



City of Holly Springs

Date: Monday, October 4, 2021

Location: 3235 Holly Springs Parkway

City Council Work Session 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. SPECIAL PRESENTATION

- 10 Years of Service Recognition – Sergeant Sam Rentz
Presented By: Chief Tommy Keheley
- Chief’s Commendation, Life Saving Award
 - Corporal Patrick Davis
 - Officer Davis Snyder
- Acknowledgment of Golden Shields Honors Award for DUI Achievement from Mothers Against Drunk Driving
 - Officer Mike Adams
- 2020 Cherokee County Fire & Emergency Services Annual Report
Presented By: Robert H. Logan, City Manager

V. PUBLIC COMMENTS

VI. 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

VII. NEW BUSINESS

- B. Discuss A-04-2021 and MA-05-2021, annexation and rezoning of 10.59 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcels 522, 523, and 525 of tax plat 15N20 from AG, Agricultural (County), to R-40, Single Family Residential Estate (City)
Presented By: Nancy Moon, Community Development Director
- C. 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
Presented By: Nancy Moon, Community Development Director
- D. Discuss the release of Morgan's Run Maintenance Bond & Acceptance of Roads; release of Riverside Ph. IV Maintenance Bond & Acceptance of Roads; release of Spring Meadows Pedestrian Foot Bridge Performance Bond
Presented By: Nancy Moon, Community Development Director
- E. Discuss an Additional Services Addendum from PageFreezer Software, Inc.
Presented By: Erin Honea, Economic Development Director/Asst. City Clerk
- F. Discuss an amendment to the 2021 City Council Meetings Calendar
Presented By: Karen Norred, City Clerk/Human Resources Director
- G. Discuss participating in the Georgia Municipal Association's Deferred Compensation 457(b) Plan
Presented By: Karen Norred, City Clerk/Human Resources Director
- H. Discuss terminating the MassMutual Deferred Compensation 457(b) Plan
Presented By: Karen Norred, City Clerk/Human Resources Director
- I. Discuss a resolution recognizing October 3-9, 2021 as Georgia Cities Week
Presented By: Robert H. Logan, City Manager
- J. Discuss an Inmate Housing Agreement between Cherokee County, Georgia and the City of Holly Springs, Georgia
Presented By: Robert H. Logan, City Manager

VIII. ADJOURNMENT

City Council Special Called Meeting
Agenda
Immediately following the Work Session

I. CALL TO ORDER

II. CONSENT AGENDA

1. August 2, 2021 Council Work Session and Special Called Meeting Minutes
2. August 16, 2021 Council Work Session and Business Meeting Minutes
3. A proposal from BM&K Construction and Engineering for Professional Design Services for the Holly Springs Parkway at Fox Creek Drive Project in an amount not to exceed \$26,575

III. NEW BUSINESS

4. Approve/deny the release of the Morgan's Run Maintenance Bond No. GA18492, Riverside Ph. IV Maintenance Bond No. SU1150518, and Spring Meadows Pedestrian Foot Bridge Performance Bond No. US00102081SU20A
5. Approve/deny a resolution to accept and authorize certain streets in Morgan's Run and Riverside Ph. IV to become publicly maintained streets
6. Approve/deny an Additional Services Addendum between PageFreezer Software, Inc. and the City of Holly Springs, Georgia in an amount not to exceed \$2,580 and authorize the Economic Development Director to execute the agreement
7. Approve/deny an amendment to the 2021 City Council Meetings Calendar rescheduling the November 1, 2021 Work Session to November 4, 2021
8. Approve/deny a resolution recognizing October 3-9, 2021 as Georgia Cities Week

IV. ADJOURNMENT

EXECUTIVE SESSION

- Litigation
- Real Estate



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: MA-07-2020, applicant requests 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

DATE: September 30, 2021

COUNCIL MEETING DATE: October 4, 2021

RECOMMENDATION

Applicant, Manor Restorations, LLC, has requested rezoning of 15.72+/- acres, tax parcels 15N15A 094 and 095, from LI, Light Industrial and R-20, Single Family Residential to TND, Traditional Neighborhood Development.

The applicant originally proposed a residential development consisting of approximately 126 single-family detached residential units with a proposed density of 8.0 units per acre. The applicant has provided a revised proposal consisting of 63 single-family detached residential units with a proposed density of 4.0 units per acre. The applicant has sent a revised list of stipulations (attached) which have been incorporated into the staff stipulations where appropriate. Access to the subdivision is provided through the main access point on Palm Street. An emergency vehicle use access is provided along Palm Lake Drive to be equipped with a locked gate and "Knox Box".

A. Staff Recommendation

Staff recommends **APPROVAL** to rezone 15.72+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention 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. Covenants shall contain rules

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

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 4.0 units per acre, or a maximum of 63 fee simple single-family residential detached dwelling units.
6. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts. No vinyl materials shall be used on the exterior of the town homes. The minimum heated floor area shall be 1,700 square feet.
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 20 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. 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.
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 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".
14. 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 on both sides of the street; however, sidewalks shall not be required in any areas in which the sidewalk conflicts with any guest parking requirements.
15. 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.
16. 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.

17. Development and construction hours for the proposed project shall comply with City of Holly Springs Noise Ordinance provisions including no work on Sundays.
18. 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.
19. 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. 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.
20. 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.
21. 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.
22. All utilities servicing the residences within the proposed community shall be located underground.
23. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$471 (this could change per receipt of update to the CCSD impact report) per unit constructed and such fee shall be paid prior to the issuance of each building permit.
24. A privacy fence, 6-8 feet in height, shall be installed along the common property line between the development and parcel 15N15A 114.

CONCURRENCES

Planning Commission

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Application
Location Map

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; thence running along the southerly right of way of Palm Lake Drive and a curve to the left for a distance of 177.55 feet, having a radius of 409.79 feet, said curve is subtended by a chord of 574'10"07"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°46'36"E, a distance of 277.36 feet to a point; thence leaving the right of way and running S29°28'14"E, a distance of 18.64 feet to a point; thence running along the centerline of a ditch for an approximate distance of 352.27 feet, said meandering line is established with a line of 521°56'30"E, a distance of 419.03 feet to a point; thence running N89°27'15"E, a distance of 48.28 feet to a point; thence running N89°27'30"E, a distance of 233.38 feet to a point; thence running S00°29'53"W, a distance of 144.96 feet to a point; thence running N89°28'24"W, a distance of 847.65 feet to a point; thence running S20°13'10"E, a distance of 466.08 feet to a point; thence running N64°59'54"W, a distance of 159.90 feet to a point; thence running N64°51'13"W, a distance of 26.79 feet to a point; thence running N87°12'10"W, a distance of 133.28 feet to a point; thence running N70°13'28"W, a distance of 116.10 feet to a point; thence running N01°13'32"W, a distance of 265.67 feet to a point located on the easterly right of way of Palm Street; thence running easterly right of way of Palm Street and a curve to the right for a distance of 187.69 feet, having a radius of 833.90 feet, said curve is subtended by a chord of (N44°55'44"E, a distance of 187.29 feet) to a point; thence running N01°13'30"E, a distance of 194.71 feet to a point; thence running N21°53'31"E, a distance of 162.69 feet to a point; thence running N01°13'30"E, a distance of 207.83 feet to a point; thence running N01°13'30"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.

PROPOSED LANDSCAPE SCREENING

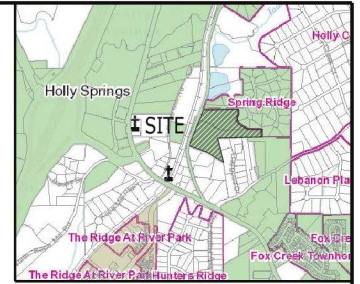
PROPOSED EMERGENCY ACCESS

PALM LAKE DRIVE - 50' R/W

PROPOSED LANDSCAPE SCREENING

PROPOSED LANDSCAPE SCREENING

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



AREA MAP: NTS

FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY FEMA MAP # 1305700244E DATED: JUNE 17TH 2019.

PROPOSED LANDSCAPE SCREENING

APPROX. LAND LOT LINE

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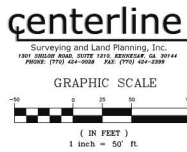
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centerline
Surveying and Land Planning, Inc.
1901 COLLINS ROAD, SUITE 100, KENNESAW, GA 30144
PHONE: (770) 431-0000 FAX: (770) 431-0000

GRAPHIC SCALE

1" = 100'

1 inch = 50' ft

1 inch = 50' ft

1 inch = 50' ft

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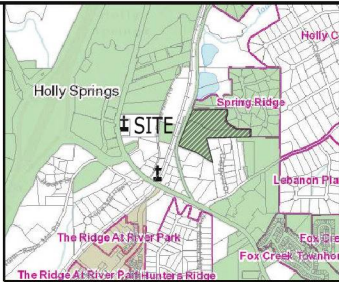
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AREA MAP: NTS

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.

N/T
HOLLY SPRINGS, LLC.
P.O. BOX 170
OF HOLLY SPRINGS
ZONED CC
15-0632-0004

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

TRACT 1
1N1015 094
PIN 15-0533-0025
AREA = 9.173 ACRES

TRACT 2
1N1015 095
PIN 15-0592-0002
AREA = 5.775 ACRES

TRACT 3
1N1015A 082 A
PIN 15-0592-0010
AREA = 0.320 ACRES

RD 1ST DRIVE, SUITE 400
MARIETTA, GEORGIA 30062

DPC
DAVID PEARSON COMMUNITIES, INC.
2000 FIRST DRIVE, STE 400, MARIETTA GA. 30062, PHONE: 770-321-5032

<u>REZONING CONCEPTUAL PLAN FOR</u>													
IDLE TOWNE													
LAND LOTS 592, 593, 632 & 633, 15TH DISTRICT, 2ND SECTION CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA													
DRAWN BY: <i>DP</i>	DATE: <i>11-2-2020</i>												
CHECKED BY: <i>DP</i>	DRAWING NO.: <i>REZONING</i>												
JOB NO.: <i>320017</i>	SHEET <i>1</i> OF <i>1</i>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 60%;">REVISION DESCRIPTION</th> <th style="width: 10%;">BY</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">8-20-21</td> <td style="text-align: center;">RE-ISSUE FOR ZONING</td> <td style="text-align: center;">DP</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION DESCRIPTION	BY	1	8-20-21	RE-ISSUE FOR ZONING	DP					
NO.	DATE	REVISION DESCRIPTION	BY										
1	8-20-21	RE-ISSUE FOR ZONING	DP										

September 27, 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 public hearings with the Holly Springs Planning Commission, as well as the Holly Springs Mayor & Council (via its work session on February 1, 2021), we have revised our application/request as follows:

- After meeting with a number of adjacent property owners (unsuccessfully) over the last several months in an attempt to secure additional properties that could allow for an access connection to Toonigh Road, the applicant is drastically reducing the number of lots and overall project density. The applicant is now requesting approval for 63 lots (reduced from original request of 126 lots) for an overall density of 4.0 units per acre (reduced from original request of 8.0 units per acre).
- Per requirements of the Cherokee County Fire Department, applicant is providing an emergency vehicle only access point 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.

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 townhomes shall be constructed consistent with the attached photographs. The architectural style represents high quality, detached townhomes with 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.

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.

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 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.

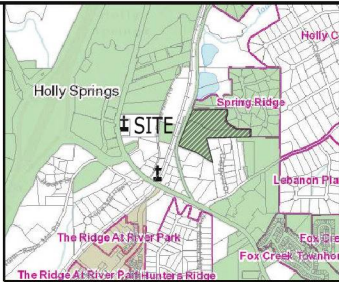
Sincerely,

TAYLOR ENGLISH DECISIONS, LLC

A handwritten signature in black ink, appearing to read 'Rob Hosack', written in a cursive style.

Rob Hosack
rhosack@tedecisions.com

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

[illegible]

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.

GENERAL SITE NOTES:
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - LI
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

DPC
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

EXAMPLES OF PROPOSED HOMES

















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; thence running along the southerly right of way of Palm Lake Drive and a curve to the left for a distance of 177.55 feet, having a radius of 409.79 feet, said curve is subtended by a chord of 574'10"07"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°46'36"E, a distance of 277.36 feet to a point; thence leaving the right of way and running S29°28'14"E, a distance of 18.64 feet to a point; thence running along the centerline of a ditch for an approximate distance of 352.27 feet, said meandering line is established with a line of S21°56'30"E, a distance of 419.03 feet to a point; thence running N89°27'15"E, a distance of 48.28 feet to a point; thence running N89°27'30"E, a distance of 233.38 feet to a point; thence running S00°29'53"W, a distance of 144.96 feet to a point; thence running N89°28'24"W, a distance of 847.65 feet to a point; thence running S20°13'10"E, a distance of 466.08 feet to a point; thence running N64°59'54"W, a distance of 159.90 feet to a point; thence running N64°51'13"W, a distance of 26.79 feet to a point; thence running N87°12'10"W, a distance of 133.28 feet to a point; thence running N70°13'28"W, a distance of 116.10 feet to a point; thence running N01°13'32"W, a distance of 265.67 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 833.90 feet, said curve is subtended by a chord of (N44°55'44"E, a distance of 187.29 feet) to a point; thence running N01°13'30"E, a distance of 194.71 feet to a point; thence running N21°53'33"E, a distance of 162.69 feet to a point; thence running N01°13'30"E, a distance of 207.83 feet to a point; thence running N21°53'30"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.

PROPOSED LANDSCAPE SCREENING

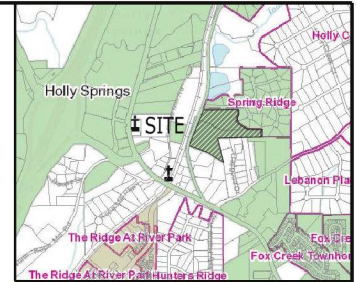
PROPOSED EMERGENCY ACCESS

PALM LAKE DRIVE - 50' R/W

PROPOSED LANDSCAPE SCREENING

PROPOSED LANDSCAPE SCREENING

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



AREA MAP: NTS

FLOOD INFORMATION:
THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO CHEROKEE COUNTY FEMA MAP # 1305700244E DATED: JUNE 17TH 2019.

PROPOSED LANDSCAPE SCREENING

APPROX. LAND LOT LINE

APPROX. LAND LOT LINE

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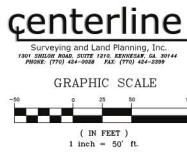
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GENERAL SITE NOTES:
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - LI
PROPOSED ZONING - TND
TOTAL TRACT ACREAGE - 15.72 ACRES.
OPEN SPACE - EXCEEDS 20%
ALL ROADS 20' PAVEMENT WITH 2 FT C&G
SIDEWALKS ARE PROPOSED FOR 1 SIDE OF THE
STREET THROUGHOUT 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

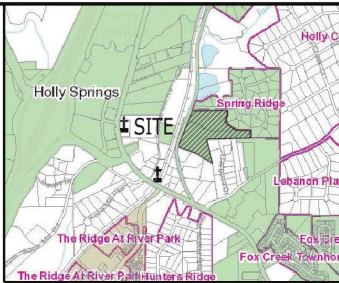
"THE SEASIDE"
4,000 SQUARE FEET (2 STORY)
TWO FIRST FLOOR BEDROOMS
THREE CAR GARAGE

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

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

[illegible]

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.

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

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AREA = 5.775 ACRES

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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

DATE	DP	DATE	11-2-2020
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DRAWN BY:	DATE:
22	

CHECKED BY: <i>UP</i>	DRAWING NO.: <i>REZONING</i>
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JOB NO.: 320017	SHEET 1 OF 1
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NO.	DATE	REVISION DESCRIPTION	BY
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1	8-20-21	RE-ISSUE FOR ZONING	DP
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COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **A-04-2021**, applicant requests annexation of 10.59 +/- acres located off of Hickory Road, Cherokee County, GA, tax parcels 522, 523, and 525 of tax plat 15N20.

MA-05-2021, applicant requests 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)

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

STAFF ANALYSIS

Applicants, Arty R Elliott and Twyla R. Elliott, have requested annexation and rezoning of 10.59+/- acres located off of Hickory Road, tax parcels 522, 523, and 525 of tax plat 15N20, from AG, Agricultural (County) to R-40, Residential Estate (City). The proposed development consists of the creation of 4 additional lots for single-family residential development. A variance was approved by the Planning Commission to permit lots shown with no road frontage to be platted and accessed via an access easement.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GV	NORTH:	J.B. Owens Park
SOUTH:	AG(County)	SOUTH:	SFR/Undeveloped
EAST:	R-20/RM-10 (County) GV	EAST:	SFR J.B. Owens Park
WEST:	R-40(County)	WEST:	SFR

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Adjacent and nearby properties consist largely of single-family residential development with varied densities, as well as, a City Park. The proposed zoning is suitable and comparable to surrounding properties.

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

The zoning proposal is similar in nature to the surrounding properties and would not affect their existing uses or usability.

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

The property could be developed with the permitted uses allowed within the County AG, Agricultural zoning district.

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

The proposed request would not have a significant impact on existing facilities and utilities.

5. Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)?

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

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built

(excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods.

Primary Future Land Uses: Single-family detached residential

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

6. Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

The proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Residential Uses.** Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (8.1, #3)
 - b) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (8.1, #9)
 - c) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (8.1, #11)
 - d) **Land Use Decisions.** Use the Future Development Map (FDM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals. (8.1, #22)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

All development will be required to comply with the federal, state, and local regulations.

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

Development in the area consists primarily of residential development consisting of planned developments and traditional subdivisions with larger lots.

C. Cherokee County Comments

Cherokee County Board of Commissioners met on September 21, 2021 and voted unanimously to indicate they have no objections to this application. They did emphasize ensuring that the common driveway is 20' wide to accommodate the Fire Department access including an appropriate turnaround.

D. Planning Commission Recommendation

Planning Commission conducted a public hearing on September 16, 2021. No public comments were made. Planning Commission recommended **APPROVAL** of the Annexation and recommended **APPROVAL** of the rezoning request to rezone to R-40, Residential Estate.

E. Summary

Adjacent and nearby property is zoned AG, R-40, GV, and PDR/MXD with mainly residential uses. An adjacent City park provides services to the area residents. The proposed use would be compatible with the surrounding properties.

F. Staff Recommendation

Staff recommends **APPROVAL** of the application to annex 10.59+/- acres.

Staff recommends **APPROVAL** to rezone 10.59+/- acres, to **R-40, Residential Estate** with the following stipulations:

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.

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

A-04-2021
MA-05-2021
V-02-2021
Location Map
Annexation Request
Rezoning Request
Variance Request



0 250 500 750 1,000
Feet

Parcels Requesting Annexation, Rezoning, and Variance

Holly Springs Zoning 2021

 AG- Agricultural	 PDR- Planned Development Residential
 R-40- Single Family Residential Estate	 HDMFR- High Density Multi-Family Residential
 R-20- Single Family Residential	 GC- General Commercial
 RD-20- Single Family and Duplex	 NC- Neighborhood Commercial
 RD-3- Single Family Residential	 OI- Office Institutional
 PUD- Planned Unit Development	 GV- Governmental
 TND- Traditional Neighborhood Development	 LI- Light Industrial
	 MXD- Mixed Use Overlay
	 Parcels
	 Roads



HB 76 NOTE, EFFECTIVE MAY 08, 2017

Code Section 15-6-67.1

As required by subsection (b) of O.C.G.A. Section 15-6-67.1, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approval 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 surveys 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 FLOOD PLAIN ACCORDING TO CHEROKEE COUNTY FIRM MAP 150702002E DATED 06/20/19

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 (GSWCC) 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 NPOES 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 as the Local Issuing Authority.

It is the policy of Cherokee County that drainage easements 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 construction or any drainage easement within Cherokee County, unless such easement lies within Cherokee County right-of-way and/or used and as 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 Floodplain Notification and a Cherokee County erosion control permit are required for any future post stream channel in States Values.

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 BFE, or 1.0 foot above the Cherokee County Future Conditions BFE, 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:

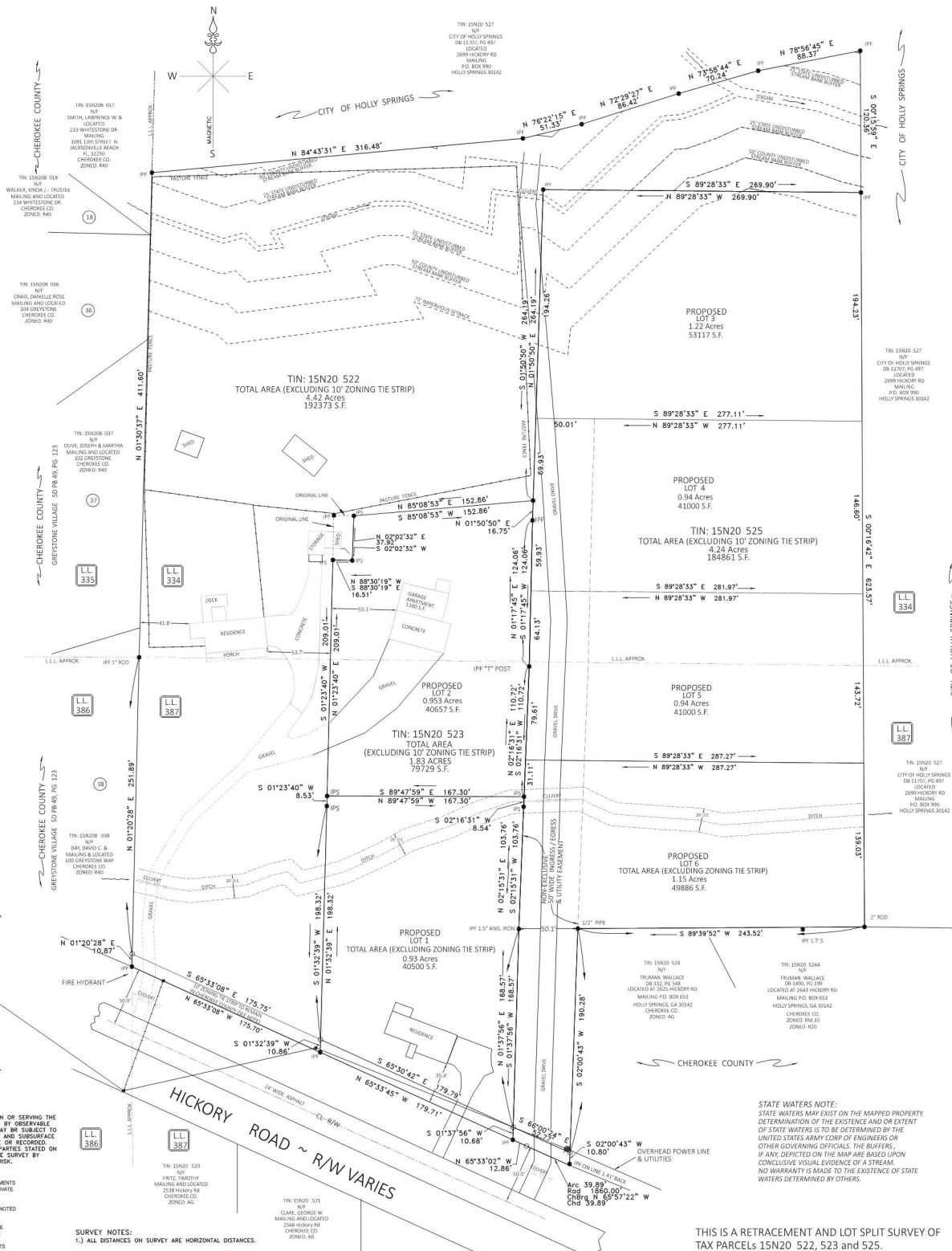
10' ZONING TIE STRIP TO REMAIN IN CHEROKEE COUNTY

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
 - 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
 - POWER POLE
 - OVERHEAD POWER LINE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - FENCE
 - 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 3/8" REBAR UNLESS NOTED OTHERWISE.

- 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
 - 12.) MAPPED BOUNDARY ERROR OF CLOSURE
 - 13.) TIN 523 1" IN 40812"
 - 14.) TIN 523 1" IN 101015"
 - 15.) TIN 523 1" IN 15710"

- 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, DERIVED 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



A-04-2021



City of Holly Springs, Georgia

Petition for Annexation

100% Method

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: _____

Applicant's Name: Arty R Elliott Twyla R Elliott

Corporation Name: _____

Mailing Address: 2527 Hickory Rd Canton GA 30115

Phone: 770-856-4277

Email: aelliott123@gmail.com

PROPERTY OWNER INFORMATION

Property Owner(s): Same

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 522

Land Lot(s)/District: 334 & 387 15 Dis

Physical Address: 2527 Hickory Rd Canton GA 30115

Property Location Description: East on Hickory Rd 1/2 mile past

intersection of New Light Rd & Hickory Rd. Property on left

Current Zoning: AG

(Attach additional sheets, if necessary)

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? NO If "yes," please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

Zone R40

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- D A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- D A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- D Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Arty R & Tuxia R Elliott

Applicant Name (Please Print)

Corporation Name (Please Print)

Title (Please Print)

Applicant Signature

Date _____

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Arty R Elliott

Property Owner Name (Please Print)

Property Owner Signature

8-4-2021

Date _____

Twyla R Elliott

Property Owner Name (Please Print)

Property Owner Signature

8-4-202

Date _____

Property Owner Name (Please Print)

Property Owner Signature

8/4/2021

Date _____

Tracy Puchett Chubb

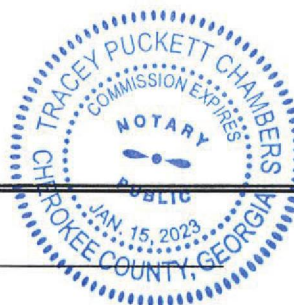
Notary (form must be notarized)

Received by:

City of Holly Springs, Georgia

Date:

8/26/2021



2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

ELLIOTT ARTY R.
ELLIOTT TWYLA R.
2527 HICKORY RD
CANTON, GA 30115

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2020-44042		.00

Map: 15N20 522

Last payment made on: 11/12/2020

Printed: 08/03/2021

Location: 2527 HICKORY RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423.

If you have an escrow forward tax bill to your mortgage company as soon as possible.

Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law.

** Pay online at www.cherokeeega.com**

Please note: There is a 3% Merchant Fee charged.
(This fee is not collected by Cherokee County.)

8-4

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: ELLIOTT ARTY R.
Map Code: 15N20 522 REAL
Description: LL 334-387 15TH D
Location: 2527 HICKORY RD
Bill No: 2020-44042
District: 001 CHEROKEE COUNTY AT LARGE 001

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
122,260	133,800	4.4400	256,060					L01 L01	
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		256,060	102,424	27,624.00	74,800	5.2120	389.86		389.86
PARKS BOND		256,060	102,424		102,424	.4610	47.22		47.22
COUNTY WIDE FIRE DIST		256,060	102,424		102,424	3.2920	337.18		337.18
TOTALS						8.9650	774.26	.00	774.26

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	774.26
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	774.26
Back taxes	0.00
TOTAL DUE	.00

Printed: 08/03/2021

Printed: 8/3/2021 11:26:23

Register: 3 Clerk:

Official Tax Receipt

Sonya Little

Cherokee County Tax Commissioner

2780 Marietta Hwy
Canton, GA 30114

Phone: (678) 493-6400

Fax: (678) 493-6423

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
191248 Year-Bill No 2020 - 44042	15N20 522 / 001 LL 334-387 15TH D FMV: \$256,060.00	774.26	0.00 Fees 0.00	0.00	774.26	774.26 Paid Date 11/12/2020 11:58:31	0.00 Current Due 0.00
Transactions:	191248 - 191248 Totals	774.26	0.00	0.00	774.26	774.26	0.00

Paid By :

ELLIOTT ARTY R.

ELLIOTT ARTY R.
ELLIOTT TWYLA R.
2527 HICKORY RD
CANTON, GA 30115

Cash Amt: 0.00

Check Amt: 774.26

Charge Amt: 0.00

Change Amt: 0.00

Refund Amt: 0.00

Overpay Amt: 0.00

Check No 3791

Charge Acct

15N13D

Shiloh Place

15N14F

15N14G

Barrett Springs

Cedar Valley

Mt Winter Place

15N14D

Farms

15N19A

15N20E

15N20A

15N14E

Country Cove

Wildwood

Rainview

Morgans Run

Holly Hills Estates

Barrett Farms

15N20C

Carson Creek

Greystone Village

Waverly Park

15N20H

15N20B

Har

Ridgewood Tr

Brookdale Pass

Idewood Dr

Whitstone Dr

Lot more Pass

Madison

Hickory Ln

Sequoia Dr

Barrett Springs Dr

Miner Dr

Carroll Dr

Shiloh Pl

Johnson Dr

Artis Dr

Wood Gate Dr

Univer Rd

Lynn Ln

Brittany C

Farms

15N13D

15N19A

15N20E

15N20A

15N14E

15N20C

15N20H

15N20B

15N14D

15N14F

15N14G

15N13D

15N19A

15N20E

15N20A

15N14E

15N20C

15N20H

15N20B

15N14D

15N14F

15N14G

15N13D

15N19A

15N20E

15N20A

15N14E

15N20C

15N20H

15N20B

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15N14G

15N13D

15N19A

15N20E

15N20A

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15N20C

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15N14D

15N14F

15N14G

15N13D

15N19A

15N20E

15N20A

15N14E

15N20C

15N20H

15N20B

15N14D

15N14F

15N14G

15N13D

15N19A

15N20E

15N20A

15N14E

15N20C

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15N20B

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15N19A

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15N20C

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15N20C

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15N14F

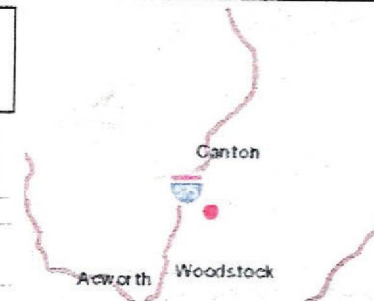
15N14G

Arty & Twyla Elliott 2527 Hickory Rd Canton Ga

15N20 522



Cherokee County, GA



Legend

Airports

- Air Acres Airfield
- Cherokee County Regional Airport

Parcels

Parcels

Schools

Churches



1: 5,221



870.2 0 435.12 870.2 Feet

© Cherokee County GIS

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

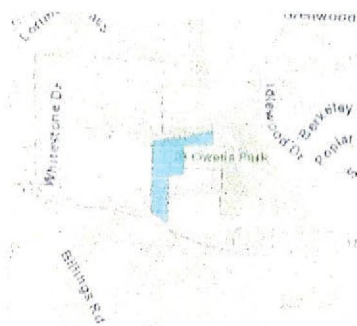
Notes

Geocortex Essentials Parcel Report

Cherokee County, GA

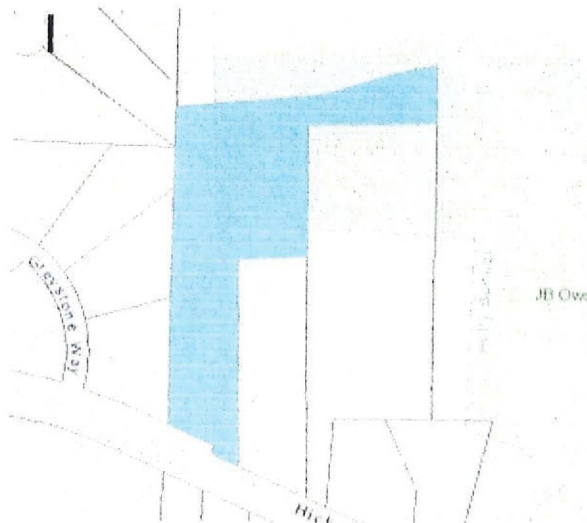
TIN: 15N20 522

Report generated 8/3/2021 9:21:56 AM



Vicinity Map

1: 21,947.15



Tax parcel highlighted in cyan

1: 5,022.72

Tax Parcel Information

Owner: ELLIOTT ARTY R

Property Address: 2527 Hickory Rd, Canton 30115

Subdivision:

TIN: 15N20 522

PIN: 15-0387-0012

Mailing Address: 2527 HICKORY RD, CANTON, GA 30115

Acreage: 4.442

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

Rec: \$10.00 TRANSFER TAX \$0.00

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

Return to:
Arty R. Elliott and Twyla R. Elliott
2527 Hickory Road
Canton, GA 30115

**WARRANTY DEED
DEED SERVICE ONLY**

STATE OF GEORGIA
COUNTY OF PICKENS

This Indenture, made this 9th day of November 2017, by and between Twyla R. Elliott, hereinafter "Grantor" and, Arty R. Elliott and Twyla R. Elliott, as joint tenants with survivorship and not tenants in common, hereinafter "Grantee", (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, sell, alien, convey and confirm unto the said Grantee, the following tract or parcel of land:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 334 AND 387 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 36, CHEROKEE COUNTY, GEORGIA RECORDS, AND BEING 4.442 ACRES, WHICH PLAT OF REFERENCE HERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PLAT HAVING BEEN PREPARED FOR ARTY R. ELLIOTT, BY SMITH AND SMITH LAND SURVEYORS, DATED AUGUST 12, 2010, WILLIAM C. SMITH, REGISTERED LAND SURVEYOR NO. 1803.

