



City of Holly Springs

Date: Monday, August 3, 2020

Location: 3235 Holly Springs Parkway

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. SPECIAL PRESENTATION

- 10 Years of Service Recognition – Denise Lamazares
- Chief’s Commendation - Officer Patrick Davis
- Chief’s Commendation - Corporal Kyle Bunch
- Swearing-In Ceremony for K-9 Officer Wolf

V. PUBLIC COMMENT

VI. NEW BUSINESS

- A. Discuss MA-05-2020, rezoning of 18.6 +/- located on Hickory Flat Highway, Holly Springs, GA tax parcels 102 and 103 of tax plat 15N26, from AG, Agricultural / R-40, Single Family Residential Estate, to TND Traditional Neighborhood Development / GC, General Commercial
Presented By: Nancy Moon, Community Development Director
- B. Discuss Chapter 6 – Alcoholic Beverages, Article II – Licenses, Section 6-36, Location of Businesses – Districts Where Permitted, of the Code of the City of Holly Springs, Georgia
Presented By: Karen Norred, City Clerk/HR Director

C. Discuss a proposal to update the City of Holly Springs Personnel Manual
Presented By: Karen Norred, City Clerk/HR Director

D. Discuss the Coronavirus Relief Fund (CRF) Grant established by the Coronavirus Aid, Relief, and Economic Security Act (CARES)
Presented By: Robert H. Logan, City Manager

VII. REPORTS

VIII. ADJOURNMENT

City Council Special Called Meeting
Agenda
Immediately following the Work Session

I. CALL TO ORDER

II. NEW BUSINESS

1. Approve/deny a grant agreement between the State of Georgia and the City of Holly Springs for distribution of the Coronavirus Relief Fund (CRF) Grant established by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) and authorize and ratify the Mayor's execution of the agreement

III. ADJOURNMENT

EXECUTIVE SESSION IMMEDIATELY FOLLOWING

- Personnel



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: MA-05-2020, applicant requests rezoning of 18.1 +/- located on Hickory Flat Highway, Holly Springs, GA tax parcels 102 and 103 of tax plat 15N26, from AG, Agricultural / R-40, Single Family Residential Estate, to TND Traditional Neighborhood Development / GC, General Commercial.

DATE: July 30, 2020

COUNCIL MEETING DATE: August 3, 2020

RECOMMENDATION

Applicant, Stanley Martin, LLC, has requested rezoning of 18.1 +/- acres located on Hickory Flat Highway, tax parcels 102 and 103 of tax plat 15N26, from AG, Agricultural and R-40, Single Family Residential to TND, Traditional Neighborhood Development and GC, General Commercial.

The applicant proposes a residential development south of the creek, 12.9 acres, consisting of approximately 41 single-family residential detached units with a proposed density of 3.18 units per acre. A conceptual site plan has been provided showing the proposed development. Proposed facades consist of brick, stone, cementitious board siding (Hardi-plank) with the minimum heated space planned for 2,000 square feet. The proposed start date is within the next 9 months with the project taking approximately 2 years to complete. The remainder of the property, consisting of 5.2 acres adjacent to Hickory Flat Highway, has been requested to be rezoned to GC, General Commercial. No specific development has been planned for this property at this time.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	PDR AG (County)	NORTH	Crestbrooke Subdivision SFR
SOUTH:	R-40 (County)	SOUTH:	Hickory Plantation Subdivision
EAST:	R-40 (County)	EAST:	Hickory Plantation Subdivision
WEST:	R-40 PDR GC (County)	WEST:	SFR Edgewater Subdivision Hickory Flat Hwy Automotive Mega Marble

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding development in the area includes single family residential, including developments with comparable density (Crestbrooke, Edgewater, Idylwilde) commercial and industrial uses. The proposed development consisting of single-family residential would be compatible with the variety of uses in the surrounding area.

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

The development of this property should not cause a substantial adverse effect on adjacent or nearby properties with regards to existing uses or usability. Surrounding development is mixed with commercial and residential uses.

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

The property, as currently zoned, would be allowed to develop with those uses associated with the AG and R-40 zoning districts.

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?

Some additional traffic and use of utilities will be generated by this project, but with only 41 residential units, the impact will not be significant. The proposed entrance will be subject to approval of the Georgia Department of Transportation.

The Cherokee County School District (CCSD) has estimated that approximately 30 students could impact the school system requiring 2 additional classrooms at the cost of \$40,534, or \$989 per unit. The report is attached.

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

The Future Development Map identifies this property with the character area of Parkway Corridor. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. It also characterizes State Route 140 (Hickory Flat Highway), an arterial that traverses Cherokee County and is an emerging commercial corridor. East Cherokee Drive at the intersections of Hickory Road and State Route 140 is also designated as "Parkway Corridor." The Parkway Corridor is intended to provide primarily a commercial service function, i.e. retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high density multi-family residential component.

Application: Existing and new commercial and high density multifamily residential

Primary Future Land Uses: office, retail, service, high density multi-family residential

Zoning Districts: HDMFR, PD-C, NC, GC, OI, GV

Although only the GC portion of this request is consistent with the intent of the Parkway Corridor district, the remaining residential portion of the project is more dense than that of the adjacent development, Hickory Plantation, and will provide a transition to the commercial development.

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

The proposed development, consisting of single-family residential use, is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Traditional Neighborhood Development. Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (8.1, #4)**
 - b) **Density. Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (8.1, #8)**
 - c) **Architectural Requirements. Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (8.1, #11)**
 - d) **Environmentally Sensitive Areas. Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (8.1, #15)**
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

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

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 project will provide both residential and commercial development in an area that has great potential for future development.

C. Summary

The proposed use should provide additional housing options as employment opportunities within Cherokee County increase, as well as, provide a transition between a less dense development and the commercial developments.

D. Public Information Meeting

A public information meeting was conducted on June 22, 2020. The report is included within the packet.

E. Planning Commission Recommendation

Planning Commission conducted a public hearing on July 9, 2020. A number of area residents voiced their concerns over the development. Issues stated included concern over the location of the accel/decel lanes for the commercial entrance, the exclusion of liquor stores, storage units and outdoor storage, consistent buffers, sidewalks, noise, landscaping/fencing adjacent to existing residential areas, increased traffic, speed limit on Highway 140, environmentally sensitive lighting, and the existing mature trees located in the buffer. In addition, a request was made to rezone the property to NC, Neighborhood Commercial rather than GC, General Commercial. Staff originally recommended approval of both segments of the application, TND and GC, with stipulations including the exclusion of more than 20 uses. Planning Commission recommended **APPROVAL** (4-0) to approve rezoning the residential portion of the property to **TND, Traditional Neighborhood Development**, with staff stipulations with the addition of a stipulation for an eight-foot fence to be installed along the southern and eastern property lines of the abutting properties. Also included with the motion was **APPROVAL** to rezone the commercial portion of the property to **NC, Neighborhood Commercial**. The applicant has agreed to the zoning for the commercial portion being changed to NC. With the change to NC, a large number of the uses that were identified within the GC district to be prohibited are not permitted within NC.

F. Staff Recommendation

Staff recommends **APPROVAL** of both requests as follows:

Rezone 12.9+/- 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, amenity areas, common areas, open space areas, other common recreational areas and the like 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 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.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. Density shall be limited to a maximum density of 3.18 units per acre, or a maximum of 41 fee simple single-family residential detached dwelling units.
5. Setbacks for individual lots shall be as follows:
Front—15 feet
Side—5 feet

Street Side—10 feet
Rear—15 feet

6. Lot design shall ensure that the distance from the back of sidewalk to the garage door shall be a minimum of 20 feet.
7. Signage at the entrance point shall be ground based, monument style and in compliance with Article 10, Signs and Outdoor Advertising. The entrance areas shall be professionally designed, landscaped and maintained. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project as established by the master association.
8. 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 and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
9. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
10. 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. A 2-foot beauty strip shall be permitted between the curb and the sidewalk.
12. An eight-foot (8') privacy fence shall be installed along the southern and eastern common property lines of this development, specifically adjacent to the following parcels:
 - 15N26 059
 - 15N26 060
 - 15N26 061
 - 15N26 063
 - 15N26 064
 - 15N26 069
 - 15N26 070
 - 15N26 132A
13. All improvements to Hickory Flat Highway (State Route 140) shall be provided as per determination and recommendation of the Georgia Department of Transportation (GDOT) and the City Engineer.
14. Sidewalks, decorative street lamps, and curb and gutter, shall be installed along the road frontage of Hickory Flat Highway, as applicable and approved by the Georgia Department of Transportation (GDOT), and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the West Residential District, as stated in Article 19, Design Guidelines for Model Zoning District.
15. Interior streets shall have a minimum-right-of-way of 45 feet.
16. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$989 per unit constructed and such fee shall be paid prior to the issuance of each building permit.

Rezone 5.2+/- acres, to **NC, Neighborhood Commercial** with the following stipulations:

1. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/Developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
3. All improvements to Hickory Flat Highway (State Route 140) shall be provided as per determination and recommendation of the Georgia Department of Transportation (GDOT) and the City Engineer.
4. Sidewalks, decorative street lamps, and curb and gutter, shall be installed along the road frontage of Hickory Flat Highway, as applicable and approved by the Georgia Department of Transportation (GDOT), and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the West Residential District, as stated in Article 19, Design Guidelines for Model Zoning District.
5. All future development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts, Hickory Road District as well as, the Holly Springs Development Regulations and the Holly Springs Zoning Ordinance.
6. The following uses shall be prohibited on this site:
 - a. Cellular phone towers
 - b. Hotel and Extended Stay Facilities
 - c. Outdoor Amusement Enterprises
 - d. Recreation Park

CONCURRENCES

Planning Commission

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

ATTACHMENTS

Application

Location Map

**MA-05-2020
Location Map
Rezoning Request**

0 250 500 750 1,000 Feet



E Point Dr

Parcels Requesting Rezoning

Holly Springs Zoning 2020

	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

White Columns Blvd

Teresa Ln

Anchor Walk

Confederate Rdg



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8



APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE_____

DATE OF APPLICATION_____

APPLICANT Stanley Martin, LLC

OWNER See Attached
(If other than applicant)_____

ADDRESS 6285 Barfield Road; Suite 100
Sandy Springs, GA

ADDRESS_____

ZIP CODE 30328 PHONE (404) 476-7493

ZIP CODE_____PHONE_____

EMAIL DaniellyJL@stanleymartin.com

SIGNATURE [Signature]
Parks F. Huff, Attorney for Applicant

SIGNATURE_____

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

PRESENT ZONING DISTRICT(S) PDR

REQUESTED ZONING DISTRICT PD TND

REQUESTED CONDITIONAL USE(S)_____

PROPERTY LOCATION/ADDRESS Hickory Flat Highway

MAP NUMBER 15N26

PARCEL NUMBER(S) 102 & 103

LAND LOT(S) 254 & 255

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

ACREAGE 12.9 SEWAGE DISPOSAL TYPE_____ UTILITIES AVAILABLE_____

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

(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? The property fronts on Highway 140 with a mixture of commercial and medium density residential developments. The proposal is consistent with these type of developments. The property will create a transition between the intensity on Hickory Flat Highway and the lower density residential.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? The proposed use of medium density residential will be compatible with the lower density residential located behind the proposal. The property fronts on Hickory Flat Highway and the subject property could be appropriately developed for much more intensive commercial uses than the proposed residential use that will be contiguous to the existing residential subdivision.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? As zoned, the property does not have a reasonable economic value.

(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 41 homes and commercial outparcel will not cause a burdensome or excessive use of existing infrastructure. The access is onto SR-140 and the applicant will comply with GDOT requirements related to access to this state route. The applicant will also reach an agreement with the Cherokee County School Board regarding the impact of new students.

(5) Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? The property is designated as Parkway Corridor which includes a much higher density and intensity than proposed by the applicant.

(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 zoning will allow for a combination of a medium density residential development and a commercial outparcel. This is in conformity with the Community Agenda that designates the property along SR 140 as Parkway Corridor.

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?
The zoning proposal respects the stream that traverses the property and protects the buffers.

(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 area is increasingly becoming commercial and the property is located in a Parkway Corridor. The proposal uses the property to transition from intensive commercial development on the highway while using the residential development to transition to the lower density existing residential neighborhood.

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

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

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

Complete the following section, if applicable.

Residential

Minimum house size: 2,000 sq. ft.

Exterior façade: mixture of cementitious board siding, brick and stone

Maximum number of units: 41

Anticipated start date: 9 months

Anticipated completion date: 2 years

Commercial

Number of buildings: undetermined

Maximum square footage: undetermined sq. ft.

Number of stories: undetermined

Total number of employees: undetermined

Exterior façade: undetermined

Anticipated start date: undetermined

Anticipated completion date: undetermined

2019 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

HOPKINS, CHARLES &
JACQUELINE
5842 HICKORY FLAT HWY
CANTON, GA 30115

Bill No.	Due Date	*Total Due*
2019-58851	11/15/2019	(\$0.00)

Map: 15N14F 027
Location: 386 MASON DR

Payment Good through: 05/22/2020

Print Date
:
05/22/2020

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.)



Tax Payer: HOPKINS, CHARLES & JACQUELINE
Map Code: 15N14F 027 REAL
Description: LOT 28 LAKEVIEW SD
Location: 386 MASON DR
Bill No: 2019-58851
District: CHEROKEE COUNTY AT LARGE 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
83,500.00	38,000	0.0000	121,500	11/15/2019			05/22/2020	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	121,500.00	48,600.00	0.00	48,600.00	5.216	253.50	0.00	\$253.50
SCHOOL M&O	121,500.00	48,600.00	0.00	48,600.00	18.450	896.67	0.00	\$896.67
SCHOOL BOND	121,500.00	48,600.00	0.00	48,600.00	1.000	48.60	0.00	\$48.60
PARKS BOND	121,500.00	48,600.00	0.00	48,600.00	0.480	23.33	0.00	\$23.33
COUNTY WIDE FIRE DIST	121,500.00	48,600.00	0.00	48,600.00	3.269	158.87	0.00	\$158.87
TOTALS					28.415	1380.97	\$0.00	\$1,380.97

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	\$1,380.97
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	1380.97
Back Taxes	0.00
Total Due	(\$0.00)
Paid Date	11/12/2019

2019 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

PRANCE, EDWARD L. &
KELLEY H.
5682 HICKORY FLAT HIGHWAY
CANTON, GA 30115

Bill No.	Due Date	*Total Due*
2019-89044	11/15/2019	\$0.00

Map: 15N26 103
Location: 5682 HICKORY FLAT HW

Payment Good through: 05/22/2020

Print Date
: 05/22/2020

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Tax Payer: PRANCE, EDWARD L. & KELLEY H.

