



City of Holly Springs

Date: Monday, October 18, 2021

Location: 3235 Holly Springs Parkway

City Council Work Session Agenda 6:30 p.m.

I. CALL TO ORDER

II. PUBLIC COMMENTS

III. UNFINISHED BUSINESS

- A. Discuss MA-07-2020, rezoning of 15.72 +/- acres located on Palm Street and Palm Lake Drive, Holly Springs, GA, tax parcels 094 and 095 of tax plat 15N15, tax parcel 082A of tax plat 15N15A, from LI, Light Industrial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development
Presented By: Nancy Moon, Community Development Director

- B. Discuss MA-07-2021, rezoning of 3.087 +/- acres located off of E. Rope Mill Road, Holly Springs, GA, tax parcel 068 of tax plat 15N15, from GC, General Commercial/MXD, Mixed Use to GC, General Commercial/MXD, Mixed Use with staff stipulations as described in MA-07-2021
Presented By: Nancy Moon, Community Development Director

IV. NEW BUSINESS

- C. Discuss a Stormwater Maintenance Cash Guarantee Agreement
Presented By: Nancy Moon, Community Development Director
- D. Discuss a resolution to accept a Right of Way deed from Taylor Morrison of Georgia, LLC
Presented By: Nancy Moon, Community Development Director
- E. Discuss adoption of the Georgia Department of Transportation Procurement Policy for the Procurement, Management, and Administration of Engineering and Design Related Consultant Services
Presented By: Nancy Moon, Community Development Director

- F. Discuss a proclamation to refuse any monies collected through civil asset forfeiture
Presented By: Mayor Steven W. Miller
 - G. Discuss the Georgia Public Safety Officials and First Responders Supplement Grant
Presented By: Denise Lamazares, Finance Director
 - H. Discuss an ordinance to amend the Code of the City of Holly Springs, Georgia, Chapter 22 – Business; Article VI. – Insurers to impose license fees on insurers
Presented By: Karen Norred, City Clerk/Human Resources Director
 - I. Discuss a resolution to amend the adopted Municipal Services Master Fee Schedule
Presented By: Karen Norred, City Clerk/Human Resources Director
- V. ADJOURNMENT

City Council Business Meeting
Agenda
7:00 p.m.

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. CONSENT AGENDA

- 1. September 9, 2021 Council Work Session and Special Called Meeting Minutes
- 2. Participation in the Georgia Municipal Association’s Deferred Compensation 457 (b) Plan and authorize the Mayor to execute any related documents
- 3. Terminating the MassMutual Deferred Compensation 457(b) Plan and authorize the Mayor to execute any related documents

V. UNFINISHED BUSINESS

- 4. Approve/deny MA-07-2020, rezoning of 15.72 +/- acres located on Palm Street and Palm Lake Drive, Holly Springs, GA, tax parcels 094 and 095 of tax plat

15N15, tax parcel 082A of tax plat 15N15A, from LI, Light Industrial, and R-20, Single Family Residential, to TND, Traditional Neighborhood Development with staff stipulations as described in MA-07-2020

5. Approve/deny MA-07-2021, rezoning of 3.087 +/- acres located off of E. Rope Mill Road, Holly Springs, GA, tax parcel 068 of tax plat 15N15, from GC, General Commercial/MXD, Mixed Use to GC, General Commercial/MXD, Mixed Use with staff stipulations as described in MA-07-2021
6. Approve/deny A-04-2021 annexation of 10.59 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcels 522, 523, and 525 of tax plat 15N20
7. Approve/deny MA-05-2021, rezoning of 10.59 +/- acres located off of Hickory Road, Holly Springs, GA, tax parcels 522, 523, and 525 of tax plat 15N20, from AG, Agricultural (County), to R-40, Residential Estate (City) with staff stipulations as described in MA-05-2021
8. Approve/deny Inmate Housing Agreement between Cherokee County, Georgia and the City of Holly Springs, Georgia

VI. NEW BUSINESS

9. Approve/deny a Stormwater Maintenance Cash Guarantee Agreement between PR Turner LLC and the City of Holly Springs, Georgia and authorize and ratify the signature of the City Manager
10. Approve/deny a resolution to accept a Right of Way deed from Taylor Morrison of Georgia, LLC
11. Approve/deny the adoption of the Georgia Department of Transportation Procurement Policy for the Procurement, Management, and Administration of Engineering and Design Related Consultant Services
12. Approve/deny a resolution authorizing the submittal of the Georgia Public Safety Officials and First Responders Supplement Grant Application; and authorizing the City Manager or Finance Director to act in all matters pertaining to the City of Holly Springs' participation in the Georgia Public Safety Officials and First Responders Supplement Grant
13. Approve/deny an ordinance to amend the Code of the City of Holly Springs, Georgia, Chapter 22 – Business; Article VI. – Insurers to impose license fees on insurers
14. Approve/deny a resolution to amend the adopted Municipal Services Master Fee Schedule

VII. REPORTS

X. ADJOURNMENT

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 15.72+/- acres, identified as tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A, Land Lots 592, 593, and 633 of the 15th District of Cherokee County, from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Manor Restorations, LLC, requesting rezoning in the City of Holly Springs, Georgia, concerning 15.72+/- acres, identified as tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A, Land Lots 592, 593, and 633 of the 15th District of Cherokee County, from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 15.72+/- acres, identified as tax parcels 094 and 095 of tax plat 15N15 and tax parcel 082A of tax plat 15N15A, Land Lots 592, 593, and 633 of the 15th District of Cherokee County, is hereby rezoned from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development; and

Section 2

The approval of this application has the following stipulations attached:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention area, 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, private infrastructure including detention, common areas, mail kiosk, landscaping, 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 homeowner's association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval. Covenants shall contain

rules and regulations applicable to the proposed residential community, including notification/acknowledgement of adjacent, existing Light Industrial property and use.

4. Development shall comply substantially with the conceptual plan as submitted and entitled, "REZONING CONCEPTUAL PLAN FOR IDLE TOWNE", dated 11-2-2020 with revision date of 10-12-21.
5. 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 ten percent.
6. Density shall be limited to a maximum density of 4.0 units per acre, or a maximum of 63 fee simple single-family residential detached dwelling units.
7. The architectural style, composition and design of the homes shall be constructed with high quality, blended building materials 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. No vinyl materials shall be used on the exterior of the town homes. The minimum heated floor area shall be 1,700 square feet.
8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
9. The garage door shall be setback a minimum of 20 feet from the back of the sidewalk.
10. Signage at the entrance point shall be ground based, monument style, in compliance with Article 10, Signs and Outdoor Advertising and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped, and maintained.
11. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
12. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping. The development shall provide a minimum of 20 percent of the site as open space/recreational use and will provide a community amenity area to include pool, clubhouse, fire pit and community garden.
13. Resident and guest parking provisions shall be provided per City Code to eliminate the potential for on street parking within the community.
14. Entrance design and improvements to Palm Street shall be provided as per determination and recommendation of the City Engineer. There shall be no public access to Palm Lake Drive. However, an emergency vehicle access shall be provided on Palm Lake Drive equipped with a gate and "Knox Box".
15. Development shall contain private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb and shall be gated. Internal sidewalks within the development shall be installed as noted on the conceptual plan as submitted and entitled, "REZONING

CONCEPTUAL PLAN FOR IDLE TOWNE”, dated 11-2-2020 with revision date of 10-12-21; however, sidewalks shall not be required in any areas in which the sidewalk conflicts with any guest parking requirements.

16. Sidewalks, decorative street lamps, and curb and gutter, shall be installed along the road frontage of Palm Street, 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 will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Palm Street or Palm Lake Drive. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
18. Development and construction hours for the proposed project shall comply with City of Holly Springs Noise Ordinance provisions including no work on Sundays.
19. To the extent blasting is required on the Site, any blasting will be performed only on Monday-Friday between the hours of 9:00 a.m. and 3:00 p.m. and a 24-hour notice must be given in writing to any occupied residence within 1000 feet of the Site.
20. All setbacks, landscape and buffer areas may be penetrated for purposes of access, utilities and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas, including areas shown as perimeter setbacks on the conceptual zoning plan, shall be restored with comparable plantings as allowed by the City of Holly Springs or any utility provider. Developer, along with the City Arborist's approval, shall ensure that the screening in the buffer area is adequate to provide appropriate screening in compliance with Article 9, Buffer Requirements of the Holly Springs Zoning Ordinance. Encroachment into any stream buffer shall follow the procedures of the City of Holly Springs Stream Buffer Ordinance and the City of Holly Springs Zoning Ordinance.
21. The development shall provide a minimum of 20 percent of the site as open space/recreational use and will provide a community amenity area to include pool, clubhouse, fire pit and community garden.
22. Developer shall explore the option of directing the stormwater overflow to the new existing drainage system on Palm Street, subject to all local, state, and federal laws with the approval of the City Engineer.
23. All utilities servicing the residences within the proposed community shall be located underground.
24. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$471 per unit constructed and such fee shall be paid prior to the issuance of each building permit.
25. A privacy fence, 6-8 feet in height, shall be installed along the common property line between the development and parcel 15N15A 114.

Section 3

This ordinance shall become effective October 18, 2021, upon approval by Mayor and City Council.

Section 4

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

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted the 18th day of October, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

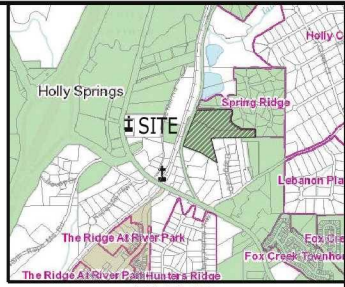
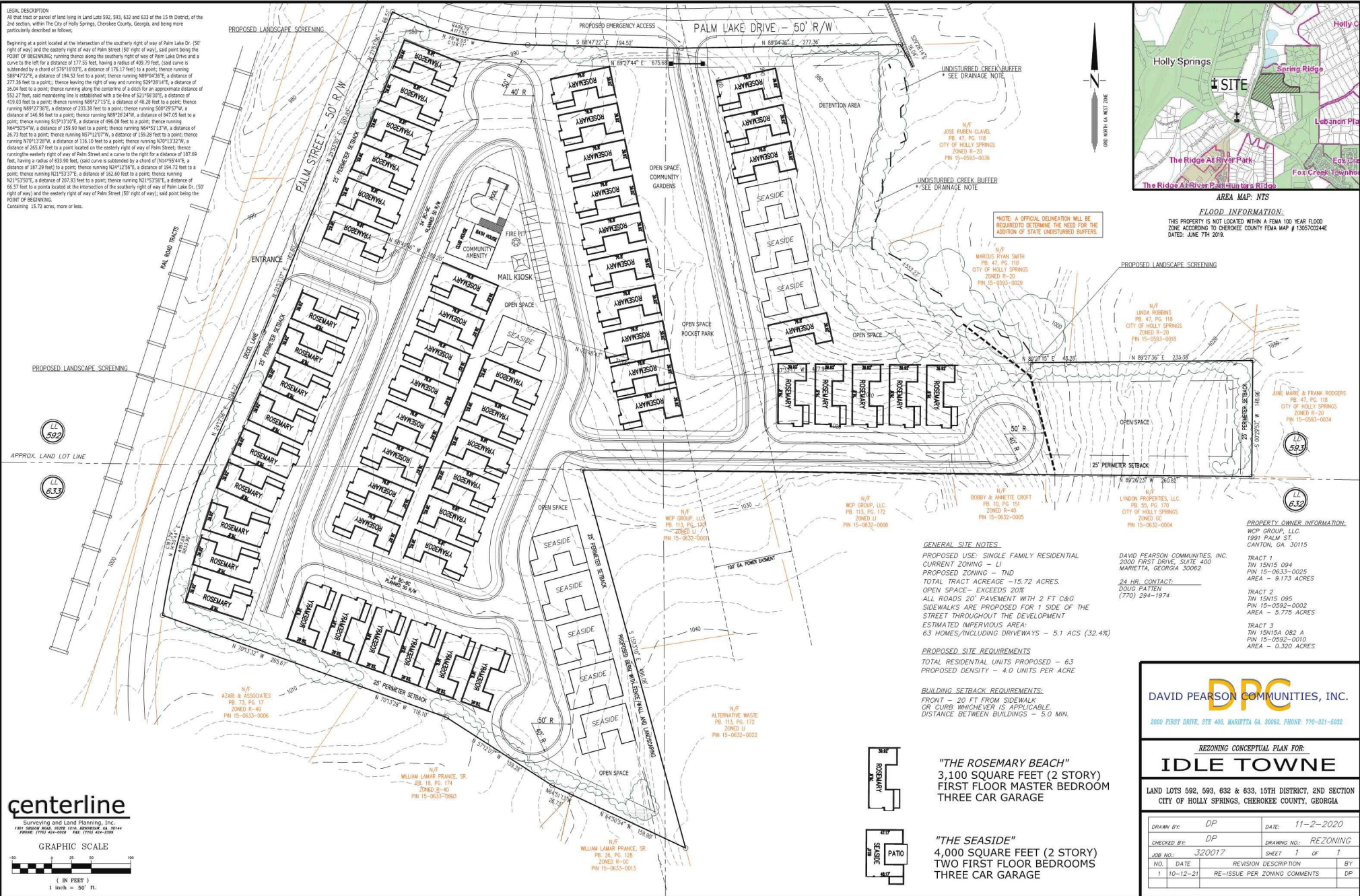
Attest:

Karen Norred, City Clerk
(Seal)

LEGAL DESCRIPTION
All that tract or parcel of land lying in Land Lots 592, 593, 632 and 633 of the 15th District, of the 2nd section, within The City of Holly Springs, Cherokee County, Georgia, and being more particularly described as follows:

Beginning at a point located at the intersection of the southerly right of way of Palm Lake Dr. (50' right of way) and the easterly right of way of Palm Street (50' right of way), said point being the POINT OF BEGINNING; running thence along the southerly right of way of Palm Lake Drive and a curve to the left for a distance of 177.57 feet, having a radius of 402.79 feet, (said curve is subtended by a chord of 574.16/31°E, a distance of 176.17 feet) to a point; thence running S88°47'22"E, a distance of 194.52 feet to a point; thence running N89°04'30"E, a distance of 277.38 feet to a point; thence bearing the right of way and running S20°31'4"E, a distance of 16.04 feet to a point; thence running along the centerline of a ditch for an approximate distance of 532.07 feet, said meandering line is established with a tie line of S21°50'37"E, a distance of 419.83 feet to a point; thence running N89°27'15"E, a distance of 48.28 feet to a point; thence running N89°27'38"E, a distance of 23.38 feet to a point; thence running S20°29'57"W, a distance of 146.46 feet to a point; thence running N89°04'30"E, a distance of 167.05 feet to a point; thence running S15°13'10"E, a distance of 496.08 feet to a point; thence running N46°50'57"W, a distance of 159.90 feet to a point; thence running N46°51'27"E, a distance of 26.73 feet to a point; thence running N57°12'07"W, a distance of 159.28 feet to a point; thence running N70°13'28"W, a distance of 116.10 feet to a point; thence running N70°13'32"W, a distance of 265.87 feet to a point located on the easterly right of way of Palm Street; thence running the easterly right of way of Palm Street and a curve to the right for a distance of 187.69 feet, having a radius of 423.30 feet, (said curve is subtended by a chord of N14°55'44"E, a distance of 187.29 feet) to a point; thence running N44°12'56"E, a distance of 154.72 feet to a point; thence running N21°53'37"E, a distance of 162.60 feet to a point; thence running N21°53'57"E, a distance of 207.63 feet to a point; thence running N21°53'38"E, a distance of 66.57 feet to a point located at the intersection of the southerly right of way of Palm Lake Dr. (50' right of way) and the easterly right of way of Palm Street (50' right of way), said point being the POINT OF BEGINNING.

Containing 15.72 acres, more or less.

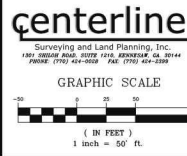


FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY FEMA MAP # 1305700244E DATED: JUNE 7TH 2018.

PROPERTY OWNER INFORMATION:
WCP GROUP, LLC
1901 PALM ST.
CANTON, GA. 30115
TRACT 1
TIN 15N15 094
PIN 15-0633-0025
AREA - 5.173 ACRES
TRACT 2
TIN 15N15 095
PIN 15-0592-0002
AREA - 5.775 ACRES
TRACT 3
TIN 15N15A 082 A
PIN 15-0592-0010
AREA - 0.320 ACRES

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400, MARIETTA, GA 30062, PHONE: 770-921-5682

REZONING CONCEPTUAL PLAN FOR:			
IDLE TOWNE			
LAND LOTS 592, 593, 632 & 633, 15TH DISTRICT, 2ND SECTION CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA			
DRAWN BY:	DP	DATE:	11-2-2020
CHECKED BY:	DP	DRAWING NO.:	REZONING
JOB NO.:	320017	SHEET	1 OF 1
NO. DATE	REVISION DESCRIPTION	BY	
1 10-12-21	RE-ISSUE PER ZONING COMMENTS	DP	



"THE ROSEMARY BEACH"
3,100 SQUARE FEET (2 STORY)
FIRST FLOOR MASTER BEDROOM
THREE CAR GARAGE

"THE SEASIDE"
4,000 SQUARE FEET (2 STORY)
TWO FIRST FLOOR BEDROOMS
THREE CAR GARAGE

October 11, 2021

VIA ELECTRONIC MAIL DELIVERY

Nancy Moon, Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
Holly Springs, Georgia 30115

Re: Map Amendment Application of Manor Restorations, ±15.72 Acre Tract, 1903 and 1999 Palm Street, City of Holly Springs, Georgia ("Project Site").

Dear Nancy:

After receiving input and feedback during our Work Session with Mayor and Council on October 4, 2021), we are submitting a revised site plan to incorporate direction received during the Work Session as follows:

- The two units that were adjacent to the Robbins property have been relocated within the development. The property adjacent to the Robbins property will now be preserved as open space. The revised plan shows 63 lots for an overall density of 4.0 units per acre.

Based on the above referenced circumstances, we are hereby submitting a revised site plan and letter of agreeable stipulations/conditions that include the Planning Commission's direction¹ and to ensure quality which will become conditions and a part of the grant of the requested rezoning and binding as follows:

1. The architectural style, composition and design of the proposed detached townhomes shall be constructed with high quality, blended building materials that may include the application of stone, brick, hardi-plank, shake and board and batten. No vinyl materials shall be used on the exterior of the town homes. The minimum heated floor area shall be 1,700 square feet.²
2. Resident and guest parking provisions shall be provided per City Code to eliminate the potential for on street parking within the community.
3. Project will include approximately 20 percent of the site as open space/recreational use and will provide a community amenity area to include pool, clubhouse, fire pit and community gardens.
4. There shall be no public access to Palm Lake Drive. Per requirements of the Cherokee County Fire Department, applicant is providing an emergency vehicle only access point

¹ At the conclusion of the public hearing on December 10, 2020, the Planning Commission recommended a traffic study to be conducted. The traffic study has been commissioned by Applicant and was made available to the Community Development Director and Planning Commission by January 14, 2021.

² The price points shall be \$350,000 and up.

along Palm Lake Drive, equipped with a locked gate and “Knox Box” so to ensure access point will only be used by Cherokee County Emergency Response Vehicles.

5. 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 ten percent.
6. Applicant agrees to the recording and enforcement of a Declaration of Restrictive Covenants which shall contain covenants, rules, and regulations applicable to the proposed residential community, including notification /acknowledgement of adjacent, existing Light Industrial Property and Use.
7. Also, and in conjunction with the Declaration of Restrictive Covenants, Applicant agrees to the creation of a mandatory homeowner’s association which shall be responsible for the upkeep and maintenance of the entrance area, signage, private infrastructure, all common areas, open space, detention area, mail kiosk, and all landscaping and plantings
8. Lighting within the proposed community shall be environmentally sensitive, decorative and themed to the architecture and style of the proposed residential homes.
9. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowner’s association to be created through the Declaration of Restrictive Covenants applicable to the proposed community.
10. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall complement the high quality, architectural vision and style of the proposed homes. The entrance landscaping shall be professionally designed, implemented, and maintained. All signage shall comply with the City of Holly Springs Sign Ordinance.
11. There shall be internal sidewalks within the proposed residential community, as more particularly noted and reflected on the updated Site Plan. However, sidewalks shall not be required in any areas in which the sidewalk conflicts with any guest parking requirements.
12. The proposed residential community shall contain private streets, twenty-four (24) feet in width, from back-of-curb to back-of-curb.
13. All utilities servicing the residences within the proposed community shall be located underground.
14. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Palm Street. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

15. All landscaping referenced herein; including, but not limited to, the frontage, entrance area [including entrance signage], island areas, and open space areas, shall be approved by the City of Holly Springs as part of the plan review process and incorporated into the overall landscape plan for the proposed community.
16. All setbacks, landscape and buffer areas may be penetrated for purposes of access, utilities and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by the City of Holly Springs or any utility provider.
17. All stormwater infrastructure located outside of the public right-of-way shall be privately maintained. Applicant agrees to comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and City Water Quality Ordinance.
18. Development and construction hours for the proposed project shall comply with City of Holly Springs Noise Ordinance provisions including no work on Sundays.
19. To the extent blasting is required on the Site (none is expected), any blasting will be performed only on Monday-Friday between the hours of 9:00 a.m. and 3:00 p.m. and a 24-hour notice must be given in writing to any occupied residence within 1000 feet of the Site.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to the Application being heard and considered by the Mayor and Council.

Sincerely,

TAYLOR ENGLISH DECISIONS, LLC

A handwritten signature in black ink, appearing to read 'Rob Hosack', written over a light blue horizontal line.

Rob Hosack
rhosack@tedecisions.com

cc: Bernie Smith, Manor Restorations
Doug Patten, David Pearson Communities, Inc.

LEGAL DESCRIPTION
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Containing 15.72 acres, more or less.

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PROPOSED LANDSCAPE SCREENING

PROPOSED EMERGENCY ACCESS

PALM LAKE DRIVE - 50' R/W

PROPOSED LANDSCAPE SCREENING

PROPOSED LANDSCAPE SCREENING

PROPOSED LANDSCAPE SCREENING

APPROX. LAND LOT LINE

centerline
Surveying and Land Planning, Inc.

1801 GUSTAV ROAD, SUITE 100, KENNESAW, GA 30144
PHONE: (770) 424-0028 FAX: (770) 424-2889

GRAPHIC SCALE

(IN FEET)

1 inch = 50' ft.

OPEN SPACE
COMMUNITY
GARDENS

OPEN SPACE
POCKET PARK

OPEN SPACE

OPEN SPACE

OPEN SPACE

GENERAL SITE NOTES:

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - U
PROPOSED ZONING - TND
TOTAL TRACT ACREAGE - 15.72 ACRES.
OPEN SPACE - EXCEEDS 20%
ALL ROADS 20' PAVEMENT WITH 2 FT C&G
SIDEWALKS ARE PROPOSED FOR 1 SIDE OF THE
STREET THROUGHOUT THE DEVELOPMENT
ESTIMATED IMPERVIOUS AREA:
63 HOMES/INCLUDING DRIVEWAYS - 5.1 ACS (32.4%)

PROPOSED SITE REQUIREMENTS

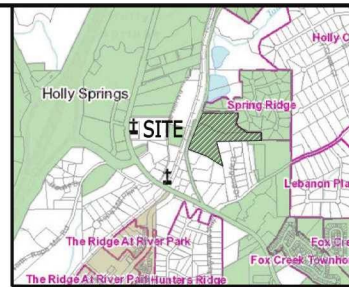
TOTAL RESIDENTIAL UNITS PROPOSED - 63
PROPOSED DENSITY - 4.0 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:

FRONT - 20 FT FROM SIDEWALK
OR CURB WHICHEVER IS APPLICABLE.
DISTANCE BETWEEN BUILDINGS - 5.0 MIN.

"THE ROSEMARY BEACH"
3,100 SQUARE FEET (2 STORY)
FIRST FLOOR MASTER BEDROOM
THREE CAR GARAGE

"THE SEASIDE"
4,000 SQUARE FEET (2 STORY)
TWO FIRST FLOOR BEDROOMS
THREE CAR GARAGE



AREA MAP: NTS

FLOOD INFORMATION:

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY FEMA MAP # 150570204E DATED: JUNE 7TH 2019.

N/F
LINDA ROBBINS
PB. 47, PG. 118
CITY OF HOLLY SPRINGS
ZONED R-20
PIN 15-0593-0018

N/F
JUNE MARIE & FRANK RODGERS
PB. 47, PG. 118
CITY OF HOLLY SPRINGS
ZONED R-20
PIN 15-0593-0034

PROPERTY OWNER INFORMATION:
WCP GROUP, LLC,
1991 PALM ST.
CANTON, GA. 30115

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400
MARIETTA, GEORGIA 30062

24 HR. CONTACT:
DOUG PATTEN
(770) 294-1974

TRACT 1
TIN 15N15 094
PIN 15-0633-0025
AREA - 9.173 ACRES
TRACT 2
TIN 15N15 095
PIN 15-0592-0002
AREA - 5.775 ACRES
TRACT 3
TIN 15N15A 082 A
PIN 15-0592-0010
AREA - 0.320 ACRES

DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400, MARIETTA GA 30062, PHONE: 770-321-5032

REZONING CONCEPTUAL PLAN FOR:

IDLE TOWNE

LAND LOTS 592, 593, 632 & 633, 15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

DRAWN BY:	DP	DATE:	11-2-2020
CHECKED BY:	DP	DRAWING NO.:	REZONING
JOB NO.:	320017	SHEET:	1 OF 1
NO.	DATE	REVISION DESCRIPTION	BY
1	8-20-21	RE-ISSUE FOR ZONING	DP











DAVIDSON HOMES ATLANTA



The Rosemary Beach A

The Village at Towne Lake

Rosemary Beach's unique layout features a popular open-concept living/dining area. The ground floor owner's suite and large master bath features a spacious walk-in closet, convenient double vanity and modern dual shower. With an office, 3-car garage and expansive covered patio, you'll have space for years to come.

Make it your own with Rosemary Beach's flexible floor plan, showcasing additional options. Features, options, floor plans, elevations, colors, sizes and photographs are for illustration purposes and will vary from homes built. Please see your community specialist for details.

*Attached photos may include upgrades and non-standard features.