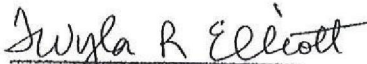
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper benefit and behoof of the Grantee forever in **FEE SIMPLE**.

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

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

Signed, sealed and delivered in the presence of:


UNOFFICIAL WITNESS


TWYLA R. ELLIOTT


NOTARY PUBLIC





City of Holly Springs, Georgia
Petition for Annexation
100% Method

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: X
 Applicant's Name: 2579 Hickory Properties LLC / Arty Elliott
 Corporation Name: 2579 Hickory Properties LLC
 Mailing Address: 2527 Hickory Rd Canton Ga, 30115
 Phone: 770-856-4277
 Email: ae11164123@gmail.com

PROPERTY OWNER INFORMATION

Property Owner(s): same
 Mailing Address: _____
 Phone: _____
 Email: _____

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 523
 Land Lot(s)/District: 334 & 387
 Physical Address: 2579 Hickory Rd Canton Ga 30115
 Property Location Description: East on Hickory Rd 1/2 mile past
intersection of New Light Rd & Hickory Rd. Property on Left
 Current Zoning: AG

(Attach additional sheets, if necessary)

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? NO If "yes," please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

Divide current tract into 2 R40 Residential Lots
Zone R40

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- D A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- D A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- D Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

2579 Hickory Properties LLC / Arty Elliott

Applicant Name (Please Print)

2579 Hickory Properties LLC

Corporation Name (Please Print)

Sole Member

Title (Please Print)

x [Signature]

Applicant Signature

8-4-2021

Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

2579 Hickory Properties LLC

Property Owner Name (Please Print)

x [Signature] Sole Member of LLC

Property Owner Signature

8-4-2021

Date

Property Owner Name (Please Print)

Property Owner Signature

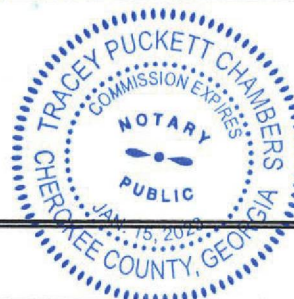
Date

Property Owner Name (Please Print)

Property Owner Signature

8/4/2021
Date

[Signature]
Notary (form must be notarized)



Received by: Nancy Man

City of Holly Springs, Georgia

Date: 8/26/2021

2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

2579 HICKORY PROPERTIES LLC
2527 HICKORY RD
CANTON, GA 30115

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2020-15791		.00

Map : 15N20 523

Last payment made on: 11/12/2020

Printed: 07/30/2021

Location: 2579 HICKORY RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423.

If you have an escrow forward tax bill to your mortgage company as soon as possible.

Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law.

** Pay online at www.cherokeega.com **
Please note: There is a 3% Merchant Fee charged.
(This fee is not collected by Cherokee County.)



Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Tax Payer: 2579 HICKORY PROPERTIES LLC
Map Code: 15N20 523 REAL
Description: LL 334 & 387 D.15
Location: 2579 HICKORY RD
Bill No: 2020-15791
District: 001 CHEROKEE COUNTY AT LARGE 001

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
152,850	65,000	1.9000	217,850						
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		217,850	87,140		87,140	5.2120	454.17		454.17
SCHOOL M&O		217,850	87,140		87,140	18.4500	1,607.73		1,607.73
SCHOOL BOND		217,850	87,140		87,140	1.0000	87.14		87.14
PARKS BOND		217,850	87,140		87,140	.4610	40.17		40.17
COUNTY WIDE FIRE DIST		217,850	87,140		87,140	3.2920	286.86		286.86
TOTALS						28.4150	2,476.07	.00	2,476.07

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

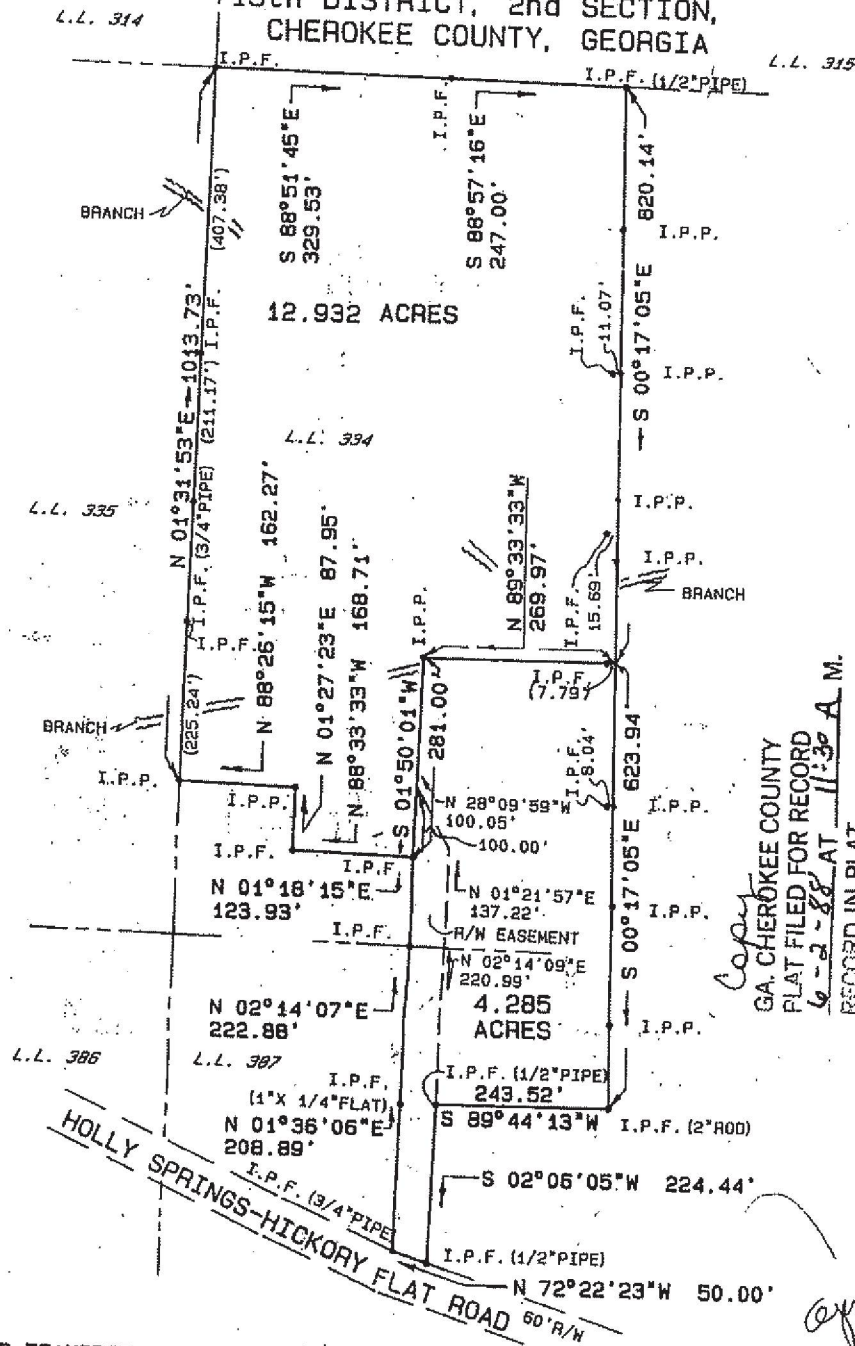
Current Due	2,476.07
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2,476.07
Back taxes	0.00
TOTAL DUE	.00

Printed: 07/30/2021

Copy

Copy

SURVEY FOR
ROY S. ELLIOTT
PROPERTY IN LAND LOTS 334, & 387,
15th DISTRICT, 2nd SECTION,
CHEROKEE COUNTY, GEORGIA



PLAT 15-58
parcel 22A
Zone AG

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
6-2-88 AT 11:30 A.M.
RECORD IN PLAT
BOOK 35 PAGE 111
ANNETTE FLEMING
CLERK SUPERIOR COURT

FIELD TRAVERSE:
CLOSURE: ONE FOOT IN 20,000 FEET
USING A GTS-2 TOPCON.
ANGULAR ERROR: 0°00' 10" PER ANGLE
POINT USING A GTS-2 TOPCON.
ADJUSTED: USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
2 SOUTH AVENUE, CARTERSVILLE, GA.
ZIP 30120 PHONE 404-382-0457

NOTE: IRON PINS ARE (1/2" RE-BAR)
EXCEPT AS SHOWN.

FLOOD HAZARD BOUNDARY MAP H 25
DATED AUG. 20, 1976 SHOWS THIS
PROPERTY IS NOT IN A FLOOD ZONE.

PLAT CLOSURE;
ONE FOOT IN
105,000 FEET.
NOVEMBER 12, 1986

A. Lee Smith
REGISTERED LAND SURVEYOR No. 1309

R/W — RIGHT OF WAY	R — RADIUS
I.P.F. — IRON PIN PLACED	— X — FENCE
I.P.F. — IRON PIN FOUND	— — — LAND LOT LINE
C.M. — CONCRETE MARKER	— — — CENTER LINE
CH. — CHORD	— — — POWER LINE
L — LENGTH OF CURVE	



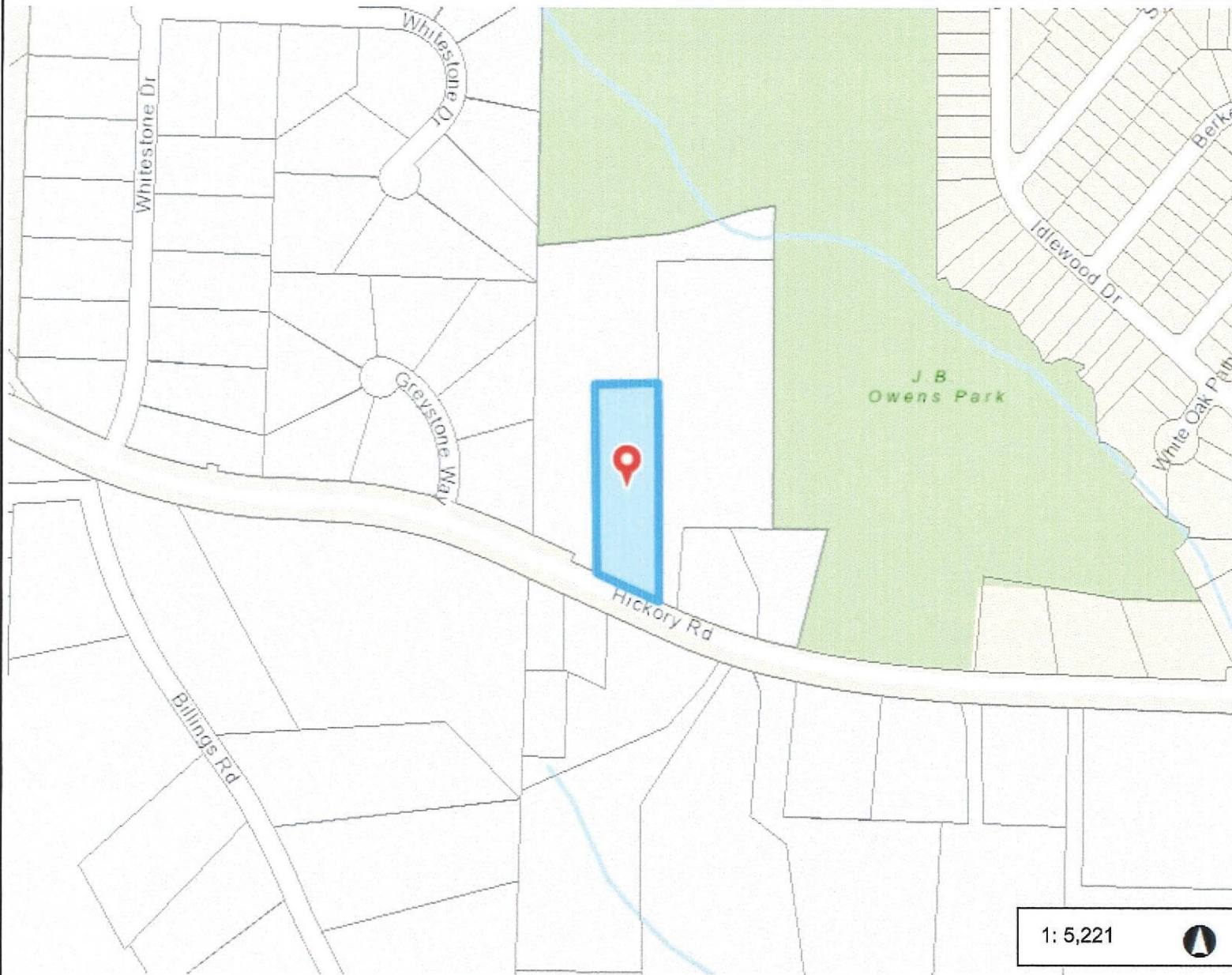
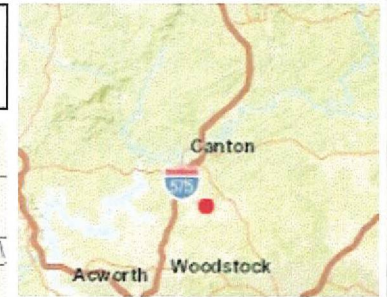
0 50' 200'
20' 100' 300'
SCALE 1" = 200'
FILE 2994-1

2579 Hickory Rd

15N20 523



Cherokee County, GA



Legend

Airports

- Air Acres Airfield
- Cherokee County Regional Airport

Parcels

Parcels

Schools

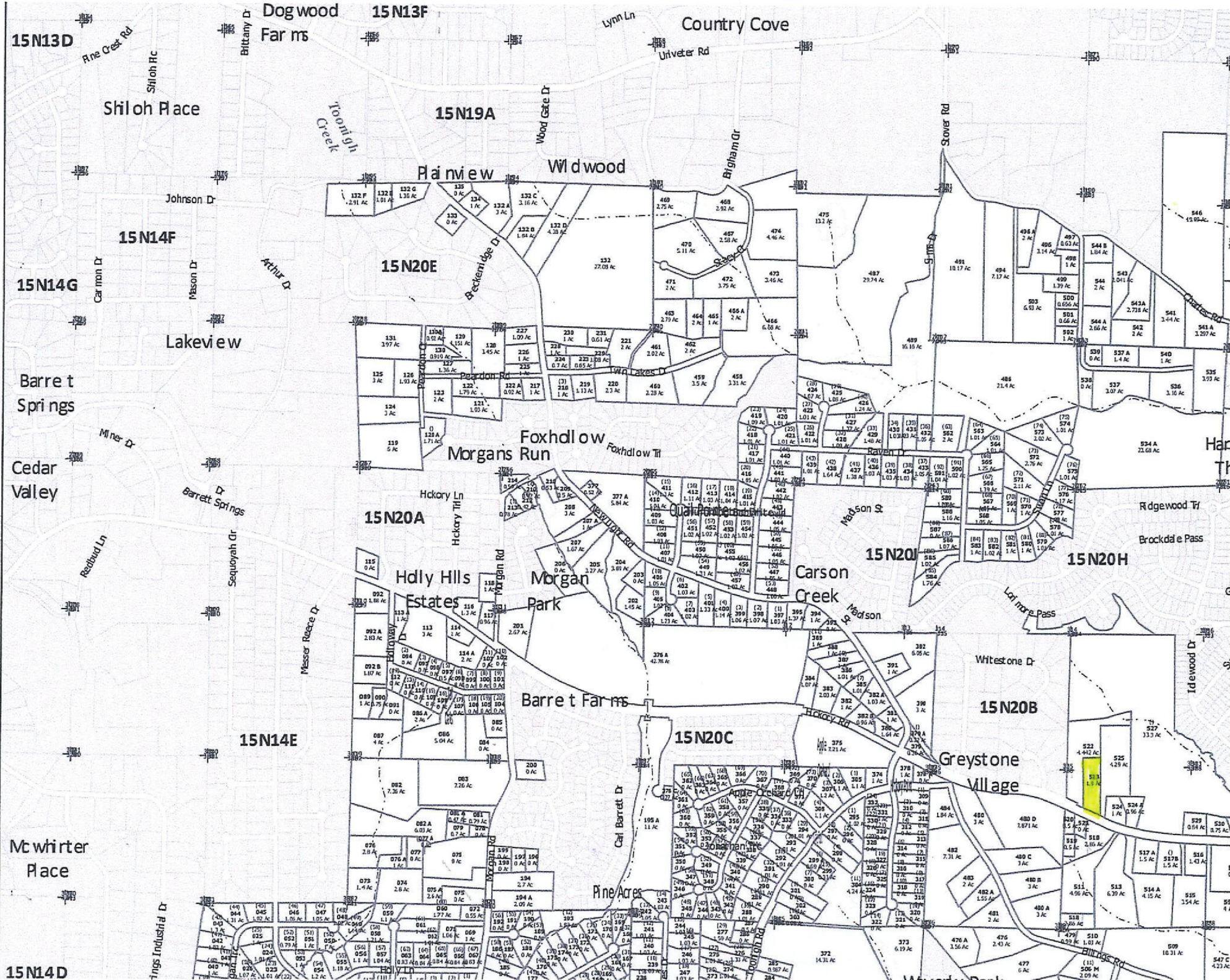
Churches

1: 5,221



870.2 0 435.12 870.2 Feet

Notes



After recording please return to:
Bray & Johnson Attorneys
P.O. Box 1649
Canton, Georgia 30169
(12510/dp)

**WARRANTY DEED
(NO CERTIFICATION AS TO ANY TITLE MATTERS
DEED SERVICE ONLY)**

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

THIS INDENTURE, made this 14th day of November, in the year of our Lord Two Thousand and Twelve between Arty R. Elliott of the State of Georgia and County of Cherokee of the first part and **2579 HICKORY PROPERTIES, LLC**, of the State of Georgia and County of Cherokee of the second part.

WITNESSETH; That the said party of the first part, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, itself and its successors and assigns, all that tract or parcel of land lying and being in

All of that tract or parcel of land lying and being in Land Lots 334 and 387 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a point on the Northerly right of way of Holly Springs-Hickory Flat Road which point is 176.3 feet Southeast of the West land lot line of Land Lot 387, where said land lot line intersects the Northerly right of way of Holly Springs-Hickory Flat Road; running thence North 01 degrees 30' 00" East 432.74 feet to a point; running thence South 88 degrees 30' 00" East 168.80 feet to a point; running thence South 01 degrees 17' 00" West 124.00 feet to a point; running thence South 02 degrees 14' 00" West 222.90 feet to a point; running thence South 01 degree 37' 00" West 155.58 feet to a point on the Northerly right of way of Holly Springs-Hickory Flat Road; running thence North 65 degrees 43' 41" West 180.14 feet to a point and the Point of Beginning.

This Deed is given subject to all easements and restrictions of record, if any. Subject to all state and county ad valorem taxes not yet due and payable.

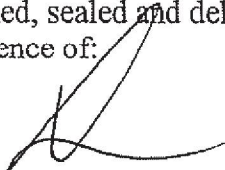
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **2579 HICKORY**

PROPERTIES, LLC, the said party of the second part, its successors and assigns forever in **FEE SIMPLE**.

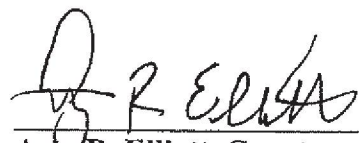
And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

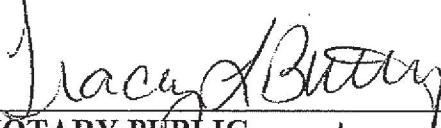
Signed, sealed and delivered in the presence of:



WITNESS



Arty R. Elliott, Grantor (SEAL)



NOTARY PUBLIC

My commission expires: 6-19-2015



City of Holly Springs, Georgia

Petition for Annexation

100% Method

Please completed one petition per parcel; duplicate this form as needed. Please print or type.

APPLICANT INFORMATION

Date: _____

Applicant's Name: Arthur Ray Elliott & Judy Elliott Pressley

Corporation Name: _____

Mailing Address: 2527 Hickory Rd Canton GA 30115

Phone: 770 856 4277

Email: aelliott123@gmail.com

PROPERTY OWNER INFORMATION

Property Owner(s): Same

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N20 Parcel #: 525

Land Lot(s)/District: 334 & 387 15th

Physical Address: Hickory Rd Canton Ga. 30115

Property Location Description: EAST of Hickory Rd 1/2 mile past

intersection of New Light Rd & Hickory Rd. Property on left

Current Zoning: AG

(Attach additional sheets, if necessary)

Has an application for rezoning, special use, or variance been applied for in the County within the past five (5) years? NO If "yes," please provide complete explanation and details in the space below:

(attach additional sheets, if necessary)

Describe the proposed development for the property in question should the annexation be approved, including the appropriate City zoning classification desired. (NOTE: Any annexation request requiring a rezoning in the City will need to be made on the appropriate rezoning request forms for the City of Holly Springs. This annexation petition does not complete the requirements for making a rezoning request).

R40 Zoning Requested for purpose of dividing the 4.2 acre
tract into 4 single family residential lots

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

- D A copy of the most recent warranty deed or equivalent conveyance of ownership for the property to be annexed;
- D A copy of the Cherokee County Tax Plat, illustrating the property to be annexed;
- D Complete the Applicant & Property Owner(s) Signature Sections, following page;
- D Any additional information requested by City Officials.

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Arthur Ray Elliott & Judy Elliott Pressley

Applicant Name (Please Print)

Corporation Name (Please Print)

Title (Please Print)

Arthur Ray Elliott

Applicant Signature

8-2-21

Date

ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Arthur Ray Elliott

Property Owner Name (Please Print)

Arthur Ray Elliott

Property Owner Signature

8-2-21

Date

Judy Elliott Pressley

Property Owner Name (Please Print)

Judy Elliott Pressley

Property Owner Signature

8/2/21

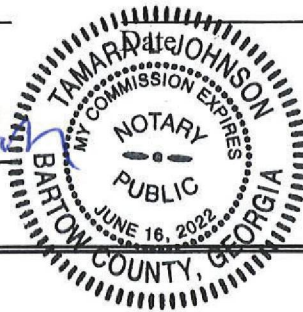
Date

Property Owner Name (Please Print)

Property Owner Signature

Tamara L Johnson

Notary (form must be notarized)



Received by: Tamara L. Johnson

City of Holly Springs, Georgia

Date: 8/2/2021

2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

ELLIOTT ARTHUR RAY &
PRESSLY JUDY ELLIOTT
2527 HICKORY RD
CANTON, GA 30115

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2020-44041		.00

Map : 15N20 525

Last payment made on: 11/12/2020

Printed: 07/30/2021

Location: HICKORY RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423.

If you have an escrow forward tax bill to your mortgage company as soon as possible.

Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law.

** Pay online at www.cherokeega.com **
Please note: There is a 3% Merchant Fee charged.
(This fee is not collected by Cherokee County.)



Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

Tax Payer: ELLIOTT ARTHUR RAY &
Map Code: 15N20 525 REAL
Description: LL 334 15 DIST
Location: HICKORY RD
Bill No: 2020-44041
District: 001 CHEROKEE COUNTY AT LARGE 001

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
0	140,100	4.2900	140,100						
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		140,100	56,040		56,040	5.2120	292.08		292.08
SCHOOL M&O		140,100	56,040		56,040	18.4500	1,033.94		1,033.94
SCHOOL BOND		140,100	56,040		56,040	1.0000	56.04		56.04
PARKS BOND		140,100	56,040		56,040	.4610	25.83		25.83
COUNTY WIDE FIRE DIST		140,100	56,040		56,040	3.2920	184.48		184.48
TOTALS						28.4150	1,592.37	.00	1,592.37

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

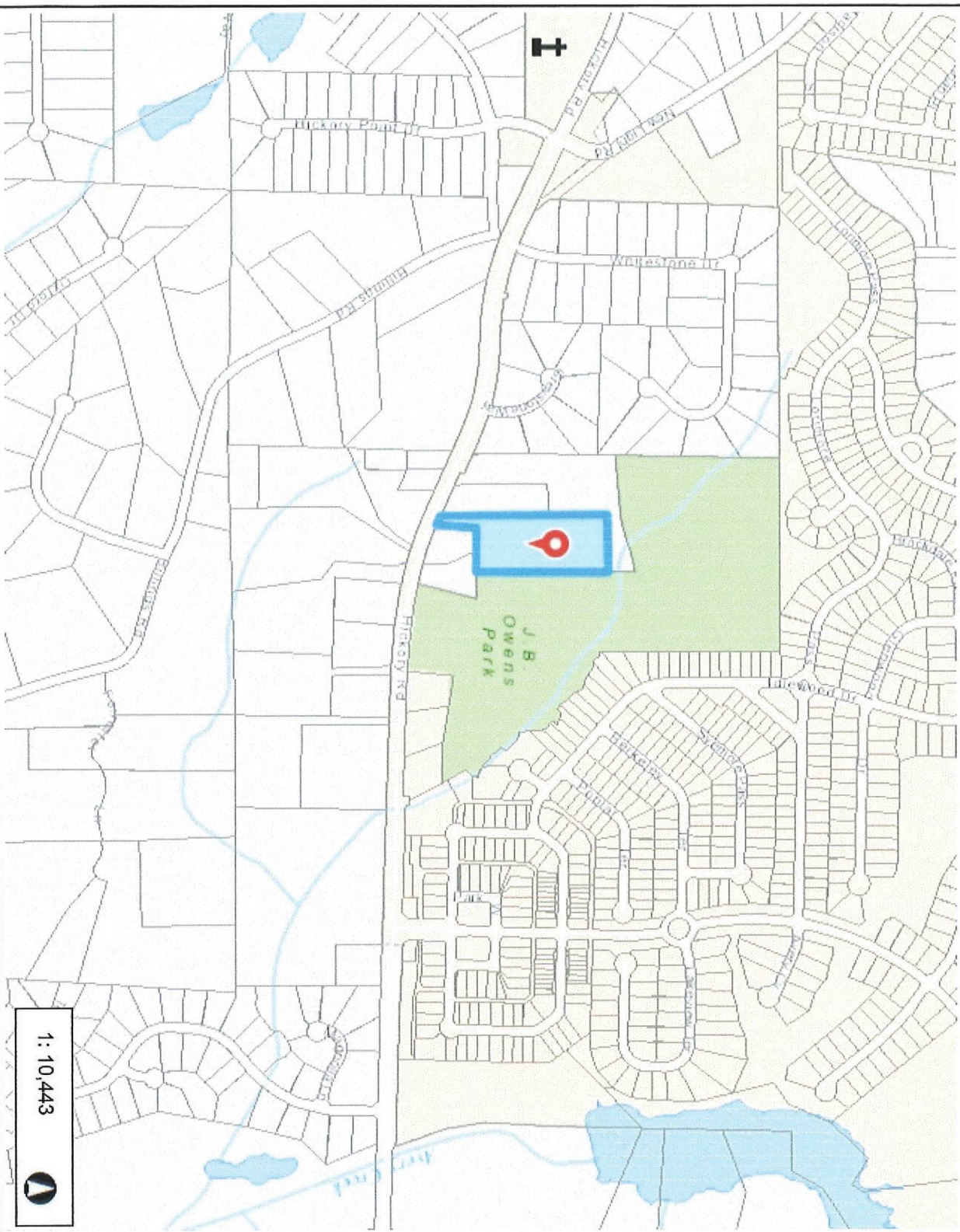
Current Due	1,592.37
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1,592.37
Back taxes	0.00
TOTAL DUE	.00

Printed: 07/30/2021

Hickory Rd 15N/20 525



Cherokee County, GA



- Legend**
- Airports
 - Air Acres Aired
 - Cherokee County Regional Airport
 - Parcels
 - Schools
 - Churches

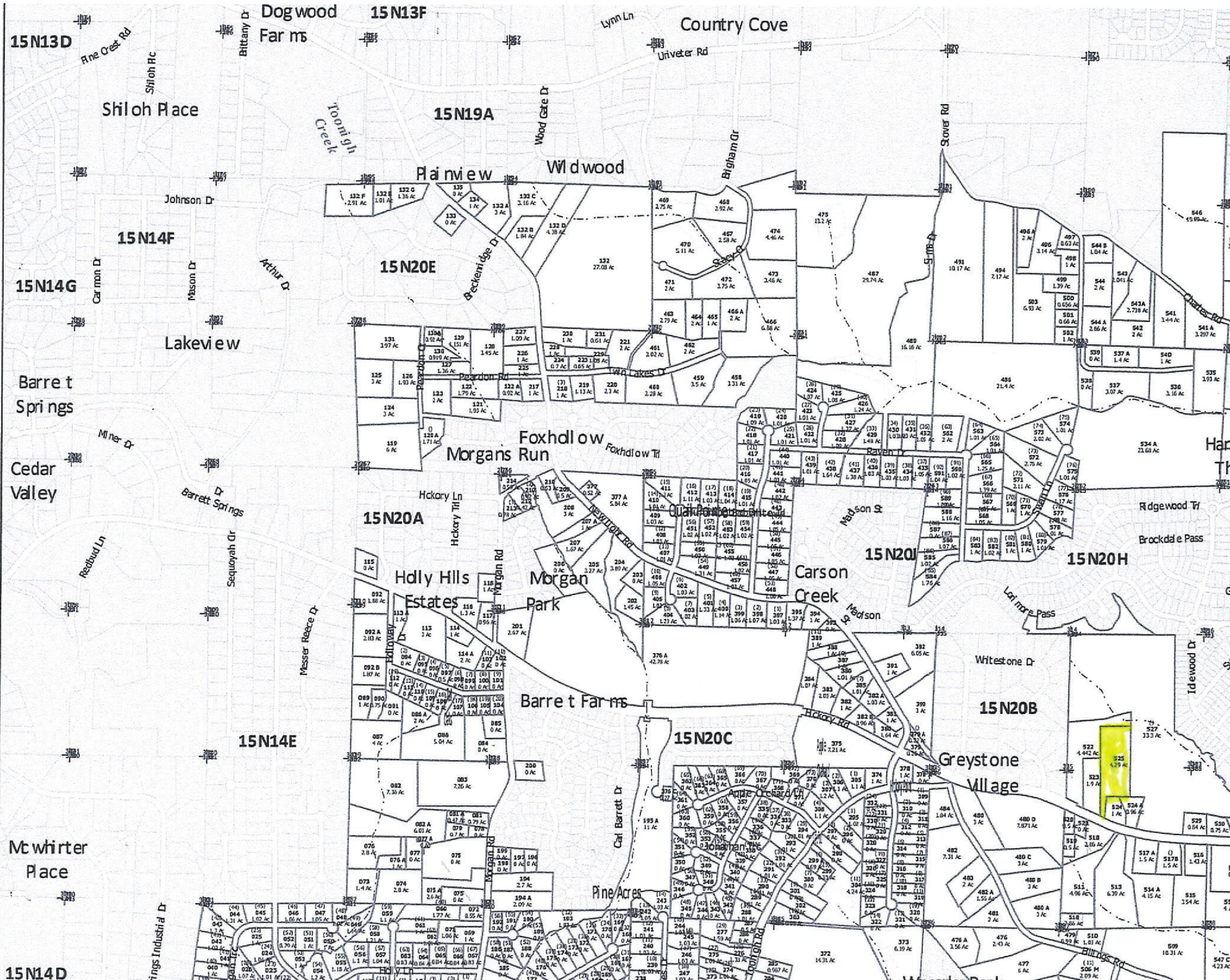
1:10,443



© Cherokee County GIS

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Richard L. Powell
Attorney at Law
142 Forest Avenue
Marietta, GA 30060

EXECUTORS' DEED OF ASSENT

STATE OF GEORGIA, County of CHEROKEE.