Map Code: 15N26 103 REAL

Description: LL 255 D 15

Location: 5682 HICKORY FLAT HW

Bill No: 2019-89044

District: CITY OF HOLLY SPRINGS 004

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
242,100.00	365,000	12.2100	607,100	11/15/2019			05/22/2020	\$1 SV
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	607,100.00	242,840.00	146,520.00	96,320.00	5.216	502.41	0.00	\$502.41
SCHOOL M&O	607,100.00	242,840.00	143,520.00	99,320.00	18.450	1,832.45	0.00	\$1,832.45
SCHOOL BOND	607,100.00	242,840.00	141,520.00	101,320.00	1.000	101.32	0.00	\$101.32
PARKS BOND	607,100.00	242,840.00	141,520.00	101,320.00	0.480	48.63	0.00	\$48.63
TOTALS					25.146	2484.81	\$0.00	\$2,484.81

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	\$2,484.81
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	2484.81
Back Taxes	0.00
Total Due	\$0.00
Paid Date	11/08/2019

ATTACHMENT A

DISCLOSURE

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

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

3-5-20
DATE

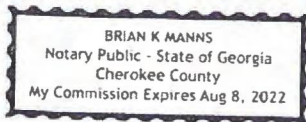
Charles E. and Jacqueline
APPLICANT NAME PRINTED

Charles E. Hopkins
APPLICANT SIGNATURE
Jacqueline Hopkins

B. Mann
NOTARY

Seal:

3-5-20



ATTACHMENT TO APPLICATION

Applicant: Stanley Martin Companies, LLC

Titleholder: Edward L. + Kelley Prance

Address: 5682 Hickory Flat Hwy. Canton, GA 30115

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

3-6-2020

Date

Edward L Prance

Typed or Printed Name and Title

Address:

5682 Hickory Flat Hwy
Canton, Ga. 30115

Telephone No.: (770) 560-8599

[Signature]
Signature of Notary Public

3/6/2020
Date

(Notary Seal)



ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

3-6-2020
DATE

Kelley Prance
APPLICANT NAME PRINTED

Kelley Prance
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

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

_____ YES X _____ NO

3-6-2020
DATE

Edward L. Ponce
APPLICANT NAME PRINTED

Edward L. Ponce
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



ATTACHMENT A

DISCLOSURE

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

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

_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

3/4/20
DATE

T. Scott Dorian
APPLICANT NAME PRINTED

T. Scott Dorian
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



ATTACHMENT TO APPLICATION

Applicant: Stanley Martin Companies, LLC

Titleholder: Charles E. & Jacqueline Hopkins

Address: 5842 Hickory Flat Hwy., Canton Ga 30115

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

3-5-20

Date

Charles E. and Jacqueline Hopkins
Typed or Printed Name and Title Owners

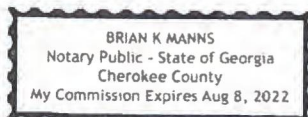
Address: 5842 Hickory Flat Hwy
Canton, GA 30115

Telephone No.: (404) 643-9750

Brian K Manns
Signature of Notary Public

3/5/2020
Date

(Notary Seal)



ATTACHMENT TO APPLICATION

Applicant: Stanley Martin Companies, LLC
Titleholder: Edward L. + Kelley Prance
Address: 5682 Hickory Flat Hwy, Canton, GA 30115-

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

3-6-20
Date

Kelley Prance
Typed or Printed Name and Title

Address: 5682 Hickory Flat Hwy
Canton, GA. 30115-

Telephone No.: (770) 560-8652

[Signature]
Signature of Notary Public

3/6/2020
Date

(Notary Seal)



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

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

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

_____ YES ✓ _____ NO

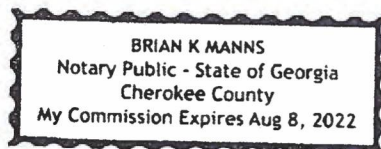
3-5-20
DATE

Charles E. and Jacqueline
APPLICANT NAME PRINTED

Charles E. Hopkins
APPLICANT SIGNATURE
Jacqueline Hopkins

B Mann
NOTARY

Seal: 3.5.20





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

Affidavit of Compliance with O.C.G.A. 50-36-1 "Verification of Lawful Presence within the United States."

O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.

☒ YES ☐ NO or IF NOT:

The applicant is a qualified alien or nonimmigrant under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, at least eighteen (18) years old, and is lawfully present in the United States. *A photo static copy of the applicant's alien card issued by the Department of Homeland Security or other federal immigration agency must be included with this document. **

O.C.G.A. 50-36-1 states that "Any person who knowingly and willfully makes a false, fictitious, or fraudulent statement of representation in an affidavit executed pursuant to this Code section shall be guilty of a violation of Code Section 16-10-20."

I declare, under penalty of law, that this affidavit has been completed by me and is true and correct.

Scott Doria
Signature

3/4/20
Date

Div President
Title

Stanley Martin Companies, LLC
Legal Company Name

6285 Bartfield Rd Sandy Springs, GA 30328
Company Address

(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. **A STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Scott Doria is personally known, or verified by me, that the applicant signed this application after stating to me his or her personal knowledge and understanding of all statements and, under oath actually administered by me, has sworn that the statements and answers contained in this affidavit are true.

SUBSCRIBED AND SWORN BEFORE ME ON THIS
4th DAY OF March, 2020

Yvonne B Barrineau
Notary Public



*All applicants must attach a copy of a secure and verifiable document as defined in

CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is Scott Dorian I am the secretary, assistant secretary or other officer to whom the operating agreement or Bylaws has delegated the responsibility for authenticating records of the company **STANLEY MARTIN HOMES** (the "Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant Company's Application to request a public hearing for certain real property located in the City of Holly Springs, Georgia.

2.

In accordance with the requirements for completing a City of Holly Springs' Application for Public Hearing, I hereby attest on behalf of the Applicant Company that I have reviewed the Public Hearing application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

- (a) That the signature affixed to the Public Hearing Application is in fact the seal of the Applicant Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Applicant Company who executed the Public Hearing Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Public Hearing Application on behalf of the Applicant Company, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Public Hearing Application and the filing of the Public Hearing Application by the Applicant is with the express permission of the Property Owners.

STANLEY MARTIN HOMES

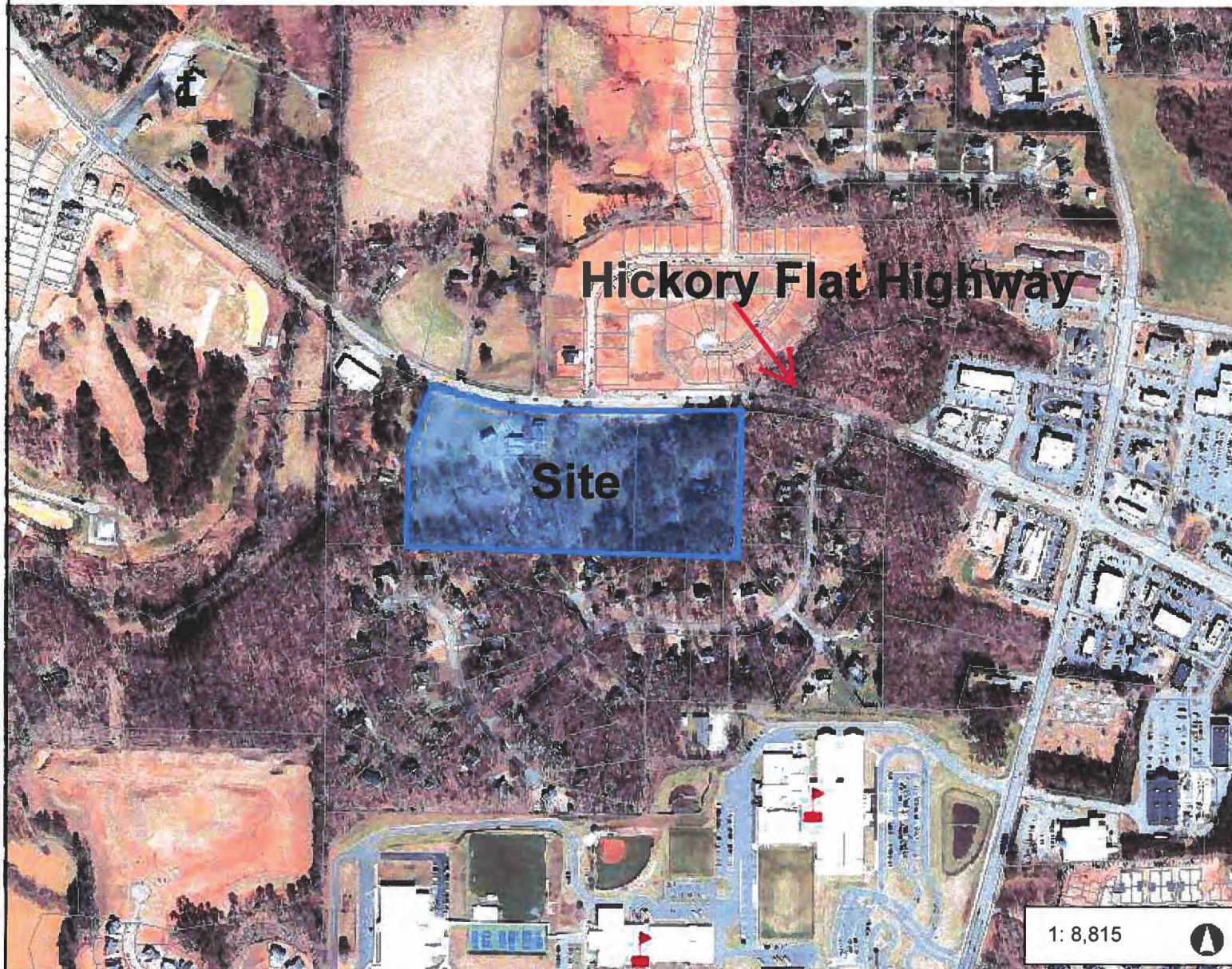
By: Scott Dorian (SEAL)

Title

D.O. President



Location Map

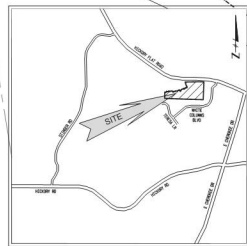
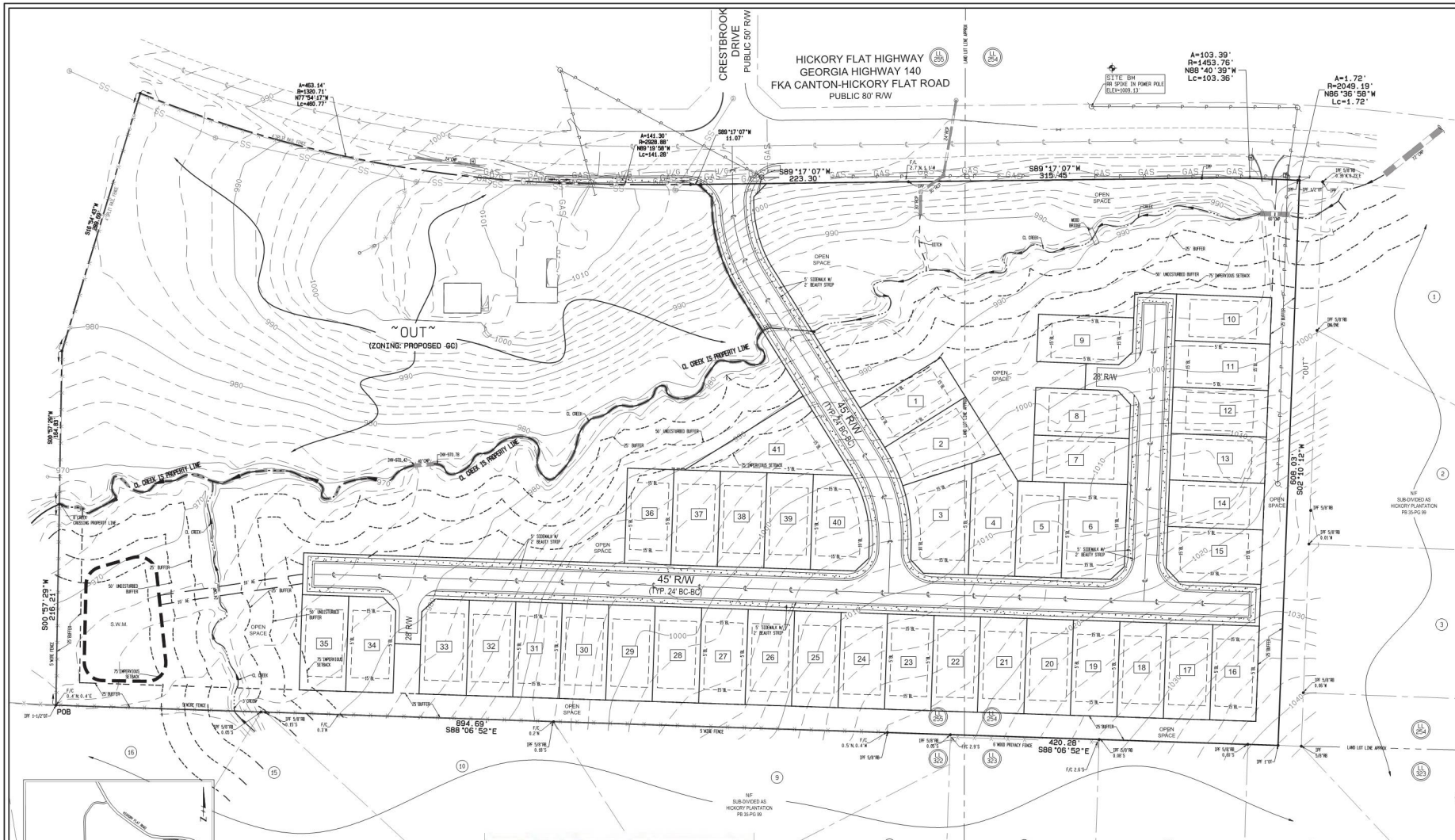


Legend

- Parcels
- Schools
- Churches

Notes

1,469.1 0 734.55 1,469.1 Feet

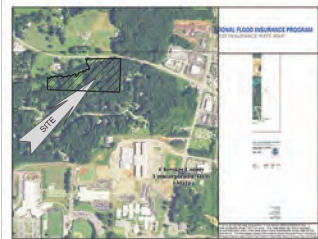


THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER FLOOD ELEVATIONS SHOWN ARE CHEROKEE COUNTY'S, VERY CONSERVATIVE, "FUTURE CONDITION FLOODPLAIN" PER GIS HISTORY HAS SHOWN THIS STUDY IS OVERLY CONSERVATIVE AND THE FLOOD ELEVATIONS ARE EXAGGERATED AN INDEPTH FLOOD STUDY WILL BE CONDUCTED PRIOR TO LDP APPROVAL.