From **\$720,900**

Overview

4 Beds
3 Baths
3098 sq.ft
3 Car Garage

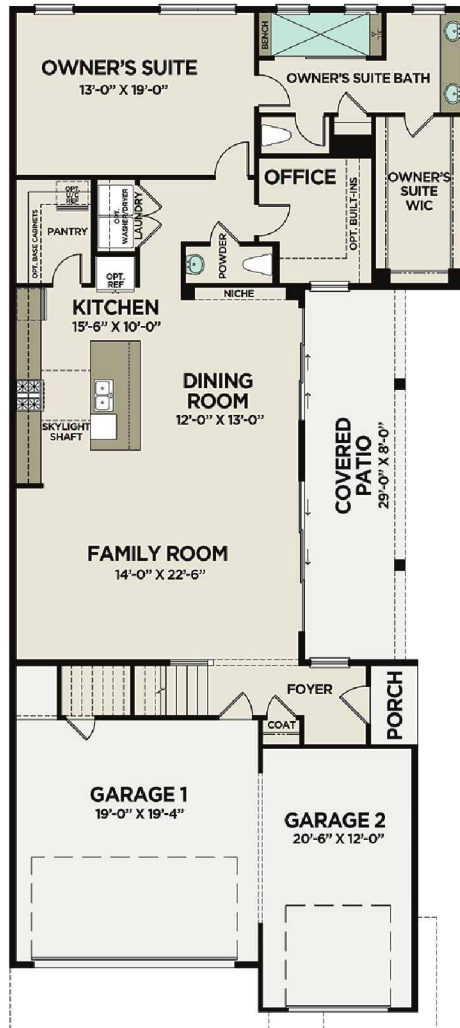
Get In Touch

678-780-4940

The Rosemary Beach A

The Village at Towne Lake

\$720,900

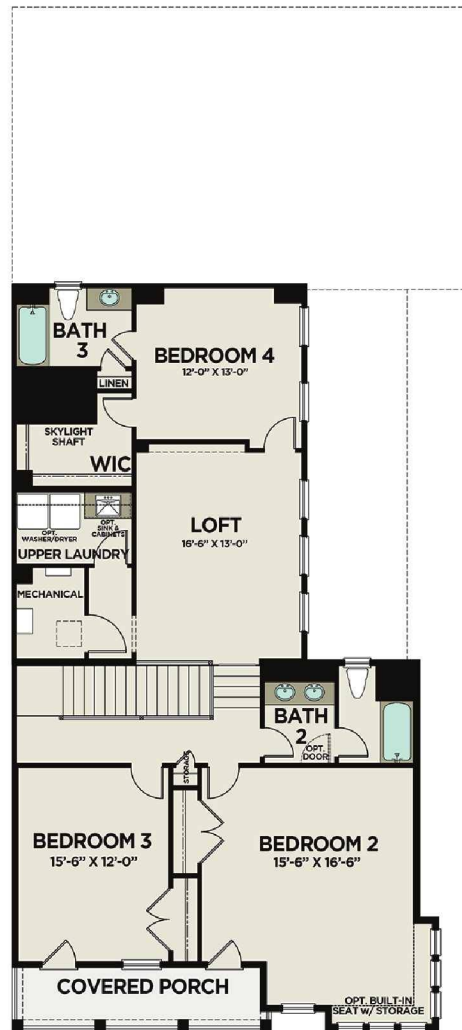


MAIN FLOOR PLAN

The Rosemary Beach A

The Village at Towne Lake

\$720,900

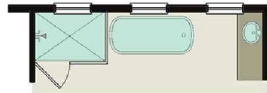


SECOND FLOOR PLAN

The Rosemary Beach A

The Village at Towne Lake

\$720,900



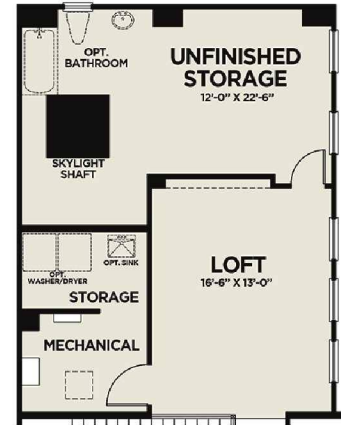
OPTIONAL DELUXE OWNER'S BATH



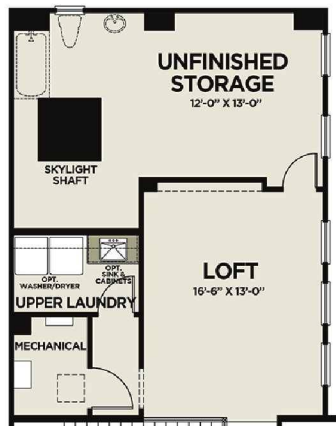
OPTIONAL FIREPLACE



OPTIONAL SLIDING GLASS DOOR



OPTIONAL LOFT



OPTIONAL LOFT AND LAUNDRY



OPTIONAL BEDROOM 4 AND LOFT

OPTIONS



The Rosemary Beach B

The Village at Towne Lake

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From **\$722,900**

Overview

4 Beds
3 Baths
3098 sq.ft
3 Car Garage

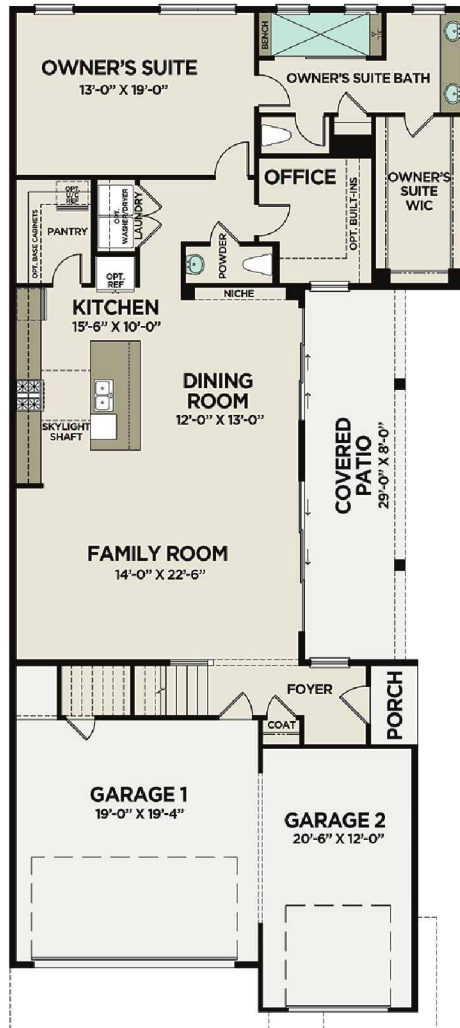
Get In Touch

678-780-4940

The Rosemary Beach B

The Village at Towne Lake

\$722,900

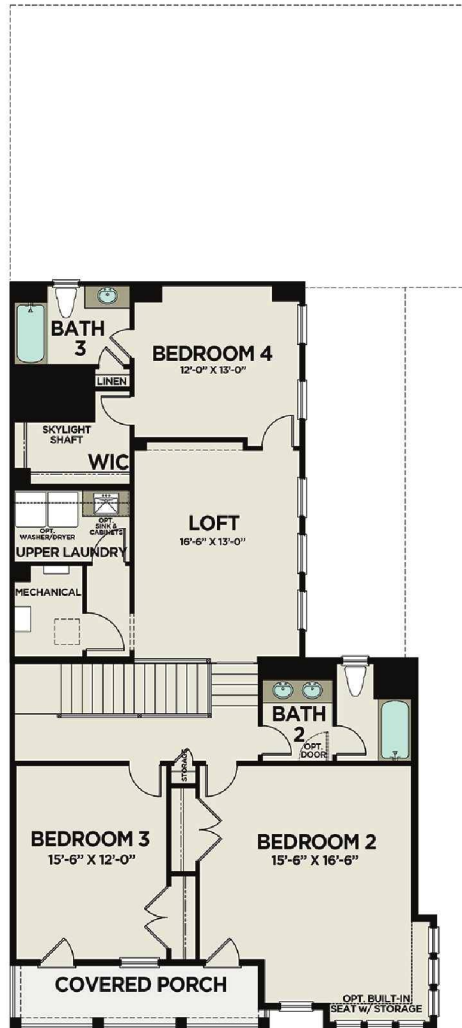


MAIN FLOOR PLAN

The Rosemary Beach B

The Village at Towne Lake

\$722,900

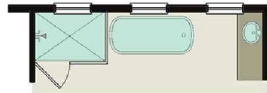


SECOND FLOOR PLAN

The Rosemary Beach B

The Village at Towne Lake

\$722,900



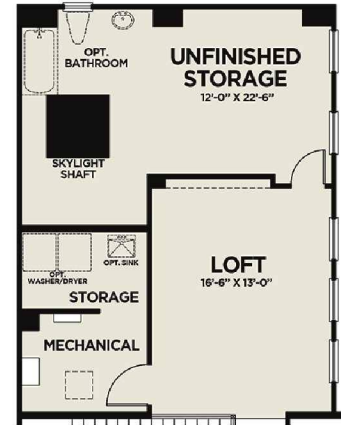
OPTIONAL DELUXE OWNER'S BATH



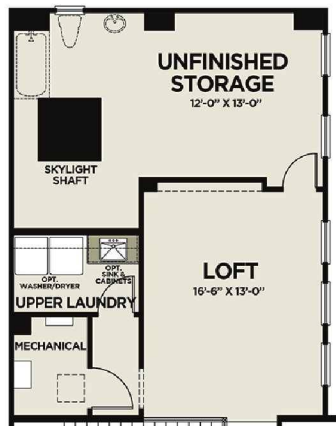
OPTIONAL FIREPLACE



OPTIONAL SLIDING GLASS DOOR



OPTIONAL LOFT



OPTIONAL LOFT AND LAUNDRY



OPTIONAL BEDROOM 4 AND LOFT

OPTIONS



The Seaside A

The Village at Towne Lake

Within the Seaside, you'll find a beautifully crafted and inviting home. The open-concept floor plan brings both space and luxury to the living and dining area. The stunning owner's suite features generous natural light and an attractive en suite bathroom complete with a double shower and massive walk-in closet. Upstairs you'll find two more bedrooms, each with their own bathrooms, and a game room.

Make it your own with the Seaside's flexible floor plan, featuring additional options like an optional speakeasy, additional bedroom and more. Features, options, floor plans, elevations, colors, sizes and photographs are for illustration purposes and will vary from homes built. Please see your community specialist for details.

*Attached photos may include upgrades and non-standard features.

From **\$881,900**

Overview

4 Beds
4 Baths
3537 sq.ft
3 Car Garage

Get In Touch

678-780-4940

The Seaside A

The Village at Towne Lake

\$881,900



THE SEASIDE MAIN FLOOR PLAN

©DAVIDSON HOMES ATLANTA

The Seaside A

The Village at Towne Lake

\$881,900



THE SEASIDE UPPER FLOOR PLAN

©DAVIDSON HOMES ATLANTA

The Seaside A

The Village at Towne Lake

\$881,900



OPTIONAL SPEAKEASY



OPTIONAL FIREPLACE



OPTIONAL CABINET IN LIEU OF PANTRY



OPTIONAL GUEST BEDROOM SLIDING GLASS DOOR



OPTIONAL OWNER'S SUITE SLIDING GLASS DOOR



OPTIONAL BEDROOM 4

THE SEASIDE FLOOR PLAN OPTIONS

©DAVIDSON HOMES ATLANTA



The Seaside B

The Village at Towne Lake

Within the Seaside, you'll find a beautifully crafted and inviting home. The open-concept floor plan brings both space and luxury to the living and dining area. The stunning owner's suite features generous natural light and an attractive en suite bathroom complete with a double shower and massive walk-in closet. Upstairs you'll find two more bedrooms, each with their own bathrooms, and a game room.

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*Attached photos may include upgrades and non-standard features.

From **\$880,900**

Overview

4 Beds
4 Baths
3537 sq.ft
3 Car Garage

Get In Touch

678-780-4940

The Seaside B

The Village at Towne Lake

\$880,900



THE SEASIDE MAIN FLOOR PLAN

©DAVIDSON HOMES ATLANTA

The Seaside B

The Village at Towne Lake

\$880,900



THE SEASIDE UPPER FLOOR PLAN

©DAVIDSON HOMES ATLANTA

The Seaside B

The Village at Towne Lake

\$880,900



OPTIONAL SPEAKEASY



OPTIONAL FIREPLACE



OPTIONAL CABINET IN LIEU OF PANTRY



OPTIONAL GUEST BEDROOM SLIDING GLASS DOOR



OPTIONAL OWNER'S SUITE SLIDING GLASS DOOR



OPTIONAL BEDROOM 4

THE SEASIDE FLOOR PLAN OPTIONS

©DAVIDSON HOMES ATLANTA



The Seaside C

The Village at Towne Lake

Within the Seaside, you'll find a beautifully crafted and inviting home. The open-concept floor plan brings both space and luxury to the living and dining area. The stunning owner's suite features generous natural light and an attractive en suite bathroom complete with a double shower and massive walk-in closet. Upstairs you'll find two more bedrooms, each with their own bathrooms, and a game room.

Make it your own with the Seaside's flexible floor plan, featuring additional options like an optional speakeasy, additional bedroom and more. Features, options, floor plans, elevations, colors, sizes and photographs are for illustration purposes and will vary from homes built. Please see your community specialist for details.

*Attached photos may include upgrades and non-standard features.

From **\$882,900**

Overview

4 Beds
4 Baths
3537 sq.ft
3 Car Garage

Get In Touch

678-780-4940

The Seaside C

The Village at Towne Lake

\$882,900



THE SEASIDE MAIN FLOOR PLAN

©DAVIDSON HOMES ATLANTA

The Seaside C

The Village at Towne Lake

\$882,900



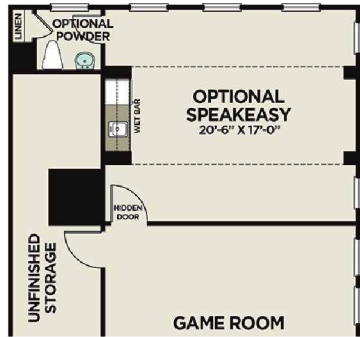
THE SEASIDE UPPER FLOOR PLAN

©DAVIDSON HOMES ATLANTA

The Seaside C

The Village at Towne Lake

\$882,900



OPTIONAL SPEAKEASY



OPTIONAL FIREPLACE



OPTIONAL CABINET IN LIEU OF PANTRY



OPTIONAL GUEST BEDROOM SLIDING GLASS DOOR



OPTIONAL OWNER'S SUITE SLIDING GLASS DOOR



OPTIONAL BEDROOM 4

THE SEASIDE FLOOR PLAN OPTIONS

©DAVIDSON HOMES ATLANTA

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 3.087+/- acres, identified as tax parcel 068 of tax plat 15N15, Land Lots 561, 591, and 592 of the 15th District of Cherokee County, from GC, General Commercial and MXD, Mixed Use to GC, General Commercial and MXD, Mixed Use; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Holly Springs SR Mix, requesting rezoning in the City of Holly Springs, Georgia, concerning 3.087+/- acres, identified as tax parcel 068 of tax plat 15N15, Land Lots 561, 591, and 592 of the 15th District of Cherokee County, from GC, General Commercial and MXD, Mixed Use to GC, General Commercial and MXD, Mixed Use; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 3.087+/- acres, identified as tax parcel 068 of tax plat 15N15, Land Lots 561, 591, and 592 of the 15th District of Cherokee County, is hereby rezoned from GC, General Commercial and MXD, Mixed Use to GC, General Commercial and MXD, Mixed Use; and

Section 2

The approval of this application has the following stipulations attached:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention area, 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 homeowner's 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 ten percent.

5. Density shall be limited to a maximum density of 7.45 units per acre, or a maximum of 23 fee simple single-family residential detached dwelling units.
6. The architectural style shall be of traditional 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.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
8. The garage door shall be setback a minimum of 18 feet from the back of the sidewalk.
9. 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.
10. 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.
11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
12. Resident and guest parking provisions shall be provided per City Code to eliminate the potential for on street parking within the community.
13. Entrance design and improvements to East Rope Mill Road shall be provided as per determination and recommendation of the City Engineer. No improvements to East Rope Mill will be required beyond the boundary of the property frontage.
14. Sidewalks, decorative streetlamps, and curb and gutter shall be installed along the road frontage of Holly Springs Parkway and East Rope Mill Road, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
15. As requested by the Cherokee County School District and per offer of the developer, a School Mitigation Fee of \$528 per unit constructed and such fee shall be paid prior to the issuance of each building permit.

Section 3

This ordinance shall become effective October 18, 2021, upon approval by Mayor and City Council.

Section 4

The Community Development Director of the City of Holly Springs, Georgia, is hereby instructed to make any and all appropriate changes to the Official Zoning Map of Holly Springs, necessitated by the action described in Section 1 above; however, said changes to the Official

Zoning Map of Holly Springs are effective concurrent with the effective date identified in Section 3 above, whether or not they have been physically made and represented.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted the 18th day of October, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: MA-07-2021, applicant requests rezoning of 3.087 +/- acres located off of E. Rope Mill Road, Holly Springs, GA, tax parcel 068 of tax plat 15N15, from GC, General Commercial/MXD, Mixed Use to GC, General Commercial/MXD, Mixed Use

DATE: September 30, 2021 **PLANNING COMMISSION MEETING DATE:** October 4, 2021

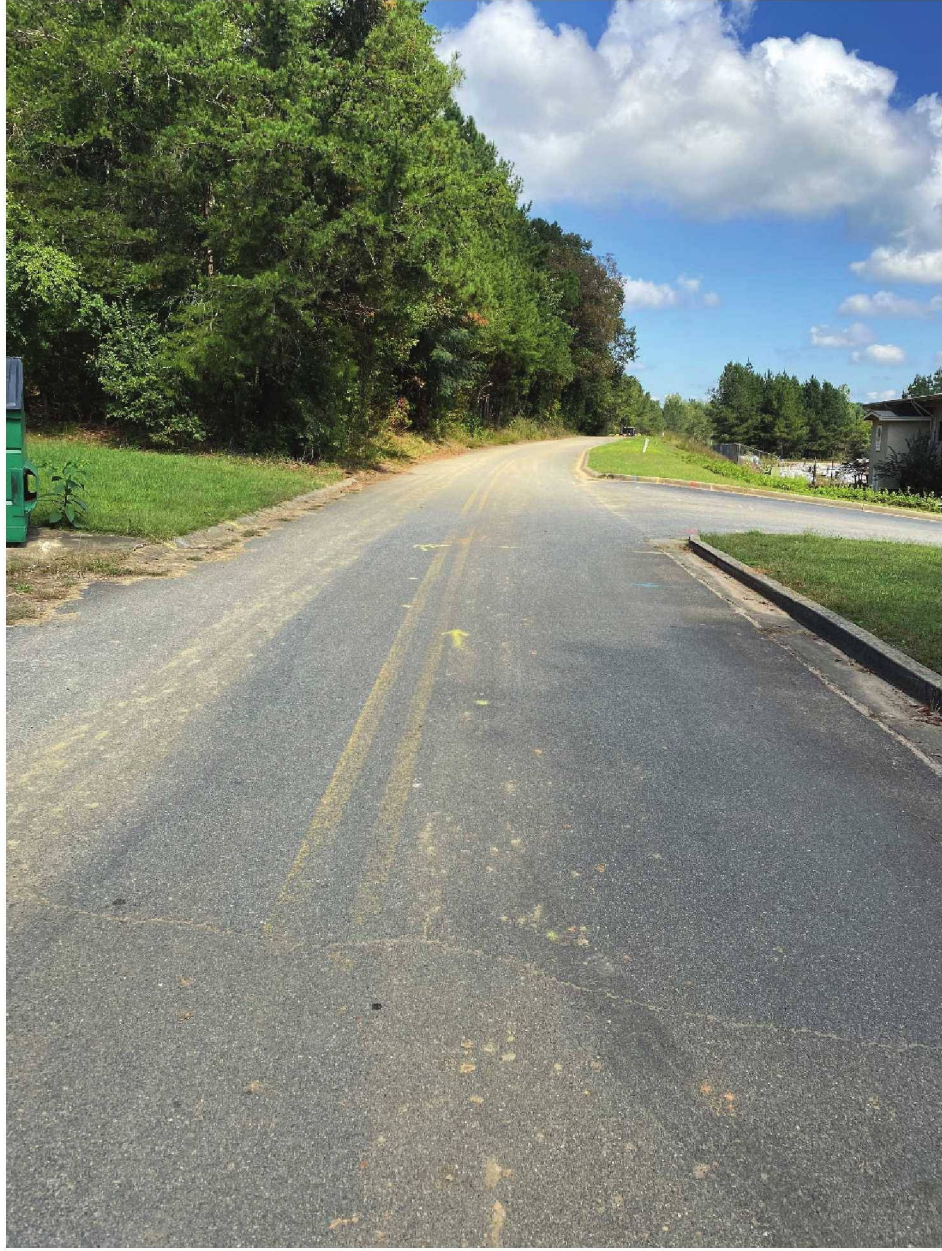
A question was asked at the previous council meeting concerning the East Rope Mill access to the David apartments. This access is gated, but provides full access to the property for residents.

In addition, as requested at the previous council meeting, below are pictures showing the current condition of East Rope Mill Road.







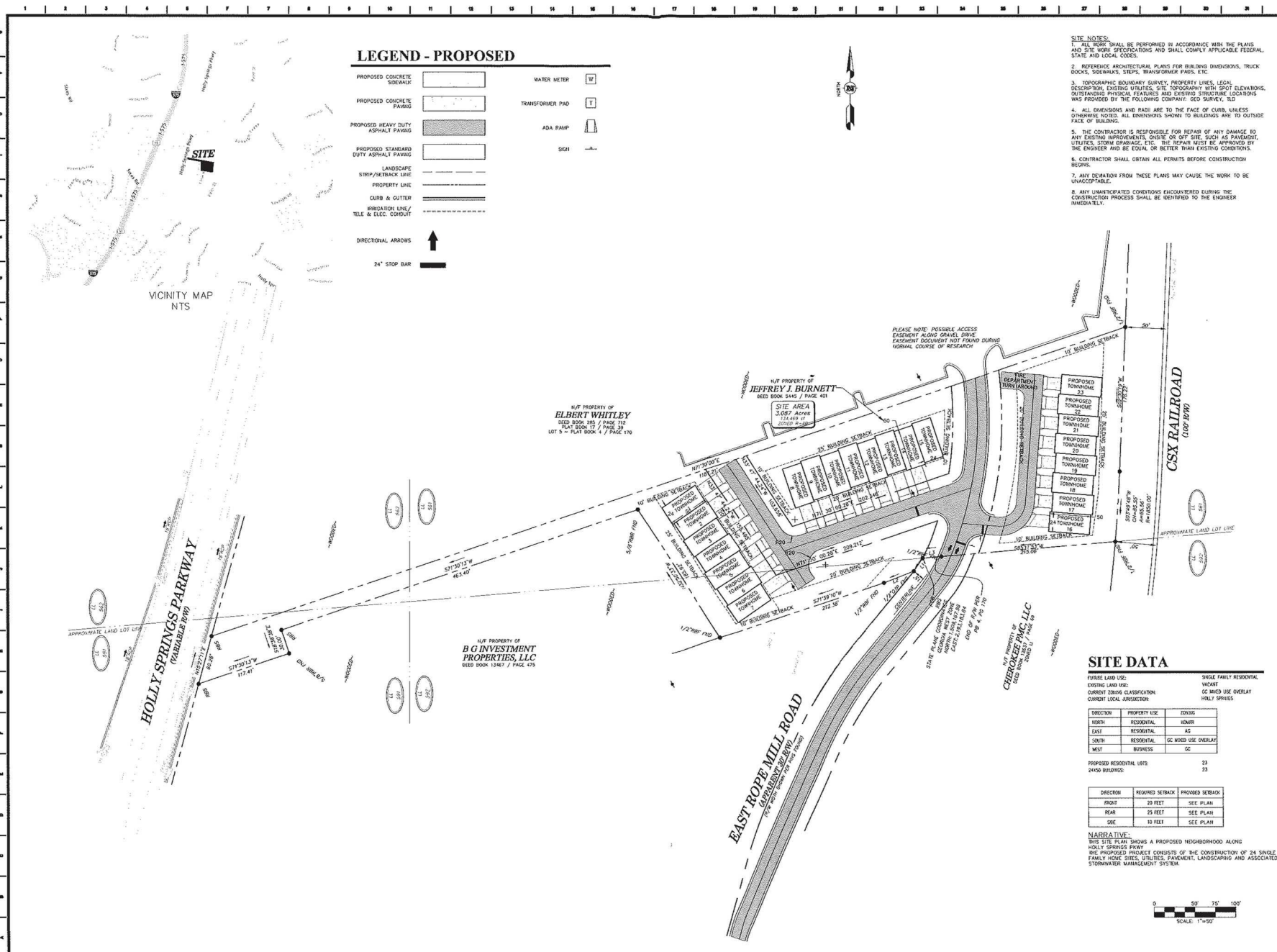












LEGEND - PROPOSED

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVING
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED STANDARD DUTY ASPHALT PAVING
- LANDSCAPE STRIP/SETBACK LINE
- PROPERTY LINE
- CURB & GUTTER
- IRRIGATION LINE/ TELE & ELEC. CONDUIT
- DIRECTIONAL ARROWS
- 24" STOP BAR
- WATER METER
- TRANSFORMER PAD
- ADA RAMP
- SIGN

- SITE NOTES:
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 - REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
 - TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY HIGH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: GSD SURVEY, LLC
 - ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS OBTAIN OR ON SITE SUCH AS PAVERMENTS, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
 - CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
 - ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
 - ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.

SITE DATA

FUTURE LAND USE:			SINGLE FAMILY RESIDENTIAL		
EXISTING LAND USE:			VACANT		
CURRENT ZONING CLASSIFICATION:			OC MIXED USE OVERLAY		
CURRENT LOCAL JURISDICTION:			HOLLY SPRINGS		
DIRECTION	PROPERTY USE	ZONING			
NORTH	RESIDENTIAL	HOVW			
EAST	RESIDENTIAL	AG			
SOUTH	RESIDENTIAL	OC MIXED USE OVERLAY			
WEST	BUSINESS	OC			
PROPOSED RESIDENTIAL LOTS			23		
24X50 BUSINESS			23		
DIRECTION	REQUIRED SETBACK	PROPOSED SETBACK			
FRONT	20 FEET	SEE PLAN			
REAR	25 FEET	SEE PLAN			
SIDE	10 FEET	SEE PLAN			

NARRATIVE:
THIS SITE PLAN SHOWS A PROPOSED NEIGHBORHOOD ALONG HOLLY SPRINGS PARKWAY. THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF 24 SINGLE FAMILY HOME SITES, UTILITIES, PAVEMENT, LANDSCAPING AND ASSOCIATED STORMWATER MANAGEMENT SYSTEM.

Civil Consulting Engineers, Inc.

211 EAST MAIN STREET
SUITE 100
CUMMING, GA 30040
678-465-4072
ccengr.com

inc.

