1565-521200	Professional Services	53,400	-	53,400
350-1565-541200	Capital Outlay - Site Improvements	3,378,057	3,754,000	(375,943)
350-1565-541300	Capital Outlay - Buildings	5,996,943	-	5,996,943
	TOTAL EXPENDITURES	\$ 9,428,400	\$ 3,754,000	\$ 5,674,400

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Urban Redevelopment Agency

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
360-0000-393000	Proceeds of General Long-term Debt	9,375,000	3,454,000	(5,921,000)
	TOTAL REVENUES	\$ 9,375,000	\$ 3,454,000	\$ (5,921,000)
360-9000-611000	Transfers to Town Center Fund	9,375,000	3,454,000	5,921,000
	TOTAL EXPENSES	\$ 9,375,000	\$ 3,454,000	\$ 5,921,000

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Debt Service Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
400-0000-391000	Transfer from Downtown Development Authority	2,000,000	2,000,000	-
400-0000-391000	Transfer from TAD Fund	-	300,135	300,135
	TOTAL REVENUES	\$ 2,000,000	\$ 2,300,135	\$ 300,135
400-8000-579000	Contingency	608,672	814,869	(206,197)
400-8000-581100	Debt Service - Bond Principal HSPRA	322,084	329,475	(7,391)
400-8000-582100	Debt Service - Bond Interest HSPRA	36,652	29,300	7,352
400-8000-581100	Debt Service - Bond Principal URA 2019	555,556	555,556	-
400-8000-581100	Debt Service - Bond Principal URA 2020	115,385	230,770	(115,385)
400-8000-582100	Debt Service - Bond Interest URA 2019	135,362	118,000	17,362
400-8000-582100	Debt Service - Bond Interest URA 2020	71,480	67,355	4,125
400-8000-582100	Debt Service - Bond Interest URA 2021	154,809	154,810	(1)
	TOTAL EXPENDITURES	\$ 2,000,000	\$ 2,300,135	\$ (300,135)

City of Holly Springs
Fiscal Year 2023 Proposed Budget
Stormwater Fund

Account Number	Description	Budgets		Variance
		FY 2022 Original	FY 2023 Proposed	
560-0000-344260	Stormwater Utility Fees	460,000	470,000	10,000
	TOTAL REVENUES	\$ 460,000	\$ 470,000	\$ 10,000
560-4910-511100	Salaries & Wages	101,058	58,287	42,771
560-4910-512100	Employee Benefits - Medical Insurance	20,234	10,162	10,073
560-4910-512110	Employee Benefits - Dental	736	328	409
560-4910-512125	Employee Benefits - Disability	796	377	419
560-4910-512150	Employee Benefits - ADD Life	294	147	147
560-4910-512200	FICA	6,266	3,614	2,652
560-4910-512300	Medicare	1,465	845	620
560-4910-512400	Employee Benefits - Retirement	10,228	4,841	5,386
560-4910-512600	Unemployment	53	38	15
560-4910-512700	Workers Comp Insurance	5,878	2,748	3,129
560-4910-521230	Professional Services Legal	1,000	1,000	-
560-4910-522100	Professional Services Engineering	100,000	100,000	-
560-4910-522200	Repairs & Maintenance	67,510	152,314	(84,804)
560-4910-522210	Repairs & Maintenance Vehicles	2,500	2,500	-
560-4910-522320	Rental of Equipment	5,000	5,000	-
560-4910-523200	Communications	3,000	2,000	1,000
560-4910-523400	Printing & Binding	100	100	-
560-4910-523600	Dues & Fees	6,500	6,500	-
560-4910-523700	Training	2,500	2,500	-
560-4910-523850	Contract Labor	15,000	5,000	10,000
560-4910-523900	Other Expenditures	100	250	(150)
560-4910-531100	General Supplies and Materials	500	500	-
560-4910-531120	General Supplies - Postage	250	1,500	(1,250)
560-4910-531210	Water/Sewer	2,500	1,000	1,500
560-4910-531270	Gasoline & Diesel	4,000	4,000	-
560-4910-531600	Small Tools & Equipment	2,100	1,000	1,100
560-4910-531700	Office Supplies Uniforms	1,000	250	750
560-4910-561000	Depreciation	89,832	95,000	(5,168)
560-4910-579000	Contingency	4,600	4,700	(100)
560-8000-582200	Capital Lease Interest	5,000	3,500	1,500
	TOTAL EXPENSES	\$ 460,000	\$ 470,000	\$ (10,000)



**CITY OF HOLLY SPRINGS
CAPITAL IMPROVEMENT PLAN
FOR THE YEARS 2023 - 2027**

**City of Holly Springs
Capital Improvement Plan
For the Years 2023 - 2027**

Transportation Facilities, Improvements and Related Debt

Project	2023	2024	2025	2026	2027	Total
Ash Street	209,483	-	-	-	165,223	374,706
Cedar Valley Court	-	-	57,636	-	-	57,636
Cedar Valley Drive	-	-	57,636	-	-	57,636
Crestmont Lane	-	174,829	-	-	-	174,829
Crown Avenue	38,792	-	-	-	30,739	69,531
Cypress Court	-	-	42,266	-	-	42,266
Fox Creek Blvd	-	-	48,030	-	-	48,030
Fox Creek Crossing	-	-	57,636	-	-	57,636
Fox Creek Drive	-	-	24,976	-	-	24,976
Fox Creek/Turner Village Traffic Signal	250,000	-	-	-	-	250,000
Fox Overlook	-	-	5,764	-	-	5,764
Harmony Lake Drive Bridge Deck replacement	50,000	-	-	-	-	50,000
Harmony Lake Drive Southside	201,725	-	-	-	-	201,725
Hickory Road Sidewalk Project (Fill in the Gaps)	1,000,000	-	-	-	-	1,000,000
Hickory Road Culvert/Grade Change Project	1,653,705	-	-	-	-	1,653,705
Hickory Springs Industrial Drive	2,000,000	-	-	-	-	2,000,000
Hickory Springs Parkway (fka Industrial Connector)	2,250,000	-	-	-	-	2,250,000
Holly Commons Parkway	-	-	-	38,424	-	38,424
Holly Lane	-	140,248	-	-	-	140,248
Holly Springs Parkway (Home Depot to Kroger)	-	37,375	-	-	-	37,375
Holly Springs Parkway Sidewalk (Serenity)	150,000	-	-	-	-	150,000
Holly Springs Parkway Widening Project Ph II	4,750,000	-	-	-	-	4,750,000
Holly Springs Parkway Widening Project Ph III	3,000,000	1,500,000	1,500,000	-	-	6,000,000
Holly Street LCI Project	100,000	100,000	100,000	750,000	50,000	1,100,000
Indian Trail	-	28,818	-	-	-	28,818
Joel Court	-	19,212	-	-	-	19,212
Kimberly Place	-	96,060	-	-	-	96,060

**City of Holly Springs
Capital Improvement Plan
For the Years 2023 - 2027**

Transportation Facilities, Improvements and Related Debt (Continued)

Project	2023	2024	2025	2026	2027	Total
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
Old Holly Springs Road	-	38,424	-	-	-	38,424
Palm Street Improvement Project	-	-	500,000	1,000,000	500,000	2,000,000
Paper Trail Way	-	-	-	-	11,527	11,527
Peninsula Point	-	-	-	134,484	-	134,484
Peninsula Point Bridge Deck replacement	50,000	-	-	-	-	50,000
Rachel Drive	-	19,212	-	-	-	19,212
Red Coat Lane	-	-	24,976	-	-	24,976
Royal Crescent Court	-	-	-	-	7,685	7,685
Royal Crescent Terrace	-	-	-	-	76,848	76,848
Serena Lane	-	-	-	19,212	-	19,212
Sixes Road	-	-	-	-	461,088	461,088
Spring Place	-	15,370	-	-	-	15,370
Spring Trail	-	28,843	-	-	-	28,843
St. James Place	-	-	-	-	15,370	15,370
Wellstar Way	-	-	-	76,848	-	76,848
White Oak Court	-	-	-	9,606	-	9,606
White Oak Terrace	-	-	-	28,818	-	28,818
Town Center Streetscapes	290,000	-	-	-	-	290,000
Other Transportation Improvement Projects	-	-	100,000	-	-	100,000
	<u>\$ 15,993,705</u>	<u>\$ 2,378,983</u>	<u>\$ 2,518,919</u>	<u>\$ 2,163,058</u>	<u>\$ 1,318,480</u>	<u>\$ 24,373,145</u>

**City of Holly Springs
Capital Improvement Plan
For the Years 2023 - 2027**

Public Safety Vehicles, Equipment and Related Debt

Project	2023	2024	2025	2026	2027	Total
Public Safety Equipment and Vehicles	10,000	150,000	150,000	150,000	150,000	610,000
	<u>\$ 10,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 150,000</u>	<u>\$ 610,000</u>

General Government Buildings and Related Debt

Project	2023	2024	2025	2026	2027	Total
General Government Buildings	250,000	5,000,000	5,000,000	-	-	10,250,000
General Government Site Improvements	5,254,000	-	-	-	-	5,254,000
	<u>\$ 5,504,000</u>	<u>\$ 5,000,000</u>	<u>\$ 5,000,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,504,000</u>

Public Works and Fleet Vehicles and Equipment

Project	2023	2024	2025	2026	2027	Total
Public Works Equipment	25,000	25,000	25,000	25,000	25,000	125,000
	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 25,000</u>	<u>\$ 125,000</u>

Park and Recreation Facilities and Related Debt

Project	2023	2024	2025	2026	2027	Total
Parks - Buildings	250,000	-	-	-	-	250,000
Parks - Site Improvements	100,000	250,000	150,000	100,000	-	600,000
	<u>\$ 350,000</u>	<u>\$ 250,000</u>	<u>\$ 150,000</u>	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ 850,000</u>

Total:	<u>\$ 21,882,705</u>	<u>\$ 7,803,983</u>	<u>\$ 7,843,919</u>	<u>\$ 2,438,058</u>	<u>\$ 1,493,480</u>	<u>\$ 41,462,145</u>
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A RESOLUTION OF THE CITY OF HOLLY SPRINGS MAYOR AND COUNCIL TO ESTABLISH A FUND CALLED THE TAX ALLOCATION DISTRICT (TAD) FUND; TO AUTHORIZE THE CITY MANAGER AND/OR THE FINANCE DIRECTOR TO MANAGE SAID FUND

WHEREAS, the City of Holly Springs has a need to establish a new fund for the purpose of receiving Tax Allocation District (TAD) funds: and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to authorize the City Manager and Finance Director to approve expenditures from the fund; and

WHEREAS, the Tax Allocation District (TAD) Fund will provide for accounting of all resources according to the City of Holly Springs Financial Management Policy and in compliance with Generally Accepted Accounting Principles (GAAP).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs that the Finance Director is hereby authorized to establish an Tax Allocation District (TAD) Fund, and that the City Manager and Finance Director are hereby authorized to manage the aforementioned Fund.

SO RESOLVED THIS 10th DAY OF NOVEMBER 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

A RESOLUTION OF THE CITY OF HOLLY SPRINGS MAYOR AND COUNCIL TO OPEN A TAX ALLOCATION DISTRICT FUND CHECKING ACCOUNT; TO AUTHORIZE THE CITY MANAGER AND/OR THE FINANCE DIRECTOR TO MANAGE SAID CHECKING ACCOUNT

WHEREAS, the City of Holly Springs has a need to establish a Tax Allocation District Fund Checking Account; and

WHEREAS, the City of Holly Springs plans to utilize this account to receive Tax Allocation District funds; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to authorize the City Manager and Finance Director to manage said Checking Account; and

WHEREAS, it is further the desire of the City Council of the City of Holly Springs that South State Bank be the financial institution with which to open this Checking Account.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs that the City Manager is hereby authorized to open a Checking Account at South State Bank, and that the City Manager and Finance Director are hereby authorized to manage the aforementioned account.

SO RESOLVED THIS 10th DAY OF NOVEMBER 2022.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

From: [Rob Logan](#)
To: [Erin Honea](#)
Cc: [Karen Norred](#)
Subject: FW: Street Trees
Date: Thursday, November 3, 2022 11:07:09 AM
Attachments: [HOTL STREET TREES MAP.pdf](#)
[HOTL NORTHSIDE STREET TREES MAINTENANCE .pdf](#)

See e-mail and attachments.

Robert H. Logan, CPA, CGMA
City Manager
City of Holly Springs
P.O. Box 990
Holly Springs, GA 30142
rlogan@hollyspringsga.us
(Office) 770-721-7501
(Cell) 770-825-3494

From: Rob Logan
Sent: Tuesday, November 1, 2022 3:28 PM
To: Doug Hocker <douglasoutdoorsllc@gmail.com>
Cc: Steven Miller <smiller@hollyspringsga.us>; mel.feldman@sixesmanagement.com
Subject: Street Trees

Doug,

I have attached excerpts from the HOTL street trees map and excerpts from the covenants for the maintenance of the street trees in the Northside of HOTL. As the Mayor and I discussed yesterday, if the City of Holly Springs and the Association decide to allow for the replacement of street trees, the board should vote on replacement street trees to ensure consistency along the streets in HOTL. As you know, the most serious issue now is with the Willow Oak, but there are other trees in other sections of the neighborhood that are also going to have to be removed in the future.

I have spoken with the City Arborist regarding species of trees that might be more suitable as street trees. She has given me a preliminary list, but we need to discuss caliper size, availability, and pricing before we go forward.

The preliminary list is below:

1. European Columnar Hornbeam – approximately 30' in height at maturity
2. Serviceberry (standard, single trunk) – approximately 12" in height at maturity
3. Crepe Myrtle (standard, single trunk) – trim to desired height
4. Princeton Sentry Columnar Ginkgo – approximately 30' in height at maturity, somewhat expensive

We are open to other species if their root systems and canopies are conducive for street trees.

Based on the cost and size, we recommend the Serviceberry and Crepe Myrtle. Let us know what you think.

Please let me know if you have any questions.

Robert H. Logan, CPA, CGMA
City Manager
City of Holly Springs
P.O. Box 990
Holly Springs, GA 30142
rlogan@hollyspringsga.us
(Office) 770-721-7501
(Cell) 770-825-3494



TRAIL HEAD STRUCTURE

NEIGHBOR MONUMENTS (NM)

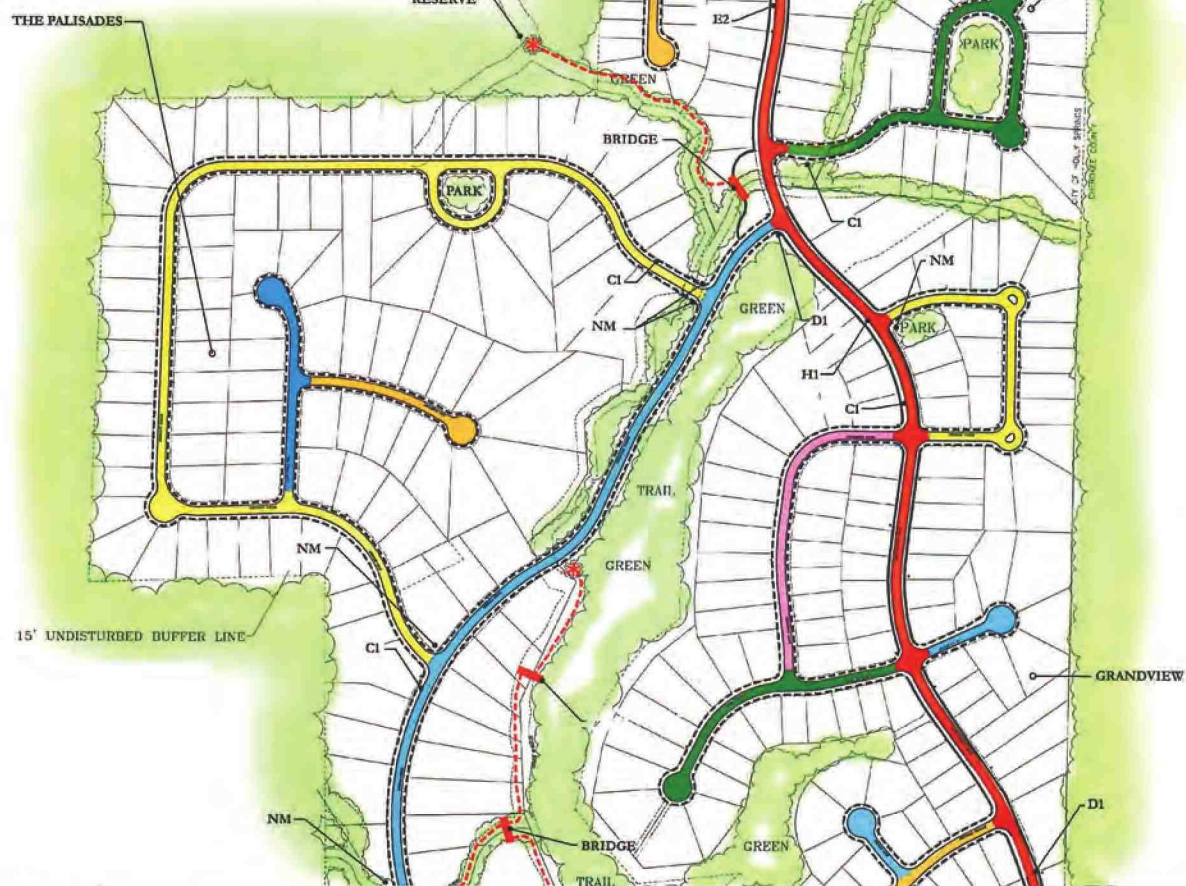
MAILBOX
TYP.

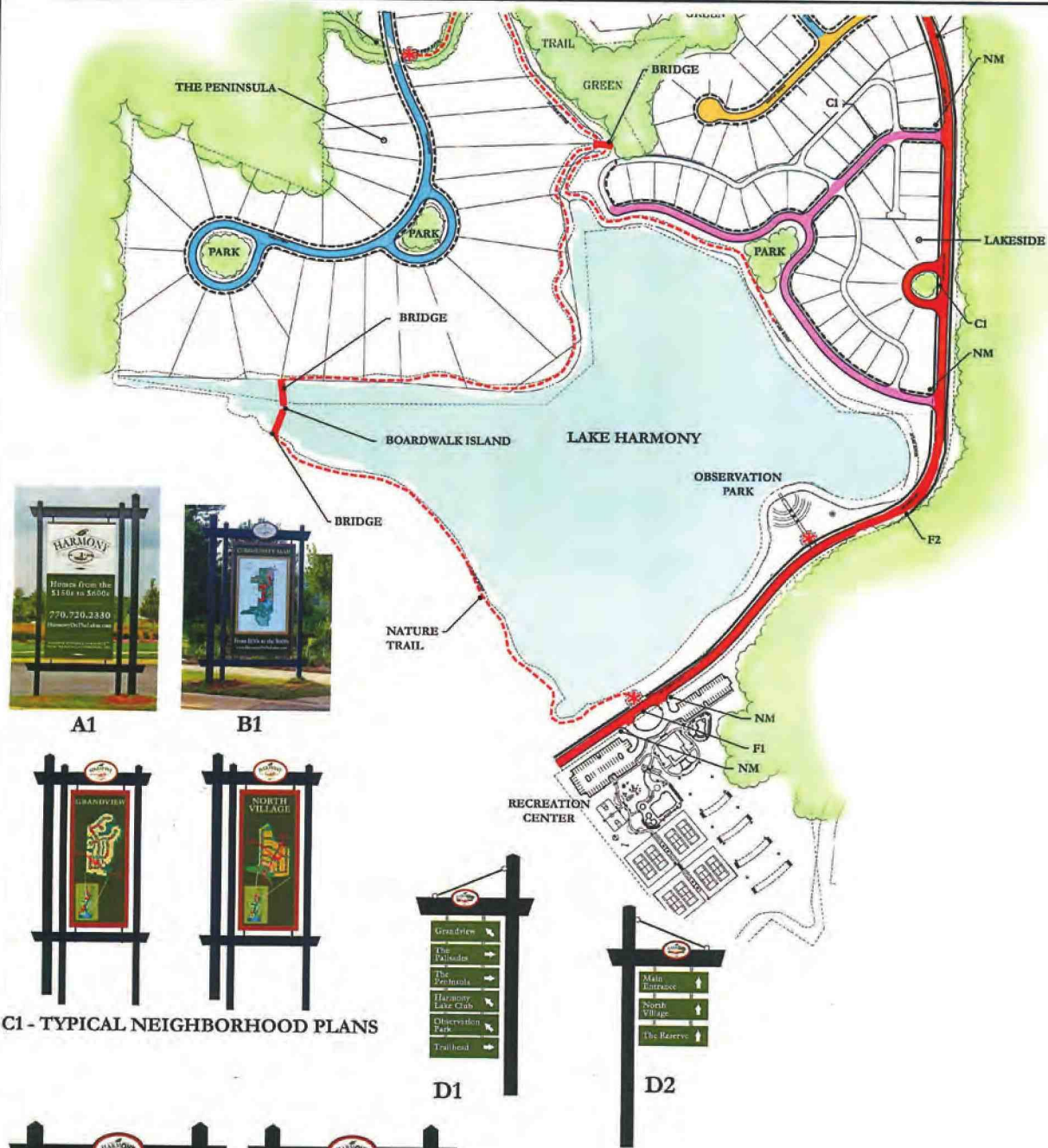
F1



F2

- | | | | |
|--------------|---|--------------|---|
| RED MAPLE |  | 4' SIDEWALK |  |
| BOSQUE ELM |  | URBAN TRAIL |  |
| URBANITE ASH |  | 5' SIDEWALK |  |
| ZELKOVA |  | NATURE TRAIL |  |
| NUTTAL OAK |  | | |
| WILLOW OAK |  | | |
| BLACKGUM |  | | |





C1 - TYPICAL NEIGHBORHOOD PLANS



North side

acquires any interest in the Properties acknowledges that Harmony on The Lakes at Holly Springs is a master planned community, the development of which is likely to extend over many years, and agrees not to protest or challenge (a) changes in uses or density of property outside the Neighborhood in which such Person owns a Lot, or (b) changes in the Master Plan relating to property outside the Neighborhood in which such Person owns a Lot. Declarant may apply for such rezoning as to any portion of the Properties owned by it at any time.

4.14 Lakes. Neither the Association, the original Declarant, nor any successor Declarant shall be held liable for any loss or damage by reason of use of the Lakes for any purpose by Owners, their invitees, licensees, and tenants. Each Owner acknowledges, understands and covenants to inform its tenants and all occupants of its Lot that the Association, Board of Directors, ARB and committees, Declarant, and any successor Declarant are not insurers and that each Person using the Lakes shall do so only as permitted under the Lake Use Restrictions and applicable governmental laws, ordinances, rules and regulations. Each Person assumes all risks of personal injury, and loss or damage to property, including Lots, resulting from or associated with use of the Lakes. In addition, the Association shall not be responsible for maintaining, increasing or decreasing the water level within any Lake or other water body or removing vegetation from any Lake or other water body.

ARTICLE 5: MAINTENANCE

5.1 Association's Responsibility.

(a) The Association shall maintain and keep in good condition, order and repair the Area of Common Responsibility, which shall include, but need not be limited to:

- (i) all Common Area;
- (ii) any Private Streets;
- (iii) all street trees;
- (iv) all landscaping and other flora, parks, Lakes, ponds, stream, creeks, structures, and improvements, including any entry features, traffic and directional signage, community signage, parking areas, sidewalks, bike and pedestrian pathways/trails, clubhouse, tennis courts and swimming pools situated upon the Common Area;
- (v) the Lakes, (provided that the Association may leave the Lakes in their natural state without further obligation for maintenance);
- (vi) all furnishings, equipment and other personal property of the Association;
- (vii) any landscaping and other flora, street trees, parks, bike and pedestrian pathways/trails, sidewalks, buffers, entry features, structures and improvements within public rights-of-way within or abutting the Properties or upon such other public land adjacent to the Properties as deemed necessary in the discretion of the Board;
- (viii) such additional portions of any property included within the Area of Common Responsibility as may be dictated by this Declaration, any Supplemental Declaration, or any contract or agreement for maintenance thereof entered into by the Association;

From: [Rob Logan](#)
To: [Erin Honea](#)
Cc: [Karen Norred](#)
Subject: FW: Street Trees
Date: Thursday, November 3, 2022 11:07:35 AM

See e-mail below for work session.