*FLOOD PLAIN AREA IS APPROXIMATE AND WILL BE DETERMINED AFTER A FLOOD STUDY IS COMPLETED.

NO EASEMENTS, CEMETERIES, ARCHITECTURAL OR ARCHEOLOGICAL FEATURES EXIST ON SITE.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS BY OTHERS. WATTS & BROWNING ENGINEERS HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS INFORMATION SHOWN HEREON RE- GRADING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO US BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH THE UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.



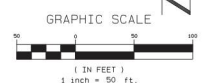
FEMA FLOOD MAP N.T.S.

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO CHEROKEE COUNTY FIRM MAP NUMBER 180702000E, DATED 09/29/2008, THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PLOTTED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

DEVELOPMENT DATA	
TOTAL SITE AREA:	18.1 AC
PROPOSED RESIDENTIAL AREA:	12.9 AC
PROPOSED ZONED GC AREA (OUT):	5.2 AC
OPEN SPACE PROVIDED:	5.7 AC (DOES NOT INCLUDE S.W.M.)
CURRENT ZONING:	AG & R-40
PROPOSED ZONING:	PD TND/GC
RESIDENTIAL DENSITY:	41 LOTS (3.18 LOTS/AC)
MINIMUM LOT WIDTH:	50
MINIMUM LOT SIZE:	5,000 SF
SETBACKS:	
FRONT:	15'
SIDE:	5' (10' SIDE CORNER @ 45' R/W)
REAR:	15'
GARAGE DOORS TO BE A MINIMUM OF 20' FROM SIDEWALK.	



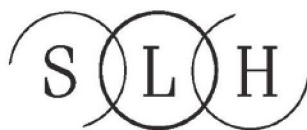
ZONING EXHIBIT FOR PRANCE-HOPKINS TRACT

LAND LOTS 254 & 255 ~ 15TH DISTRICT ~ 2ND SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA

NO.	DATE	BY	DESCRIPTION
1	06/19/2017	JJT	ADDRESS CITY COMMENTS
2	07/21/2017	JJT	ADDRESS CITY COMMENTS

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (770) 234-8330
WWW.WEBENG.COM
LSF000420 - REF000714

SCALE:	1" = 50'
DESIGNED BY:	DRG
DRAWN BY:	JJT
CHECKED BY:	DRG
INITIAL ISSUE DATE:	02/25/2020
JOB NUMBER:	191204
SHEET NUMBER:	1 OF 1



GARVIS L. SAMS, JR
JOEL L. LARKIN
PARKS F. HUFF
ADAM J. ROZEN

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770.426.6583
FACSIMILE

July 8, 2020

VIA EMAIL

Ms. Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Parkway
P.O. Box 990
Holly Springs, GA 30115

Re: Application of Stanley Martin Homes for Rezoning for ± 18.1 acres of real property located in Tax Map 15N26 102 & 103, Land Lots 254 & 255, 15th District, 2nd Section; Cherokee County, Georgia.

Dear Ms. Moon:

On June 23, 2020, I conducted a public participation meeting in compliance with the requirements of Holly Springs at the Hickory Flat Fire Station. Prior to this meeting, I reached out to the directly adjoining neighbors and met with the two closest neighbors that live on Tara Branch Walk on their back porch to understand their concerns. This meeting led to an invitation for all the neighbors that live in the adjacent subdivision to meet with the applicant at a meeting prior to the official public participation meeting at the fire station. The sign in sheets and comment cards for both meetings have been previously sent to the city.

The neighbors had two main concerns. First, they want an adequate buffer behind their homes to protect their privacy. The applicant proposes a 25-foot undisturbed buffer. This buffer is an undisturbed buffer and the buffer is outside the lots. The applicant would like to have as wide of a buffer as possible, but the width of the site and the creek buffer greatly limit the ability to increase the buffer without going to a much smaller product such as a townhome. The neighbors do prefer the proposed detached homes rather than smaller townhomes. The neighbors requested that within the buffer area a solid wooden privacy fence with a top rail be installed and the buffer be amended with evergreen plantings. The applicant agrees to both of these requests.

The neighbors also had concerns about the proposed GC parcel. This parcel will remain owned by the property owner and there is not a current proposed use for the property. The property owner would agree to reasonable limitations on uses such as no convenience stores to ameliorate the neighbor concerns.

SAMS, LARKIN, & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY AND VIA EMAIL:

Ms. Nancy Moon, Director
Holly Springs Cobb County Zoning Division
Community Development Agency
July 8, 2020
Page 2

Please do not hesitate to give me a call if you need any further information or documentation.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly distinguishable.

Parks F. Huff
Attorney for Applicant
phuff@samslarkinhuff.com

PFH/lkj
Enclosures

Applicant: Stanley Martin Homes
Public Informational Meeting
June 23, 2020 beginning at 7:00 p.m.

Applicant: Stanley Martin Homes
Public Informational Meeting
June 23, 2020 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
Chris: Sheryl May	14165 White Columns Blvd	404-3173317	cmay12@comcast.net
David + Cynthia Funder	1418 White Column Blvd		diepierce@aol.com
Keri Davidson	1416 White Columns Blvd	512-573-7972	
Joe & Sally Williams	1454 White Columns Blvd.	770-340-1459	joe.sally.williams@comcast.net
Stephanie Ueno	535 Teresa Lane	404-723-9172	stephanie.purcell@ymail.com
Belle France	5682 Hickory Plant Way	770-540-8652	lfrance2@comcast.net
Thur Hopkins	5606 Hickory Flat Hwy	Cartersville GA 30115	770-853-2134
			Rearden@llc@gmail.com

SIGN-IN SHEET

Applicant: Stanley Martin Homes
Public Informational Meeting
June 23, 2020 beginning at 7:00 p.m.

NAME

MAILING ADDRESS

PHONE #

E-MAIL

Philip + Mary Beth Smith 3230 Tara Branch Walk 678-576-6472 smithph@comcast.net

Applicant: Stanley Martin Homes
Public Informational Meeting
June 23, 2020 beginning at 7:00 p.m.

Applicant: Stanley Martin Homes
Public Informational Meeting
June 23, 2020 beginning at 7:00 p.m.

NAME	MAILING ADDRESS	PHONE #	E-MAIL
Dustin Kyle	3235 Tara Branch Wlk	404.382.2765	
Thomas S. Morris	510 Teresa Lane	404.574.8852	
George Gallorey	1420 White Columns Blvd	770.545.9650	
Jennifer Bell	545 Teresa Ln	843-697-2262	
Ty Robinson	545 Teresa Ln	843-730-3000	tyrold100@gmail.com



COMMENT CARD
Stanley Martin Homes
June 23, 2020

Date: 6/23/20
Name: JOHN KUYKENDALL
Address: 1435 WHITE COLUMNS BLVD
Phone: 404 313-6845
Email: JKUYKE@WINDSTREAM.NET

Do you support the project?

☐ For ☐ Against ☒ With Conditions ☐ Uncommitted

Comments: TRAFFIC CONCERNS

Use back of this form for additional comments, if necessary

How did you hear about this meeting?

☐ Social Media ☐ Newspaper ☐ Signs ☒ Word of Mouth ☐ Direct Mail

Were your questions answered by the applicant? ☒ Yes ☐ No

Do you understand the proposal after attending this meeting? ☒ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:



COMMENT CARD
Stanley Martin Homes
June 23, 2020

Date: 6/23/20
Name: CHARLES & SHERYL MAY
Address: 1465 WHITE COLUMNS BLVD. CANTON, GA. 30115
Phone: 404-317-3377
Email: CMAY62@COMCAST.NET

Do you support the project?

☐ For ☐ Against ☒ With Conditions ☐ Uncommitted

Comments: WE ARE OK WITH THE SINGLE FAMILY DETACHED PLAN
WITH THE 25' UNDISTURBED BUFFER WITH ENHANCEMENTS.
I AM CONCERNED WITH THE GC. PROPOSED SECTION. I WOULD BE
OPPOSED TO THIS ZONING OF GC.

Use back of this form for additional comments, if necessary

How did you hear about this meeting?

☐ Social Media ☐ Newspaper ☒ Signs ☐ Word of Mouth ☒ Direct Mail

Were your questions answered by the applicant? ☒ Yes ☐ No

Do you understand the proposal after attending this meeting? ☒ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

THANK YOU FOR YOUR TIME.



COMMENT CARD
Stanley Martin Homes
June 23, 2020

Date: June 23, 2020
Name: Dustin & Angela Lyle
Address: 3235 Tara Branch Walk
Phone: 404.392.2765
Email: dlyle@southernco.com

Do you support the project?

☐ For ☐ Against ☒ With Conditions ☐ Uncommitted

Comments: Prefer 8' tall premium fencing on property line.
Prefer large mature green giant Arborvitae's planted at
Northern end of 25' undisturbed buffer.
Prefer structure building line as far north as possible for
Lots 30-35.

Prefer down lighting on all street lights. Use back of this form for additional comments, if necessary.

How did you hear about this meeting?

☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☒ Direct Mail

Were your questions answered by the applicant? ☒ Yes ☐ No

Do you understand the proposal after attending this meeting? ☒ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

More comments:

turnaround b/w Lots 33 & 34 - Prefer street Lighting to be as minimally invasive as possible.

* Phillip & Mary Beth are in agreement w/ all of these preferred items in behind our homes at least!



COMMENT CARD
Stanley Martin Homes
June 23, 2020

Date: _____
Name: Philip + Mary Beth Smith
Address: 3230 Tara Branch Walk Canton GA 30115
Phone: 678-576-6472
Email: smithph@comcast.net

Do you support the project?

☐ For ☐ Against ☐ With Conditions ☐ Uncommitted

Comments: _____

Use back of this form for additional comments, if necessary.

How did you hear about this meeting?

☐ Social Media ☐ Newspaper ☐ Signs ☐ Word of Mouth ☐ Direct Mail

Were your questions answered by the applicant? ☐ Yes ☐ No

Do you understand the proposal after attending this meeting? ☐ Yes ☐ No

Please share your suggestions on improving the way these meetings are conducted:

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-		Stanley Martin, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
12.9	41	Single Family Residential		PDR	PD TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
30	Students	2	Classroom(s)	\$40,534	\$258,429
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N26 Parcels 102 & 103	
Property Description					
Hickory Flat Hwy, south of Crest Brooke Dr					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Hickory Flat ES	687	918	75%
Middle School	MS Enrollment	MS Capacity	% Capacity
Dean Rusk MS	1,587	1,650	96%
High School	HS Enrollment	HS Capacity	% Capacity
Sequoyah HS	1,983	2,375	83%

All Enrollment and Capacities are based on the last published Cherokee County Inventory of School Housing (CCISH) Numbers.

It is the position of CCSD that all developers should attempt to mitigate as much of the impact of their proposed development as possible. In every such case, the district designates a minimum contribution expected to help provide adequate facilities for the school age children who will occupy the residences in the development.

Please recommend to all Residential Zoning applicants to contact Mitch Hamilton at 770-721-8429 to discuss mitigation of their subdivision prior to appearing before the Zoning Board. If the applicant cannot meet during that time period, we request that the Zoning Board put a condition on the zoning so they must meet with Mr. Hamilton prior to the City Council/County Commission Meeting.

The estimated cost for building an elementary school is 22 to 27 million dollars, middle school is 35 to 40 million, and the cost of building a high school is 55 to 60 million dollars.

(1) - All increases to student enrollment should be considered cumulative in nature. All recent cases will impact the affected Schools. The School District may have to transport the students of any given development to an alternate district due to over-enrollment.

(2) - Additional Capacity Calculations are based on adding Mobile Units to existing campus facilities at the following rate: 1 Mobile Unit = 2 Classrooms with a cost of \$60,000/Mobile Unit

(3) - Annual Cost is calculated using the General Fund Operating Expenditure cost per pupil of \$8,694.

City of Holly Springs
Planning and Zoning Commission Meeting Minutes
July 9, 2020

Commission Members Present: Chairman Adrian Dekker, Vice Chairman Eric Rein, Commissioner Jennifer English, and Commissioner Keith Minick.

Commission Members Absent: Commissioner Scott Martineau.

Staff members present: City Manager Robert H. Logan, Laura Rollins with the City Attorney's Office, Deputy Chief Tommy Keheley, Main Street Director/Assistant City Clerk Erin Honea.

Chairman Adrian Dekker called the meeting to order at approximately 7:00 PM.

ROLL CALL

Commission Scott Martineau absent.