This INDENTURE, Made this 20th day of October in the year of our Lord Two Thousand and Eight between THE ESTATE OF ROY SAMUEL ELLIOTT by and through Arthur Ray Elliott and Judy Elliott Pressley, Co-Executors of Said Estate of the State of GEORGIA and County of COBB of the first part, and ARTHUR RAY ELLIOTT and JUDY ELLIOTT PRESSLEY of the State of GEORGIA and County of CHEROKEE of the Second part,

WITNESS that the said party of the first part by virtue of the power vested in them under and by virtue of the Last Will and Testament of ROY SAMUEL ELLIOTT which has been duly probated in Solemn Form in the Probate Court of Cobb County, State of Georgia, in Case Number 07-1973, and in compliance with the order of said Will, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said party of the second part their heirs and assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot Nos. 334 and 387 of the 15th District, 2nd Section, Cherokee County, Georgia, and being set forth upon a plat of the same prepared by A. Lee Smith, Surveyor, dated November 12, 1986, and recorded in Plat Book 35, Page 111, Cherokee County Records, and said tract of land is specifically identified in said plat as the 4.285 acres of land with an easement thereto running off of Holly Springs-Hickory Flat Road of a width of 50' and said plat is specifically incorporated herein by reference for the metes and bounds description.

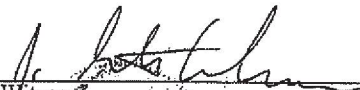
TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, **IN FEE SIMPLE**.

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

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

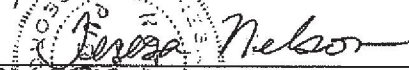
Signed, sealed and delivered in presence of:

ESTATE OF ROY SAMUEL ELLIOTT


Witness

By:

 (Seal)
ARTHUR RAY ELLIOTT as Co-Executor


Notary Public

By:

 (Seal)
JUDY ELLIOTT PRESSLEY as Co-Executor

Notary Public, Paulding County, Georgia
My Commission Expires Feb. 25, 2009



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- 05-2021

APPLICATION CUP- _____

HEARING DATE Sept 16 2021

DATE OF APPLICATION 8-4-2021

APPLICANT Arty R & Twyla R Elliott

OWNER _____
(If other than applicant)

ADDRESS 2527 Hickory Rd
Canton GA.

ADDRESS _____

ZIP CODE 30115 PHONE 770-856-4277

ZIP CODE _____ PHONE _____

EMAIL aelliott123@gmail.com

SIGNATURE Arty R Elliott Twyla R Elliott

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) A6

REQUESTED ZONING DISTRICT R40

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 2527 Hickory Rd Canton GA 30115

MAP NUMBER 15N20

PARCEL NUMBER(S) 522

LAND LOT(S) 334 & 387

DISTRICT(S) 15 SECTION(S) 2

ACREAGE 4.46 SEWAGE DISPOSAL TYPE Private UTILITIES AVAILABLE power, water, gas

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

Zone Property R40
Rear of Property Accessed by existing SOA easement

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____
DISAPPROVED _____ TABLED _____

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

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

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? No

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? R40 zoning more compatible with surrounding properties

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? No

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? On Future Land Use Map as Suburban Living 1-3 units per Acre

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? Yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? The property joins R40 subdivision

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

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

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

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES ☒ _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES ☒ _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES ☒ _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES ☒ _____ NO

If yes, in accordance with O.C.G.A. , you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

8-4-2021
DATE

Arty R Elliott
NAME PRINTED

Arty R Elliott
SIGNATURE

2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

ELLIOTT ARTY R.
ELLIOTT TWYLA R.
2527 HICKORY RD
CANTON, GA 30115

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	TOTAL DUE
2020-44042		.00

Map : 15N20 522

Last payment made on: 11/12/2020

Printed: 08/03/2021

Location: 2527 HICKORY RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423.

If you have an escrow forward tax bill to your mortgage company as soon as possible.

Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law.

** Pay online at www.cherokeega.com **
Please note: There is a 3% Merchant Fee charged.
(This fee is not collected by Cherokee County.)



Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: ELLIOTT ARTY R.
Map Code: 15N20 522 REAL
Description: LL 334-387 15TH D
Location: 2527 HICKORY RD
Bill No: 2020-44042
District: 001 CHEROKEE COUNTY AT LARGE 001

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
122,260	133,800	4.4400	256,060					L01	L01
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		256,060	102,424	27,624.00	74,800	5.2120	389.86		389.86
PARKS BOND		256,060	102,424		102,424	.4610	47.22		47.22
COUNTY WIDE FIRE DIST		256,060	102,424		102,424	3.2920	337.18		337.18
TOTALS						8.9650	774.26	.00	774.26

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	774.26
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	774.26
Back taxes	0.00
TOTAL DUE	.00

Printed: 08/03/2021

Printed: 8/3/2021 11:26:23

Register: 3 Clerk:

Official Tax Receipt

Sonya Little

Cherokee County Tax Commissioner

2780 Marietta Hwy
Canton, GA 30114

Phone: (678) 493-6400

Fax: (678) 493-6423

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
191248 Year-Bill No 2020 - 44042	15N20 522 / 001 LL 334-387 15TH D FMV: \$256,060.00	774.26	0.00 Fees 0.00	0.00	774.26	774.26 Paid Date 11/12/2020 11:58:31	0.00 Current Due 0.00
Transactions:	191248 - 191248 Totals	774.26	0.00	0.00	774.26	774.26	0.00

Paid By :

ELLIOTT ARTY R.

Cash Amt: 0.00

Check Amt: 774.26

Charge Amt: 0.00

Change Amt: 0.00

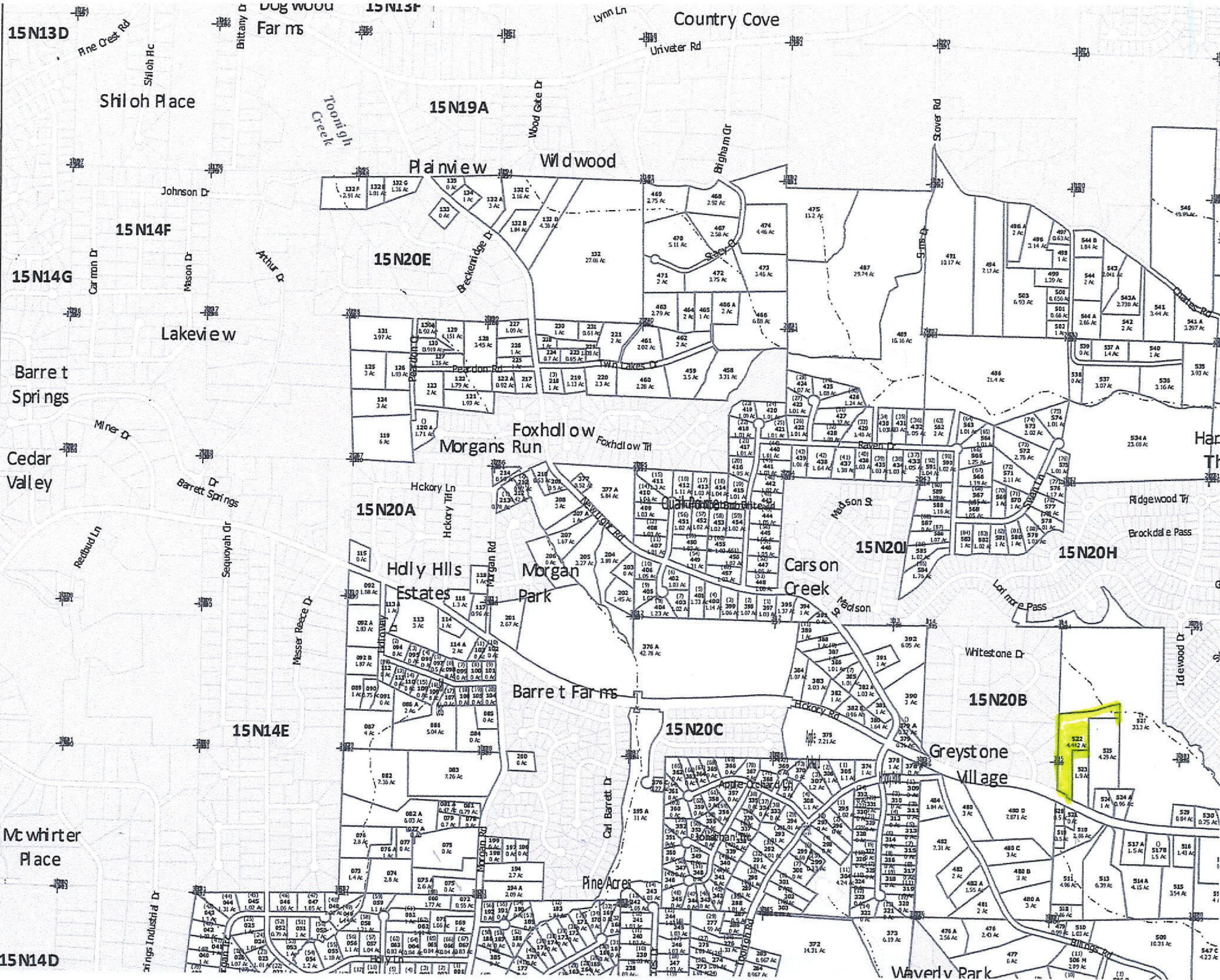
Refund Amt: 0.00

Overpay Amt: 0.00

ELLIOTT ARTY R.
ELLIOTT TWYLA R.
2527 HICKORY RD
CANTON, GA 30115

Check No 3791

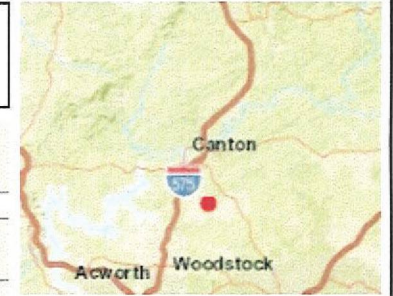
Charge Acct



Arty & Twyla Elliott 2527 Hickory Rd Canton Ga 15N20 522



Cherokee County, GA



Legend

Airports

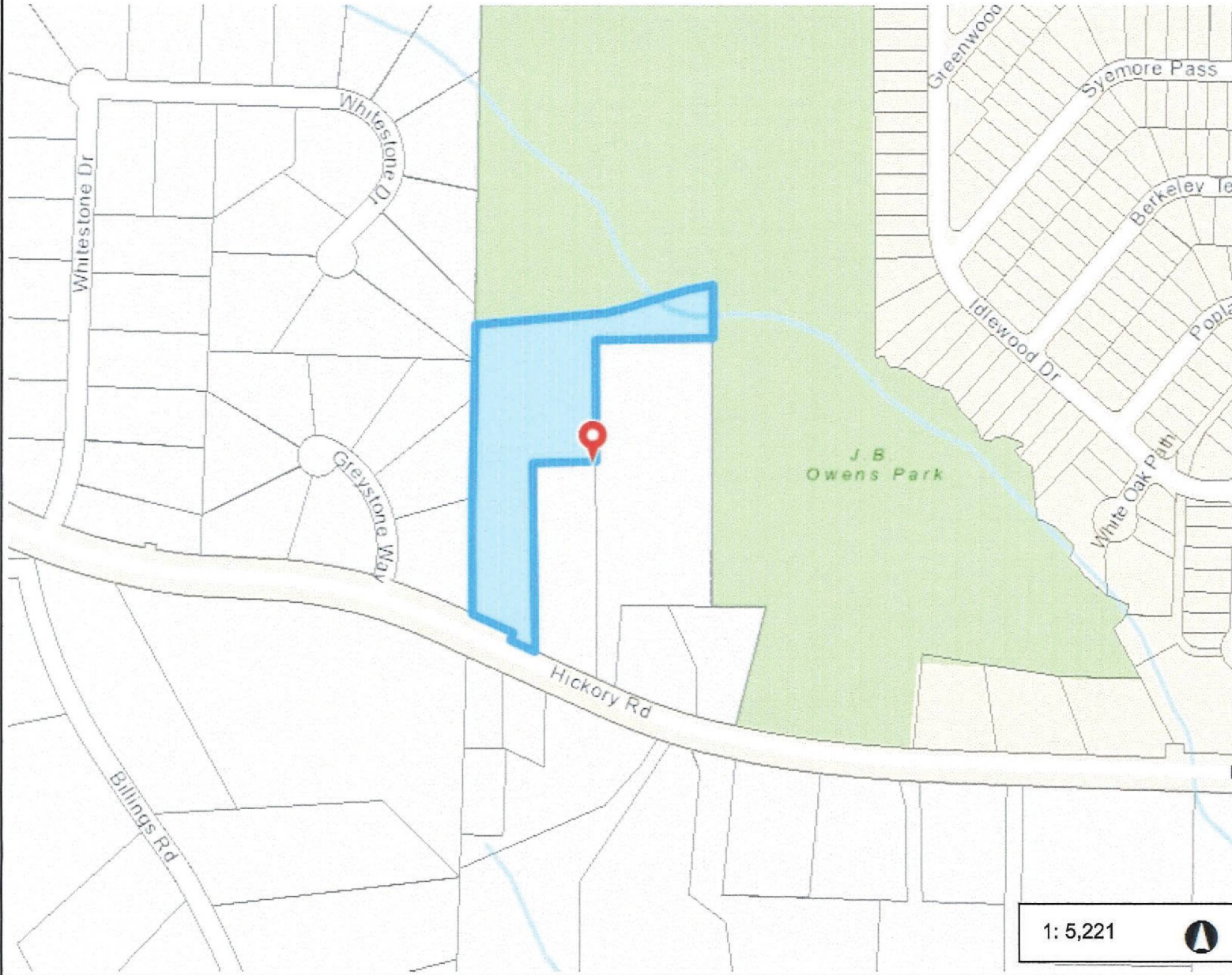
- Air Acres Airfield
- Cherokee County Regional Airport

Parcels

Parcels

Schools

Churches



1: 5,221



870.2 0 435.12 870.2 Feet

Notes

Geocortex Essentials Parcel Report

Cherokee County, GA

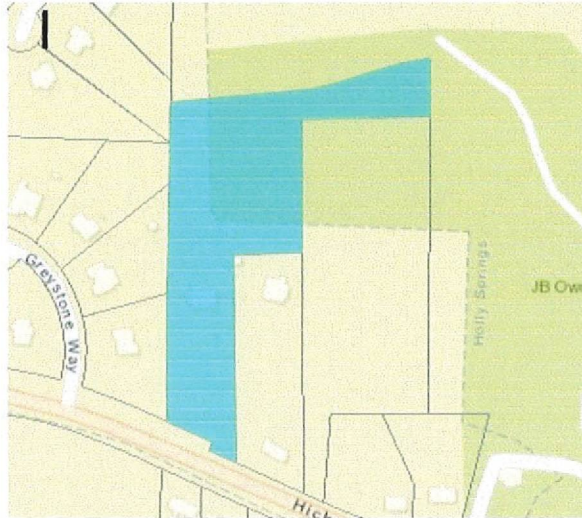
TIN: 15N20 522

Report generated 8/3/2021 9:21:56 AM



Vicinity Map

1: 21,947.15



Tax parcel highlighted in cyan

1: 5,022.72

Tax Parcel Information

Owner: ELLIOTT ARTY R

Property Address: 2527 Hickory Rd, Canton 30115

Subdivision:

TIN: 15N20 522

PIN: 15-0387-0012

Mailing Address: 2527 HICKORY RD, CANTON, GA 30115

Acreage: 4.442

Lot #: -

PB/PG: [Click here to view the plat book and page](#)

DB/PG: [Click here to view the deed book and page](#)

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

Rec: \$10.00 TRANSFER TAX \$0.00

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

Return to:
Arty R. Elliott and Twyla R. Elliott
2527 Hickory Road
Canton, GA 30115

**WARRANTY DEED
DEED SERVICE ONLY**

STATE OF GEORGIA
COUNTY OF PICKENS

This Indenture, made this 9th day of November 2017, by and between Twyla R. Elliott, hereinafter "Grantor" and, Arty R. Elliott and Twyla R. Elliott, as joint tenants with survivorship and not tenants in common, hereinafter "Grantee", (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, sell, alien, convey and confirm unto the said Grantee, the following tract or parcel of land:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 334 AND 387 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS PER PLAT RECORDED IN PLAT BOOK 107, PAGE 36, CHEROKEE COUNTY, GEORGIA RECORDS, AND BEING 4.442 ACRES, WHICH PLAT OF REFERENCE HERETO IS INCORPORATED HEREIN AND MADE A PART HEREOF. SAID PLAT HAVING BEEN PREPARED FOR ARTY R. ELLIOTT, BY SMITH AND SMITH LAND SURVEYORS, DATED AUGUST 12, 2010, WILLIAM C. SMITH, REGISTERED LAND SURVEYOR NO. 1803.

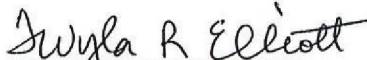
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper benefit and behoof of the Grantee forever in **FEE SIMPLE**.

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

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

Signed, sealed and delivered in the presence of:


UNOFFICIAL WITNESS


TWYLA R. ELLIOTT


NOTARY PUBLIC





MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA- _____ APPLICATION CUP- _____
 HEARING DATE Sept 16 2021 DATE OF APPLICATION 8-4-2021 X
 APPLICANT 2579 Hickory Properties LLC OWNER Same
 (If other than applicant) _____
 ADDRESS 2527 Hickory Rd ADDRESS _____
Canton Ga _____
 ZIP CODE 30115 PHONE 770-836-4277 ZIP CODE _____ PHONE _____
 EMAIL ae Elliott123@gmail.com
 SIGNATURE G R Elliott SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) AG REQUESTED ZONING DISTRICT R40
 REQUESTED CONDITIONAL USE(S) _____
 PROPERTY LOCATION/ADDRESS 2579 Hickory Rd Canton Ga. 30115
 MAP NUMBER 15N20 PARCEL NUMBER(S) 523
 LAND LOT(S) 334 & 387 DISTRICT(S) 15 SECTION(S) 2
 ACREAGE 1.87 SEWAGE DISPOSAL TYPE Private septic UTILITIES AVAILABLE electric, water, gas
 DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Divide current tract into 2 R40 lots
Rear lot accessed by 50 ft easement off Hickory Rd

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

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

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? The property is more economically suited for 2 lots instead of 1 with R40 zoning

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? NO

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? ON Future Land Use Map as ~~R40~~ Suburban Living 1-3 units per acre

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents? Yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO

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

There is already a 50 ft easement running off Hickory Rd to the adjoining property & Road running down property line.

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

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

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

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES ☒ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES ☒ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES ☒ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES ☒ NO

If yes, in accordance with O.C.G.A. , you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

8-4-2021
DATE

Arty R Elliott
NAME PRINTED

Sole Member of LLC
Arty R Elliott
SIGNATURE

2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

2579 HICKORY PROPERTIES LLC
2527 HICKORY RD
CANTON, GA 30115

Bill No.	Due Date	TOTAL DUE
2020-15791		.00

Map : 15N20 523

Last payment made on: 11/12/2020

Printed: 07/30/2021

Location: 2579 HICKORY RD

If you have sold this property, fax a copy of the settlement statement to 678-493-6423.

If you have an escrow forward tax bill to your mortgage company as soon as possible.

Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law.

**** Pay online at www.cherokeeega.com ****

Please note: There is a 3% Merchant Fee charged.
(This fee is not collected by Cherokee County.)

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

SC

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: 2579 HICKORY PROPERTIES LLC
Map Code: 15N20 523 **REAL**
Description: LL 334 & 387 D.15
Location: 2579 HICKORY RD
Bill No: 2020-15791
District: 001 CHEROKEE COUNTY AT LARGE 001

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
152,850	65,000	1.9000	217,850						
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		217,850	87,140		87,140	5.2120	454.17		454.17
SCHOOL M&O		217,850	87,140		87,140	18.4500	1,607.73		1,607.73
SCHOOL BOND		217,850	87,140		87,140	1.0000	87.14		87.14
PARKS BOND		217,850	87,140		87,140	.4610	40.17		40.17
COUNTY WIDE FIRE DIST		217,850	87,140		87,140	3.2920	286.86		286.86
TOTALS						28.4150	2,476.07	.00	2,476.07

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

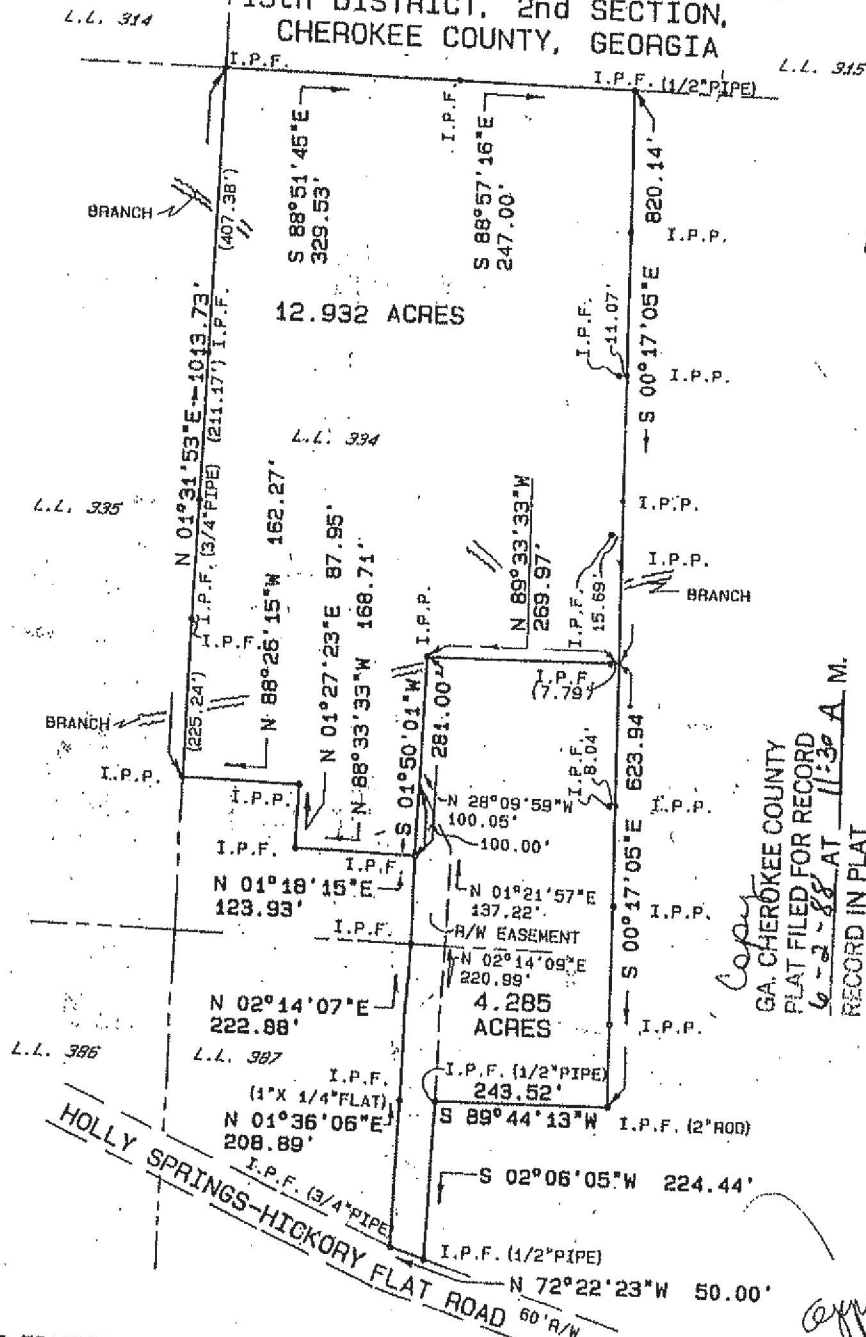
Current Due	2,476.07
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2,476.07
Back taxes	0.00
TOTAL DUE	.00

Printed: 07/30/2021

Copy

Copy

SURVEY FOR
ROY S. ELLIOTT
PROPERTY IN LAND LOTS 334, & 387,
15th DISTRICT, 2nd SECTION,
CHEROKEE COUNTY, GEORGIA



Platt 15-58
parce 22A
Zone AG

GA. CHEROKEE COUNTY
PLAT FILED FOR RECORD
6-2-88 AT 11:30 A.M.
RECORD IN PLAT
BOOK 35 PAGE 111
ANNETTE FLEMING
CLERK SUPERIOR COURT

FIELD TRAVERSE:
CLOSURE; ONE FOOT IN 20,000 FEET
USING A GTS-2 TOPCON.
ANGULAR ERROR; 0°00' 10" PER ANGLE
POINT USING A GTS-2 TOPCON.
ADJUSTED; USING THE COMPASS RULE.

SMITH & SMITH LAND SURVEYORS, P.C.
2 SOUTH AVENUE, CARTERSVILLE, GA.
ZIP 30120 PHONE 404-382-0457

NOTE: IRON PINS ARE (1/2" RE-BAR)
EXCEPT AS SHOWN.

FLOOD HAZARD BOUNDARY MAP H 25
DATED AUG. 20, 1976 SHOWS THIS
PROPERTY IS NOT IN A FLOOD ZONE.

PLAT CLOSURE;
ONE FOOT IN
105,000 FEET.
NOVEMBER 12, 1986

REGISTERED LAND SURVEYOR No. 1309

R/W — RIGHT OF WAY
I.P.F. — IRON PIN PLACED
I.P.F. — IRON PIN FOUND
C.M. — CONCRETE MARKER
CH. — CHORD
L — LENGTH OF CURVE
R — RADIUS
F — FENCE
LAND LOT LINE
C — CENTER LINE
P — POWER LINE



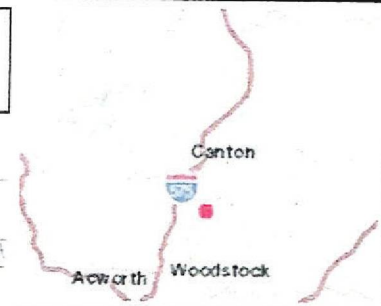
0 50' 200'
20' 100' 300'
SCALE 1" = 200'
FILE 2994-1

2579 Hickory Rd

15N20 523



Cherokee County, GA



Legend

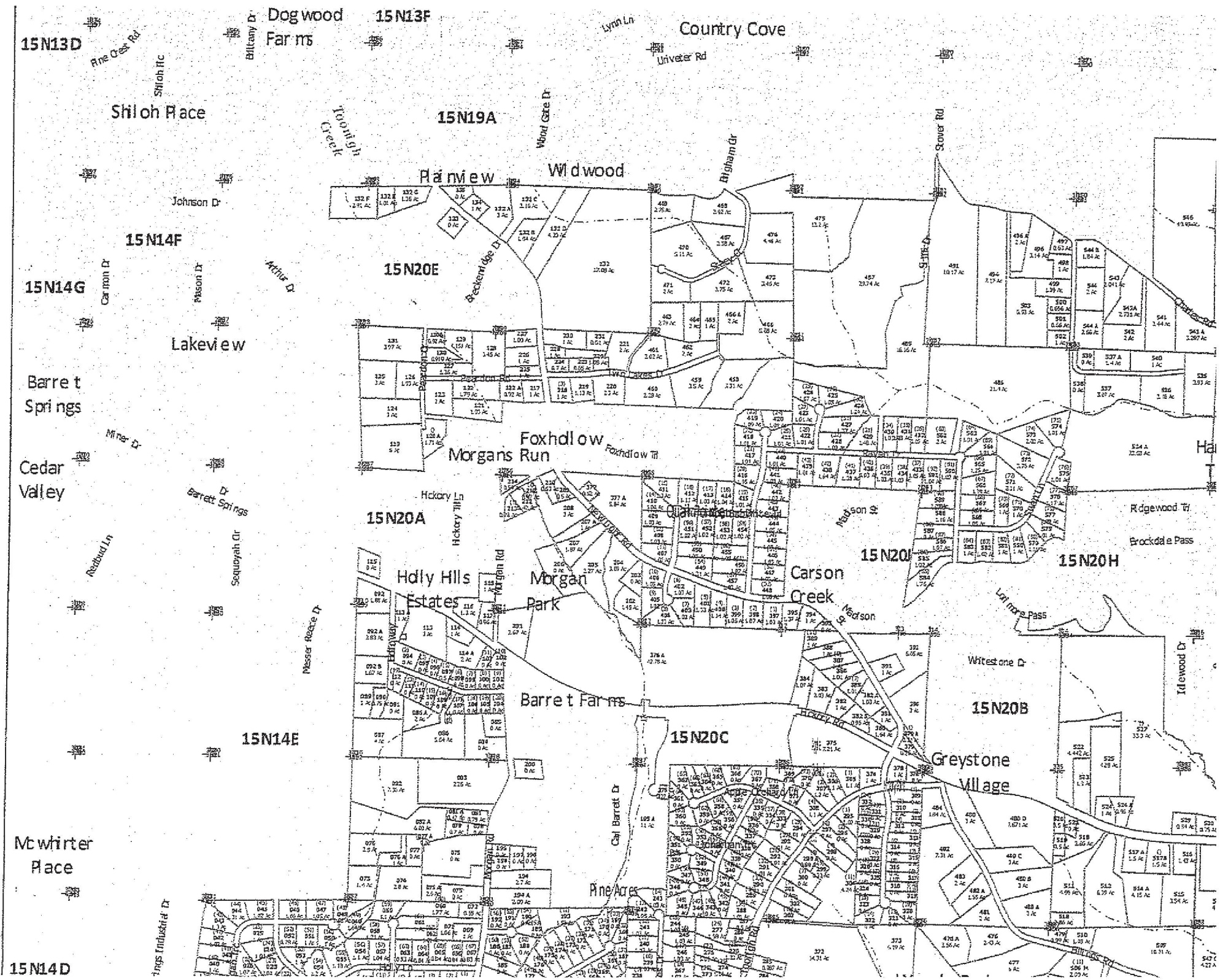
- Airports
 - Air Acres Airfield
 - Cherokee County Regional Airport
- Parcels
- Parcels
- Schools
- Churches

1: 5,221



870.2 0 435.12 870.2 Feet

Notes



After recording please return to:
Bray & Johnson Attorneys
P.O. Box 1649
Canton, Georgia 30169
(12510/dp)

**WARRANTY DEED
(NO CERTIFICATION AS TO ANY TITLE MATTERS
DEED SERVICE ONLY)**

**STATE OF GEORGIA
COUNTY OF CHEROKEE**

THIS INDENTURE, made this 14th day of November, in the year of our Lord Two Thousand and Twelve between **Arty R. Elliott** of the State of Georgia and County of Cherokee of the first part and **2579 HICKORY PROPERTIES, LLC**, of the State of Georgia and County of Cherokee of the second part.

WITNESSETH; That the said party of the first part, for and in consideration of the sum of TEN DOLLARS & OTHER GOOD AND VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed and by these presents do grant, bargain, sell and convey unto the said party of the second part, itself and its successors and assigns, all that tract or parcel of land lying and being in

All of that tract or parcel of land lying and being in Land Lots 334 and 387 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a point on the Northerly right of way of Holly Springs-Hickory Flat Road which point is 176.3 feet Southeast of the West land lot line of Land Lot 387, where said land lot line intersects the Northerly right of way of Holly Springs-Hickory Flat Road; running thence North 01 degrees 30' 00" East 432.74 feet to a point; running thence South 88 degrees 30' 00" East 168.80 feet to a point; running thence South 01 degrees 17' 00" West 124.00 feet to a point; running thence South 02 degrees 14' 00" West 222.90 feet to a point; running thence South 01 degree 37' 00" West 155.58 feet to a point on the Northerly right of way of Holly Springs-Hickory Flat Road; running thence North 65 degrees 43' 41" West 180.14 feet to a point and the Point of Beginning.

This Deed is given subject to all easements and restrictions of record, if any. Subject to all state and county ad valorem taxes not yet due and payable.

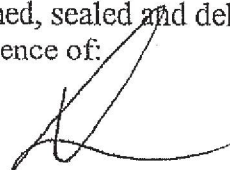
TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of **2579 HICKORY**

PROPERTIES, LLC, the said party of the second part, its successors and assigns forever in **FEE SIMPLE**.