STAMP

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
No. 21000
LARRY S. BURNETT
ENGINEER OF RECORD
2021 S. 800RD. P.E.
GEORGIA L.C. #27020

PROJECT NAME:
HOLLY SPRINGS PARKWAY & EAST ROPE MILL ROAD

PROJECT ADDRESS:
HOLLY SPRINGS PARKWAY &
EAST ROPE MILL ROAD, HOLLY SPRINGS, GA 30015

CLIENT NAME:
HOLLY SPRINGS SR MIX, LLC

CLIENT ADDRESS:
540 LAKE CENTER PARKWAY SUITE 201
CUMMING, GA 30040

DESCRIPTION:	
NO. 100 DATE:	
OTHER PROJ. #:	
CLIENT PROJ. #:	2021-041
USE PROJ. #:	
ISSUE DATE:	08/06/2021
SHEET NAME:	SITE PLAN
SHEET NO:	C1

**STORMWATER MAINTENANCE
CASH GUARANTEE AGREEMENT**

Cash Guarantee Amount: \$7,645

Project: Drainage Structures on Lots 47 – 54 of Turner Village

KNOW ALL MEN BY THESE PRESENTS THAT **PR TURNER LLC** (as “DEVELOPER”) is held and firmly bound unto **the CITY OF HOLLY SPRING, Georgia** (hereinafter referred to as the “CITY”), for the use and benefit of the CITY for construction and maintenance of Infrastructure as described below in the sum of **SEVEN THOUSAND SIX HUNDRED FORTY-FIVE AND 00/100 Dollars (\$7,645.00)**, lawful money of the United States of America, paid to CITY as a cash guarantee.

WITNESSETH

WHEREAS, the DEVELOPER is responsible for the construction and maintenance of certain Infrastructure as contemplated by that final plat for **TURNER VILLAGE** (the “Subdivision”) recorded at Plat Book 119 Page 1606 *et. seq.* of the Cherokee County Records (hereinafter referred to as the “Final Plat”); and

WHEREAS, said Final Plat has been recorded under the terms that a cash maintenance guarantee is required of DEVELOPER and payable to CITY, and conditioned that the DEVELOPER shall maintain all drainage facilities within Lots 47 - 54 of the Subdivision (“Infrastructure”) shown on the Final Plat in accordance with all applicable federal and state laws and with all applicable federal and state laws and with all applicable City of Holly Springs regulations, including but not limited to the City of Holly Springs Zoning Ordinance and the Development Ordinance.

NOW THEREFORE, the conditions of this obligation are as follows:

- (1) That if the DEVELOPER shall fully and completely construct and maintain the Infrastructure as described above; and if the DEVELOPER shall indemnify and hold harmless the CITY from any and all losses, liability and damages, claims, judgments, liens, costs and fees of every

description, including but not limited to, any damages for delay and costs of construction and maintenance of Infrastructure, which the CITY may incur, sustain or suffer by reason of the failure or default on the part of the DEVELOPER in the performance of any and all of the terms, provisions and requirements described herein, then this obligation shall be void; otherwise to remain in full force and effect; and

- (2) In the event of a failure of performance by the DEVELOPER, CITY may apply the above referenced cash sum towards the performance of the required work.

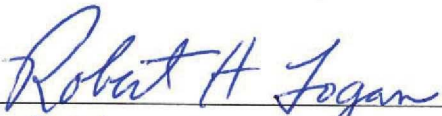
The term of this Guarantee shall be for a minimum of 15 months after the date of recording of the Final Plat and expire upon both: a) the CITY's written determination regarding the applicable guarantee punchlist that all items of Infrastructure are complete and can be released; and b) the CITY's issuance to DEVELOPER of a release letter regarding this guarantee.

WITNESS the hands and official seals of the parties hereto:

PR TURNER LLC:

By: 
Title: OPERATIONS MANAGER
Date: 10/8/21

CITY OF HOLLY SPRINGS, GEORGIA

By: 
Title: City Manager
Date: 10/12/2021

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO ACCEPT A RIGHT-OF-WAY DONATION FROM TAYLOR MORRISON OF GEORGIA, LLC; TO PROVIDE FOR THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC; 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 is generally authorized to accept donations of real and personal property for the benefit of its citizens; and

WHEREAS, Taylor Morrison of Georgia, LLC desires to grant, sell, and convey to the City of Holly Springs real property of land more particularly described in Exhibit "A" for the purpose of right-of-way; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Holly Springs, Georgia, do accept a right-of-way donation from Taylor Morrison of Georgia, LLC, as described in attached Exhibit "A."

This Resolution is adopted this 18th day of October, 2021.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

EXHIBIT A

DRAFT

CITY OF HOLLY SPRINGS

RIGHT OF WAY DEED
3237 Holly Springs Parkway
Holly Springs, GA. 30115

GEORGIA, CHEROKEE COUNTY
PROJECT NO.: Holly Springs Parkway, Phase II

THIS CONVEYANCE made and executed the 20th day of September, 20 21.

WITNESSETH that **Taylor Morrison of Georgia, LLC**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in CHEROKEE County through which the widening of Holly Springs Parkway, has been laid out by the City of Holly Springs being more particularly described in a map and drawing of said road in the office of the City of Holly Springs, 3237 Holly Springs Parkway, Holly springs, Georgia 30115, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR (\$1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to the **City of Holly Springs**, and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 489 & 490 of the 15th Land District, 2nd Section of Cherokee County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 0.117 acres, more or less, as shown on the plat of the property prepared by BM&K Construction and Engineering, said plat attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the City of Holly Springs. Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered

this 20th day of September,
20 21, in the presence of:

Heidi Mitchell
Witness

Jeanie Aubrey
Notary Public



By: Bryce (L.S.)
Its: Land Development Director

By: _____ (L.S.)
Its: _____

EXHIBIT "A"

PROJECT NO.: Holly Springs Parkway, Phase II
PARCEL NO.: 11

All that tract or parcel of land lying and being in Land Lot 489 & 490 of the 15th Land District and 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

REQUIRED RIGHT OF WAY

Beginning at a point 47.58 feet left of and opposite station 113+93.21 on the construction centerline of HS Prkwy CL laid out for Holly Springs Parkway, Phase II project; thence running N 74°31'22.39" W a distance of 14.42 feet to a point 62.00 feet left of and opposite station 113+93.20 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 78.74 feet to a point 62.00 feet left of and opposite station 114+71.94 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 182.97 feet to a point 62.00 feet left of and opposite station 116+54.91 on said construction centerline laid out for HS Prkwy CL; thence N 22°21'06.36" E a distance of 100.72 feet to a point 50.00 feet left of and opposite station 117+54.91 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 161.20 feet to a point 50.00 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 38.85 feet to a point 50.00 feet left of and opposite station 119+54.96 on said construction centerline laid out for HS Prkwy CL; thence S 88°30'02.82" E a distance of 2.47 feet to a point 47.60 feet left of and opposite station 119+55.56 on said construction centerline laid out for HS Prkwy CL; thence S 15°30'24.47" W a distance of 562.35 feet back to the point of beginning. Containing 0.117 acres more or less.

REQUIRED PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES, AREA 1

Beginning at a point 62.00 feet left of and opposite station 114+71.94 on the construction centerline of HS Prkwy CL laid out for Holly Springs Parkway, Phase II project; thence running N 74°29'27.63" W a distance of 12.54 feet to a point 74.54 feet left of and opposite station 114+71.94 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 444.17 feet to a point 74.54 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence S 74°29'27.63" E a distance of 24.54 feet to a point 50.00 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence S 15°30'32.37" W a distance of 161.20 feet to a point 50.00 feet left of and opposite station 117+54.91 on said construction centerline laid out for HS Prkwy CL; thence S 22°21'06.36" W a distance of 100.72 feet to a point 62.00 feet left of and opposite station 116+54.91 on said construction centerline laid out for HS Prkwy CL; thence S 15°30'32.37" W a distance of 182.97 feet back to the point of beginning. Containing 0.186 acres more or less.

REQUIRED TEMPORARY EASEMENT FOR SLOPES, AREA 2

Beginning at a point 74.54 feet left of and opposite station 114+71.94 on the construction centerline of HS Prkwy CL laid out for Holly Springs Parkway, Phase II project; thence running N 74°29'27.63" W a distance of 19.60 feet to a point 94.15 feet left of and opposite station 114+71.94 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a

EXHIBIT "A"

PROJECT NO.: Holly Springs Parkway, Phase II
PARCEL NO.: 11

All that tract or parcel of land lying and being in Land Lot 489 & 490 of the 15th Land District and 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

REQUIRED TEMPORARY EASEMENT FOR SLOPES, AREA 2, CONTINUED

distance of 20.00 feet to a point 94.15 feet left of and opposite station 114+91.94 on said construction centerline laid out for HS Prkwy CL; thence S 74°29'27.63" E a distance of 19.60 feet to a point 74.54 feet left of and opposite station 114+91.94 on said construction centerline laid out for HS Prkwy CL; thence S 15°30'32.37" W a distance of 20.00 feet back to the point of beginning. Containing 0.009 acres more or less.

REQUIRED TEMPORARY EASEMENT FOR SLOPES, AREA 3

Beginning at a point 74.54 feet left of and opposite station 118+96.11 on the construction centerline of HS Prkwy CL laid out for Holly Springs Parkway, Phase II project; thence running N 74°29'27.63" W a distance of 19.60 feet to a point 94.15 feet left of and opposite station 118+96.11 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 20.00 feet to a point 94.15 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence S 74°29'27.63" E a distance of 19.60 feet to a point 74.54 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence S 15°30'32.37" W a distance of 20.00 feet back to the point of beginning. Containing 0.009 acres more or less.

REQUIRED PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES AND DRAINAGE, AREA 4

Beginning at a point 74.54 feet left of and opposite station 119+16.11 on the construction centerline of HS Prkwy CL laid out for Holly Springs Parkway, Phase II project; thence running N 74°29'27.63" W a distance of 41.96 feet to a point 116.51 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 22.26 feet to a point 116.51 feet left of and opposite station 119+38.37 on said construction centerline laid out for HS Prkwy CL; thence S 88°30'02.81" E a distance of 43.25 feet to a point 74.54 feet left of and opposite station 119+48.84 on said construction centerline laid out for HS Prkwy CL; thence S 15°30'32.37" W a distance of 32.73 feet back to the point of beginning. Containing 0.026 acres more or less.

REQUIRED PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, DRAINAGE AND UTILITIES, AREA 5

Beginning at a point 50.00 feet left of and opposite station 119+16.11 on the construction centerline of HS Prkwy CL laid out for Holly Springs Parkway, Phase II project; thence running N 74°29'27.63" W a distance of 24.54 feet to a point 74.54 feet left of and opposite station 119+16.11 on said construction centerline laid out for HS Prkwy CL; thence N 15°30'32.37" E a distance of 32.73 feet to a point 74.54 feet left of and opposite station 119+48.84 on said construction centerline laid out for HS Prkwy CL; thence S 88°30'02.81" E a distance of 25.30 feet to a point 50.00 feet left of and opposite station 119+54.96 on said construction centerline

PROJECT NO.: Holly Springs Parkway, Phase II
PARCEL NO.: 11

All that tract or parcel of land lying and being in Land Lot 489 & 490 of the 15th Land District and 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

REQUIRED PERMANENT EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF SLOPES, DRAINAGE AND UTILITIES, AREA 5, CONT.

laid out for HS Prkwy CL; thence S 15°30'32.37" W a distance of 38.85 feet back to the point of beginning. Containing 0.020 acres more or less.

TEMPORARY CONSTRUCTION EASEMENTS

Said temporary easements become effective at the beginning of construction of the above project and will expire upon completion and final acceptance of said project by the City of Holly Springs.

TEMPORARY DRIVEWAY EASEMENT

Also, granted is the right to an easement for the construction of a driveway as shown on the attached plat. Said easement expires upon completion and final acceptance of said project by the City of Holly Springs.



DRAWING NO.	60-008
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6/29/2021
EADSPLOT-#8
split before ORD-POL 101PSMT11-10-0010.dgn
C:\PSPLA

P.L. 26.

PARCEL 10 EVELYN JARVIS
REQ'D DRWY. EASMT. DE10009

PNT	OFFSET/	STATION/	ALIGNMENT
DE10158	47.57 L	112+93.08	HS PRKWY CL
DE10157	80.91 L	112+92.74	HS PRKWY CL
DE10010	84.66 L	112+92.71	HS PRKWY CL
DE10011	84.66 L	113+08.71	HS PRKWY CL
DE10159	47.58 L	113+08.71	HS PRKWY CL
DE10158	47.57 L	112+93.08	HS PRKWY CL

PARCEL 10 EVELYN JARVIS AREA 2
REQ'D PERM. EASMT. DE65006

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10159	47.58 L	113+08.71	HS PRKWY CL
	22.48	N74°29'34.67"W	
DE10275	70.06 L	113+08.71	HS PRKWY CL
	63.70	N15°30'25.82"E	
DE10276	70.06 L	113+72.41	HS PRKWY CL
	22.48	S74°29'27.63"E	
DE10161	47.58 L	113+72.41	HS PRKWY CL
	63.70	S15°30'25.56"W	
DE10159	47.58 L	113+08.71	HS PRKWY CL
REQD EASMT = 1432.043 SF			
REQD EASMT = 0.033 ACRES			

PARCEL 10 EVELYN JARVIS AREA 1
REQ'D TEMP. EASMT. DE75006

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10275	70.06 L	113+08.71	HS PRKWY CL
	14.60	N74°29'34.67"W	
DE10011	84.66 L	113+08.71	HS PRKWY CL
	9.49	N74°29'34.67"W	
DE10160	94.15 L	113+08.71	HS PRKWY CL
	63.70	N15°30'25.33"E	
DE10012	94.15 L	113+72.41	HS PRKWY CL
	24.09	S74°29'27.63"E	
DE10276	70.06 L	113+72.41	HS PRKWY CL
	63.70	S15°30'25.82"W	
DE10275	70.06 L	113+08.71	HS PRKWY CL
REQD EASMT = 1534.538 SF			
REQD EASMT = 0.035 ACRES			

PARCEL 10 EVELYN JARVIS
REQ'D DRWY. EASMT. DE10010

PNT	OFFSET/	STATION/	ALIGNMENT
DE10161	47.58 L	113+72.41	HS PRKWY CL
DE10012	94.15 L	113+72.41	HS PRKWY CL
DE10258	94.15 L	113+93.19	HS PRKWY CL
DE10041	62.00 L	113+93.20	HS PRKWY CL
DE10040	47.58 L	113+93.21	HS PRKWY CL
DE10161	47.58 L	113+72.41	HS PRKWY CL

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC
REQ'D DRWY. EASMT. DE10011

PNT	OFFSET/	STATION/	ALIGNMENT
DE10041	62.00 L	113+93.20	HS PRKWY CL
DE10258	94.15 L	113+93.19	HS PRKWY CL
DE10013	94.15 L	114+71.94	HS PRKWY CL
DE10277	74.54 L	114+71.94	HS PRKWY CL
DE10162	62.00 L	114+71.94	HS PRKWY CL
DE10041	62.00 L	113+93.20	HS PRKWY CL

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC TRACT 1
REQ'D R/W DE50005

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10040	47.58 L	113+93.21	HS PRKWY CL
	14.42	N74°31'22.39"W	
DE10041	62.00 L	113+93.20	HS PRKWY CL
	78.74	N15°30'32.37"E	
DE10162	62.00 L	114+71.94	HS PRKWY CL
	182.97	N15°30'32.37"E	
DE10042	62.00 L	116+54.91	HS PRKWY CL
	100.72	N22°21'06.36"E	
DE10044	50.00 L	117+54.91	HS PRKWY CL
	161.20	N15°30'32.37"E	
DE10285	50.00 L	119+16.11	HS PRKWY CL
	38.85	N15°30'32.37"E	
DE10046	50.00 L	119+54.96	HS PRKWY CL
	2.47	S88°30'02.82"E	
DE10048	47.60 L	119+55.56	HS PRKWY CL
	562.35	S15°30'24.47"W	
DE10040	47.58 L	113+93.21	HS PRKWY CL
REQD R/W = 5095.454 SF			
REQD R/W = 0.117 ACRES			
REMAINDER = +/- ACRES			

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC AREA 1
REQ'D PERM. EASMT. DE65007

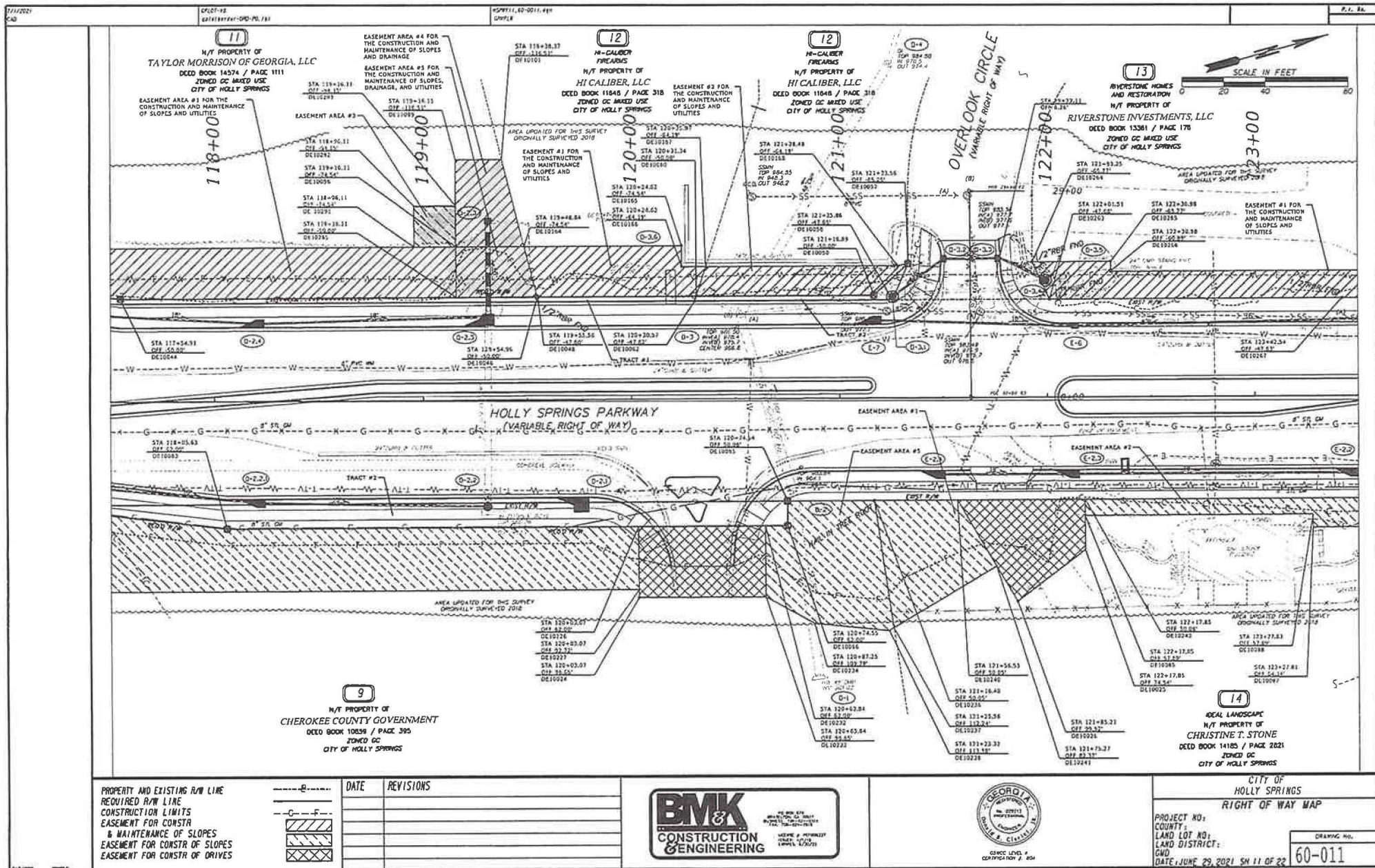
PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10162	62.00 L	114+71.94	HS PRKWY CL
	12.54	N74°29'27.63"W	
DE10277	74.54 L	114+71.94	HS PRKWY CL
	444.17	N15°30'32.37"E	
DE10096	74.54 L	119+16.11	HS PRKWY CL
	24.54	S74°29'27.63"E	
DE10285	50.00 L	119+16.11	HS PRKWY CL
	161.20	S15°30'32.37"W	
DE10044	50.00 L	117+54.91	HS PRKWY CL
	100.72	S22°21'06.36"W	
DE10042	62.00 L	116+54.91	HS PRKWY CL
	182.97	S15°30'32.37"W	
DE10162	62.00 L	114+71.94	HS PRKWY CL
REQD EASMT = 8106.356 SF			
REQD EASMT = 0.186 ACRES			

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC AREA 2
REQ'D TEMP. EASMT. DE75007

PNT	OFFSET/	STATION/	ALIGNMENT
	DIST	BEARING	
DE10277	74.54 L	114+71.94	HS PRKWY CL
	19.60	N74°29'27.63"W	
DE10013	94.15 L	114+71.94	HS PRKWY CL
	20.00	N15°30'32.37"E	
DE10163	94.15 L	114+91.94	HS PRKWY CL
	19.60	S74°29'27.63"E	
DE10290	74.54 L	114+91.94	HS PRKWY CL
	20.00	S15°30'32.37"W	
DE10277	74.54 L	114+71.94	HS PRKWY CL
REQD EASMT = 392.097 SF			
REQD EASMT = 0.009 ACRES			

DATE	REVISIONS

CITY OF
HOLLY SPRINGS
RIGHT OF WAY MAPPROJECT NO:
COUNTY:
LAND LOT NO:
LAND DISTRICT:
GWD
DATE: JUNE 29, 2021 5H 10 OF 22DRAWING NO.
60-010



PARCEL 9 CHEROKEE COUNTY GOVERNMENT
REQ'D DRWY. EASMT. DE10008

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10226	62.00 R	120+03.07	HS PRKWY CL
DE10232	62.00 R	120+63.84	HS PRKWY CL
DE10233	96.65 R	120+63.84	HS PRKWY CL
DE10024	96.65 R	120+03.07	HS PRKWY CL
DE10227	92.72 R	120+03.07	HS PRKWY CL
DE10226	62.00 R	120+03.07	HS PRKWY CL

PARCEL 9 CHEROKEE COUNTY GOVERNMENT AREA 5
REQ'D TEMP. EASMT. DE75021

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10065	50.08 R	120+74.54	HS PRKWY CL
	41.87	N15°28'30.17"E	
DE10236	50.05 R	121+16.40	HS PRKWY CL
	62.86	S82°51'56.10"E	
DE10237	112.24 R	121+25.56	HS PRKWY CL
	2.61	S15°29'17.20"E	
DE10238	113.58 R	121+23.32	HS PRKWY CL
	36.27	S21°30'54.22"W	
DE10234	109.79 R	120+87.25	HS PRKWY CL
	26.85	S44°48'41.33"W	
DE10233	96.65 R	120+63.84	HS PRKWY CL
	34.65	N74°29'27.63"W	
DE10232	62.00 R	120+63.84	HS PRKWY CL
	10.71	N15°30'32.37"E	
DE10066	62.00 R	120+74.55	HS PRKWY CL
	11.92	N74°31'29.83"W	
DE10065	50.08 R	120+74.54	HS PRKWY CL
REQD EASMT = 3195.717 SF			
REQD EASMT = 0.073 ACRES			

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC AREA 3
REQ'D TEMP. EASMT. DE75029

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10291	74.54 L	118+96.11	HS PRKWY CL
	19.60	N74°29'27.63"W	
DE10292	94.15 L	118+96.11	HS PRKWY CL
	20.00	N15°30'32.37"E	
DE10293	94.15 L	119+16.11	HS PRKWY CL
	19.60	S74°29'27.63"E	
DE10096	74.54 L	119+16.11	HS PRKWY CL
	20.00	S15°30'32.37"W	
DE10291	74.54 L	118+96.11	HS PRKWY CL
REQD EASMT = 392.098 SF			
REQD EASMT = 0.009 ACRES			

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC AREA 4
REQ'D PERM. EASMT. DE65009

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10096	74.54 L	119+16.11	HS PRKWY CL
	41.96	N74°29'27.63"W	
DE10099	116.51 L	119+16.11	HS PRKWY CL
	22.26	N15°30'32.37"E	
DE10101	116.51 L	119+38.37	HS PRKWY CL
	43.25	S88°30'02.81"E	
DE10164	74.54 L	119+48.84	HS PRKWY CL
	32.73	S15°30'32.37"W	
DE10096	74.54 L	119+16.11	HS PRKWY CL
REQD EASMT = 1153.668 SF			
REQD EASMT = 0.026 ACRES			

PARCEL 11 TAYLOR MORRISON OF GEORGIA, LLC AREA 5
REQ'D PERM. EASMT. DE65008

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10285	50.00 L	119+16.11	HS PRKWY CL
	24.54	N74°29'27.63"W	
DE10096	74.54 L	119+16.11	HS PRKWY CL
	32.73	N15°30'32.37"E	
DE10164	74.54 L	119+48.84	HS PRKWY CL
	25.30	S88°30'02.81"E	
DE10046	50.00 L	119+54.96	HS PRKWY CL
	38.85	S15°30'32.37"W	
DE10285	50.00 L	119+16.11	HS PRKWY CL
REQD EASMT = 878.459 SF			
REQD EASMT = 0.020 ACRES			

PARCEL 12 HI CALIBER, LLC AREA 1
REQ'D PERM. EASMT. DE65010

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10046	50.00 L	119+54.96	HS PRKWY CL
	25.30	N88°30'02.81"W	
DE10164	74.54 L	119+48.84	HS PRKWY CL
	75.78	N15°30'32.37"E	
DE10165	74.54 L	120+24.62	HS PRKWY CL
	10.36	S74°29'27.63"E	
DE10166	64.19 L	120+24.62	HS PRKWY CL
	11.36	N15°30'32.37"E	
DE10167	64.19 L	120+35.97	HS PRKWY CL
	14.93	S56°25'16.81"E	
DE10060	50.00 L	120+31.34	HS PRKWY CL
	76.38	S15°30'32.37"W	
DE10046	50.00 L	119+54.96	HS PRKWY CL
REQD EASMT = 1913.101 SF			
REQD EASMT = 0.044 ACRES			

PARCEL 12 HI CALIBER, LLC TRACT 1
REQ'D R/W DE50006

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10048	47.60 L	119+55.56	HS PRKWY CL
	2.47	N88°30'02.82"W	
DE10046	50.00 L	119+54.96	HS PRKWY CL
	76.38	N15°30'32.37"E	
DE10060	50.00 L	120+31.34	HS PRKWY CL
	2.50	S56°25'16.81"E	
DE10062	47.62 L	120+30.57	HS PRKWY CL
	75.01	S15°29'25.99"W	
DE10048	47.60 L	119+55.56	HS PRKWY CL
REQD R/W = 180.757 SF			
REQD R/W = 0.004 ACRES			
REMAINDER = +/- ACRES			

PARCEL 12 HI CALIBER, LLC TRACT 2
REQ'D R/W DE50007

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10062	47.62 L	120+30.57	HS PRKWY CL
	2.50	N56°25'16.81"W	
DE10060	50.00 L	120+31.34	HS PRKWY CL
	85.54	N15°30'32.37"E	
DE10050	50.00 L	121+16.89	HS PRKWY CL
	22.60	N26°56'42.75"W	
DE10052	65.25 L	121+33.56	HS PRKWY CL
	19.21	S50°51'56.81"E	
DE10058	47.65 L	121+25.86	HS PRKWY CL
	95.29	S15°29'25.99"W	
DE10062	47.62 L	120+30.57	HS PRKWY CL
REQD R/W = 301.494 SF			
REQD R/W = 0.007 ACRES			
REMAINDER = +/- ACRES			

DATE	REVISIONS



CITY OF
HOLLY SPRINGS
RIGHT OF WAY MAP

PROJECT NO:
COUNTY:
LAND LOT NO:
LAND DISTRICT:
DND
DATE: JUNE 29, 2021 SH 12 OF 22

DRAWING NO.
60-012

Mayor
Steven W. Miller



City Attorney
Robert M. Dyer

Council Members
Kevin Moore
Dee Phillips
Kyle Whitaker
Jeff Wilbur
Michael Roy Zenchuk II

City of Holly Springs
Post Office Box 990
Holly Springs, GA 30142
www.hollyspringsga.us
Office: 770-345-5536 – Fax: 770-345-0209

City Manager
Robert Logan

City Clerk
Karen Norred

October 18, 2021

Department of Transportation
600 West Peachtree Street, NW, 7th Floor
Atlanta, GA 30308

Attn: Maria L. Roux
QA Compliance Manager
Office of Procurement

RE: Adoption of GDOT Procurement Policy for The Procurement, Management and Administration of Engineering and Design Related Consultant Services

The City of Holly Springs will adopt the Georgia Department of Transportation Procurement Policy For The Procurement, Management and Administration of Engineering and Design Related Consultant Services. The City has read the policy and will abide by the policy for all state and federally funded transportation projects as it pertains to local governments. The City/County agrees to and acknowledges the following:

1. City/County agrees to and acknowledges that all personnel involved in the procurement, management and administration of engineering and design related consultant services must attend GDOT Manual training and pass the test administered. Please provide a list of names of all involved in advertising the solicitation, facilitating evaluations, conducting negotiations and contract administration of Engineering and Design related procurements:
Rob Logan, Karen Norred, Denise Lamazares, Nancy Moon

2. Personnel listed of City involved have read and understands the Federal Laws and Regulations (23 CFR Part 172) along with any State of Georgia laws (O.C.G.A. 50-22-1 through 50-22-9) that pertain to these services where FAHP funds will be utilized must be followed and adhered to.
3. City understands that only the above listed personnel have been certified to participate in advertising the solicitation, facilitating evaluations, conducting negotiations and contract administration of Engineering and Design related procurements.
4. City is familiar with the requirements and understands 23 CFR Part 172 and the requirements of 40 U.S.C. 1101-1104 Selection of Architects and Engineers commonly referred to as "The Brooks Act" or Qualification Based Selection (QBS) to include:
 - a. Solicitation process
 - b. Evaluation Factors
 - c. Non-Qualification Evaluation Factors
 - d. Evaluation, Ranking and Selection
 - e. Negotiation

5. City acknowledges and agrees to adhere to the below additional procurement requirements:
 - a. Common Grant Rule 49 CFR Part 18
 - b. Georgia DOT's Disadvantaged Business Enterprise (DBE) program
 - c. Suspension and Debarment
 - d. Compliance with Title VI
 - e. Compliance with E-Verify (this is not necessary if state funds are not utilized)
6. City has provided any exceptions to GDOT's Engineering and Design Procurement Policy in a separate document to be approved by the GDOT Office of Procurement.