Robert H. Logan, CPA, CGMA
City Manager
City of Holly Springs
P.O. Box 990
Holly Springs, GA 30142
rlogan@hollyspringsga.us
(Office) 770-721-7501
(Cell) 770-825-3494

From: Doug Hocker <douglasoutdoorsllc@gmail.com>
Sent: Wednesday, November 2, 2022 3:57 PM
To: Rob Logan <rlogan@hollyspringsga.us>
Cc: Steven Miller <smiller@hollyspringsga.us>; mel.feldman@sixesmanagement.com
Subject: Re: Street Trees

The below are trees that would work for replacement trees. I would prefer to see the first three with (*). I feel that Crape Myrtles may look out of place mixed with Oaks and Maples. Below is what is easily found at the local nursery. Current retail prices are listed. Each tree would be installed at a cost of \$200 including soil amendments and pine straw. Trees will be installed healthy and true to name. No warranty will be offered as proper care is left to the homeowner after installation.

*Trident Maple 15gallon \$254.00 each + tax

*Columnar Hornbeam 15gallon \$231.00 each + tax

*Slender Silhouette' Sweetgum 15gallon \$231.00 each + tax

Crapemyrtles (single trunk tree form) . 15gallon \$200.00 each + tax
30gallon \$423.00 each + tax

Chinese fringetree (single trunk) 15gallon \$277.00 each + tax

On Tue, Nov 1, 2022 at 3:28 PM Rob Logan <rlogan@hollyspringsga.us> wrote:

Doug,

I have attached excerpts from the HOTL street trees map and excerpts from the covenants for the

maintenance of the street trees in the Northside of HOTL. As the Mayor and I discussed yesterday, if the City of Holly Springs and the Association decide to allow for the replacement of street trees, the board should vote on replacement street trees to ensure consistency along the streets in HOTL. As you know, the most serious issue now is with the Willow Oak, but there are other trees in other sections of the neighborhood that are also going to have to be removed in the future.

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3. Crepe Myrtle (standard, single trunk) – trim to desired height
4. Princeton Sentry Columnar Ginkgo – approximately 30' in height at maturity, somewhat expensive

We are open to other species if their root systems and canopies are conducive for street trees. Based on the cost and size, we recommend the Serviceberry and Crepe Myrtle. Let us know what you think.

Please let me know if you have any questions.

Robert H. Logan, CPA, CGMA
City Manager
City of Holly Springs
P.O. Box 990
Holly Springs, GA 30142
rlogan@hollyspringsga.us
(Office) 770-721-7501
(Cell) 770-825-3494

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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 immediately.

This Resolution is adopted this 21st day of November 2022.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Exhibit "A"

Amend the following:

Municipal Court

Local Legal Code	Category	Local Violation Description	Fee Name	Fine Amount
40-6-253*	Rules of the Road	Open Container		\$200
40-6-16(c)**	Rules of the Road	Move Over Law for Towing/Recovery Vehicle		\$250

* Fine can't exceed \$200

** Fine can't exceed \$250

Add the following:

Police

<u>Type</u>	<u>Fee</u>
Background Check	\$10

**CITY OF HOLLY SPRINGS MUNICIPAL COURT
GOVERNMENTAL PROBATION AGREEMENT**

WHEREAS, pursuant to the Holly Springs City Charter (1980 Ga. Laws, Page 3281) the Municipal Court of the City of Holly Springs was created to be presided over by a judge appointed by the Mayor and Council with said court having jurisdiction to try and punish violations of city ordinances, the prosecution of traffic offenses set forth in O.C.G.A. Title 40, as amended, and all other offenses as permitted under O.C.G.A., Title 36, as amended; and

WHEREAS, pursuant to the Holly Springs City Charter, the Council by ordinance may establish offices, positions of employment, departments, and agencies of the city as it shall deem necessary for the proper administration of the affairs and government of the city and accordingly, has established a Holly Springs Municipal Probation Department to provide probation services for the Municipal Court of the City of Holly Springs; and

WHEREAS, the judge of the Municipal Court of the City of Holly Springs and the Mayor and Council as the governing authority desire to enter into an agreement for the City to provide probation services under the authority of O.C.G.A. §42-8-100; and

NOW, THEREFORE, in consideration of the mutual covenants stated herein, it is agreed between the undersigned parties that the City of Holly Springs, through the **Holly Springs Municipal Probation Department (hereinafter "HSMPD")** shall provide probation services to the **City of Holly Springs Municipal Court (hereinafter "Court")** on the following terms.

I. **Extent of Services:** HSMPD shall provide adequate personnel to provide for the supervision, counseling and collection of all court-ordered fines of probationers assigned to HSMPD by the Court.

2. **Staff Qualifications:**

(a) All employees, agents or volunteers who provide any service to offenders or have access to HSMPD records, or who has telephone or face-to-face contact with offenders under Georgia supervision, or access to offender data, must meet the following requirements:

(1) Any such person must be registered and approved by the Misdemeanor Probation Oversight Unit (hereinafter "MPOU") of the Georgia Department of Community Supervision (hereinafter "DCS");

(2) Any such person shall be at least 18 years of age;

(3) Any such person shall sign a confidentiality statement agreeing to hold the records of HSMPD confidential. Documentation shall be filed by HSMPD in employee personnel files, maintained by the City of Holly Springs Human Resources Department;

(4) Any such person must have a clear criminal record;

(5) Any such person shall sign a statement cosigned by HSMPD's director or his/her designee that the employee has received an orientation on these rules as well as operations guidelines relevant to that employee's job duties which shall be maintained by HSMPD in employee personnel files;

(6) Any such person must have a high school diploma or equivalent; and

(7) Any such person must complete a 16-hour initial orientation program within 6 months of appointment and 8 hours of annual in-service continuing education, consisting of a curriculum approved by MPOU.

(b) All persons employed as a probation officer with HSMPD shall meet the following standards:

(1) Any such person shall be at least 21 years of age at the time of appointment to the position of probation officer, and

(2) Any such person must have completed a standard two-year college course of study (90 quarter hours/60 semester hours) or have four years law enforcement experience as a certified peace officer or jurisdictional equivalent at the time of appointment; any person employed as a probation officer by a county, municipality, or consolidated government as of March 1, 2006, shall be exempt from such college requirements; and

(3) Complete a 40-hour initial orientation program within six months of appointment and 20-hours of annual in-service continuing education, consisting of a curriculum approved by MPOU. Documentation of education, law enforcement experience and POST certification shall be maintained by HSMPD in the employee personnel files.

3. **Criminal Record Checks:** All persons employed with HSMPD shall submit to a criminal background check completed by DCS in accordance with O.C.G.A. § 35-3-34, and to any criminal record check required by MPOU.

4. **Policies and Procedures for Staff Training:**

(a) HSMPD will provide 40 hours of initial orientation training to all probation officers. Probation officers with evidence of satisfactorily completing a probation or parole officer basic course of training certified by the Georgia Peace Officer Standards and Training Council (POST) are exempt from the 40-hour initial orientation training requirement. Initial training of new probation officers shall be completed within the first six months of employment. The training will consist of a curriculum approved by MPOU as set forth in Rule 105-2-.12 of the Rules and Regulations of DCS.

(b) HSMPD will provide 20 hours of annual in-service training to all employed probation officers. In-service training shall be completed on a calendar year basis. The initial orientation training hours completed during the first calendar year of employment shall also count towards satisfying the annual in-service training requirements for that same period. The training will consist of a curriculum approved by MPOU.

(c) HSMPD will provide 16 hours of initial orientation training to all administrative employees, agents, interns, and volunteers. The training will consist of a curriculum approved by MPOU as set forth in Rule 105-2-.12 of the Rules and Regulations of DCS.

(d) HSMPD will provide 8 hours of annual in-service training to all administrative employees, agents, interns, and volunteers. In-service training shall be completed on a calendar year basis. The initial orientation training hours completed during the first calendar year of employment shall also count towards satisfying the annual in-service training requirements for that same period. The training will consist of a curriculum approved by MPOU.

5. **Staffing Levels and Standards for Offender Supervision:** Staffing levels are set by the governing authority of the City with the recommendation of the Chief Judge and Chief Probation Officer. There is currently one employee assigned to HSMPD. Each probation officer shall supervise a caseload of no more than 300 active offenders. Supervision levels shall consist of supervised probation requiring face-to-face contact and/or telephone contact, and/or any extensive monitoring determined necessary by the sentencing requirements, and/or unsupervised probation for non-reporting or administrative offenders. Active probationers shall be required to report at least once per month or as otherwise directed by the Chief Judge, or more frequently if directed by the Probation Officer. If necessary, walk-in probation revocation hearings will be utilized for noncompliant probationers who fail to report and/or complete special conditions of probation as directed.

6. **Collection Procedures:** HSMPD shall not assess, collect, or disburse any funds as it pertains to the collection of court-ordered monies, except by written order of the court as required by State law, and pursuant to the following guidelines:

(a) HSMPD enforces the condition of payment of court ordered restitution, fines, statutory surcharges and probation fees but is not responsible for the collection of any monies. All payments are collected through the Municipal Court Clerk's Office and shall be paid by cash, money order, credit card, or debit card. This also includes payments received for drug screen fees.

(b) During the initial intake process, payment plans are created by staff which require the Defendant to pay equal payments at designated intervals for a specific length of time. The Defendant will be directed to pay any restitution directly to the victim(s), unless otherwise directed by the Court, and provide proof of payments to HSMPD.

(c) The Defendants' payments, whether full or partial, and whether or not the Defendant is in financial noncompliance, are distributed, generally, in the following order: restitution, drug screens, probation fees, fines and surcharges. No prepayment of funds shall be allocated to probation fees that are not yet due and payable.

(d) All fines, and statutory surcharges are distributed according to the partial payment schedule as prescribed by the Georgia Superior Court Clerks' Cooperative Authority. All funds collected are deposited daily and recorded in the City of Holly Springs general ledger. Fund remittance for statutory surcharges collected are remitted to the appropriate agency no later than the 10th day of the month following the month during which they were collected according to statutory requirements. Of the \$39 monthly probation fee, \$9 of each said fee is paid directly to the Georgia Crime Victims Compensation Board, as required by O.C.G.A. § 17-15-13.

(e) Probation Officers are responsible for monitoring payments according to the Defendant's scheduled payment plan. Should the Defendant fail to pay, the Probation Officer shall take action on a case if the Defendant has not made substantial efforts to complete the requirements as directed. The Probation Officer shall increase reporting requirements to gain compliance and/or schedule walk-in revocation hearings in front of the Chief Judge, or Associate Judge if the Chief Judge is unavailable for further guidance.

7. Procedures

(a) Procedures for Indigent Offenders: Revocation warrants shall not be initiated for a probationer's failure to pay fines or fees unless coupled with another violation of the general or special conditions of probation. Nevertheless, the Probation Officer may require a probationer to appear before the Court for a compliance hearing if the Probation Officer observes that the probationer is not paying fines and/or fees pursuant to the schedule set forth by the Probation Officer, and the Court may modify the probationer's sentence to require the probationer to complete additional community service hours or make other appropriate order of modification, at the Court's discretion.

(b) Procedures for Pay Only Cases: "Pay only probation", as defined by O.C.G.A. § 42-8-103, shall be handled solely in accordance with the requirements of O.C.G.A. § 42-8-103.

(c) Procedures for Consecutive Sentences: In instances where the Court has sentenced an offender to consecutive misdemeanor sentences, the procedures set forth in O.C.G.A. § 42-8-103.1 shall be followed.

8. Revocation Procedures and Circumstances:

(a) Probationers alleged to have violated the rules and regulations of the probated sentence will be subject to revocation in accordance with the provisions of state law.

(b) Evaluations conducted pursuant to sentencing shall be completed by state certified treatment professionals. If treatment is recommended, the probationer shall begin said treatment within thirty (30) days of recommendation and shall continue said treatment until completed. Should a probationer fail to complete an ordered evaluation, and/or provide proof of attending recommended treatment, the Probation Officer shall begin the probation revocation process.

(c) Probationers shall perform court-ordered community service work at the City of Holly Springs, other local governments, or at a tax-exempt nonprofit organization, and provide signed proof of completion from the appropriate agency. Should a probationer fail to complete community service at the schedule set forth by the Probation Officer or within one-half of the length of the probated sentence, the Probation Officer may schedule a compliance hearing with the Court or a walk-in probation revocation.

(d) If, at any time prior to a compliance or probation revocation hearing, the probationer gains compliance with the relevant portion of his or her sentence, the Probation Officer shall dismiss the petition and/or cancel the scheduled hearing.

9. **Reporting and Record Keeping Requirements:**

(a) HSMPD shall provide monthly probation activity reports to the City of Holly Springs Municipal Court judge and shall provide quarterly probation activity reports to the judge and MPOU, in such detail as the judge and MPOU may require. All such reports will be in conformity with the requirements of Rule 105-2-.13 of the Rules and Regulations of DCS.

(b) All records shall be maintained by HSMPD and made available and accessible for inspection by the City, the court, the Department of Audits and Accounts, or MPOU, in accordance with the requirements of Rule 105-2-.14 of the Rules and Regulations of DCS.

10. **Default and Contract Termination Procedures:** HSMPD shall provide the services set forth in this Agreement until December 31, 2022, unless the Agreement is terminated by the Court and/or city governing authority, which may occur upon notice being given to all parties hereto.

11. **Schedule and Range of Probation Fees:** The judge of the Court shall establish, in writing, all probation supervision fees. As of the date of this Agreement the monthly probation supervision fee is \$30 and the drug test fee is \$10. Any increased cost in submitting drug test samples to the State for testing shall be borne by the probationer.

12. **Amendments:** This Agreement may be amended from time to time in order to conform to any change in the Rules and Regulations of DCS. Any such amendment shall be in writing, signed by each party hereto, and a copy forwarded to MPOU.

IN WITNESS WHEREOF, the parties to this Agreement have set their hands and seals this
** day of December 2022.

MUNICIPAL COURT

BY: _____
Darrell Caudill, Jr., Judge

ATTEST: _____
Donna Sanders, Court Administrator

CITY OF HOLLY SPRINGS, GEORGIA

BY: _____
Steven W. Miller, Mayor

BY: _____
Cpl. Megan Yeager, Probation Officer

ATTEST: _____
Karen Norred, City Clerk



550 Discovery Place.
Mableton, GA 30126
Phone: (770) 819-9146
Fax: (770)-819-9184

10-18-22

Quote# 2425

City of Holly Springs GA
Ron Carter

We are pleased to offer, for your consideration, the following quote, with installation, and shipped direct to Mableton, GA.

Provide and install (1) one Buyers CMII snow plow and one (1) Buyers 550g anti ice sprayer unit in customer provided 2020 Ford F-550 truck.

Includes:

550g poly tank

Powder coated leg stand

Honda gas powered engine

Micro Track Roadmaster controller

One lane spray bar

Liquid flow meter

Freight

Installation

\$12,705.00

CM90II Buyers plow

Buyers lift frame

Illuminator LED plow lights

Quick truck mount

Ford plow light adaptor

2HP electric hydraulic power unit

In cab controls

Moldboard deflector

\$10,740.00

Total, FOB Mableton, GA

Total \$23,445.00

NOTE: 6-8 week delivery on parts. 1-2 week installation.

Thank you for allowing Cherokee Truck Equipment to quote you on this equipment. If I can be of any assistance, please do not hesitate to call.

Sincerely,

Debby Robison

Territory Sales Manager GA

Cherokee Truck Equipment LLC

Debby.robison@cherokeetruck.com

470-233-1174 (C)

This quote is good for 15 days from the above stated date. There have been no applicable taxes applied to this quote. All orders are COD without an approved Cherokee Truck Equipment billing account. All credit and debit card payments are subject to additional processing fees incurred by Cherokee Truck Equipment, up to 2% of total amount due.

Terms and Conditions of Sale

1. **Orders.** All customer ("Customer") orders are subject to acceptance or rejection by Cherokee Truck Equipment, LLC (Cherokee). No orders may be changed in any manner, without the prior written consent of Cherokee.
2. **Cancellation.** After acceptance, orders may not be cancelled without Cherokee's written consent, terms that will compensate Cherokee fully for any loss or damage sustained by Cherokee, or third-party providers, as a result of such cancellation.
3. **Performance.** Customer acknowledges that Cherokee cannot be responsible for production delays of the chassis manufacturer, body manufacturer, equipment manufacturer or any other third-party provider of materials, parts, suppliers or services, which are not under Cherokee's direction or control. Therefore, Customer agrees that Cherokee will not be liable for damages of any kind resulting from performance or delivery delays occasioned by or attributable to such third parties. In addition, Cherokee will not be liable for damages of any kind arising from failure to complete performance of this agreement in accordance with its terms (including delivery date) if such failure is due to wars, strikes, floods, fires, accidents, delays in transportation or other acts of force majeure, or other causes beyond Cherokee's reasonable control.
4. **Prices.** Cherokee bases its contract price upon the prices quoted by Cherokee's suppliers and manufacturers. All orders are subject to a pass-through to Customer of any price increase imposed on Cherokee by Cherokee's manufacturers or suppliers.
5. **Payment.** Payment is due, in full, upon delivery of vehicle and/or equipment, unless alternate arrangements have been made and documented, in writing, by Cherokee. All orders paid for with credit / debit card are subject to credit card processing fees of 3% of total order amount. If for any reason Customer defaults in any payment owed to Cherokee, Customer agrees to be responsible for all costs incurred by Cherokee in collecting any outstanding accounts, including but not limited to, collection agency fees, filing fees, court costs, expenses and reasonable attorney fees. In addition, any invoice not paid in full within thirty (30) days from invoice date shall bear interest at the rate of 1½ % per month (18% per annum), or the maximum allowed by law, whichever is less.
6. **Mounting Prices.** It is the Customers responsibility to provide Cherokee a chassis that meets the specifications published by Cherokee's suppliers. Mounting prices assume normal factory installation on a truck chassis suitable for the unit purchased. Relocation of batteries, gas tanks, mufflers, air tanks, etc. will be an additional charge to be billed at the standard supplier factory labor rate.
7. **No Express Warranty/Disclaimer of Implied Warranties.** Cherokee makes no warranty with respect to products or component parts manufactured by others and supplied to Cherokee by such third parties. The only warranties offered with respect to such products or parts, if any, are those offered by the manufacturer of such products or parts. In addition, CHEROKEE DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE. Cherokee further disclaims any liability for loss of product, profits, time or any other direct or indirect or consequential losses, damages (including property damages, personal injuries or death) or any damages resulting from delay in performance. No employee or representative of Cherokee is authorized to change this warranty disclaimer or in any way to grant any warranty on behalf of Cherokee.
8. **Effective January 1, 2019, all customers will be charged drive time and mileage on all warranty road calls.** Drive time is \$50 an hour, round trip, per technician and mileage is \$1.50 a mile round trip. Diagnostic labor will be evaluated at that time as to whether the customer or the warranty vendor will be charged. A credit card or PO will be required for all on-site warranty diagnostics and repair.
9. **Choice of Law and Venue.** These terms and conditions shall be governed by and construed in accordance with the laws of the State of Tennessee. Any claim against Cherokee arising from or related to these Terms and Conditions, or the underlying sale to which these Terms and Conditions apply, must be filed and adjudicated in a court of competent jurisdiction in Hamilton County, Tennessee, or the United States District Court for the Eastern District of Tennessee.
10. **Amendment.** Cherokee may rescind, amend, modify or otherwise alter these Terms and Conditions in Cherokee's sole discretion. The applicable terms and conditions of any sale by Cherokee shall be those attached to and made part of Cherokee's Order Acknowledgement, Invoice, or Delivery Receipt with respect to such sale.
11. **Entire Agreement.** The Order Acknowledgement, Invoice or Delivery Receipt to which these terms and conditions are attached, together with these Terms and Conditions, contain the complete and final agreement between the parties hereto with respect to the sale and purchase transaction embodied herein, and no Customer-supplied purchase order terms, verbal agreements or other agreement, in any way modifying any of these Terms and Conditions, will be binding on Cherokee unless agreed to in writing by an authorized representative of Cherokee.

Accepted By: _____ (signature)

Company: _____

Name: _____ (Printed)

Date: _____

Woodwind Construction Company, Inc.

October 26, 2022

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

Attn: Mr. Jacob Hughes

RE: Replacement of Wear Deck on Vehicular Bridges at Harmony On The Lakes

Mr. Hughes,

Per your request, Woodwind Construction Company submits this proposal to replace the wear deck on the two vehicular bridges in the Harmony On The Lake subdivision, as follows:

Woodwind Construction will provide all labor, materials, dumpsters, traffic control and any other necessary items to remove the worn out 2x8 decking on the bridges at Harmony Lakes Drive and Peninsula Pointe Drive and replace it with new #1 Grade 2 x 6 pressure treated lumber secured with 4" stainless steel screws.

Bridge at Harmony Lakes Drive	\$43,500
<u>Bridge at Peninsula Pointe Drive</u>	<u>\$43,500</u>
TOTAL	\$87,000

Please let me know if you have any questions.

Sincerely,

Lief K. Berthen

Lief Berthen
Project Manager

677 Lorimore Pass Canton, GA 30115 404-915-0699 douglasoutdoorsllc@gmail.com

Final Report:

A JOB CLASSIFICATION AND
COMPENSATION PLAN
FOR THE CITY OF
HOLLY SPRINGS, GEORGIA

October 2022

Condrey and Associates, Inc.
PO Box 7907
Athens, Georgia 30604-7907
www.condrey-consulting.com

Table of Contents

Introduction.....	1
The Classification Plan	4
The Compensation Plan	5
Cost of Implementation.....	9

Appendix A: Position/Grade Analysis by Department
Appendix B: Position/Grade Analysis by Grade
Appendix C: Salary Survey Summary

Introduction

At the request of the City of Holly Springs, Condrey and Associates, Inc. entered into a contract with the city for the development of an updated job classification and compensation plan.

The objectives of the study included:

1. Reviewing and revising the current classification system and pay plan for all employees;
2. Collecting salary data; and
3. Producing a recommended pay plan based on job analysis, job evaluation, and wage survey data.

The process used to collect the necessary data and develop the classification and compensation plan consisted of several steps or phases. The first step involved the distribution of job descriptions to the department heads for review. After reviewing the revised job descriptions, Condrey and Associates interviewed department heads concerning the duties and responsibilities of each position in their department and developed a classification recommendation for each position.

The next phase in the work plan involved evaluating each classification for grade assignment. In order to provide a reliable set of ratings, all positions were rated by Condrey and Associates utilizing the Factor Evaluation System (FES). An explanation of FES follows in another section of the report.

The project also involved collecting salary survey information. Condrey and Associates conducted a salary survey of selected organizations specifically for this study. The survey

respondents for the City of Holly Springs are listed in Table I. Appendix C displays the Salary Survey Summary.

Even after completion of these phases, it will be necessary to reevaluate positions based on a change in duties or on a refocused job description. It is the intention of Condrey and Associates to provide technical assistance in this process.

Table I
Salary Survey Respondents
City of Holly Springs Personnel Project

City of Acworth
City of Alpharetta
City of Canton
City of Johns Creek
City of Kennesaw
City of Marietta
City of Milton
City of Roswell
City of Smyrna
City of Woodstock
Cherokee County
Cobb County
Forsyth County

The Classification Plan

The system used to classify the jobs in the City of Holly Springs is an adapted version of the Factor Evaluation System (FES). FES is considered to be a state-of-the-art system in public human resource management.

FES is a point-factor-comparison evaluation system that uses nine factors for the evaluation of jobs: Knowledge Required by the Position, Supervisory Controls, Guidelines, Complexity, Scope and Effect, Personal Contacts, Purpose of Contacts, Physical Demands, and Work Environment. In order to adapt it to this setting, a tenth factor covering supervisory responsibility was added by Condrey and Associates. The factors are weighted (i.e., Knowledge Required by the Position "counts more" than Physical Demands). Each factor has several levels, and each level is assigned a specified number of points. The combined score on all the factors determines the total number of points for each position and its assignment to a grade in the classification plan. Appendix A depicts the grade level assigned all city positions. The assigned grade levels reflect a combination of data generated by FES, the salary survey, and a review of organizational relationships within the government.

