



City of Holly Springs

Date: Monday, October 7, 2019

Location: 3235 Holly Springs Pkwy.

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

“Veterans of U.S. military services may proudly salute the flag while not in uniform based on a change in the governing law on 25 July 2007.”

III. INVOCATION

IV. PUBLIC COMMENTS

V. NEW BUSINESS

- A. Discuss a Partnership Agreement between the Cherokee County Board of Education and the City of Holly Springs

Presented By: Mayor Steven W. Miller

- B. Discuss MA-09-2019, rezoning request of 11.07 +/- acres located off of Marble Quarry Road, Holly Springs, GA, tax parcel 050 of tax plat 15N14, from R-20, Single Family Residential to TND, Traditional Neighborhood Development

Presented By: Nancy Moon, Community Development Director

- C. Discuss a resolution to approve a grant and loan application administered by the State Road and Tollway Authority (SRTA)

Presented By: Nancy Moon, Community Development Director

- D. Discuss a resolution to make application with the Atlanta Regional Commission for funding for the preliminary engineering phase of the Hickory Springs Parkway Project (Industrial Connector)

Presented By: Nancy Moon, Community Development Director

VI. REPORTS

VII. ADJOURNMENT

**City Council Special Called Meeting
Agenda
(Immediately following Work Session)**

I. CALL TO ORDER

II. NEW BUSINESS

1. Approve/deny a Partnership Agreement between the Cherokee County Board of Education and the City of Holly Springs
2. Approve/deny RES-30-2019 authorizing the submittal of the Georgia Transportation Infrastructure Bank (GTIB) grant and low-interest loan program application administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs' participation in the GTIB grant and low-interest loan program administered by SRTA
3. Approve/deny RES-31-2019 to make application with the Atlanta Regional Commission (ARC) for funding for the preliminary engineering phase of the Hickory Springs Parkway Project (Industrial Connector)

III. EXECUTIVE SESSION

A. LITIGATION

IV. ADJOURNMENT

PARTNERSHIP AGREEMENT
BETWEEN
THE CHEROKEE COUNTY BOARD OF EDUCATION
AND
THE CITY OF HOLLY SPRINGS

This agreement entered into on this ~~5th day of September, 2013~~ 17th day of October, 2019 by and between the Cherokee County Board of Education, hereinafter referred to as the "School Board," and The City of Holly Springs hereinafter referred to as the "Holly Springs."

WHEREAS, the School Board's mission is to ~~enable all students to become contributing citizens who can communicate effectively, gather and use information, make responsible decisions, utilize technology effectively and adapt to the challenges of the future~~ educate the emerging generation through learning environments designed to increase the performance of all students; and,

WHEREAS, one of the School Board's Major System Priorities is to increase parental and community involvement through public engagement policies and practices that treat parents, businesses, community-based organizations and agencies, local institutions of higher learning and other public entities as true partners in the educational process; and,

WHEREAS, Holly Springs' mission is to provide efficient and effective municipal services to Holly Springs residents, recognize and collaborate on regional issues in order to maintain and improve the quality of life for the citizens of Holly Springs; and,

WHEREAS, Holly Springs is located in the heart of Cherokee County extending from the Little River to the south, to exit 14 of I-575 to the north, to Marble Quarry Road to the west to Harmony on the Lake Boulevard Drive to the east; and,

WHEREAS, Holly Springs' current projections indicate continued growth for years to come and the city plans to take an aggressive and pro-active approach to deal with the anticipated growth.