Vice Chairman Eric Rein read the public hearing rules.

BUSINESS/PUBLIC HEARING

MA-05-2020, applicant requests rezoning of 18.6 +/- located on Hickory Flat Highway, Holly Springs, GA, tax parcels 102 and 103 of tax plat 15N26 from AG, Agricultural / R-40 , Single Family Residential Estate, to TND, Traditional Neighborhood Development / GC, General Commercial.

Parks Huff representing the applicant made a presentation about the proposed development.

City Manager Robert H. Logan presented the staff analysis and stated that Community Development staff recommended approval with stipulations.

Public Hearing

Cherokee County resident Dickey Forrester spoke regarding his concerns about the commercial component of the development as well as the location of the acceleration and deceleration lanes for the commercial entrance. He also wants to ensure environmentally sensitive lighting options.

City of Holly Springs resident Phil Hopkins spoke regarding his concerns about the commercial component of the development and asked that the Commission exclude additional commercial uses, specifically liquor stores, storage units and outdoor storage.

Cherokee County resident George Galloway asked that the Commission consider consistent buffers, turning lanes, sidewalks, and adherence to noise ordinances.

Vice Chairman Rein made a motion to extend time allowed for public comment. Seconded by Commissioner Minick. Motion carried 4-0.

Cherokee County resident John Kuykendall spoke about his concerns regarding the landscaping, fencing, increased traffic, and consistency with the surrounding area.

Cherokee County resident Phillip Smith spoke about his concerns regarding the speed limit on Highway 140, ensuring environmentally sensitive lighting, and asked if the proposed General Commercial component of the development could be approved as Neighborhood Commercial.

Cherokee County resident Mary Beth Smith spoke about her concern regarding the mature trees in the proposed buffers.

Public hearing closed.

Mr. Huff addressed the public's concerns.

Vice Chairman Rein made a motion to approve MA-05-2020 with proposed staff stipulations, and to include stipulations that the development shall add an eight-foot fence along the abutting properties and the proposed General Commercial component shall be Neighborhood Commercial. Commissioner Minick seconded the motion. Motion carried 4-0.

Commissioner English made a motion to approve the June 11, 2020 meeting minutes. Commissioner Minick seconded the motion. Motion carried 4-0.

Vice Chairman Rein made a motion to adjourn. Commissioner Minick seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

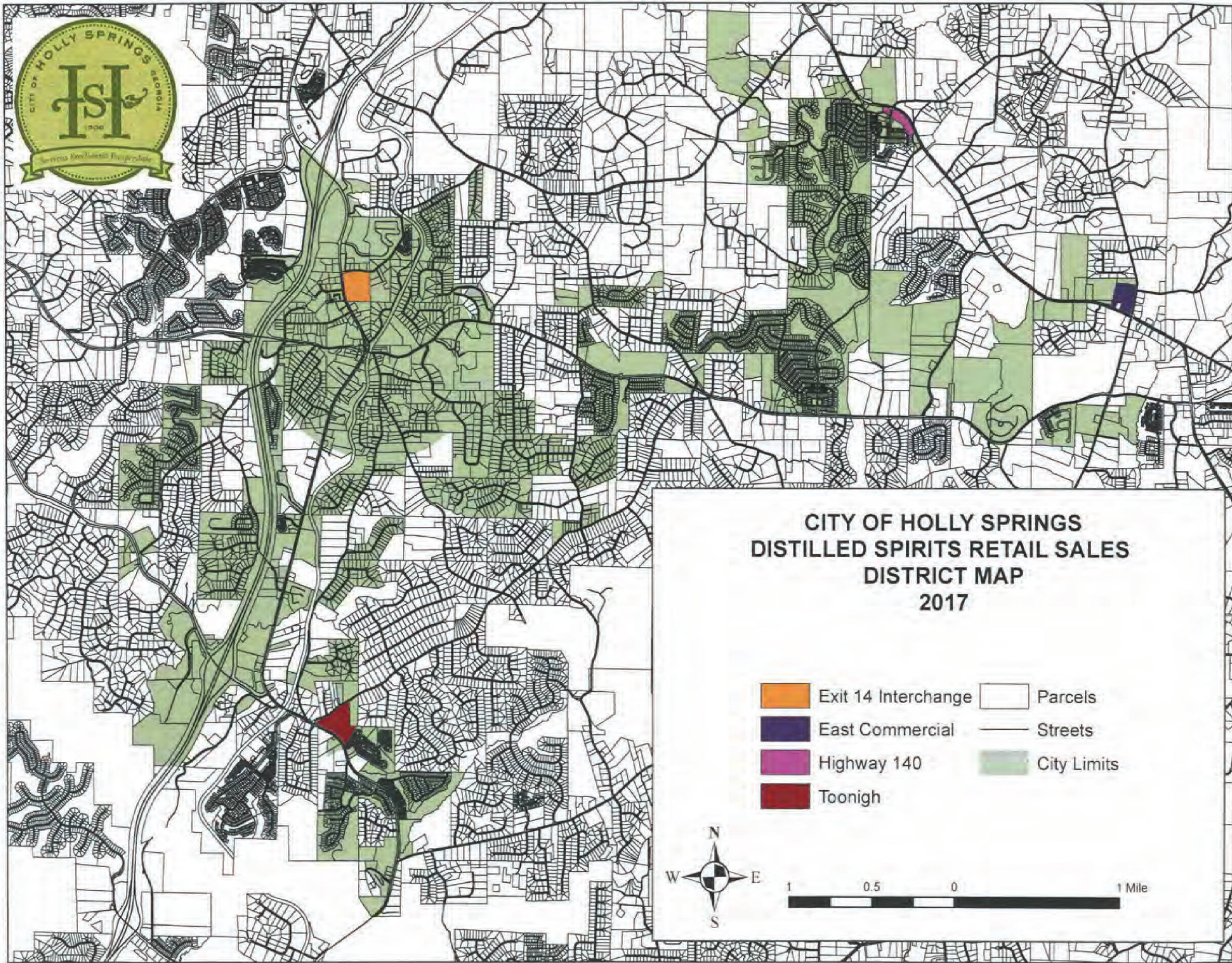
Attest:

Tracey Chambers
Administrative Assistant

**Approved and Adopted by the Planning
and Zoning Commission**

Adrian Dekker, Chairman

Date





June 1, 2020

VIA E-MAIL
(knorred@hollyspringsga.us)

Karen Norred, CMC, ACHRM
City of Holly Springs
P.O. Box 990
Holly Springs, GA 30142

RE: Personnel Manual Review

Dear Karen:

As requested, this letter sets forth a proposal for a review of the City of Holly Springs Personnel Manual. Based on discussions to date, the City is requesting that we review the Manual for legal compliance and internal consistency. Our proposal for this project is as follows.

We propose to review and edit the Manual for compliance with applicable federal, state, and local laws and regulations, identify any areas where the policies could be subject to multiple or conflicting interpretation or are internally inconsistent, explain any potential weaknesses of the current policies and procedures, and recommend any additional best practices or process improvement. We will also provide guidance on potential steps to resolve any issues and will provide sample language when appropriate. You will receive our recommended revisions in a "red-lined" or "tracked changes" electronic version of the Manual.

Following receipt of this red-lined version of the Manual, we will work with the City to address any questions and to make any additional revisions. At the end of the process, you will be provided the revised Manual in complete form ready for adoption and implementation.

Karen Norred, CMC, ACHRM
City of Holly Springs
June 1, 2020
Page 2

Based on our prior experience in conducting reviews of personnel policy manuals and handbooks for local governments and our initial review of the handbook you provided to us, we believe it will require approximately 40-50 hours of work to complete the above-described process. The work would be billed at an hourly rate of \$230.00, not to exceed \$9,500.00.

Sincerely yours,



Patrick L. Lail

I have reviewed the foregoing letter, understand it and agree to be represented by Elarbee, Thompson, Sapp & Wilson, LLP according to the terms set forth herein.

CITY OF HOLLY SPRINGS

Date

Signature

Printed Name

**CORONAVIRUS RELIEF FUND (CRF)
TERMS AND CONDITIONS**

About This Document

This agreement (the “Grant Agreement” or “Agreement”) is entered into between the State of Georgia (the “State”) and the undersigned grantee (“Grantee”) (hereinafter collectively referred to as the “Parties”). This Grant Agreement sets forth the terms and conditions applicable to payments distributed by the State in the form of a grant to Grantee, a local unit of government, from the Coronavirus Relief Fund (CRF) established within Section 601 of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) (hereinafter referred to as “Grant”). The Grantee’s official representative, whose signature appears below, will execute the interest and responsibilities of the Grantee.

These requirements are in addition to those that can be found within the grant management system administered by the Governor’s Office of Planning and Budget (“OPB”), GeorgiaCARES, to which the Grantee agrees when accepting the Grant. Other state and federal requirements and conditions may apply to the Grant, including but not limited to 2 C.F.R. § 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and applicable subparts; the State funding announcement under which Grant payments are distributed; and any applicable documents referenced in the documents listed above.

To the extent the terms and conditions of this Grant Agreement do not address a particular circumstance or are otherwise unclear or ambiguous, such terms and conditions are to be construed consistent with the general objectives, expectations and purposes of this Grant Agreement and in all cases, according to its fair meaning. The Grantee acknowledges that it and its counsel have reviewed this Grant Agreement and that any rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Grant Agreement. Any vague, ambiguous or conflicting terms shall be interpreted and construed in such a manner as to accomplish the purpose of the Grant Agreement.

1. Definitions

1.1 As used in this Agreement, the following terms shall have the following meanings:

1. **"CARES Act"** means the federal Coronavirus Aid, Relief, and Economic Security Act of 2020.
2. **"Coronavirus Relief Fund" or "CRF"** means the fund established within Section 601 of the Social Security Act, as added by Section 5001 of the CARES Act.
3. **"GeorgiaCARES"** means the grant management system administered by OPB to facilitate distribution of Coronavirus Relief Funds to the Grantee.
4. **"Grant"** means the payments distributed by the State in the form of a grant to the Grantee from the Coronavirus Relief Fund.
5. **"Grant Agreement" or "Agreement"** means this agreement between the State of Georgia and the Grantee as defined by the Coronavirus Relief Fund Terms and Conditions and its incorporated documents.
6. **"Grantee"** means the undersigned local unit of government.
7. **"OPB"** means the Governor's Office of Planning and Budget.
8. **"Parties"** means collectively the parties to this Agreement, namely, the State and the Grantee.
9. **"State"** means the State of Georgia.

2. General Requirements and Conditions

1.2 Applicability of Grant Agreement and Provisions

This Grant Agreement is subject to the additional terms, conditions and requirements of other laws, rules, regulations and plans recited herein and is intended to be the full and complete expression of and constitutes the entire agreement between the parties hereto with respect to the subject matter hereof and all prior and contemporaneous understandings, agreements, promises, representations and terms and conditions, both oral and written, are superseded and replaced by this Grant Agreement.

Notwithstanding any expiration or termination of this Grant Agreement, the rights and obligations pertaining to the Grant close-out, cooperation and provision of additional information, return of Grant funds, audit rights, records retention, public information and any other provision implying survivability shall remain in effect after the expiration or termination of this Grant Agreement.

1.3 Legal Authority

The Grantee certifies that it possesses legal authority to enter into this Grant Agreement and accept payments for which the Grantee is eligible pursuant to the funding announcement. As required by law, a resolution, motion or similar action has been or will be duly adopted or passed as an official act of the Grantee's governing body, authorizing the execution of this Grant Agreement and the acceptance of payments, including all understandings and assurances contained herein, and directing and authorizing the person identified as the official representative, or their designee of the Grantee organization to act in connection with the Grant application and to provide such additional information as may be required.

Grantee hereby represents and warrants that it has the power and is duly authorized to enter into this Grant Agreement with regard to all matters described herein upon the terms set forth and that the persons executing this Agreement on behalf of Grantee are the authorized agents of Grantee for the purpose of executing this Agreement. The Parties acknowledge and agree that this Agreement constitutes a valid and legally binding obligation of each Party, enforceable in accordance with its terms.

1.4 Grant Acceptance

The state funding announcement remains an offer until the fully and appropriately executed copy of this Grant Agreement is received by OPB.

1.5 Performance Period

Funding has been authorized for eligible expenditures incurred between March 1, 2020 and December 30, 2020. The performance period for this Grant is from acceptance of this Grant Agreement to the liquidation date or December 30, 2020, whichever is earlier. All expenditures must be incurred and all services must be received within the performance period. The state will not be obligated to reimburse expenses incurred after the performance period and the Grantee shall return to OPB all funds received and not expended by the Grantee and approved by OPB on or before the performance period end date. A cost is incurred when the responsible unit of government has expended funds to cover the cost. The liquidation date for the Grant is predetermined by the State, see Section 6.7 for details.

1.6 General Responsibility

Per the CARES Act, CRF Grant funds may only be used to cover expenses that:

1. Are necessary expenditures incurred due to the public health emergency with respect to the Coronavirus Disease 2019 (COVID-19);
2. Were not accounted for in the budget most recently approved as of March 27, 2020 for the State or Grantee; and
3. Were incurred during the period that begins on March 1, 2020 and ends on December 30, 2020.

The US Department of Treasury (Treasury) provided additional guidance on the permissible use of

Grant funds. The Grantee certifies compliance with this additional guidance by executing this Grant Agreement. Further explanation and examples can be found on Treasury's website at the following link: <https://home.treasury.gov/policy-issues/cares/state-and-local-governments>. Recipients of CRF Grant funds must also adhere to any applicable state statutes, rules, or regulations as applicable in the expenditure of these funds. In the event that one or more provisions of said applicable state statutes, rules, or regulations shall conflict with the applicable federal laws, rules, or regulations, the federal law, rule, or regulation shall control, however, in the event that the state statute, rule, or regulation is more restrictive it shall control.

The Grantee certifies compliance with these eligible expenses by executing this Grant Agreement, including the CARES Act Coronavirus Relief Fund Eligibility Certification Form in Exhibit C, which is attached hereto and incorporated for all purposes.