The Compensation Plan

The compensation plan developed for the city is based on an internal value system reflected in the classification plan and on a salary survey of comparable organizations to help assure an externally equitable and competitive pay system.

The pay plan for the City of Holly Springs consists of twenty-seven grades. Tables II-A, II-B and II-C display the proposed salary scales for the City. The salary range for each grade is approximately thirty-eight percent.

In order to keep the proposed salary table current, an annual market adjustment should be considered. This adjustment should be applied as an increase to the salary schedule and as a general percentage salary increase for all employees when market conditions dictate. An excellent source to determine market conditions is the Employment Cost Index published by the United States Bureau of Labor Statistics. If the City applies approximately 75% - 100% of this index to the salary plans on an annual basis, a review and update of the City's personnel system will not be necessary for three to four years. This market adjustment should be made in addition to employee performance increases. Thus, the City may budget for two annual personnel cost adjustments: 1) an across-the-board increase which would raise every employee salary and every pay range equally when market conditions dictate, and 2) increases linked to employee performance.

Table II-A
Proposed Salary Scale
City of Holly Springs Personnel Project

Grade	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	24,349.81	24,958.56	25,582.52	26,222.08	26,877.63	27,549.58	28,238.32	28,944.27	29,667.88	30,409.58	31,169.82	31,949.06	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12
2	25,582.52	26,222.08	26,877.63	27,549.58	28,238.32	28,944.27	29,667.88	30,409.58	31,169.82	31,949.06	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83
3	26,877.63	27,549.58	28,238.32	28,944.27	29,667.88	30,409.58	31,169.82	31,949.06	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50
4	28,238.32	28,944.27	29,667.88	30,409.58	31,169.82	31,949.06	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94
5	29,667.88	30,409.58	31,169.82	31,949.06	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19
6	31,169.82	31,949.06	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56
7	32,747.79	33,566.48	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63
8	34,405.64	35,265.79	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26
9	36,147.43	37,051.12	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59
10	37,977.39	38,926.83	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10
11	39,900.00	40,897.50	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57
12	41,919.94	42,967.94	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14
13	44,042.13	45,143.19	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32
14	46,271.77	47,428.56	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97
15	48,614.28	49,829.63	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97	72,168.17	73,972.37
16	51,075.37	52,352.26	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97	72,168.17	73,972.37	75,821.68	77,717.22
17	53,661.06	55,002.59	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97	72,168.17	73,972.37	75,821.68	77,717.22	79,660.15	81,651.66
18	56,377.66	57,787.10	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97	72,168.17	73,972.37	75,821.68	77,717.22	79,660.15	81,651.66	83,692.95	85,785.27
19	59,231.77	60,712.57	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97	72,168.17	73,972.37	75,821.68	77,717.22	79,660.15	81,651.66	83,692.95	85,785.27	87,929.90	90,128.15
20	62,230.38	63,786.14	65,380.80	67,015.32	68,690.70	70,407.97	72,168.17	73,972.37	75,821.68	77,717.22	79,660.15	81,651.66	83,692.95	85,785.27	87,929.90	90,128.15	92,381.35	94,690.89
21	68,690.70	70,407.97	72,168.17	73,972.37	75,821.68	77,717.22	79,660.15	81,651.65	83,692.95	85,785.27	87,929.90	90,128.15	92,381.35	94,690.89	97,058.16	99,484.61	101,971.73	104,521.02
22	75,821.68	77,717.22	79,660.15	81,651.65	83,692.95	85,785.27	87,929.90	90,128.15	92,381.35	94,690.89	97,058.16	99,484.61	101,971.73	104,521.02	107,134.05	109,812.40	112,557.71	115,371.65
23	83,692.95	85,785.27	87,929.90	90,128.15	92,381.35	94,690.89	97,058.16	99,484.61	101,971.73	104,521.02	107,134.05	109,812.40	112,557.71	115,371.65	118,255.94	121,212.34	124,242.65	127,348.72
24	92,381.35	94,690.89	97,058.16	99,484.61	101,971.73	104,521.02	107,134.05	109,812.40	112,557.71	115,371.65	118,255.94	121,212.34	124,242.65	127,348.72	130,532.43	133,795.74	137,140.64	140,569.15
25	101,971.73	104,521.02	107,134.05	109,812.40	112,557.71	115,371.65	118,255.94	121,212.34	124,242.65	127,348.72	130,532.43	133,795.74	137,140.64	140,569.15	144,083.38	147,685.47	151,377.60	155,162.04
26	112,557.71	115,371.65	118,255.94	121,212.34	124,242.65	127,348.72	130,532.43	133,795.74	137,140.64	140,569.15	144,083.38	147,685.47	151,377.60	155,162.04	159,041.09	163,017.12	167,092.55	171,269.86
27	140,569.16	144,083.39	147,685.47	151,377.61	155,162.05	159,041.10	163,017.13	167,092.55	171,269.87	175,551.61	179,940.40	184,438.92	189,049.89	193,776.14	198,620.54	203,586.05	208,675.70	213,892.60

Table II-B
Proposed Salary Scale
City of Holly Springs Personnel Project

Grade	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	23,770.05	24,364.30	24,973.41	25,597.75	26,237.69	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95
2	24,973.41	25,597.75	26,237.69	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00
3	26,237.69	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75
4	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89
5	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35
6	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31
7	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21
8	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78
9	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01
10	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21
11	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03
12	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42
13	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71
14	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59
15	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12
16	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81
17	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57
18	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76
19	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24
20	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34
21	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43
22	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71
23	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60
24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60	127,424.52	130,610.13	133,875.38	137,222.27
25	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60	127,424.52	130,610.13	133,875.38	137,222.27	140,652.83	144,169.15	147,773.37	151,467.71
26	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60	127,424.52	130,610.13	133,875.38	137,222.27	140,652.83	144,169.15	147,773.37	151,467.71	155,254.40	159,135.76	163,114.16	167,192.01
27	137,222.27	140,652.83	144,169.15	147,773.38	151,467.71	155,254.41	159,135.77	163,114.16	167,192.01	171,371.81	175,656.11	180,047.51	184,548.70	189,162.42	193,891.48	198,738.77	203,707.23	208,799.92

Table II-C
Proposed Salary Scale
City of Holly Springs Personnel Project

Grade	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	23,190.30	23,770.05	24,364.30	24,973.41	25,597.75	26,237.69	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78
2	24,364.30	24,973.41	25,597.75	26,237.69	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17
3	25,597.75	26,237.69	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00
4	26,893.63	27,565.97	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84
5	28,255.12	28,961.50	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51
6	29,685.54	30,427.68	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06
7	31,188.37	31,968.08	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79
8	32,767.28	33,586.46	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29
9	34,426.12	35,286.78	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42
10	36,168.95	37,073.17	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33
11	38,000.00	38,950.00	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49
12	39,923.75	40,921.84	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71
13	41,944.89	42,993.51	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11
14	44,068.35	45,170.06	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21
15	46,299.31	47,456.79	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88
16	48,643.21	49,859.29	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40
17	51,105.78	52,383.42	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48
18	53,693.01	55,035.33	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26
19	56,411.21	57,821.49	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33
20	59,267.03	60,748.71	62,267.42	63,824.11	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80
21	65,419.71	67,055.21	68,731.59	70,449.88	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83
22	72,211.12	74,016.40	75,866.81	77,763.48	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76
23	79,707.57	81,700.26	83,742.76	85,836.33	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49
24	87,982.24	90,181.80	92,436.34	94,747.25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60	127,424.52	130,610.13	133,875.38
25	97,115.93	99,543.83	102,032.43	104,583.24	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60	127,424.52	130,610.13	133,875.38	137,222.27	140,652.83	144,169.15	147,773.37
26	107,197.82	109,877.76	112,624.71	115,440.32	118,326.33	121,284.49	124,316.60	127,424.52	130,610.13	133,875.38	137,222.27	140,652.83	144,169.15	147,773.37	151,467.71	155,254.40	159,135.76	163,114.16
27	133,868.63	137,215.35	140,645.73	144,161.88	147,765.92	151,460.07	155,246.57	159,127.74	163,105.93	167,183.58	171,363.17	175,647.25	180,038.43	184,539.39	189,152.88	193,881.70	198,728.74	203,696.96

Cost of Implementation

The following presents three implementation plans for the city's consideration. The cost figures do not include benefit costs. Thus, the following cost figures do not represent the city's total personnel costs for these positions.

Table III depicts the cost to implement the new compensation plans. The annualized cost to implement classification changes necessitated by Plan A is \$174,880 or 4.80% of current payroll cost (approximately 105% of the relevant labor market for comparable organizations). The new plan places the City's pay scale slightly above the mean of the labor market when compared to similar organizations and should prove to be effective in attracting and retaining a quality workforce. Plan B's cost to implement is \$122,120 or 3.35% (approximately 102.5% of the labor market). The cost to implement Plan C is \$89,508 or 2.46% (approximately 100% of the labor market).

Condrey and Associates will be available to assist the City of Holly Springs in implementing any of the plans. Implementing the new plan will result in further pay compression (position salaries grouped closely together regardless of length or quality of service to the organization). To help ameliorate this problem, Condrey and Associates recommends that a one-time equity adjustment be applied to employee salaries as outlined in Table III. The cost of the equity adjustment is approximately 3.83% of payroll cost. An alternative equity adjustment is also presented; its cost is approximately 2.28% of adjusted payroll.

Table III
Cost of Implementation
City of Holly Springs Personnel Project

	Classification Changes¹	Equity Adjustment²	Total Implementation Cost
Plan A	\$174,880 (4.80%)	\$145,954 (3.82%)	\$320,834
Plan B	\$122,120 (3.35%)	\$144,138 (3.83%)	\$266,258
Plan C	\$89,508 (2.46%)	\$143,101 (3.84%)	\$232,609
Plan A Modified	\$174,880 (4.80%)	\$86,796 (2.27%)	\$261,676
Plan B Modified	\$122,120 (3.35%)	\$85,655 (2.28%)	\$207,775
Plan C Modified	\$89,508 (2.46%)	\$85,019 (2.28%)	\$174,527

¹ Increases are projected based on current payroll total of \$3,641,760. Excluded from this figure are salaries for elected officials. The figures presented are exclusive of benefit costs.

² Figures presented are the estimated cost for equity adjustment increases. The calculations for Plans A, B and C are based on a maximum 1 step increase for employees with 1-3 year(s) of service and a 2-step increase for employees with 4 or more years of service as of December 31, 2022. The calculations for Plans A, B and C Modified are based on a 1-step increase for employees with 1 or more years of service as of December 31, 2022.

Appendix A
Position/Grade Analysis by Department
City of Holly Springs Personnel Project

DEPT	POSITION	GRADE
CC/1	City Clerk and HR Director	24
CC/2	Assistant City Clerk/Records Manager	14
CC/3	Administrative Assistant	12
CC-MST/1	Communications and External Affairs Director	22
CD/1	Community Development Director	25
CD/2	Planner	17 ¹
CD/3	Community Development Coordinator	14
CD/4	Community Development Technician	12
CD-BI/1	Chief Building Official	22
CD-BI/2	Stormwater Coordinator	18
CD-BI/3	Building Inspector	16 ²
CD-BI/4	Stormwater Inspector	16
CD-BI/5	Stormwater Inspector/Equipment Operator	16
CD-BI/6	Permit Technician	12
CM/1	City Manager	27
CM/2	Assistant City Manager	26
FIN/1	Finance Director	25
FIN/2	Accountant	17 ³
FIN/3	Accounting Specialist	14
IT/1	Information Technology and Facilities Manager	22
IT-BLDG/1	Building and Grounds Technician	12
IT-BLDG/2	Custodian	7
MC/1	Court Administrator	20
MC/2	Senior Court Clerk	14
MC/3	Court Clerk	12
PD/1	Police Chief	26
PD/2	Deputy Police Chief	24
PD/3	Police Captain	23

¹May be designated Senior Planner and placed at grade 19.

²May be designated Senior Building Inspector and placed at grade 17.

³May be designated Senior Accountant and placed at grade 19.

DEPT	POSITION	GRADE
PD/4	Police Lieutenant	22
PD/5	Police Sergeant	21
PD/6	Police Corporal	20
PD/7	Probation Officer/Corporal	20
PD/8	Detective	19
PD/9	Police Information Technology Technician	16
PD/10	Police Officer	18 ⁴
PD/11	Administrative Coordinator/T.A.C.	14
PD/12	Evidence and Property Custodian	12

⁴May be designated Senior Police Officer and placed at grade 19.

Appendix B
Position/Grade Analysis by Grade
City of Holly Springs Personnel Project

DEPT	POSITION	GRADE
CM/1	City Manager	27
CM/2	Assistant City Manager	26
PD/1	Police Chief	26
CD/1	Community Development Director	25
FIN/1	Finance Director	25
CC/1	City Clerk and HR Director	24
PD/2	Deputy Police Chief	24
PD/3	Police Captain	23
CD-BI/1	Chief Building Official	22
CC-MST/1	Communications and External Affairs Director	22
IT/1	Information Technology and Facilities Manager	22
PD/4	Police Lieutenant	22
PD/5	Police Sergeant	21
MC/1	Court Administrator	20
PD/6	Police Corporal	20
PD/7	Probation Officer/Corporal	20
PD/8	Detective	19
PD/10	Police Officer	18 ⁴
CD-BI/2	Stormwater Coordinator	18
FIN/2	Accountant	17 ³
CD/2	Planner	17 ¹
CD-BI/3	Building Inspector	16 ²
PD/9	Police Information Technology Technician	16
CD-BI/4	Stormwater Inspector	16
CD-BI/5	Stormwater Inspector/Equipment Operator	16

¹ May be designated Senior Planner and placed at grade 19.

² May be designated Senior Building Inspector and placed at grade 17.

³ May be designated Senior Accountant and placed at grade 19.

⁴ May be designated Senior Police Officer and placed at grade 19.

DEPT	POSITION	GRADE
FIN/3	Accounting Specialist	14
PD/11	Administrative Coordinator/T.A.C.	14
CC/2	Assistant City Clerk/Records Manager	14
CD/3	Community Development Coordinator	14
MC/2	Senior Court Clerk	14
CC/3	Administrative Assistant	12
IT-BLDG/1	Building and Grounds Technician	12
CD/4	Community Development Technician	12
MC/3	Court Clerk	12
PD/12	Evidence and Property Custodian	12
CD-BI/6	Permit Technician	12
IT-BLDG/2	Custodian	7

Appendix C
Salary Survey Summary
City of Holly Springs Personnel Project

Position Title	Minimum Annual Rate Mean	Minimum Annual Rate Median	Maximum Annual Rate Mean	Maximum Annual Rate Median
Accountant	\$49,972	\$47,548	\$77,524	\$74,297
Accounting Specialist	\$43,808	\$44,813	\$66,899	\$67,765
Assistant City Manager	\$112,702	\$109,420	\$172,851	\$169,601
Building Inspector	\$46,932	\$47,072	\$70,984	\$73,018
Chief Building Official	\$74,722	\$73,197	\$115,679	\$113,223
City Clerk	\$77,257	\$76,211	\$116,428	\$114,316
City Manager	\$153,672	\$153,672	\$215,604	\$215,604
Communications & External Affairs Director	\$77,637	\$77,926	\$125,560	\$129,227
Community Development Director	\$97,371	\$95,002	\$147,677	\$149,673
Court Administrator	\$62,032	\$58,410	\$94,952	\$91,478
Court Clerk	\$38,266	\$35,110	\$58,450	\$53,481
Custodian	\$30,782	\$30,819	\$45,963	\$45,448
Deputy Police Chief	\$94,721	\$89,435	\$144,554	\$135,931
Facilities Manager	\$62,468	\$62,358	\$96,724	\$94,825
Finance Director	\$104,957	\$98,526	\$158,565	\$155,334
Human Resources Director	\$91,771	\$91,457	\$145,956	\$146,328
IT Manager	\$88,564	\$89,012	\$137,891	\$143,124
Planner	\$48,996	\$47,828	\$75,100	\$75,784
Police Captain	\$82,037	\$77,555	\$120,762	\$122,556
Police Chief	\$112,065	\$105,619	\$170,895	\$158,777
Police Lieutenant	\$71,855	\$68,721	\$105,382	\$102,995
Police Officer	\$49,811	\$50,243	\$71,635	\$70,455
Police Sergeant	\$62,876	\$61,182	\$92,178	\$92,574
Stormwater Coordinator	\$48,471	\$48,590	\$77,011	\$76,262
Stormwater Inspector	\$45,638	\$45,802	\$68,340	\$68,234



City of Holly Springs

Benefits Review – January 2023

Presentation by MSI Benefits Group, Inc.

October 19, 2022

CIGNA Medical Renewal

			CIGNA Current		CIGNA Renewal	
			BASE	BUY UP	BASE	BUY UP
			CIGNA	CIGNA	CIGNA	CIGNA
Employee	27	0	803.67	876.14	869.48	934.75
Employee + Spouse	4	1	1,687.71	1,839.90	1,825.93	1,962.98
Employee + Child(ren)	7	0	1,567.17	1,708.49	1,695.51	1,822.79
Employee + Family	13	3	2,451.21	2,672.25	2,651.93	2,851.01
Annual Total				\$973,710		\$1,051,672
Percent Change						8.01%
In-network			POS	POS	POS	POS
Lifetime Maximum			Unlimited	Unlimited	Unlimited	Unlimited
Deductible			\$2,500 / \$7,500	\$1,000 / \$3,000	\$2,500 / \$7,500	\$1,000 / \$3,000
Coinsurance			100%	100%	100%	100%
PCP Office Co-Pay			\$30	\$30	\$30	\$30
Specialist Office Co-Pay			\$60	\$60	\$60	\$60
Emergency Room Co-Pay			\$350	\$350	\$350	\$350
Max Out-of-Pocket			\$3,750	\$2,500	\$3,750	\$2,500
Hospital Copay			None	None	None	None
Outpatient/Surgical Copay			None	None	None	None
Prescription						
			\$15 Tier 1	\$15 Tier 1	\$15 Tier 1	\$15 Tier 1
			\$35 Tier 2	\$35 Tier 2	\$35 Tier 2	\$35 Tier 2
			\$60 Tier 3	\$60 Tier 3	\$60 Tier 3	\$60 Tier 3
			25% up to \$350 per Rx	25% up to \$350 per Rx	25% up to \$350 per Rx	25% up to \$350 per Rx
Out-of-network						
Deductible			\$7,500 / \$22,500	\$3,000 / \$9,000	\$7,500 / \$22,500	\$3,000 / \$9,000
Coinsurance			50%	50%	50%	50%
Out-of-pocket			\$11,250/ \$33,750	\$7,500/ \$22,500	\$11,250/ \$33,750	\$7,500/ \$22,500
DEDUCTIONS (26)			Deductions (Frozen)	Deductions - BUY UP	Freeze Deductions	Freeze Deductions
Employee	27	0	16.92	72.41	16.92	72.41
Employee + Spouse	4	1	109.97	211.79	109.97	211.79
Employee + Child(ren)	7	0	97.28	192.78	97.28	192.78
Employee + Family	13	3	190.33	332.16	190.33	332.16
Total Annual Deductions				\$136,766		\$136,766
Net ANNUAL Cost to City				\$836,944		\$914,906
						9.32%
			Percentage Paid by City	Percentage Paid by City	Percentage Paid by City	Percentage Paid by City
Employee			95.44%	82.09%	95.78%	83.22%
Employee + Spouse			77.19%	68.67%	78.92%	70.63%
Employee + Child(ren)			77.19%	68.67%	78.92%	70.63%
Employee + Family			77.19%	68.67%	78.92%	70.63%

9 Waive

- Rate include discount of medical bundled with dental and vision coverage

Dental

		CIGNA - Current	CIGNA - Renewal
Employee	28	25.77	27.31
Employee + Spouse	6	50.99	54.05
Employee+ Child(ren)	4	69.00	73.14
Employee + Family	22	104.32	110.59
Annual Total	60	\$43,182	\$45,774
5 Waive			6.00%
Preventive Services		100%	100%
Deductible		\$50	\$50
Basic Services		80%	80%
Major Services		50%	50%
Orthodontia		50%; Child Only	50%; Child Only
Annual Maximum		\$1,000	\$1,000
Lifetime Orthodontia Maximum		\$1,000	\$1,000
Fee Schedule		90th Percentile	90th Percentile
Bi-Weekly Deductions			
Employee	28	0.00	0.00
Employee + Spouse	6	9.46	9.46
Employee+ Child(ren)	4	9.46	9.46
Employee + Family	22	9.46	9.46
Annual Total Deductions	60	\$7,871	\$7,871
Net Annual City Cost		\$35,312	\$37,904

4 Waive

Vision — Voluntary

Employee Only	25
Employee + Spouse	5
Employee + Child(ren)	4
Employee + Family	15
Annual Premium	49
IN-NETWORK	
Routine Eye Exam	
Eyeglass Frames	
Eyeglass Lenses	
Standard Plastic Single	
Standard Plastic Bifocal	
Standard Plastic Trifocal	
Contact Lenses	
Non-Elective Contact Lenses	
Elective Conventional Lenses	
Elective Disposable Lenses	
OUT-OF-NETWORK	
Routine Eye Exam	
Eyeglass Lenses	
Contact Lenses - Elective	
Non-Elective	
Frame	
Employee Only	25
Employee + Spouse	5
Employee + Child(ren)	4
Employee + Family	15

15 Waives

In RG - no change

CIGNA Current
6.15
12.32
12.64
18.81
\$6,577
\$10 copay (1 per year)
\$130 allowance plus 20% discount on coverage (Every 24 months)
Every 12 months
\$10 copay
\$10 copay
\$10 copay
Every 12 months
Covered in full
\$130 allowance then 15% off
\$45 allowance
\$40 - \$100 allowance
\$105 allowance
\$210 allowance
\$71 allowance
2.84
5.69
5.83
8.68

Basic Life

	The Standard
BASIC LIFE and AD&D INSURANCE	Current
Basic Life Benefits and AD&D Amount:	\$50,000
Reduction Schedule:	35% at age 65 / 50% at age 70 65% at age 75
Life Rate per \$1,000:	\$0.210
AD&D Rate per \$1,000:	\$0.035
Projected Volume:	\$3,032,500
Covered Lives:	64
Monthly Rate per Employee:	\$12.25
Annual Cost:	\$8,916
Rate Guarantee:	1/1/2024

Long Term Disability

	The Standard
GROUP LONG TERM DISABILITY	
Benefit Schedule:	60% of Monthly Earnings
Maximum Benefit:	\$6,000 Monthly
Elimination Period:	90 days
Benefit Duration:	Later of SSNRA or age 65
FICA:	
EAP:	Yes
Rate Guarantee:	1/1/2024
Estimated Volume	249,789
Rate per \$100 Monthly	0.840
Estimated Monthly Premium	2,098
Annual Cost	\$25,179

Benefit Cost Summary

	<u>Annual Premium</u>	<u>% Change</u>	<u>Employee Cost</u>	<u>City Net Annual Cost</u>	<u>Net % Change to City</u>	<u>Annual Budget Difference</u>
MEDICAL						
<u>CIGNA</u>						
Current	\$973,710		\$136,766	\$836,944		
Renewal	\$1,051,672	8.01%	\$136,766	\$914,906	9.32%	\$77,962
<i>Initial offer was 16.6% increase</i>						
DENTAL						
<u>CIGNA</u>						
Current	\$43,182		\$7,871	\$35,312		
Renewal	\$45,774	6.00%	\$7,871	\$37,904	7.34%	\$2,592
VISION - VOLUNTARY						
<u>CIGNA</u>						
Current/Renewal	\$6,577	0.00%	\$6,577	\$0		
Basic Life - No Change						
<u>Standard</u>						
Current/Renewal	\$8,916	0.00%	\$0	\$8,916	0.00%	\$0
Long Term Disability - No Change						
<u>Standard</u>						
Current/Renewal	\$25,179	0.00%	\$0	\$25,179	0.00%	\$0