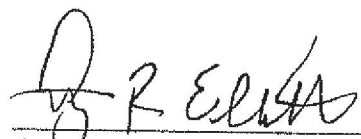
And the said party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said party of the second part its successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF the said party of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of:



WITNESS



Arty R. Elliott, Grantor (SEAL)



NOTARY PUBLIC

My commission expires: 6-19-2015



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE Sept 16 2021

DATE OF APPLICATION 8-4-2021

APPLICANT Arthur Ray Elliott

OWNER Same
(If other than applicant)

Judy Elliott Pressley

ADDRESS 2527 Hickory Rd Canton Ga 30115

ADDRESS _____

24 Woodview Dr Cartersville Ga 30120

ZIP CODE _____ PHONE 770 856 4277

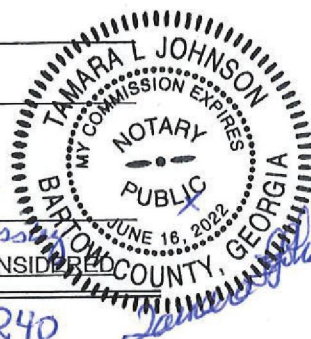
ZIP CODE _____ PHONE _____

EMAIL aelliott123@gmail.com

SIGNATURE Arthur Ray Elliott

SIGNATURE Judy Elliott Pressley

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



PRESENT ZONING DISTRICT(S) AG

REQUESTED ZONING DISTRICT R40

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS Hickory Rd Canton Ga 30115

MAP NUMBER 15N20 PARCEL NUMBER(S) 525

LAND LOT(S) 334 & 387 DISTRICT(S) 15 SECTION(S) 2

ACREAGE 4.26 SEWAGE DISPOSAL TYPE Septic Private UTILITIES AVAILABLE Power water gas

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
4.2 acre tract divided into 4 single family residential lots

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

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

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? NO

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Most people can't afford a 4+ acre tract. The 1 acre lots would make it more affordable to more people

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? NO

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)?

Property on Future Land Use Plan as Suburban Living 1-3 units per acre

(6) Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?

Yes

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

NO

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal? This property joins R20 zoning on front of the property. There is already a 50 ft easement off of Hickory Rd and road running through this property to adjoining property.

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

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

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

DISCLOSURE

Please answer the following questions.

A.) Are you, or anyone else with a property interest in the property, a member of the City of Holly Springs Planning and Zoning Commission or City of Holly Springs Council?

_____ YES ☒ _____ NO

B.) Does an official of such public bodies have any financial interest in any business entity, which has a property interest in the subject property?

_____ YES ☒ _____ NO

C.) Does a member of the family of such official have an interest in the subject property as described in (A) and (B)?

_____ YES ☒ _____ NO

D.) Within two (2) years immediately preceding this application, have you made campaign contributions aggregating \$250.00 or more?

_____ YES ☒ _____ NO

If yes, in accordance with O.C.G.A. , you are required to provide the following information at least five calendar days prior to the Public Hearing:

Public Official's Name: _____

Official Position: _____

Dollar Amount of Contribution: _____

Description of Contribution: _____

Date of Contribution: _____

If you have made more than one campaign contribution, please add an additional sheet which lists the above details of **each** campaign contribution.

8-4-2021
DATE

Arty R Elliott
NAME PRINTED

Arty R Elliott
SIGNATURE

2020 Property Tax Statement

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114

MAKE CHECK OR MONEY ORDER PAYABLE TO:
Cherokee County Tax Commissioner

ELLIOTT ARTHUR RAY &
PRESSLY JUDY ELLIOTT
2527 HICKORY RD
CANTON, GA 30115

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

3<

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy
Canton, GA 30114



Tax Payer: ELLIOTT ARTHUR RAY &
Map Code: 15N20 525 REAL
Description: LL 334 15 DIST
Location: HICKORY RD
Bill No: 2020-44041
District: 001 CHEROKEE COUNTY AT LARGE 001

Phone: (678) 493-6400 Fax: (678) 493-6423

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good Through	Exemptions	
0	140,100	4.2900	140,100						
Entity		Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O		140,100	56,040		56,040	5.2120	292.08		292.08
SCHOOL M&O		140,100	56,040		56,040	18.4500	1,033.94		1,033.94
SCHOOL BOND		140,100	56,040		56,040	1.0000	56.04		56.04
PARKS BOND		140,100	56,040		56,040	.4610	25.83		25.83
COUNTY WIDE FIRE DIST		140,100	56,040		56,040	3.2920	184.48		184.48
TOTALS						28.4150	1,592.37	00	1,592.37

This gradual reduction and elimination of the state property tax millage rate is the result of property tax relief passed by the Governor and the House of Representatives and the Georgia State Senate.

If you need to - change your mailing address / are a new resident / person 62 or older and/or disabled you should call the Tax Assessors office at 678-493-6120 to find out about qualifications for exemptions. April 1 of each year is the deadline to apply with The Tax Assessors Office for any exemptions. If you feel your property value is too high, you should file a return with the Tax Assessor's Office no later than April 1st.

Current Due	1,592.37
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1,592.37
Back taxes	0.00
TOTAL DUE	.00

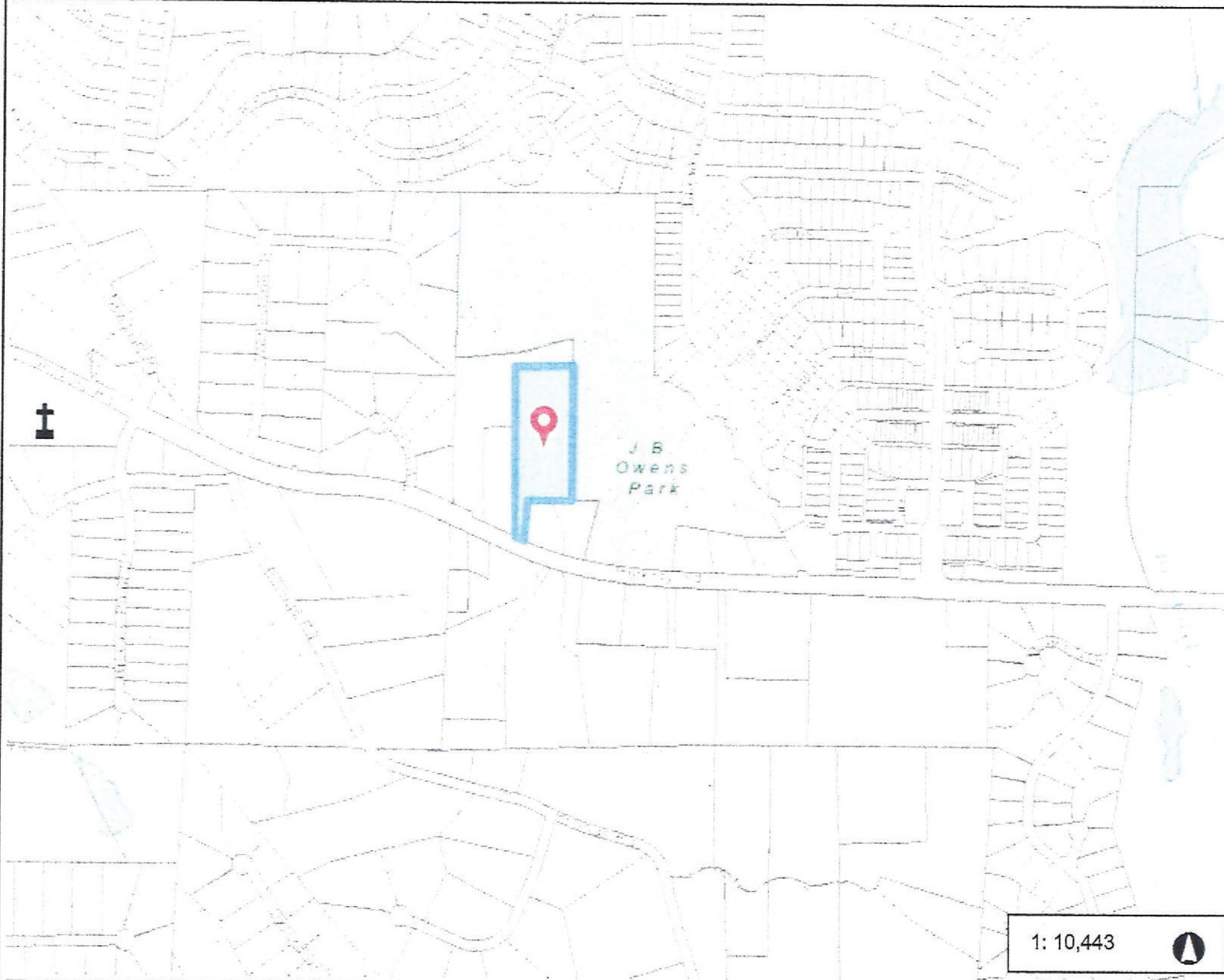
Printed: 07/30/2021

Hickory Rd

15N20 525



Cherokee County, GA



Legend

- Airports
 - Air Acres Airfield
 - Cherokee County Regional Airport
- Parcels
- Parcels
- Schools
- Churches

1: 10,443



1,740.5 0 870.23 1,740.5 Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Richard L. Powell
Attorney at Law
142 Forest Avenue
Marietta, GA 30060

EXECUTORS' DEED OF ASSENT

STATE OF GEORGIA, County of CHEROKEE.

This INDENTURE, Made this 20th day of October in the year of our Lord Two Thousand and Eight between THE ESTATE OF ROY SAMUEL ELLIOTT by and through Arthur Ray Elliott and Judy Elliott Pressley, Co-Executors of Said Estate of the State of GEORGIA and County of COBB of the first part, and ARTHUR RAY ELLIOTT and JUDY ELLIOTT PRESSLEY of the State of GEORGIA and County of CHEROKEE of the Second part,

WITNESS that the said party of the first part by virtue of the power vested in them under and by virtue of the Last Will and Testament of ROY SAMUEL ELLIOTT which has been duly probated in Solemn Form in the Probate Court of Cobb County, State of Georgia, in Case Number 07-1973 and in compliance with the order of said Will, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said party of the second part their heirs and assigns, the following described property, to-wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot Nos. 334 and 387 of the 15th District, 2nd Section, Cherokee County, Georgia, and being set forth upon a plat of the same prepared by A. Lee Smith, Surveyor, dated November 12, 1986, and recorded in Plat Book 35, Page 111, Cherokee County Records, and said tract of land is specifically identified in said plat as the 4.285 acres of land with an easement thereto running off of Holly Springs-Hickory Flat Road of a width of 50' and said plat is specifically incorporated herein by reference for the metes and bounds description.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said parties of the second part, their heirs and assigns, forever, **IN FEE SIMPLE**.

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

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

Signed, sealed and delivered in presence of:

ESTATE OF ROY SAMUEL ELLIOTT

Witness [Signature]

By: Arthur Ray Elliott (Seal)
ARTHUR RAY ELLIOTT as Co-Executor

Notary Public [Signature]

By: Judy Elliott Pressley (Seal)
JUDY ELLIOTT PRESSLEY as Co-Executor

Notary Public, Paulding County, Georgia
My Commission Expires Feb. 25, 2009





PLANNING AND ZONING

September 22, 2021

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

RE: A-04-2021 Artie & Twyla Elliott – 262 McArthur Drive

Dear Mrs. Moon:

The annexation case, A-04-2021, was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on Tuesday, September 21, 2021. The case involves 10.59 acres of the property along Hickory Road (tax parcels 15N20 522, 523 & 525) that is currently zoned AG—General Agriculture. The property owner has applied to be annexed into the City of Holly Springs and to rezone the parcels to R-40 in order to subdivide the property into four additional lots.

Based on the staff review and discussion at the commission meeting, the Board of Commissioners voted unanimously (4-0) to indicate that they have no objections to this application. However, they emphasized the importance of ensuring the common driveway is 20' wide to accommodate Fire Department access including an appropriate turnaround. They also noted that Lots 3 and 4 might be outside the 1,000' range of existing fire hydrants, which could affect firefighting operations and home insurance premiums. Please find the complete staff analysis attached to this letter.

Feel free to reach out to me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Margaret Stallings". The signature is written in a cursive, flowing style.

Margaret Stallings, AIA, AICP
Planning Manager

Attachment

CC: Christy Black, County Clerk
Geoff Morton, County Manager
Brantley Day, Community Development Agency Director
Rob Logan, City Manager

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 30 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested

City	Holly Springs
Case Number A-04-2021	Applicant Artie and Twyla Elliott
Receipt of Annexation Notice Date	9/2/2021
Holly Springs Planning Commission Public Hearing	9/16/2021
Meeting date the Board of Commissioners must decide whether to object.	9/21/2021
30 day period to object expires on	10/2/2021
City Council Review & Decision	10/18/2021

Staff is requested to review the application for annexation and provide a response to the following questions.

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Development Map designation	Suburban Living	
Surrounding / Contiguous City Future Development Map	Suburban Neighborhood/Conservation	
Surrounding County Future Development Map	Suburban Living	
Does this annexation create an "island" of unincorporated land?		X

NOTE: The site plan indicates a 10ft strip is being excluded along Hickory Rd to prevent the creation of an unincorporated island.

1) If the application is granted will there be a material increase in burden upon the County directly related to :	Yes	No
a) the proposed change in zoning or land use?		X
b) the proposed increase in density?		X
c) infrastructure demands related to the proposed change in zoning or land use?		X

If the answer to 4(a) or 4(b) is yes, then:

Yes No

c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?

d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?

Comments:

Planning and Land Use

The applicant requests the annexation and rezoning of 3 parcels totaling 10.59+/- acres along Hickory Road (parcels 15N20 522, 523, 525) into the City of Holly Springs. The applicant intends to rezone the parcels from AG to R-40 in order to subdivide the property for the development of four additional lots. The site plan provided includes a 10ft strip along Hickory Road to be excluded from the annexation. This prevents the creation of an island out of 2625 & 2643 Hickory Road to the east of the subject property.

The applicant met with County staff several months ago about creating a Rural Subdivision. While many of our standards are more flexible with this type of development, it would still require a Land Disturbance Permit and the installation of a rural access road. The applicant was not interested in following this development path.

The parcel is located in Cherokee County's Suburban Living character area, which calls for a density of 1-3 du/a. It is within Holly Springs' Suburban Neighborhood character area, that includes homes with a density of 1 – 3 du/a. With an overall residential density of .56 du/a, this application is slightly below both the County and City's character area density. The development directly west of the annexation parcels has a density of 1-2 du/a. The plans appear to be consistent with the Future Development Maps of both jurisdictions and the existing pattern of development. The impact to surrounding unincorporated property should be low.

Engineering

The Engineering Department does not see any specific issues related to this annexation. The frontage of these parcels is along a section of Hickory Road that is already controlled by the City of Holly Springs. Any driveway permitting would go through the City.

O.C.G.A. § 36-36-113. Reasons for objection to annexation

(a) The county governing authority may by majority vote object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

(d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:

(1) Result in:

(A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or

(B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: Release of Morgan's Run Maintenance Bond and Acceptance of Roads
Release of Riverside Phase IV Maintenance Bond and Acceptance of Roads
Release of Spring Meadows Pedestrian Foot Bridge Performance Bond

DATE: September 30, 2021

COUNCIL MEETING DATE: October 4, 2021

RECOMMENDATION

STAFF ANALYSIS

The following bonds have been requested for release:

Subdivision	Bond Type	Bond Number	Amount
Morgan's Run	Maintenance	GA18492	\$5,000.00
Riverside Phase IV	Maintenance	SU1150518	\$21,375.79
Spring Meadows-Pedestrian Foot Bridge	Performance	US00102081SU20A	\$8,500.00

In addition, the following roads are requested for acceptance:

Subdivision	Road	Linear Feet
Morgan's Run	Woodford Drive	1020.26
	Jackson Way	219.29
Riverside Phase IV	Archie Way	1427.33
	Eagles Landing	711.15
	Evans Lane	515.28

The City Engineer has inspected these phases and approved the release of the bonds and acceptance of the roads.

CONCURRENCES

City Engineer

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Map

FILING INFORMATION BOX

Plat
Recorded 3/26/2018 7:03 AM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1276
Participant IDs: 4546886099

DRAINAGE EASEMENT NOTE

ALL REQUIRED STORM DRAINAGE EASEMENTS OFF OF THE CITY RIGHT-OF-WAY. THE PROPERTY OWNER WILL BE REQUIRED TO KEEP THE EASEMENT FREE OF OBSTRUCTION IN SUCH A WAY AS TO ENSURE THE MAXIMUM DESIGNED FLOW AT ALL TIMES. THE PROPERTY OWNER SHALL NOT ALTER ANY DRAINAGE IMPROVEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE HOLLY SPRINGS ENGINEERING DEPARTMENT.

TABLE OF DEDICATION

SEWER MANHOLES- 10
SEWER PIPE- 1,001 L.F.
TOTAL COST OF SEWER INFRASTRUCTURE- \$92,799
STORM STRUCTURES- 16
STORM PIPE- 1,079 L.F.
TOTAL COST OF STORM INFRASTRUCTURE- \$174,918
WATER STRUCTURES- 13 WATER METERS
3 FIRE HYDRANTS
7 WATER VALVES
826 L.F.
TOTAL COST OF WATER INFRASTRUCTURE- \$101,037

LEGEND & ABBREVIATIONS

—X—	FENCE	—(T)—	TRANSFORMER BOX (TX)
—S—	STORM SEWER EASEMENT	—(FP)—	FLAG POLE (FP)
—SS—	SANITARY SEWER	—(CP)—	CALCULATED POINT
—SS—	SANITARY SEWER SERVICE	—(FH)—	FIRE HYDRANT (FH)
—W—	WATER LINE	—(WV)—	WATER VALVE (WV)
—G—	GAS LINE	—(BM)—	WATER METER (BM)
—U—	UNDERGROUND POWER LINE	—(LM)—	LIGHT POLE (LP)
—O—	OVERHEAD POWER LINE	—(GM)—	GAS METER (GM)
—T—	TELEPHONE LINE	—(GV)—	GAS VALVE (GV)
—FO—	FIBER OPTIC	—(HW)—	HEAD WALL (HW)
—CT—	CABLE TELEVISION	—(C&G)—	CURB AND GUTTER (C&G)
—(C)—	TOPOGRAPHIC CONTOUR	—(SE)—	SPOT ELEVATION
—(P)—	PROPERTY LINE	—(EM)—	ELECTRIC METER (EM)
—(CB)—	CATCH BASIN (CB)	—(PP)—	POWER POLE (PP)
—(SCB)—	CATCH BASIN (SCB)	—(S)—	SIGN
—(DI)—	DROP INLET (DI)	—(B)—	BENCHMARK
—(JB)—	JUNCTION BOX (JB)	—(CD)—	CLEANDIT (CD)
—(MH)—	SS MANHOLE (MH)		

SITE NOTE

AREAS ADJACENT TO THE LOTS INDICATED SHALL BE PROTECTED. LOTS 5-8, AND LOT 30.

LOT	SQ. FT.	ACRES
1	9,128	0.210
2	8,506	0.195
3	14,246	0.327
4	11,379	0.261
5	11,140	0.256
6	12,513	0.402
7	14,858	0.341
8	11,099	0.255
26	12,342	0.283
27	8,268	0.190
28	7,895	0.181
29	8,635	0.198
30	23,952	0.550

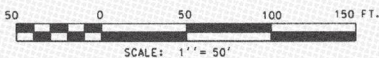
WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

Alvin Perry 3-22-18
CHEROKEE COUNTY WATER AND SEWAGE AUTHORITY
DATE

SIDEWALK NOTE

1. SIDEWALKS SHALL BE 5' WIDE AND A MINIMUM OF 5' OFF THE BACK OF CURB.
2. SIDEWALKS SHOWN WILL BE INSTALLED BY THE BUILDER AT THE TIME OF HOME CONSTRUCTION.



PHASE 1 AREA

TOTAL AREA PHASE 1B: 7.932 ACRES
NUMBER OF LOTS: 13

FINAL PLAT SHEET 1

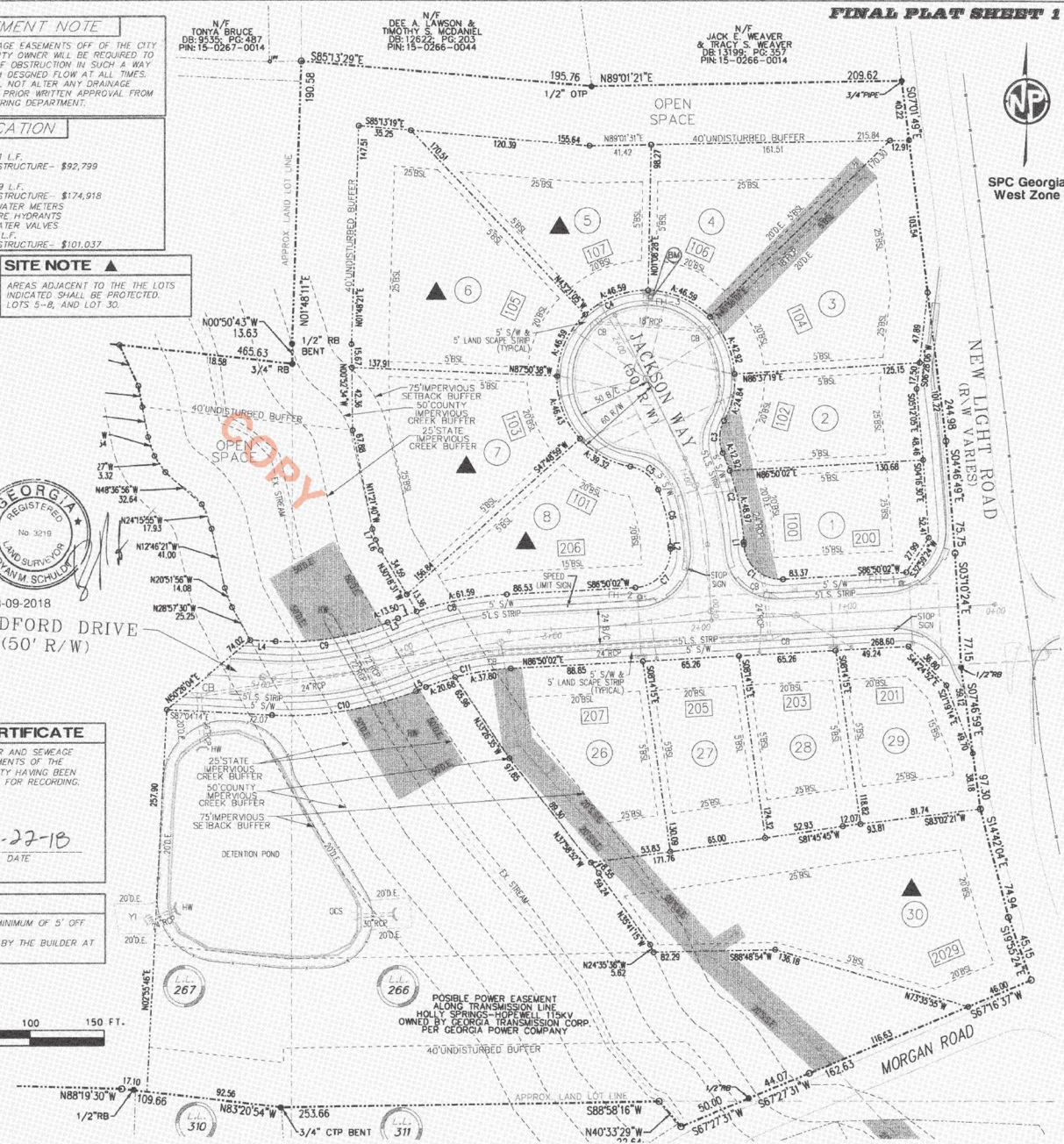


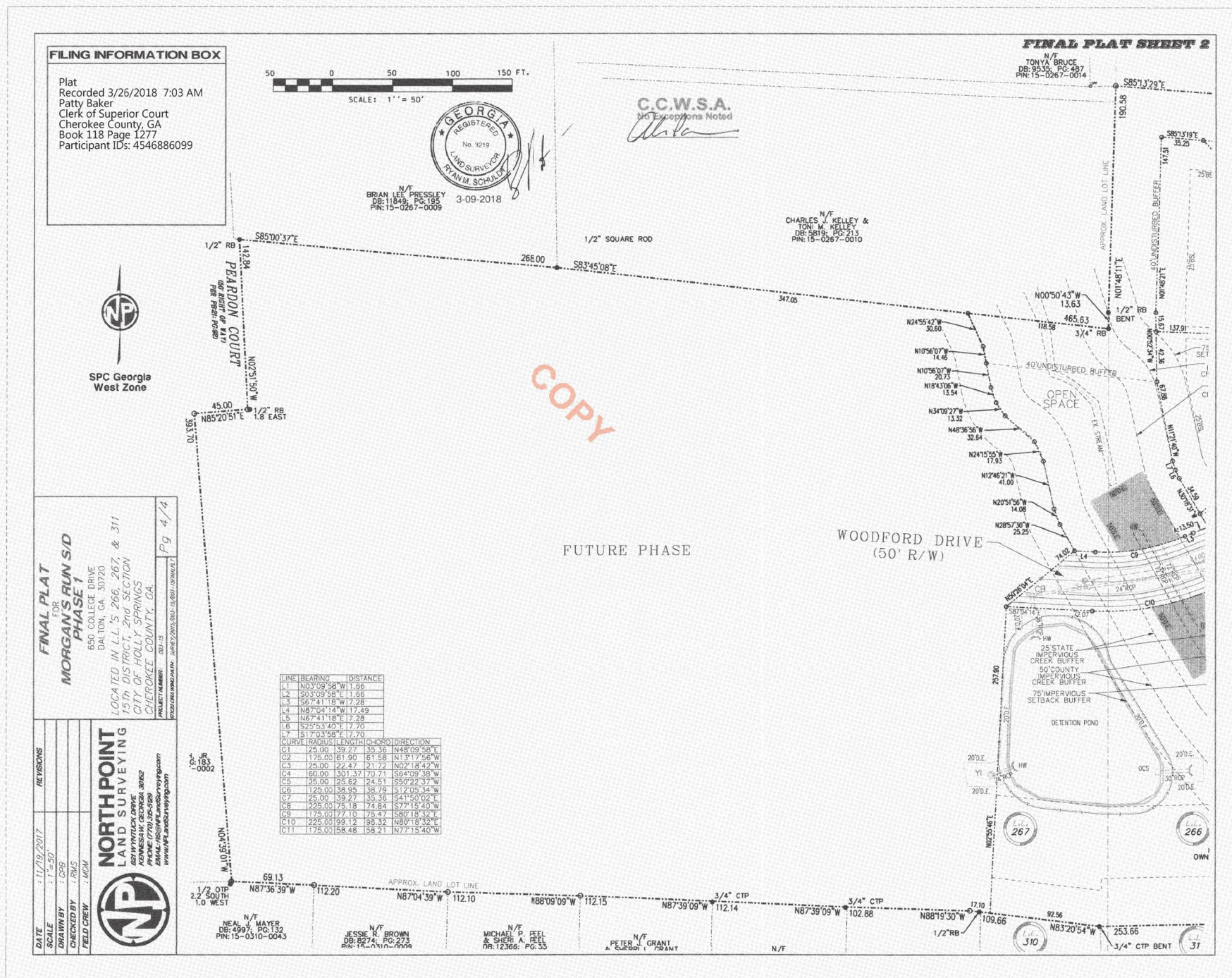
SPC Georgia
West Zone

FINAL PLAT
FOR
MORGAN'S RUN S/D
PHASE 1
500 COLLEGE DRIVE
DALTON, GA. 30720
LOCATED IN L.L. S. 266, 267, & 311
15TH DISTRICT, 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GA
PROJECT NUMBER: 2018-15
PREPARED BY: NORTHPOINT LAND SURVEYING, INC.
DATE: 11/19/2017
SCALE: 1" = 50'
DRAWN BY: J. CHB
CHECKED BY: J. PMS
FIELD CREW: J. MCM
NORTHPOINT
LAND SURVEYING
202 WINTHROP DRIVE
KEMAH, GA 30144
EMAIL: INFO@NORTHPOINTLANDSURVEYING.COM
WWW.NP.LANDSURVEYING.COM
Pg 3/4



WOODFORD DRIVE
(50' R/W)





FILING INFORMATION BOX

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWAGE
AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE
CHEROKEE WATER AND SEWAGE AUTHORITY HAVING BEEN
FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

Alvin Pay 6-4-18
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

CURVE	RADIUS	LENGTH	CHORD	DIRECTION
C1	25.00	25.53	22.67	S65°58'16"W
C2	60.00	301.55	70.57	N02°55'08"E
C3	25.00	23.55	22.69	S60°05'11"E

SITE NOTE

THE LOWEST FINISHED FLOOR ELEVATIONS (INCLUDING UNFINISHED BASEMENTS) FOR LOTS UPSTREAM OF THE CULVERT ROAD CROSSING SHALL BE NO LESS THAN ONE FOOT ABOVE THE LOW POINT IN THE ROAD.

LEGEND & ABBREVIATIONS

- | | | | |
|-------|------------------------|---------|-----------------------|
| —X— | FENCE | □ | TRANSFORMER BOX (TX) |
| ---- | STORM SEWER EASEMENT | ○ | FLAG POLE (FP) |
| —SS— | SANITARY SEWER | △ | CALCULATED POINT |
| —S— | SANITARY SEWER SERVICE | | FIRE HYDRANT (FH) |
| —W— | WATER LINE | W | WATER VALVE (WV) |
| —G— | GAS LINE | W | WATER METER (WM) |
| —P— | UNDERGROUND POWER LINE | | LIGHT POLE (LP) |
| —H— | OVERHEAD POWER LINE | G | GAS METER (GM) |
| —T— | TELEPHONE LINE | G | GAS VALVE (GV) |
| —FO— | FIBER OPTIC | W | HEAD WALL (HW) |
| —TV— | CABLE TELEVISION | | CURB AND GUTTER (C&G) |
| —100— | TOPOGRAPHIC CONTOUR | x 123.4 | SLOPE ELEVATION |
| — | PROPERTY LINE | E | ELECTRIC METER (EM) |
| ○ | CATCH BASIN (CWB) | | POWER POLE (PP) |
| ○ | CATCH BASIN (SWCB) | | SIGN |
| △ | DROP INLET (DI) | BM | BENCHMARK |
| ⊕ | JUNCTION BOX (JB) | ⊕ | CLEANOUT (CO) |
| ⊕ | SS MANHOLE (MH) | | |

FINAL PLAT SHEET 1

N/F
TONYA BRUCE
DB: 9535; PG: 487
PIN: 15-0267-0014

CHARLES N/F J. KELLEY &
TONI M. KELLEY
DB: 5819; PG: 213
PIN: 15-0267-0010

SPC Georgia
West Zone

NOTE:
ALL PROPERTY CORNERS ARE TO
1/2" REBAR WITH CAP UNLESS
OTHERWISE NOTED

FINAL PLAT
FOR
MORGAN'S RUN
PHASE 1

650 COLLEGE DRIVE
DALTON, GA. 30720

LOCATED IN L.L.'S 266, 267, & 311
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GA.