The Grantee is responsible for the integrity of the fiscal and programmatic management of the Grant project; accountability for all funds awarded; and compliance with state guidelines, policies and procedures and applicable federal and state laws and regulations.

The Grantee will maintain an appropriate Grant administration system to ensure that all terms, conditions and specifications of the Grant are met.

The Grantee agrees to maintain an accounting system integrated with adequate internal fiscal and management controls to capture and report Grant data with accuracy, providing full accountability for revenues, expenditures, assets and liabilities. This system shall provide reasonable assurance that the Grantee is managing federal and state financial assistance programs in compliance with all applicable laws and regulations, including the reporting requirements outlined at <https://home.treasury.gov/system/files/136/IG-Coronavirus-Relief-Fund-Recipient-Reporting-Record-Keeping-Requirements.pdf>.

1.7 Amendments and Changes to the Grant Agreement

The state may make changes to the Grant. Changes include, but are not limited to, modifying the scope of the Grant project, adding funds to previously un-awarded cost items or categories, changing funds in any awarded cost items or category, de-obligating awarded funds or changing Grant officials. In the event the State determines that changes are necessary to the Grant award document after an award has been made, including changes to period of performance or terms and conditions, the Grantee will be notified of the changes in writing, and any such changes shall be documented in GeorgiaCARES.

The Grantee has no right or entitlement to payment or reimbursement with Grant funds. The Grantee agrees that nothing in this Grant Agreement will be interpreted to create an obligation or liability of the state in excess of the availability of funds for initial payment and reimbursement as provided in the funding announcement. The Grantee agrees that any act, action or representation by either party, their agents or employees that purports to waive or alter the terms of this Grant Agreement or increase the maximum liability of the state is void unless an amendment to this Grant Agreement is consented to by both parties in writing and is documented in GeorgiaCARES. Notwithstanding this requirement, it is understood and agreed by the parties hereto that changes in local, state and federal rules, regulations or laws applicable hereto may occur during the term of this Grant Agreement and that any such changes shall be automatically incorporated into this Grant Agreement without written amendment hereto, and

shall become a part hereof as of the effective date of the rule, regulation or law.

1.8 Jurisdictional Cooperation

If the Grantee is a municipality, it may yield any portion of the payments it is eligible to receive pursuant to this Grant Agreement to the county within which it exists or if Grantee is a county, it may yield any portion of the payments it is eligible to receive pursuant to this Grant Agreement to a municipality within its geographical boundaries for eligible expenses. This may be accomplished in one of the following two ways:

1. By a Grant amendment, made by the state as described in Section 1.7, whereby funds are de-obligated from the Grantee and then added to previously un-awarded costs items or categories of the receiving jurisdiction's grant award; or
2. Upon written approval from the State and documentation of such approval in GeorgiaCARES, the Grantee may use funds pursuant to this Grant Agreement to subcontract with another political subdivision within its jurisdiction for eligible and necessary expenditures incurred due to the Coronavirus Disease 2019 (COVID-19) public health emergency. The Grantee is responsible for ensuring subcontractor eligibility, ensuring expenditures are appropriate, reporting expenditures in GeorgiaCARES and maintaining all required documentation.

1.9 Public Information and Meetings

Notwithstanding any provisions of this Grant Agreement to the contrary, the Grantee acknowledges that the State of Georgia, OPB, and this Grant Agreement are subject to the Georgia Open Records Act, O.C.G.A. § 50-18-71, *et seq* (ORA). The Grantee acknowledges that OPB will comply with the ORA, as interpreted by judicial opinions and opinions of the Attorney General of the State of Georgia.

The Grantee acknowledges that information created or exchanged in connection with this Grant Agreement, including all reimbursement documentation submitted to OPB, is subject to the ORA, whether created or produced by the Grantee or any third party, and the Grantee agrees that information not otherwise excepted from disclosure under the ORA will be available in a format that is accessible by the public at no additional charge to OPB or the State. The Grantee will cooperate with the State and OPB in the production of documents or information responsive to a request for information.

1.10 Remedies for Non-Compliance

If the State determines that the Grantee fails to comply with any term of this Grant Agreement, whether stated in a federal or state statute or regulation, an assurance, a state plan or application, a notice of award, or any other applicable requirement, the State, in its sole discretion, may take actions including:

1. Imposing sanctions;
2. Temporarily withholding payments pending correction of the deficiency or imposing a corrective action plan intended to bring the Grantee into compliance with this Grant Agreement. A corrective action plan shall be a compulsory set of actions mandated by OPB that will ensure the Grantee will take certain actions to bring its jurisdiction into compliance with the terms of this Grant Agreement.

If the Grantee fails to complete any imposed corrective action plan within 60 days, OPB reserves the right to require the Grantee to return any previous Grant fund payments or reimbursements in a manner and timeframe as determined by OPB;

3. Requiring the Grantee to return or offset previous payments or reimbursements to OPB in a manner and timeframe as determined by OPB. By entering into this Grant Agreement Grantee specifically accepts and acknowledges that any noncompliance with the terms of this Grant Agreement shall entitle the State to implement this remedy, regardless of whether or not the previous payments or reimbursements were made for allowable costs;
4. Disallowing or denying use of funds for all or part of the cost of the activity or action not in compliance;
5. Disallowing claims for reimbursement;
6. Wholly or partially suspending or terminating the Grant;
7. Prohibiting the Grantee from applying for or receiving additional funds for other grant programs administered by the State until repayment to OPB is made and any other compliance or audit finding is satisfactorily resolved;
8. Reducing the Grant award maximum liability of the state; or
9. Taking other remedies or appropriate actions.

If OPB elects to implement whole or partial suspension or termination of the Grantee's Grant in accordance with this Section of the Grant Agreement, the Grantee's costs resulting from Grant eligible expenditures incurred during any such suspension or after termination of the Grant are not allowable costs unless OPB expressly authorizes them either in the notice of suspension or termination or subsequently.

The State, at its sole discretion, may impose sanctions without first requiring a corrective action plan.

The Grantee acknowledges and agrees that the State has the rights and remedies stated above and any other rights and remedies set forth in this Grant Agreement which are fair and reasonable and further acknowledges and agrees that no action taken by the State to assert or enforce any of these rights or remedies shall excuse the Grantee from performance of its obligations under this Agreement.

1.11 False Statements by Grantee

By acceptance of this Grant Agreement, the Grantee makes all the statements, representations, warranties, guarantees, certifications and affirmations included in this Grant Agreement. If applicable, the Grantee will comply with the requirements of 31 U.S.C. § 3729-3733, which set forth that no grantee of federal payments shall submit a false claim for payment.

If any of the statements, representations, certifications, affirmations, warranties or guarantees are false or if the Grantee signs or executes this Grant Agreement with a false statement or it is subsequently

determined that the Grantee has violated any of the statements, representations, warranties, guarantees, certifications or affirmations included in this Grant Agreement, then the State may consider this action or activity a possible default under this Grant Agreement and may terminate or void this Grant Agreement for cause and pursue other remedies available to the State under this Grant Agreement and applicable law. False statements or claims made in connection with grants may result in fines, imprisonment and debarment from participating in federal grants or contracts and/or any other remedy available by law, potentially including the provisions of 31 U.S.C. § 3801-3812, which details the administrative remedies for false claims and statements made.

1.12 Conflict of Interest Safeguards

The Grantee will establish safeguards to prohibit its employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain, whether for themselves or others, particularly those with whom they have family, business, or other ties. The Grantee will operate with complete independence and objectivity without actual, potential or apparent conflict of interest with respect to its performance under this Grant Agreement in accordance with Title 45 Chapter 10 of the O.C.G.A., 18 U.S.C. § 666, 18 U.S.C. § 1031, and 2 C.F.R. § 200.318.

1.13 Fraud, Waste and Abuse

The Grantee acknowledges and assents that the State of Georgia shall not tolerate fraud, waste or misuse of funds received from any state entity (*See* Title 45 Chapter 10 of the O.C.G.A.) and that any violation of state or federal law, state policies or standards of ethical conduct shall result in penalties including, but not limited to, suspension of current and future funds, suspension or debarment from federal and state grants, recoupment of monies provided under an award, remedies set forth in 2 C.F.R. § 200.338, and civil and/or criminal penalties.

In the event the Grantee becomes aware of any allegation or a finding of fraud, waste or misuse of funds received from OPB that is made against the Grantee, the Grantee is required to immediately report said allegation or finding to the U.S. Department of the Treasury Office of the Inspector General¹ and to OPB and must continue to inform OPB of the status of any such on-going investigations. The Grantee must also promptly refer to OPB as well as the appropriate federal authorities, including, but not limited to, the U.S. Department of the Treasury Office of the Inspector General, any credible evidence that a principal, employee, agent, grantee, contractor, subcontractor or other person has -- (1) submitted a claim for award funds that violates the False Claims Act; or (2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity or similar misconduct involving award funds. Grantees must also immediately notify OPB in writing of any misappropriation of funds, fraud, theft, embezzlement, forgery, or any other serious irregularities indicating noncompliance with grant requirements. Grantees must notify the local prosecutor's office of any possible criminal violations. Grantees must immediately notify OPB in writing if a project or project personnel become involved in any litigation, whether civil or criminal, and the Grantee must immediately forward a copy of any demand, notices, subpoenas, lawsuits or indictments to OPB.

¹ See 2 C.F.R. § 200.113. Disclosure, in a timely manner, to the Federal awarding agency or pass-through entity is mandatory for all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal award. Failure to make required disclosures can result in any of the remedies described in 2 C.F.R. § 200.338.

1.14 Termination of the Agreement

The State may, at its sole discretion, terminate this Grant Agreement, without recourse, liability or penalty against the State, upon written notice to the Grantee. In the event the Grantee fails to perform or comply with an obligation or a term, condition or provision of this Grant Agreement, the State may, upon written notice to the Grantee, terminate this Grant Agreement for cause, without further notice or opportunity to cure. Such notification of termination for cause will state the effective date of such termination, and if no effective date is specified, the effective date will be the date of the notification.

The State and the Grantee may mutually agree to terminate this Grant Agreement at any time. The State, in its sole discretion, will determine if, as part of the agreed termination, the Grantee is required to return any or all of the disbursed Grant funds.

Termination is not an exclusive remedy but will be in addition to any other rights and remedies provided in equity, by law or under this Grant Agreement, including those remedies listed at 2 C.F.R. § 200.207 and 2 C.F.R. § 200.338 – 200.342. Following termination by the State, the Grantee shall continue to be obligated to OPB for the return of Grant funds in accordance with applicable provisions of this Grant Agreement. In the event of termination under this Section, the State may elect to reimburse the Grantee but any such reimbursement shall be limited to allowable costs incurred and paid by the Grantee prior to the effective date of termination, and any allowable costs determined by the State in its sole discretion to be reasonable and necessary to cost-effectively wind down the Grant. Termination of this Grant Agreement for any reason or the expiration of this Grant Agreement shall not release the parties from any liability or obligation set forth in this Grant Agreement that is expressly stated to survive any such termination or expiration.

1.15 Limitation of Liability

TO THE EXTENT ALLOWED BY LAW, THE GRANTEE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE STATE OF GEORGIA, OPB AND/OR THEIR OFFICERS, REGENTS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, ASSIGNEES AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEY FEES, AND EXPENSES ARISING OUT OF, OR RESULTING FROM, ANY ACTS OR OMISSIONS OF THE GRANTEE OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, OR SUPPLIERS OF SUBCONTRACTORS IN THE EXECUTION OR PERFORMANCE OF THIS GRANT AGREEMENT AND ANY PURCHASE ORDERS ISSUED UNDER THIS GRANT AGREEMENT. THE DEFENSE SHALL BE COORDINATED BY THE GRANTEE WITH THE OFFICE OF THE GEORGIA ATTORNEY GENERAL WHEN STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND THE GRANTEE MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING THE CONCURRENCE FROM THE OFFICE OF THE GEORGIA ATTORNEY GENERAL. THE GRANTEE AND THE STATE AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

The Grantee agrees that no provision of this Grant Agreement is in any way intended to constitute a waiver by the State, OPB, or their officers, regents, employees, agents, or contractors, of any privileges, rights, defenses, remedies, or immunities from suit and liability that OPB or the State may have by

operation of law.

1.16 Dispute Resolution

The parties' designees will meet as needed to implement the terms of this Grant Agreement and will make a good faith attempt to informally resolve any disputes.

Notwithstanding any other provision of this Grant Agreement to the contrary, unless otherwise requested or approved in writing by OPB, the Grantee shall continue performance and shall not be excused from performance during the period any breach of this Grant Agreement, claim or dispute is pending.

The laws of the State govern this Grant Agreement and all disputes arising out of or relating to this Grant Agreement, without regard to any otherwise applicable conflict of law rules or requirements. Venue for any action, suit, litigation, or other proceeding arising out of or in any way relating to this Grant Agreement shall be commenced exclusively in the Superior Court of Fulton County, Georgia.

The Grantee hereby irrevocably and unconditionally consents to the exclusive jurisdiction of the court referenced above for the purpose of prosecuting and/or defending such litigation. The Grantee hereby waives and agrees not to assert by way of motion, as a defense, or otherwise, in any suit, action or proceeding, any claim that the Grantee is not personally subject to the jurisdiction of the above-named courts; the suit, action or proceeding is brought in an inconvenient forum; and/or the venue is improper.

1.17 Liability for Taxes

The Grantee agrees and acknowledges that Grantee is entirely responsible for the liability and payment of Grantee and Grantee's employees' taxes of whatever kind, arising out of the performances in this Grant Agreement. The Grantee agrees to comply with all state and federal laws applicable to any such persons, including laws regarding wages, taxes, insurance and workers' compensation. Neither OPB nor the State shall be liable to the Grantee, its employees, its agents or others for the payment of taxes or the provision of unemployment insurance or workers' compensation or any benefit available to a State employee or employee of OPB.

1.18 Required Assurances

The Grantee must comply with the applicable Grantee Assurances, which are attached hereto and incorporated for all purposes as Exhibit A.