A RESOLUTION OF THE CITY OF HOLLY SPRINGS, GEORGIA AUTHORIZING THE RENEWAL OF HEALTH INSURANCE EFFECTIVE JANUARY 1, 2023 WITH CIGNA HEALTHCARE FOR THE MEDICAL, DENTAL AND VISION LINES OF COVERAGE AND; TO RENEW THE OPEN ACCESS PLUS PLAN OAP BASE AS THE MEDICAL BASE PLAN, AND TO RENEW THE OPEN ACCESS PLUS PLAN OAP BUY-UP AS THE BUY-UP OPTION; TO RENEW THE Q5 DPPO \$1000/ORTHO PLAN AS THE DENTAL PLAN; TO RENEW THE C1-STANDARD PPO COMPREHENSIVE PLAN AS THE VISION PLAN, AND TO AUTHORIZE THE CITY CLERK/HR DIRECTOR TO EXECUTE ALL DOCUMENTS PERTAINING TO THESE MATTERS

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew with Cigna Healthcare for the medical, dental, and vision lines of coverage for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Cigna Open Access Plus Plan OAP Base plan as the base plan; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Cigna Open Access Plus Plan OAP Buy-Up plan as the buy-up option plan; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Cigna Q5 DPPO \$1000/Ortho plan as the dental plan; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Cigna C1-Standard PPO Comprehensive Plan as the vision plan; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Holly Springs, Georgia, to:

1. To renew with Cigna Healthcare for the medical, dental, and vision coverage for Plan Year January 1, 2023 through December 31, 2023
2. To renew the Cigna Open Access Plus Plan OAP Base plan as the base plan
3. To renew the Cigna Open Access Plus Plan OAP Buy-Up plan as the buy-up option plan
4. To renew the Cigna Q5 DPPO \$1000/Ortho plan as the dental plan
5. To renew the Cigna C1-Standard PPO Comprehensive Plan as the vision plan
6. To authorize the City Clerk/HR Director to execute all documents pertaining to these matters

This Resolution is adopted on this 10th day of December 2022.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT

A RESOLUTION OF THE CITY OF HOLLY SPRINGS, GEORGIA AUTHORIZING THE RENEWAL OF THE BASIC LIFE AND AD&D INSURANCE, THE VOLUNTARY LIFE INSURANCE, THE SHORT-TERM DISABILITY, THE LONG-TERM DISABILITY, THE VOLUNTARY ACCIDENT INSURANCE; OF THE VOLUNTARY CRITICAL ILLNESS INSURANCE WITH THE STANDARD INSURANCE COMPANY; AND TO AUTHORIZE THE CITY CLERK/HR DIRECTOR TO EXECUTE ALL DOCUMENTS PERTAINING TO THESE MATTERS FOR PLAN YEAR JANUARY 1, 2023 THROUGH DECEMBER 31, 2023

WHEREAS, the City of Holly Springs is currently insured through The Standard Insurance Company for the Basic Life and AD&D, Voluntary Life, Short Term Disability and Long Term Disability, Voluntary Accident Insurance, Voluntary Critical Illness Insurance; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Basic Life and AD&D Insurance for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Voluntary Life Insurance for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Short-Term Disability coverage for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Long-Term Disability coverage for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Voluntary Accident Insurance for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Voluntary Critical Illness Insurance for Plan Year January 1, 2023 through December 31, 2023; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Holly Springs, Georgia, to:

1. To renew the Basic Life and AD&D Insurance
2. To renew the Voluntary Life Insurance
3. To renew the Short-Term Disability coverage
4. To renew the Long-Term Disability coverage
5. To renew Voluntary Accident Insurance
6. To renew Voluntary Critical Illness Insurance
7. To authorize the City Clerk/HR Director to execute all documents pertaining to The Standard Insurance Company matters for Plan Year January 1, 2023 through December 31, 2023

This Resolution is adopted on this 10th day of November 2022.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

A RESOLUTION OF THE CITY OF HOLLY SPRINGS, GEORGIA AUTHORIZING THE RENEWAL OF THE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) WITH MEDCOM TO REIMBURSE THE LAST \$250 OF THE ELIGIBLE PARTICIPANT'S DEDUCTIBLE; AUTHORIZING THE RENEWAL OF THE MEDICAL FLEXIBLE SPENDING ACCOUNT WITH MEDCOM AND TO ALLOW ELIGIBLE PARTICIPANTS TO SET ASIDE UP TO THE ANNUAL MAXIMUM OF \$3,050 AND TO CARRY OVER UP TO \$610; THE RENEWAL OF CONTRACTING THE COBRA ADMINISTRATION WITH MEDCOM; AND TO AUTHORIZE THE CITY CLERK/HR DIRECTOR TO EXECUTE ALL DOCUMENTS PERTAINING TO THESE MATTERS FOR PLAN YEAR JANUARY 1, 2023 THROUGH DECEMBER 31, 2023

WHEREAS, the City of Holly Springs is currently insured through Medcom for the Health Reimbursement Arrangement (HRA) and the Flexible Spending Account (FSA) and contracting with Medcom for the COBRA administration; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Health Reimbursement Arrangement (HRA) to reimburse the last \$250 of the eligible participant's deductible for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the Medical Flexible Spending Account (FSA) and to allow eligible participants to set aside up to the annual maximum of \$3,050 and to carry over up to \$610 for Plan Year January 1, 2023 through December 31, 2023; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to renew the contract with Medcom for the COBRA administration for Plan Year January 1, 2023 through December 31, 2023; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Holly Springs, Georgia, to:

1. To renew the Health Reimbursement Arrangement (HRA) to reimburse the last \$250 of the eligible participant's deductible
2. To renew the Medical Flexible Spending Account (FSA) and to allow participants to set aside up to the annual maximum of \$3,050 and to carry over up to \$610
3. To renew the contract with Medcom for the COBRA administration
4. To authorize the City Clerk/HR Director to execute all documents pertaining to these matters for Plan Year January 1, 2023 through December 31, 2023

This Resolution is adopted on this 10th day of December 2022.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT

Al & Judy Clary

Subject: FW: Comments on the Proposed Self-Storage Building at 2527 East Cherokee Drive (CUP-01-2022)

Attachments: Attachment #1 -Total Distance Between Storage Buildings.pdf; Attachment #2 - Illustrations of Proposed Self-Storage Building (CUP-01-2022) 9-5-22.pdf; Attachment #3 - Holly Springs Zoning Ordinance 5.4-10 - Big Box Commercial Retail Structures.pdf

Good Morning Mr./MS. XXXXXXXX,

My Name is Al Clary and I have lived in Hickory Flat since 2009. I am providing some comments in opposition to the proposed Self-Storage Building (CUP-01-2022), which will be discussed in the next City Council Work Session to be held on Thursday November 10.

In the time since the first City Council Work Session on these projects was held on July7, you have received several documents from me about this case and also about Case CUP-02-2022 and MA-05-2022 covering the adjoining 20 acre Mixed-Use development.

Attached to this e-mail are 3 documents, described as follows:

- The first attachment is a map showing the relative location of three competing Self-Storage Building projects in Hickory Flat (one already in operation, one currently under construction and the one being proposed).
- The second attachment is simply another copy of the plan and elevation drawings of the proposed Self-Storage Building at 2527 East Cherokee Drive.
- The third attachment is an annotated copy of a few paragraphs from your zoning ordinance.

Please refer to the first attachment –

I wish to correct a statement made by the applicant regarding the location of a competing self-storage establishment – I am referring to the three-story Self-Storage building on Hwy 140 near Harmony on the Lakes, which is currently nearing completion. It was stated in the September 8 Work Session that the separation distance between that building and the one being requested in CUP-01-2022 is **4 1/2 miles**.

I have given you an annotated map from the County's GIS website, which shows that the separation distance by road between those 2 buildings is only 2.78 miles (and even less than that as the "crow flies") and the distance from that previously approved Self-Storage building to the center of Hickory Flat is **less than 2 miles**.

The reason that this is important is that 3 miles is considered to be a reasonable distance that a customer would drive in order to use a Self-Storage establishment – so the storage building already under construction is clearly within the 3 mile criterion from Hickory Flat. If the proposed building is constructed, there will be 3 Self-Storage Buildings within a 2 mile radius of Hickory Flat.

Now please refer to the second attachment –

One of the points that was made in the initial Work Session on this case held on July 7 was that the public and perhaps even your own Planning and Zoning Commission members may have been confused about the size of this proposed storage building. Three different sizes for this building have been proposed by the applicant –

1. The Original Size was 3 floors enclosing a total of 93,000 square feet, having 31,000 square feet per floor.
2. The Second Iteration was even larger, enclosing 94,200 square feet with 31,400 square feet per floor.
3. The Third Iteration is a 5% reduction from the original size to 88,245 square feet with 29,415 square feet per floor.

Now please refer to the third attachment-

This Holly Springs Zoning Ordinance Paragraph 5.4-10 is entitled "Big Box Commercial Retail Structures". The definition of a Big Box Commercial Retail structure in the ordinance is simply stated as follows:

"Retail establishments involving the sale of services or merchandise on an individual lot of record where an individual free-standing tenant(s) occupies more than 10,000 gross square feet, but no greater than 200,000 square feet."

One of the stated purposes of this Paragraph 5.4-10 is "to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses".

This proposed storage building would be a "retail" building selling a "service" on an individual lot. It also would have one owner and would be a "free-standing" structure. Therefore, it meets all of the qualifications for a Big Box Commercial Retail Structure.

You will note that there are 4 Classifications of Big Box Retail Structures in your zoning ordinance, but Class III Big Box Commercial Retail Structures are greater than 91,000 square feet.

Please recall that the first two iterations of the Storage Building were both over 91,000 square feet in size, although it now has been slightly reduced to be just under 91,000 square feet in size.

Paragraph 5.4-10 c) of the Zoning Ordinance further states that:

Such Class III Structures shall only be allowed:

- a. Within one (1) mile from an I-575 interchange, or
- b. On a parcel adjacent to State Route 140, also known as Hickory Flat Highway.

Please note that this site is displaced over 5 miles from I-575 and it does not lie along State Highway 140. So it meets neither of those criteria.

We therefore submit for your consideration that this proposed Climate-Controlled Self-Storage building, although it might now be just below the 91,000 square feet size limit to be a Class III structure, it is still a clear example of what your regulation was intended to restrict and that is - **preventing the placement of very large, free standing retail structures in neighborhoods that are not close to or not directly on a State highway corridor.**

For this reason and for the other reasons that have already been brought forth and discussed, we believe that approval of this Conditional Use Permit should be denied in accordance with the recommendations of your Planning and Zoning Commission, who were concerned that this large, self-storage building would significantly detract from nearby residential property values.

Thank you for your time. Al Clary 423-914-4234

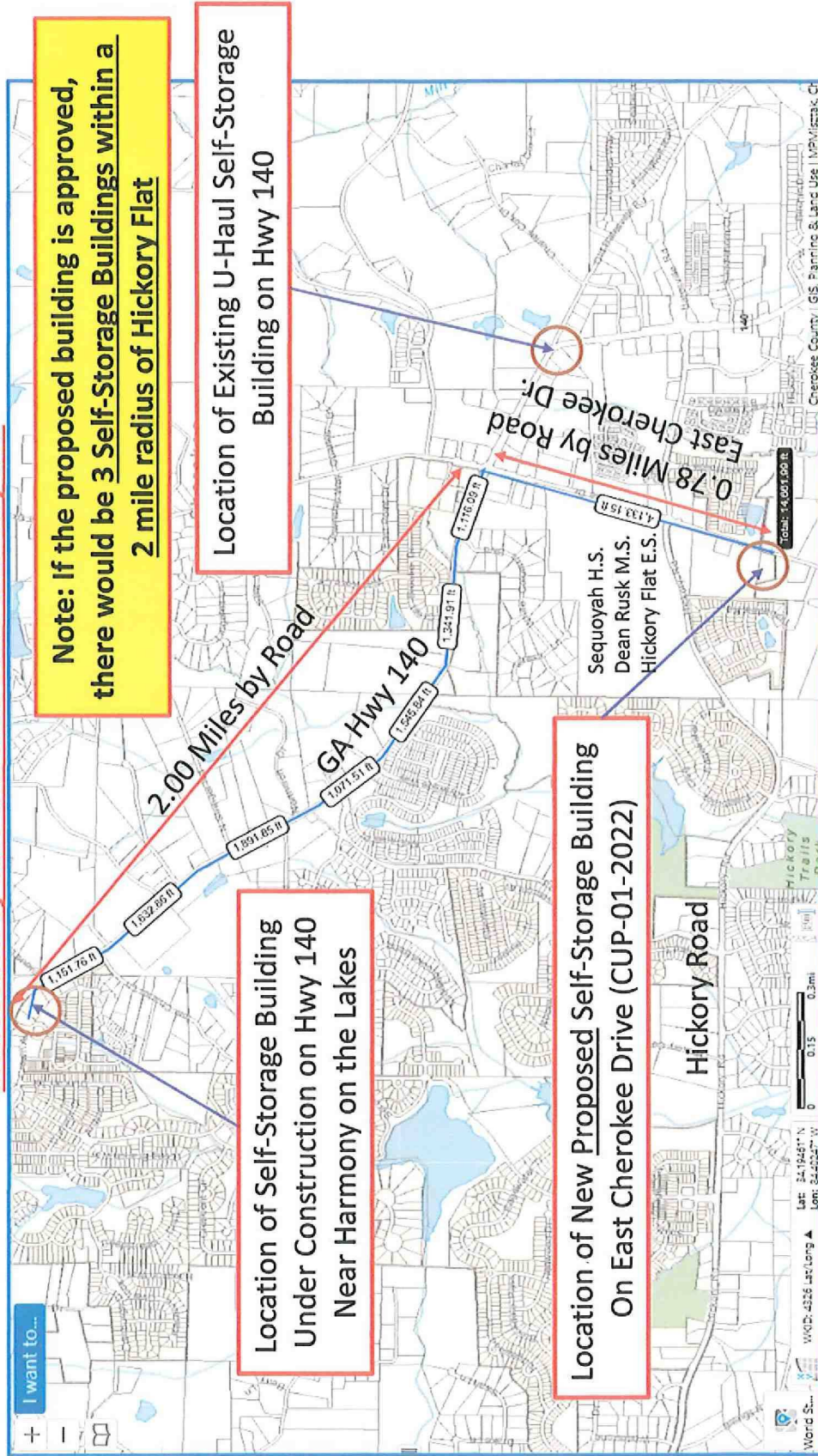


Virus-free. www.avg.com

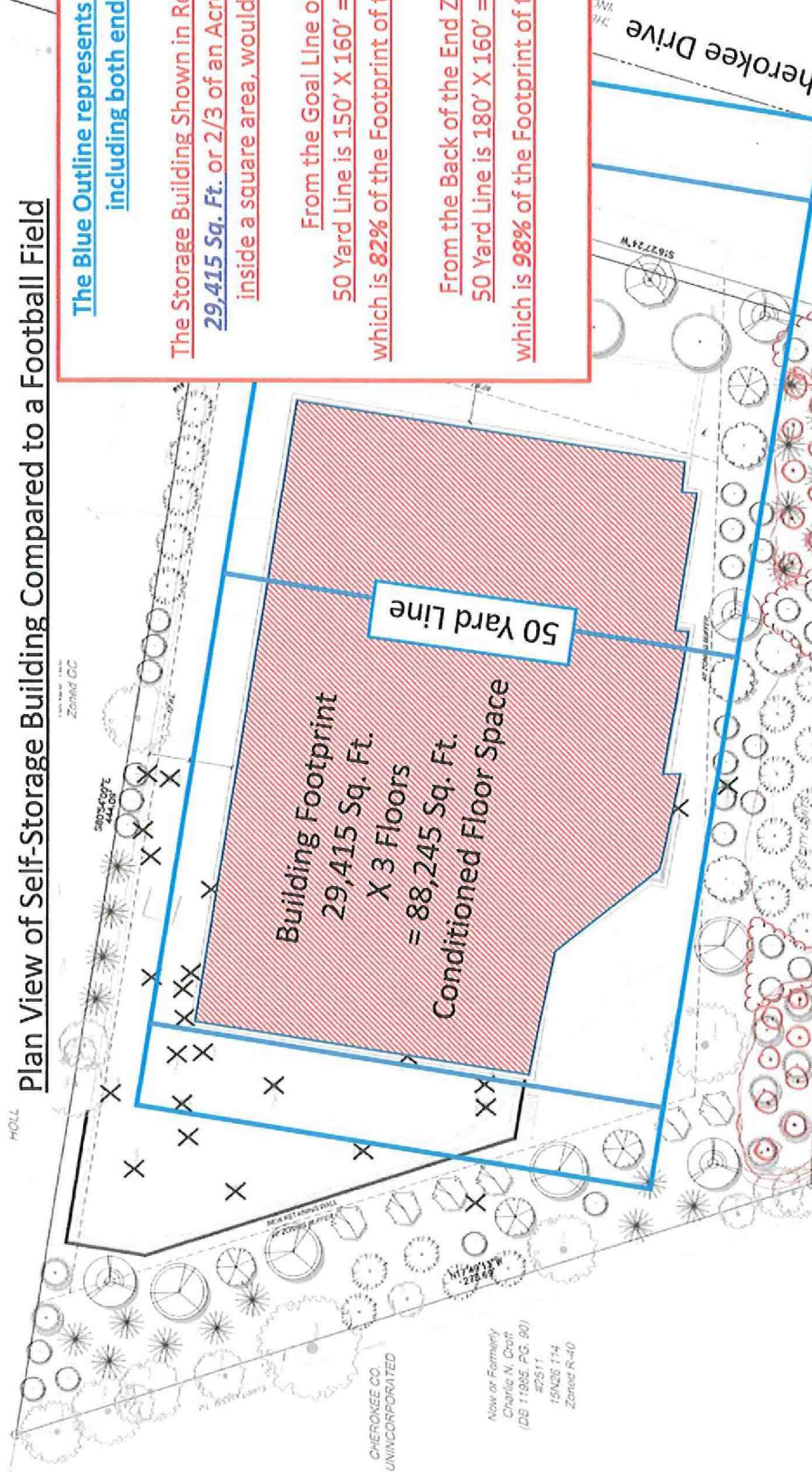
The Total Linear Distance between the Self-Storage Building nearing completion on Hwy 140 near Harmony on the Lakes and the Proposed Self-Storage Building on East Cherokee Drive is **14,663 feet or 2.78 Miles**.

The Self-Storage Building on Hwy 140 is only 2 miles from the Center of Hickory Flat, which is represented by the

Intersection of East Cherokee Drive and Hwy 140



Plan View of Self-Storage Building Compared to a Football Field



Mitchells' Pool, House & Driveway
(Shown to Scale-Actual Position Relative to Proposed Bldg.)

The Blue Outline represents a Football Field, including both end zones.

The Storage Building Shown in Red has a Footprint of 29,415 Sq. Ft. or 2/3 of an Acre, which, if placed inside a square area, would be 171' x 171'.

From the Goal Line out to the 50 Yard Line is 150' X 160' = 24,000 Sq. Ft., which is 82% of the Footprint of the Storage Building.

From the Back of the End Zone out to the 50 Yard Line is 180' X 160' = 28,800 Sq. Ft., which is 98% of the Footprint of the Storage Building.

3

- b.) The sales office shall be permanently constructed with facades completely constructed of brick, stone, shake, or a combination thereof and shall comply with building codes.
- c.) No repairs shall be conducted on the premises. However, minor auto service, as defined by the Zoning Ordinance, is permitted only for vehicles owned and sold to customers by the establishment and not to the general public. All such activities shall be conducted within an enclosed, permanently constructed building, with facades uniform with the primary structure. All garage and bay doors shall not front a major street.
- d.) All-weather-paved driveways and parking areas shall be properly curbed and landscaped.
- e.) All vehicles on the sales lot shall be in operating condition at all times.
- f.) Only businesses properly licensed as automobile dealers may sell automobiles from their premises. Businesses not so licensed shall not allow third parties to park or otherwise offer automobiles for sale on their premises.
- g.) For standards governing Auto Auction Establishments, see 5.4-3.

5.4-10 Big Box Commercial Retail Structures⁴⁹ - Retail establishments involving the sale of services or merchandise on an individual lot of record where an individual freestanding tenant(s) occupies more than 10,000 gross square feet, but no greater than 200,000 gross square feet. The purpose of this Section is to mitigate the negative effects of blight, loitering, criminal activity, bright lights, noise, traffic, and impervious surfaces, to promote diverse economic uses, and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. When submitting an application for a conditional use permit, or applying to construct as a permitted use the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:

- a.) Big Box Commercial Retail Structures shall be divided into three (3) classifications:
 - 1. Class I: Big Box Commercial Retail Structures (10,000 – 31,999 sq. ft.)
 - 2. Class II: Big Box Commercial Retail Structures (32,000 – 90,999 sq. ft.)
 - 3. Class III: Big Box Commercial Retail Structures (91,000 – 200,000 sq. ft.)
 - 4. Class IV: Big Box Commercial Retail Structures, Town Center District⁵⁰ (Class IV: 8,500 sq. ft. and greater)” (See subsection “I” below.)

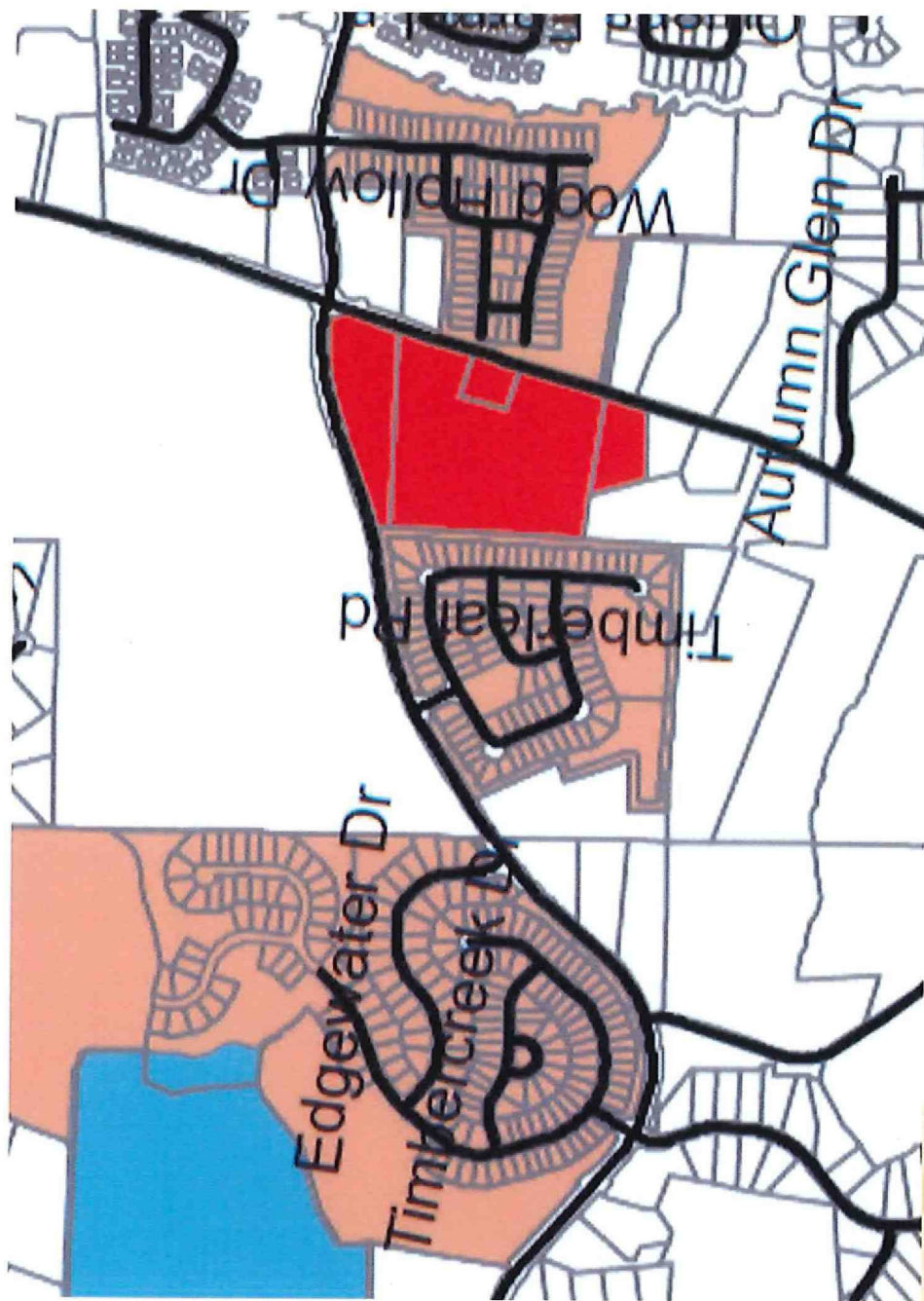
⁴⁹ Amended by City Council with text amendment, 01/22/2009, 06/21/2010.