Signatures below agree to the above acknowledgements agreeing to follow GDOT's Procurement Policy for engineering and design related services when using FAHP funds, as it applies to local governments certified through GDOT's LAP program.

(affix signatures and seal)



**A PROCLAMATION OF THE MAYOR OF THE CITY OF HOLLY SPRINGS,
GEORGIA TO REFUSE ANY MONIES COLLECTED THROUGH CIVIL ASSET
FORFEITURE**

WHEREAS, the 4th Amendment ensures the right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized; and

WHEREAS, the 5th Amendment ensures the right of each individual shall not be held to answer for a capital, or otherwise infamous crime, unless on a presentment or indictment of a Grand Jury... nor shall (they) be compelled in any criminal case to be a witness against himself; nor be deprived of life, liberty, or property, without due process of law; nor shall private property be taken for public use without just compensation; and

WHEREAS, the 6th Amendment ensures the right In all criminal prosecutions, the accused shall enjoy the right to a speedy and public trial, by an impartial jury of the State and district wherein the crime shall have been committed; which district shall have been previously ascertained by law, and to be informed of the nature and cause of the accusation; to be confronted with the witnesses against him; to have compulsory process for obtaining witnesses in his favor; and to have the assistance of counsel for his defense; and

WHEREAS, the Constitution of the United States of America shall only be changed via an Article 5 Amendment, to which no amendment has ever been ratified with regard to the Bill of Rights; and

WHEREAS, Article 6 paragraph 2 of the United States Constitution reads: This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the Contrary notwithstanding; and

WHEREAS, Article 6 paragraph 3 of the United States Constitution reads: The Senators and Representatives before mentioned, and the Members of the several State Legislatures, and all executive and judicial Officers, both of the United States and of the several States, shall be bound by Oath or Affirmation, to support this Constitution; but no religious Test shall ever be required as a Qualification to any Office or public Trust under the United States; and

WHEREAS, the practice of Civil Asset forfeiture violates the numerous rights previously mentioned and was never amended thru the Article 5 process, therefore Civil Asset Forfeiture is not in pursuance of the United States Constitution; and

NOW, THEREFORE, I, Steven Miller, Mayor of Holly Spring Georgia, proclaim that the practice of Civil Asset Forfeiture null, void, notwithstanding and absolutely forbidden within the jurisdiction of Holly Springs. The City of Holly Springs will not accept any funds acquired by civil asset forfeiture on any level.

So proclaimed this 18th day of October, 2021.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE GEORGIA PUBLIC SAFETY OFFICIALS AND FIRST RESPONDERS SUPPLEMENT GRANT APPLICATION; AND AUTHORIZING THE CITY MANAGER OR FINANCE DIRECTOR TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' PARTICIPATION IN THE GEORGIA PUBLIC SAFETY OFFICIALS AND FIRST RESPONDERS SUPPLEMENT GRANT

WHEREAS, the Georgia Public Safety Officials and First Responders Supplement Grant is funded from the American Rescue Plan Act; and

WHEREAS, this program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic; and

WHEREAS, the grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders serving during August of 2021; and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HOLLY SPRINGS, GEORGIA, that

1. The City of Holly Springs is hereby authorized to apply for the Georgia Public Safety Officials and First Responders Supplement Grant;
2. The Mayor and City Council authorize the City Manager or the Finance Director to act in all matters in connection with this application and the City of Holly Springs' participation in the Georgia Public Safety Officials and First Responders Supplement Grant;
3. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted this 18th day of October 2021.

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)



OFFICE OF PLANNING AND BUDGET

Brian P. Kemp
Governor

Kelly Farr
Director

Georgia Public Safety Officials and First Responders Supplement Grant

Governor Kemp has announced a Public Safety Officials and First Responders Supplement Grant using funding from the American Rescue Plan Act. This program was established in recognition of the sacrifice and dedication public safety officers and first responders have shown in serving Georgians and their communities during the COVID-19 pandemic. The grant will provide a \$1,000 pay supplement for all eligible sworn law enforcement officials and first responders and a \$300 supplement for all active volunteer firefighters in Georgia serving during August of 2021.

Eligible organizations and eligible employees include:

- **Eligible Organizations:** State government agencies and authorities, municipal and county governments, and emergency medical services agencies licensed by the Department of Public Health.
- **Eligible Employees:** Employees of one of the above organizations serving full-time as a public safety official, first responder, or volunteer firefighter in a position requiring active certification as a law enforcement officer, jail officer, communications officer, firefighter, or emergency medical services personnel from the state from either the Georgia Peace Officer Standards and Training Council (POST), Georgia Firefighter Standards and Training Council (GFSTC), or Department of Public Health (DPH).

Employers will apply on behalf of employees within their jurisdiction or organization. Grant funds will be paid to the employer, and the employer will disburse payments to individuals through their payroll process. To receive the funds, employers must first sign a terms and conditions agreement with the state and then subsequently submit a payment request with documentation showing payroll information for eligible employees for the month of August 2021. Payment requests must be submitted through the Office of Planning and Budget's (OPB) GeorgiaGrants portal. Payroll information must show employee name, position title, active pay status, full time status, certification title and number, and reflect that the individual was an employee during the period between August 1 and August 31 of 2021. Payroll information must also show whether the department or entity contributes to the Old Age, Survivors, and Disability Insurance (OASDI) program or pays Medicare for its Federal Insurance Contributions Act (FICA) payroll taxes.

Primary contacts for organizations within the GeorgiaGrants system will receive the Terms and Agreements document via email. The email will be sent directly from the GeorgiaGrants system via AdobeSign from echo@echosign.com. Users should ensure this email is added as a safe sender in their email system to avoid servers routing it to junk or spam folder. Once your organization has signed the Terms and Agreements, users will be able to see the Law Enforcement and First Responder Supplement Grant as an approved grant within your account on the GeorgiaGrants portal and begin submitting requests for funding. Cities and counties are asked to submit a request for all law enforcement entities within their jurisdiction and should submit each department within their jurisdiction as a separate direct expense within their payment request.

The Office of Planning and Budget will work with the Georgia Municipal Association, Association of County Commissioners of Georgia, and the Department of Public Health to provide training and outreach sessions to eligible entities on the request submission process. Please review the OPB website at <https://opb.georgia.gov/law-enforcement-and-first-responders-supplement> for updates regarding this program.



COUNCIL AGENDA REPORT

FROM: Karen Norred

CC: City Clerk
Public Information

SUBJECT: Amendment to Chapter 22 – Business; Article VI. – Insurers to impose license fees on insurers.

DATE: 10/14/2021

COUNCIL MEETING DATE: 10/18/2021

RECOMMENDATION

Consider amending Chapter 22 – Business; Article VI. – Insurers to impose license fees on insurers.

REPORT-IN-BRIEF

Official Code of Georgia permits municipalities to charge an annual flat fee to insurance companies transacting business within the municipal limits, the amount is determined by the population of each city. According to the new census, the population has increased from 9,189 to 16,213. Accordingly, we are authorized to charge an annual license fee to insurance companies in an amount of \$75. Currently, that license fee is set at \$50

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA. TO AMEND CHAPTER 22 – BUSINESSES; ARTICLE VI. – INSURERS TO IMPOSE THE LICENSE FEES ON INSURERS CONDUCTING BUSINESS WITHIN THE CITY OF HOLLY SPRINGS, GEORGIA; TO IMPOSE A GROSS PREMIUMS TAX ON INSURERS OPERATING WITHIN THE STATE OF GEORGIA; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND OTHER PURPOSES

Be it Ordained and Established by the Mayor and City Council of the City of Holly Springs, Georgia; and it is hereby ordained by authority thereof:

Section 1. That Chapter 22 – Businesses; Article VI. – Insurers, of the Official Code of the City of Holly Springs, Georgia, is hereby deleted in its entirety and replace with the following:

- (a) *Insurers license fees.* There is hereby levied for the year ~~2022~~ and for each year thereafter an annual license fee upon each insurer doing business within the City of Holly Springs, Georgia in the amount of ~~seventy-five dollars (\$75)~~. For each separate business location in excess of one not covered by subsection (b), which is operating on behalf of such insurers within the City of Holly Springs, Georgia, there is hereby levied a license fee in the amount of ~~seventy-five dollars (\$75)~~. For the purposes of this section, the term "insurer" means a company which is authorized to transact business in any of the classes of insurance designated in O.C.G.A. § 33-3-5.
- (b) *License fees for insurers insuring certain risks at additional business locations.* For each separate business location, not otherwise subject to a license fee hereunder, operated and maintained by a business organization which is engaged in the business of lending money or transacting sales involving term financing and in connection with such loans or sales offers, solicits or takes application for insurance through a licensed agent of an insurer for insurance said insurer shall pay an additional license fee of ~~twenty-six and 25/100 (\$26.25)~~ per location for the year ~~2022~~ and for each year thereafter.
- (c) *Gross premiums tax imposed on life insurers.* There is hereby levied for the year ~~2022~~ and for each year thereafter an annual tax based solely upon gross direct premiums upon each insurers writing life, accident and sickness insurance within the State of Georgia in an amount equal to one percent (~~1%~~) of the gross direct premiums received during the preceding calendar year in accordance with O.C.G.A. § 33-8-8.1. Gross direct premiums as used in this section shall mean gross direct premiums as used in O.C.G.A. § 33-8-4. The premium tax levied by this section is in addition to the license fees imposed by subsection (a) of this section.
- (d) *Gross premiums tax, all other insurers.* There is hereby levied for the year ~~2022~~ and for each year thereafter an annual tax based solely upon gross direct premiums upon each insurer, other than an insurer transacting business in the class of insurance designated in O.C.G.A. § 33-3-5, doing business within the State of Georgia in an amount equal to two and one-half percent (~~2.5%~~) of the gross direct premiums received during the preceding calendar year in accordance with O.C.G.A. § 33-8-8.2. Gross direct premiums as used in this section shall mean gross direct premiums as used in O.C.G.A. § 33-8-4. The premium tax levied by this section is in addition to the license fees imposed by subsection (a) of this section.

Deleted: 2012

Deleted: \$50.00

Deleted: \$50.00

Deleted: \$17.50

Deleted: 2012

Deleted: 2012

Deleted: 2012

Deleted: (1)

- (e) *Due date for license fees.* License fees imposed in subsections (a) and (b) of this section shall be due and payable on the first day of 2022 and on the first date of each subsequent year.

Deleted: 2012

Section 2. Administrative Provisions

The City Clerk is hereby directed to forward a duly certified copy of this ordinance to the Insurance Commissioner of the State of Georgia within 45 days of its enactment.

Section 3. Effective Date

This ordinance shall become effective January 1, 2022.

Section 4. Severability

In the event any portion of this ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City of Holly Springs, Georgia, that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the ordinance.

Section 5. Repealer

All ordinances and parts of the ordinances in conflict with this ordinance are hereby repealed.

Ordained this 18th day of October 2021 by the Mayor and Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

I hereby certify that the foregoing is a true and accurate copy of an ordinance of the City of Holly Springs, Georgia adopted on the 18th day of October 2021.

Karen Norred, City Clerk

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 18th day of October 2021.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

EXHIBIT A

**-AMENDED-
CITY OF HOLLY SPRINGS MUNICIPAL SERVICES MASTER FEE SCHEDULE**

AMEND THE FOLLOWING FEE

Business License Fees

Permit Type	Fee
Insurance Company Flat Rate	\$75

City of Holly Springs
City Council Work Session Meeting Minutes
September 9, 2021

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilman Kyle Whitaker, Councilman Jeff Wilbur, and Mayor Pro Tem Michael Roy Zenchuk II.

Elected Officials Absent: Councilwoman Dee Phillips.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Finance Director Denise Lamazares, Economic Development Director/Assistant City Clerk Erin Honea, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Work Session to order.

Mayor Miller led the Pledge of Allegiance. Mayor Pro Tem Zenchuk gave the invocation.

City Clerk Karen Norred administered the Oath of Office to Kevin Moore.

Mayor Miller welcomed Councilman Moore to City Council. Councilman Moore thanked everyone for the opportunity to serve the residents of the City of Holly Springs.

Executive Director/CEO of Cherokee FOCUS Sonia Carruthers presented the City with a plaque showing her appreciation for its continued partnership.

Mayor Pro Tem Zenchuk thanked Ms. Carruthers for her dedication to the youth of Cherokee County.

No public comment.

Finance Director Denise Lamazares presented the Comprehensive Annual Financial Report for the year ending 2020.

No action taken.

Mayor Pro Tem Zenchuk made a motion to adjourn. Councilman Whitaker seconded the motion. Motion carried 4-0.

Meeting adjourned.

City of Holly Springs
City Council Special Called Meeting Minutes
September 9, 2021

Elected Officials Present: Mayor Steven W. Miller, Councilman Kevin Moore, Councilman Kyle Whitaker, Councilman Jeff Wilbur, and Mayor Pro Tem Michael Roy Zenchuk II.

Elected Officials Absent: Councilwoman Dee Phillips.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Chief Tommy Keheley, Finance Director Denise Lamazares, Economic Development Director/Assistant City Clerk Erin Honea, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Special Called Meeting to order.

Mayor Pro Tem Zenchuk made a motion to approve an ordinance to set the 2021 millage rate at 4.220 mills pursuant to Section 6.02 of the City Charter. Councilman Wilbur seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve the adoption of a resolution authorizing the execution of an intergovernmental contract with the Urban Redevelopment Agency of the City of Holly Springs, Georgia (URA) and other documents related to the issuance of the URA's revenue bond and authorize the Mayor to execute the documents. Councilman Wilbur seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve the Workforce Innovation and Opportunity Act Youth Services Contract by and between the Atlanta Regional Commission and the City of Holly Springs, Georgia and authorize the Mayor to execute the contract documents. Councilman Wilbur seconded the motion. Motion carried 4-0.

Councilman Whitaker made a motion to approve a Stormwater Inspector/Equipment Operator job description. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to adjourn and enter into Executive Session for the purpose of Real Estate. Councilman Whitaker seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT

ANNEXATION ORDINANCE

An Ordinance to annex property in the City of Holly Springs, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated (O.C.G.A.); to provide an effective date of said annexation and zoning; and for other purposes.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOLLY SPRINGS:

The following area contiguous to the City of Holly Springs is hereby annexed and zoned into and is made part of said City:

Section 1

10.59+/- acres, identified as parcels 522, 523, and 525 of tax plat 15N20 of the 15th District of Cherokee County, located off of Hickory Road and more particularly identified by "Exhibit A," the tax plat identifying the subject tract (attached).

Section 2

Upon annexation, this tract shall be placed in Ward Number 3 of the corporate limits of the City of Holly Springs, Georgia.

Section 3

Upon annexation, this tract shall be zoned AG, Agricultural.

Section 4

This ordinance shall become effective on the 1st day November, 2021.

Section 5

The City Clerk of the City of Holly Springs is hereby instructed to send certified copies of this ordinance, along with a map of the area annexed to the Cherokee County Board of Commissioners, as well as, notify the Georgia Department of Community Affairs within thirty (30) days after the effective date of the annexation as set forth in section 3 above.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Approved this 18th day of October, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

Steven W. Miller, Mayor

Karen Norred, City Clerk

Seal:

REZONING ORDINANCE

An ordinance to approve an application for rezoning in the City of Holly Springs, Georgia, concerning 10.59+/- acres, identified as tax parcels 522, 523, and 525 of tax plat 15N20, Land Lots 334 and 387 of the 15th District of Cherokee County, from AG, Agricultural to R-40, Residential Estate; and

WHEREAS, an application was properly submitted to the City of Holly Springs Planning and Zoning Commission by Arty R. Elliott and Twyla R. Elliott, requesting rezoning in the City of Holly Springs, Georgia, concerning 10.59+/- acres, identified as tax parcels 522, 523, and 525 of tax plat 15N20, Land Lots 334 and 387 of the 15th District of Cherokee County, from AG, Agricultural to R-40, Residential Estate; and

WHEREAS, after balancing the interest of the community in promoting public health, safety, morality, or general welfare against the right of the property owner to unrestricted use of the property,

The Council of the City of Holly Springs hereby ordains that:

Section 1

The application for rezoning in the City of Holly Springs, concerning 10.59+/- acres, identified as tax parcels 522, 523, and 525 of tax plat 15N20, Land Lots 334 and 387 of the 15th District of Cherokee County, is hereby rezoned from AG, Agricultural to R-40, Residential Estate; and

Section 2

The approval of this application has the following stipulations attached:

1. Subdivision of the properties shall conform to the Holly Springs Zoning Ordinance and Holly Springs Development Regulations subject to variance approvals by the Planning Commission.
2. All future development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
3. Driveway access shall be subject to the approval of the City Fire Marshal.

Section 3

This ordinance shall become effective November 1, 2021, upon approval by Mayor and City Council.

Section 4

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

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Adopted the 18th day of October, 2021, by the Mayor and City Council of the City of Holly Springs, Georgia.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



HB 76 NOTE, EFFECTIVE MAY 08, 2017

Code Section 15-6-67.1

As required by subsection (b) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all appropriate local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by a purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property survey in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

David Shirley

08-02-2021

FLOOD NOTE:
THIS PARCEL OF LAND DOES NOT LIE IN THE 100 YEAR FLOODPLAIN ACCORDING TO CHEROKEE COUNTY FIRM MAP 15072G DATE 06/2019

FIRE DEPARTMENT NOTE:
THE ENTIRETY OF THE MAPPED PROPERTY LIES WITHIN 1000' OF A MUNICIPAL FIRE HYDRANT

DEVELOPMENT NOTES

Prior to any building, erosion, or development permits being issued on these parcels, a lot grading and erosion control plan, prepared by a Georgia Soil and Water Conservation Commission (SWCC) Level II Certified Design Professional, shall be submitted to and approved by the Cherokee County Engineering Department.

Development that will result in land disturbance equal to or greater than one (1) acre requires coverage under the applicable NPDES General Permit. The requirements for coverage include, but are not limited to, a Georgia licensed design professional preparing a three (3) phase erosion control plan for all disturbed areas associated with the project, and obtaining land disturbance permit approval from the Cherokee County Engineering Department or the Local Health Authority.

It is the policy of Cherokee County that damage assessments are dedicated to the public use and are not accepted by Cherokee County for County maintenance and are not considered County property. It is Cherokee County policy that no County forces or equipment shall be used to perform maintenance or any damage assessment within Cherokee County, unless such assessment lies within Cherokee County right-of-way and/or used as is necessary to protect County right-of-way per policy adopted January 14, 1987.

Property owners will be required to keep all storm drainage easements located off of County right-of-way free of obstruction at all times so as to ensure the maximum designed drainage flow. The property owner shall not alter any drainage improvements without the prior written approval of the Cherokee County Engineering Department.

A US Army Corps of Engineers Preconstruction Notification and a Cherokee County erosion control permit are required for any future post storm drainage in States Valleys.

A Georgia licensed design professional shall design and permit all future storm drainage facilities on these parcels. Floodplain & Stream Buffers or Determine appropriate location of Cherokee County Future Conditions and FEMA cross sections, and elevations.

Any habitable structure shall be a minimum of 3.0 feet above the 100 year FEMA RFE, or 1.0 foot above the Cherokee County Future Conditions RFE, whichever is higher.

Accessory structures within the floodplain must meet all criteria set forth in the current Cherokee County Floodplain Ordinance.

A Finished Construction FEMA elevation certificate will be required for any structure located within the horizontal feet of floodplain.

ZONING NOTES:

CURRENT ZONING: AG (CHEROKEE COUNTY)

PROPOSED ZONING: R 40 (CITY OF HOLLY SPRINGS)

MINIMUM LOT WIDTH AT BUILDING LINE: 100'

FRONT BUILDING SETBACK: 65'

SIDE BUILDING SETBACKS: 15'

REAR BUILDING SETBACK: 30'

MINIMUM LOT SIZE: 40000 S.F.

ZONING TIE STRIP:

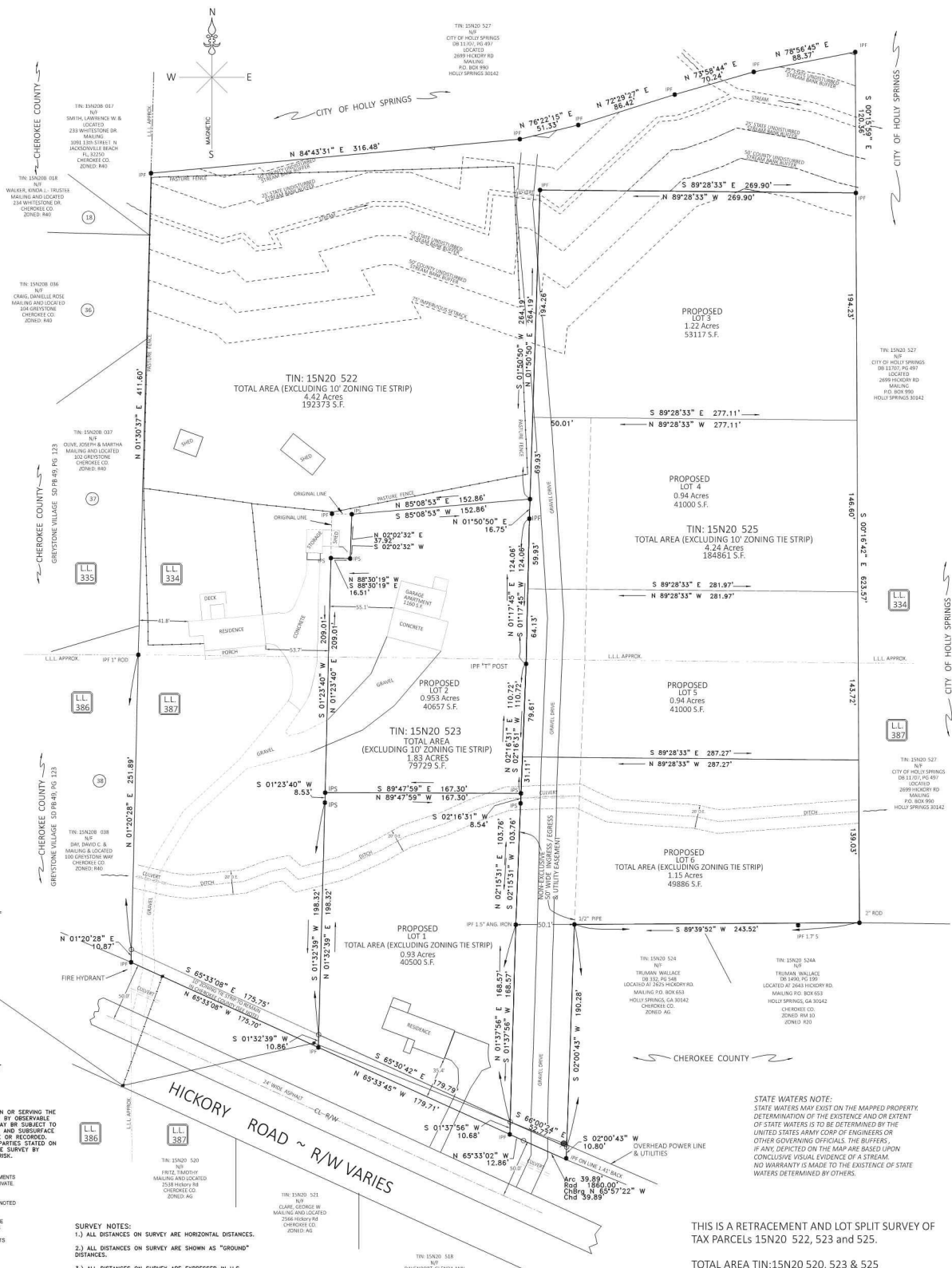
10' ZONING TIE STRIP TO REMAIN IN CHEROKEE COUNTY

TOTAL AREA: 0.09 ACRES/4066 S.F.