Now therefore in consideration of the covenants and conditions set forth herein the parties agree as follows:

ARTICLE I

The parties agree that the foregoing recitals are true and correct and incorporated herein by reference:

ARTICLE II

The School Board will:

1. Assess no costs to the other party in cases of easement granting.
2. Share information and facilities in emergency situations, such as natural disasters and inclement weather; and share information concerning road conditions, especially in inclement weather.
3. Continue to allow the City use of school facilities upon request, waiving the rental fee as reflected in School Board Policy KG, including, but not limited to, use of the Holly Springs Elementary School parking lot for the City's annual Autumn Fest and Easter Egg Hunt events.
4. Evaluate and allow joint purchasing opportunities for goods and services on a case-by-case basis.
5. ~~Coordinate needs determinations and future school site selection with the City's Community Development Department.~~
6. ~~Correspond the needs of future school sites with other planned city land uses, such as parks, fire stations, law enforcement precincts and public libraries, in order to purchase larger tracts of land, share infrastructure costs and provide for joint use of public facilities.~~
7. Evaluate and allow on a case-by-case basis alternate financing opportunities by the city to construct infrastructure or acquire land for redevelopment opportunities such as community improvement districts, business improvement districts and tax allocation districts, the City and the Holly Springs Downtown Development Authority.
8. Participate with the city's long-term planning effort and provide input as to school capacity, planning and construction efforts.
9. Promote ongoing coordinating efforts to assess the locations and types of future population growth. This includes the school system being directly involved in land use projections and discussions of such, so that future school sites will not adversely impact Holly Springs' plans for land usage. This initiative will include the sharing of database information, such as population trends, enrollment, zoning applications, etc.

10. Develop methods to work in conjunction with the City in its zoning process, so that developers are routinely expected to discuss mitigating the financial impact on the school system and Holly Springs.
11. Recognize and welcome input when initiated or requested by a City representative at School Board meetings, so that school system recommendations and decisions made in such meetings are routinely considered by the City in that forum, as need be.
12. Provide regular opportunities for City representatives to inspect surplus property in order to determine if there may be a need for such property (first right of refusal).
13. Pursue joint grant opportunities in both parties' best interests.
14. Promote the City's community special events through existing communication channels, as permitted by School Board policy.
15. Track developer contributions collected by the City on behalf of the School Board and provide the City with an annual report of capital improvement investments made at schools attended by students from the City.

ARTICLE III

Holly Springs will:

1. Assess no costs to the other party in cases of easement granting of City-controlled property.
2. Assess no costs to the other party in terms of storm water impact fees.
3. Share information and facilities in emergency situations, such as natural disasters and inclement weather; and share information concerning road conditions, especially in inclement weather
4. Coordinate needs determinations and future City construction projects with the School Board's Department of Planning and Forecasting.
5. Evaluate and allow joint purchasing opportunities for goods and services on a case by case basis.
- ~~6. Correspond the needs of planned City land uses, such as parks, fire stations, law enforcement precincts and public libraries, with future school sites in order to purchase larger tracts of land, share infrastructure costs and provide for joint use of public facilities.~~

7. Promote ongoing efforts to assess the locations and types of future population growth. This includes the school system being directly involved in land use projections and discussions of such, so that future school sites will not adversely impact City plans for land usage and vice versa. This initiative will include the sharing of database information, such as population trends, enrollment, zoning applications, etc.
8. Work in conjunction with the School Board in the City zoning process to request mitigation of the financial impact of residential developments on the school system.
9. Recognize and reserve time for input for a school system representative at public zoning meetings so that school system analysis and recommendations made in such meetings are routinely considered by the City in that forum. When requested by the School Board, the same courtesy shall be applicable to City Council meetings.
10. Include School Board system analysis documentation in zoning packets which are distributed to the Planning Commission and City Council in advance to all public meetings and incorporate a summary of the analysis within the city's zoning analysis.
11. Provide judges for the School System Science Fair, Young Authors Fair, Governors Honors, Speech Contests and other related functions.
12. Provide and establish a Speakers Bureau list, for City employees to serve as classroom speakers on requested topics.
13. Provide release time with pay to employees in order for them to work with and mentor principals, teachers and students to ensure that student achievement gains are recognized, particularly in the subject areas of science and math.
14. Provide internship opportunities for Cherokee County students as it relates to the School Board's future Career/Technical Education "Senior Project" requirements in all applicable fields.
15. Pursue joint grant opportunities in both parties' best interests.
16. Assess fees as each residential building permit is pulled ~~pursuant to the attached schedule~~ and remit said fees to the School Board on a quarterly basis.
17. Allow the School Board to use the City-owned portion of J.C. Mullins Park upon request, waiving the rental fee and deposit as set forth in the City of Holly Springs Municipal Service Master Fee Schedule.