⁵⁰ Editor's Note: "Historic District" renamed Holly Springs Town Center District (TCD), as amended by City Council with text amendment to Article 19, 07/20/2009.

b.) All three (3) classifications of Big Box Commercial Retail Structures shall adhere to the following requirements:

1. Submitted with the conditional use permit request to construct a big box retail structure, applicants must compile an inventory of structures with comparable square footage in a two (2) mile radius of the proposed location and located within incorporated Holly Springs only. This inventory should list vacant as well as leased structures and must include the status of availability for these structures and a statement on the feasibility of occupying a pre-existing structure.
2. All exterior building elevations visible from public streets, right-of-way and/or customer parking areas shall be designed so that there are no expanses of blank walls. Façade design characteristics should vary every 50-75 feet, depending on the size of the structure. All walls visible from the roadway or parking areas shall be broken up through the use of trellises, arcades, false windows, archways, landscaping, storefront, or recessed panels reminiscent of window, door, or colonnade openings. This requirement can also be met by employing the use of architectural features including but not limited to the following: doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, and canopies. Additionally, distinct architectural entry identity for individual tenant entrances shall be provided. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan review process.
3. A minimum of three (3) different materials shall be used for all building elevations. The primary front building façade materials shall consist of stone, brick, glass, ornamental metal, architectural precast (panels or detailing), and/or architectural metal panels. Remaining facades shall be of architectural treatments of glass and brick, stone, architectural block, stucco, and wood, with combining these finishes both allowed and encouraged. All facades must be made up of a minimum of 75% brick and/or stone when visible from city-maintained right-of-way and 50% brick and/or stone when not visible from city maintained right-of-way. The backs and/or sides of buildings, invisible to public views, may be exempted from brick and stone. Exterior colors and designs should be of earthen tones when the structure has frontage visible from properties with residential uses.
4. All customer entrances located along the front façade, including those of neighboring smaller tenants, shall be clearly defined and highly visible and add aesthetically pleasing character to the buildings.
5. No loading docks, overhead service doors, or trash collection bins may be placed on, or adjacent to any façade, which faces a public street, without proper screening measures as approved by the Zoning Administrator.
6. The building shall include architectural features that contribute to visual interest at the pedestrian scale. Pedestrian accessibility, safety, and convenience shall be provided to reduce traffic impacts and enable the development to project a friendly inviting image. Customer drop off and pick up points that may be provided should also be integrated into the design and should not conflict with traffic lanes or pedestrian paths.

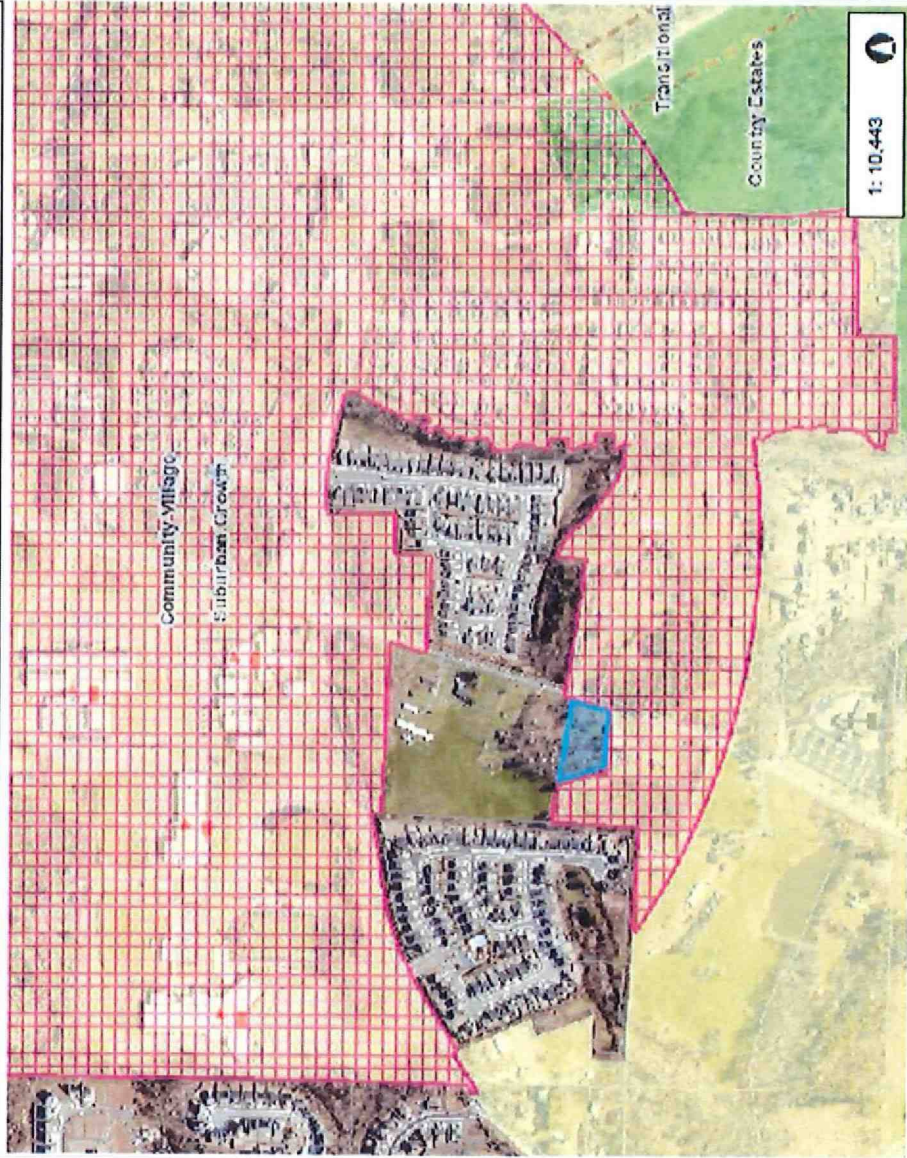
7. The owner of the zoning lot shall prepare a traffic management plan, which identifies the traffic problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by the project engineer at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, whichever occurs first.
 8. The owner of the zoning lot shall prepare a water management plan which identifies the water management problems that will be generated by development on the premises and which presents reasonable solutions to those problems. The plan must be prepared by a qualified professional engineer at no cost to the city, and it must be approved by the city engineer prior to the approval of the preliminary site plan or the issuance of a land disturbance permit or building permit, whichever occurs first.
 9. All rooftop equipment, such as HVAC units, shall be screened from public view on all sides by parapets, dormers, or other screens. The material of all structures used to screen rooftop equipment shall be consistent with the exterior materials used on the façade of the structure. Where flat roofs are present the parapet shall not exceed an average height equal to 15% of the height of the supporting wall, and shall not at any point exceed a height equal to 30% of the supporting wall.
- c.) The following additional requirements shall also apply to Class III: Big Box Commercial Retail Structures (91,000 – 200,000 sq. ft.):
1. Such structures shall only be allowed:
 - a. Within one (1) mile from an I-575 interchange, measured from the end of the closest exit ramp intersection to the proposed site property frontage, as traveling on public streets the shortest distance by automobile; or
 - b. On a parcel adjacent to State Route 140, also known as Hickory Flat Highway.
 2. The structure must possess frontage on an arterial road or be visible from the interstate.
- d.) Any tenant, occupant, or business that occupies more than 91,000 square feet shall provide the city attorney with a copy of the rental agreement between such tenant, owner, occupant, or business and its landlord which contains a contract provision prohibiting such person or entity from voluntarily vacating such premises or otherwise ceasing to conduct its retail business on such premises while simultaneously preventing the landlord, by continuing to pay rent or otherwise, from leasing the premises to another person or company who will operate a permitted business on the premises. The rental agreement shall be designed to terminate when the tenant, occupant, or business vacates said premises.
- e.) Unless otherwise originally designed to accommodate small accessory tenants, no class of big box commercial retail structure shall be subdivided for multi-tenant or shopping center use without receiving the approval of a conditional use permit from Mayor and Council in accordance with this article. Seeking to subdivide a structure as defined by this article requires:







Cherokee County, GA



1: 10,443



1,740.5 0 870.23 1,740.5 Feet

© Cherokee County GIS

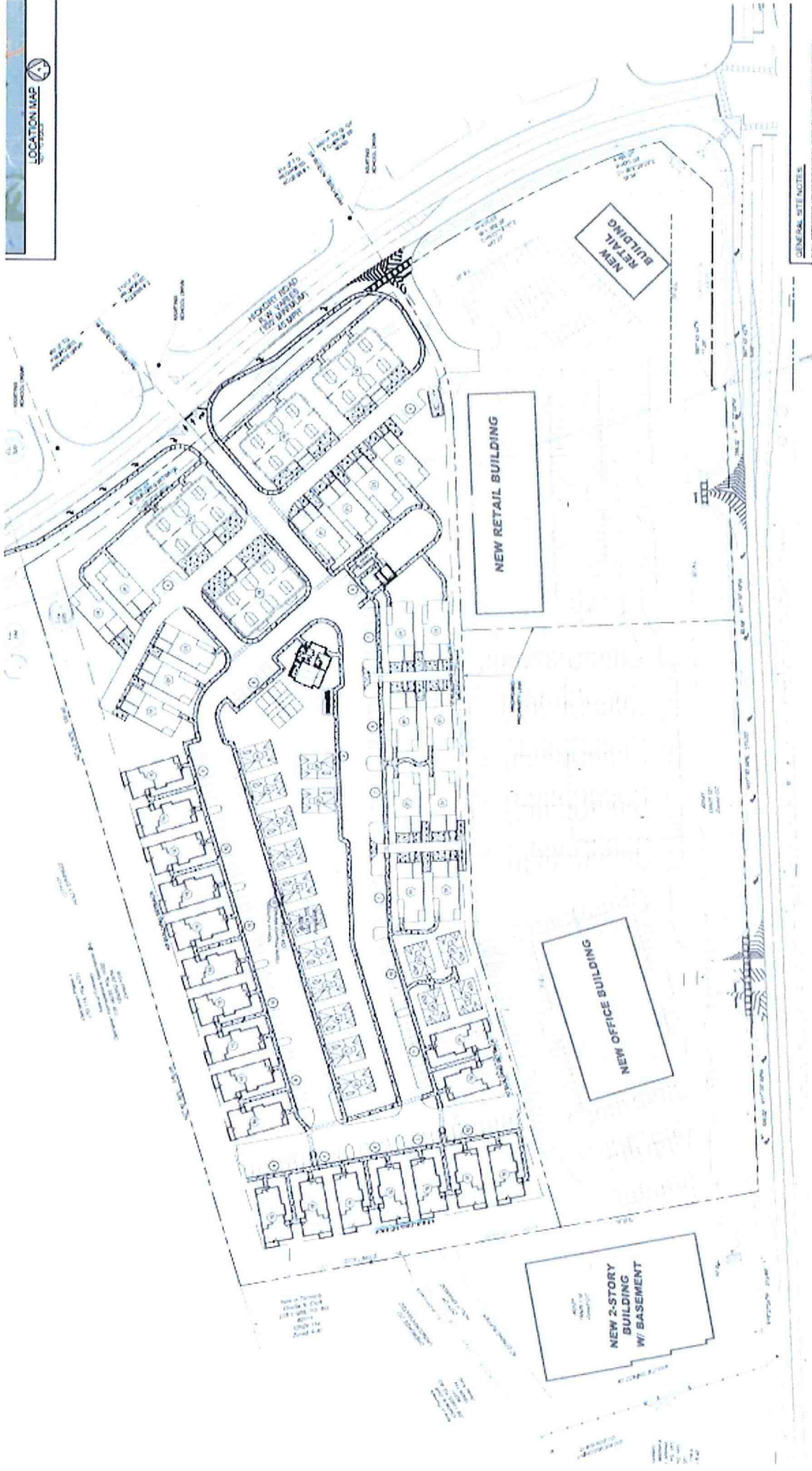
This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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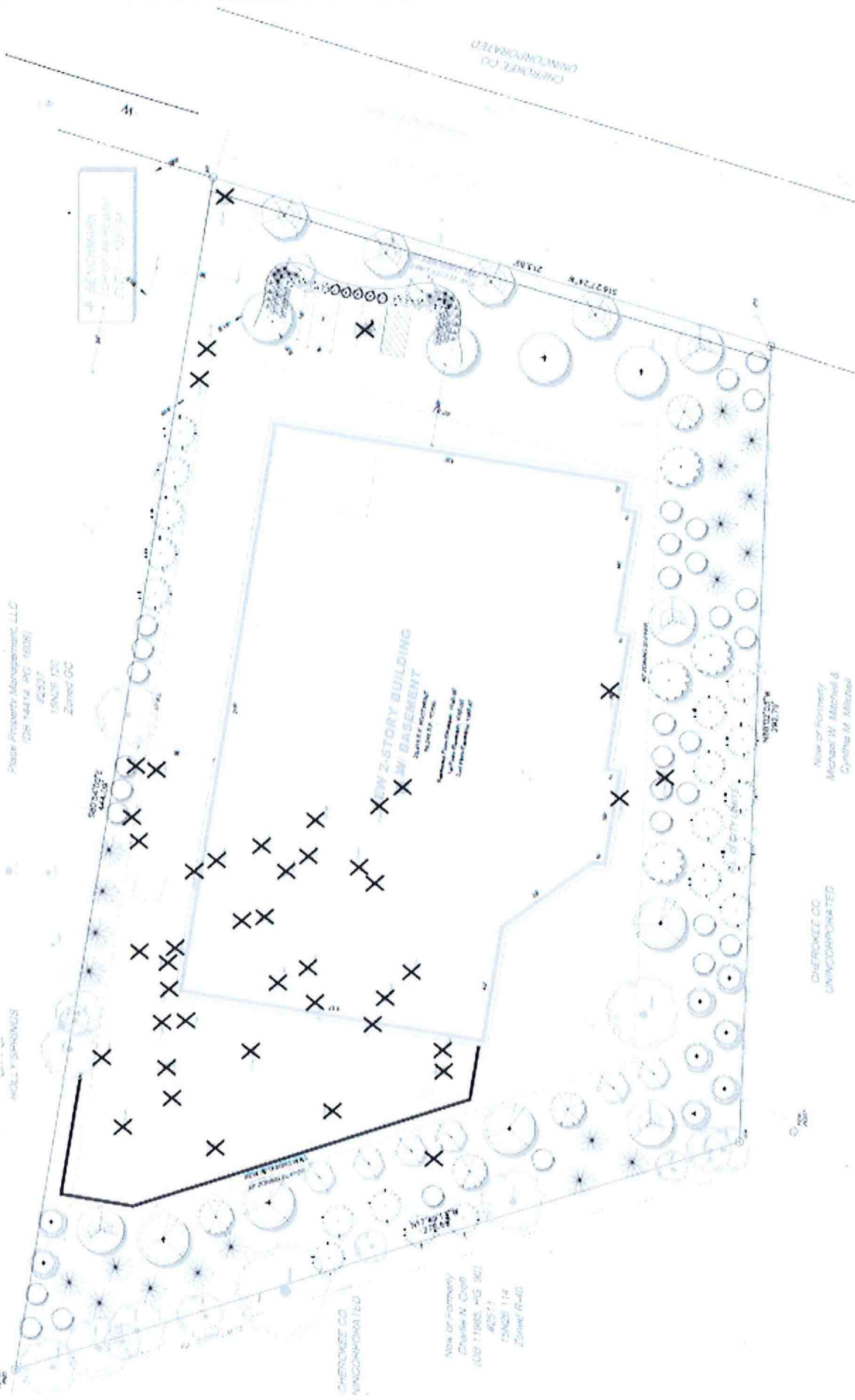
Legend

- Airports**
 - Alt. Access Airfield
 - Cherokee County Regional Airport
- Future Development**
 - Natural Preserve
 - Rural Placem
 - Country Estates
 - Suburban Growth
 - Suburban Living
 - Neighborhood Living
 - Belt & Ferry (LD)
 - Urban Core
 - Regional Center
 - Workplace Center
 - Utilities/Services
 - Scenic Corridor
 - Transitional Corridor
 - Development Corridor
 - Country Corridor
 - Harbor
 - Neighborhood Village
 - Community Village
- Parcels**
- Schools**
- Churches**

Notes







Phase Property Management, LLC
(DB 14414, PG 1608)
15/05/17
Zoned GC

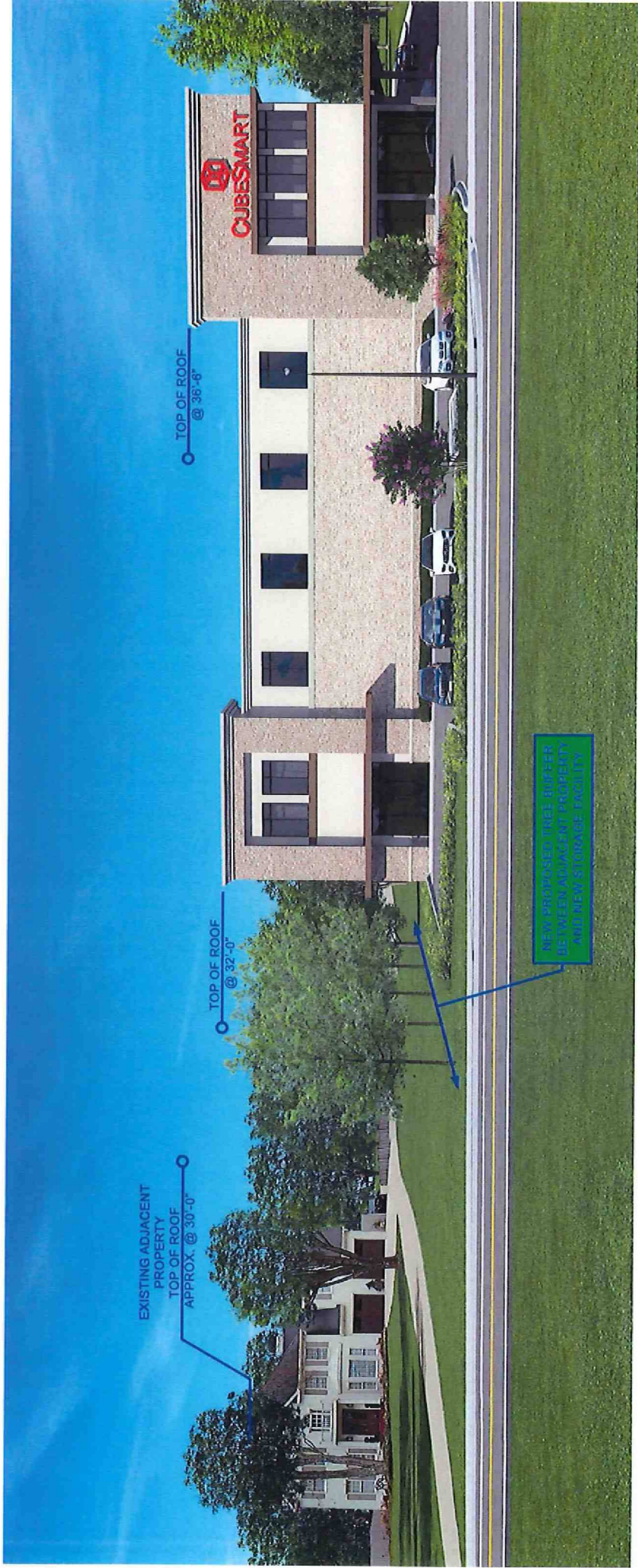
NEW 2-STORY BUILDING
W/ BASEMENT
Surface parking
Total Area: 10,000 sq ft
Total Building Area: 10,000 sq ft
Total Site Area: 10,000 sq ft

Now or Formerly
Michael W. Mitchell &
Cynthia M. Mitchell

CHEROKEE CO
UNINCORPORATED

Now or Formerly
Charles N. Craft
(DB 11983, PG 90)
15/05/17
Zoned R-40

CHEROKEE CO
UNINCORPORATED

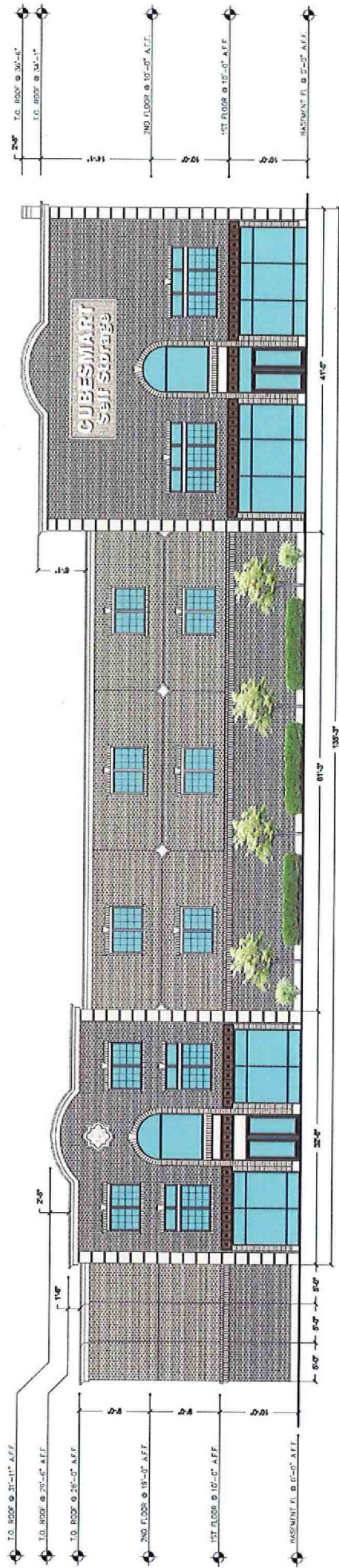


EXISTING ADJACENT
PROPERTY
TOP OF ROOF
APPROX. @ 30'-0"

TOP OF ROOF
@ 36'-8"

TOP OF ROOF
@ 32'-0"

NEW PROPOSED TREE BUFFER
BETWEEN ADJACENT PROPERTY
AND NEW STORAGE FACILITY

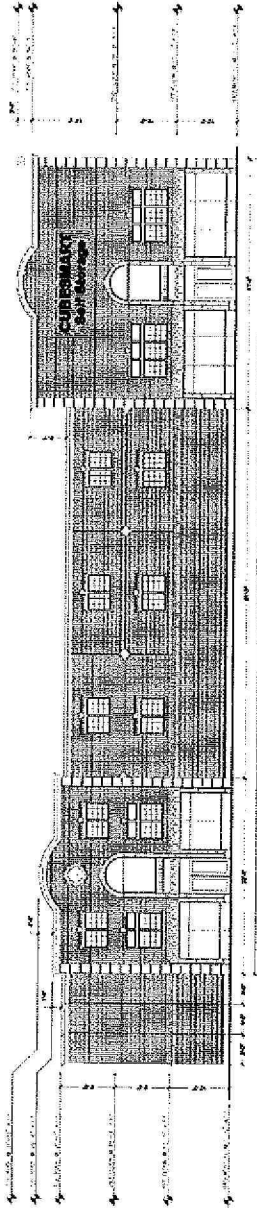


East Elevation

Scale: 1/8" = 1'-0"