1.19 System for Award Management (SAM) Requirements

The Grantee agrees to comply with applicable requirements regarding registration with the System for Award Management (SAM) or with a successor government-wide system officially designated by OMB and, if applicable, the federal funding agency. These requirements include maintaining current registrations and the currency of the information in SAM. The Grantee will review and update information at least annually until submission of the final financial report required under the award or receipt of final payment, whichever is later, as required by 2 C.F.R. § 25.

The Grantee will comply with 2 C.F.R. § 180 that implement Exec. Order 12549, 3 C.F.R. 189 (1986)

and Exec. Order 12689, 3 C.F.R. 235 (1989) that requires “a contract award (see 2 C.F.R. § 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM)”, in accordance with the OMB guidelines at 2 C.F.R. Part 180 that implement Exec. Order 12549, 3 C.F.R. 189 (1986) and Exec. Order 12689, 3 C.F.R. 235 (1989), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority. The Grantee certifies it will verify each vendor’s status to ensure the vendor is not debarred, suspended, otherwise excluded or declared ineligible by checking the SAM before doing/renewing business with that vendor.

The Grantee certifies that it and its principals are eligible to participate in this Grant Agreement and have not been subjected to suspension, debarment or similar ineligibility determined by any federal, state or local governmental entity; the Grantee is in compliance with the State of Georgia statutes and rules relating to procurement; and the Grantee is not listed in the federal government’s terrorism watch list as described in federal Exec. Order 13224, 3 C.F.R § 2001 Comp. p. 49077.

1.20 No Obligation by Federal Government

The parties acknowledge and agree that the federal government is not a party to this Grant Agreement and is not subject to any obligations or liabilities to either party, third party or subcontractor pertaining to any matter resulting from this Grant Agreement.

1.21 Notice

Any and all notices, designations, consents, offers, acceptances or any other communication provided for herein shall be given in writing by registered or certified mail with return receipt requested, to a party hereto and shall be addressed to the person who signed the Grant Agreement on behalf of the party at the address set forth below or to such other address as the parties may designate by notice from time to time in accordance with this Grant Agreement.

If to Grantee: Holly Springs city

Street Address

P.O. Box 990

City

Holly Springs

State

Georgia

Zipcode

30115

If to OPB: Governor’s Office of Planning and Budget

2 Capitol Square SW

Atlanta, Georgia 30334

cares@opb.georgia.gov

1.22 Force Majeure

Neither the Grantee nor the State shall be required to perform any obligation under this Grant Agreement or be liable or responsible for any loss or damage resulting from its failure to perform so long as performance is delayed by force majeure or acts of God, including but not limited to labor shortages

caused by strikes or lockouts, embargo, war, terrorism, flood, natural disaster. Each party must inform the other in writing, with proof of receipt, within three (3) business days of the existence of such force majeure, or otherwise waive this right as a defense.

To the extent that the (1) Georgia State of Emergency relating to unlawful assemblage and violence, and (2) the Georgia Public Health States of Emergency relating to COVID-19, become more severe and lead to the impossibility to perform any obligation under this Grant Agreement, then riots and pandemic may be asserted as force majeure events.

1.23 Severability

If any provision of this Grant Agreement is rendered or declared illegal for any reason, or shall be invalid or unenforceable, this Grant Agreement shall be interpreted as though such provision was modified or deleted in such manner so as to afford the party for whose benefit it was intended the fullest benefit commensurate with making this Grant Agreement, as modified, enforceable, and the remainder of this Grant Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but shall be enforced to the greatest extent permitted by applicable law.

3. Warranties

2.1 E-Verify

Grantee, by signing this Agreement, represents and warrants that it will comply with the requirements of O.C.G.A. § 50-36-1 entitled "Verification of Lawful Presence Within United States" and verify the lawful presence in the United States of any natural person 18 years of age who has applied for state or local public benefits, as defined in 8 U.S.C. § 1621, or for federal public benefits, defined in 8 U.S.C. § 1611, that is administered by an agency or a political subdivision of this State.

Grantee, by signing this Agreement, represents and warrants that it will comply with the requirements of O.C.G.A. § 13-10-90 entitled "Security and Immigration Compliance." This requires, among other things, that every public employer, including, but not limited to, every municipality and county, will register and participate in the federal work authorization program to verify employment eligibility of all newly hired employees.

2.2 Compliance with Federal Law, Regulations and Executive Orders

Grantee represents and warrants that federal financial assistance funds will be used to fund this Grant Agreement. The Grantee will comply with all applicable federal law, regulations, executive orders, policies, procedures and directives.

2.3 Clean Air Act

The following is only applicable if the amount of the contract exceeds \$150,000.

1. Grantee represents and warrants that it shall comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401, *et seq.*

2. Grantee represents and warrants to report each violation to the appropriate federal authorities as well as OPB and acknowledges and agrees that the State will, in turn, report each violation as required to assure notification to the appropriate federal authorities and the appropriate Environmental Protection Agency Regional Office.
3. Grantee represents and warrants to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with federal assistance provided by this Grant Agreement.

2.4 Federal Water Pollution Control Act

Grantee represents and warrants that it shall comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251, *et seq.*

Grantee represents and warrants to report each violation to the appropriate federal authorities as well as OPB and acknowledges and agrees that the State will, in turn, report each violation as required to assure notification to the appropriate federal authorities and the appropriate Environmental Protection Agency Regional Office.

Grantee represents and warrants that it shall include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with federal assistance provided by this Grant Agreement.

2.5 Energy Conservation

If applicable, Grantee represents and warrants that it shall comply with mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. § 6201).

2.6 Procurement of Recovered Materials

Grantee represents and warrants that it shall comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency at 40 C.F.R. § 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

2.7 Copyright, Patents and Intellectual Property Rights

Grantee represents and warrants that it shall affix the applicable copyright notices of 17 U.S.C. § 401 or 402 and an acknowledgement of United States Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Unless otherwise provided by law, Grantee is subject to 35 U.S.C. § 200, *et seq.* All Grantee is subject to the specific requirements governing the development, reporting and disposition of rights to inventions and patents resulting from federal financial assistance awards located at 37 C.F.R. § 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

2.8 Federal Debt Status

Grantee represents and warrants they are and will be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances and benefit overpayments.

2.9 Terminated Contracts

Grantee represents and warrants it has not had a contract terminated or been denied the renewal of any contract for noncompliance with policies or regulations of any state or federally funded program within the past five (5) years nor is it currently prohibited from contracting with a governmental agency. If the Grantee does have such a terminated contract, the Grantee shall identify the contract and provide an explanation for the termination. The Grantee acknowledges that this Grant Agreement may be terminated and payment withheld or return of grant funds required if this certification is inaccurate or false.

2.10 Reporting Requirements

The Grantee represents and warrants that it shall provide adequate support for the expenditure of Grant funds in GeorgiaCARES. Financial documentation to support payment(s) shall be submitted in GeorgiaCARES no later than the grant liquidation date of September 1, 2020 as provided by Section 6.7 of this Agreement. Financial documentation to support a request for reimbursement of expenditures must be submitted at the time of the request for reimbursement. Final financial documentation must be submitted in GeorgiaCARES on or before the grant liquidation date, as provided in Section 6.7, or the State may implement sanctions as necessary up to and including grant termination and recoupment of all payments made to the Grantee.

4. Property and Procurement Requirements

3.1 Property Management and Inventory

The Grantee must ensure equipment purchased with grant funds is used for the purpose of the grant and as approved by the State. The Grantee must develop and implement a control system to prevent loss, damage or theft of property and investigate and document any loss, damage or theft of property funded under the grant.

The Grantee must account for any real and personal property acquired with grant funds or received from the federal government in accordance with 2 C.F.R. § 200.310 through 200.316 and 200.329. This documentation must be maintained by the Grantee, according to the requirements listed herein, and provided to the State upon request, if applicable.

When original or replacement equipment acquired under this award by the Grantee is no longer needed for the original project or program or for other activities currently or previously supported by the federal awarding agency or the State, the Grantee must make proper disposition of the equipment pursuant to 2 C.F.R. § 200.

The Grantee will maintain specified equipment management and inventory procedures for equipment, including replacement equipment, whether acquired in whole or in part with grant funds, until disposition takes place, with a per-unit cost of \$5,000 or greater. The equipment and inventory procedures

include, but are not limited to:

1. The Grantee must keep an inventory report on file containing equipment purchased with any grant funds during the grant period. The inventory report must agree with the approved grant budget and accepted documentation and shall be available to the State at all times upon request.
2. The Grantee must maintain property/inventory records which, at minimum, include a description of the property, a serial number or other identification number, the source of property, who holds title, the acquisition date, the cost of the property, the percentage of federal participation in the cost of the property, the location, use and condition of the property, and any ultimate disposition data including the date of disposal and sale price of the property.
3. The Grantee shall permanently identify all such equipment by appropriate tags or labels affixed to the equipment. Exceptions to this requirement are limited to items where placing of the marking is not possible due to the nature of the equipment.

3.2 Procurement Practices and Policies

The Grantee must follow applicable federal and state law, federal procurement standards specified in regulations governing federal awards to non-federal entities, their established policy, and best practices for procuring goods or services with grant funds. Procurement activities must follow the most restrictive of federal, state and local procurement regulations.

In the event that the Grantee uses subcontractors or contractors, the Grantee shall use small, minority, women-owned or disadvantaged business concerns and contractors or subcontractors to the extent practicable as prescribed by applicable federal and state laws.

3.3 Contract Provisions Under Federal Awards

All contracts made by the Grantee under a federal award must contain the provisions outlined in 2 C.F.R. § 200 “Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards,” and 79 F.R. 75871 “Appendix II to Part 200 Contract Provisions for Non-Federal Entity Contracts Under Federal Awards.”

5. Audit and Records Requirements

4.1 Cooperation with Monitoring, Audits, Records Requirements, Assessments and Evaluations

All records and expenditures are subject to, and the Grantee agrees to comply with, monitoring, examinations, demand for documents, and/or audits conducted by any and all federal or state officials and auditors, including but not limited to, the U.S. Department of the Treasury Inspector General, OPB, the Georgia Department of Audits and Accounts, the State of Georgia Inspector General, and the Department of Community Affairs, or their duly authorized representatives or designees. The Grantee shall maintain, under GAAP or GASB, adequate records that enable federal and state officials and auditors to ensure proper accounting for all costs and performances related to this Grant Agreement.

4.2 Single Audit Requirements

Grantees that expend \$750,000.00 or more of federal funds during their fiscal year are required to submit an organization-wide financial and compliance audit report. The audit must be performed in accordance with the Government Accountability Office's Government Auditing Standards, which may be accessed online at <http://www.gao.gov/govaud/ybkOI.htm>, and in accordance with 2 C.F.R. § 200.514 Scope of Audit. Audit reports are currently due to the Federal Audit Clearinghouse no later than nine months after the end of the recipient's fiscal year.

In addition, Grantee must submit the audit report to the State, by sending a copy to the Georgia Department of Audits and Accounts, Nonprofit and Local Governments Audits, 270 Washington Street, SW, Room I-156, Atlanta, Georgia 30334-8400.

If required to submit an audit report under the requirements of 2 C.F.R. § 200(f), the Grantee shall provide OPB with written documentation showing that it has complied with the single audit requirements. The Grantee shall immediately notify OPB in writing at any time that it is required to conduct a single audit and provide documentation within a reasonable time period showing compliance with the single audit requirement.

4.3 Requirement to Address Audit Findings

If any audit, monitoring, investigations, review of awards or other compliance review reveals any discrepancies, inadequacies or deficiencies which are necessary to correct in order to maintain compliance with this grant agreement, applicable laws, regulations, or the Grantee's obligations hereunder, the Grantee agrees to propose and submit to OPB a corrective action plan to correct such discrepancies or inadequacies within thirty (30) calendar days after the Grantee's receipt of the findings. The Grantee's corrective action plan is subject to the approval of OPB.

The Grantee understands and agrees that the Grantee must make every effort to address and resolve all outstanding issues, findings or actions identified by federal or state officials and auditors through the corrective action plan or any other corrective plan. Failure to address these findings promptly and adequately may result in grant funds being withheld, other related requirements being imposed or other sanctions and penalties. The Grantee agrees to complete any corrective action approved by OPB within the time period specified by OPB and to the satisfaction of OPB, at the sole cost of the Grantee. The Grantee shall provide to OPB periodic status reports regarding the Grantee's resolution of any audit, corrective action plan, or other compliance activity for which the Grantee is responsible.

4.4 Records Retention

The Grantee shall maintain appropriate audit trails to provide accountability for all expenditures of grant funds, reporting measures, and funds received from the state under this grant agreement. Audit trails maintained by the Grantee will, at a minimum, identify the supporting documentation prepared by the Grantee to permit an audit of its accounting systems and payment verification with respect to the expenditure of any funds awarded under this grant agreement.

The Grantee must maintain fiscal records and supporting documentation for all expenditures resulting from this grant agreement pursuant to 2 C.F.R. § 200.333 and state law. The Grantee must retain these records and any supporting documentation for a minimum of seven (7) years from the later of the

completion of this project's public objective; submission of the final expenditure report; or any litigation, dispute or audit. Records related to real property and equipment acquired with grant funds must be retained for seven (7) years after final disposition. OPB may direct the Grantee to retain documents for longer periods of time or to transfer certain records to OPB or federal custody when it is determined that the records possess long term retention value in accordance with retention schedules approved by the State Records Committee or the federal government.

6. Prohibited and Regulated Activities and Expenditures

5.1 Prohibited Costs

The following are nonexclusive examples of ineligible expenditures. These requirements are required by federal rule. Therefore, any question about their meaning or to what extent certain activities or action are allowed should be resolved by referencing the guidance provided by the United States Treasury Department²:

1. Funds may not be used to fill shortfalls in government revenue to cover expenditures that would not otherwise qualify under the statute. Revenue replacement is not a permissible use of these grant funds. In accordance with Section 4.1 all records and expenditures are subject to review.
2. Damages covered by insurance.
3. Payroll or benefits expenses for employees whose work duties are not substantially dedicated to mitigating or responding to the COVID-19 public health emergency.
4. Duplication of benefits including expenses that have been or will be reimbursed under any other federal program.
5. Reimbursement to donors for donated items or services.
6. Workforce bonuses other than hazard pay or overtime.
7. Severance pay.
8. Legal settlements.