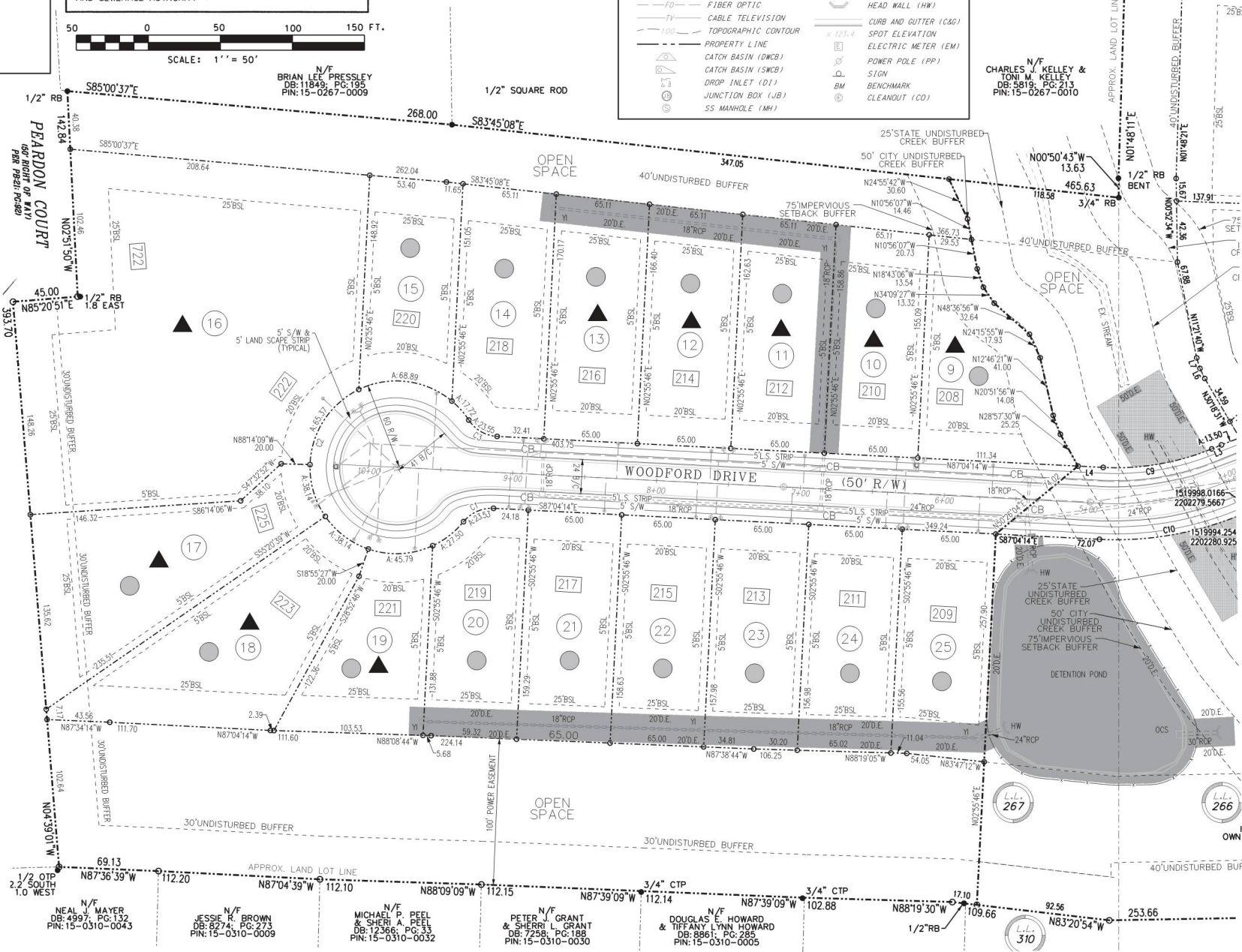
PROJECT NUMBER: 003-15 Pg 3/3

NORTH POINT
LAND SURVEYING

821 WYNTUCK DRIVE
KENNESAW, GEORGIA 30152
PHONE: (770) 315-5129
EMAIL: RS@NPLandSurveying.com
www.NPLandSurveying.com



DATE	: 3/28/2018	REVISIONS
SCALE	: 1"=50'	
DRAWN BY	: GPB	
CHECKED BY	: RMS	
FIELD CREW	: MDM	



Plat
Recorded 1/3/2018 3:21 PM
Patty Baker
Clerk of Superior Court
Cherokee County, GA
Book 118 Page 1132
Participant IDs: 4980386552

ABBREVIATIONS

IPF	1/2" REBAR FOUND
IPS	1/2" REBAR SET
CMF	CONCRETE MONUMENT FOUND
PT	POINT OF CURVATURE
PT	POINT OF TAGENCY
DB	DEED BOOK
PB	PLAT BOOK
PG.	PAGE
BSL	BUILDING SETBACK LINE
C.L.	CENTERLINE
L.L.L.	LAND LOT LINE
P.L.	PROPERTY LINE
R.W.	RIGHT OF WAY
ELEV.	ELEVATION
HW	HIGH WATER
AC.	ACRE
C.F.	CUBIC FEET
S.F.	SQUARE FEET
VOL.	VOLUME
D.E.	DRAINAGE EASEMENT
ESMT	EASEMENT
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
OCS	OUTLET CONTROL STRUCTURE
PROP.	PROPOSED
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE

SYMBOL LEGEND

○	IPF 1/2" REBAR FOUND
○	IPS 1/2" REBAR SET
⊕	BM BENCHMARK
⊕	CB CATCH BASIN
⊕	CMF CONCRETE MONUMENT FOUND
⊕	DI DROP INLET
⊕	FH FIRE HYDRANT
⊕	ICV IRRIGATION CONTROL VALVE
⊕	JB JUNCTION BOX
⊕	PP POWER POLE
⊕	CO SANITARY GLEANOUT
⊕	MH SANITARY SEWER MANHOLE
⊕	JB STORM JUNCTION BOX
⊕	TX TRANSFORMER BOX
⊕	TSP TRAFFIC SIGNAL BOX
⊕	TB TELEPHONE BOX
⊕	WM WATER METER
⊕	WV WATER VALVE
⊕	WI WEIR INLET

RESERVED FOR PLAT FILING

INTERIOR RIGHT-OF-WAY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	38.93'	1225.00'	S88°29'02"E	38.93'
C2	2.06'	1225.00'	N87°31'19"W	2.06'
C3	28.76'	55.00'	S88°03'02"E	28.44'
C4	38.11'	55.00'	N53°13'08"W	37.35'
C5	38.11'	55.00'	S13°31'16"E	37.35'
C6	38.11'	55.00'	S26°10'36"W	37.35'
C7	38.11'	55.00'	S65°52'28"W	37.35'
C8	55.72'	55.00'	N65°15'14"W	53.37'
C9	21.87'	55.00'	S24°50'21"E	21.73'
C10	32.30'	25.00'	S50°27'38"E	30.10'
C11	40.11'	25.00'	S46°34'02"W	35.94'
C12	53.04'	325.00'	S53°44'23"E	52.98'
C13	47.79'	325.00'	S44°51'08"E	47.75'
C14	47.79'	325.00'	N36°25'33"W	47.75'
C15	59.34'	325.00'	N26°58'57"W	59.25'
C16	57.35'	325.00'	N16°41'48"W	57.28'
C17	47.79'	325.00'	S07°25'41"E	47.75'
C18	21.69'	325.00'	S01°18'13"E	21.69'
C19	39.27'	25.00'	S44°23'31"E	35.36'

LOT AREA TABLE

LOT NUMBER	SQ. FT.	ACRES
429	6399	0.147
430	7322	0.168
431	7843	0.180
432	7775	0.178
433	8375	0.192
434	8295	0.190
435	6826	0.157
436	7395	0.170
437	7190	0.165
438	6521	0.150
439	5250	0.121
440	6037	0.139
441	6366	0.146
442	8506	0.195
443	8756	0.201
444	8261	0.190
445	8506	0.195
446	6904	0.158
447	5489	0.126
448	5405	0.124
449	5341	0.123
450	5333	0.122

CENTERLINE CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
CL1	40.18'	1200.00'	N88°25'58"W	40.18'
CL2	307.97'	300.00'	S28°48'02"E	294.62'

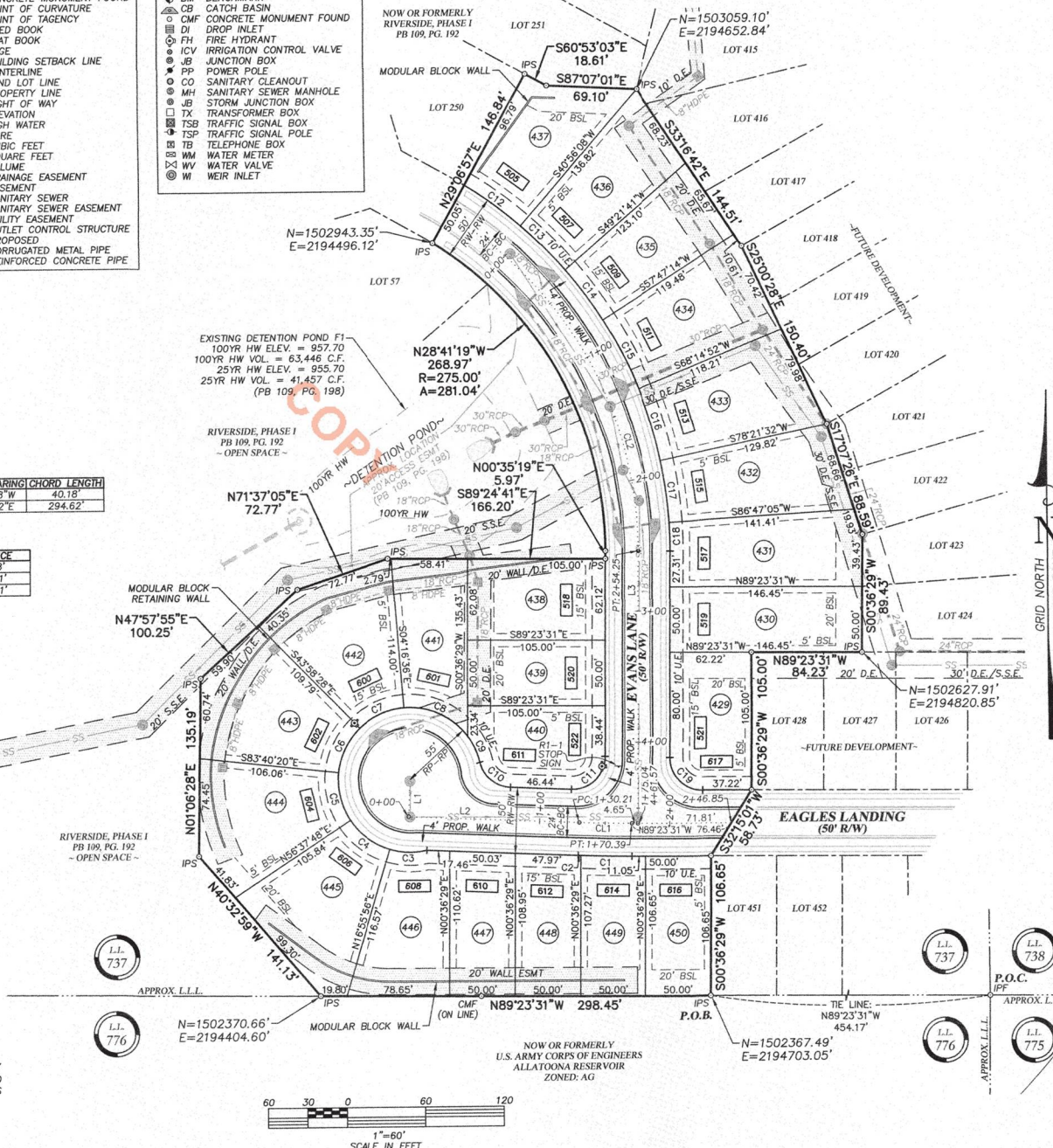
CENTERLINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	N02°31'35"E	27.98'
L2	N87°28'25"W	130.21'
L3	N00°36'29"E	207.31'

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
"PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND
SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS
APPROVED FOR RECORDING.

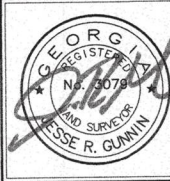
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE



DATE	REVISION	REVISION #1: REVISED PER CITY COMMENTS
01.03.18		

FINAL PLAT OF:
RIVERSIDE PHASE 4A
LOCATED IN LAND LOT 737
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
NOVEMBER 15, 2017

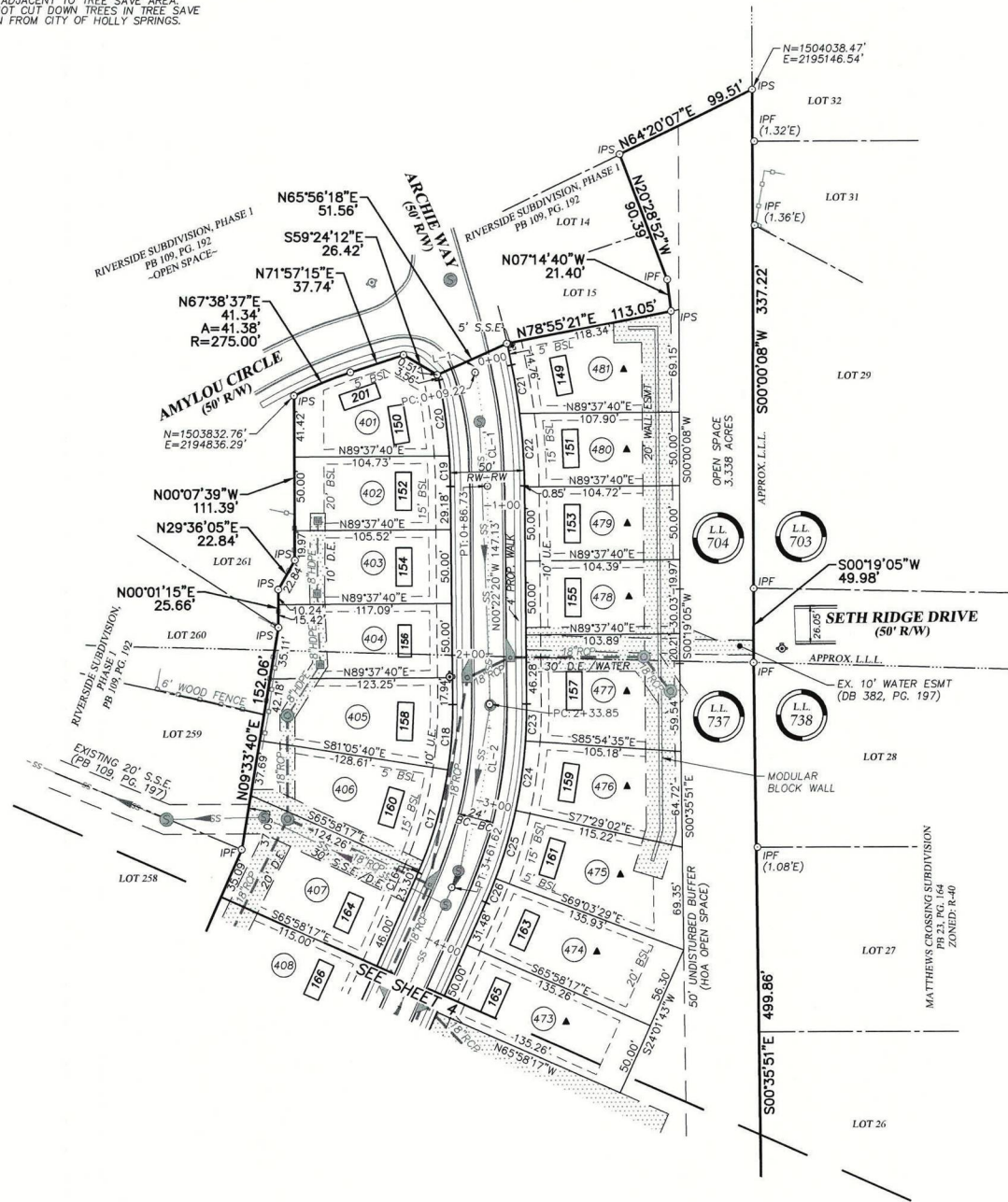
Gunnin
LAND SURVEYING, LLC
207 MOUNTAIN BROOK DRIVE, SUITE 104
CANTON, GEORGIA 30115
www.gunninlandsurveying.com
Land Surveyor Firm License No. LSF0021033
Fax: 678.608.4731



SHEET	OF
3	3
PROJECT NO. 14036	

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

RESERVED FOR PLAT FILING



GRID NORTH
GA. WEST ZONE

FINAL PLAT OF: RIVERSIDE PHASE 4B

LOCATED IN LAND LOTS 704 & 737
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
APRIL 12, 2018

GUNNIN

LAND SURVEYING

107 Mountain Brook Drive, Suite 104 Canton, GA 30115
www.gunninsurvey.com
T: 770.880.7502
F: 770.869.7121

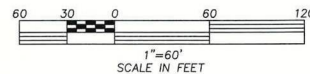


SHEET	OF
3	5
PROJECT NO. 14036	

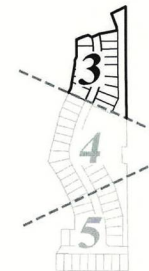
WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

Jesse R. Gunnin 4-19-19
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE



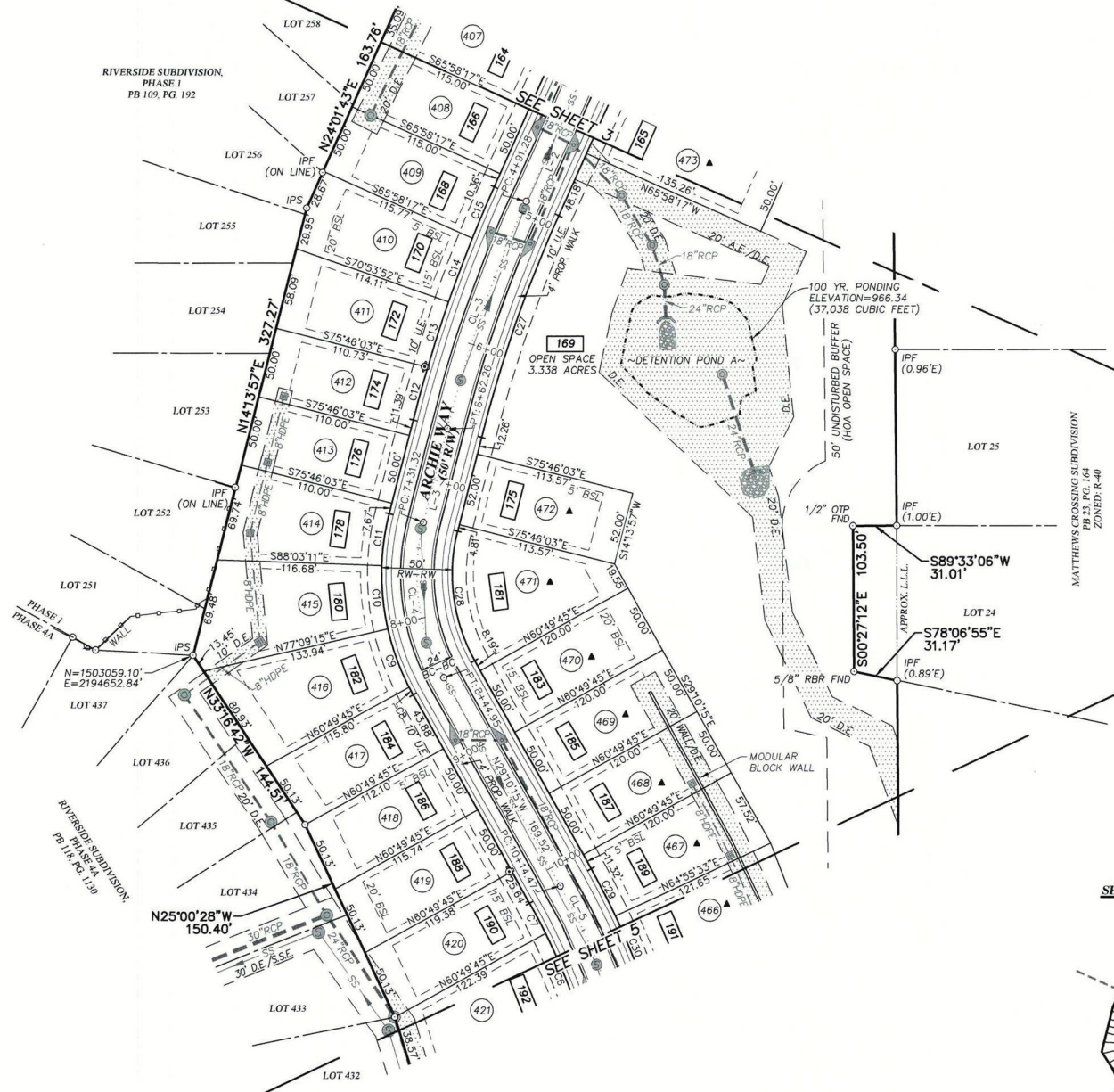
SHEET MAP



SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

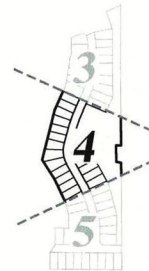
DETENTION POND A
100YR PONDING EL. 966.34 (37,038 CF STORAGE)
25YR PONDING EL. 956.61 (32,328 CF STORAGE)

RESERVED FOR PLAT FILING



GRID NORTH
GA. WEST ZONE

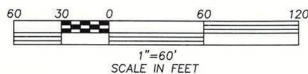
SHEET MAP



WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT"
TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE AUTHORITY HAVING
BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

James W. H. Kenner, Conductor
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY
DATE 4-12-19



DATE	REVISION
04/16/19	REVISION #1, SEE NOTE SHEET 1

FINAL PLAT OF:
RIVERSIDE PHASE 4B
LOCATED IN LAND LOTS 704 & 737
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
APRIL 12, 2018

GUNNIN
LAND SURVEYING

107 Mountain Brook Drive, Suite 104 Canton, GA 30115
www.gunninsurveying.com License No. LSF 00103

TS&FS 880.7502
F&FS 609.4731

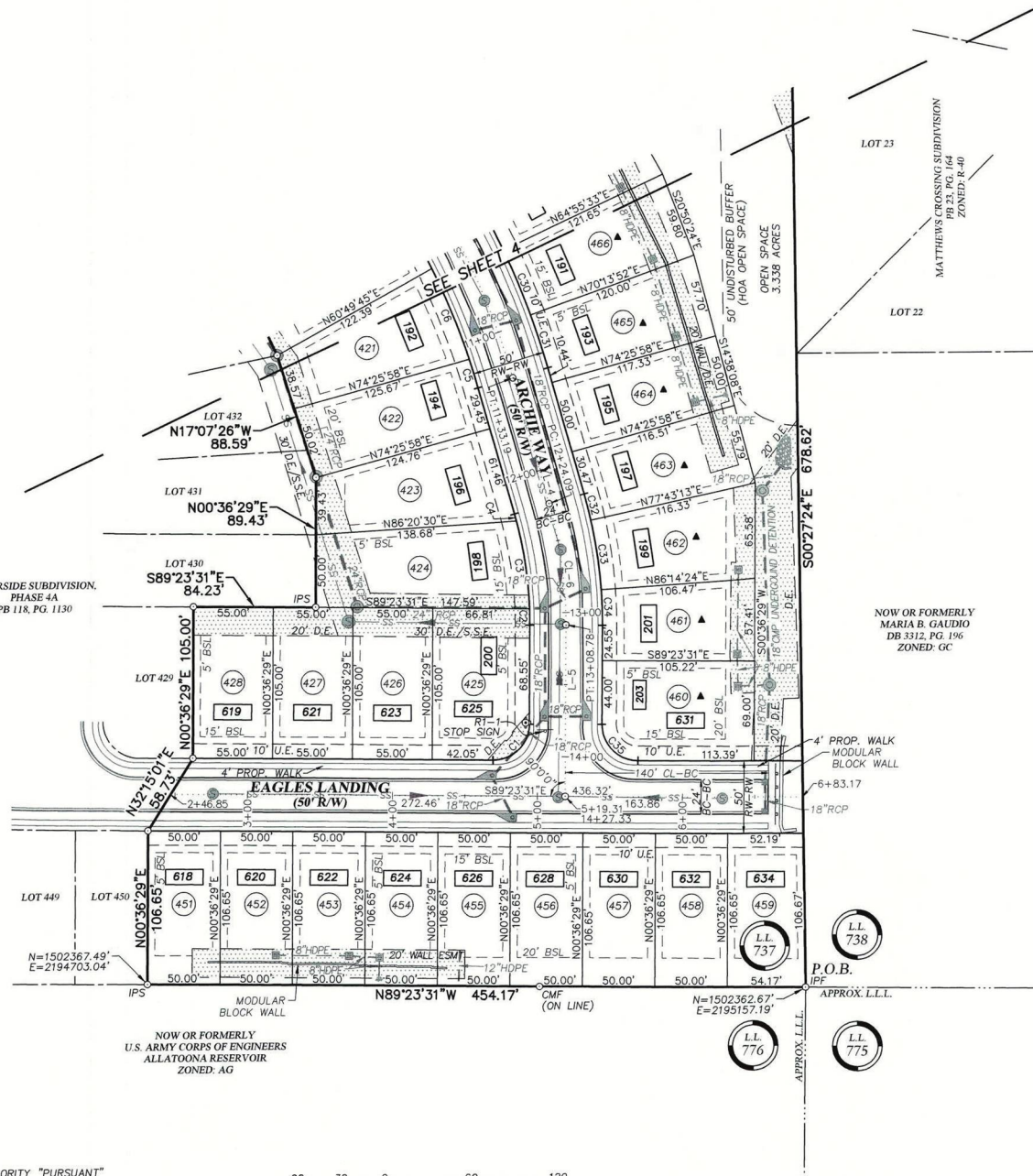


SHEET	OF
4	5
PROJECT NO. 14036	

SYMBOL ▲ INDICATES LOT ADJACENT TO TREE SAVE AREA.
PROPERTY OWNER MUST NOT CUT DOWN TREES IN TREE SAVE
AREA WITHOUT PERMISSION FROM CITY OF HOLLY SPRINGS.

RESERVED FOR PLAT FILING

RIVERSIDE SUBDIVISION,
PHASE 4A
PB 118, PG. 1130



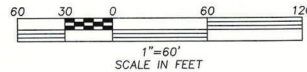
NOW OR FORMERLY
MARIA B. GAUDIO
DB 3312, PG. 196
ZONED: GC

N=1502367.49'
E=2194703.04'

NOW OR FORMERLY
U.S. ARMY CORPS OF ENGINEERS
ALLATOONA RESERVOIR
ZONED: AG

P.O.B.
APPROX. L.L.L.

SHEET MAP



GRID NORTH
GA. WEST ZONE

REVISION
DATE
04.16.19
REVISION #1: SEE NOTE SHEET 1

FINAL PLAT OF:
RIVERSIDE PHASE 4B
LOCATED IN LAND LOTS 704 & 737
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
APRIL 12, 2018

GUNNIN
LAND SURVEYING
107 Mountain Road, Suite 104 Canton, GA 30115
www.gunninsurvey.com License No. LS# 001033
F-678,609,678



SHEET 5 OF 5

PROJECT NO. 14036

WATER AND SEWER CERTIFICATE

CERTIFICATE OF CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY "PURSUANT" TO ALL REQUIREMENTS OF THE CHEROKEE WATER AND SEWERAGE AUTHORITY HAVING BEEN FULFILLED, THIS FINAL PLAT IS APPROVED FOR RECORDING.

Jesse R. Gunnin 4-19-19
CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY DATE

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO ACCEPT AND AUTHORIZE STREETS TO BECOME PUBLICLY MAINTAINED STREETS

WHEREAS, the City of Holly Springs has general authority and control over the streets within its jurisdiction, including the acceptance of streets for maintenance purposes; and

WHEREAS, the below mentioned streets are located in the corporate limits of the City of Holly Springs; and

WHEREAS, the below mentioned streets have been constructed and inspected in accordance with the standard specification and details; and

WHEREAS, the below mentioned streets, as shown on the attached maps, be placed upon the Municipal Street System as municipally-maintained streets; and

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby accept and authorize the following streets, substantially as set forth in Exhibit “A” attached hereto and located within The Reserve at Harmony on the Lakes Subdivision, to become publicly maintained streets:

Subdivision	Road	Linear Feet
Morgan’s Run	Woodford Drive	1020.26
	Jackson Way	219.29
Riverside Phase IV	Archie Way	1427.33
	Eagles Landing	711.15
	Evans Lane	515.28

This Resolution is adopted this 4th day of October, 2021.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



City of Holly Springs - Additional Website & Social Media

Prepared For

ErinHonea

City of Holly Springs

3237 Holly Springs Parkway

Holly Springs GA 30142

United States

Created By

JohnnyMoynihan

PageFreezer Software, Inc.

(888) 916 3999

johnny@pagefreezer.com

<http://www.pagefreezer.com>

Additional Services Addendum

Sep 10, 2021

Quote: 5924222747

Sales person: JohnnyMoynihan

Email: johnny@pagefreezer.com

Name	Price	QTY(Months)	Subtotal
PageFreezer for Website Archiving Including the daily archiving of the following website(s): https://hollyspringstowncenter.com/ Daily website archiving of up to 150 webpages per day. 1 administrative user; FINRA, SEC and FTC compliant; unlimited data transfer; unlimited data storage; timeline & replay of all archived sites; replay through customized Dashboard in SaaS portal; Federal Rules of Evidence (rule 901) compliant; 256-bit Digital signature & timestamp on every archived file; certified atomic clocks; litigation hold support; PDF export; change reporting; page diff reports; one-hop off-domain archiving; file hierarchy w/linked navigation; temporal navigation; full text search; user-agent support; cookie management; public access feature for sharing archives w/3rd parties or the public.	\$200.00	12	\$2,400.00

PageFreezer for Social Media - Custom Plan Social Media Archiving for up to 1 additional social media accounts. Includes continuous account monitoring and archiving at the API (Application Programming Interface) level and replay of archives on PageFreezer.com. SEC, FINRA, Open Record compliant. 1 administrative user account; API access/capture to/from Facebook, Twitter, LinkedIn Company Pages, Instagram, YouTube, Google+, Pinterest.	\$15.00	12	\$180.00
Helpdesk Standard Weekdays, 9am-5pm PST, excl. holidays, email, phone, web support, online ticket system, knowledge base, user documentation.	\$0.00	1	\$0.00

Subtotal **\$2,580.00**

Annual Recurring costs: \$2,580.00

Terms & Conditions

This is a quotation on the goods named, subject to the following conditions:

- i) All prices in USD and excluding sales tax
- ii) Payment per year up-front
- iii) Recurring annually until cancellation
- iv) Cloud data storage in our SSAE16 (SOC 1 & SOC 2) compliant data center
- v) This Additional Services Addendum ("Addendum") is supplemental to the Master PageFreezer Subscription Agreement ("Agreement") signed between PageFreezer and City of Holly Springs on November 19th, 2018..
- vi) In the event of a conflict between the terms and conditions of this Addendum and the Agreement, the terms and conditions of this Addendum shall supersede and control, unless the Agreement specifically identifies the provision(s) of the Addendum to be amended, in which case such amended terms shall apply.
- vii) Quote valid until September 17th, 2021.

In WITNESS WHEREOF, I have signed this agreement effective as of the day and year upon completion of signing.

Name: _____

Date: _____

Title: _____

Signed: _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA RECOGNIZING GEORGIA CITIES WEEK, OCTOBER 3-9, 2021 AND ENCOURAGING ALL RESIDENTS TO SUPPORT THE CELEBRATION AND CORRESPONDING ACTIVITIES

WHEREAS, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

WHEREAS, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

WHEREAS, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

WHEREAS, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

WHEREAS, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

WHEREAS, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

WHEREAS, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

NOW, THEREFORE BE IT RESOLVED that the City of Holly springs declares October 3-9, 2021 as Georgia Cities Week

NOW, THEREFORE BE IT FURTHER RESOLVED that the City of Holly Springs encourages all citizens, city government officials, and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

IN WITNESS WHEREOF, I have hereto set my hand and caused the Seal of the City of Holly Springs to be affixed this 4th day of October 2021.

Mayor, Steven W. Miller

Attest:

Karen Norred, City Clerk
(Seal)

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

City of Holly Springs
City Council Work Session Meeting Minutes
August 2, 2021

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Deputy Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, 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.

Phil Eberly, Lead Edge Design, made a presentation to the Council with updates from the Cherokee County Regional Airport.

No action taken.

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

Meeting adjourned.

City of Holly Springs
City Council Special Called Meeting Minutes
August 2, 2021

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Deputy Chief Tommy Keheley, Community Development Director Nancy Moon, Finance Director Denise Lamazares, 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 move Item A from the August 2, 2021 Work Session to the August 2, 2021 Special Called Meeting. Councilman Whitaker seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve an estimate from Turfwell Athletic Fields for the purchase and installation of 50 tons of infield clay, 1 ton of conditioner, and grade improvements to J.C. Mullins Field in an amount not to exceed \$7,900. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve an Agreement for the Sale and Purchase of Real Property between Maplewood Property Group LLC and the City of Holly Springs, Georgia. Seconded by Councilwoman Phillips. Motion carried 4-0.

Councilwoman Phillips made a motion to approve a Commitment Letter among South State Bank, the Urban Redevelopment Agency of the City of Holly Springs, and the City of Holly Springs, Georgia for the financing of the Town Center Project site work, and to authorize the Mayor to execute the document. Councilman Wilbur seconded the motion. Motion carried 4-0.

Councilwoman Phillips made a motion to approve A-03-2021, annexation of 1.21 +/- acres located off of McArthur Drive, Cherokee County, GA, tax parcel 174 of tax plat 15N19. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve MA-04-2021, rezoning of 1.21 +/- acres located off of McArthur Drive, Holly Springs, GA, tax parcel 174 of tax plat 15N19, from R-80, Estate Residential (County), to R-20, Single Family Residential (City) with staff stipulations as described in Rezoning Ordinance MA-04-2021. Councilwoman Phillips seconded the motion. Motion carried 4-0.