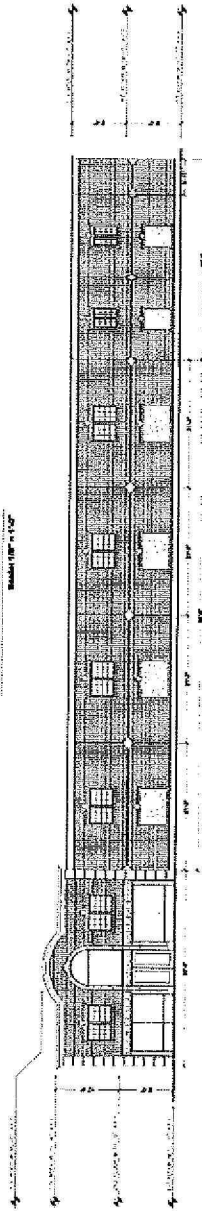


**Concept Elevations for:
2527 EAST CHEROKEE DRIVE**



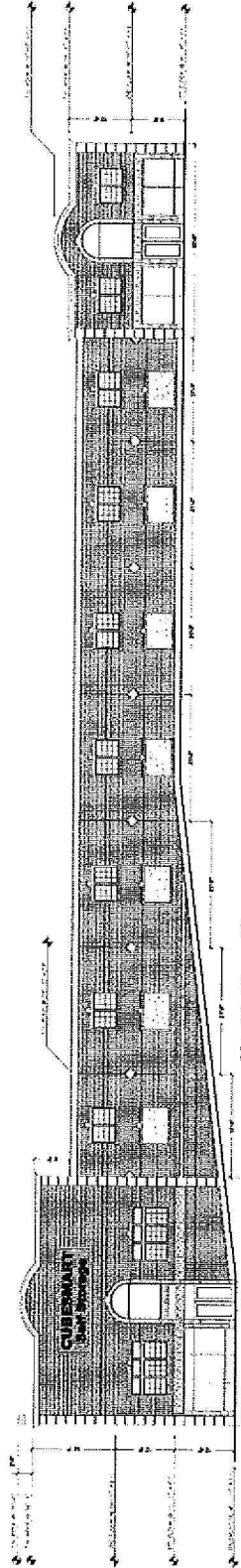
East Elevation

Scale: 1/8" = 1'-0"



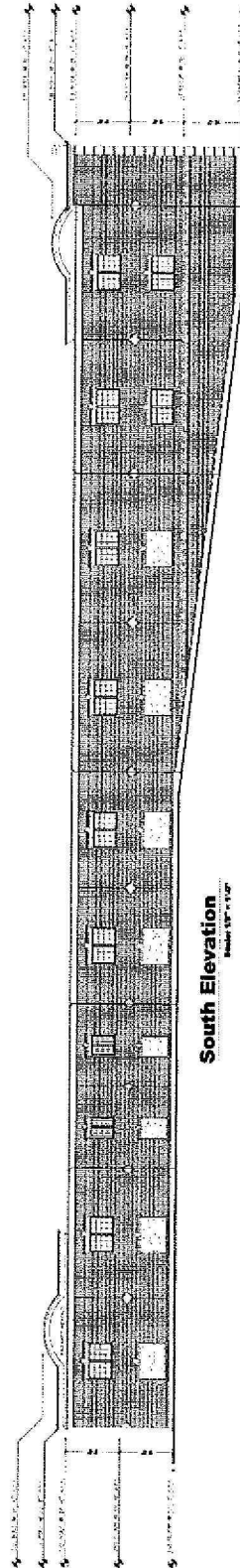
West Elevation

Scale: 1/8" = 1'-0"



North Elevation

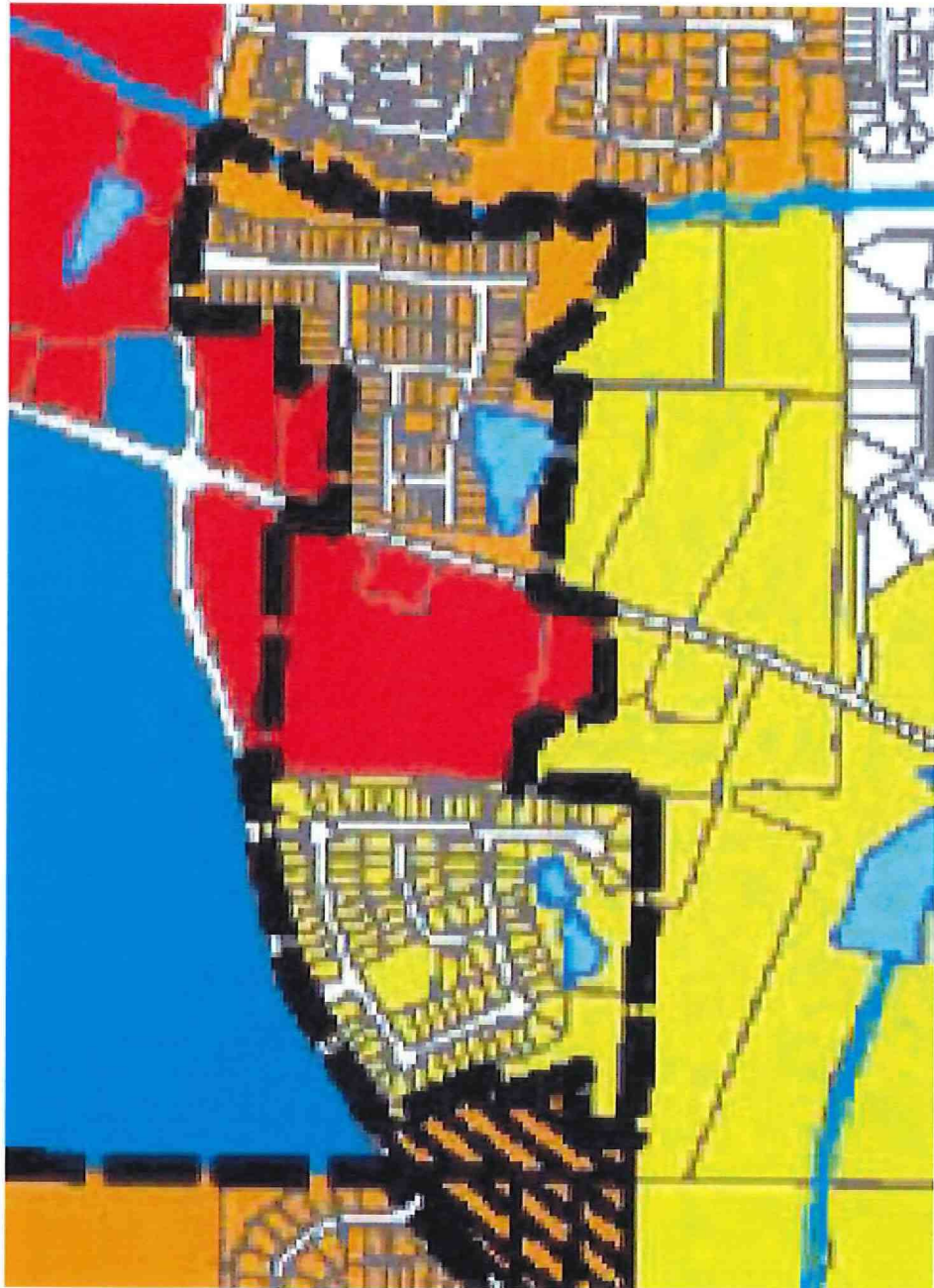
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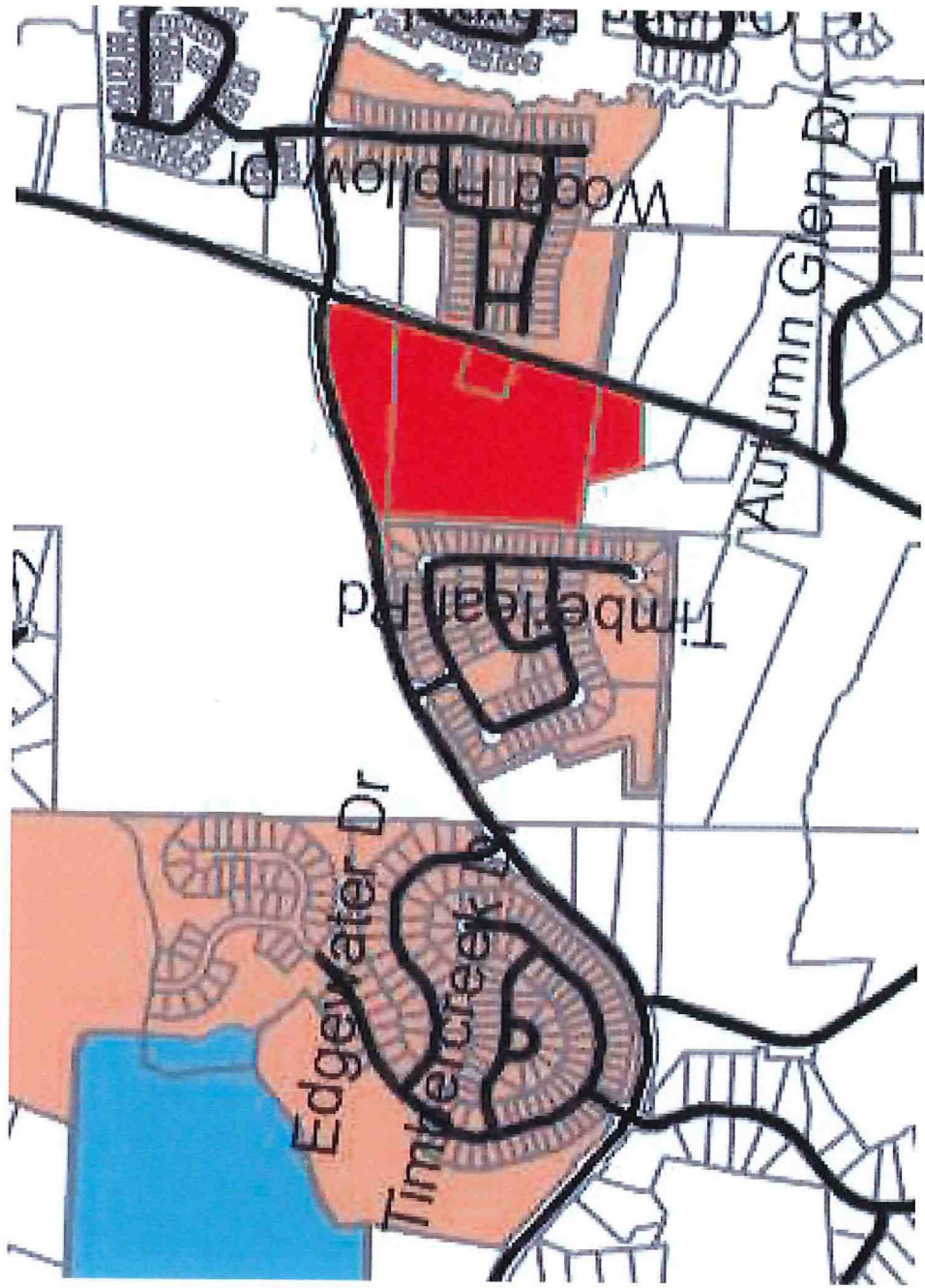


South Elevation

Scale: 1/8" = 1'-0"

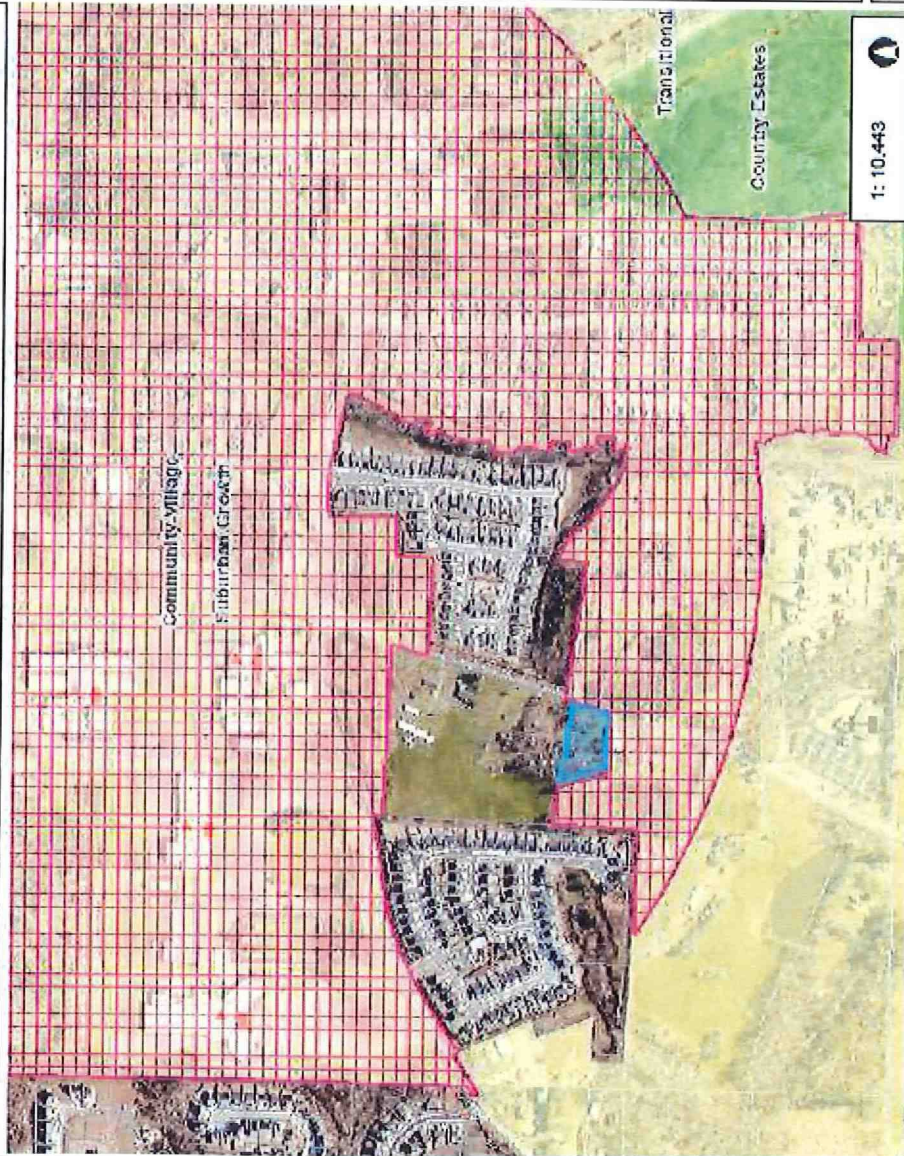








Cherokee County, GA



1: 10,443

1,740.5 0 670.23 1,740.5 Feet

© Cherokee County GIS

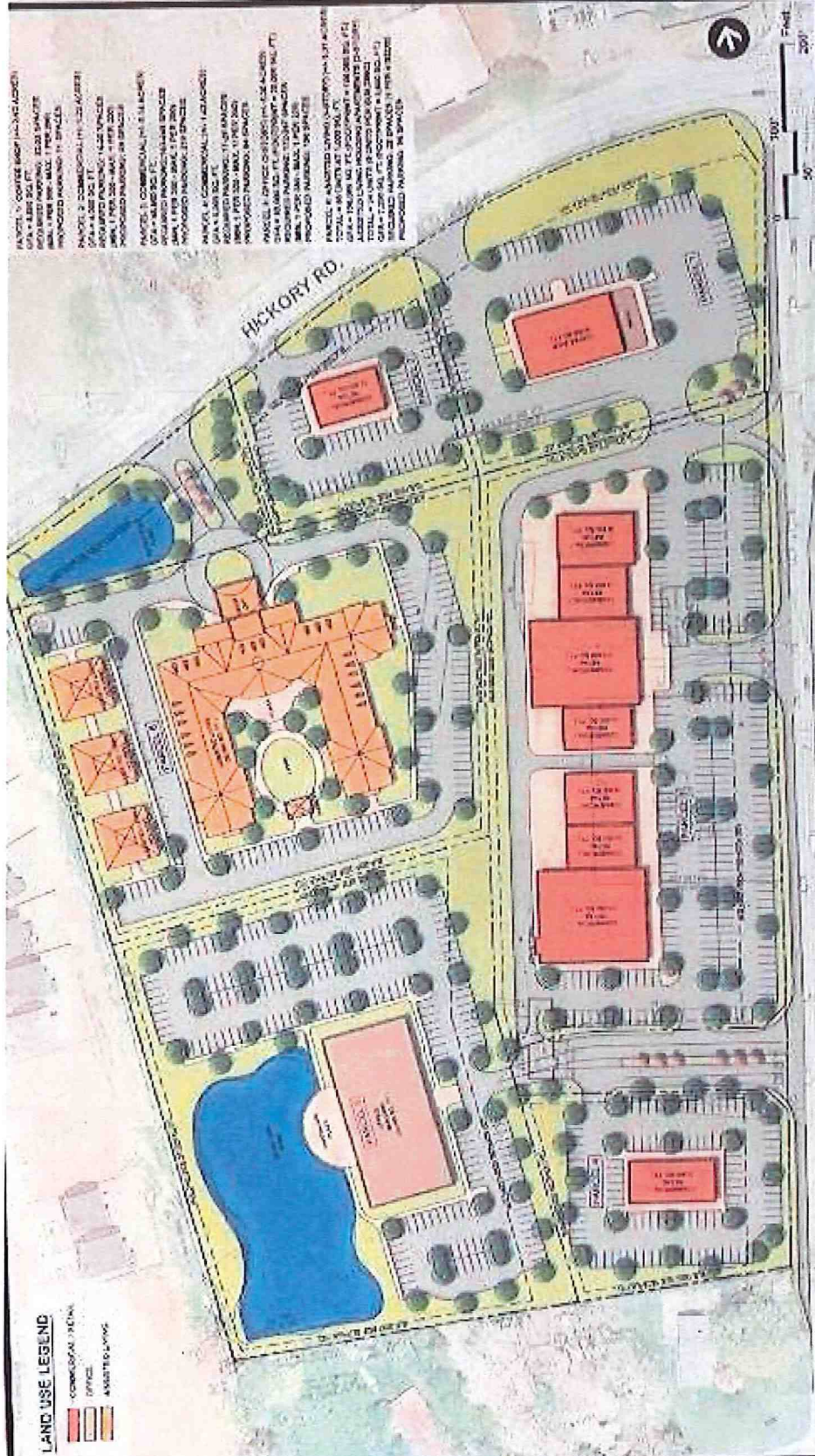
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Legend

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 - Country Corridor
 - Hamlet
 - Neighborhood Village
 - Community Village
- Parcels
- Schools
- Churches

Notes



ALTERNATIVE 2 CONCEPTUAL MASTER PLAN

ATKINS

November 2019

PLACE PROPERTY MANAGEMENT

East Cherokee Drive, Cherokee County

This site plan is conceptual in nature and subject to change without notice.



Place Services, Inc.

LAND USE LEGEND

-  CORRELATIONAL EFFECT
 DIFFERENCE
 ASSUMED LINKAGE



GENERAL SITE NOTES:

1. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
2. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
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9. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
10. ALL UTILITIES ARE TO BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

NO.	DESCRIPTION	AMOUNT	UNIT	PRICE	TOTAL
1	Site Preparation	1.00	AC	100.00	100.00
2	Grading	1.00	AC	100.00	100.00
3	Drainage	1.00	AC	100.00	100.00
4	Landscaping	1.00	AC	100.00	100.00
5	Utilities	1.00	AC	100.00	100.00
6	Structures	1.00	AC	100.00	100.00
7	Other	1.00	AC	100.00	100.00
8	Subtotal	8.00	AC	800.00	800.00
9	Grand Total	22.00	AC	2200.00	2200.00

ONE STREET RESIDENTIAL
22-ACRE MIXED USE DEVELOPMENT
100 NEW STREET N. ATLANTA, GA 30309
HOLLY SPRING, GEORGIA COUNTY, GEORGIA

SCALE
1" = 100'

LEICRAW
INCORPORATED
100 NEW STREET N. ATLANTA, GA 30309
HOLLY SPRING, GEORGIA COUNTY, GEORGIA

DESIGN TEAM
LEICRAW INCORPORATED
100 NEW STREET N. ATLANTA, GA 30309
HOLLY SPRING, GEORGIA COUNTY, GEORGIA

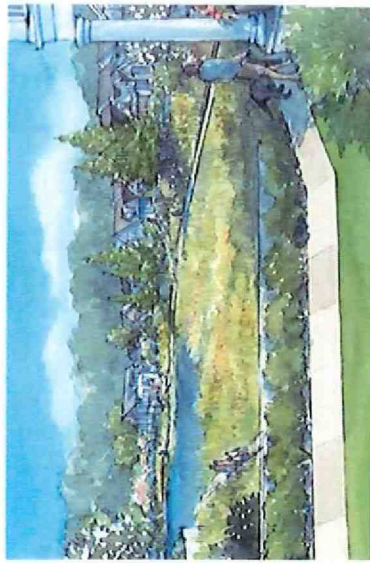
CLIENT
LEICRAW INCORPORATED
100 NEW STREET N. ATLANTA, GA 30309
HOLLY SPRING, GEORGIA COUNTY, GEORGIA

DATE
10/1/2017

PROJECT
ONE STREET RESIDENTIAL
22-ACRE MIXED USE DEVELOPMENT
100 NEW STREET N. ATLANTA, GA 30309
HOLLY SPRING, GEORGIA COUNTY, GEORGIA

SCALE
1" = 100'

DATE
10/1/2017





HAYLOFT

COTTAGES

ACTIVE ADULT RENTAL COMMUNITIES

35
YEARS IN BUSINESS

125
COMMUNITIES

7800+
UNITS

\$730M
TOTAL CAPITALIZATION

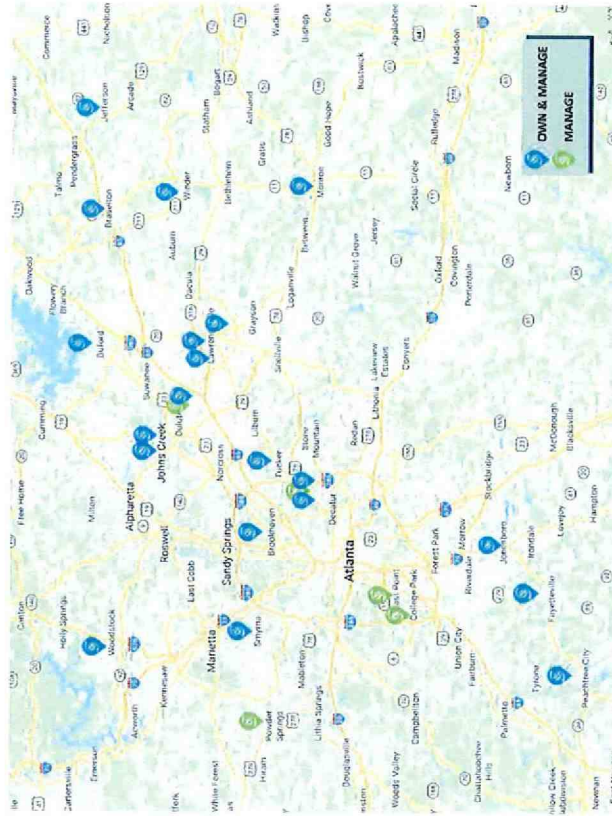
Since 1986, OneStreet Residential has built a reputation as one of Georgia's premier multifamily developers, specializing in active adult and mixed-use communities, targeting the rapidly growing 55+ population. OneStreet develops communities which stand the test of time - communities which enrich the lives of residents and serve as a source of pride for residents, surrounding neighborhoods and investors.

With an experienced team of professionals, OneStreet Residential brings a proven ability to execute complex, innovative projects, which transform their neighborhoods and serve as attractive, long term assets to their residents, investors and surrounding communities.

Since 2004, our core focus has been developing, owning and managing age-exclusive 55+ communities, the fastest growing rental segment in the nation. Our team has an extensive track record of successful public-private partnerships, in which we have utilized a wide variety of financing mechanisms.

CORPORATE OVERVIEW

CURRENT PORTFOLIO OF ACTIVE ADULT COMMUNITIES



OneStreet brought a quality-driven team with the resources, motivation and imagination to pull off a high-quality development even as our economy was in a severe downturn. Our experience far exceeds what we've had with other developers in our neighborhoods.

-Brookleigh Neighborhood Association



THE ACTIVE ADULT MARKET

"OneStreet's properties are amenity-rich, with robust social programming for people aged 55 or older...that connect residents to the surrounding community."