5.2 Political Activities

Grant funds may not be used in connection with the following acts by agencies or individuals employed by grant funds:

1. Unless specifically authorized to do so by federal law, grant recipients or their Grantee or contractors are prohibited from using grant funds directly or indirectly for political purposes, including lobbying

² See <https://home.treasury.gov/system/files/136/Coronavirus-Relief-Fund-Guidance-for-State-Territorial-Local-and-Tribal-Governments.pdf>.

or advocating for legislative programs or changes; campaigning for, endorsing, contributing to, or otherwise supporting political candidates or parties; and voter registration or get-out-the-vote campaigns. Generally, organizations or entities which receive federal funds by way of grants, contracts or cooperative agreements do not lose their rights as organizations to use their own, private, non-federal resources for “political” activities because of or as a consequence of receiving such federal funds. These recipient organizations must thus use private or other non-federal money, receipts, contributions or dues for their political activities, and may not charge off to or be reimbursed from federal contracts or grants for the costs of such activities.

2. Grant officials or grant funded employees may not use official authority or influence or permit the use of a program administered by the Grantee agency of which the person is an officer or employee to interfere with or affect the result of an election or nomination of a candidate or to achieve any other political purpose.
3. Grant-funded employees may not coerce, attempt to coerce, command, restrict, attempt to restrict or prevent the payment, loan or contribution of anything of value to a person or political organization for a political purpose.
4. As applicable, the Grantee and each contracting tier will comply with 31 U.S.C. § 1352, which provides that none of the funds provided under an award may be expended by the Grantee to pay any person to influence, or attempt to influence, an officer or employee of any agency, a member of Congress, an officer or employee of Congress or an employee of a member of Congress in connection with any federal action concerning the award or renewal. Each contracting tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures must be forwarded from tier to tier up to the recipient.

7. Financial Requirements

6.1 Payments and Required Documentation

Funding for this Grant Agreement is appropriated under the CARES Act, as amended, to facilitate protective measures for and recovery from the public health emergency in areas affected by COVID-19, which are residentially-declared major disaster areas under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5121, *et seq.*). All expenditures under this Grant Agreement must be made in accordance with this Grant Agreement and any other applicable laws, rules or regulations. Further, the Grantee acknowledges that all funds are subject to recapture and repayment for non-compliance pursuant to Section 6.6.

Part One: Once a Grantee executes this Grant Agreement, the Grantee will be eligible to immediately request 30% of the total amount initially available to the Grantee specified in GeorgiaCARES pursuant to the funding announcement. Grantee must submit documentation to OPB through the GeorgiaCARES portal to support the drawdown of the advance amount provided in Section 7 of this Grant Agreement. All documentation for Part One expenditures must be submitted to OPB as soon as practical and without unreasonable delay, but in no case later than the grant liquidation date of September, 1, 2020 as provided by Section 6.7 of this Agreement.

Part Two: After a Grantee has submitted all Part One documentation in GeorgiaCARES and such

documentation has been approved and accepted, the Grantee will be authorized to submit requests for reimbursement against the remaining 70% of the allocation available , up to the total amount provided by Section 8 of the Grant Agreement, to the Grantee specified in GeorgiaCARES pursuant to the funding announcement. All documentation of expenditures reimbursed must be submitted in GeorgiaCARES prior to reimbursement, no request for reimbursement shall be accepted later than the grant liquidation date of September 1, 2020 as provided by Section 6.7 of this Agreement.

The State may provide additional funds to Grantee beyond the total amount initially available to Grantee in Part One and Part Two above. Such provision of additional funding will be at the State's discretion and will be disbursed in accordance with a subsequent funding announcement. All terms and conditions of this Grant Agreement shall apply to any payments made pursuant to such funding announcement, unless otherwise provided therein.

To receive payments, a Grantee must be an eligible vendor in the State Accounting Office's vendor management system. Payments will be made via electronic funds transfer to the bank account associated with the vendor in the vendor management system. If sufficient progress is not made towards expenditure of advanced funds and/or the Grantee fails to meet reporting obligations, the State may implement sanctions as necessary up to and including grant termination and recoupment of all payments made to the Grantee.

6.2 Interest Bearing Accounts

The Treasury guidance referenced in Section 1.6 states the following:

May recipients deposit Fund payments into interest bearing accounts?

Yes, provided that if recipients separately invest amounts received from the Fund, they must use the interest earned or other proceeds of these investments only to cover expenditures incurred in accordance with section 601(d) of the Social Security Act and the Guidance on eligible expenses. If a government deposits Fund payments in a government's general account, it may use those funds to meet immediate cash management needs provided that the full amount of the payment is used to cover necessary expenditures. Fund payments are not subject to the Cash Management Improvement Act of 1990, as amended.

The Grantee shall record any and all interest accrued on Grant funds while Grantee is holding said Grant funds and shall report any such interest to OPB. The Grantee shall either provide documentation showing that said interest was used for allowable costs or remit all unused interest to OPB no later than the grant liquidation date of September 1, 2020 as provided by Section 6.7 of this Agreement.

6.3 Reporting

The Grantee must provide adequate support for the expenditure of grant funds in GeorgiaCARES. The State, in its sole discretion, will determine whether supporting documentation is adequate. Financial documentation to support Part One payment(s) must be submitted in GeorgiaCARES on a monthly basis, no later than 15 days after the end of each month but can be submitted more often. Financial

documentation to support a request for reimbursement of expenditures must be submitted at the time of the request for reimbursement. Final financial documentation must be submitted in GeorgiaCARES on or before the grant liquidation date or the State may implement sanctions as necessary up to and including grant termination and recoupment of all payments made to the Grantee.

Grantee is required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at 2 C.F.R. § 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

If the total value of the Grantee's currently active grants, cooperative agreements and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, the Grantee must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. § 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

The Grantee shall complete any other reports as requested by OPB and cooperate and assist the State in complying with any and all federal tracking and reporting requirements.

6.4 Reimbursements

The State will reimburse the Grantee for the expenditure of actual and allowable allocable costs incurred and paid by the Grantee pursuant to this Grant Agreement and rules promulgated by the State for the purpose of determining reimbursable expenses. The State is not obligated to pay unauthorized costs or to reimburse expenses that were incurred by the Grantee prior to the commencement or after the termination of this Grant Agreement. The Grantee will pay contractors, vendors, suppliers, etc.

6.5 Refunds and Deductions

If the State determines that the Grantee has been overpaid any grant funds under this Grant Agreement, including payments made inadvertently or payments made but later determined to not be actual and allowable allocable costs, the Grantee shall return to OPB the amount identified by the State as an overpayment. The Grantee shall refund any overpayment to OPB within thirty (30) calendar days of the receipt of the notice of the overpayment from the State unless an alternate payment plan is specified by OPB. Refunds may be remitted to: Governor's Office of Planning and Budget, 2 Capitol Square SW, Atlanta, Georgia 30334, Attention: Coronavirus Relief Fund Payments.

6.6 Recapture of Funds

The discretionary right of the State to terminate under Section 1.14 notwithstanding, the State shall have the right to terminate this Grant Agreement and to recapture and be reimbursed for any payments made by the State: (i) that are not allowed under applicable laws, rules and regulations; or (ii) that are otherwise inconsistent with this Grant Agreement, including any unapproved expenditures.

6.7 Liquidation Period

The grant liquidation dates are as follows:

1. The grant liquidation date for the advanced 30% of the allocation is September 1, 2020.
2. The grant liquidation date for the remaining 70% reimbursable portion is September 1, 2020.

6.8 Project Close Out

The State will close-out the grant award when it determines that all applicable administrative actions and all required work of the grant have been completed by the Grantee.

The Grantee must submit all financial, performance and other reports as required by the terms and conditions of this Grant Agreement.

The Grantee must promptly refund to OPB any balances of cash that the State paid in advance and that are not authorized to be retained by the Grantee for use in other projects.

8. Allocated Amount

Jurisdiction: Holly Springs city

Advance Amount: \$242,505.89

Total Amount: \$808,352.98

9. Authorized User

The following list identifies the user(s) authorized to perform tasks in GeorgiaCARES on behalf of Grantee (Authorized User(s)). Any action carried out by an Authorized User in GeorgiaCARES is an action of the Grantee.

1. Authorized User One – Authorized Representative of Grantee (Required)

Name: Steven Miller
Title: Mayor
Email: Smiller@hollyspringsga.us
Phone Number: 4043576239

2. Authorized User Two (Optional)

Name:
Title:
Email:
Phone Number:

[EXHIBITS AND SIGNATURE PAGE FOLLOW]

EXHIBIT A
Grantee Assurances

As the duly authorized representative of the Grantee, I certify that the Grantee:

1. Has the legal authority to request grant payments from the State of Georgia for federal funds appropriated pursuant to Section 601 of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Pub. L. No. 116-136, div. A, Title V (Mar. 27, 2020), and the institutional, managerial and financial capability to ensure proper planning, management and completion of the project(s) contemplated by this application.
2. Shall give any and all federal or State officials and auditors, or their duly authorized representative or designee, access to and the right to examine all records, books, papers or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or awarding agency directives.
3. Shall carry out all activities and endeavors with strict adherence to the Code of Ethics for Government Service as established within Title 45, Chapter 10 and Section 1 of the Official Code of Georgia Annotated and shall establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest or personal gain.
4. Shall initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Shall comply with all federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352), which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of handicaps and the Americans with Disabilities Act of 1990 including Titles I, II and III of the Americans with Disability Act which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation and certain testing entities, 44 U.S.C. § 12101-12213; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101, *et seq.*), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment, and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) § 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. § 290dd-3 and 290ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601, *et seq.*), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to this grant.
6. Shall comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. § 276a to 276a-7), the Copeland Act (40 U.S.C. § 276c and 18 U.S.C. § 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. § 327-333), regarding labor standards for federally assisted construction subagreements.
7. Shall comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646), which provide for fair and equitable treatment of persons displaced or

whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchases.

8. Shall comply with the provisions of the Hatch Political Activity Act (5 U.S.C. § 1501-1508 and 7321-29), which limit the political activity of employees whose principal employment activities are funded in whole or in part with federal funds.
9. Shall comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act and the Intergovernmental Personnel Act of 1970, as applicable.
10. Shall comply with all applicable federal, State and local environmental and historic preservation (EHP) requirements and shall provide any information requested by the appropriate authority to ensure compliance with applicable laws and regulations, including: federal EHP regulations, laws and executive orders; the National Environmental Policy Act; the National Historic Preservation Act; the Endangered Species Act; and the executive orders on floodplains (Exec. Order 11988, 3 C.F.R. 117 (1977), wetlands (Exec. Order 11990, 3 C.F.R. 121 (1977) and environmental justice (Exec. Order 12898, 59 Fed. Reg. 7629 (Feb. 16, 1994)). Failure of the Grantee to meet federal, state and local EHP requirements and obtain applicable permits may jeopardize federal funding.
11. Shall ensure that the facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the project are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the federal grantor agency of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA, Exec. Order 11,738, 3 C.F.R. 799 (1971-1975).
12. Shall comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C § 2409, 41 U.S.C. § 4712 and 10 U.S.C. § 2324, and 41 U.S.C. §§ 4304 & 4310.
13. Shall comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. § 175-175c and comply with Exec. Order 13224, 60 Fed. Reg. 49079 (2001) and U.S. law prohibiting transactions with, and the provision of resources and support to, individuals and organizations associated with terrorism.
14. Shall comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, Public Law 93-234. Section 102(a) requires the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any federal financial assistance for construction or acquisition proposed for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards.
15. Shall comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Exec. Order 11514, 3 C.F.R. 902 (1966-1970); (b) notification of violating facilities pursuant to Exec. Order 11738, 3 C.F.R. 799 (1971-1975); (c) protection of wetlands pursuant to Exec. Order 11990, 3 C.F.R. 121 (1977); (d) evaluation of flood hazards in floodplains in accordance with Exec. Order 11988, 3 C.F.R. 117 (1977); (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. § 1451, *et seq.*); (f) conformity of federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. § 7401, *et seq.*); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of

1973, as amended (P.L. 93-205).

16. Shall comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271, *et seq.*) related to protecting components or potential components of the national wild and scenic rivers system.
17. Shall assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Exec. Order 11593 3 C.F.R. 559 (1971-1975), (identification and protection of historic properties) and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. § 469a-1, *et seq.*).
18. Shall comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. § 2131, *et seq.*) which requires the minimum standards of care and treatment for vertebrate animals bred for commercial sale, used in research, transported commercially or exhibited to the public according to the Guide for Care and Use of Laboratory Animals and Public Health Service Policy and Government Principals Regarding the Care and Use of Animals.
19. Shall comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4801, *et seq.*) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.
20. Will comply with the requirements of Section 106(9) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) engaging in trafficking in persons during the period of time that the award is in effect (2) procuring a commercial sex act during the period of time that the award is in effect or (3) using forced labor in the performance of the award or subawards under the award.
21. Shall comply with the Pro-Children Act of 1994 (Public Law 103-277), which prohibits smoking within any portion of any indoor facility used for the provision of services for children.
22. Shall cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133 , "Audits of States, Local Governments, and Non-Profit Organizations."
23. Shall comply with P.L. 93-348 regarding the protection of human subjects involved in research, development and related activities supported by this award of assistance.
24. Shall comply with all federal tax laws and is solely responsible for filing all required State and federal tax forms.
25. And its principals are eligible to participate and have not been subjected to suspension, debarment or similar ineligibility determined by any federal, State or local governmental entity and it is not listed on a State or federal government's terrorism watch list as described in EO 13224. Entities ineligible for federal procurement have Exclusions listed at <https://www.sam.gov/portal/public/SAM/>.
26. Shall comply with all applicable federal and State Drug-Free Workplace laws and rules.
27. Shall comply with all applicable requirements of all other federal and State laws, executive orders, regulations and policies governing this program.