18. Shall provide portable police radios in the front office of each school within the city to enhance security and communication in the event that the school needs assistance from the City of Holly Springs Police Department.
19. Provide opportunities for Senior Projects for high school students including service as project mentors when staff members and/or volunteers are available.
20. Accept all children/interested participants for participation within its programs without regard to their gender, race, political affiliation, age, national origin or handicapping condition or any other discrimination recognized and prohibited by State or Federal Law. Children/participants with handicaps must be provided all necessary levels of supervision and must be included within the activities of the partnering organization. As a result of this partnership agreement, Holly Springs must adhere to all local, State or Federal laws regarding education.

ARTICLE IV

The term of this contract is ~~September 5, 2013 through September 5, 2014~~ October 17, 2019 through October 17, 2020. This contract shall automatically renew for additional terms not to exceed five years unless either party notifies the other at least 60 days prior to renewal date.

ARTICLE V

This contract may be terminated by either party upon thirty (30) days written notice to the other party with or without cause. All notice of this contract shall be given to the Superintendent of Cherokee County Schools at ~~110 Academy Street~~ PO Box 769, Canton, Georgia 3011469, and to the City Manager of Holly Springs, at 100 Hickory Circle, P.O. Box 990, Holly Springs, Georgia 30142.

IN WITNESS WHEREOF the parties have executed this document the first date referred to herein.

CITY OF HOLLY SPRINGS

By: Steven W. Miller, Mayor

By: Robert H. Logan, City Manager

CHEROKEE COUNTY BOARD OF
EDUCATION

By: Kyla Cromer, Chairman

By: Dr. Brian V. Hightower
Superintendent of Schools

Approved as to form:

Tom Roach, Esquire

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) GRANT AND LOW-INTEREST LOAN PROGRAM APPLICATION ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA); AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' PARTICIPATION IN THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) GRANT AND LOW-INTEREST LOAN PROGRAM ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA)

WHEREAS, the State Road and Tollway Authority (SRTA) administers the Georgia Transportation Infrastructure Bank (GTIB) Grants and Loans program for highly competitive transportation projects that have enhanced mobility and driven economic development in local communities throughout Georgia; and

WHEREAS, applications will be accepted from August 15th through October 15th; and

WHEREAS, the application will be evaluated by staff for competitiveness and submitted to the GTIB Advisory Committee for consideration; and

WHEREAS, after the Advisory Committee reviews the application a recommendation will be made to the SRTA Board, who will approve or deny the application; 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 prepare and submit a Georgia Transportation Infrastructure Bank (GTIB) Grant and Loan application to the State Road and Tollway Authority (SRTA);
2. The Mayor and City Council authorize the City Manager or his designee to act in all matters in connection with this application and the City of Holly Springs' participation in the Georgia Transportation Infrastructure Bank (GTIB) Grant and Loan Program through the State Road and Tollway Authority (SRTA);
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 7th day of October 2019.

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

A RESOLUTION TO MAKE APPLICATION WITH THE ATLANTA REGIONAL COMMISSION FOR FUNDING FOR THE PRELIMINARY ENGINEERING PHASE OF THE HICKORY SPRINGS PARKWAY PROJECT

WHEREAS, the City of Holly Springs has a Livable Centers Initiative (LCI) Plan with transportation improvements identified in and around the city's LCI area; and

WHEREAS, the City has completed a Town Center Transportation Plan; and

WHEREAS, the City has completed a Comprehensive Plan identifying transportation improvement in its Short-Term Work Program; and

WHEREAS, the City has included the project within the Capital Improvement Plan; and