-Featured Article in Seniors Business Housing magazine, Oct/Nov 2017

There are more than 80 million baby boomers in the US who will become (or already are) empty nesters over the next 15 years. As these empty nesters age out of their existing homes, they are increasingly open to rental housing which will allow them to age in their community and maintain their accumulation of relationships.

With the growing number of empty nesters wanting the freedom from the long-term commitment of an-other mortgage, they are finding few attractive 'for lease' options available to them. Due to this imbalance, boomers will be the main driver of multifamily construction as they age through their senior years.

With more than 15 years of experience focused in the Active Adult niche market, OneStreet Residential has developed a successful development program to serve this unmet need by focusing on the following priorities:

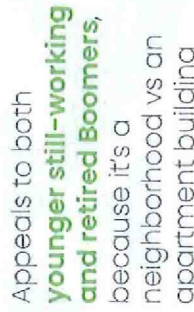
1. Design communities that to appeal to younger empty nesters, desiring to free up their time to do the things they want to do, not the things they have to do often affiliated with home ownership.
2. Improve resident's fitness and health levels by providing opportunities for fitness activities and nutrition education.
3. Overcome the objections to "living in an apartment" through marketing and uniquely thoughtful home-like floor plans.



THE COTTAGES CONCEPT



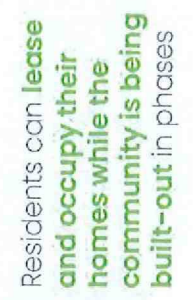
Active Adult Living
which **looks, feels
and lives like a
neighborhood**
instead of an
apartment building



Appeals to both
**younger still-working
and retired Boomers,**
because it's a
neighborhood vs an
apartment building



Large floor plans with
the features and
convenience of an
upscale home,
without a mortgage
or maintenance



Residents can **lease
and occupy their
homes while the
community is being
built-out** in phases



...**help turn
residents into**
neighbors and
provide a sense of
community



Professional on-site
management
presence, along with
**amenities and
sponsored events...**



**1 and 2-story homes,
without interior entry
corridors, elevators,**
remote parking and
party walls with
multiple neighbors



Whether driven by a change in lifestyle, a consequence of the housing crash, or an inability to find affordable homes to downsize, senior households are embracing renting in droves. -RentCafe survey, Oct 2017

TARGET RESIDENT PROFILES

EMPTY NESTERS



- Still working, but winding down career
- No longer need a large home, but still desire adequate space for family and friends
- Without sporting and school events to take up their "free time," they desire to start checking items off their bucket list
- Pursuing a "2nd Act" by starting a new business, consulting, or volunteering with organizations they are passionate about
- Haven't lived in a traditional apartment since they were in college
- Like the idea of living in a neighborhood with others in the same age and stage of life

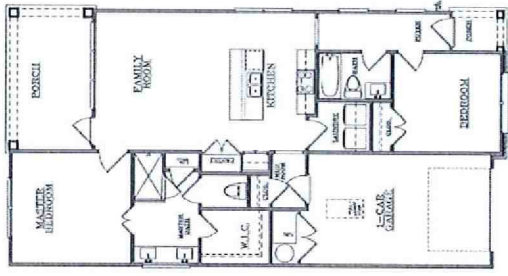
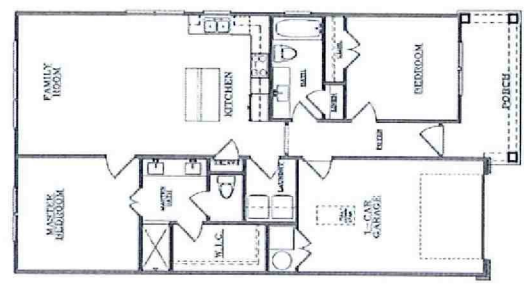
PREPARED RETIREES



- Have invested well and are able to retire
- Already own a lake or beach house, and desire to spend more time there but still need a base near clients
- Have started consulting for previous clients and often travel together to new cities for work and pleasure
- May have an older parent requiring help and desires the freedom to spend time with them as needed
- Adult children are well-established with their own families and it's easier for our couple to go visit them
- Considering turning a hobby into a business and could use the profits from their house to make that dream a reality



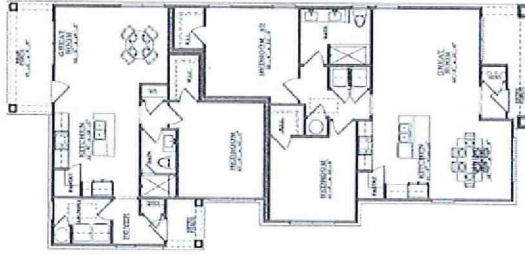
ONE STREET
RESIDENTIAL



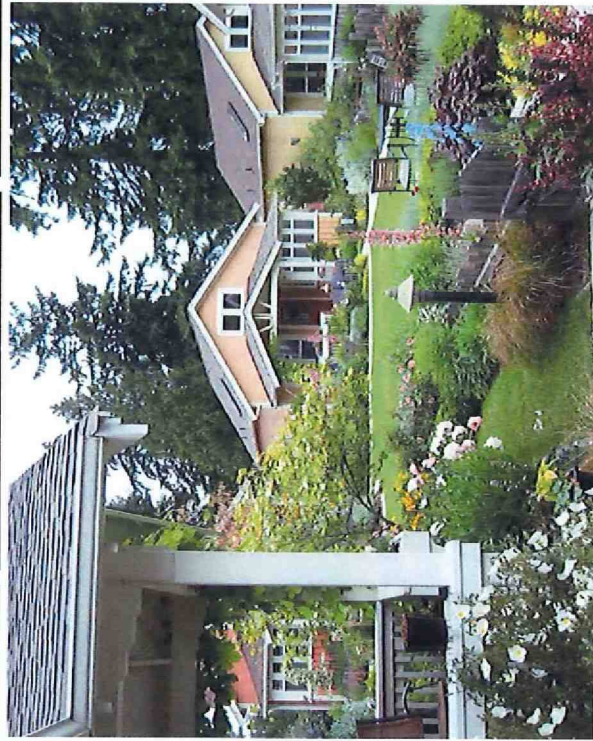
SECOND FLOOR PLAN

FIRST FLOOR

ELEVATIONS & FLOOR PLANS



DESIGN CONCEPT INSPIRATION



AMENITIES & FEATURES

BOUTIQUE SIZE & INTIMATE SCALE

- Cottages arranged around intimate news settings and attractive streetscape
- Amenities scaled for intimate and group gatherings

WALKABLE LOCATIONS

- Convenient pedestrian and low-traffic access to local restaurants, shops, and grocery stores

SINGLE-FAMILY DESIGN

- 1 and 2 car attached garages
- 9-10' ceilings
- Spacious and well-appointed kitchens with stainless steel appliances and gas range
- Master on main, suitable for king bed
- Walk-in closets
- Attic storage

FOCUS ON HEALTH & FITNESS

- Management sponsored social events fostering gathering and connection
- Beautiful garden areas with individual beds as well as common herb and pollination gardens
- Easy access to both on and off-site walking trails and sidewalk/path networks

CONCIERGE-LEVEL SERVICE

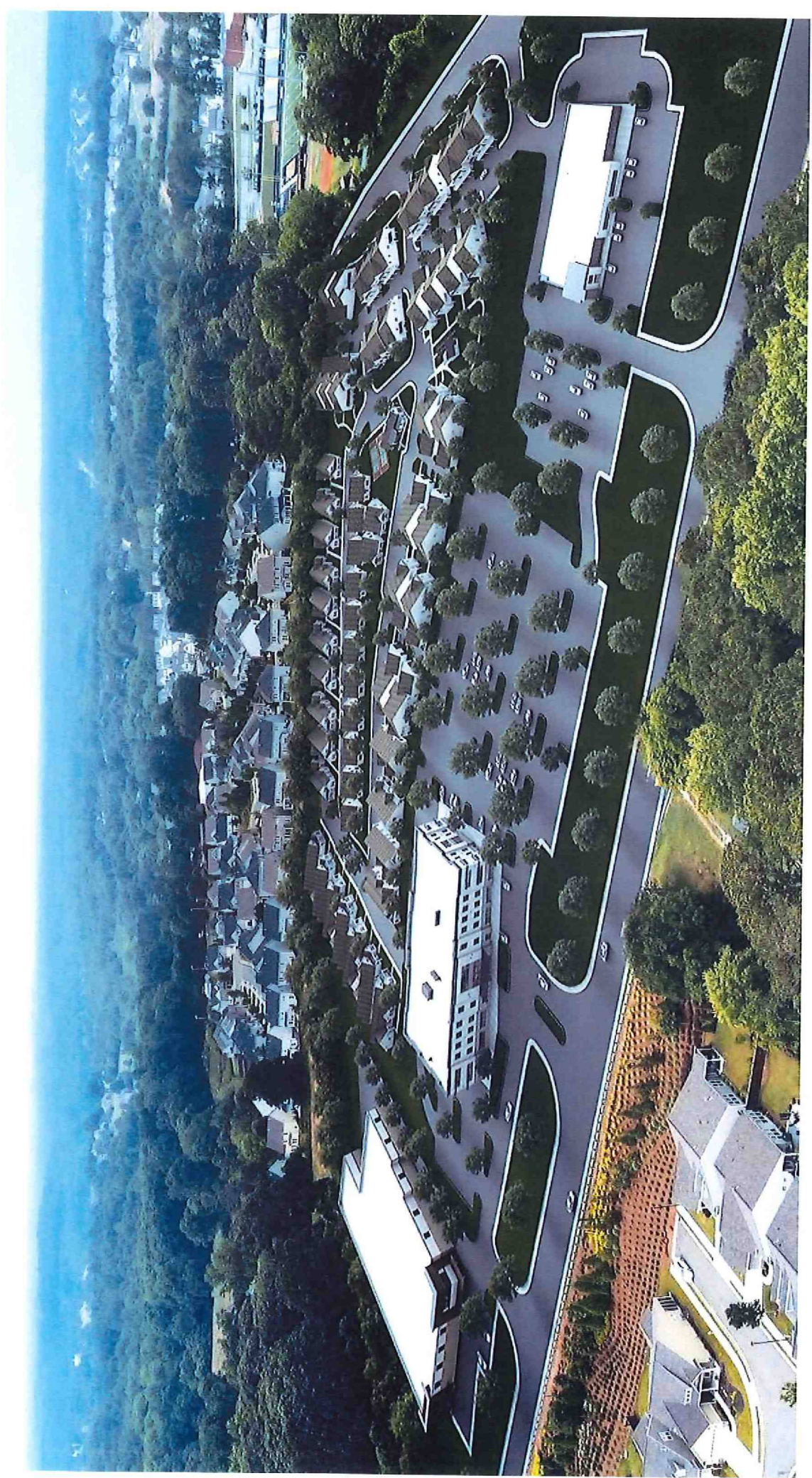
- Partnerships including mobile car wash, dry cleaning, housecleaning, valet trash, and more

DESIGNED FOR GUESTS AND ENTERTAINING

- Reservable clubhouse with serving kitchen
- Outdoor dining and grilling areas
- Large lawn with fire pit and intimate gathering spaces
- Powder rooms or second bathrooms on main floor
- Adequate guest parking near each home











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.

coming
73 units
original

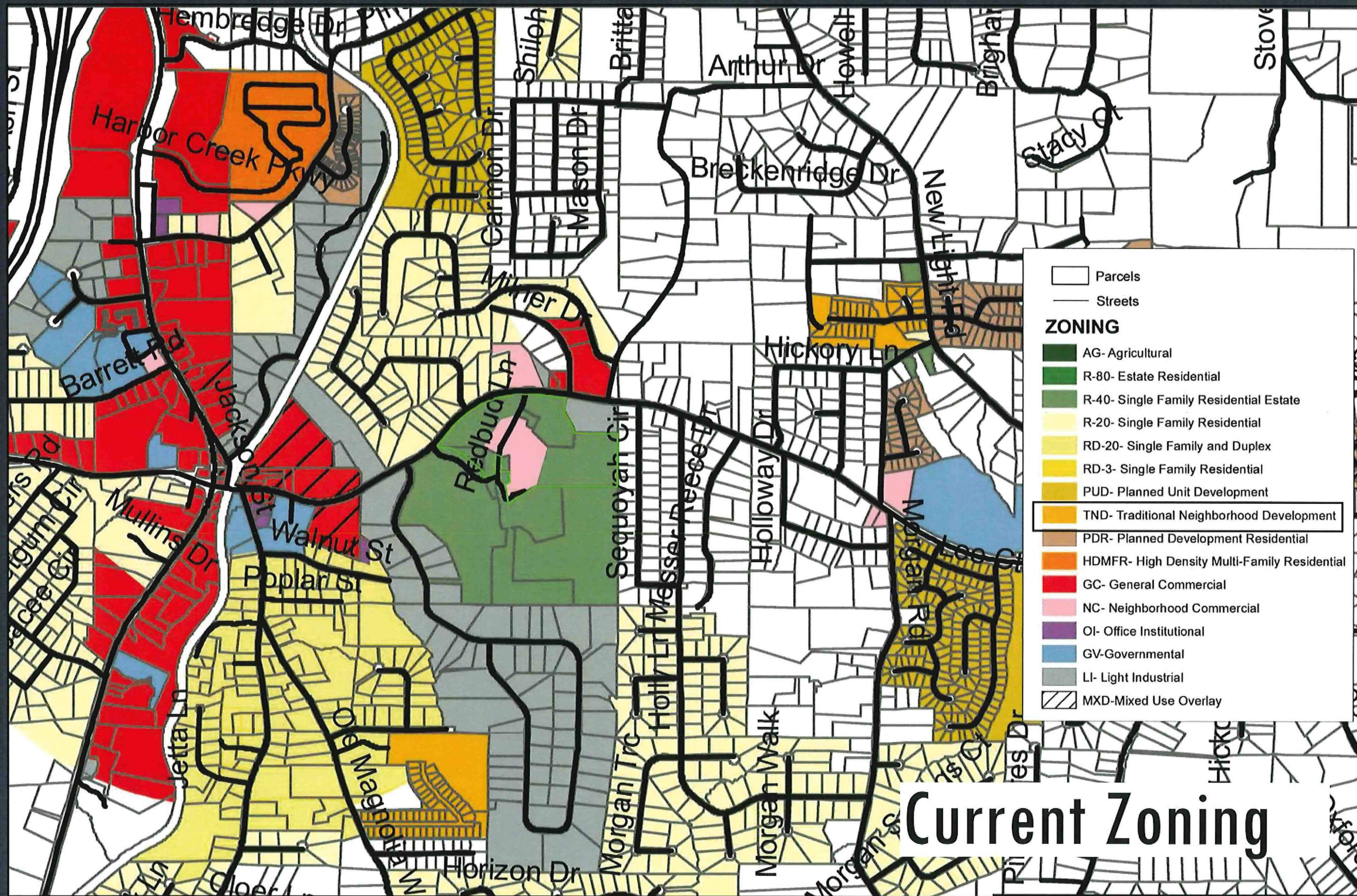
TOWN CENTER PROJECT

SUBJECT PROPERTY

AERIAL

THE COURTYARDS at REDBUD LANE

Holly Springs, GA



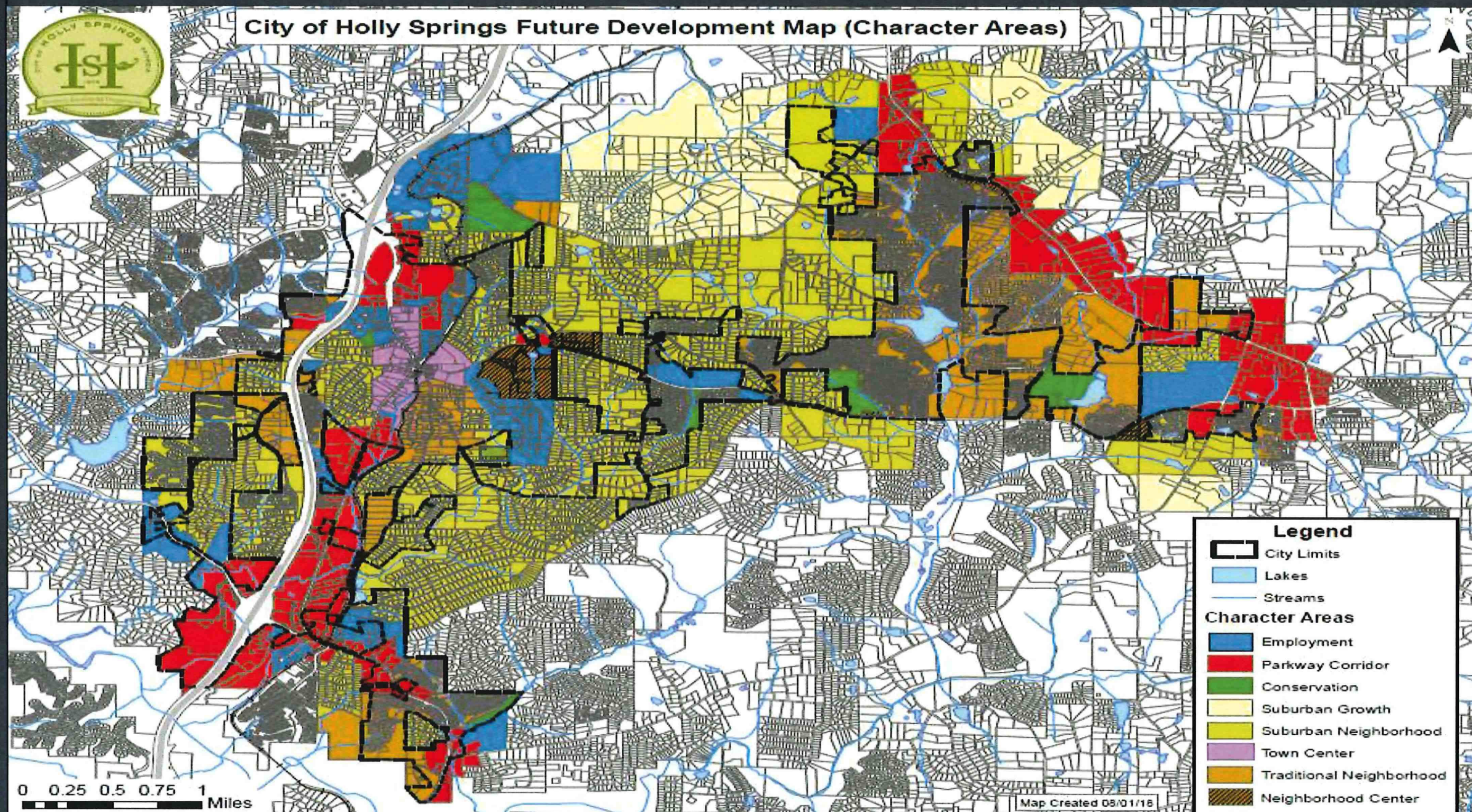
Current Zoning

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Holly Springs, GA



City of Holly Springs Future Development Map (Character Areas)

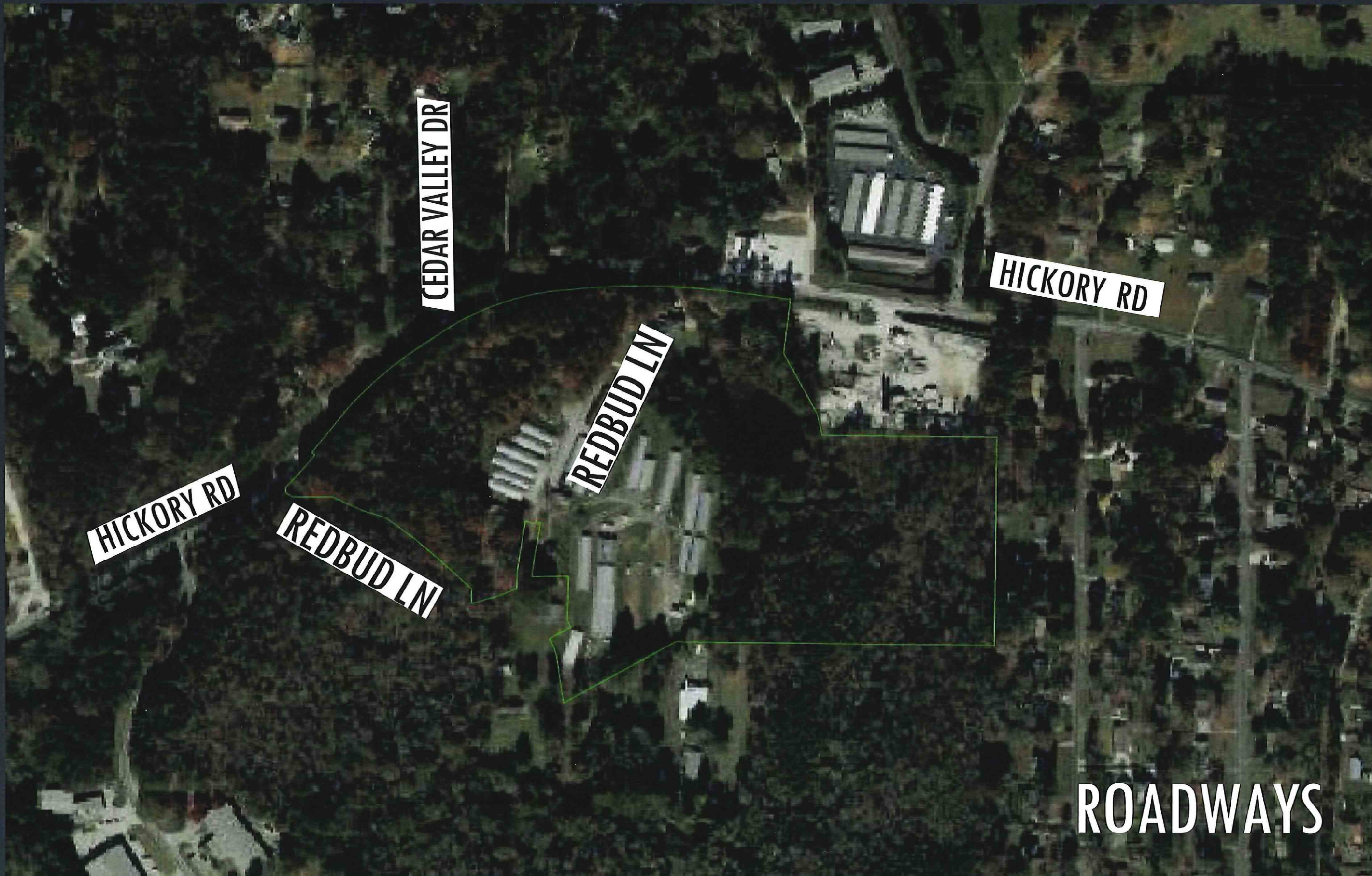


CHARACTER AREA



SITE DATA

- 78 single-family detached luxury ranch homes
- 2-car garages, 2- and 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 in TND: 8 units per acre
- Proposed density for development: 2.99 net units per acre
- Required open space for TND: 20% of site
- Proposed open space provided for development: 23%