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

Meeting adjourned.

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

DRAFT

City of Holly Springs
City Council Work Session Meeting Minutes
August 16, 2021

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, Economic Development Director/Assistant City Clerk Erin Honea, Chief Tommy Keheley, Community Development Director Nancy Moon, Captain Casey Barton, Captain Mike Hales, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Work Session to order.

Public Comments

City resident Roger McIver had questions regarding the Livable Centers Initiative Project, the Harmony on the Lakes bridge, announced that Peninsula Point had deteriorated and needed several pot holes filled; he asked for a plat and legal description of the property that is listed on the evening's agenda to be sold, and wanted to know total cost to the City for the Town Center Project to this point; asked for the City's position regarding the dams in question in the Natural Resources Conservation Service study. Mayor Miller stated the City wanted to keep Cagle Lake secure.

Mayor Pro Tem Zenchuk made a motion to amend the Work Session agenda to move the Executive Session to the end of the Business Meeting. Councilwoman Whitaker seconded the motion. Motion carried 4-0.

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

Meeting adjourned.

City of Holly Springs
City Council Special Called Meeting Minutes
August 16, 2021

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

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, Economic Development Director/Assistant City Clerk Erin Honea, Chief Tommy Keheley, Community Development Director Nancy Moon, Captain Casey Barton, Captain Mike Hales, and Information Technology Manager/Facilities Manager Ron Carter.

Mayor Miller called the Business Meeting to order.

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

Mayor Pro Tem Zenchuk made a motion to move Items 4, 7, and 10-14 to the Consent Agenda. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Consent Agenda

1. July 8, 2021 Council Work Session and Special Called Meeting Minutes
2. July 19, 2021 Council Work Session and Special Called Meeting Minutes
3. Title VI Nondiscrimination Agreement between the Georgia Department of Transportation and the City of Holly Springs and ratify the City Manager's execution of the agreement
4. A resolution to make application with the Atlanta Regional Commission for funds to continue implementation of the Livable Centers Initiative (LCI) Pedestrian Improvements Plan
5. An Intergovernmental Agreement between the Downtown Development Authority of Holly Springs and the City of Holly Springs, Georgia
6. A Compensation Agreement for services related to property and casualty between Members Insurance Advisors, LLC and the City of Holly Springs, Georgia in an amount not to exceed \$5,000 and authorize the City Clerk to act in all matters pertaining to the Agreement
7. A Compensation Agreement for services related to workers compensation between Members Insurance Advisors, LLC and the City of Holly Springs, Georgia in an amount not to exceed \$5,000 and authorize the City Clerk to act in all matters pertaining to the Agreement
8. Amendments to Section 3.5, Promotional Process, of the Holly Springs Police Department Operations Manual
9. Amendments to the Police Sergeant job description
10. Amendments to the Police Corporal job description

Mayor Pro Tem Zenchuk made a motion to approve the Consent Agenda for August 16, 2021. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Mayor Pro Tem Zenchuk made a motion to approve a resolution authorizing the submittal of the Georgia Department of Transportation Local Maintenance & Improvement Grant Application for the fiscal year 2022 and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs' participation in the Georgia Department of Transportation Local Maintenance & Improvement Grant. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Councilwoman Phillips made a motion to approve a Warranty Deed between the Downtown Development Authority of Holly Springs and the City of Holly Springs, Georgia. Councilmember Wilbur seconded the motion. Motion carried 4-0.

Councilwoman Phillips made a motion to approve an Amendment to an Intergovernmental Agreement between the Downtown Development Authority of Holly Springs and the City of Holly Springs, Georgia. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 4-0.

Councilwoman Phillips made a motion to approve an Agreement for Sale and Purchase of Real Property between the Downtown Development Authority of Holly Springs and Stonecrest Homes GA, LLC and consented to by the City of Holly Springs, Georgia. Mayor Pro Tem Zenchuk seconded the motion. Motion carried 4-0.

City Manager Robert H. Logan announced the July finance report was included in the packet.

Mayor Pro Tem Zenchuk made a motion to adjourn and enter into Executive Session for the purposes of Litigation and Real Estate. Councilwoman Phillips seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



www.bmandk.com

August 25, 2021

Mr. Robert H. Logan, City Manager
City of Holly Springs
3237 Holly Springs Pkwy
Holly Springs, GA 30115

RE: Proposal Holly Springs Parkway @ Fox Creek Drive Signal Project

Dear Mr. Logan,

BM&K is pleased to provide our Professional Design Services Fee for coordination of the signal design and drainage/sidewalk improvement at the above referenced location. Costs for engineering are based on type of project, complexities, multiple agency coordination, and contract project schedule. This estimate is also based off of preliminary information and there has been no subsurface investigation. BM&K will utilize a ground run survey as the basis for design and will be provided to the signal designer. We have anticipated having to obtain right of way and/or produce right of way plans.

We will utilize SEI for the powder coated mast arm type traffic signal design and will incorporate that into our overall site plan for the other improvement. Other improvements will include curb and gutter, 10' multiuse trail on the east side of Holly Springs Parkway. Also included will be striping improvements as well as the addition of cross walks. BM&K's proposed fee for this work is \$26,575. Our fees are inclusive for final construction documents for the project.

We appreciate the opportunity to present this information for your consideration. Please give me a call if you have any questions regarding this proposal or if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Hughes".

Jacob Hughes, P.E.
Consultant City Engineer
Senior Project Manager

Cc: Don Clerici, P.E.

103 Mountain Brook Drive, Suite 112, Holly Springs, GA 30115

phone: 678.522.5601



FINANCIAL HIGHLIGHTS
August 31, 2021



Budget Summary
67% 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	4,084,430	42.99%
Operating Grant Fund	118,915	125,000	97,310	77.85%
American Rescue Plan (ARP) Act of 2021	-	-	2,883,302	100.00%
Parks & Recreation Fund	453,161	386,000	313,444	81.20%
Hotel/Motel Tax Fund	3,579	5,000	3,377	67.55%
Urban Redevelopment Agency	5,784,104	4,000,000	414,956	10.37%
SPLOST III Fund	6,128	280,000	75	0.03%
SPLOST IV Fund	2,348	67,800	6	0.01%
SPLOST V Fund	2,425,417	6,750,480	1,816,340	26.91%
Town Center Fund	5,923,464	4,167,692	514,973	12.36%
Debt Service Fund	51,932	1,102,952	373	0.03%
Stormwater Utility Fund	871,402	376,317	24,354	6.47%
Municipal Court Fund	-	-	866,165	100.00%
TOTAL REVENUES - ALL FUNDS	\$ 25,754,822	\$ 26,761,241	\$ 11,019,106	41.18%

EXPENDITURES/EXPENSES BY FUND				
General Fund	8,820,068	9,500,000	7,121,162	74.96%
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	118,719	30.76%
Hotel/Motel Tax Fund	1,541	5,000	4,295	85.90%
Urban Redevelopment Agency	5,784,104	4,000,000	414,956	10.37%
SPLOST III Fund	-	280,000	-	0.00%
SPLOST IV Fund	-	67,800	-	0.00%
SPLOST V Fund	1,663,596	6,750,480	820,572	12.16%
Town Center Fund	6,235,613	4,167,692	564,810	13.55%
Debt Service Fund	279,985	1,102,952	1,095,792	99.35%
Stormwater Utility Fund	329,963	376,317	133,117	35.37%
Municipal Court Fund	-	-	803,800	100.00%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 23,323,104	\$ 26,761,241	\$ 11,187,134	41.80%



**Comparison to Prior Year
67% of year lapsed**

	08/31/20 Actual	2020 Annual Budget	% of Annual Budget	08/31/21 Actual	2021 Budget	% of Annual Budget
REVENUES BY FUND						
General Fund	3,069,864	9,500,000	32.31%	4,084,430	9,500,000	42.99%
Operating Grant Fund	96,408	215,000	44.84%	97,310	125,000	77.85%
American Rescue Plan (ARP) Act of 2021	-	-	100.00%	2,883,302	-	100.00%
Parks & Recreation Fund	296,756	377,500	78.61%	313,444	386,000	81.20%
Hotel/Motel Tax Fund	2,001	3,000	66.69%	3,377	5,000	67.55%
Urban Redevelopment Agency	5,120,227	6,000,000	85.34%	414,956	4,000,000	10.37%
SPLOST III Fund	6,027	274,650	2.19%	75	280,000	0.03%
SPLOST IV Fund	1,078	70,000	1.54%	6	67,800	0.01%
SPLOST V Fund	1,556,030	8,814,505	0.00%	1,816,340	6,750,480	26.91%
Town Center Fund	5,059,463	6,551,600	77.22%	514,973	4,167,692	12.36%
Debt Service Fund	1,367	516,319	0.26%	373	1,102,952	0.03%
Stormwater Utility Fund	15,517	350,000	4.43%	24,354	376,317	6.47%
Municipal Court Fund	-	-	100.00%	866,165	-	100.00%
TOTAL REVENUES - ALL FUNDS	\$ 15,224,739	\$ 32,672,574	33.73%	\$ 11,019,106	\$ 26,761,241	41.18%

EXPENDITURES/EXPENSES BY FUND						
General Fund	6,595,636	9,500,000	69.43%	7,121,162	9,500,000	74.96%
Operating Grant Fund	84,379	215,000	39.25%	109,911	125,000	87.93%
American Rescue Plan (ARP) Act of 2021	-	-	100.00%	-	-	100.00%
Parks & Recreation Fund	63,064	377,500	16.71%	118,719	386,000	30.76%
Hotel/Motel Tax Fund	540	3,000	18.00%	4,295	5,000	85.90%
Urban Redevelopment Agency	5,120,227	6,000,000	85.34%	414,956	4,000,000	10.37%
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	867,745	8,814,505	0.00%	820,572	6,750,480	12.16%
Town Center Fund	5,474,708	6,551,600	83.56%	564,810	4,167,692	13.55%
Debt Service Fund	261,924	516,319	50.73%	1,095,792	1,102,952	99.35%
Stormwater Utility Fund	121,007	350,000	34.57%	133,117	376,317	35.37%
Municipal Court Fund	-	-	100.00%	803,800	-	100.00%
TOTAL EXPENDITURES/ EXPENSES - ALL FUNDS	\$ 18,589,231	\$ 32,672,574	34.24%	\$ 11,187,134	\$ 26,761,241	41.80%

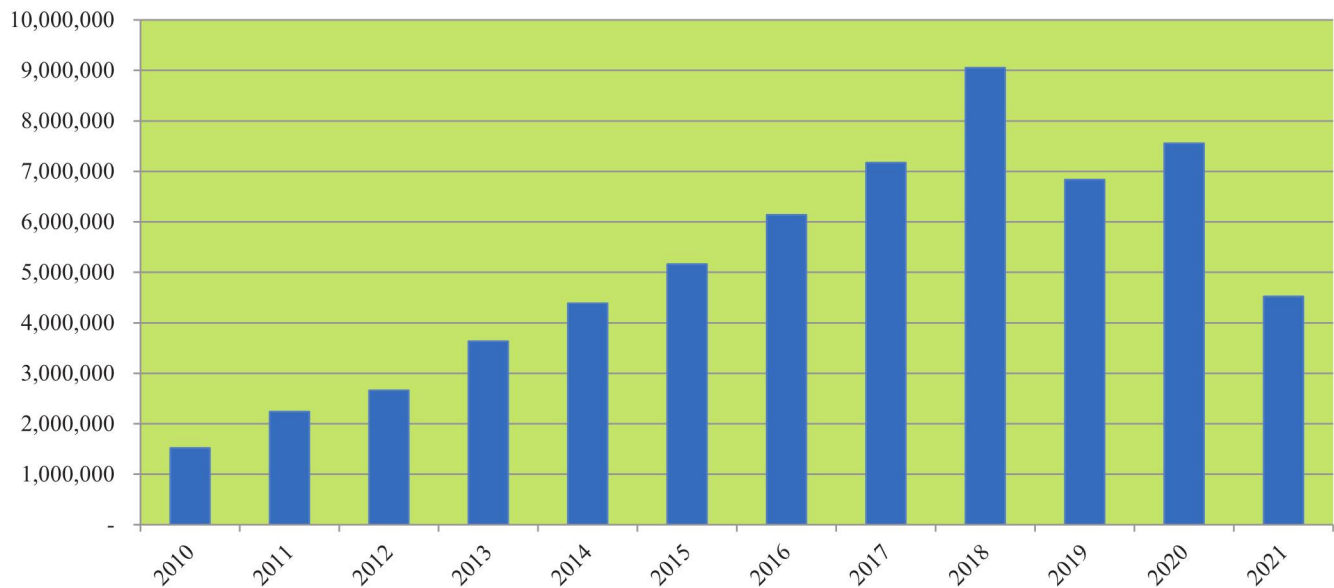


**Changes in Fund Balance/Net Position
As of August 31, 2021**

	Audited			Unaudited	
Fund	Balance as of 1/1/2021	Revenues	Expenditures/ Expenses	Balance as of 08/31/2021	Net Increase/ (Decrease)
General Fund	7,557,635	4,084,430	7,121,162	4,520,903	(3,036,732)
Operating Grant Fund	37,134	97,310	109,911	24,533	(12,601)
American Rescue Plan (ARP) Act of 2021	-	2,883,302	-	2,883,302	2,883,302
Parks & Recreation Fund	513,325	313,444	118,719	708,050	194,725
Hotel/ Motel Tax Fund	8,880	3,377	4,295	7,962	(918)
Urban Redevelopment Agency	-	414,956	414,956	-	-
SPLOST III Fund	280,106	75	-	280,181	75
SPLOST IV Fund	69,064	6	-	69,070	6
SPLOST V Fund	(2,296,654)	1,816,340	820,572	(1,300,886)	995,768
Town Center Fund	(144,757)	514,973	564,810	(194,593)	(49,836)
Debt Service Fund	1,592,641	373	1,095,792	497,222	(1,095,419)
Stormwater Utility Fund	4,696,706	24,354	133,117	4,587,943	(108,763)
Municipal Court Fund	-	866,165	803,800	62,365	62,365
	\$ 12,314,080	\$ 11,019,106	\$ 11,187,134	\$ 12,146,051	\$ (168,029)

General Fund - History of Fund Balance

GENERAL FUND FUND BALANCE

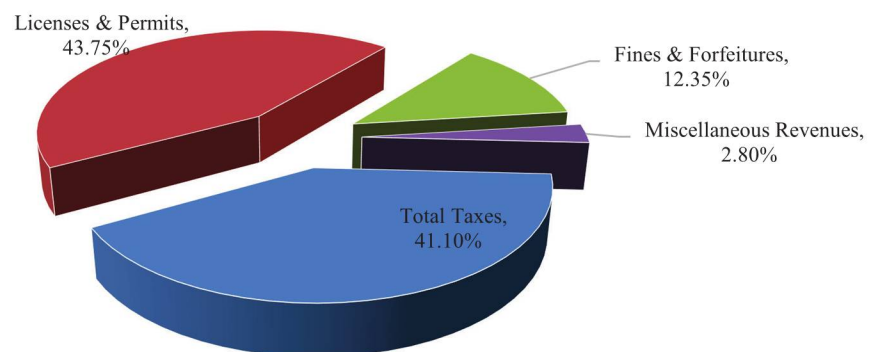




Budget Comparison Report - General Fund
67% of year lapsed

REVENUES	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Property Taxes	5,243	4,800,000	260,590	5.43%
Motor Vehicle Taxes	2,382	90,000	59,654	66.28%
Motor Vehicle Title Ad Valorem Tax	74,197	385,000	467,107	121.33%
Mobile Home Tax	-	150	166	110.45%
Recording Intangible Taxes	8,956	150,000	78,628	52.42%
Penalties & Interest	952	12,000	5,349	44.58%
Fifa Fees	90	2,000	1,440	71.99%
Franchise Tax	-	465,000	478,702	102.95%
Railroad Equipment Car Tax	-	750	-	0.00%
Real Estate Transfer Tax	738	15,000	9,873	65.82%
Business & Occupation Tax	3,046	135,000	66,826	49.50%
Financial Institutions Tax	-	3,500	1,516	43.31%
Insurance Premium Tax	-	750,000	-	0.00%
Total Taxes	138,486	7,317,400	1,678,704	22.94%
Licenses & Permits	136,760	1,197,600	1,786,794	149.20%
Fines & Forfeitures	58,695	765,050	504,505	65.94%
Miscellaneous Revenues	14,179	134,700	87,204	64.74%
Interest Income	4,219	40,000	10,343	25.86%
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	270	1.35%
TOTAL GENERAL FUND REVENUES	\$ 352,589	\$ 9,500,000	\$ 4,084,430	42.99%

Revenues by Source



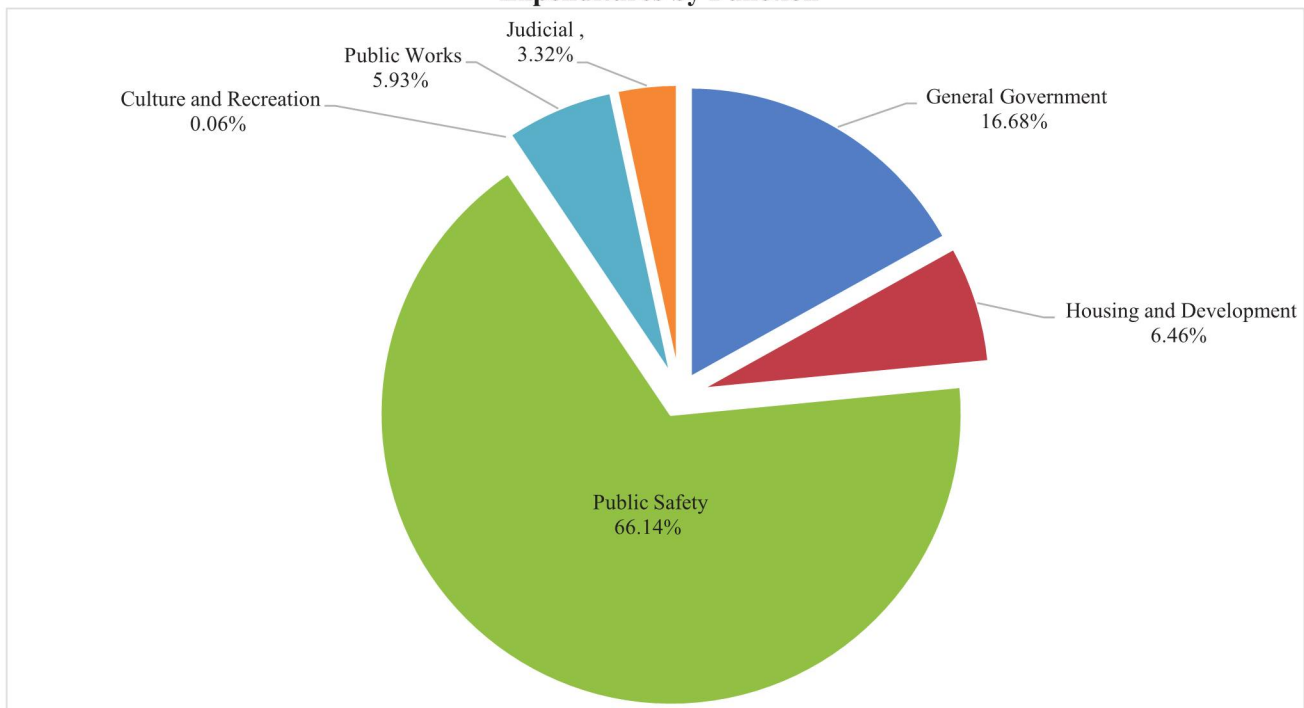
EXPENDITURES	August 2021 Transactions	2020 Amended Budget	YTD Transactions	% of Annual Budget
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Budget Comparison Report - General Fund
67% of year lapsed

General Government	292,222	1,512,574	1,187,899	78.53%
Housing and Development	49,760	759,112	459,848	60.58%
Public Safety	250,228	6,192,975	4,709,977	76.05%
Culture and Recreation	204	29,500	4,623	15.67%
Public Works	50,832	634,740	422,622	66.58%
Judicial	28,216	371,099	236,193	63.65%
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 671,462</u>	<u>\$ 9,500,000</u>	<u>\$ 7,121,162</u>	<u>74.96%</u>

Expenditures by Function





Budget Comparison Report - All Funds
67% 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	4,084,430	42.99%
Expenditures:	8,820,068	9,500,000	7,121,162	74.96%
Excess Revenues over (under) Expenditures	1,294,304	-	(3,036,732)	
<u>AMERICAN RESCUE PLAN (ARP) ACT OF 2021</u>				
Revenues:	-	-	2,883,302	100.00%
Expenditures:	-	-	-	100.00%
Excess Revenues over (under) Expenditures	-	-	2,883,302	
<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	313,444	81.20%
Expenditures:	89,327	386,000	118,719	30.76%
Excess Revenues over (under) Expenditures	363,834	-	194,725	
<u>HOTEL/MOTEL TAX FUND</u>				
Revenues:	3,579	5,000	3,377	67.55%
Expenditures:	1,541	5,000	4,295	85.90%
Excess Revenues over (under) Expenditures	2,038	-	(918)	
<u>URBAN REDEVELOPMENT AGENCY</u>				
Revenues:	5,784,104	4,000,000	414,956	10.37%
Expenditures:	5,784,104	4,000,000	414,956	10.37%
Excess Revenues over (under) Expenditures	-	-	-	
<u>SPLOST III FUND</u>				
Revenues:	6,128	280,000	75	0.03%
Expenditures:	-	280,000	-	0.00%
Excess Revenues over (under) Expenditures	6,128	-	75	
<u>SPLOST IV FUND</u>				
Revenues:	2,348	67,800	6	0.01%
Expenditures:	-	67,800	-	0.00%



Budget Comparison Report - All Funds
67% 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	1,816,340	26.91%
Expenditures:	1,663,596	6,750,480	820,572	12.16%
Excess Revenues over (under) Expenditures	761,821	-	995,768	
<u>TOWN CENTER FUND</u>				
Revenues:	5,923,464	4,167,692	514,973	12.36%
Expenditures:	6,235,613	4,167,692	564,810	13.55%
Excess Revenues over (under) Expenditures	(312,149)	-	(49,836)	
<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	24,354	6.47%
Expenses:	329,963	376,317	133,117	35.37%
Excess Revenues over (under) Expenses	541,439	-	(108,763)	
<u>MUNICIPAL COURT FUND</u>				
Revenues:	-	-	866,165	100.00%
Expenses:	-	-	803,800	100.00%
Excess Revenues over (under) Expenses	-	-	62,365	



Investments
As of August 31, 2021

Ameris Bank

Downtown Development Authority - CD .75%	36,462
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Subtotal Ameris Bank	\$ 36,462
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Goldman Sachs Autocallable GS Momentum Builder	262,937
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	\$ 2,391,201
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Total Investments	\$ 2,427,663
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Cash
As of August 31, 2021

Ameris Bank

Downtown Development Authority - Checking 78,792

Subtotal Ameris Bank	\$	78,792
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South State Bank

General Fund		2,759,618
Main Street Board		57,417
American Rescue Plan (ARP) Act of 2021		2,883,302
Parks & Recreation Fund		699,612
Hotel Motel Tax Fund		7,642
Money Market Account		1,365,905
Municipal Court Fund		151,613
Operating Grant Fund		29,536
Police Forfeiture Account		6,029
Police Seized Asset Account		1,461
SPLOST III		280,181
SPLOST IV		69,070
SPLOST V		173,835
Town Center Fund		15,657
Debt Service Fund		497,222
Stormwater Utility Fund		20,683
Tree Replacement Fund		7,715

Subtotal South State Bank	\$	9,026,499
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South State Investment Services

Budget Stabilization Cash Account 90

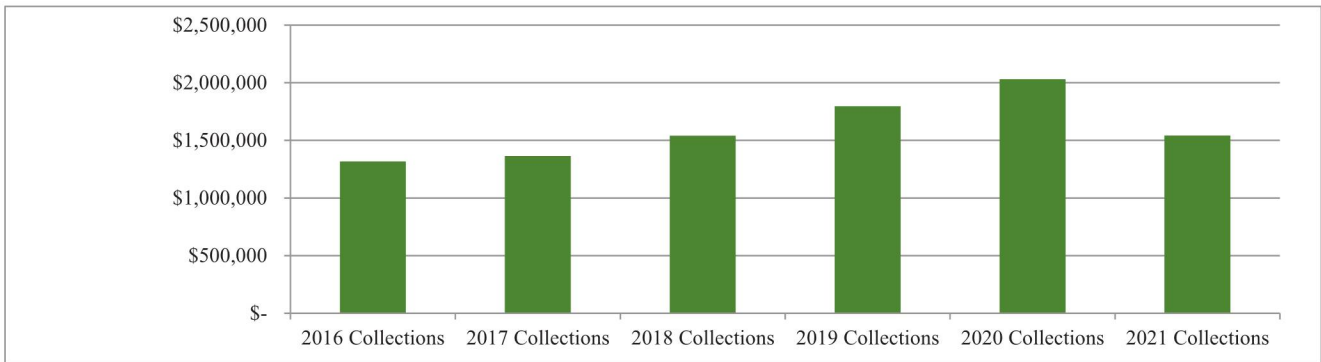
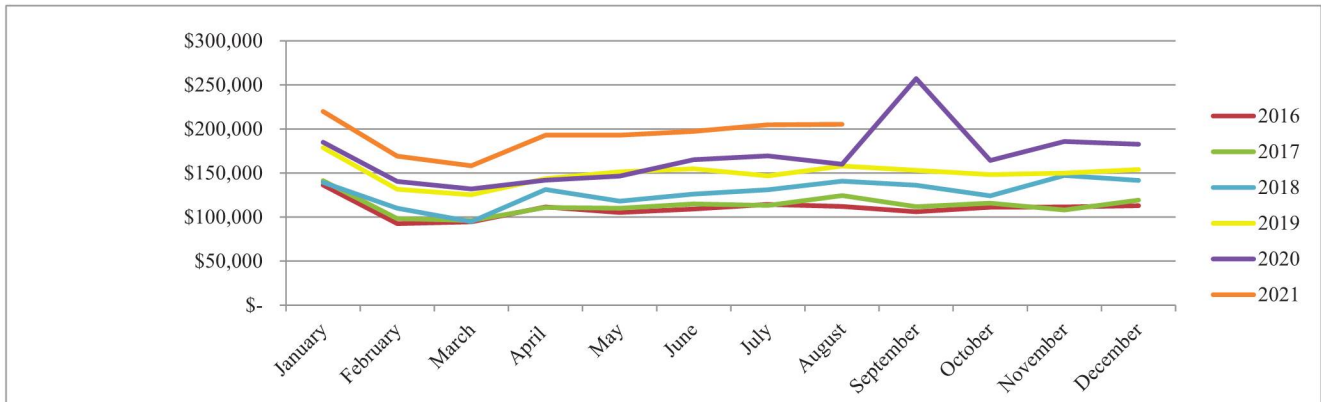
Subtotal South State Investment Services	\$	90
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Total Cash	\$	9,105,381
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Special Purpose Local Option Sales Tax Collections
As of August 31, 2021

	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		
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	\$ 1,541,129	





**Downtown Development Authority
As of August 31, 2021**

Revenues	August 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 August 31, 2021

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Real Property Tax	5,243	4,800,000	260,590	5.43%
Real Property Tax - Public Utility	-	60,000	1,094	1.82%
Personal Property Tax	-	160,000	14,200	8.87%
Motor Vehicle Tax	2,382	90,000	59,654	66.28%
Motor Vehicle Title Ad Valorem Tax	74,197	385,000	467,107	121.33%
Apportioned Vehicles (AAVT)	-	2,500	3,195	127.78%
Mobile Home Tax	-	150	166	110.45%
Intangible Tax	8,956	150,000	78,628	52.42%
Railroad Equipment Car Tax	-	750	-	0.00%
Real Estate Transfer Tax	738	15,000	9,873	65.82%
Franchise Tax - Electric	-	465,000	478,702	102.95%
Franchise Tax - Gas	-	55,000	45,090	81.98%
Franchise Tax - Cable	41,445	225,000	180,838	80.37%
Franchise Tax - Telephone	1,436	6,500	4,436	68.25%
Business & Occupational Tax	3,046	135,000	66,826	49.50%
Insurance Premium Tax	-	750,000	-	0.00%
Financial Institutions Tax	-	3,500	1,516	43.31%
Penalties & Interest	952	12,000	5,349	44.58%
FiFa Fees	90	2,000	1,440	71.99%
Total Taxes	138,486	7,317,400	1,678,704	22.94%
Alcoholic Beverage Licenses	-	75,000	2,500	3.33%
Alcohol Pouring Permit	170	2,500	2,885	115.40%
Zoning and Land Use Permits	1,600	12,500	5,788	46.30%
Planning and Development Fees	850	7,500	11,644	155.25%
Sign Permit Fees	200	3,000	1,414	47.13%
Special Event Permits	-	250	200	80.00%
Vacant Lot Registration	-	50	-	0.00%
Personal Transportation Veh Permit	-	50	-	0.00%
Other Licenses and Permits	450	1,000	3,435	343.50%
Building Permit Revenue	103,239	850,000	1,233,334	145.10%
Certificate of Occupancy Fees	18,500	150,000	194,500	129.67%
Building Permit - Reinspection Fees	3,825	20,000	18,200	91.00%
Building Permit-Sub Fee	7,573	50,000	70,405	140.81%
Occupational Tax Late Fees	148	750	1,483	197.75%
Plan Review Fees	205	25,000	241,006	964.03%
Total Licenses and Permits	136,760	1,197,600	1,786,794	149.20%
Municipal Court Fines	50,573	750,000	472,974	63.06%
Forfeitures	-	500	-	0.00%
Court Costs	1,622	7,500	9,531	127.08%
Drug Testing Fees	-	500	-	0.00%
Expungements	-	50	-	0.00%
Tree Recompense Revenue	-	5,000	-	0.00%
Other Fines & Forfeitures-Code	6,500	1,000	22,000	2200.00%
Other Forfeitures	-	500	-	0.00%
Total Fines and Forfeitures	58,695	765,050	504,505	65.94%
Grant Revenue	-	1,000	4,541	454.06%
Probation Fees	2,172	25,000	15,667	62.67%
Printing and Duplicating Service Fees	-	250	76	30.25%
Election and Qualifying Fees	180	-	180	100.00%
Advertising Fees	12	7,500	-	0.00%