WHEREAS, the City has included the project in the Main Street Work Plan; and

WHEREAS, the City has completed a scoping study for the Hickory Springs Parkway project; and

WHEREAS, the City has a Concept Project Report for P.I. # 0015030 approved and signed by Georgia Department of Transportation (GDOT) in 2017; and

WHEREAS, the City is committed to the implementation of the Hickory Springs Parkway project including providing matching funds for the Preliminary Engineering Phase of this project; and

WHEREAS, the City is committed to providing the twenty percent (20%) matching funds for the Hickory Springs Parkway project; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Holly Springs fully endorse and support the application; and

BE IT FURTHER RESOLVED that the City will provide the required matching funds should the grant funds be awarded to the City.

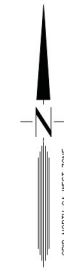
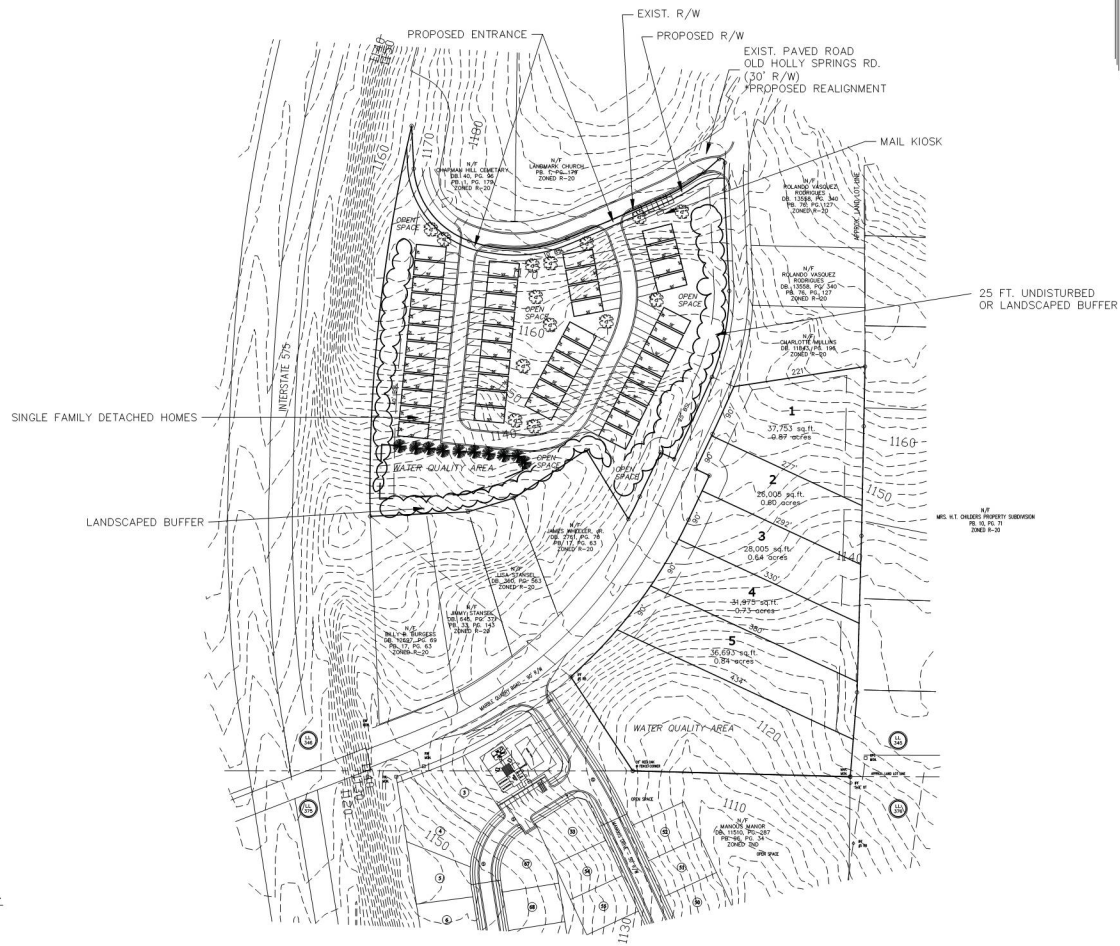
RESOLVED this 7th day of October. 2019.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk



FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA 100 YEAR FLOOD ZONE ACCORDING
TO FEMA MAP PANEL 13057C0242D
DATED: SEPT. 29, 2006.