CEDAR VALLEY DR

HICKORY RD

REDBUD LN

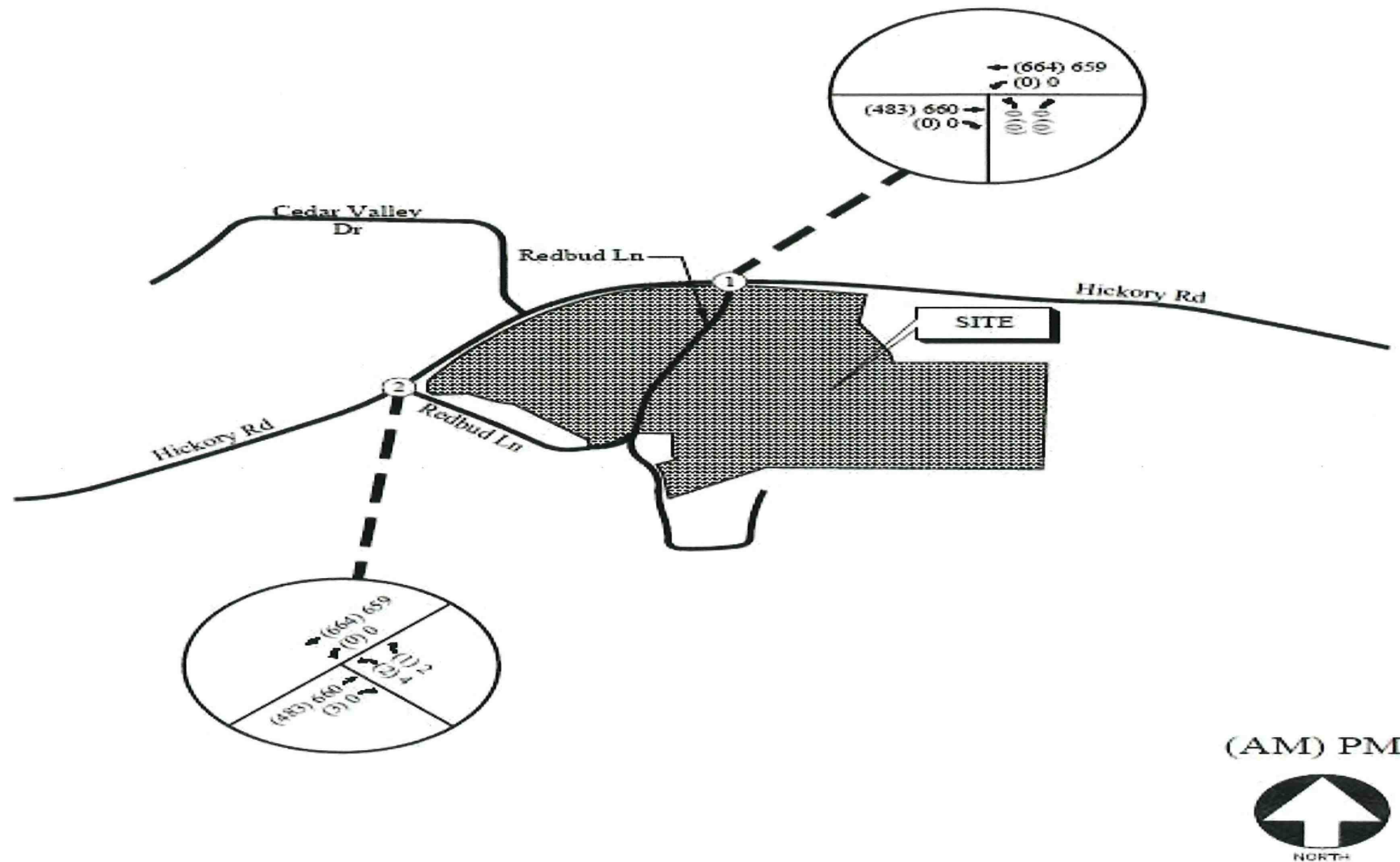
HICKORY RD

REDBUD LN

ROADWAYS

Traffic Study

- Studied impact from the proposed development of 78 Active Adult units.
- Per GDOT, there is currently more than 6,000 vehicles per day on Hickory Road
- Studied the proposed access at the existing northern Redbud Lane and Hickory Road
- Figure 7 below shows eastbound (664) AM and 659 PM future (no-build) weekday peak hour volume.
- Figure 8 below also shows the same eastbound 664 AM and 659 PM future (build) weekday peak hour volume with an additional (14 AM) and 10 PM volume going westbound towards Cedar Valley and (7) AM and 14 PM volume coming eastbound from Cedar Valley.
- **The study concludes the proposed development will have a minimal impact on traffic operations in the study network.**
- At the proposed entrance, the study recommends; i) **one entering lane and one exiting lane, ii) a stop sign for traffic entering Hickory Road, iii) a left turn lane, a deceleration lane on Hickory Road traffic entering Redbud Lane and iv) adequate site distance per AASHTO standards.**

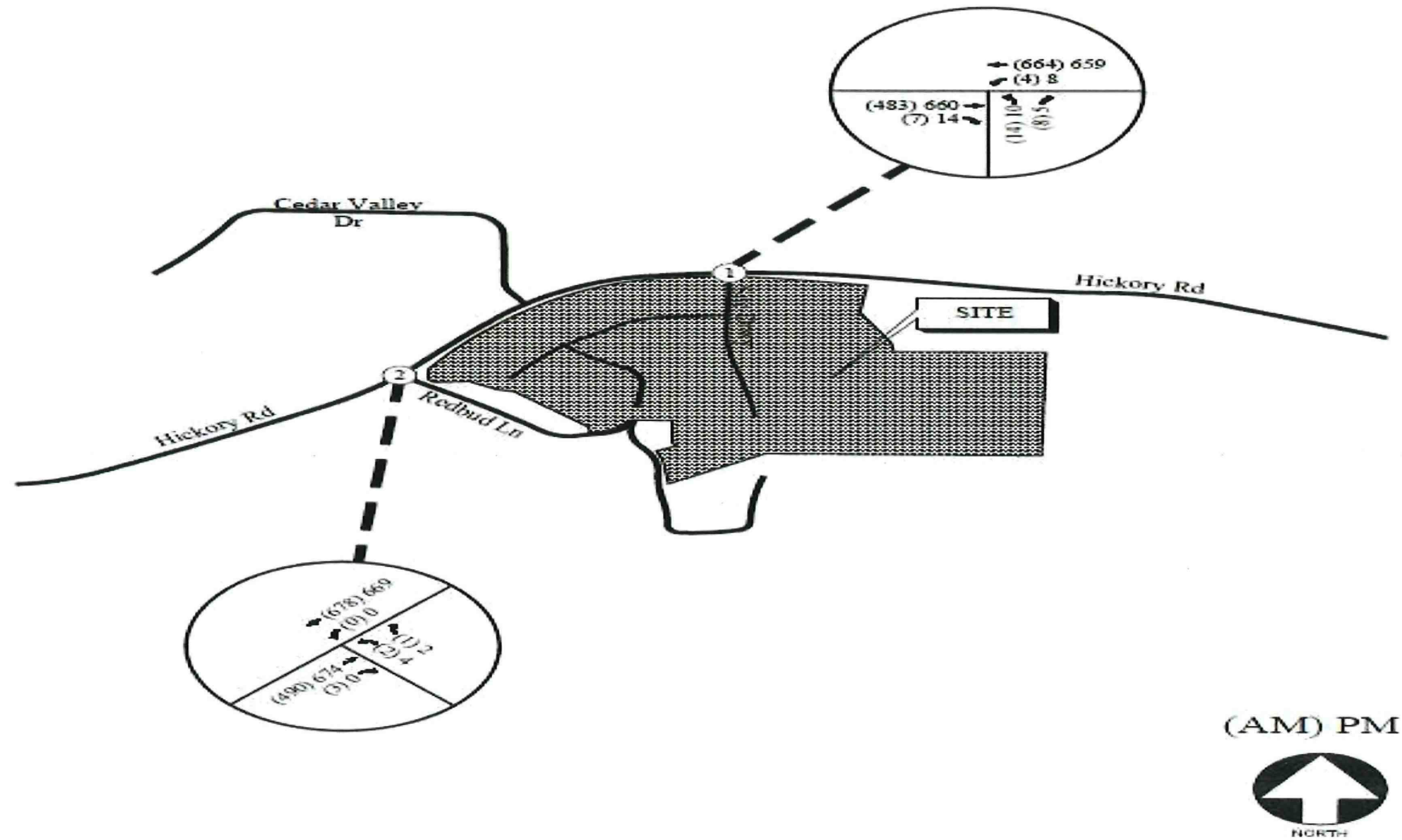


FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES

FIGURE 7

A&R Engineering Inc.

Figure 7



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES

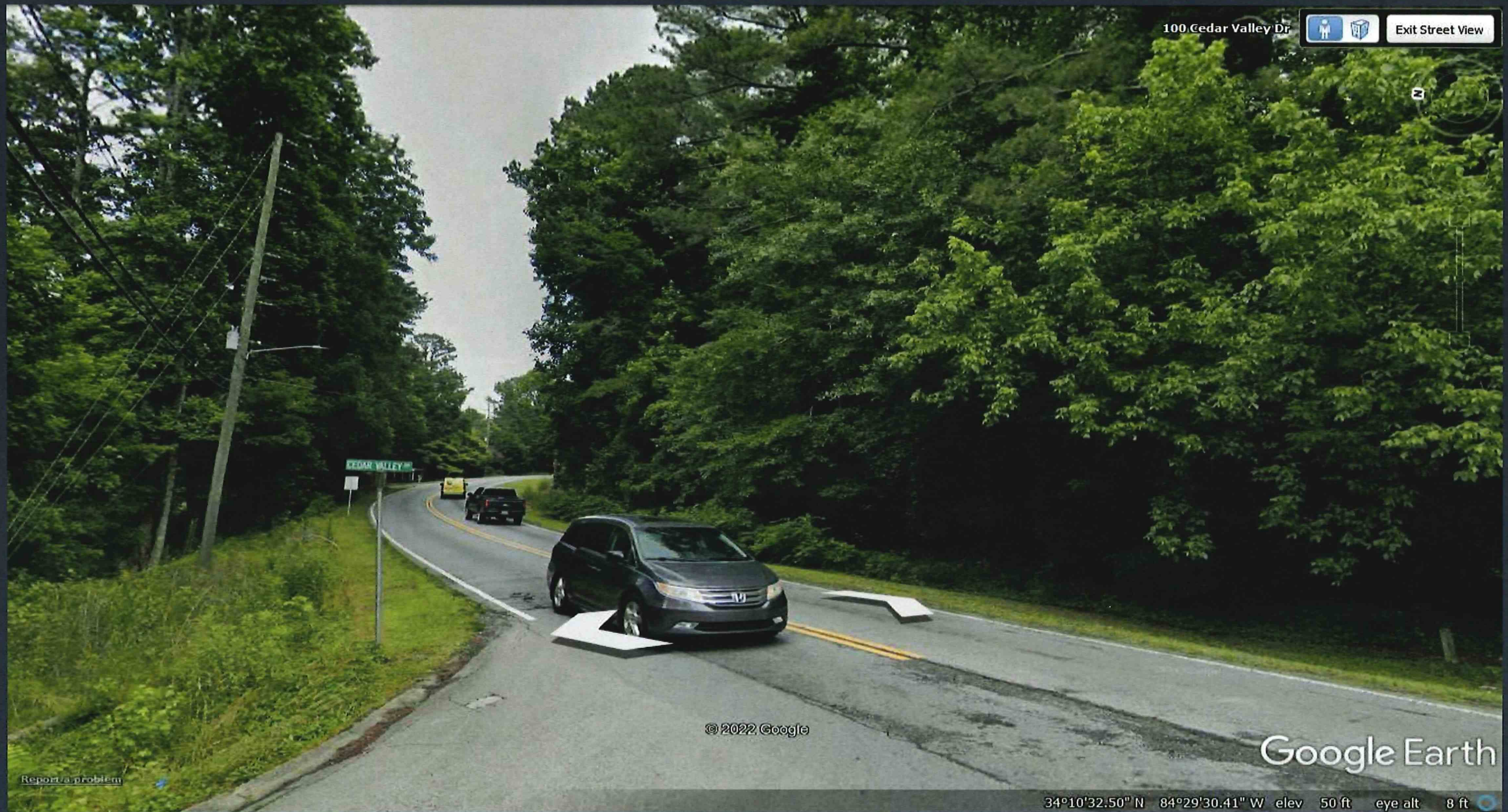
(AM) PM



FIGURE 8

A&R Engineering Inc.

Figure 8



Site Distance — Cedar Valley looking East





Site Distance View — Post Development



Palazzo

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EPCON
COMMUNITIES

Portico

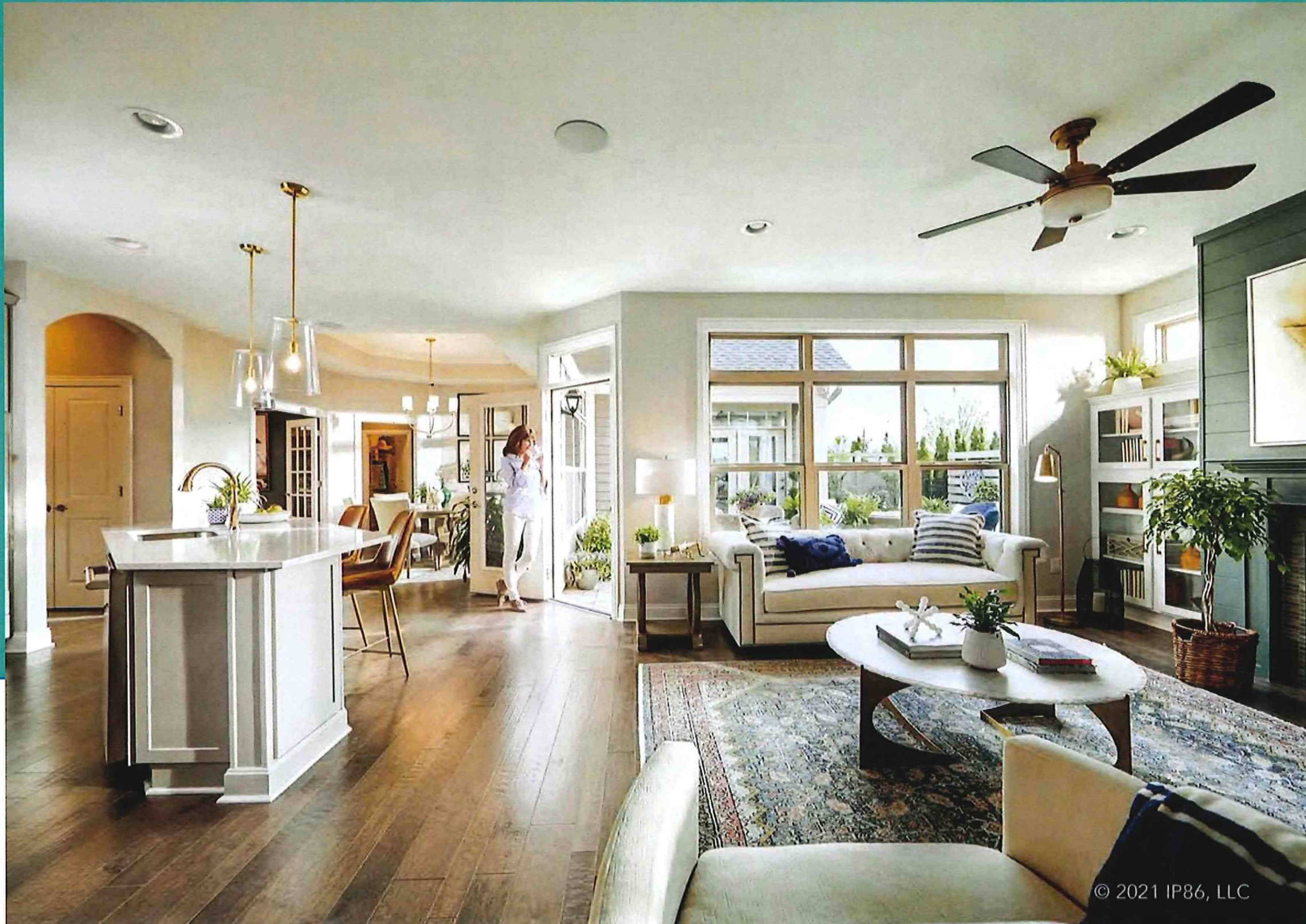
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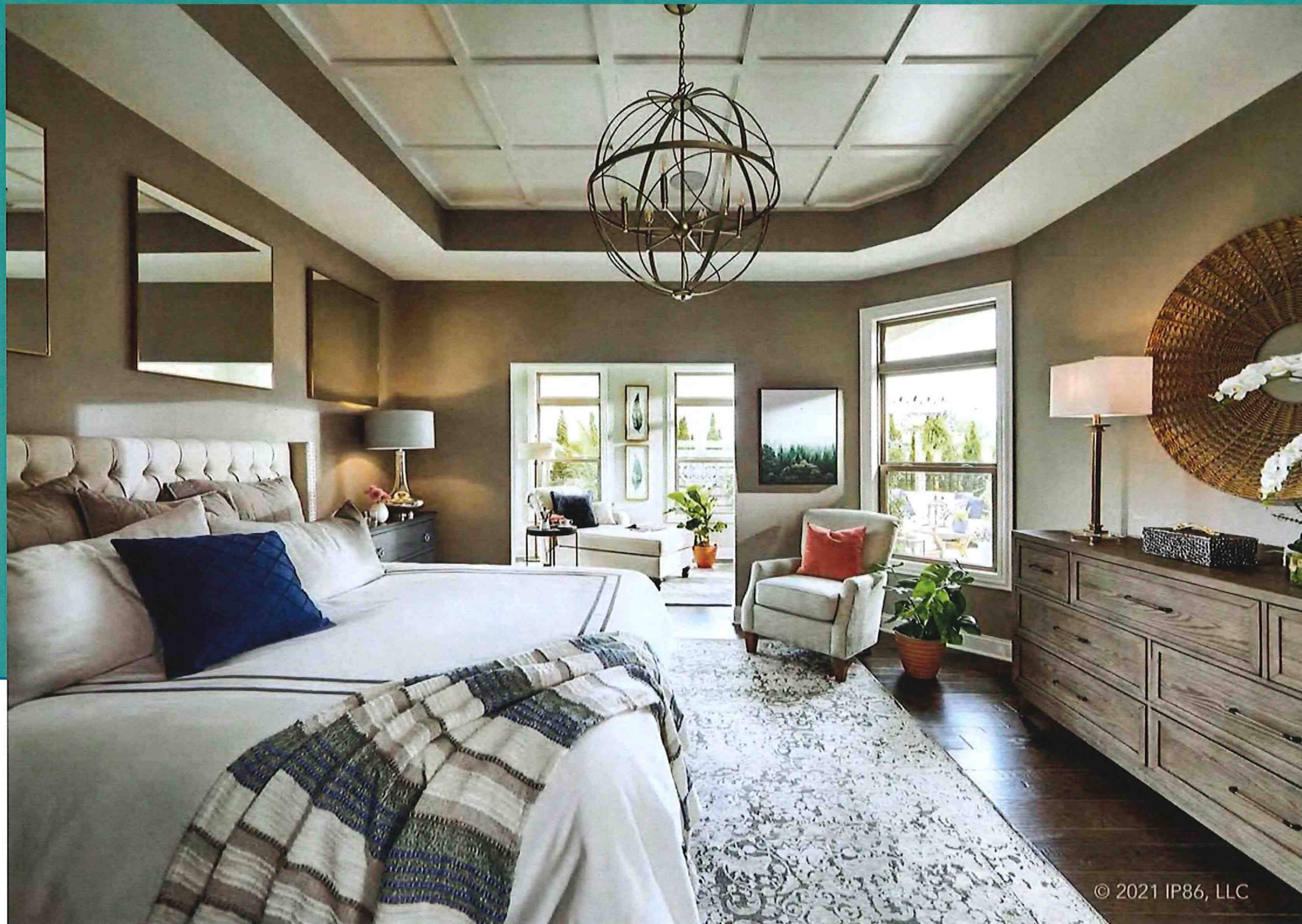
Promenade III

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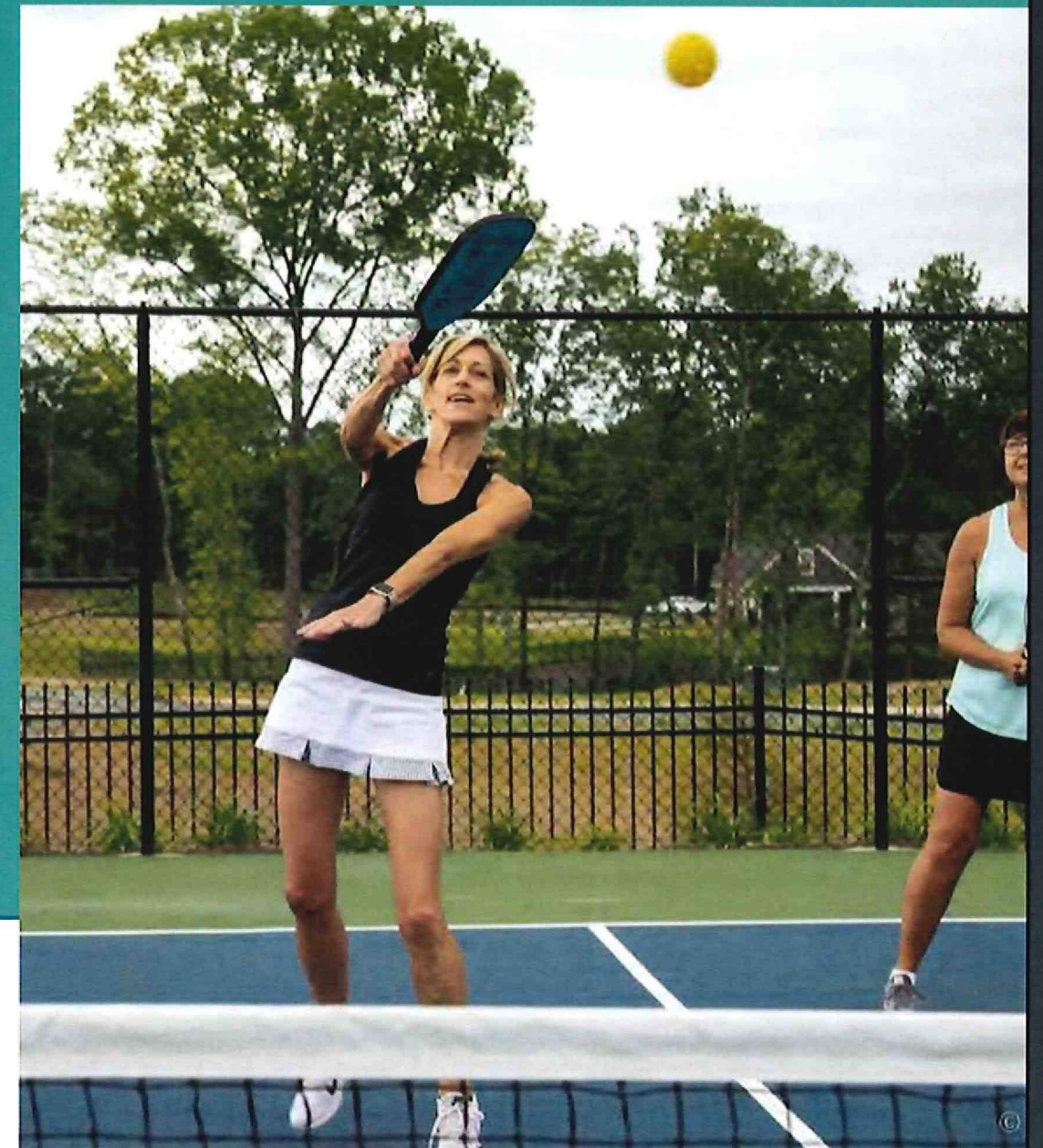


THE COURTYARDS at REDBUD LANE

Holly Springs, GA



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Benefits of an Active Adult Community

Less people

- Typical single family household has 3.67 people per home
- Active Adult single family household has 1.73 people per home

Less traffic impact

- Seniors and older persons travel less, and when they do travel, they tend to leave at off-peak hours
- This reduces the burden on neighboring roadways, particularly at rush hour

Fewer students, added tax revenues

- Senior developments typically do not generate many (if any) school children, therefore the burden on local schools is virtually 0. However, the developments still generate substantial tax revenues, which contributes to the overall quality of schools.
- Strong average home price (luxury ranch homes starting in the low \$400s) Community involvement and support for local businesses.
- They will be able to walk to the new city center and have money to spend.

City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

November 10, 2022

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
✓ 1. AL CLARY	208 Autumn Glen Trail Woodstock	N	CUP-01-2022
✓ 2. Michael McQuinn	203 Mt. Vernon Cr. Spring Springs, GA	N	HA-01-2022
✓ 3. Tanya Phillips	215 Cedar Valley Ct. Canton GA	Y	Redbud Lane
✓ 4. David Borroughs	194 Fieldbrook Xing CT GA	Y	
✓ 5. David Whitaker	2534 E. Cherokee	N	Warehouse
✓ 6. Chris DeLuna	217 Cedar Valley Ct.	Y	Red Bud
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

Note: City Council meetings are public meetings but are not public hearings. It is at the Chief Elected Official's discretion if public comment is taken.