AREA ALONG TIN 15N20 522: 0.04 ACRES/1757 S.F.

AREA ALONG TIN 15N20 523: 0.05 ACRES/2307 SQ. FT.

AREA ALONG TIN 15N20 525: 0.01 ACRES/524 S.F.



- LEGEND**
- PROPERTY CORNER WITHOUT MONUMENT
 - MONUMENTED PROPERTY CORNER
 - OPEN TOP PIPE
 - CRIMPED TOP PIPE
 - R/W RIGHT OF WAY
 - DEED BOOK
 - PG PLAT BOOK
 - PAGE
 - N/T PRESENT OR FORMER OWNER
 - N.T.S. NOT TO SCALE
 - PSF IRON PIN SET FUTURE
 - IPF IRON PIN FOUND
 - L.L. LAND LOT
 - S/D SUBDIVISION
 - P.O.B. POINT OF BEGINNING
 - P.O. POWER POLE
 - -E- OVERHEAD POWER LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BL BUILDING LINE
 - CL CENTERLINE

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS PLAT IS INTENDED FOR THE PARTIES ESTATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.

ALL IRON PINS SET ARE 3/4" REBAR UNLESS NOTED OTHERWISE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES PROVIDED BY SAME, INCLUDING EASEMENTS, WHETHER SHOWN ON THIS PLAT.

- SURVEY NOTES:**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
 - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
 - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET.
 - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
 - 5.) STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS.
 - 6.) CREW = DS / DS
 - 7.) EQUIPMENT = LEICA 1502
 - 8.) FIELD DATA ERROR OF CLOSURE = 1" IN 16876"
 - 9.) ANNUAL DATA ERROR 4.3" PER POINT
 - 10.) FIELD DATA WAS ADJUSTED BY COMPASS METHOD
 - 11.) DRAWN BY MAPPING DEPARTMENT
 - 12.) MAPPED BOUNDARY ERROR OF CLOSURE
 - 13.) TIN 523 1" IN 100165"
 - 14.) TIN 523 1" IN 157210"

- REFERENCES:**
1. TIN 15N20 525 DB 10942, PG 471 & DB 10401, PG 401 & 402 AND PB 35PG 111
 2. TIN 15N20 522, DB 14226, PG 209 & PB 107, PG 36
 3. TIN 15N20 523, DB 12103, PG 463 & PB 16, PG 103
 4. MAP OF SURVEY FOR ARTY R. ELLIOTT BY SMITH & SMITH SURVEYORS DATED AUGUST 12, 2010

STATE WATERS NOTE:
STATE WATERS MAY EXIST ON THE MAPPED PROPERTY. DETERMINATION OF THE EXISTENCE AND OR EXTENT OF STATE WATERS IS TO BE DETERMINED BY THE UNITED STATES ARMY CORP OF ENGINEERS OR OTHER GOVERNING OFFICIALS. THE BUFFERS, IF ANY, DEPICTED ON THE MAP ARE BASED UPON CONCLUSIVE VISUAL EVIDENCE OF A STREAM. NO WARRANTY IS MADE TO THE EXISTENCE OF STATE WATERS DETERMINED BY OTHERS.

THIS IS A RETRACEMENT AND LOT SPLIT SURVEY OF TAX PARCELS 15N20 522, 523 AND 525.

TOTAL AREA TIN-15N20 520, 523 & 525
10.59 ACRES, 461,032 S.F.

MAP OF BOUNDARY AND PARCEL SPLIT SURVEY FOR: ARTHUR RAY ELLIOTT and 2579 Hickory Road LLC.	
LAND LOTS 384 & 387, 15th DISTRICT, 2nd SECTION	
CHEROKEE COUNTY, GEORGIA	
SCALE: 1" = 40'	
DATE OF FIELDWORK: 07/28/2021 MAP DATE: 08/02/2021	

PREPARED BY:
D & S LAND SURVEYING, INC.
DAVID W. SHIRLEY, R.L.S.
P.O. BOX 4968
CANTON, GA 30114
770-720-4443
LST#000756



JOB NUMBER: 21-286

GRAPHIC SCALE: 0' 40' 80'

INMATE HOUSING AGREEMENT

STATE OF GEORGIA
COUNTY OF CHEROKEE

This INMATE HOUSING AGREEMENT (hereinafter "Agreement") is entered into this ____ day of _____, 20____ by and between CHEROKEE COUNTY, GEORGIA, a political subdivision of the State of Georgia, acting by and through its governing authority, the Cherokee County Board of Commissioners (hereinafter "County"), and the CITY OF HOLLY SPRINGS, GEORGIA, a municipal corporation, acting by and through its governing authority, the Mayor and the Holly Springs City Council (hereinafter "City"), with both said entities existing under the laws of the State of Georgia (with each entity collectively being referred as "the Parties"). Such Agreement is hereby consented to by FRANK REYNOLDS in his capacity as the duly elected Sheriff of Cherokee County, Georgia.

WHEREAS, the County operates a jail facility in accordance with Federal, State, and local laws, standards, policies, and procedures for the detention of persons charged with violations of statutes of the State of Georgia and County Ordinances; and

WHEREAS, the Sheriff is recognized by law as the jailer of Cherokee County, and such duties include overseeing the inmates housed in said jail; and

WHEREAS, the City has no facility limited for the detention of persons arrested for violations of municipal ordinances and the City is desirous of entering into a contract with the County for the detention of persons charged with or convicted of violating a municipal ordinance and over such other matters as are by general law made subject to the jurisdiction of municipal courts; and

WHEREAS, the City has adopted and adheres to the "Jail Construction and Staffing Act" requirements as presented in O.C.G.A. § 15-21-90 and recognize that ten percent (10%) of all fines shall be paid to the County for the maintenance of the County Jail; and

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants, promises, agreements, representations and warranties contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant, promise, agree, represent and warrant as follows:

1. Housing of Inmate on Behalf of City. It is in the intent of this Agreement that, in pursuance of law enforcement in and for City and County, the County and the Sheriff will accept, book, and house Inmates for the City, subject to the terms of this Agreement.
2. Definitions.
 - (a) “Book” shall mean to (1) complete NCIC/GCIC fingerprinting and submit to the appropriate jurisdiction(s); (2) to complete and submit Offender Based Tracking System; and (3) to complete intake booking procedures.
 - (b) “The County” shall mean Cherokee County.
 - (c) “The City” shall mean the City of Holly Springs.
 - (d) The “County Commission” shall mean the Board of Commissioners of Cherokee County, Georgia.
 - (e) “County Manager” shall mean the County Manager of Cherokee County, Georgia as appointed by the Cherokee County Board of Commissioners.
 - (f) “City Manager” shall mean the administrative head of the city government, appointed by the Holly Springs City Council.
 - (g) The “City Council” shall mean the Holly Springs City Council.
 - (h) “Inmate” means a person who is detained in the Jail by reason of being charged by the municipality with or convicted of a municipal offense or any other offense over which the Municipal Court has jurisdiction and such person remains in the jail solely because of the municipal charge(s).
 - (i) “Inmate Day” means any part of one (1) calendar day beginning at 12:00 a.m. midnight and ending at 11:59 p.m
 - (j) “Jail” shall mean the Cherokee County Adult Detention Center located at 498 Chattin Drive, Canton, Georgia 30115.
 - (k) “Jail Officer in Charge” means the Sheriff of Cherokee County, Georgia, or the person designated by him to have supervision of the Jail.
 - (l) “Sheriff” is the Jailer of Cherokee County, Georgia.
3. Term. This Agreement shall commence on _____, _____, 20____ at 12:00 a.m. and shall continue in full force and effect for a term of one (1) year. This

Agreement shall automatically renew for additional terms of one (1) year unless terminated as specified herein. Continuation of the Agreement shall be on the same terms and conditions as set forth in this original agreement.

4. Obligations of County and Sheriff. The County will accept into the Jail such Inmates as the City may request at the sole discretion of the Sheriff. The Sheriff shall accept the Inmates into the Jail and provide for the secure custody, care, and safekeeping of such Inmates in accordance with state and local laws, standards, policies and procedures applicable to the operation of the Jail. In addition to the usual information obtained and records maintained with respect to Inmates detained by Cherokee County, the Sheriff shall keep a record of the Inmates committed to the Jail, which record shall contain:

- (a) the name of the person committed;
- (b) the person's age, sex and race;
- (c) the process under which the person was committed;
- (d) the date of commitment to the Jail;
- (e) under what order discharged.

5. Obligations of City. The City agrees to transport the Inmates to the Jail and release them to the custody of the Jail Officer in Charge. The Jail has the right to refuse an Inmate for processing who first needs or requires medical attention in the sole discretion of the Jail Officer in Charge. In the event of overcrowding or other situations that require the Jail Officer in Charge to refuse an Inmate from the City, City shall be responsible for transporting the Inmate to another suitable facility and shall bear the costs involved with such actions. City shall also be responsible for transporting such Inmates to and from the Jail to any Municipal Court proceedings for which said Inmate shall attend. Removal and return of the same Inmate, on the same charges, in a twenty-four (24) hour period by the City shall not constitute a new admission.

6. Supervision by Sheriff. All Inmates delivered to the Jail by the City shall be under the direct supervision and control of the Sheriff. The County agrees to release City Inmates to City Police Officers designated by the City Police Chief on a time served basis. The

City authorizes its Police Chief to designate to the Sheriff an early release date for any City Inmate based upon the then prevailing conditions and circumstances. Furthermore, the Judge of Municipal Court may terminate the sentence of any City Inmate upon transmittal of a written order.

7. Sheriff's Rules. All rules and regulations legally and constitutionally adopted and promulgated by the Sheriff for the operation of the Jail shall be applicable to Inmates and the Sheriff is granted the authority to enforce same, including the right to work Inmates within and without the confines of the Jail and allow Inmates to serve as trustees. The Sheriff agrees to release prisoners to the City to serve as trustees upon request of the City Police Chief and if otherwise available at Sheriff's discretion.
8. Expense Reimbursement by City. The Sheriff shall maintain physical custody of the Inmates and the County and the Sheriff shall furnish them food and clothing. All health care expenses, including transportation (ambulance), medical, dental, and/or prescription expenses incurred by the Inmate while at the Jail shall be billed to the City. Should a City Inmate housed at the County Jail need outside medical attention, it will be the responsibility of the City to transport the Inmate to a medical facility and maintain security on that Inmate until such time Inmate is medically cleared to return to the County Jail. The decision of when medical care shall be provided, as well as where medical care shall be provided outside of the County Jail, if necessary, shall be at the sole discretion of the Sheriff's representative (medical staff), provided however that if the City is transferring an inmate for nonemergency medical care, the City shall be able to choose where the medical care to such inmate will be provided.
9. Payment by City. The City shall compensate the County at a rate of fifty-five dollars (\$55.00) per inmate per day, however, the first twenty-four (24) hours that the inmate is in the County Jail shall not be chargeable, and the aforementioned per day rate shall begin to accumulate thereafter. The County shall bill the City for each Inmate Day provided on a monthly basis. Monthly billing shall list each City Inmate, the specific dates of confinement for each, and the total Inmate Days to be reimbursed. The invoice

shall be submitted to the City and shall be due and payable within thirty (30) days. All additional charges which the County shall incur on behalf of City Inmates, including any medical expenses, transportation charges, or other charges as applicable in accordance with Section 8 of this Agreement, shall be billed to the City and shall be due and payable on or before thirty (30) days after the date of said bill. All bills not paid within thirty (30) days shall automatically bear a late charge in the amount of one percent (1%) per month for each delinquent month.

10. Jail Construction and Staffing Act. The City has adopted and adheres to the “Jail Construction and Staffing Act” requirements as presented in O.C.G.A. § 15-21-90 *et. seq.* and recognize that ten percent (10%) of all fines received by the City shall be paid to the County for the maintenance of the County Jail. Such obligation shall not be affected or altered under this Agreement. This fee shall be payable as collected to Cherokee County on the first day of each month and deposited in the County Jail Fund.
11. Transition from City Inmate Status. It is understood and agreed that Inmates shall be chargeable to the City unless released or booked for violation of State misdemeanor or felony charges, or bound over by the Municipal Court to the State or Superior Court of Cherokee County.
12. Termination of Agreement. This Agreement may be terminated by either Party, with or without cause, at any time upon sixty (60) days’ notice in writing delivered by certified mail to the proper official(s) identified herein.
13. Amendments. This Agreement may be amended at any time by the written, signed consent of all the Parties.
14. Full Force and Effect. The Parties and the undersigned individual officers shall cause to be done all things necessary to execute this contract and give it full force and effect.

15. Severability. Should any part of this Agreement be invalidated or otherwise rendered null and void, the remainder of this Agreement shall remain in full force and effect.
16. Notice. All notices, request, demands, and other communications provided for in this Agreement shall be in writing and shall be sent either by first class United States certified mail, return receipt requested, delivered by overnight carrier, or personally delivered to the applicable party at the following addresses:

For County:

Cherokee County, Georgia
ATTN: County Manager
1030 Bluffs Parkway
Canton, Georgia 30114

and

Cherokee County Sheriff's Office
ATTN: Sheriff
498 Chattin Drive
Canton, Georgia 30115

For City:

City of Holly Springs
ATTN: City Manager
P.O. Box 990
Holly Springs, Georgia 30142

and

City of Holly Springs Police Department
ATTN: Chief of Police
3235 Holly Springs Parkway
Holly Springs, Georgia 30115

17. Execution Powers. The undersigned officials are authorized to execute this Agreement on behalf of the Parties, and hereby confirm that such execution has been authorized by resolution or motion of the governing body of the respective Party.
18. Entire Agreement. The Parties acknowledge that this Agreement sets forth the entire agreement and understanding between the County and City. The Parties affirm that the only consideration for their agreement to execute, and their execution of the Agreement, are the terms as stated herein, and that there are no other promises or agreement of any kind which have caused them to execute this Agreement. This Agreement and the covenants and conditions contained herein shall be binding upon and in use to the benefit of each of the Parties hereto and their respective successors, assigns and successors in title. The Parties further acknowledge that they fully understand the meaning and intent of this Agreement, including but not limited to its binding effect. The Parties

acknowledge that they have had the benefit of consulting an attorney before executing this Agreement. The Parties acknowledge that this Agreement shall supersede any and all previous agreements in place regarding the same subject matter.

19. Descriptive Headings. The titles, captions and paragraph headings are inserted for convenience only and are in no way intended to interpret, define, or limit the scope or content of this Agreement or any provision hereof.
20. Waiver. One party's waiver of the other party's breach of any provision, term, or condition contained in this Agreement, shall not be deemed to be a waiver of such provision, term, or condition or any subsequent breach of the same or any other provision contained in this Agreement unless it is in writing. No waiver or waivers shall serve to establish a course of performance between the Parties contradictory to the terms of this agreement.
21. Force Majeure. Neither Party shall be liable for any loss or damage suffered by the other Party, directly or indirectly, as a result of the first Party's failure to perform, or delay in performing, any of its obligations contained in this Agreement (except any obligations to make payments hereunder), where such failure or delay is caused by circumstances beyond the first Party's control or which makes performance commercially impracticable, including but not limited to fire, flood, storm or other natural disaster, explosion, accident, war, riot, civil disorder, government regulations or restrictions of any kind or any acts of any government, judicial action, power failure, acts of God or other natural circumstances.
22. Choice of Law/Venue. This Agreement shall be governed by the laws of the State of Georgia. The Parties agree that jurisdiction and venue for any dispute arising under this Agreement shall be in any court of competent jurisdiction located in Cherokee County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed and stipulated by and among the Parties that the court interpreting or construing the same shall not apply a presumption that the terms, conditions and provisions hereof

shall be more strictly construed against one party by reason of the rule of construction that an instrument is to be construed more strictly against the party who prepared the same.

23. Assignability. Neither Party shall assign any of the obligations or benefits of this Agreement.

IN WITNESS WHEREOF, the Parties have caused their duly authorized officers to hereunto set their hands and affix their respective seals as of the day and year first above written.

APPROVED by the Cherokee County Board of Commissioners
this ____ day of _____, 20__.

Signed On Behalf of Cherokee County, Georgia:

By: _____
HARRY B. JOHNSTON, Chairman Date _____

Attest: _____
CHRISTY BLACK, County Clerk Date _____

APPROVED by the City Council of Holly Springs
this ____ day of _____, 20__.

Signed On Behalf of City of Holly Springs, Georgia:

By: _____
STEVEN W. MILLER, Mayor Date _____

Attest: _____
KAREN NORRED, City Clerk Date _____

CONSENTED TO BY:

FRANK REYNOLDS Date _____
Sheriff, Cherokee County, Georgia



FINANCIAL HIGHLIGHTS
September 30, 2021



Budget Summary
75% of year lapsed

	Audited		Unaudited	
	2020 Year End Actual	2021 Budget	2021 Year to Date	% Annual Budget
REVENUES BY FUND				
General Fund	10,114,372	9,500,000	4,477,102	47.13%
Operating Grant Fund	118,915	125,000	97,310	77.85%
American Rescue Plan (ARP) Act of 2021	-	-	2,883,405	100.00%
Parks & Recreation Fund	453,161	386,000	352,703	91.37%
Hotel/Motel Tax Fund	3,579	5,000	3,848	76.95%
Urban Redevelopment Agency	5,784,104	4,000,000	497,990	12.45%
SPLOST III Fund	6,128	280,000	6,039	2.16%
SPLOST IV Fund	2,348	67,800	6	0.01%
SPLOST V Fund	2,425,417	6,750,480	2,271,005	33.64%
Town Center Fund	5,923,464	4,167,692	627,007	15.04%
Debt Service Fund	51,932	1,102,952	373	0.03%
Stormwater Utility Fund	871,402	376,317	24,557	6.53%
Municipal Court Fund	-	-	944,291	100.00%
TOTAL REVENUES - ALL FUNDS	\$ 25,754,822	\$ 26,761,241	\$ 12,185,636	45.53%

EXPENDITURES/EXPENSES BY FUND				
General Fund	8,820,068	9,500,000	7,691,991	80.97%
Operating Grant Fund	118,907	125,000	109,911	87.93%
American Rescue Plan (ARP) Act of 2021	-	-	-	100.00%
Parks & Recreation Fund	89,327	386,000	126,248	32.71%
Hotel/Motel Tax Fund	1,541	5,000	4,295	85.90%
Urban Redevelopment Agency	5,784,104	4,000,000	497,990	12.45%
SPLOST III Fund	-	280,000	-	0.00%
SPLOST IV Fund	-	67,800	-	0.00%
SPLOST V Fund	1,663,596	6,750,480	1,138,163	16.86%
Town Center Fund	6,235,613	4,167,692	614,874	14.75%
Debt Service Fund	279,985	1,102,952	1,095,792	99.35%
Stormwater Utility Fund	329,963	376,317	160,480	42.65%
Municipal Court Fund	-	-	885,538	100.00%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 23,323,104	\$ 26,761,241	\$ 12,325,284	46.06%



**Comparison to Prior Year
75% of year lapsed**

	09/30/20 Actual	2020 Annual Budget	% of Annual Budget	09/30/21 Actual	2021 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	3,951,642	9,500,000	41.60%	4,477,102	9,500,000	47.13%
Operating Grant Fund	96,409	215,000	44.84%	97,310	125,000	77.85%
American Rescue Plan (ARP) Act of 2021	-	-	100.00%	2,883,405	-	100.00%
Parks & Recreation Fund	335,746	377,500	88.94%	352,703	386,000	91.37%
Hotel/Motel Tax Fund	2,402	3,000	80.08%	3,848	5,000	76.95%
Urban Redevelopment Agency	5,454,172	6,000,000	90.90%	497,990	4,000,000	12.45%
SPLOST III Fund	6,053	274,650	2.20%	6,039	280,000	2.16%
SPLOST IV Fund	1,080	70,000	1.54%	6	67,800	0.01%
SPLOST V Fund	1,863,223	8,814,505	0.00%	2,271,005	6,750,480	33.64%
Town Center Fund	5,393,467	6,551,600	82.32%	627,007	4,167,692	15.04%
Debt Service Fund	1,511	516,319	0.29%	373	1,102,952	0.03%
Stormwater Utility Fund	16,114	350,000	4.60%	24,557	376,317	6.53%
Municipal Court Fund	-	-	100.00%	944,291	-	100.00%
TOTAL REVENUES - ALL FUNDS	\$ 17,121,820	\$ 32,672,574	37.30%	\$ 12,185,636	\$ 26,761,241	45.53%

EXPENDITURES/EXPENSES BY FUND						
General Fund	7,091,110	9,500,000	74.64%	7,691,991	9,500,000	80.97%
Operating Grant Fund	92,120	215,000	42.85%	109,911	125,000	87.93%
American Rescue Plan (ARP) Act of 2021	-	-	100.00%	-	-	100.00%
Parks & Recreation Fund	68,845	377,500	18.24%	126,248	386,000	32.71%
Hotel/Motel Tax Fund	540	3,000	18.00%	4,295	5,000	85.90%
Urban Redevelopment Agency	5,454,172	6,000,000	90.90%	497,990	4,000,000	12.45%
SPLOST III Fund	-	274,650	0.00%	-	280,000	0.00%
SPLOST IV Fund	-	70,000	0.00%	-	67,800	0.00%
SPLOST V Fund	1,149,725	8,814,505	0.00%	1,138,163	6,750,480	16.86%
Town Center Fund	5,865,760	6,551,600	89.53%	614,874	4,167,692	14.75%
Debt Service Fund	261,924	516,319	50.73%	1,095,792	1,102,952	99.35%
Stormwater Utility Fund	177,684	350,000	50.77%	160,480	376,317	42.65%
Municipal Court Fund	-	-	100.00%	885,538	-	100.00%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 20,161,881	\$ 32,672,574	37.72%	\$ 12,325,284	\$ 26,761,241	46.06%

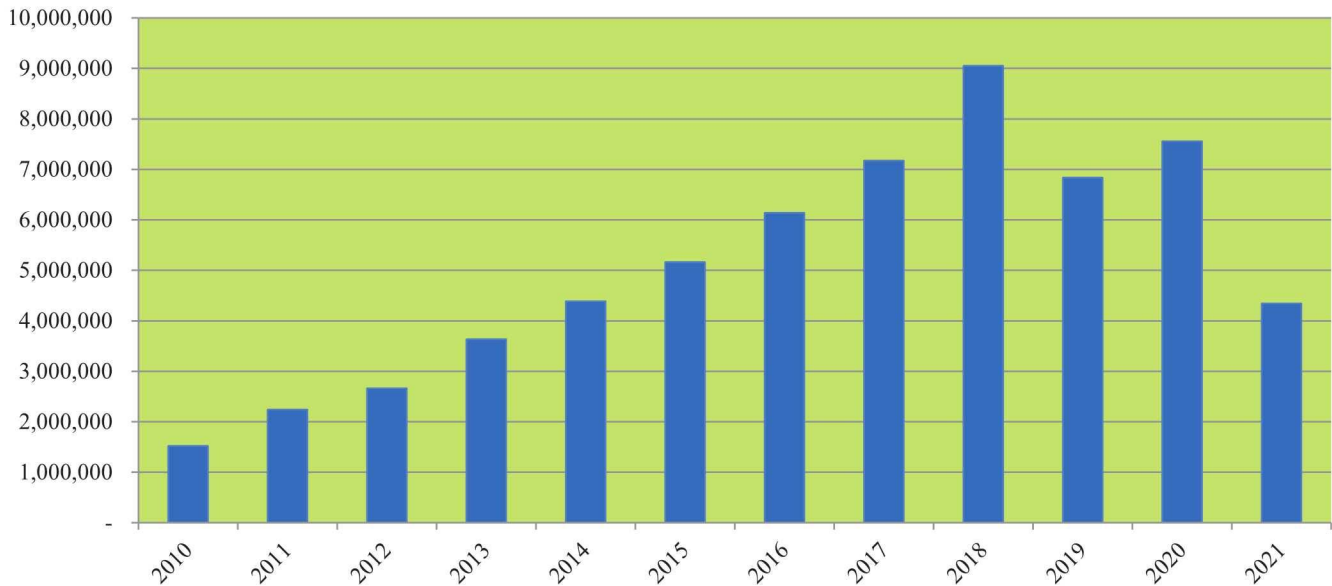


**Changes in Fund Balance/Net Position
As of September 30, 2021**

	Audited			Unaudited	
Fund	Balance as of 1/1/2021	Revenues	Expenditures/ Expenses	Balance as of 09/30/2021	Net Increase/ (Decrease)
General Fund	7,557,635	4,477,102	7,691,991	4,342,746	(3,214,889)
Operating Grant Fund	37,134	97,310	109,911	24,533	(12,601)
American Rescue Plan (ARP) Act of 2021	-	2,883,405	-	2,883,405	2,883,405
Parks & Recreation Fund	513,325	352,703	126,248	739,780	226,455
Hotel/ Motel Tax Fund	8,880	3,848	4,295	8,433	(447)
Urban Redevelopment Agency	-	497,990	497,990	-	-
SPLOST III Fund	280,106	6,039	-	286,145	6,039
SPLOST IV Fund	69,064	6	-	69,070	6
SPLOST V Fund	(2,296,654)	2,271,005	1,138,163	(1,163,812)	1,132,842
Town Center Fund	(144,757)	627,007	614,874	(132,624)	12,133
Debt Service Fund	1,592,641	373	1,095,792	497,222	(1,095,419)
Stormwater Utility Fund	4,696,706	24,557	160,480	4,560,783	(135,923)
Municipal Court Fund	-	944,291	885,538	58,753	58,753
	\$ 12,314,080	\$ 12,185,636	\$ 12,325,284	\$ 12,174,432	\$ (139,648)