GENERAL FUND REVENUE DETAIL
As of August 31, 2021

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Accident/Incident Reports	150	2,500	1,500	60.00%
Wrecker Service Contract	-	18,500	18,500	100.00%
Background Checks	100	1,000	610	61.00%
Bad Check Fees	-	100	100	100.00%
Miscellaneous Revenue	225	13,850	4,589	33.13%
Rents and Royalties	2,535	55,000	32,625	59.32%
Reimbursement for Damaged Property	8,817	10,000	8,817	88.17%
Total Miscellaneous Income	14,179	134,700	87,204	64.74%
Interest Revenue	2,922	40,000	10,343	25.86%
Unrealized Gain or Loss on Investments	1,297	-	-	100.00%
Total Investment Income	4,219	40,000	10,343	25.86%
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	270	1.35%
Total Other Financing Sources	250	45,250	16,880	37.30%
TOTAL GENERAL FUND REVENUES	\$ 352,589	\$ 9,500,000	\$ 4,084,430	42.99%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Governing Body				
Salaries & Wages-Council	3,000	42,000	27,000	64.29%
Employee Benefits-Medical	4,366	88,048	48,067	54.59%
Employee Benefits-Dental	166	4,095	1,930	47.14%
Employee Benefits-ADD Life	123	882	674	76.39%
FICA	128	2,604	1,053	40.43%
Medicare	30	609	246	40.44%
Employee Benefits-Retirement	310	4,470	2,484	55.56%
Unemployment	12	101	107	105.89%
Workers Comp Insurance	-	108	87	80.62%
Total Salaries and Benefits	<u>8,135</u>	<u>142,917</u>	<u>81,648</u>	<u>57.13%</u>
Communications	92	750	390	51.96%
Travel	1,200	1,000	1,200	119.98%
Dues and Fees	-	750	472	62.90%
Education and Training	-	3,000	1,220	40.67%
Other Expenditures	309	500	953	190.65%
General Supplies and Materials	-	250	-	0.00%
Small Equipment	-	250	300	120.00%
Total Operations	<u>1,600</u>	<u>6,500</u>	<u>4,535</u>	<u>69.76%</u>
City Manager				
Salaries & Wages	11,538	150,000	97,841	65.23%
Employee Benefits-Medical	702	8,572	6,568	76.62%
Employee Benefits-Dental	41	1,120	659	58.80%
Employee Benefits-ADD Life	25	147	123	83.33%
Employee Benefits-Disability	168	1,008	840	83.33%
FICA	713	8,854	6,048	68.31%
Medicare	167	2,175	1,415	65.04%
Employee Benefits-Retirement	1,109	15,964	8,870	55.56%
Unemployment	-	27	38	140.74%
Workers' Comp. Insurance	-	648	522	80.62%
Total Salaries and Benefits	<u>14,463</u>	<u>188,515</u>	<u>122,923</u>	<u>65.21%</u>
Communications	92	600	390	64.96%
Dues and Fees	-	1,500	1,016	67.76%
Education and Training	620	1,250	1,521	121.70%
Other Expenditures	82	1,000	517	51.66%
General Supplies and Materials	-	250	-	0.00%
Total Operations	<u>794</u>	<u>4,600</u>	<u>3,444</u>	<u>74.87%</u>
City Clerk				
Salaries & Wages	10,649	146,175	94,869	64.90%
Employee Benefits-Medical	2,025	26,572	18,222	68.58%
Employee Benefits-Dental	99	1,488	892	59.97%
Employee Benefits-ADD Life	49	294	245	83.33%
Employee Benefits-Disability	184	1,101	918	83.36%
FICA	633	9,063	5,648	62.31%
Medicare	148	2,120	1,321	62.30%
Employee Benefits-Retirement	1,080	15,559	8,644	55.56%
Unemployment	-	53	82	153.87%
Workers' Comp. Insurance	-	374	302	80.62%
Total Salaries and Benefits	<u>14,868</u>	<u>202,799</u>	<u>131,141</u>	<u>64.67%</u>
Professional Services	-	10,000	-	0.00%
Communications	92	600	390	64.96%
Advertising	-	250	-	0.00%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Travel	375	2,500	375	14.98%
Dues and Fees	145	6,000	6,446	107.44%
Education and Training	160	1,000	579	57.91%
Other Expenditures	39	750	130	17.36%
General Supplies and Materials	29	500	361	72.24%
Small Equipment	-	250	-	0.00%
Software	-	4,000	-	0.00%
Total Operations	839	25,850	8,281	32.04%
Advertising	-	-	187	100.00%
Total Operations	-	-	187	100.00%
Contingency				
Contingency	-	95,000	-	0.00%
Total Operations	-	95,000	-	0.00%
Financial Administration				
Salaries & Wages	12,799	166,825	108,856	65.25%
Employee Benefits-Medical	4,420	60,860	39,762	65.33%
Employee Benefits-Dental	99	1,488	892	59.97%
Employee Benefits-ADD Life	74	441	368	83.33%
Employee Benefits-Disability	226	1,356	1,130	83.35%
FICA	730	10,343	6,207	60.01%
Medicare	171	2,419	1,452	60.01%
Employee Benefits-Retirement	1,233	17,757	9,865	55.56%
Unemployment	-	80	114	142.50%
Workers' Comp. Insurance	-	427	344	80.62%
Total Salaries and Benefits	19,751	261,996	168,990	64.50%
Professional Services - Audit	-	25,000	34,360	137.44%
Advertising/Promotions	374	1,500	796	53.04%
Printing and Binding	406	2,000	690	34.50%
Travel	-	250	-	0.00%
Dues and Fees-Bank Service Fees	507	12,500	12,943	103.54%
Education and Training	229	2,500	229	9.16%
Other Expenditures	-	100	168	167.55%
General Supplies and Materials	63	1,000	822	82.18%
General Supplies-Postage	180	7,500	2,681	35.74%
Gasoline/Diesel	-	50	-	0.00%
Small Equipment	-	250	94	37.60%
Total Operations	1,759	52,650	52,782	100.25%
Legal				
Professional Services - Legal	1,647	45,000	10,218	22.71%
Total Operations	1,647	45,000	10,218	22.71%
Salaries & Wages	4,268	55,488	36,289	65.40%
Employee Benefits-Medical	1,147	16,715	10,321	61.75%
Employee Benefits-Dental	70	1,120	629	56.19%
Employee Benefits-ADD Life	25	147	123	83.33%
Employee Benefits-Disability	75	453	377	83.25%
FICA	228	3,440	1,941	56.44%
Medicare	53	805	454	56.40%
Employee Benefits-Retirement	410	5,906	3,281	55.56%
Unemployment	-	27	38	140.74%
Workers' Comp. Insurance	-	142	114	80.63%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
<i>Total Salaries and Benefits</i>	<u>6,277</u>	<u>84,243</u>	<u>53,569</u>	<u>63.59%</u>
Communications	75	600	374	62.37%
Dues and Fees	39	3,500	556	15.89%
Other Expenditures	-	100	172	172.46%
General Supplies and Materials	-	1,500	259	17.24%
Small Equipment	24	3,000	727	24.24%
Software	12,475	95,000	111,462	117.33%
<i>Total Operations</i>	<u>12,613</u>	<u>103,700</u>	<u>113,550</u>	<u>109.50%</u>
<i>Risk Management</i>				
Professional Services	-	10,000	4,000	40.00%
Liability Insurance	1,000	138,000	142,738	103.43%
<i>Total Operations</i>	<u>1,000</u>	<u>148,000</u>	<u>146,738</u>	<u>99.15%</u>
<i>General Government Building</i>				
Salaries & Wages	3,971	56,816	31,773	55.92%
Employee Benefits-Medical	702	8,572	6,318	73.70%
Employee Benefits-Dental	29	368	263	71.46%
Employee Benefits-ADD Life	25	147	123	83.33%
Employee Benefits-Disability	52	315	262	83.21%
FICA	244	3,523	1,952	55.41%
Medicare	57	824	456	55.40%
Employee Benefits-Retirement	420	4,214	3,360	79.73%
Unemployment	3	53	57	107.21%
Workers' Comp. Insurance	-	5,822	4,694	80.62%
<i>Total Salaries and Benefits</i>	<u>5,504</u>	<u>80,654</u>	<u>49,258</u>	<u>61.07%</u>
Professional Services	-	-	195	100.00%
Disposal - Garbage	30	500	211	42.18%
Pest Control	45	1,500	635	42.33%
Repairs and Maintenance	2,825	9,900	10,376	104.81%
Repairs and Maintenance - Vehicles	-	2,500	348	13.92%
Rental of Equipment	407	5,000	3,050	61.00%
Communications	1,013	12,500	7,888	63.10%
Dues and Fees	-	500	374	74.87%
Other Expenditures	500	2,500	3,077	123.07%
General Supplies and Materials	519	10,000	4,073	40.73%
Water and Sewer	99	2,500	702	28.07%
Natural Gas	120	2,500	1,157	46.27%
Electricity	1,262	15,000	8,819	58.79%
Gasoline and Diesel	212	1,750	1,277	72.97%
Small Equipment	1,761	2,000	1,970	98.50%
Software	59	1,500	412	27.45%
Capital Outlay - Sites	194,121	-	196,071	100.00%
<i>Total Operations & Capital</i>	<u>202,973</u>	<u>70,150</u>	<u>240,635</u>	<u>343.03%</u>
TOTAL GENERAL GOVERNMENT	<u>\$ 292,222</u>	<u>\$ 1,512,574</u>	<u>\$ 1,187,899</u>	<u>78.53%</u>
<i>Municipal Court</i>				
Salaries & Wages	11,120	146,179	93,621	64.05%
Salaries & Wages - Overtime	-	1,000	-	0.00%
Employee Benefits-Medical	3,802	43,287	34,205	79.02%
Employee Benefits-Dental	210	2,607	1,888	72.42%
Employee Benefits-ADD Life	74	441	368	83.33%
Employee Benefits-Disability	181	1,086	905	83.32%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
FICA	643	9,125	5,391	59.08%
Medicare	150	2,134	1,261	59.08%
Employee Benefits-Retirement	1,088	14,282	8,703	60.94%
Unemployment	2	106	137	129.70%
Workers' Compensation	-	377	304	80.62%
Total Salaries and Benefits	17,270	220,624	146,783	66.53%
Professional Services - Public Defender	653	11,350	6,058	53.37%
Professional Services - Solicitor/Judge	6,500	97,500	56,990	58.45%
Repairs & Maintenance	(139)	-	-	100.00%
Rental of Equipment	128	1,750	1,129	64.52%
Communications	81	-	311	100.00%
Advertising	-	50	-	0.00%
Printing & Binding	-	250	-	0.00%
Travel	-	500	-	0.00%
Dues and Fees	-	500	438	87.54%
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	46	500	178	35.53%
Gasoline/Diesel	-	50	-	0.00%
Food Supplies	275	4,500	2,087	46.37%
Small Equipment	879	500	1,280	255.99%
Software	1,438	25,000	15,589	62.36%
Other Supplies - Uniforms	-	250	216	86.54%
Intergovernmental - Inmate Housing	1,085	5,000	3,290	65.80%
Total Operations	10,946	150,475	89,410	59.42%
TOTAL JUDICIAL	\$ 28,216	\$ 371,099	\$ 236,193	63.65%
Police Administration				
Salaries & Wages	26,573	405,214	284,174	70.13%
Salaries & Wages-Overtime	348	6,000	688	11.47%
Employee Benefits-Medical	6,275	87,432	56,711	64.86%
Employee Benefits-Dental	350	5,966	3,191	53.48%
Employee Benefits-ADD Life	110	882	613	69.45%
Employee Benefits-Disability	389	3,225	2,321	71.97%
FICA	1,577	25,619	16,953	66.17%
Medicare	369	5,992	3,965	66.17%
Employee Benefits-Retirement	3,054	43,983	24,435	55.56%
Unemployment	8	160	259	162.13%
Workers' Compensation	2,500	16,840	16,346	97.07%
Total Salaries and Benefits	41,553	601,313	409,656	68.13%
Professional Services	-	500	475	95.00%
Repair & Maintenance-Vehicle	158	5,000	3,558	71.15%
Rental of Equipment	389	5,000	3,168	63.37%
Communications	342	3,300	1,906	57.77%
Advertising	201	1,000	803	80.31%
Printing and Binding	-	250	357	142.80%
Travel	598	4,000	2,918	72.96%
Dues and Fees	-	4,000	2,147	53.67%
Education and Training	-	3,000	1,480	49.33%
Other Expenditures	191	2,000	1,640	82.01%
General Supplies and Materials	47	4,500	281	6.24%
General Supplies - Postage	5	400	32	7.95%
Gasoline/Diesel	999	8,000	5,776	72.20%
Small Equipment	445	1,000	792	79.17%
Software	18	2,600	142	5.48%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Other Supplies - Uniforms	48	3,000	2,094	69.80%
<i>Total Operations and Capital</i>	<u>3,440</u>	<u>47,550</u>	<u>27,570</u>	<u>57.98%</u>
 <i>Criminal Investigation Division</i>				
Salaries & Wages	17,913	238,392	167,058	70.08%
Salaries & Wages-Overtime	438	6,000	1,357	22.61%
Employee Benefits-Medical	3,885	51,859	34,940	67.37%
Employee Benefits-Dental	198	2,224	1,785	80.25%
Employee Benefits-ADD Life	98	588	502	85.42%
Employee Benefits-Disability	291	1,754	1,489	84.90%
FICA	1,083	15,152	9,989	65.92%
Medicare	253	3,544	2,336	65.92%
Employee Benefits-Retirement	1,806	26,013	14,452	55.56%
Unemployment	-	106	150	141.74%
Workers' Compensation	-	11,066	8,922	80.62%
<i>Total Salaries and Benefits</i>	<u>25,967</u>	<u>356,698</u>	<u>242,980</u>	<u>68.12%</u>
Repair & Maintenance-Vehicle	764	5,000	1,921	38.41%
Communications	346	2,300	1,450	63.06%
Printing and Binding	-	100	112	112.00%
Travel	-	1,000	550	54.96%
Dues and Fees	-	1,000	763	76.33%
Education and Training	300	2,500	935	37.40%
General Supplies and Materials	88	1,000	612	61.24%
General Supplies and Materials-Postage	-	50	-	0.00%
Gasoline and Diesel	258	6,000	2,316	38.59%
Small Equipment	-	1,500	953	63.52%
Software	799	7,000	4,156	59.37%
Other Supplies - Uniforms	157	1,000	501	50.10%
<i>Total Operations and Capital</i>	<u>2,712</u>	<u>28,450</u>	<u>14,268</u>	<u>50.15%</u>
 <i>Vice</i>				
Salaries & Wages	3,795	50,476	33,666	66.70%
Salaries & Wages-Overtime	712	2,000	6,089	304.47%
Employee Benefits-Medical	706	8,572	6,346	74.03%
Employee Benefits-Dental	29	368	263	71.46%
Employee Benefits-ADD Life	25	147	123	83.33%
Employee Benefits-Disability	62	364	312	85.69%
FICA	272	3,254	2,405	73.90%
Medicare	64	761	562	73.91%
Employee Benefits-Retirement	388	5,586	3,103	55.55%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,376	1,916	80.62%
<i>Total Salaries and Benefits</i>	<u>6,052</u>	<u>73,931</u>	<u>54,822</u>	<u>74.15%</u>
Repairs & Maintenance Vehicles	-	2,000	826	41.28%
Communications	-	600	-	0.00%
Dues and Fees	-	-	74	100.00%
Gasoline	264	2,000	2,009	100.44%
<i>Total Operations and Capital</i>	<u>264</u>	<u>4,600</u>	<u>2,908</u>	<u>63.23%</u>
 <i>Patrol</i>				
Salaries & Wages	81,436	1,310,737	799,614	61.00%
Salaries & Wages-Overtime	3,184	50,000	39,625	79.25%
Employee Benefits-Medical	23,334	475,744	246,712	51.86%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Employee Benefits-Dental	1,010	21,977	10,993	50.02%
Employee Benefits-ADD Life	478	3,822	2,780	72.75%
Employee Benefits-Disability	1,280	9,320	7,350	78.86%
FICA	4,922	84,614	48,887	57.78%
Medicare	1,151	19,789	11,433	57.78%
Employee Benefits-Retirement	10,088	144,047	80,702	56.02%
Unemployment	-	718	975	135.75%
Workers' Compensation	-	61,795	50,080	81.04%
Total Salaries and Benefits	<u>126,883</u>	<u>2,182,563</u>	<u>1,299,150</u>	<u>59.52%</u>
Professional Services	-	2,000	2,715	135.75%
Repair & Maintenance	72	3,000	1,059	35.30%
Repair & Maintenance-Vehicle	5,911	60,000	33,866	56.44%
Communications	3,382	18,000	14,149	78.60%
Printing and Binding	-	500	446	89.20%
Travel	-	5,000	2,707	54.14%
Dues and Fees	-	1,500	2,000	133.32%
Education & Training	227	12,000	3,355	27.95%
Contract Labor	-	1,000	-	0.00%
Other Expenditures	441	5,500	2,691	48.93%
General Supplies and Materials	29	4,000	2,566	64.14%
Gasoline and Diesel	8,232	80,000	60,282	75.35%
Small Equipment	387	18,000	4,017	22.31%
Software	-	17,000	16,686	98.15%
Other Supplies - Uniforms	85	35,000	9,006	25.73%
Total Operations and Capital	<u>18,764</u>	<u>262,500</u>	<u>155,543</u>	<u>59.25%</u>
Police Training				
Salaries & Wages	4,199	56,948	35,060	61.56%
Salaries & Wages-Overtime	-	2,000	239	11.95%
Employee Benefits-Medical	1,235	-	7,410	100.00%
Employee Benefits-Dental	70	-	420	100.00%
Employee Benefits-ADD Life	25	147	123	83.33%
Employee Benefits-Disability	67	405	334	82.50%
FICA	248	3,655	2,110	57.73%
Medicare	58	855	494	57.72%
Employee Benefits-Retirement	436	6,274	3,486	55.56%
Unemployment	-	27	32	117.52%
Workers' Compensation	-	2,669	2,152	80.62%
Total Salaries and Benefits	<u>6,337</u>	<u>72,980</u>	<u>51,858</u>	<u>71.06%</u>
Repair & Maintenance-Vehicle	130	2,000	259	12.93%
Communications	-	600	58	9.65%
Travel	123	2,000	834	41.68%
Dues and Fees	-	-	53	100.00%
Education and Training	50	3,000	500	16.67%
General Supplies and Materials	271	2,000	307	15.35%
Weapons Supplies & Ammunition	6,759	20,000	22,867	114.33%
Gasoline and Diesel	52	2,000	932	46.61%
Small Equipment	-	10,000	-	0.00%
Other Supplies - Uniforms	-	300	261	86.83%
Intergovernmental	-	5,000	-	0.00%
Total Operations and Capital	<u>7,385</u>	<u>46,900</u>	<u>26,070</u>	<u>55.59%</u>



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Professional Services	-	-	195	100.00%
Disposal-Garbage/Recycle	89	1,500	633	42.18%
Pest Control	45	1,000	635	63.50%
Repairs and Maintenance	2,020	12,345	4,356	35.28%
Communications	927	12,500	7,534	60.27%
General Supplies and Materials	173	5,000	1,596	31.91%
Water/Sewer	427	7,000	3,205	45.78%
Electricity	1,048	15,000	7,249	48.33%
Small Equipment	228	2,500	873	34.92%
Software	104	3,500	731	20.87%
Capital Outlay - Buildings	-	-	12,500	100.00%
Total Operations	<u>5,060</u>	<u>60,345</u>	<u>39,506</u>	<u>65.47%</u>
Probation				
Salaries & Wages	3,962	49,275	33,304	67.59%
Employee Benefits-Medical	706	8,572	6,346	74.03%
Employee Benefits-Dental	29	368	263	71.46%
Employee Benefits-ADD Life	25	147	123	83.33%
Employee Benefits-Disability	67	393	335	85.22%
FICA	243	3,055	2,046	66.97%
Medicare	57	714	478	67.01%
Employee Benefits-Retirement	364	5,245	2,914	55.55%
Unemployment	-	27	38	140.74%
Workers' Compensation	-	2,231	1,799	80.62%
Total Salaries and Benefits	<u>5,453</u>	<u>70,027</u>	<u>47,645</u>	<u>68.04%</u>
Communications	86	600	353	58.79%
Travel	-	250	-	0.00%
Dues and Fees	-	300	130	43.41%
Education and Training	-	-	103	100.00%
General Supplies and Materials	20	300	20	6.53%
Gasoline & Diesel	-	2,000	-	0.00%
Small Equipment	-	500	-	0.00%
Software	250	3,000	2,000	66.67%
Other Supplies - Uniforms	-	1,000	15	1.50%
Total Operations and Capital	<u>356</u>	<u>7,950</u>	<u>2,621</u>	<u>32.97%</u>
Fire Services				
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>\$ 250,228</u>	<u>\$ 6,192,975</u>	<u>\$ 4,709,977</u>	<u>76.05%</u>
Highways and Streets				
Professional Services-Engineering	-	2,000	-	0.00%
Disposal-Garbage/Recycling	95	1,500	662	44.12%
Lawn Care	-	1,200	129	10.76%
Pest Control	-	750	(45)	-6.00%
Repairs & Maintenance	1,479	50,000	41,721	83.44%
Repairs & Maintenance-Vehicles	2,273	10,000	4,978	49.78%
Rental of Equipment	-	2,500	-	0.00%
Contract Labor	35,545	426,540	248,815	58.33%
Other Expenditures	-	250	-	0.00%
General Supplies and Materials	-	500	492	98.38%
Electricity	106	4,500	671	14.90%
Gasoline/Diesel	449	5,000	2,606	52.13%
Small Equipment	-	2,500	(5)	-0.22%
Total Operations	<u>39,945</u>	<u>507,240</u>	<u>300,024</u>	<u>59.15%</u>



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Street Lights				
Repairs & Maintenance	-	2,000	2,734	136.70%
Electricity-Street Lights	10,189	120,000	72,462	60.39%
Total Street Lights	<u>10,189</u>	<u>122,000</u>	<u>75,196</u>	<u>61.64%</u>
Traffic Lights				
Repairs & Maintenance	532	2,000	46,232	2311.61%
Electricity-Traffic Lights	166	3,500	1,169	33.41%
Total Traffic Lights	<u>698</u>	<u>5,500</u>	<u>47,402</u>	<u>861.85%</u>
TOTAL PUBLIC WORKS	<u>\$ 50,832</u>	<u>\$ 634,740</u>	<u>\$ 422,622</u>	<u>66.58%</u>
Tree Commission				
Repairs & Maintenance	-	22,000	-	0.00%
Travel	-	750	-	0.00%
Dues and Fees	175	500	233	46.67%
Education and Training	-	1,000	-	0.00%
General Supplies & Materials	29	750	390	51.94%
Books and Periodicals	-	500	-	0.00%
Total Operations	<u>204</u>	<u>25,500</u>	<u>623</u>	<u>2.44%</u>
Culture and Recreation				
Intergovernmental-Sequoyah Regional	-	4,000	4,000	100.00%
TOTAL CULTURE AND RECREATION	<u>\$ 204</u>	<u>\$ 29,500</u>	<u>\$ 4,623</u>	<u>15.67%</u>
Building Inspections				
Salaries & Wages	15,710	202,617	133,866	66.07%
Overtime	-	500	-	0.00%
Employee Benefits-Medical	1,409	44,573	13,256	29.74%
Employee Benefits-Dental	158	2,224	1,448	65.09%
Employee Benefits-ADD Life	72	588	374	63.54%
Employee Benefits-Disability	277	1,664	1,419	85.29%
FICA	970	12,593	8,264	65.62%
Medicare	227	2,945	1,933	65.63%
Employee Benefits-Retirement	1,501	21,620	12,011	55.56%
Unemployment	-	106	152	143.40%
Workers' Compensation	-	3,472	3,353	96.58%
Total Salaries and Benefits	<u>20,324</u>	<u>292,902</u>	<u>176,075</u>	<u>60.11%</u>
Professional Services-Engineering	-	75,000	45,414	60.55%
Professional Services-Legal	5,947	6,000	5,317	88.62%
Repairs & Maintenance - Vehicles	835	2,500	2,142	85.68%
Communications	503	3,500	2,039	58.26%
Advertising -Promotions	-	2,500	550	22.00%
Printing & Binding	-	100	-	0.00%
Travel	-	250	-	0.00%
Dues and Fees	-	3,500	882	25.20%
Education and Training	-	1,000	90	9.00%
Contract Labor	1,538	30,000	17,400	58.00%



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Other Expenditures	(20)	500	(51)	-10.25%
General Supplies and Materials	10	500	89	17.80%
General Supplies - Postage	55	100	275	274.81%
Gasoline/Diesel	348	4,000	1,991	49.78%
Books and Periodicals-Code Books	-	100	-	0.00%
Small Equipment	27	500	27	5.40%
Other Supplies - Uniforms	-	250	791	316.53%
Total Operations	<u>9,242</u>	<u>130,300</u>	<u>76,956</u>	<u>59.06%</u>
 Planning and Zoning				
Salaries & Wages	9,241	118,932	77,911	65.51%
Employee Benefits-Medical	1,918	27,866	17,967	64.48%
Employee Benefits-Dental	68	1,120	644	57.53%
Employee Benefits-ADD Life	62	294	272	92.35%
Employee Benefits-Disability	195	970	876	90.31%
FICA	533	7,374	4,494	60.94%
Medicare	125	1,725	1,050	60.89%
Employee Benefits-Retirement	807	12,659	6,455	50.99%
Unemployment	(2)	53	98	184.91%
Workers' Compensation	(237)	4,717	1,907	40.43%
Total Salaries and Benefits	<u>12,709</u>	<u>175,710</u>	<u>111,675</u>	<u>63.56%</u>
 Professional Services				
Professional Services	-	500	-	0.00%
Professional Services-Legal	123	750	4,694	625.80%
Communications	92	600	392	65.28%
Advertising	243	20,000	10,217	51.08%
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	-	3,000	1,127	37.57%
Other Expenditures	-	500	355	70.94%
General Supplies and Materials	10	500	97	19.43%
Gasoline & Diesel	-	50	-	0.00%
Small Equipment	-	250	349	139.60%
Total Operations	<u>467</u>	<u>31,400</u>	<u>19,459</u>	<u>61.97%</u>
 Economic Development				
Salaries & Wages	847	10,609	7,149	67.39%
FICA	50	658	422	64.09%
Medicare	12	154	99	64.05%
Employee Benefits - Retirement	78	1,129	627	55.57%
Workers Comp Insurance	-	46	37	80.63%
Total Salaries & Benefits	<u>987</u>	<u>12,596</u>	<u>8,334</u>	<u>66.16%</u>
 Main Street Program				
Salaries and Wages	3,951	52,189	33,646	64.47%
Overtime	-	1,000	-	0.00%
Employee Benefits - Medical	1,242	16,715	11,167	66.81%
Employee Benefits - Dental	70	368	629	171.02%
Employee Benefits - Add Life	25	147	123	83.33%
Employee Benefits - Disability	100	598	499	83.39%
FICA	233	3,298	1,985	60.17%
Medicare	55	771	464	60.19%
Employee Benefits - Retirement	393	5,661	3,145	55.56%
Unemployment	-	27	32	120.19%
Workers Comp Insurance	-	230	185	80.62%
Total Salaries and Benefits	<u>6,068</u>	<u>81,004</u>	<u>51,876</u>	<u>64.04%</u>



**General Fund Expenditures
As of August 31, 2021**

	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Communications	86	600	353	58.91%
Travel	-	600	-	0.00%
Dues and Fees	(124)	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 Operations	<u>(37)</u>	<u>25,200</u>	<u>2,474</u>	<u>9.82%</u>
Intergovernmental				
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>\$ 49,760</u>	<u>\$ 759,112</u>	<u>\$ 459,848</u>	<u>60.58%</u>
Transfer to Other Funds	-	-	100,000	100.00%
TOTAL OTHER FINANCING USES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100,000</u>	<u>100.00%</u>
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 671,462</u>	<u>\$ 9,500,000</u>	<u>\$ 7,121,162</u>	<u>74.96%</u>



**American Rescue Plan (ARP) Act of 2021
As of August 31, 2021**

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



**Operating Grant Fund
As of August 31, 2021**

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Atlanta Regional Commission Grant	34,375	124,990	97,307	77.85%
Interest Revenue	-	10	3	28.40%
TOTAL REVENUES	\$ 34,375	\$ 125,000	\$ 97,310	77.85%
EXPENDITURES:				
Payments to Other Agencies-FOCUS	17,519	125,000	109,911	87.93%
TOTAL EXPENDITURES	\$ 17,519	\$ 125,000	\$ 109,911	87.93%



Parks & Recreation Fund
As of August 31, 2021

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Alcoholic Bev Excise Tax Beer & Wine	25,875	245,000	186,411	76.09%
Alcoholic Bev Excise Tax Distilled Spirit	10,171	85,500	73,661	86.15%
Local Option Mixed Drink Tax	5,056	45,000	39,109	86.91%
Penalties and Interest	-	100	-	0.00%
Bad Check Fees	-	50	-	0.00%
Interest Revenue	-	100	119	119.00%
Rents and Royalties	2,630	10,000	14,144	141.44%
Prior Year Fund Balance	-	250	0	0.00%
TOTAL REVENUES	\$ 43,732	\$ 386,000	\$ 313,444	81.20%
EXPENDITURES:				
Disposal - Garbage Depot	51	750	360	47.96%
Pest Control - Depot	45	750	445	59.33%
Repairs & Maintenance - Depot	-	20,000	6,141	30.70%
Communications	373	2,000	1,418	70.90%
General Supplies - Depot	-	500	1,132	226.39%
Water/Sewer - Depot	11	500	79	15.70%
Natural Gas - Depot	115	2,000	1,117	55.84%
Electricity - Depot	406	5,000	1,537	30.74%
Small Equipment - Depot	-	1,500	-	0.00%
Capital Outlay - Buildings	-	200,000	-	0.00%
Disposal - Garbage Parks	51	750	360	47.96%
Lawn Care	1,121	9,000	4,723	52.47%
Pest Control - Parks	45	750	360	48.00%
Repairs & Maintenance - Parks	10,728	32,000	41,612	130.04%
Rental - Equipment & Land	-	1,000	-	0.00%
Dues and Fees	-	500	367	73.40%
Contract Labor	8,138	50,000	31,788	63.58%
General Supplies and Materials - Parks	19	1,000	259	25.92%
Water/Sewer - Parks	1,139	6,000	4,089	68.15%
Electricity - Parks	234	1,500	1,707	113.77%
Small Equipment - Parks	-	500	-	0.00%
Capital Outlay - Site Improvements	10,749	50,000	21,228	42.46%
TOTAL EXPENDITURES	\$ 33,226	\$ 386,000	\$ 118,719	30.76%



Hotel/Motel Tax Fund
As of August 31, 2021

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Hotel/Motel Taxes	591	4,995	3,377	67.61%
Interest Revenue	-	5	1	11.20%
TOTAL REVENUES	\$ 591	\$ 5,000	\$ 3,377	67.55%
EXPENDITURES:				
Advertising/Promotions	-	5,000	4,295	85.90%
TOTAL EXPENDITURES	\$ -	\$ 5,000	\$ 4,295	85.90%



**Urban Redevelopment Agency
As of August 31, 2021**

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Proceeds from General Long-term E	-	4,000,000	414,956	10.37%
TOTAL REVENUES	\$ -	\$ 4,000,000	\$ 414,956	10.37%
EXPENDITURES:				
Transfer to Town Center Fund	-	4,000,000	414,956	10.37%
TOTAL EXPENDITURES	\$ -	\$ 4,000,000	\$ 414,956	10.37%



SPLOST III Fund
As of August 31, 2021

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Special Assessments - Crestmont	-	5,964	-	0.00%
Prior Year Fund Balance	-	273,936	-	0.00%
Interest Revenue	-	100	75	74.52%
TOTAL REVENUES	\$ -	\$ 280,000	\$ 75	0.03%
EXPENDITURES:				
Capital Outlay-Infrastructure	-	280,000	-	0.00%
TOTAL EXPENDITURES	\$ -	\$ 280,000	\$ -	0.00%



SPLOST IV Fund
As of August 31, 2021

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
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 August 31, 2021

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
SPLOST V Revenue	410,182	1,800,000	1,541,129	85.62%
Grant Revenue-LMIG	-	142,030	-	0.00%
Grant Revenue-SRTA	-	1,250,000	188,124	15.05%
Assessments - Roads	-	58,000	17,000	29.31%
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	\$ 410,182	\$ 6,750,480	\$ 1,816,340	26.91%
EXPENDITURES:				
Capital Outlay-Buildings	0	0	800	100.00%
Capital Outlay-Public Safety Equipment	-	214,192	69,098	32.26%
Capital Outlay-Police Cars	-	100,000	127,890	127.89%
Capital Outlay-Sites	26	-	26	100.00%
Capital Outlay-LMIG	269	586,288	289,186	49.32%
Capital Outlay-Industrial Connector	-	-	27,000	100.00%
Capital Outlay-HS Pkwy Phase II	41,383	4,750,000	144,139	3.03%
Capital Outlay-HS Pkwy Phase III	1,500	-	5,147	100.00%
Capital Outlay-Equipment	-	-	18,996	100.00%
Issuance Costs	-	-	60,000	100.00%
Holly Street	18,364	-	35,014	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 - Cagle Park	42,125	-	42,125	100.00%
TOTAL EXPENDITURES	\$ 103,667	\$ 6,750,480	\$ 820,572	12.16%



Town Center Fund
As of August 31, 2021

Revenues	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Interest Revenue	-	300	17	5.77%
Prior Year Fund Balance	-	167,392	-	0.00%
Transfer from URA	-	4,000,000	514,956	12.87%
TOTAL REVENUES	\$ -	\$ 4,167,692	\$ 514,973	12.36%
Expenditures				
Professional Services	4,450	167,692	7,680	4.58%
Capital Outlay - Site Improvements	29,880	4,000,000	487,828	12.20%
Capital Outlay - Buildings	60,250	-	68,250	100.00%
Capital Outlay - TCP Road Network	-	-	1,051	100.00%
TOTAL EXPENDITURES	\$ 94,580	\$ 4,167,692	\$ 564,810	13.55%