BOUNDARY SURVEY PROVIDED BY CLIENT.
PERFORMED BY GASKINS FOR FLORRIE JO
BAILEY, SIGNED BY DARRELL D. RAINES ON
JAN. 11, 2019.
TOPOGRAPHIC INFORMATION BASED ON
CHEROKEE COUNTY GIS DATA
THE INFORMATION ON THIS CONCEPTUAL
PLAN IS COMPILED FROM THE DATA
PROVIDED AND REFERENCED HERE BY
CENTERLINE SURVEYING AND LAND
PLANNING, INC.

OWNER OF RECORD:
FLORRIE JO BAILEY
TIN: 15N14 050
PIN: 15-0346-0008
1530 MARBLE QUARRY RD.
CANTON, GA. 30115
DB. 60, PG. 325

APPLICANT:
BLUE RIVER DEVELOPMENT, LLC
6845 SHILOH RD. EAST, STE. D-3
ALPHARETTA, GA. 30005

24 HR. CONTACT:
BRAD COOPER
(404) 797-7325
BCOOPER@BLUERIVERDEVELOPMENT.COM

GENERAL SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - R-40 (TRACT 1 - 5.83 ACRES)
CURRENT ZONING - R-20 (TRACT 2 - 5.18 ACRES)
PROPOSED ZONING - TND
TOTAL AREA - 11.07 ACS

PROPOSED SITE REQUIREMENTS

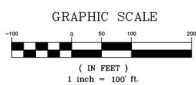
TOTAL R-20 RESIDENTIAL LOTS - 5
TOTAL RESIDENTIAL DETACHED UNITS PROPOSED - 45
TOTAL RESIDENTIAL LOTS/UNITS - 50
PROPOSED DENSITY - 4.51 U/A

R-20 LOT SETBACK REQUIREMENTS:

FRONT - 30 FT.
REAR - 30 FT.
SIDE - 10 FT.

DETACHED TOWNHOMES BUILDING SETBACK REQUIREMENTS PROPOSED:

SIDE STREET - 0/25 FT. * SEE NOTE
SEPARATION BETWEEN STRUCTURES - 3 FT.
* FIRST DISTANCE REFERS TO DISTANCE FROM PUBLIC R/W
AND THE SECOND REFERS TO DISTANCE FROM C/L OF ROAD.
** UNLESS OTHERWISE DEPICTED ON SITE PLAN



REZONING CONCEPTUAL PLAN FOR
MARBLE QUARRY RD.
A RESIDENTIAL COMMUNITY BY
BLUE RIVER DEVELOPMENT, LLC

LAND LOT 346 OF THE
15TH DISTRICT, 2ND SECTION
CHEROKEE COUNTY, GEORGIA

centerline

Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1810, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

DRAWN BY:	DP	DATE:	5-20-19
CHECKED BY:	DP	DRAWING NO.:	REZONING
JOB NO.:	519001	SHEET	1 OF 1
NO.	DATE	REVISION DESCRIPTION	BY
1	7-8-19	PER STAFF RECOMMENDATIONS	DP

City of Holly Springs Work Session Meeting
Speaker Sign In Sheet

October 7, 2019

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. <i>Jebbie Proctor</i>	<i>144 W. Mtn. Oak St.</i>	<i>Y</i>	<i>Marble Quarry</i>
2. <i>David Bailey</i>	<i>314 Aldene Ct.</i>	<i>Y</i>	<i>Marble Quarry</i>
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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.