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

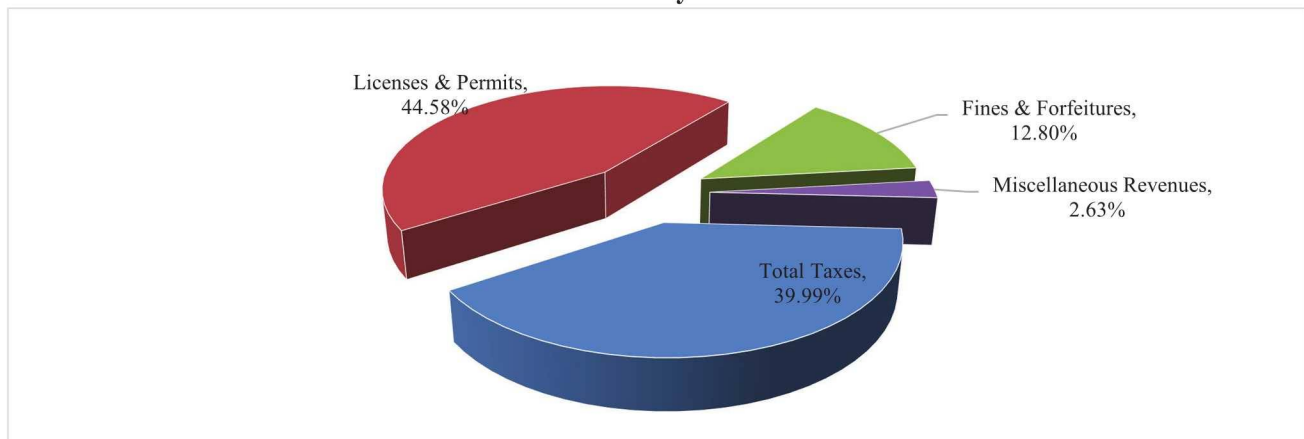




Budget Comparison Report - General Fund
75% of year lapsed

REVENUES	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Property Taxes	3,279	4,800,000	263,869	5.50%
Motor Vehicle Taxes	2,044	90,000	61,698	68.55%
Motor Vehicle Title Ad Valorem Tax	69,771	385,000	536,878	139.45%
Mobile Home Tax	-	150	166	110.45%
Recording Intangible Taxes	9,908	150,000	88,535	59.02%
Penalties & Interest	799	12,000	6,148	51.24%
Fifa Fees	135	2,000	1,575	78.74%
Franchise Tax	-	465,000	478,702	102.95%
Railroad Equipment Car Tax	-	750	-	0.00%
Real Estate Transfer Tax	848	15,000	10,720	71.47%
Business & Occupation Tax	2,156	135,000	68,982	51.10%
Financial Institutions Tax	-	3,500	1,516	43.31%
Insurance Premium Tax	-	750,000	-	0.00%
Total Taxes	111,484	7,317,400	1,790,188	24.46%
Licenses & Permits	209,193	1,197,600	1,995,987	166.67%
Fines & Forfeitures	68,563	765,050	573,068	74.91%
Miscellaneous Revenues	6,744	134,700	93,949	69.75%
Interest Income	(3,063)	40,000	7,281	18.20%
Proceeds from the Sale of Conf Assets	-	250	-	0.00%
Proceeds from the Sale of Assets	-	25,000	16,610	66.44%
Donation from Private Sources	(250)	20,000	20	0.10%
TOTAL GENERAL FUND REVENUES	\$ 392,672	\$ 9,500,000	\$ 4,477,102	47.13%

Revenues by Source



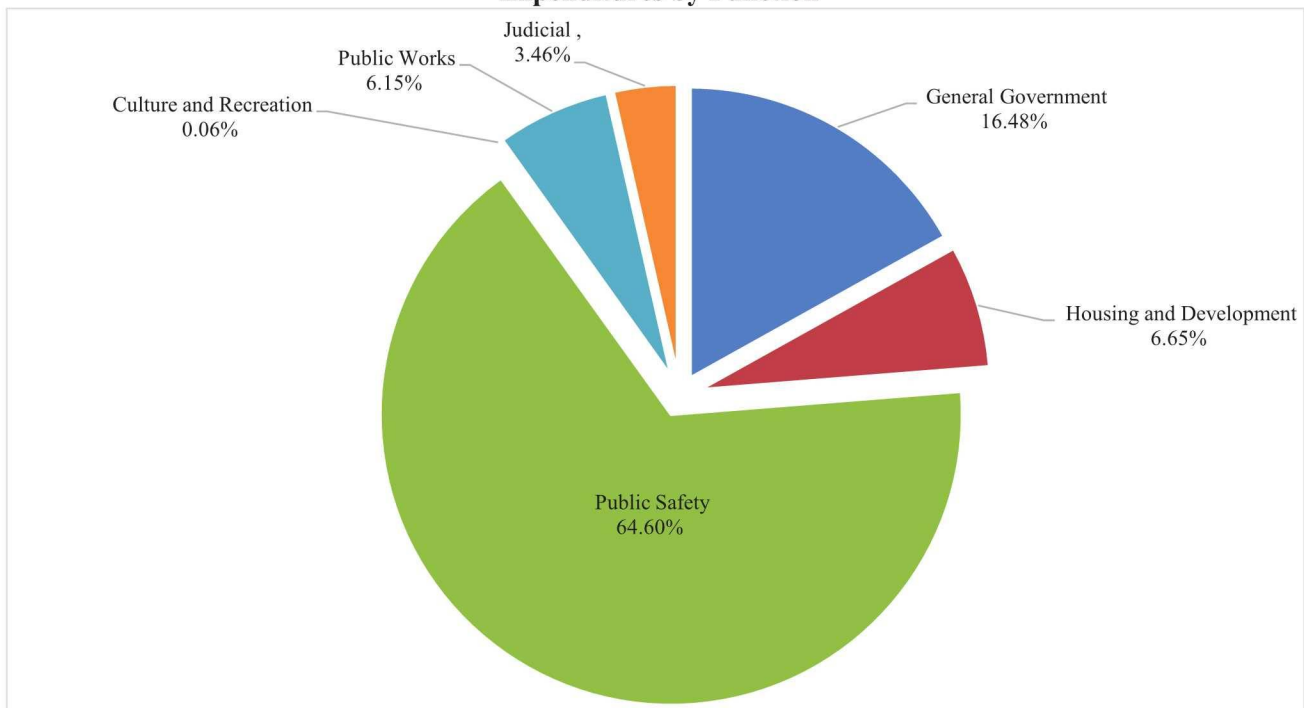
EXPENDITURES	September 2021 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
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Budget Comparison Report - General Fund
75% of year lapsed

General Government	79,525	1,512,574	1,267,424	83.79%
Housing and Development	51,295	759,112	511,142	67.33%
Public Safety	259,427	6,192,975	4,969,404	80.24%
Culture and Recreation	165	29,500	4,788	16.23%
Public Works	50,450	634,740	473,071	74.53%
Judicial	29,968	371,099	266,161	71.72%
TOTAL GENERAL FUND EXPENDITURES	\$ 470,829	\$ 9,500,000	\$ 7,691,991	80.97%

Expenditures by Function





Budget Comparison Report - All Funds
75% of year lapsed

		Unaudited		
	2020 Year End Actuals	2021 Budget	Year to Date	% 2021 Annual Budget
<u>GENERAL FUND</u>				
Revenues:	10,114,372	9,500,000	4,477,102	47.13%
Expenditures:	8,820,068	9,500,000	7,691,991	80.97%
Excess Revenues over (under) Expenditures	1,294,304	-	(3,214,889)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	-	-	2,883,405	100.00%
Expenditures:	-	-	-	100.00%
Excess Revenues over (under) Expenditures	-	-	2,883,405	
<u>OPERATING GRANT FUND</u>				
Revenues:	118,915	125,000	97,310	77.85%
Expenditures:	118,907	125,000	109,911	87.93%
Excess Revenues over (under) Expenditures	8	-	(12,601)	
<u>PARKS & RECREATION FUND</u>				
Revenues:	453,161	386,000	352,703	91.37%
Expenditures:	89,327	386,000	126,248	32.71%
Excess Revenues over (under) Expenditures	363,834	-	226,455	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	3,579	5,000	3,848	76.95%
Expenditures:	1,541	5,000	4,295	85.90%
Excess Revenues over (under) Expenditures	2,038	-	(447)	
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	5,784,104	4,000,000	497,990	12.45%
Expenditures:	5,784,104	4,000,000	497,990	12.45%
Excess Revenues over (under) Expenditures	-	-	-	
<u>SPLOST III FUND</u>				
Revenues:	6,128	280,000	6,039	2.16%
Expenditures:	-	280,000	-	0.00%
Excess Revenues over (under) Expenditures	6,128	-	6,039	
<u>SPLOST IV FUND</u>				
Revenues:	2,348	67,800	6	0.01%
Expenditures:	-	67,800	-	0.00%



Budget Comparison Report - All Funds
75% of year lapsed

	Unaudited			
	2020 Year End Actuals	2021 Budget	Year to Date	% 2021 Annual Budget
Excess Revenues over (under) Expenditures	2,348	-	6	
<u>SPLOST V FUND</u>				
Revenues:	2,425,417	6,750,480	2,271,005	33.64%
Expenditures:	1,663,596	6,750,480	1,138,163	16.86%
Excess Revenues over (under) Expenditures	761,821	-	1,132,842	
<u>TOWN CENTER FUND</u>				
Revenues:	5,923,464	4,167,692	627,007	15.04%
Expenditures:	6,235,613	4,167,692	614,874	14.75%
Excess Revenues over (under) Expenditures	(312,149)	-	12,133	
<u>DEBT SERVICE FUND</u>				
Revenues:	51,932	1,102,952	373	0.03%
Expenditures:	279,985	1,102,952	1,095,792	99.35%
Excess Revenues over (under) Expenditures	(228,053)	-	(1,095,419)	
<u>STORMWATER UTILITY FUND</u>				
Revenues:	871,402	376,317	24,557	6.53%
Expenses:	329,963	376,317	160,480	42.65%
Excess Revenues over (under) Expenses	541,439	-	(135,923)	
<u>MUNICIPAL COURT FUND</u>				
Revenues:	-	-	944,291	100.00%
Expenses:	-	-	885,538	100.00%
Excess Revenues over (under) Expenses	-	-	58,753	



Investments
As of September 30, 2021

Ameris Bank

Downtown Development Authority - CD .75%	36,349
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Subtotal Ameris Bank	\$ 36,349
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Goldman Sachs Autocallable GS Momentum Builder	259,356
Certificate of Deposit - CD .75% Maturity Date - 09/21/2022	303,264
Certificate of Deposit - CD .75% Maturity Date - 10/08/2021	250,000
Certificate of Deposit - CD .80% Maturity Date - 04/08/2022	500,000
Certificate of Deposit - CD .90% Maturity Date - 10/08/2022	500,000
Certificate of Deposit - CD .20% Maturity Date - 12/12/2021	250,000
Certificate of Deposit - CD .25% Maturity Date - 06/12/2022	250,000
Certificate of Deposit - CD .30% Maturity Date - 12/12/2022	75,000

Subtotal South State Investment Services	\$ 2,387,620
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Total Investments	\$ 2,423,969
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Cash
As of September 30, 2021

Ameris Bank

Downtown Development Authority - Checking	78,792
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Subtotal Ameris Bank	\$ 78,792
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South State Bank

General Fund	2,688,121
Main Street Board	50,268
American Rescue Plan (ARP) Act of 2021	2,883,405
Parks & Recreation Fund	711,475
Hotel Motel Tax Fund	8,112
Money Market Account	1,265,956
Municipal Court Fund	145,463
Operating Grant Fund	19,618
Police Forfeiture Account	6,029
Police Seized Asset Account	1,461
SPLOST III	286,145
SPLOST IV	69,070
SPLOST V	222,437
Town Center Fund	17,656
Debt Service Fund	497,222
Stormwater Utility Fund	47,331
Tree Replacement Fund	7,550

Subtotal South State Bank	\$ 8,927,319
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South State Investment Services

Budget Stabilization Cash Account	90
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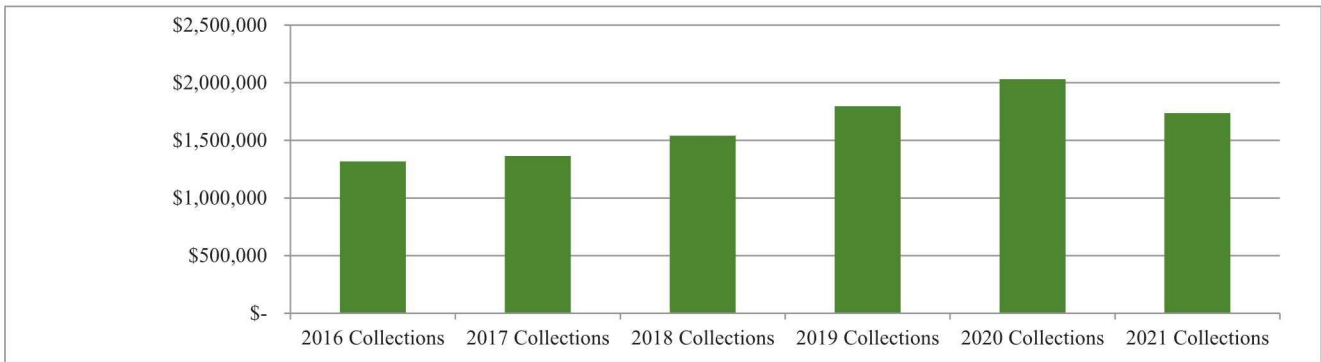
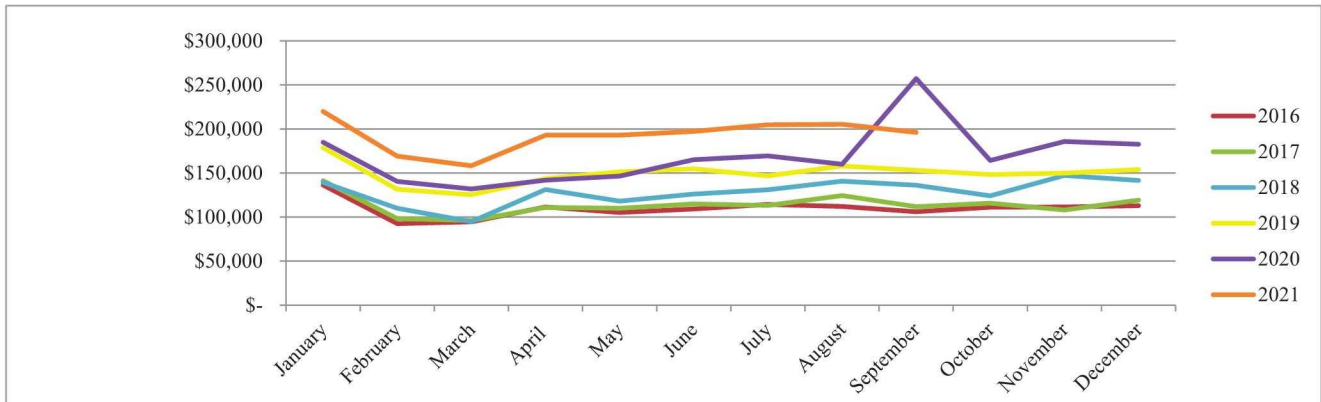
Subtotal South State Investment Services	\$ 90
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Total Cash	\$ 9,006,201
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Special Purpose Local Option Sales Tax Collections
As of September 30, 2021

	2016 Collections	2017 Collections	2018 Collections	2019 Collections	2020 Collections	2021 Collections	% Change from Prior Year
January	\$ 136,321	\$ 141,344	\$ 139,474	\$ 178,754	\$ 184,956	\$ 219,927	18.91%
February	92,605	98,189	109,987	131,700	140,587	169,237	20.38%
March	94,455	96,130	94,765	125,375	131,947	158,258	19.94%
April	111,527	111,048	131,392	143,535	141,914	193,138	36.09%
May	105,169	110,063	117,981	151,269	146,483	193,137	31.85%
June	109,300	114,965	126,193	154,922	165,255	197,249	19.36%
July	114,305	113,172	131,005	146,946	169,488	204,832	20.85%
August	112,004	124,429	140,651	158,066	160,110	205,351	28.26%
September	106,169	111,901	136,184	153,139	257,264	196,323	-23.69%
October	111,138	115,857	124,067	148,285	164,463		
November	111,396	108,048	147,256	149,921	185,812		
December	112,996	119,270	141,583	153,903	182,579		
	\$ 1,317,384	\$ 1,364,416	\$ 1,540,538	\$ 1,795,816	\$ 2,030,858	\$ 1,737,452	





**Downtown Development Authority
As of September 30, 2021**

Revenues	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Prior Year Fund Balance	-	4,650	-	0.00%
Interest Revenue	-	350	-	0.00%
TOTAL REVENUES	\$ -	\$ 5,000	\$ -	0.00%

Expenditures				
Dues & Fees	-	500	290	58.00%
Training	-	250	450	180.00%
General Supplies & Materials	-	-	69	100.00%
Other Expenditures	-	250	-	0.00%
Stormwater Fees	-	2,500	-	0.00%
Sponsorships	-	1,500	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 5,000	\$ 809	16.17%



GENERAL FUND REVENUE DETAIL
As of September 30, 2021

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	3,279	4,800,000	263,869	5.50%
Real Property Tax - Public Utility	-	60,000	1,094	1.82%
Personal Property Tax	-	160,000	14,200	8.87%
Motor Vehicle Tax	2,044	90,000	61,698	68.55%
Motor Vehicle Title Ad Valorem Tax	69,771	385,000	536,878	139.45%
Apportioned Vehicles (AAVT)	-	2,500	3,195	127.78%
Mobile Home Tax	-	150	166	110.45%
Intangible Tax	9,908	150,000	88,535	59.02%
Railroad Equipment Car Tax	-	750	-	0.00%
Real Estate Transfer Tax	848	15,000	10,720	71.47%
Franchise Tax - Electric	-	465,000	478,702	102.95%
Franchise Tax - Gas	22,545	55,000	67,635	122.97%
Franchise Tax - Cable	-	225,000	180,838	80.37%
Franchise Tax - Telephone	-	6,500	4,436	68.25%
Business & Occupational Tax	2,156	135,000	68,982	51.10%
Insurance Premium Tax	-	750,000	-	0.00%
Financial Institutions Tax	-	3,500	1,516	43.31%
Penalties & Interest	799	12,000	6,148	51.24%
FiFa Fees	135	2,000	1,575	78.74%
Total Taxes	111,484	7,317,400	1,790,188	24.46%
Alcoholic Beverage Licenses	-	75,000	2,500	3.33%
Alcohol Pouring Permit	130	2,500	3,015	120.60%
Zoning and Land Use Permits	950	12,500	6,738	53.90%
Planning and Development Fees	-	7,500	11,644	155.25%
Sign Permit Fees	-	3,000	1,414	47.13%
Special Event Permits	-	250	200	80.00%
Vacant Lot Registration	-	50	-	0.00%
Personal Transportation Veh Permit	10	50	10	20.00%
Other Licenses and Permits	200	1,000	3,635	363.50%
Building Permit Revenue	160,925	850,000	1,394,259	164.03%
Certificate of Occupancy Fees	32,000	150,000	226,500	151.00%
Building Permit - Reinspection Fees	1,950	20,000	20,150	100.75%
Building Permit-Sub Fee	12,446	50,000	82,851	165.70%
Occupational Tax Late Fees	12	750	1,495	199.29%
Plan Review Fees	571	25,000	241,577	966.31%
Total Licenses and Permits	209,193	1,197,600	1,995,987	166.67%
Municipal Court Fines	47,522	750,000	520,496	69.40%
Forfeitures	-	500	-	0.00%
Court Costs	2,221	7,500	11,752	156.70%
Drug Testing Fees	-	500	-	0.00%
Expungements	-	50	-	0.00%
Tree Recompense Revenue	-	5,000	-	0.00%
Other Fines & Forfeitures-Code	18,820	1,000	40,820	4082.01%
Other Forfeitures	-	500	-	0.00%
Total Fines and Forfeitures	68,563	765,050	573,068	74.91%
Grant Revenue	-	1,000	4,541	454.06%
Probation Fees	1,494	25,000	17,161	68.64%
Printing and Duplicating Service Fees	36	250	112	44.63%
Election and Qualifying Fees	-	-	180	100.00%
Advertising Fees	12	7,500	-	0.00%



GENERAL FUND REVENUE DETAIL
As of September 30, 2021

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Accident/Incident Reports	195	2,500	1,695	67.80%
Wrecker Service Contract	-	18,500	18,500	100.00%
Background Checks	60	1,000	670	67.00%
Bad Check Fees	-	100	100	100.00%
Miscellaneous Revenue	124	13,850	4,713	34.03%
Rents and Royalties	4,835	55,000	37,460	68.11%
Reimbursement for Damaged Property	-	10,000	8,817	88.17%
Total Miscellaneous Income	6,744	134,700	93,949	69.75%
Interest Revenue	518	40,000	7,281	18.20%
Unrealized Gain or Loss on Investments	(3,581)	-	-	100.00%
Total Investment Income	(3,063)	40,000	7,281	18.20%
Proceeds from Sale of Conf Assets	-	250	-	0.00%
Proceeds from Sale of Assets	-	25,000	16,610	66.44%
Donations from Private Sources	(250)	20,000	20	0.10%
Total Other Financing Sources	(250)	45,250	16,630	36.75%
TOTAL GENERAL FUND REVENUES	\$ 392,672	\$ 9,500,000	\$ 4,477,102	47.13%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,000	42,000	30,000	71.43%
Employee Benefits-Medical	4,366	88,048	52,433	59.55%
Employee Benefits-Dental	166	4,095	2,096	51.19%
Employee Benefits-ADD Life	-	882	674	76.39%
FICA	128	2,604	1,180	45.33%
Medicare	30	609	276	45.34%
Employee Benefits-Retirement	310	4,470	2,794	62.51%
Unemployment	12	101	119	117.77%
Workers Comp Insurance	-	108	87	80.62%
Total Salaries and Benefits	<u>8,012</u>	<u>142,917</u>	<u>89,660</u>	<u>62.74%</u>
Communications	87	750	477	63.60%
Travel	-	1,000	1,200	119.98%
Dues and Fees	-	750	472	62.90%
Education and Training	-	3,000	1,220	40.67%
Other Expenditures	-	500	953	190.65%
General Supplies and Materials	-	250	-	0.00%
Small Equipment	-	250	300	120.00%
Total Operations	<u>87</u>	<u>6,500</u>	<u>4,622</u>	<u>71.10%</u>
City Manager				
Salaries & Wages	11,538	150,000	109,380	72.92%
Employee Benefits-Medical	702	8,572	7,270	84.81%
Employee Benefits-Dental	70	1,120	729	65.05%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	1,008	840	83.33%
FICA	713	8,854	6,762	76.37%
Medicare	167	2,175	1,581	72.71%
Employee Benefits-Retirement	1,109	15,964	9,979	62.51%
Unemployment	-	27	38	140.74%
Workers' Comp. Insurance	-	648	522	80.62%
Total Salaries and Benefits	<u>14,300</u>	<u>188,515</u>	<u>137,223</u>	<u>72.79%</u>
Communications	87	600	477	79.51%
Dues and Fees	-	1,500	1,016	67.76%
Education and Training	-	1,250	1,521	121.70%
Other Expenditures	-	1,000	517	51.66%
General Supplies and Materials	-	250	-	0.00%
Total Operations	<u>87</u>	<u>4,600</u>	<u>3,531</u>	<u>76.77%</u>
City Clerk				
Salaries & Wages	11,293	146,175	106,162	72.63%
Employee Benefits-Medical	2,025	26,572	20,248	76.20%
Employee Benefits-Dental	99	1,488	992	66.63%
Employee Benefits-ADD Life	-	294	245	83.33%
Employee Benefits-Disability	-	1,101	918	83.36%
FICA	673	9,063	6,320	69.73%
Medicare	157	2,120	1,478	69.72%
Employee Benefits-Retirement	1,080	15,559	9,724	62.50%
Unemployment	-	53	82	153.87%
Workers' Comp. Insurance	-	374	302	80.62%
Total Salaries and Benefits	<u>15,328</u>	<u>202,799</u>	<u>146,469</u>	<u>72.22%</u>
Professional Services	-	10,000	-	0.00%
Communications	87	600	477	79.50%
Advertising	-	250	-	0.00%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Travel	1,607	2,500	1,981	79.25%
Dues and Fees	55	6,000	6,501	108.36%
Education and Training	-	1,000	579	57.91%
Other Expenditures	-	750	130	17.36%
General Supplies and Materials	-	500	361	72.24%
General Supplies - Postage	32	-	32	100.00%
Small Equipment	-	250	-	0.00%
Software	-	4,000	-	0.00%
Total Operations	1,781	25,850	10,062	38.93%
Advertising	187	-	374	100.00%
Total Operations	187	-	374	100.00%
Contingency				
Contingency	-	95,000	-	0.00%
Total Operations	-	95,000	-	0.00%
Financial Administration				
Salaries & Wages	12,799	166,825	121,655	72.92%
Employee Benefits-Medical	4,420	60,860	44,182	72.60%
Employee Benefits-Dental	99	1,488	992	66.63%
Employee Benefits-ADD Life	-	441	368	83.33%
Employee Benefits-Disability	-	1,356	1,130	83.35%
FICA	730	10,343	6,937	67.07%
Medicare	171	2,419	1,622	67.06%
Employee Benefits-Retirement	1,233	17,757	11,098	62.50%
Unemployment	-	80	114	142.50%
Workers' Comp. Insurance	-	427	344	80.62%
Total Salaries and Benefits	19,451	261,996	188,442	71.93%
Professional Services - Audit	-	25,000	34,360	137.44%
Advertising/Promotions	374	1,500	1,170	78.00%
Printing and Binding	919	2,000	1,609	80.44%
Travel	-	250	-	0.00%
Dues and Fees-Bank Service Fees	70	12,500	13,013	104.10%
Education and Training	-	2,500	229	9.16%
Other Expenditures	-	100	168	167.55%
General Supplies and Materials	137	1,000	959	95.88%
General Supplies-Postage	100	7,500	2,781	37.08%
Gasoline/Diesel	-	50	-	0.00%
Small Equipment	-	250	94	37.60%
Total Operations	1,600	52,650	54,382	103.29%
Legal				
Professional Services - Legal	1,033	45,000	11,251	25.00%
Total Operations	1,033	45,000	11,251	25.00%
Salaries & Wages	4,268	55,488	40,558	73.09%
Employee Benefits-Medical	1,147	16,715	11,468	68.61%
Employee Benefits-Dental	70	1,120	699	62.44%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	453	377	83.25%
FICA	228	3,440	2,170	63.07%
Medicare	53	805	507	63.03%
Employee Benefits-Retirement	410	5,906	3,691	62.50%
Unemployment	-	27	38	140.74%
Workers' Comp. Insurance	-	142	114	80.63%
15	-	-	-	-