Debt Service Fund
As of August 31, 2021

Revenues	August 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	277,778	555,556	555,556	100.00%
Debt Service - Bond Interest URA	73,481	188,661	181,501	96.20%
TOTAL EXPENDITURES	\$ 351,259	\$ 1,102,952	\$ 1,095,792	99.35%



**Stormwater Utility Fund
As of August 31, 2021**

REVENUES:	August 2021 Transactions	2021 Budget	YTD Transactions	% of Annual Budget
Stormwater Utility Fees	1,864	375,667	24,295	6.47%
Interest Revenue	-	650	59	9.00%
TOTAL REVENUES	\$ 1,864	\$ 376,317	\$ 24,354	6.47%
EXPENSES:				
Salaries & Wages	4,067	48,804	32,536	66.67%
Employee Benefits - Medical Insurance	714	8,572	5,712	66.64%
Employee Benefits - Dental Insurance	31	368	248	67.39%
Employee Benefits - Disability	33	398	264	66.33%
Employee Benefits - ADD Life	12	147	96	65.31%
FICA	252	3,026	2,016	66.62%
Medicare	59	708	472	66.67%
Employee Benefits - Retirement	433	5,195	3,464	66.68%
Unemployment	2	27	16	59.26%
Workers Comp Insurance	237	2,838	1,896	66.81%
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	5,947	120,000	51,361	42.80%
Repairs & Maintenance	1,871	95,561	5,005	5.24%
Repairs & Maintenance - Vehicles	2,919	-	3,694	100.00%
Rental of Equipment	155	10,500	1,215	11.57%
Communications	254	1,500	1,342	89.50%
Advertising	-	250	-	0.00%
Printing and Binding	56	100	56	56.00%
Dues and Fees	-	6,500	144	2.22%
Training	85	2,000	895	44.75%
Contract Labor	2,880	42,500	19,360	45.55%
Other Expenditures	-	-	73	100.00%
General Supplies & Materials	-	1,000	75	7.55%
General Supplies - Postage	-	500	-	0.00%
Water/Sewer	56	2,500	453	18.13%
Gasoline & Diesel	338	4,000	2,196	54.89%
Small Equipment	-	1,500	-	0.00%
Other Supplies	-	1,000	493	49.25%
Contingency	-	3,760	-	0.00%
Capital Lease Interest	-	6,063	-	0.00%
TOTAL EXPENSES	\$ 20,400	\$ 376,317	\$ 133,117	35.37%



Municipal Court Fund
As of August 31, 2021

	August 2021		YTD	% of Annual
REVENUES:	Transactions	2021 Budget	Transactions	Budget
Fines & Forfeitures	72,311	-	786,337	100.00%
Criminal & Civil Bonds	10,521	-	79,828	100.00%
TOTAL REVENUES	\$ 82,832	\$ -	\$ 866,165	100.00%
EXPENSES:				
Payment to Other Agencies	31,021	-	211,448	100.00%
Payment to Others Custodial	5,724	-	44,661	100.00%
Transfer to Other Funds - General Fund	52,195	-	547,691	100.00%
TOTAL EXPENSES	\$ 88,940	\$ -	\$ 803,800	100.00%



**Main Street Board
Budget To Actual Comparison Report
As of August 31, 2021**

Revenues	August 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	90	5,000	2,805	56.10%
Donations From Private Sources	250	20,000	250	1.25%
Miscellaneous/Registrations/Booth Fees	225	5,000	250	5.00%
Rents and Royalties	-	5,000	5,000	100.00%
Interest Revenue	-	50	5	10.04%
TOTAL REVENUES	\$ 565	\$ 114,617	\$ 65,377	57.04%

Expenditures				
Salaries & Wages	3,951	52,189	33,646	64.47%
Overtime	-	1,000	-	0.00%
Employee Benefits - Medical	1,242	16,715	11,167	66.81%
Employee Benefits- Dental	70	368	629	171.02%
Employee Benefits-Add Life	25	147	123	83.33%
Employee Benefits-Disability	100	598	499	83.39%
FICA	233	3,298	1,985	60.17%
Medicare	55	771	464	60.19%
Employee Benefits-Retirement	393	5,661	3,145	55.56%
Unemployment	-	27	32	120.19%
Workers Comp Insurance	-	230	185	80.62%
Communications	86	600	353	58.91%
Travel	-	600	-	0.00%
Dues and Fees	(124)	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	\$ 6,030	\$ 106,204	\$ 54,350	51.18%



**Holly Springs Tree Commission
Budget to Actual Comparison Report
As of August 31, 2021**

Revenues	August 2021 Transactions	2021 Budget	YTD Transactions	% Variance
Development Fees/Recompense	850.00	25,450	11,643.60	45.75%
Interest Revenue	-	50	0.07	0.14%
Donations from Private Source	-	-	20.00	100.00%
TOTAL REVENUES	\$ 850.00	\$ 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	175.00	500	233.36	46.67%
Education and Training	-	1,000	-	0.00%
Tree Seedlings	29.13	500	374.13	74.83%
Banners & Shirts	-	250	15.40	6.16%
Books and Periodicals	-	500	-	0.00%
TOTAL EXPENDITURES	\$ 204.13	\$ 25,500.00	\$ 622.89	2.44%



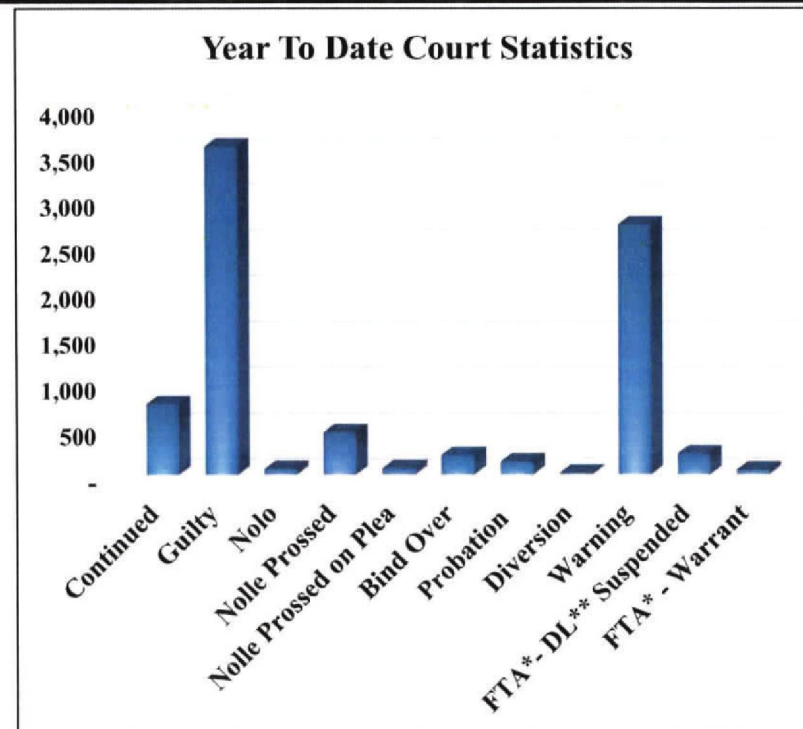
City of Holly Springs Court Statistics 2021 Year to Date

	Jan	Feb	Mar	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Continued	130	163	88	88	95	82	95	32	-	-	-	-	773
Guilty	585	512	517	509	461	413	292	294	-	-	-	-	3,583
Nolo	6	7	4	7	11	9	10	7	-	-	-	-	61
Nolle Prossed	37	61	62	71	67	82	49	34	-	-	-	-	463
Nolle Prossed on Plea	13	2	-	14	10	-	17	11	-	-	-	-	67
Bind Over	17	27	31	34	22	32	36	12	-	-	-	-	211
Probation	18	16	15	24	17	18	18	15	-	-	-	-	141
Diversion	5	5	-	-	1	2	1	2	-	-	-	-	16
Warning	82	400	575	487	288	315	332	247	-	-	-	-	2,726
FTA*- DL** Suspended	5	31	85	45	13	34	10	5	-	-	-	-	228
FTA* - Warrant	6	1	3	6	1	18	7	4	-	-	-	-	46
	904	1,225	1,380	1,285	986	1,005	867	663	-	-	-	-	8,315

* Failure to Appear

** Driver's License

of Citations Written **526**

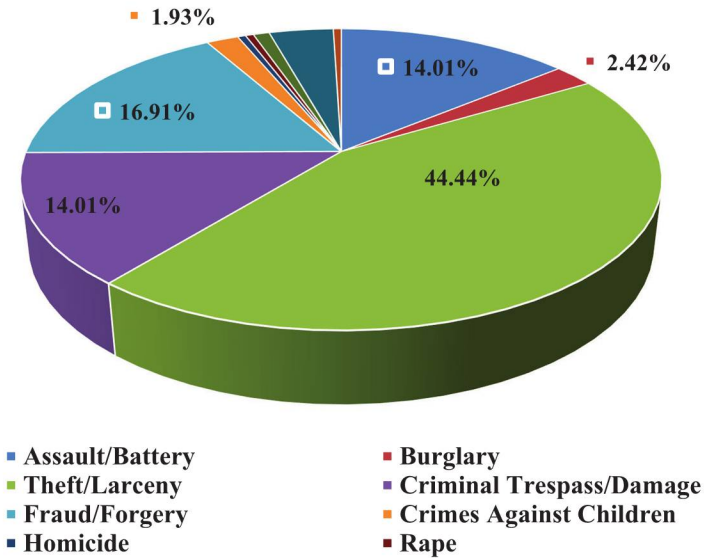




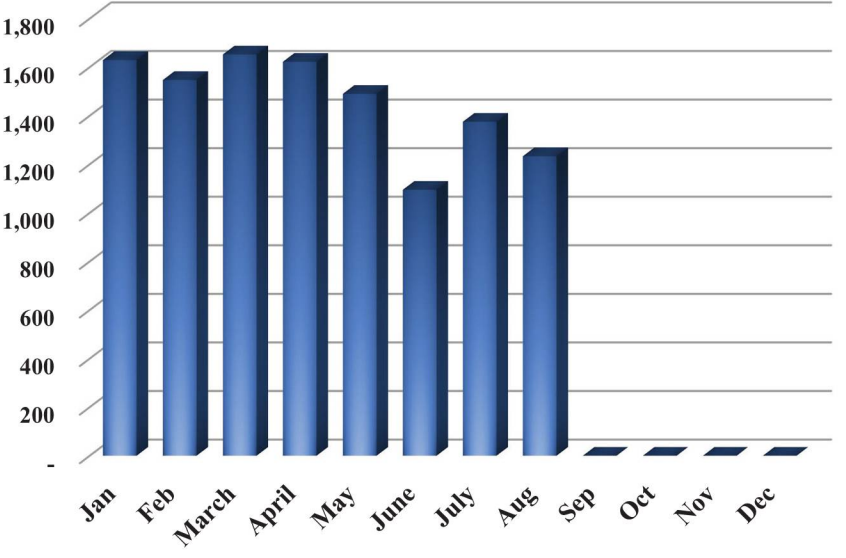
City of Holly Springs Police Statistics 2021 Year to Date

	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD
Assault/Battery	5	7	6	2	1	2	2	4	-	-	-	-	29
Burglary	1	1	-	-	2	-	-	1	-	-	-	-	5
Theft/Larceny	10	5	9	11	10	19	16	12	-	-	-	-	92
Criminal Trespass/Damage	-	-	1	6	8	9	3	2	-	-	-	-	29
Fraud/Forgery	1	7	2	4	5	5	3	8	-	-	-	-	35
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	-	-	-	-	8
Sex Crimes	-	-	-	-	-	-	-	1	-	-	-	-	1
	20	22	18	23	27	38	27	32	-	-	-	-	207
Calls for Service	1,629	1,547	1,652	1,622	1,490	1,095	1,375	1,233	-	-	-	-	11,643

Year To Date Police Statistics



Year To Date Calls for Service





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

Description	Aug-21	
Pot Hole Repair	2	roads
Tree Service Work	1	row
ROW Mowing	31	row
Dead Animal Pick Up	2	roads
Street Sweeping	0	street sweeping
Road Salting	0	roads
Sign Maintenance	5	signs
Traffic Signals	3	signs
Equipment Maintenance	5	equipment maintenance
Misc. Work Orders	12	misc
PARKS		
J.B. Owens	23	parks
Barrett Park	22	parks
J.C. Mullins	23	parks
Monthly Totals	129	

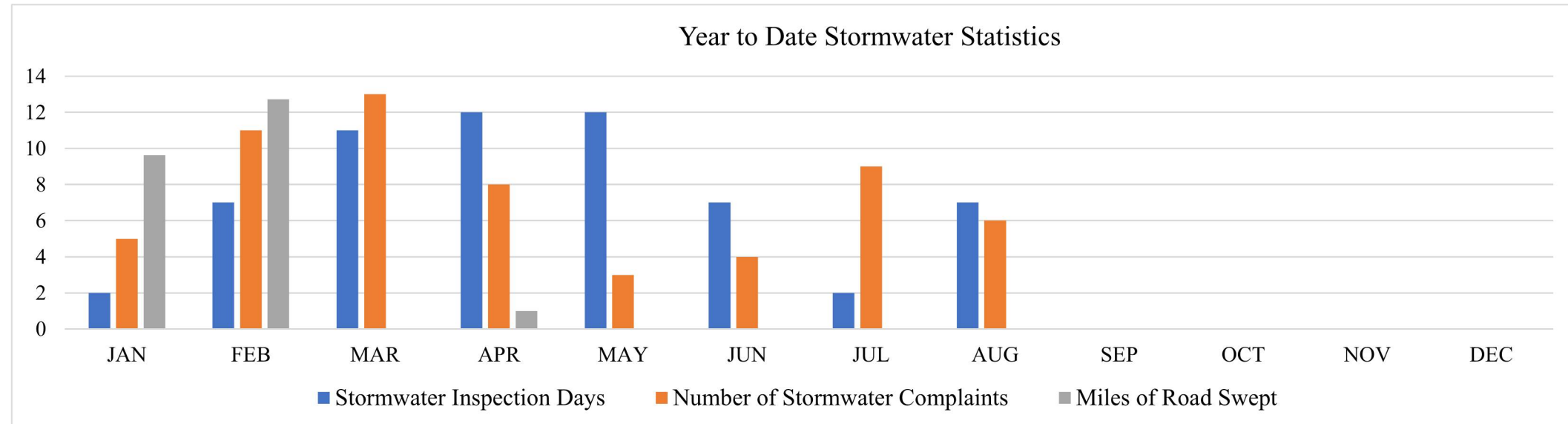
Street Sweeping Mileage

0



City of Holly Springs Stormwater Statistics 2021 Year to Date

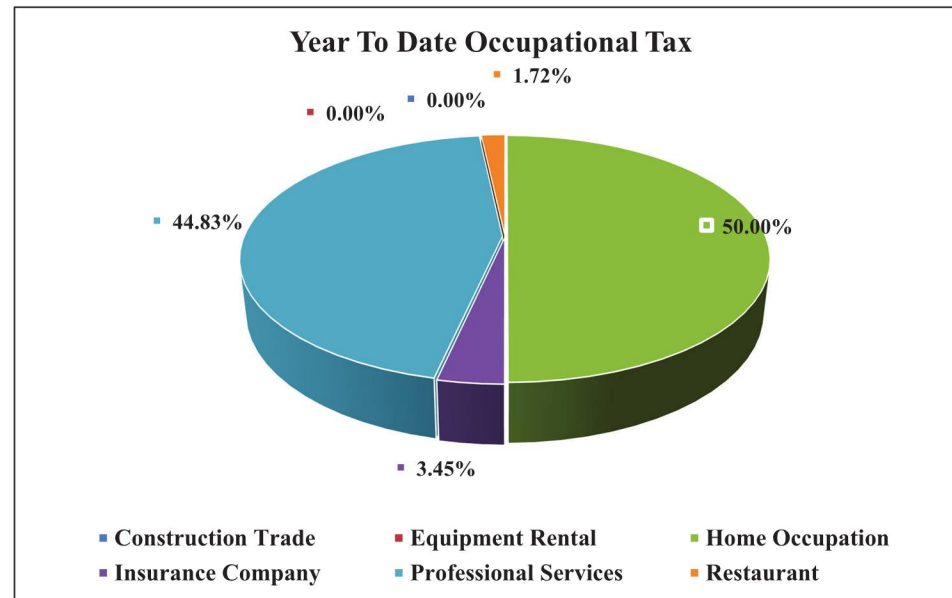
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD
Stormwater Inspection Days	2	7	11	12	12	7	2	7					60
Number of Stormwater Complaints	5	11	13	8	3	4	9	6					59
Miles of Road Swept	9.62	12.72	0	1	0	0	0	0					23.34





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	-	-	-	-	29	50.00%
Insurance Company	-	-	-	1	1	-	-	-	-	-	-	-	2	3.45%
Professional Services	5	2	3	5	1	-	1	9	-	-	-	-	26	44.83%
Restaurant	-	1	-	-	-	-	-	-	-	-	-	-	1	1.72%
	11	7	6	15	2	3	1	13	-	-	-	-	58	100.00%





2020 ANNUAL REPORT

OVERVIEW AND COMMUNITY RESPONSE

HOLLY SPRINGS, GA

Cherokee County

1831

GEORGIA

CHEROKEE COUNTY LEADERSHIP TEAM



Harry Johnston
Chairman



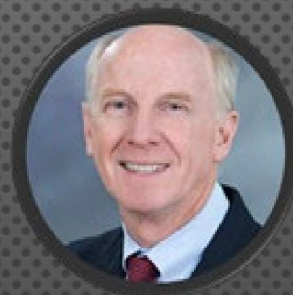
Jerry Cooper
County Manager



Steven West
Commissioner
District 1



Ray Gunnin
Commissioner
District 2

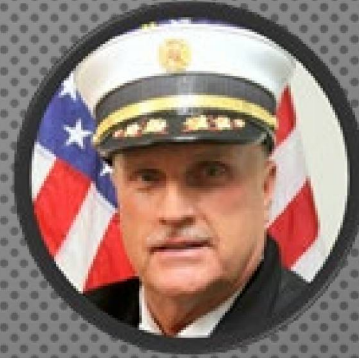


Benny Carter
Commissioner
District 3



Corey Ragsdale
Commissioner
District 4

FIRE DEPARTMENT LEADERSHIP TEAM



Tim Prather
Fire Chief



Eddie Robinson
Assistant Fire Chief



Shane West
Division Chief
Field Operations



Dean Floyd
Division Chief
Community Risk Reduction



Scott Deal
Training Chief



Nathan Sullivan
EMS Chief



Jill Mabley, M.D.
Medical Director

CHEROKEE COUNTY FIRE FRONT LINE

- 452 TOTAL DEPARTMENT FULL TIME PERSONNEL
- 2 TOTAL DEPARTMENT PART TIME PERSONNEL
- 3 BATTALIONS
- 27 FIRE STATIONS (23 STAFFED)
- 1 BATTALION CHIEF SHIFT COMMANDER (24 HOUR)
- 3 BATTALION CHIEFS (24 HOUR)
- 23 STAFFED FRONT LINE ENGINE COMPANIES (24 HOUR)
- 3 STAFFED LADDER COMPANIES (24 HOUR: STATIONS 1, 11, 21)
- 14 STAFFED FRONT LINE AMBULANCES (24 HOUR: 2 DAY TRUCKS)
- 2 MEDICAL CONTROL OFFICERS (24 HOUR)
- 1 SERVICE TRUCK



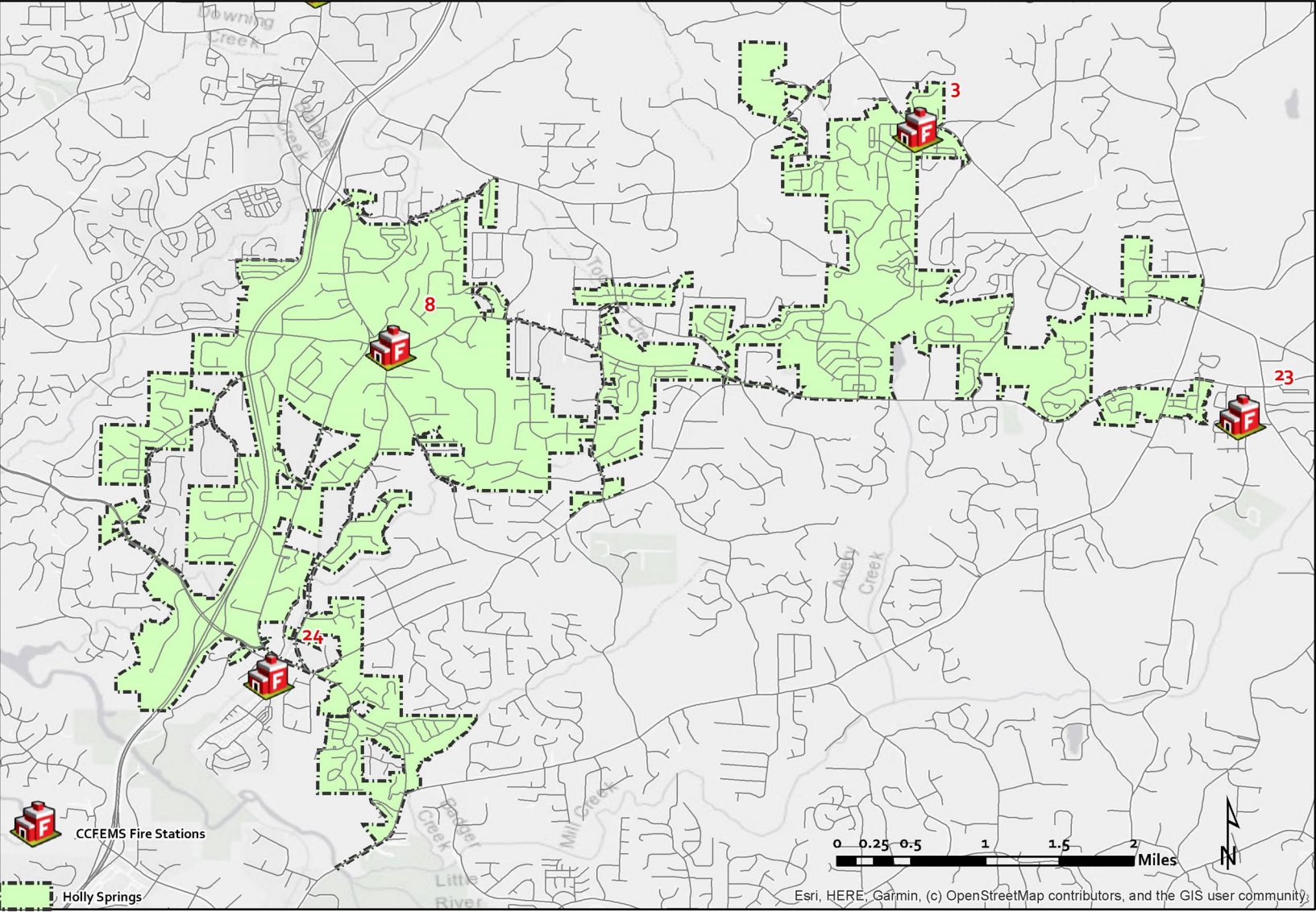
FIRE DEPARTMENT SUPPORT

- COMMUNITY RISK REDUCTION – 10 PERSONNEL
- TRAINING DIVISION/TRAINING CENTER – 10 PERSONNEL
- SUPPORT SERVICES/LOGISTICS - 6 PERSONNEL
- FIRE ADMINISTRATION - 22 PERSONNEL



Cherokee County Fire & Emergency Services

Fire Stations Servicing Holly Springs, Georgia



CCFES 2020 County Wide Response At-a-Glance



Total Calls	28,900
Fire Calls	517 (2%)
EMS Calls	19,169 (66%)
Technical Rescue	1,221 (4%)
Other	7,993 (28%)

COUNTY FIRE RESPONSE

Total Response	517
Structure Fire	193 (27%)
Brush/Vegetation	191 (49%)
Vehicle	80 (13%)
Other	53 (10%)

Avg. Response Time = **06 min. 00 sec.**
90th Percentile = **09 min. 52 sec.**



COUNTY EMS RESPONSE

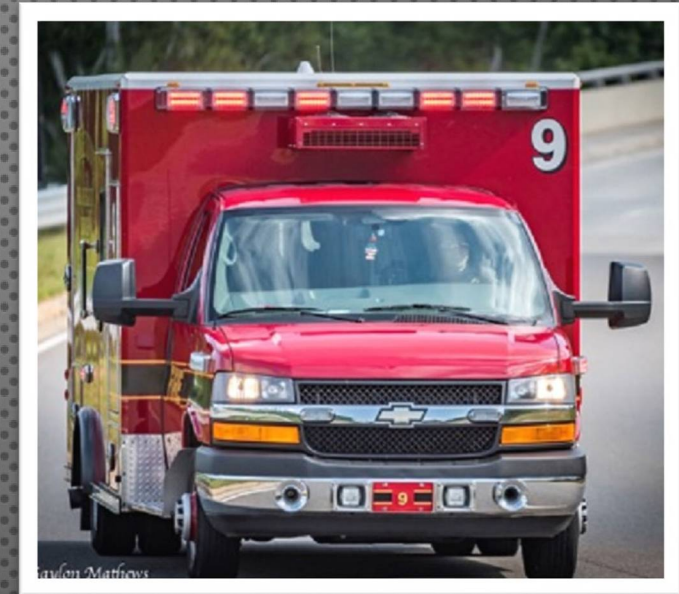
Total Response	19,169
-----------------------	---------------

Hospital Transports	12,901 (67%)
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42% of all EMS Transports were for people 70 yrs. or older

AVG. EMS RESPONSE TIME = **6 MIN. 18 SEC.**

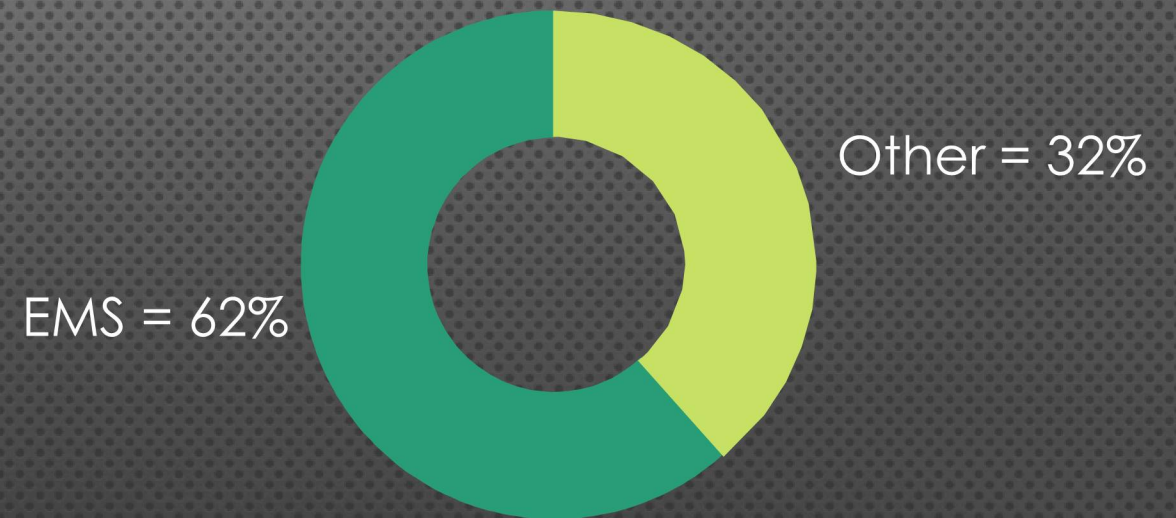
90TH PERCENTILE = **9 MIN. 50 SEC.**



CCFES 2020 Holly Springs Response At-a-Glance



Total Calls	1,317
Fire Calls	24 (2%)
EMS Calls	820 (62%)
Technical Rescue	55 (4%)
Other	418 (32%)



CITY FIRE RESPONSE

Total Response	24
Structure Fire	07 (29%)
Brush/Vegetation	13 (54%)
Vehicle	04 (17%)

Avg. Response Time = **4 min. 31 sec.**
90th Percentile = **8 min. 43 sec.**



CITY EMS RESPONSE

Total Response	820
Hospital Transports	542 (63%)

AVG. EMS RESPONSE TIME = **5 MIN. 18 SEC.**

90TH PERCENTILE = **8 MIN. 16 SEC.**



Cherokee County



Total Calls	28,900
Fire Calls	517 (2%)
EMS Calls	19,169 (66%)
Technical Rescue	1,221 (4%)
Other	7,993 (28%)

Total Calls	1,317 (5%)
Fire Calls	24 (2%)
EMS Calls	820 (62%)
Technical Rescue	55 (4%)
Other	418 (32%)



Total Fire Response	517
Structure Fire	139 (27%)
Brush/Vegetation	191 (37%)
Vehicle	80 (14%)
Other	107 (21%)

Avg. Response Time = **06 min. 00 sec.**
90th Percentile = **09 min. 52 sec.**

Total EMS Calls	19,169
Ambulance Transports	12,901 (67%)

Avg. EMS Response time = **06 min. 18 sec.**
90th Percentile = **09 min. 50 sec.**



Total Fire Response	24
Structure Fire	07 (29%)
Brush/Vegetation	13 (50%)
Vehicle	04 (8%)

Avg. Response Time = **04 min. 31 sec.**
90th Percentile = **08 min. 43 sec.**

Total EMS Calls	820
Ambulance Transports	542 (63%)

Avg. EMS Response time = **05 min. 18 sec.**
90th Percentile = **08 min. 16 sec.**

BUDGET OVERVIEW

Fiscal Year 2020		Fiscal Year 2019		Fiscal Year 2018	
Fire Admin:	\$4,061,268	Fire Admin:	\$3,349,645	Fire Admin:	\$3,041,205
Fire Marshall:	\$613,165	Fire Marshall:	\$471,118	Fire Marshall:	\$410,098
Firefighting:	\$27,220,475	Firefighting:	\$25,842,717	Firefighting:	\$24,310,590
Dive Team:	\$24,973	Dive Team:	\$24,973	Dive Team:	\$100,968
Investigations:	\$30,033	Investigations:	\$25,033	Investigations:	\$25,033
Rope Team:	\$12,000	Rope Team:	\$12,000	Rope Team:	\$12,000
SAR Team:	\$15,213	SAR Team:	\$15,213	SAR Team:	\$15,213
HazMat Team:	\$44,621	HazMat Team:	\$44,621	HazMat Team:	\$43,662
Fire Prevention:	\$242,227	Fire Prevention:	\$219,613	Fire Prevention:	\$162,475
Fire Info. Tech:	\$602,917	Fire Info. Tech:	\$452,251	Fire Info. Tech:	\$338,116
Training Division:	\$1,551,776	Training Division:	\$1,368,690	Training Division:	\$1,126,860
Volunteers:	\$153,213	Volunteers:	\$153,213	Volunteers:	\$153,213
Fire Fund:	\$34,571,881	Fire Fund:	\$31,979,087	Fire Fund:	\$29,739,433
EMS Fund:	\$12,023,437	EMS Fund:	\$11,162,658	EMS Fund:	\$10,634,763
TOTAL	\$43,141,745	TOTAL	\$43,141,745	TOTAL	\$40,374,196



COVID-19 IMPACT

Total Department COVID Relief Hours Paid	18,656.25
Total Symptomatic Transports	1,260
Total Departmental Personnel Affected by COVID	270
Total Department Personnel Infected-Positive	99
Total Department Personnel Quarantined	62



- 21 new Paramedics graduated from CCFES paramedic school
- 30 new recruit firefighters graduated
- Six new engines placed in service
- Six new ambulances placed in service
- Station 9 Grand Opening
- First Farm Medic Class
- 2 New Fire Inspector Positions Added
- Land Purchased for new Yellow Creek Fire Station
- 800 MHZ Radio System Launched
- New CAD Launched for the 911 Center

ON THE HORIZON



- 2 New Fire Engines to be delivered in December
- 2 New Fire Engines and an Air & Service Truck on Order
- 9 New ambulances begin arriving December 2021
- Response Times Improve via new CAD System
- New Pre Fire Planning Program
- International Accreditation – Fall 2022
- New Station Alerting System
- “Safety Village” (looking for land)
- Station-15 Construction Begins (Yellow Creek).
- Station-13 Land Purchase & Design Bid
- Station Renovations – 5, 32 and 20
- Training Center Expansion Completed

Questions ?



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

October 4, 2021

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1.			
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.