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
<i>Total Salaries and Benefits</i>	<u>6,177</u>	<u>84,243</u>	<u>59,746</u>	<u>70.92%</u>
Communications	50	600	425	70.78%
Dues and Fees	10	3,500	567	16.19%
Other Expenditures	-	100	172	172.46%
General Supplies and Materials	24	1,500	283	18.87%
Small Equipment	105	3,000	832	27.74%
Software	<u>1,878</u>	<u>95,000</u>	<u>113,340</u>	<u>119.31%</u>
<i>Total Operations</i>	<u>2,068</u>	<u>103,700</u>	<u>115,619</u>	<u>111.49%</u>
<i>Risk Management</i>				
Professional Services	-	10,000	4,000	40.00%
Liability Insurance	-	<u>138,000</u>	<u>142,738</u>	<u>103.43%</u>
<i>Total Operations</i>	<u>-</u>	<u>148,000</u>	<u>146,738</u>	<u>99.15%</u>
<i>General Government Building</i>				
Salaries & Wages	3,872	56,816	35,645	62.74%
Employee Benefits-Medical	702	8,572	7,020	81.89%
Employee Benefits-Dental	29	368	292	79.40%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	315	262	83.21%
FICA	238	3,523	2,190	62.17%
Medicare	56	824	512	62.15%
Employee Benefits-Retirement	420	4,214	3,780	89.69%
Unemployment	3	53	60	112.74%
Workers' Comp. Insurance	-	<u>5,822</u>	<u>4,694</u>	<u>80.62%</u>
<i>Total Salaries and Benefits</i>	<u>5,320</u>	<u>80,654</u>	<u>54,577</u>	<u>67.67%</u>
Professional Services	-	-	195	100.00%
Disposal - Garbage	29	500	240	48.07%
Pest Control	45	1,500	680	45.33%
Repairs and Maintenance	158	9,900	10,534	106.40%
Repairs and Maintenance - Vehicles	-	2,500	348	13.92%
Rental of Equipment	373	5,000	3,423	68.46%
Communications	<u>1,009</u>	<u>12,500</u>	<u>8,897</u>	<u>71.17%</u>
Dues and Fees	-	500	374	74.87%
Other Expenditures	149	2,500	3,226	129.02%
General Supplies and Materials	548	10,000	4,621	46.21%
Water and Sewer	93	2,500	794	31.78%
Natural Gas	125	2,500	1,282	51.27%
Electricity	1,232	15,000	10,051	67.01%
Gasoline and Diesel	273	1,750	1,550	88.56%
Small Equipment	-	2,000	1,970	98.50%
Software	60	1,500	472	31.46%
Capital Outlay - Sites	-	-	<u>196,071</u>	<u>100.00%</u>
<i>Total Operations & Capital</i>	<u>4,093</u>	<u>70,150</u>	<u>244,728</u>	<u>348.86%</u>
TOTAL GENERAL GOVERNMENT	<u>\$ 79,525</u>	<u>\$ 1,512,574</u>	<u>\$ 1,267,424</u>	<u>83.79%</u>
<i>Municipal Court</i>				
Salaries & Wages	11,400	146,179	105,022	71.84%
Salaries & Wages - Overtime	-	1,000	-	0.00%
Employee Benefits-Medical	3,802	43,287	38,007	87.80%
Employee Benefits-Dental	210	2,607	2,098	80.47%
Employee Benefits-ADD Life	-	441	368	83.33%
Employee Benefits-Disability	-	1,086	905	83.32%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
FICA	662	9,125	6,053	66.33%
Medicare	155	2,134	1,415	66.33%
Employee Benefits-Retirement	1,088	14,282	9,791	68.56%
Unemployment	3	106	141	132.67%
Workers' Compensation	-	377	304	80.62%
Total Salaries and Benefits	<u>17,320</u>	<u>220,624</u>	<u>164,102</u>	<u>74.38%</u>
Professional Services - Public Defender	810	11,350	6,868	60.51%
Professional Services - Solicitor/Judge	10,350	97,500	67,340	69.07%
Repairs & Maintenance	-	-	-	100.00%
Rental of Equipment	115	1,750	1,244	71.11%
Communications	76	-	387	100.00%
Advertising	-	50	-	0.00%
Printing & Binding	-	250	-	0.00%
Travel	-	500	-	0.00%
Dues and Fees	150	500	588	117.52%
Education and Training	-	675	60	8.89%
Other Expenditures	-	100	119	119.26%
General Supplies and Materials	-	2,000	1,667	83.33%
General Supplies and Materials Postage	277	500	455	90.96%
Gasoline/Diesel	-	50	-	0.00%
Food Supplies	240	4,500	2,327	51.70%
Small Equipment	-	500	1,280	255.99%
Software	-	25,000	15,589	62.36%
Other Supplies - Uniforms	-	250	216	86.54%
Intergovernmental - Inmate Housing	630	5,000	3,920	78.40%
Total Operations	<u>12,649</u>	<u>150,475</u>	<u>102,059</u>	<u>67.82%</u>
TOTAL JUDICIAL	<u>\$ 29,968</u>	<u>\$ 371,099</u>	<u>\$ 266,161</u>	<u>71.72%</u>
 Police Administration				
Salaries & Wages	26,553	405,214	310,727	76.68%
Salaries & Wages-Overtime	100	6,000	788	13.13%
Employee Benefits-Medical	6,275	87,432	62,986	72.04%
Employee Benefits-Dental	350	5,966	3,540	59.34%
Employee Benefits-ADD Life	-	882	613	69.45%
Employee Benefits-Disability	-	3,225	2,321	71.97%
FICA	1,561	25,619	18,513	72.26%
Medicare	365	5,992	4,330	72.26%
Employee Benefits-Retirement	3,054	43,983	27,489	62.50%
Unemployment	7	160	266	166.25%
Workers' Compensation	-	16,840	16,346	97.07%
Total Salaries and Benefits	<u>38,264</u>	<u>601,313</u>	<u>447,920</u>	<u>74.49%</u>
Professional Services	500	500	975	195.00%
Repair & Maintenance-Vehicle	-	5,000	3,558	71.15%
Rental of Equipment	349	5,000	3,517	70.34%
Communications	324	3,300	2,231	67.59%
Advertising	-	1,000	803	80.31%
Printing and Binding	-	250	357	142.80%
Travel	(55)	4,000	2,864	71.59%
Dues and Fees	-	4,000	2,147	53.67%
Education and Training	789	3,000	2,269	75.63%
Other Expenditures	40	2,000	1,680	84.01%
General Supplies and Materials	-	4,500	281	6.24%
General Supplies - Postage	44	400	76	18.99%
Gasoline/Diesel	734	8,000	6,510	81.38%
Small Equipment	-	1,000	792	79.17%
Software	-	2,600	142	5.48%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Other Supplies - Uniforms	-	3,000	2,094	69.80%
<i>Total Operations and Capital</i>	<u>2,725</u>	<u>47,550</u>	<u>30,295</u>	<u>63.71%</u>
<i>Criminal Investigation Division</i>				
Salaries & Wages	17,595	238,392	184,653	77.46%
Salaries & Wages-Overtime	-	6,000	1,357	22.61%
Employee Benefits-Medical	3,885	51,859	38,825	74.87%
Employee Benefits-Dental	198	2,224	1,983	89.16%
Employee Benefits-ADD Life	-	588	502	85.42%
Employee Benefits-Disability	-	1,754	1,489	84.90%
FICA	1,036	15,152	11,025	72.76%
Medicare	242	3,544	2,579	72.76%
Employee Benefits-Retirement	1,806	26,013	16,258	62.50%
Unemployment	-	106	150	141.74%
Workers' Compensation	-	11,066	8,922	80.62%
<i>Total Salaries and Benefits</i>	<u>24,763</u>	<u>356,698</u>	<u>267,743</u>	<u>75.06%</u>
Repair & Maintenance-Vehicle	38	5,000	1,959	39.17%
Communications	329	2,300	1,780	77.37%
Printing and Binding	-	100	112	112.00%
Travel	-	1,000	550	54.96%
Dues and Fees	-	1,000	763	76.33%
Education and Training	-	2,500	935	37.40%
Other Expenditures	40	-	40	100.00%
General Supplies and Materials	36	1,000	649	64.85%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	363	6,000	2,679	44.65%
Small Equipment	-	1,500	953	63.52%
Software	200	7,000	4,356	62.23%
Other Supplies - Uniforms	-	1,000	501	50.10%
<i>Total Operations and Capital</i>	<u>1,007</u>	<u>28,450</u>	<u>15,275</u>	<u>53.69%</u>
<i>Vice</i>				
Salaries & Wages	4,054	50,476	37,720	74.73%
Salaries & Wages-Overtime	232	2,000	6,321	316.05%
Employee Benefits-Medical	706	8,572	7,051	82.26%
Employee Benefits-Dental	29	368	292	79.40%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	364	312	85.69%
FICA	259	3,254	2,663	81.85%
Medicare	60	761	623	81.86%
Employee Benefits-Retirement	388	5,586	3,491	62.50%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,376	1,916	80.62%
<i>Total Salaries and Benefits</i>	<u>5,728</u>	<u>73,931</u>	<u>60,550</u>	<u>81.90%</u>
Repairs & Maintenance Vehicles	61	2,000	887	44.33%
Communications	-	600	-	0.00%
Dues and Fees	-	-	74	100.00%
Gasoline	251	2,000	2,260	112.99%
<i>Total Operations and Capital</i>	<u>312</u>	<u>4,600</u>	<u>3,220</u>	<u>70.01%</u>
<i>Patrol</i>				
Salaries & Wages	87,277	1,310,737	886,892	67.66%
Salaries & Wages-Overtime	1,793	50,000	41,418	82.84%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Employee Benefits-Medical	24,812	475,744	271,523	57.07%
Employee Benefits-Dental	1,102	21,977	12,095	55.03%
Employee Benefits-ADD Life	-	3,822	2,780	72.75%
Employee Benefits-Disability	-	9,320	7,350	78.86%
FICA	5,197	84,614	54,084	63.92%
Medicare	1,215	19,789	12,649	63.92%
Employee Benefits-Retirement	10,088	144,047	90,789	63.03%
Unemployment	8	718	983	136.89%
Workers' Compensation	-	61,795	50,080	81.04%
Total Salaries and Benefits	<u>131,492</u>	<u>2,182,563</u>	<u>1,430,643</u>	<u>65.55%</u>
Professional Services	732	2,000	3,447	172.37%
Repair & Maintenance	-	3,000	1,059	35.30%
Repair & Maintenance-Vehicle	12,521	60,000	46,387	77.31%
Communications	3,193	18,000	17,342	96.34%
Printing and Binding	-	500	446	89.20%
Travel	-	5,000	2,707	54.14%
Dues and Fees	80	1,500	2,080	138.65%
Education & Training	172	12,000	3,527	29.39%
Contract Labor	-	1,000	-	0.00%
Other Expenditures	456	5,500	3,147	57.22%
General Supplies and Materials	347	4,000	2,913	72.82%
Gasoline and Diesel	9,628	80,000	69,909	87.39%
Small Equipment	277	18,000	4,294	23.85%
Software	-	17,000	16,686	98.15%
Other Supplies - Uniforms	1,154	35,000	10,160	29.03%
Payment to Other Agencies	6,975	-	6,975	100.00%
Total Operations and Capital	<u>35,535</u>	<u>262,500</u>	<u>191,078</u>	<u>72.79%</u>
Police Training				
Salaries & Wages	4,316	56,948	39,375	69.14%
Salaries & Wages-Overtime	-	2,000	239	11.95%
Employee Benefits-Medical	1,235	-	8,645	100.00%
Employee Benefits-Dental	70	-	490	100.00%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	405	334	82.50%
FICA	256	3,655	2,366	64.72%
Medicare	60	855	553	64.71%
Employee Benefits-Retirement	436	6,274	3,922	62.51%
Unemployment	-	27	32	117.52%
Workers' Compensation	-	2,669	2,152	80.62%
Total Salaries and Benefits	<u>6,371</u>	<u>72,980</u>	<u>58,230</u>	<u>79.79%</u>
Repair & Maintenance-Vehicle	-	2,000	259	12.93%
Communications	-	600	58	9.65%
Travel	-	2,000	834	41.68%
Dues and Fees	-	-	53	100.00%
Education and Training	-	3,000	500	16.67%
General Supplies and Materials	-	2,000	307	15.35%
Weapons Supplies & Ammunition	76	20,000	22,943	114.72%
Gasoline and Diesel	59	2,000	991	49.57%
Small Equipment	252	10,000	252	2.52%
Other Supplies - Uniforms	-	300	261	86.83%
Intergovernmental	-	5,000	-	0.00%
Total Operations and Capital	<u>387</u>	<u>46,900</u>	<u>26,457</u>	<u>56.41%</u>



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
<i>Police Stations and Buildings</i>				
Professional Services	-	-	195	100.00%
Disposal-Garbage/Recycle	88	1,500	721	48.07%
Pest Control	45	1,000	680	68.00%
Repairs and Maintenance	4,154	12,345	8,510	68.94%
Communications	927	12,500	8,461	67.69%
General Supplies and Materials	436	5,000	2,032	40.63%
Water/Sewer	427	7,000	3,631	51.88%
Electricity	1,011	15,000	8,261	55.07%
Small Equipment	-	2,500	873	34.92%
Software	105	3,500	836	23.87%
Capital Outlay - Buildings	-	-	12,500	100.00%
<i>Total Operations</i>	<u>7,193</u>	<u>60,345</u>	<u>46,699</u>	<u>77.39%</u>
<i>Probation</i>				
Salaries & Wages	3,921	49,275	37,225	75.54%
Employee Benefits-Medical	706	8,572	7,051	82.26%
Employee Benefits-Dental	29	368	292	79.40%
Employee Benefits-ADD Life	-	147	123	83.33%
Employee Benefits-Disability	-	393	335	85.22%
FICA	241	3,055	2,287	74.85%
Medicare	56	714	535	74.90%
Employee Benefits-Retirement	364	5,245	3,278	62.50%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,231	1,799	80.62%
<i>Total Salaries and Benefits</i>	<u>5,317</u>	<u>70,027</u>	<u>52,962</u>	<u>75.63%</u>
Communications	82	600	435	72.50%
Travel	-	250	-	0.00%
Dues and Fees	-	300	130	43.41%
Education and Training	-	-	103	100.00%
General Supplies and Materials	-	300	20	6.53%
Gasoline & Diesel	-	2,000	-	0.00%
Small Equipment	-	500	-	0.00%
Software	250	3,000	2,250	75.00%
Other Supplies - Uniforms	-	1,000	15	1.50%
<i>Total Operations and Capital</i>	<u>332</u>	<u>7,950</u>	<u>2,953</u>	<u>37.15%</u>
<i>Fire Services</i>				
Intergovernmental-Fire Services	-	2,377,168	2,335,380	98.24%
Total Fire Services	<u>-</u>	<u>2,377,168</u>	<u>2,335,380</u>	<u>98.24%</u>
TOTAL PUBLIC SAFETY	<u>\$ 259,427</u>	<u>\$ 6,192,975</u>	<u>\$ 4,969,404</u>	<u>80.24%</u>
<i>Highways and Streets</i>				
Professional Services-Engineering	-	2,000	-	0.00%
Disposal-Garbage/Recycling	95	1,500	756	50.42%
Lawn Care	-	1,200	129	10.76%
Pest Control	-	750	(45)	-6.00%
Repairs & Maintenance	3,378	50,000	45,099	90.20%
Repairs & Maintenance-Vehicles	-	10,000	4,978	49.78%
Rental of Equipment	-	2,500	-	0.00%
Contract Labor	35,545	426,540	284,360	66.67%
Other Expenditures	-	250	-	0.00%
General Supplies and Materials	-	500	492	98.38%
Electricity	101	4,500	772	17.15%
Gasoline/Diesel	616	5,000	3,222	64.44%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Small Equipment	-	2,500	(5)	-0.22%
Total Operations	<u>39,734</u>	<u>507,240</u>	<u>339,758</u>	<u>66.98%</u>
 Street Lights				
Repairs & Maintenance	613	2,000	3,347	167.33%
Electricity-Street Lights	9,937	120,000	82,399	68.67%
Total Street Lights	<u>10,550</u>	<u>122,000</u>	<u>85,746</u>	<u>70.28%</u>
 Traffic Lights				
Repairs & Maintenance	-	2,000	46,232	2311.61%
Electricity-Traffic Lights	166	3,500	1,335	38.14%
Total Traffic Lights	<u>166</u>	<u>5,500</u>	<u>47,567</u>	<u>864.86%</u>
 TOTAL PUBLIC WORKS	 <u>\$ 50,450</u>	 <u>\$ 634,740</u>	 <u>\$ 473,071</u>	 <u>74.53%</u>
 Tree Commission				
Repairs & Maintenance	-	22,000	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	233	46.67%
Education and Training	-	1,000	-	0.00%
General Supplies & Materials	165	750	555	73.94%
Books and Periodicals	-	500	-	0.00%
Total Operations	<u>165</u>	<u>25,500</u>	<u>788</u>	<u>3.09%</u>
 Culture and Recreation				
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
 TOTAL CULTURE AND RECREATION	 <u>\$ 165</u>	 <u>\$ 29,500</u>	 <u>\$ 4,788</u>	 <u>16.23%</u>
 Building Inspections				
Salaries & Wages	15,877	202,617	149,743	73.90%
Overtime	-	500	-	0.00%
Employee Benefits-Medical	1,409	44,573	14,664	32.90%
Employee Benefits-Dental	158	2,224	1,605	72.17%
Employee Benefits-ADD Life	-	588	374	63.54%
Employee Benefits-Disability	-	1,664	1,419	85.29%
FICA	980	12,593	9,244	73.41%
Medicare	229	2,945	2,162	73.41%
Employee Benefits-Retirement	1,501	21,620	13,512	62.50%
Unemployment	-	106	152	143.40%
Workers' Compensation	-	3,472	3,353	96.58%
Total Salaries and Benefits	<u>20,154</u>	<u>292,902</u>	<u>196,229</u>	<u>66.99%</u>
 Professional Services				
Professional Services-Engineering	(51,524)	75,000	(6,111)	-8.15%
Professional Services-Legal	(5,947)	6,000	(630)	-10.50%
Repairs & Maintenance - Vehicles	25	2,500	2,167	86.68%
Communications	476	3,500	2,515	71.85%
Advertising -Promotions	-	2,500	550	22.00%
Printing & Binding	-	100	-	0.00%
Travel	-	250	-	0.00%
Dues and Fees	(105)	3,500	777	22.20%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Education and Training	-	1,000	90	9.00%
Contract Labor	-	30,000	17,400	58.00%
Other Expenditures	-	500	(51)	-10.25%
General Supplies and Materials	10	500	99	19.80%
General Supplies - Postage	-	100	275	274.81%
Gasoline/Diesel	324	4,000	2,315	57.87%
Books and Periodicals-Code Books	-	100	-	0.00%
Small Equipment	-	500	27	5.40%
Other Supplies - Uniforms	-	250	791	316.53%
Total Operations	(56,742)	130,300	20,214	15.51%
 Planning and Zoning				
Salaries & Wages	9,267	118,932	87,179	73.30%
Employee Benefits-Medical	1,918	27,866	19,885	71.36%
Employee Benefits-Dental	68	1,120	713	63.62%
Employee Benefits-ADD Life	(12)	294	260	88.27%
Employee Benefits-Disability	(33)	970	843	86.91%
FICA	535	7,374	5,029	68.20%
Medicare	125	1,725	1,175	68.14%
Employee Benefits-Retirement	807	12,659	7,262	57.36%
Unemployment	(2)	53	96	181.13%
Workers' Compensation	(237)	4,717	1,670	35.40%
Total Salaries and Benefits	12,436	175,710	124,110	70.63%
Professional Services	-	500	-	0.00%
Professional Services-Engineering	68,046	-	68,046	100.00%
Professional Services-Legal	-	750	4,694	625.80%
Communications	87	600	479	79.83%
Advertising	94	20,000	10,310	51.55%
Printing & Binding	-	250	400	159.90%
Travel	-	500	-	0.00%
Dues and Fees	-	4,000	1,829	45.73%
Education and Training	-	500	-	0.00%
Planning & Zoning Meeting Fees	196	3,000	1,323	44.10%
Other Expenditures	-	500	355	70.94%
General Supplies and Materials	-	500	97	19.43%
General Supplies - Postage	12	-	12	100.00%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	-	250	349	139.60%
Total Operations	68,435	31,400	87,893	279.91%
 Economic Development				
Salaries & Wages	847	10,609	7,996	75.37%
FICA	50	658	472	71.67%
Medicare	12	154	110	71.63%
Employee Benefits - Retirement	78	1,129	706	62.51%
Workers Comp Insurance	-	46	37	80.63%
Total Salaries & Benefits	987	12,596	9,321	74.00%
 Main Street Program				
Salaries and Wages	3,951	52,189	37,597	72.04%
Overtime	-	1,000	-	0.00%
Employee Benefits - Medical	1,242	16,715	12,409	74.24%
Employee Benefits - Dental	70	368	699	190.03%
Employee Benefits - Add Life	-	147	123	83.33%
Employee Benefits - Disability	-	598	499	83.39%
FICA	233	3,298	2,218	67.24%
Medicare	55	771	519	67.26%
Employee Benefits - Retirement	393	5,661	3,538	62.51%
Unemployment	-	27	32	120.19%



**General Fund Expenditures
As of September 30, 2021**

	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Workers Comp Insurance	-	230	185	80.62%
<i>Total Salaries and Benefits</i>	<u>5,943</u>	<u>81,004</u>	<u>57,819</u>	<u>71.38%</u>
Communications	82	600	436	72.62%
Travel	-	600	-	0.00%
Dues and Fees	-	1,000	1,180	117.99%
Education and Training	-	500	650	129.90%
Contract Labor	-	5,000	-	0.00%
Supplies - Special Events	-	15,000	292	1.94%
Payments to Other Agencies	-	2,500	-	0.00%
<i>Total Operations</i>	<u>82</u>	<u>25,200</u>	<u>2,557</u>	<u>10.15%</u>
<i>Intergovernmental</i>				
Intergovernmental - COED	-	10,000	13,000	130.00%
Total Intergovernmental	<u>-</u>	<u>10,000</u>	<u>13,000</u>	<u>130.00%</u>
TOTAL HOUSING AND DEVELOPMENT	<u>\$ 51,295</u>	<u>\$ 759,112</u>	<u>\$ 511,142</u>	<u>67.33%</u>
Transfer to Other Funds	100,000	-	200,000	100.00%
TOTAL OTHER FINANCING USES	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ 200,000</u>	<u>100.00%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 570,829</u>	<u>\$ 9,500,000</u>	<u>\$ 7,691,991</u>	<u>80.97%</u>



**American Rescue Plan (ARP) Act of 2021
As of September 30, 2021**

REVENUES:	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
American Rescue Plan (ARP) Act of 2021	-	-	2,883,302	100.00%
Interest Revenue	103	-	103	100.00%
TOTAL REVENUES	\$ 103	\$ -	\$ 2,883,405	100.00%
EXPENDITURES:				
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	0.00%



**Operating Grant Fund
As of September 30, 2021**

	September 2021		YTD		% of Annual
REVENUES:	Transactions	2021 Budget	Transactions		Budget
Atlanta Regional Commission Grant	-	124,990	97,307		77.85%
Interest Revenue	-	10	3		28.40%
TOTAL REVENUES	\$ -	\$ 125,000	\$ 97,310		77.85%
EXPENDITURES:					
Payments to Other Agencies-FOCUS	-	125,000	109,911		87.93%
TOTAL EXPENDITURES	\$ -	\$ 125,000	\$ 109,911		87.93%



Parks & Recreation Fund
As of September 30, 2021

REVENUES:	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Alcoholic Bev Excise Tax Beer & Wine	22,953	245,000	209,364	85.45%
Alcoholic Bev Excise Tax Distilled Spirit	9,713	85,500	83,374	97.51%
Local Option Mixed Drink Tax	4,642	45,000	43,752	97.23%
Penalties and Interest	-	100	-	0.00%
Bad Check Fees	-	50	-	0.00%
Interest Revenue	-	100	119	119.00%
Rents and Royalties	1,950	10,000	16,094	160.94%
Prior Year Fund Balance	-	250	0	0.00%
TOTAL REVENUES	\$ 39,259	\$ 386,000	\$ 352,703	91.37%
EXPENDITURES:				
Disposal - Garbage Depot	51	750	411	54.82%
Pest Control - Depot	45	750	490	65.33%
Repairs & Maintenance - Depot	-	20,000	6,141	30.70%
Communications	208	2,000	1,626	81.31%
General Supplies - Depot	-	500	1,132	226.39%
Water/Sewer - Depot	10	500	89	17.70%
Natural Gas - Depot	124	2,000	1,241	62.03%
Electricity - Depot	322	5,000	1,859	37.18%
Small Equipment - Depot	-	1,500	-	0.00%
Capital Outlay - Buildings	-	200,000	-	0.00%
Disposal - Garbage Parks	51	750	411	54.82%
Lawn Care	-	9,000	4,723	52.47%
Pest Control - Parks	45	750	405	54.00%
Repairs & Maintenance - Parks	1,578	32,000	43,190	134.97%
Rental - Equipment & Land	-	1,000	-	0.00%
Dues and Fees	-	500	367	73.40%
Contract Labor	4,200	50,000	35,988	71.98%
General Supplies and Materials - Parks	169	1,000	428	42.82%
Water/Sewer - Parks	481	6,000	4,570	76.16%
Electricity - Parks	244	1,500	1,951	130.06%
Small Equipment - Parks	-	500	-	0.00%
Capital Outlay - Site Improvements	-	50,000	21,228	42.46%
			-	
TOTAL EXPENDITURES	\$ 7,529	\$ 386,000	\$ 126,248	32.71%



Hotel/Motel Tax Fund
As of September 30, 2021

	September 2021		YTD		% of Annual
REVENUES:	Transactions	2021 Budget	Transactions		Budget
Hotel/Motel Taxes	470	4,995	3,847		77.02%
Interest Revenue	-	5	1		11.20%
TOTAL REVENUES	\$ 470	\$ 5,000	\$ 3,848		76.95%
EXPENDITURES:					
Advertising/Promotions	-	5,000	4,295		85.90%
TOTAL EXPENDITURES	\$ -	\$ 5,000	\$ 4,295		85.90%



**Urban Redevelopment Agency
As of September 30, 2021**

REVENUES:	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Proceeds from General Long-term E	83,034	4,000,000	497,990	12.45%
TOTAL REVENUES	\$ 83,034	\$ 4,000,000	\$ 497,990	12.45%
EXPENDITURES:				
Issuance Costs	71,000	-	71,000	100.00%
Transfer to Town Center Fund	12,034	4,000,000	426,990	10.67%
TOTAL EXPENDITURES	\$ 83,034	\$ 4,000,000	\$ 497,990	12.45%



SPLOST III Fund
As of September 30, 2021

	September 2021		YTD	% of Annual
REVENUES:	Transactions	2021 Budget	Transactions	Budget
Special Assessments - Crestmont	5,964	5,964	5,964	100.00%
Prior Year Fund Balance	-	273,936	-	0.00%
Interest Revenue	-	100	75	74.52%
TOTAL REVENUES	\$ 5,964	\$ 280,000	\$ 6,039	2.16%
EXPENDITURES:				
Capital Outlay-Infrastructure	-	280,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 280,000	\$ -	0.00%



SPLOST IV Fund
As of September 30, 2021

REVENUES:	September 2021		YTD		% of Annual Budget
	Transactions	2021 Budget	Transactions		
Special Assessments	-	1,050	-		0.00%
Interest Revenue	-	45	6		13.60%
Prior Year Fund Balance	-	66,705	-		0.00%
TOTAL REVENUES	\$ -	\$ 67,800	\$ 6		0.01%
EXPENDITURES:					
Capital Outlay-Infrastructure	-	67,800	-		0.00%
TOTAL EXPENDITURES	\$ -	\$ 67,800	\$ -		0.00%



SPLOST V Fund
As of September 30, 2021

REVENUES:	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
SPLOST V Revenue	606,506	1,800,000	1,737,452	96.53%
Grant Revenue-LMIG	-	142,030	-	0.00%
Grant Revenue-SRTA	-	1,250,000	188,124	15.05%
Assessments - Roads	258,343	58,000	275,343	474.73%
Interest Revenue	-	450	87	19.24%
Prior Year Fund Balance	-	-	10,000	100.00%
Proceeds from SRTA Loan	-	3,500,000	60,000	1.71%
TOTAL REVENUES	\$ 864,848	\$ 6,750,480	\$ 2,271,005	33.64%
EXPENDITURES:				
Capital Outlay-Buildings	0	0	800	100.00%
Capital Outlay-Public Safety Equipment	170,192	214,192	239,290	111.72%
Capital Outlay-Police Cars	74,268	100,000	202,158	202.16%
Capital Outlay-Sites	-	-	26	100.00%
Capital Outlay-LMIG	305	586,288	289,490	49.38%
Capital Outlay-Industrial Connector	2,500	-	29,500	100.00%
Capital Outlay-HS Pkwy Phase II	14,276	4,750,000	158,416	3.34%
Capital Outlay-HS Pkwy Phase III	-	-	5,147	100.00%
Capital Outlay-Equipment	-	-	18,996	100.00%
Issuance Costs	-	-	60,000	100.00%
Holly Street	12,725	-	47,739	100.00%
Capital Outlay - HS Pkwy Sidewalk	-	100,000	-	0.00%
Capital Outlay - Hickory Sidewalk	-	1,000,000	-	0.00%
Capital Outlay - Palm Street Sidewalk	-	-	1,151	100.00%
Capital Outlay - Fox Creek/Turner Village	1,200	-	1,200	100.00%
Capital Outlay - Cagle Park	42,125	-	84,250	100.00%
TOTAL EXPENDITURES	\$ 317,591	\$ 6,750,480	\$ 1,138,163	16.86%



Town Center Fund
As of September 30, 2021

	September 2021		YTD	% of Annual
Revenues	Transactions	2021 Budget	Transactions	Budget
Interest Revenue	-	300	17	5.77%
Prior Year Fund Balance	-	167,392	-	0.00%
Transfer from URA	112,034	4,000,000	626,990	15.67%
TOTAL REVENUES	\$ 112,034	\$ 4,167,692	\$ 627,007	15.04%
Expenditures				
Professional Services	-	167,692	7,680	4.58%
Capital Outlay - Sites	201	-	201	100.00%
Capital Outlay - Site Improvements	49,864	4,000,000	537,692	13.44%
Capital Outlay - Buildings	-	-	68,250	100.00%
Capital Outlay - TCP Road Network	-	-	1,051	100.00%
TOTAL EXPENDITURES	\$ 50,065	\$ 4,167,692	\$ 614,874	14.75%



Debt Service Fund
As of September 30, 2021

Revenues	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Interest	-	2,000	373	18.67%
Prior Year Fund Balance	-	1,100,952	-	0.00%
TOTAL REVENUES	\$ -	\$ 1,102,952	\$ 373	0.03%
Expenditures				
Debt Service - Bond Principal HSPRA	-	318,481	314,798	98.84%
Debt Service - Bond Interest HSPRA	-	40,254	43,937	109.15%
Debt Service - Bond Principal URA	-	555,556	555,556	100.00%
Debt Service - Bond Interest URA	-	188,661	181,501	96.20%
TOTAL EXPENDITURES	\$ -	\$ 1,102,952	\$ 1,095,792	99.35%



**Stormwater Utility Fund
As of September 30, 2021**

REVENUES:	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Stormwater Utility Fees	203	375,667	24,499	6.52%
Interest Revenue	-	650	59	9.00%
TOTAL REVENUES	\$ 203	\$ 376,317	\$ 24,557	6.53%
EXPENSES:				
Salaries & Wages	4,067	48,804	36,603	75.00%
Employee Benefits - Medical Insurance	714	8,572	6,426	74.97%
Employee Benefits - Dental Insurance	31	368	279	75.82%
Employee Benefits - Disability	33	398	297	74.62%
Employee Benefits - ADD Life	12	147	108	73.47%
FICA	252	3,026	2,268	74.95%
Medicare	59	708	531	75.00%
Employee Benefits - Retirement	433	5,195	3,897	75.01%
Unemployment	2	27	18	66.67%
Workers Comp Insurance	237	2,838	2,133	75.16%
Professional Services	-	2,500	35	1.40%
Technical Services - Regional SW	-	2,500	-	0.00%
Technical Services - Pollution	-	1,500	-	0.00%
Technical Services - Watershed	-	500	-	0.00%
Professional Services - Engineer	10,575	120,000	61,935	51.61%
Repairs & Maintenance	811	95,561	5,816	6.09%
Repairs & Maintenance - Vehicles	55	-	3,749	100.00%
Rental of Equipment	155	10,500	1,370	13.05%
Communications	216	1,500	1,558	103.88%
Advertising	-	250	-	0.00%
Printing and Binding	-	100	56	56.00%
Dues and Fees	-	6,500	144	2.22%
Training	-	2,000	895	44.75%
Contract Labor	3,200	42,500	22,560	53.08%
Other Expenditures	-	-	73	100.00%
General Supplies & Materials	-	1,000	75	7.55%
General Supplies - Postage	138	500	138	27.51%
Water/Sewer	65	2,500	518	20.72%
Gasoline & Diesel	247	4,000	2,443	61.08%
Small Equipment	-	1,500	-	0.00%
Other Supplies	-	1,000	493	49.25%
Contingency	-	3,760	-	0.00%
Capital Lease Interest	6,063	6,063	6,063	99.99%
TOTAL EXPENSES	\$ 27,364	\$ 376,317	\$ 160,480	42.65%



**Municipal Court Fund
As of September 30, 2021**

REVENUES:	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Fines & Forfeitures	67,769	-	854,106	100.00%
Criminal & Civil Bonds	10,357	-	90,185	100.00%
TOTAL REVENUES	\$ 78,126	\$ -	\$ 944,291	100.00%
EXPENSES:				
Payment to Other Agencies	26,148	-	237,596	100.00%
Payment to Others Custodial	5,847	-	50,508	100.00%
Transfer to Other Funds - General Fund	49,743	-	597,435	100.00%
TOTAL EXPENSES	\$ 81,738	\$ -	\$ 885,538	100.00%



**Main Street Board
Budget To Actual Comparison Report
As of September 30, 2021**

Revenues	September 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Business & Occupation Licenses	-	54,567	54,567	100.00%
Alcohol Beverage Licenses	-	25,000	2,500	10.00%
Alcohol Pouring Permits	225	5,000	3,030	60.60%
Donations From Private Sources	(250)	20,000	-	0.00%
Miscellaneous/Registrations/Booth Fees	(250)	5,000	-	0.00%
Rents and Royalties	-	5,000	5,000	100.00%
Interest Revenue	-	50	5	10.04%
TOTAL REVENUES	\$ (275)	\$ 114,617	\$ 65,102	56.80%

Expenditures				
Salaries & Wages	3,951	52,189	37,597	72.04%
Overtime	-	1,000	-	0.00%
Employee Benefits - Medical	1,242	16,715	12,409	74.24%
Employee Benefits- Dental	70	368	699	190.03%
Employee Benefits-Add Life	-	147	123	83.33%
Employee Benefits-Disability	-	598	499	83.39%
FICA	233	3,298	2,218	67.24%
Medicare	55	771	519	67.26%
Employee Benefits-Retirement	393	5,661	3,538	62.51%
Unemployment	-	27	32	120.19%
Workers Comp Insurance	-	230	185	80.62%
Communications	82	600	436	72.62%
Travel	-	600	-	0.00%
Dues and Fees	-	1,000	1,180	117.99%
Education and Training	-	500	650	129.90%
Contract Labor	-	5,000	-	0.00%
Supplies-Special Events	-	15,000	292	1.94%
Payments to Other Agencies	-	2,500	-	0.00%
TOTAL EXPENDITURES	\$ 6,026	\$ 106,204	\$ 60,376	56.85%



**Holly Springs Tree Commission
Budget to Actual Comparison Report
As of September 30, 2021**

Revenues	September 2021		YTD	
	Transactions	2021 Budget	Transactions	% Variance
Development Fees/Recompense	-	25,450	11,643.60	45.75%
Interest Revenue	-	50	0.07	0.14%
Donations from Private Source	-	-	20.00	100.00%
TOTAL REVENUES	\$ -	\$ 25,500.00	\$ 11,663.67	45.74%
Expenditures				
Landscaping/Tree Planting & Care	-	8,000	-	0.00%
Tree Maintenance	-	8,000	-	0.00%
Tree Removal	-	6,000	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	-	500	233.36	46.67%
Education and Training	-	1,000	-	0.00%
Tree Seedlings	165.00	500	539.13	107.83%
Banners & Shirts	-	250	15.40	6.16%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ 165.00	\$ 25,500.00	\$ 787.89	3.09%



City of Holly Springs Court Statistics 2021 Year to Date

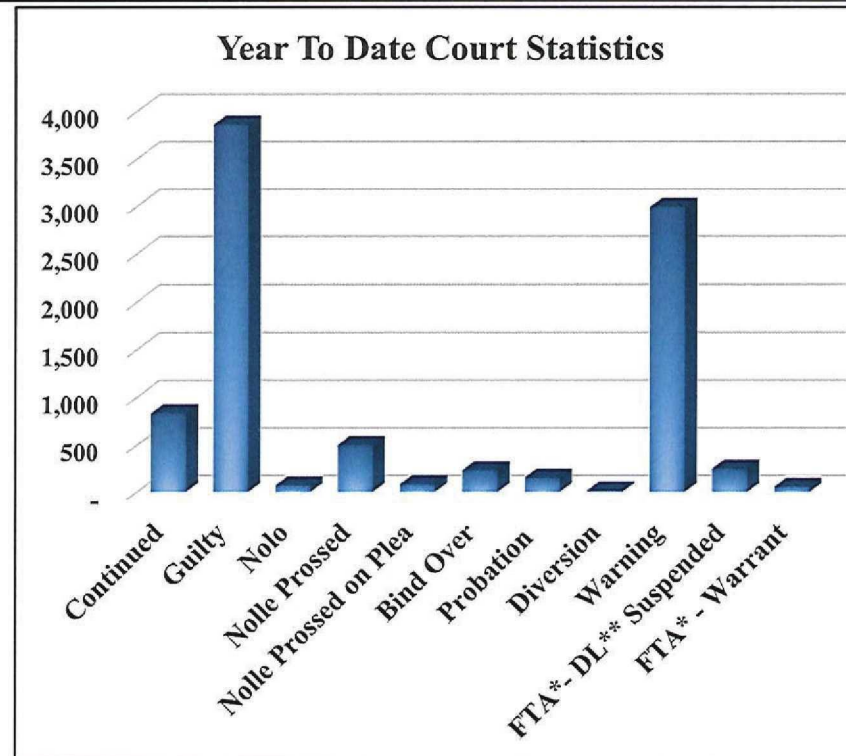
	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	130	163	88	88	95	82	95	32	57	-	-	-	830
Guilty	585	512	517	509	461	413	292	294	273	-	-	-	3,856
Nolo	6	7	4	7	11	9	10	7	8	-	-	-	69
Nolle Prossed	37	61	62	71	67	82	49	34	35	-	-	-	498
Nolle Prossed on Plea	13	2	-	14	10	-	17	11	16	-	-	-	83
Bind Over	17	27	31	34	22	32	36	12	19	-	-	-	230
Probation	18	16	15	24	17	18	18	15	12	-	-	-	153
Diversion	5	5	-	-	1	2	1	2	-	-	-	-	16
Warning	82	400	575	487	288	315	332	247	262	-	-	-	2,988
FTA*- DL** Suspended	5	31	85	45	13	34	10	5	18	-	-	-	246
FTA* - Warrant	6	1	3	6	1	18	7	4	10	-	-	-	56
	904	1,225	1,380	1,285	986	1,005	867	663	710	-	-	-	9,025

* Failure to Appear

** Driver's License

of Citations Written

518

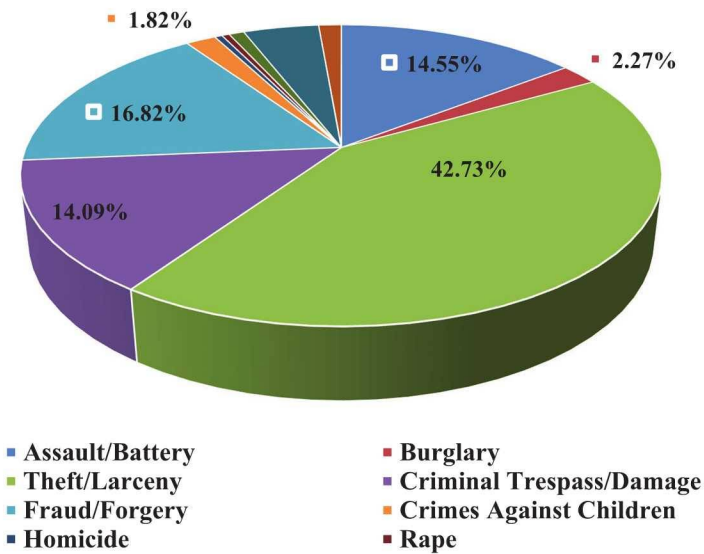




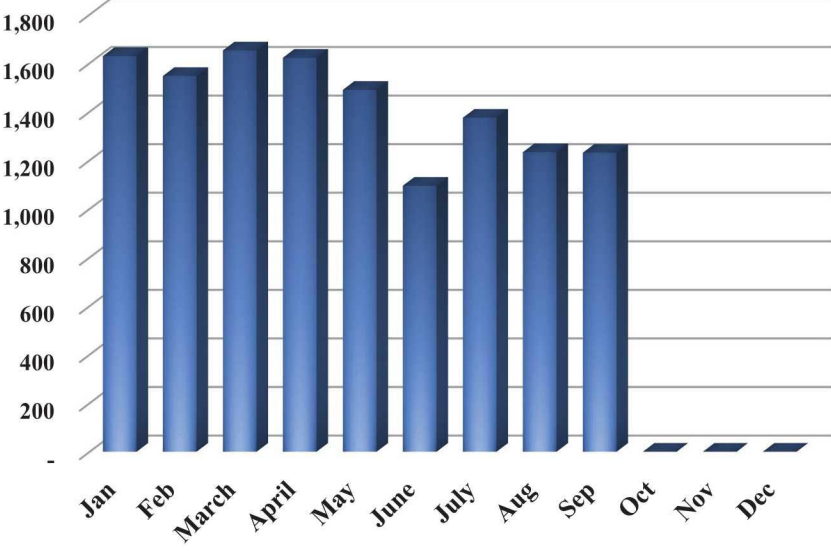
City of Holly Springs Police Statistics 2021 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Assault/Battery	5	7	6	2	1	2	2	4	3	-	-	-	32
Burglary	1	1	-	-	2	-	-	1	-	-	-	-	5
Theft/Larceny	10	5	9	11	10	19	16	12	2	-	-	-	94
Criminal Trespass/Damage	-	-	1	6	8	9	3	2	2	-	-	-	31
Fraud/Forgery	1	7	2	4	5	5	3	8	2	-	-	-	37
Crimes Against Children	1	-	-	-	-	-	1	2	-	-	-	-	4
Homicide	-	-	-	-	-	1	-	-	-	-	-	-	1
Rape	-	1	-	-	-	-	-	-	-	-	-	-	1
Robbery	-	-	-	-	-	1	-	1	-	-	-	-	2
Arson	-	-	-	-	-	-	-	-	-	-	-	-	-
Motor Vehicle Theft	2	1	-	-	1	1	2	1	2	-	-	-	10
Sex Crimes	-	-	-	-	-	-	-	1	2	-	-	-	3
	20	22	18	23	27	38	27	32	13	-	-	-	220
Calls for Service	1,629	1,547	1,652	1,622	1,490	1,095	1,375	1,233	1,231	-	-	-	12,874

Year To Date Police Statistics



Year To Date Calls for Service





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

Description	Sep-21	
Pot Hole Repair	0	roads
Tree Service Work	3	row
ROW Mowing	26	row
Dead Animal Pick Up	1	roads
Street Sweeping	0	street sweeping
Road Salting	0	roads
Sign Maintenance	22	signs
Traffic Signals	3	signs
Equipment Maintenance	7	equipment maintenance
Misc. Work Orders	10	misc
PARKS		
J.B. Owens	20	parks
Barrett Park	17	parks
J.C. Mullins	25	parks
Monthly Totals	134	

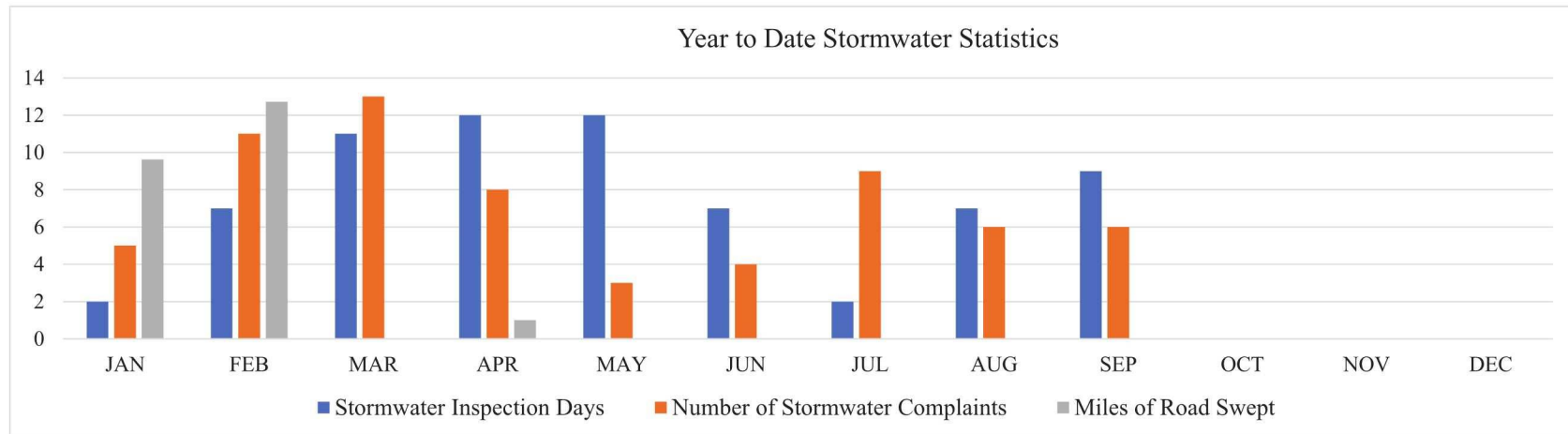
Street Sweeping Mileage

0



City of Holly Springs Stormwater Statistics 2021 Year to Date

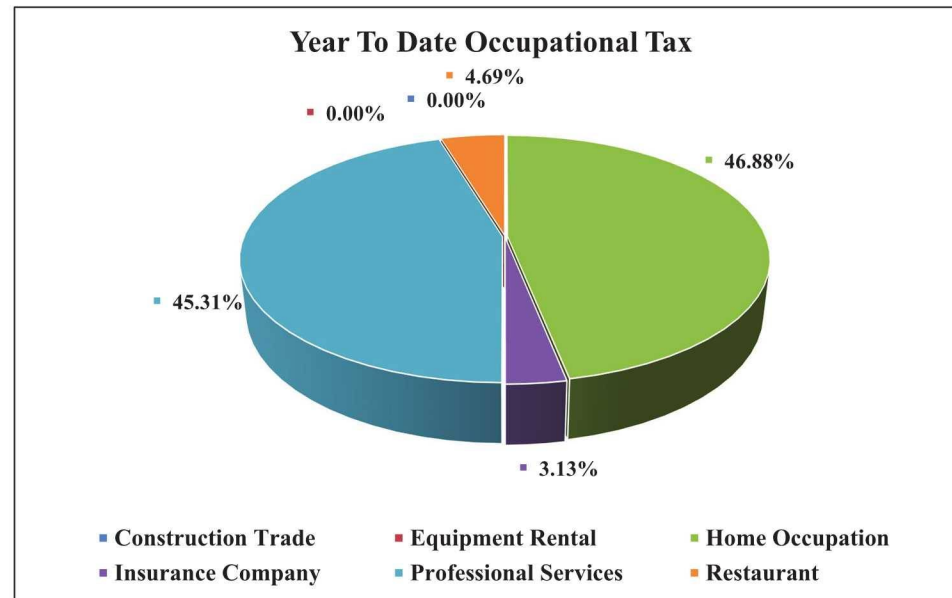
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	2	7	11	12	12	7	2	7	9				69
Number of Stormwater Complaints	5	11	13	8	3	4	9	6	6				65
Miles of Road Swept	9.62	12.72	0	1	0	0	0	0	0				23.34





City of Holly Springs Occupational Tax Summary 2021 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total	
Construction Trade	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Equipment Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
Home Occupation	6	4	3	9	-	3	-	4	1	-	-	-	30	46.88%
Insurance Company	-	-	-	1	1	-	-	-	-	-	-	-	2	3.13%
Professional Services	5	2	3	5	1	-	1	9	3	-	-	-	29	45.31%
Restaurant	-	1	-	-	-	-	-	-	2	-	-	-	3	4.69%
	11	7	6	15	2	3	1	13	6	-	-	-	64	100.00%



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

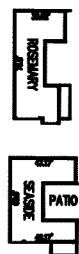
October 18, 2021

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. <i>Shane Hazel</i>	<i>Waleska GA 30193</i>	<i>N</i>	<i>Proclamation</i>
2.			
3.			
4.			
5.			
6.			
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.





"THE ROSEMARY BEACH"
3,100 SQUARE FEET (2 STORY)
FIRST FLOOR MASTER BEDROOM
THREE CAR GARAGE

"THE SEASIDE"
4,000 SQUARE FEET (2 STORY)
TWO FIRST FLOOR BEDROOMS
THREE CAR GARAGE

LL
592

APPROX.
LAND LOT LINE

LL
633

centerline

Surveying and Land Planning, Inc.
1001 HUNTER ROAD, SUITE 101A, KENNESAW, GA 30144
PHONE: (770) 434-0000 FAX: (770) 434-2000

GRAPHIC SCALE



(IN FEET)
1 inch = 50' ft.

Now or Formerly
AZARI & ASSOCIATES
DB. 13067, PG. 170
PB. 73, PG. 17

Now or Formerly
WILLIAM L. PRANCE, SR. &
MARY J. PRANCE
DB. 10652, PG. 399
PB. 18, PG. 174

Now or Formerly
WILLIAM L. PRANCE, SR.
DB. 1780, PG. 175

Now or Formerly
SCOTT 20
INVESTMENTS LLC
DB. 14213, PG. 1512

Now or Formerly
ALTERNATE WASTE
SOLUTIONS U.S. LLC
DB. 13188, PG. 352
PB. 113, PG. 172

PROPERTY OWNER INFORMATION:
WCP GROUP, LLC.
1991 PALM ST.
CANTON, GA. 30115

TRACT 1
TIN 15N15 094
PIN 15-0633-0025
AREA - 9.173 ACRES

TRACT 2
TIN 15N15 095
PIN 15-0592-0002
AREA - 5.775 ACRES

TRACT 3
TIN 15N15A 082 A
PIN 15-0592-0010
AREA - 0.320 ACRES

GENERAL SITE NOTES

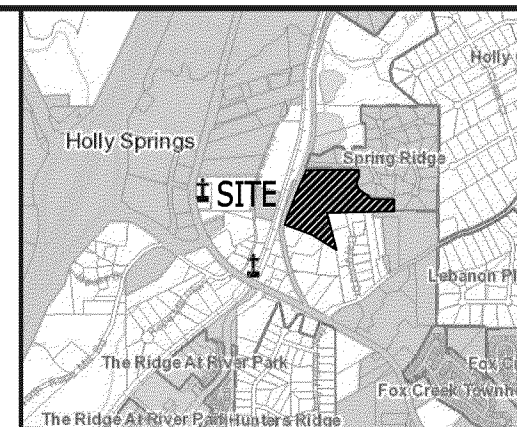
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - LI
PROPOSED ZONING - TND
TOTAL TRACT ACRES - 15.72 ACRES.
OPEN SPACE - EXCEEDS 20%
ALL ROADS 20' PAVEMENT WITH 2 FT C&G
SIDEWALKS ARE PROPOSED FOR 1 SIDE OF THE
STREET THROUGHOUT THE DEVELOPMENT
ESTIMATED IMPERVIOUS AREA:
63 HOMES/INCLUDING DRIVEWAYS - 5.1 ACS (32.4%)

PROPOSED SITE REQUIREMENTS

TOTAL RESIDENTIAL UNITS PROPOSED - 63
PROPOSED DENSITY - 4.0 UNITS PER ACRE

BUILDING SETBACK REQUIREMENTS:

FRONT - 20 FT FROM SIDEWALK
OR CURB WHICHEVER IS APPLICABLE.
DISTANCE BETWEEN BUILDINGS - 5.0 MIN.



AREA MAP: NTS

FLOOD INFORMATION:

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD
ZONE ACCORDING TO CHEROKEE COUNTY FEMA MAP # 13057C0244E
DATED: JUNE 7TH 2019.

Now or Formerly
SPRING RIDGE SUBDIVISION
PB. 48, PG. 115

DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, SUITE 400
MARIETTA, GEORGIA 30062

24 HR. CONTACT:
DOUG PATTEN
(770) 294-1974

*NOTE: A OFFICIAL DELINEATION WILL BE
REQUIRED TO DETERMINE THE NEED FOR THE
ADDITION OF STATE UNDISTURBED BUFFERS.

DAVID PEARSON COMMUNITIES, INC.

2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

REZONING CONCEPTUAL PLAN FOR:

IDLE TOWNE

LAND LOTS 592, 593, 632 & 633, 15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

DRAWN BY:	DP	DATE:	11-2-2020
CHECKED BY:	DP	DRAWING NO.:	REZONING
JOB NO.:	320017	SHEET	1 OF 1
NO.	DATE	REVISION DESCRIPTION	BY
1	10-18-21	RE-ISSUE PER ZONING COMMENTS	DP