EXHIBIT B
Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; and
Drug-Free Workplace Requirements

1. LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 34 C.F.R. § 82, for persons entering into a grant or cooperative agreement over \$100,000, as defined at 34 C.F.R. § 82, § 82.105 and 82.110, the applicant certifies that:

- A. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal grant or cooperative agreement;
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;
- C. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly.

2. DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

As required by Exec. Order 12549, 3 C.F.R. 189 (1986), Debarment and Suspension, and implemented at 34 C.F.R. § 85, for prospective participants in primary covered transactions, as defined at 34 C.F.R. § 85, § 85.105 and 85.110--

- A. The Grantee certifies that it and its principals:
 - (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - (b) Have not within a three-year period preceding this application been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false Statements, or receiving stolen property;
 - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the Statements in this certification, he or she shall attach an explanation to this application.

3. DRUG-FREE WORKPLACE (GRANTEE OTHER THAN INDIVIDUALS)

As required by the Drug-Free Workplace Act of 1988, and implemented at 34 C.F.R. § 85(f), for Grantee, as defined at 34 C.F.R. § 85, § 85.605 and 85.610-

A. The Grantee certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a Statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug-free awareness program to inform employees about:

(1) The dangers of drug abuse in the workplace;

(2) The Grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the Statement required by paragraph (a);

(d) Notifying the employee in the Statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:

(1) Abide by the terms of the Statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying OPB, in writing, within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).
- B. The Grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

4. DRUG-FREE WORKPLACE (GRANTEE WHO IS AN INDIVIDUAL)

As required by the Drug-Free Workplace Act of 1988, and implemented at 34 C.F.R. § 85(f), for Grantee, as defined at 34 C.F.R. §§ 85, 85.605, and 85.610.

- A. As a condition of the grant, I certify that I will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant; and
- B. If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, I will report the conviction, in writing, within 10 calendar days of the conviction, to OPB. Notice shall include the identification number(s) of each affected grant.

By: Steven W. Miller
(Authorized Representative of Grantee)

Signature:  _____
Signature Required & Not Valid Until 10/1/2021

Title: Mayor

Date: Jul 30, 2020

EXHIBIT C
Cares Act Coronavirus Relief Fund Eligibility Certification

I, Steven W. Miller (Print Name), am the Mayor (Title) of Holly Springs city ("County"/"Municipality") and I certify that:

1. I have the authority on behalf of County/Municipality to request grant payments from the State for federal funds appropriated pursuant to Section 601 of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Pub. L. No. 116-136, div. A, Title V (Mar. 27, 2020).

2. I understand that the State will rely on this certification as a material representation in making grant payments to the County/Municipality.

3. I acknowledge that pursuant to Section 4.4 of this Agreement, County/Municipality must keep records sufficient to demonstrate that the expenditure of funds it has received is in accordance with Section 601(d) of the Social Security Act, as added by Section 5001 of the Coronavirus Aid, Relief, and Economic Security Act, Pub. L. No. 116-136, div. A, Title V (Mar. 27, 2020).

4. I acknowledge that all records and expenditures are subject to audit by the United States Department of the Treasury's Inspector General, the Governor's Office of Planning and Budget, the Georgia Department of Audits and Accounts, the State of Georgia Office of Inspector General, and the Department of Community Affairs, or representative or designee.

5. I acknowledge that County/Municipality has an affirmative obligation to identify and report any duplication of benefits. I understand that the State has an obligation and the authority to deobligate or offset any duplicated benefits.

6. I acknowledge and agree that County/Municipality shall be liable for any costs disallowed pursuant to financial or compliance audits of funds received.

7. I acknowledge that if County/Municipality has not used funds it has received to cover costs that were incurred by December 30, 2020, as required by the statute, those funds must be returned to the United States Department of the Treasury.

8. I acknowledge that the County/Municipality's proposed uses of the funds provided as grant payments from the State by federal appropriation under Section 601 of the Social Security Act will be used only to cover those costs that:

- a. Are necessary expenditures incurred due to the public health emergency and governor's disaster declaration on March 14, 2020, as amended, with respect to the Coronavirus Disease 2019 (COVID-19);
- b. Were not accounted for in the budget most recently approved as of March 27, 2020, for County/Municipality; and
- c. Were incurred during the period that begins on March 1, 2020 and ends on December 30, 2020.

9. I acknowledge that County/Municipality is required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at 2 C.F.R. § 170, Appendix A, the full text of which is incorporated here by reference in the award terms and conditions.

By: Steven W. Miller
(Authorized Representative of Grantee)

Signature:  

Title: Mayor

Date: Jul 30, 2020

Please initial by each exhibit, acknowledging you have received them, understand them, and agree to abide by them.


SWM

Exhibit A – Grantee Assurances


SWM

Exhibit B – Certifications Regarding Lobbying; Debarment, Suspension and Other Responsibility Matters; And Drug-Free Workplace Requirements


SWM

Exhibit C – CARES Act Coronavirus Relief Fund Eligibility Certification

By signing below the Grantee acknowledges acceptance of the Grant, all terms and conditions of this Grant Agreement, and all exhibits to this Grant Agreement, and agrees to abide by all such terms and conditions.

By: Steven W. Miller
(Authorized Representative of Grantee)

Signature: 
Steven W. Miller (1 of 40) (2020-07-30 10:11:11)

Title: Mayor

Date: Jul 30, 2020

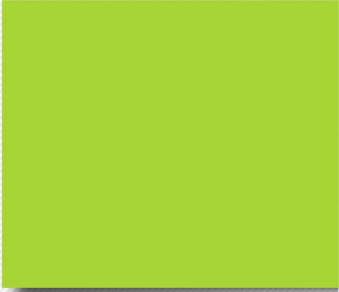
SIGNATURE PAGE

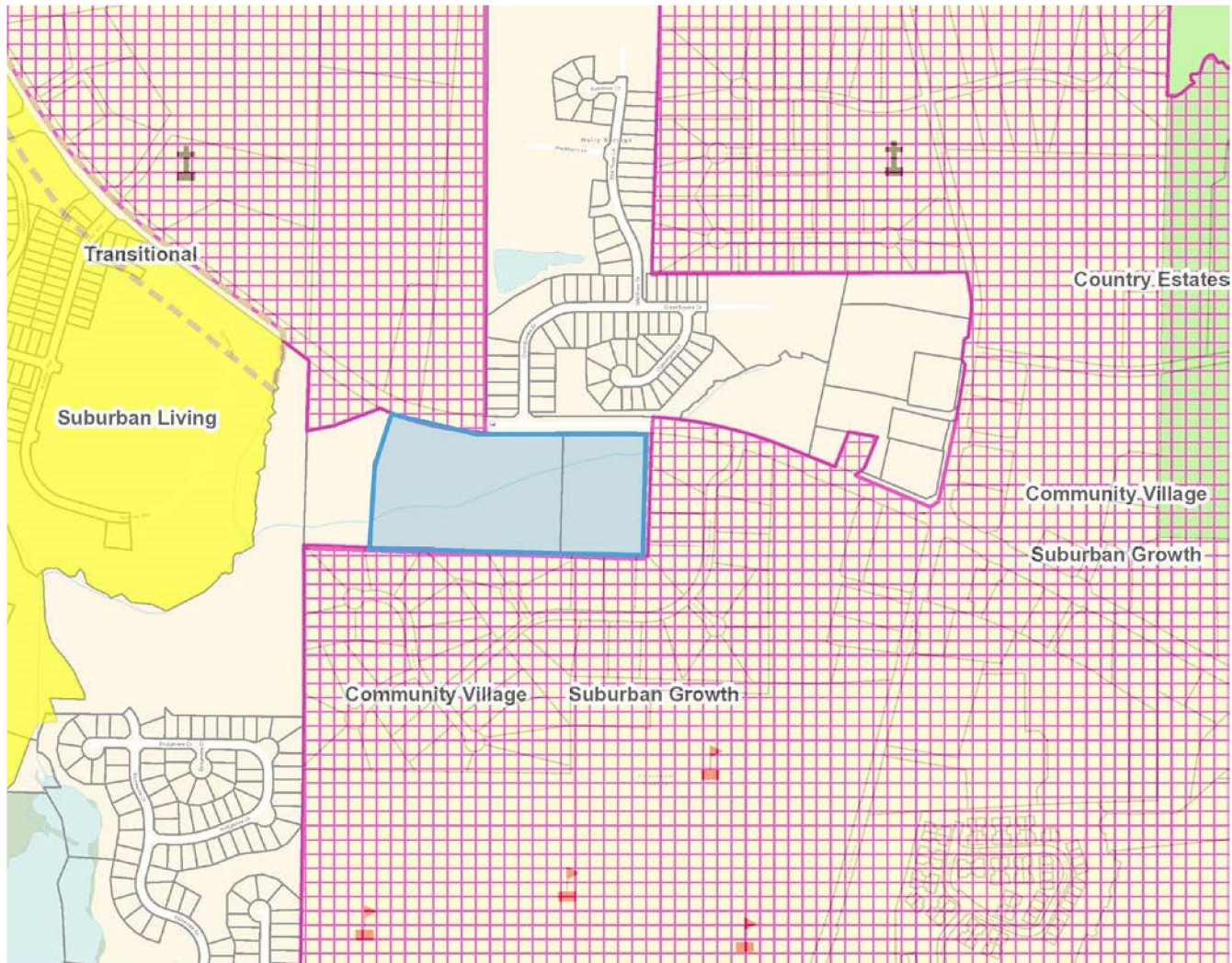
Stanley Martin Homes Hickory Flat Highway

Parks F. Huff, Esq.
Sams, Larkin & Huff, LLP

- Applicant: Stanley Martin Homes
- Owners: Prance and Hopkins
- Parcel #: Map 15N26, Parcels 102 and 103
- Location: Hickory Flat Highway
- Area: ±18 Acres
- Request: Rezone the property to TND & GC
- Proposed Use: Single Family neighborhood with 41 single family homes
- Future Land Use: Parkway Corridor -
- Suggested Zoning Categories - HD-MFR, GC, NC, OI, GV, PD-C.

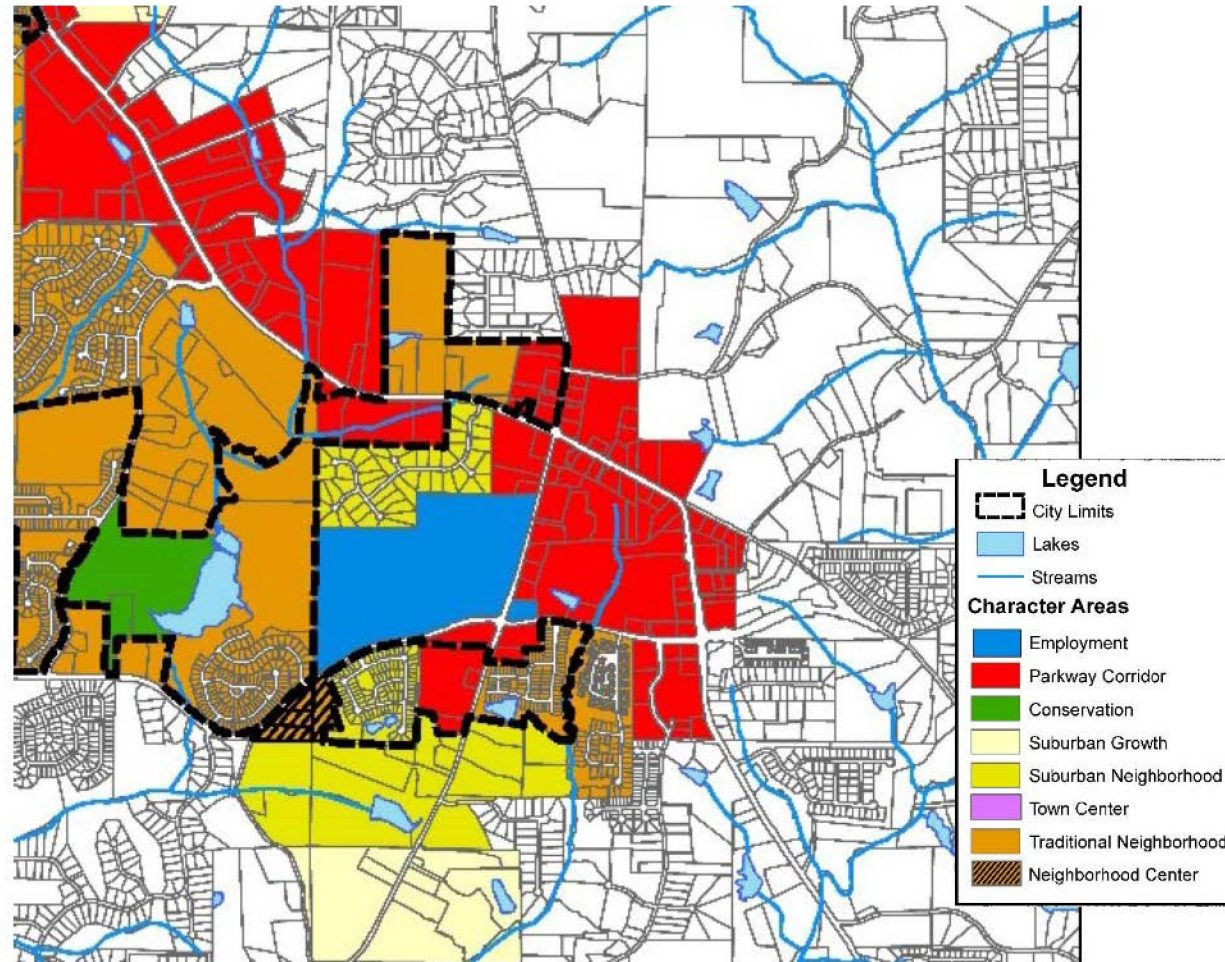


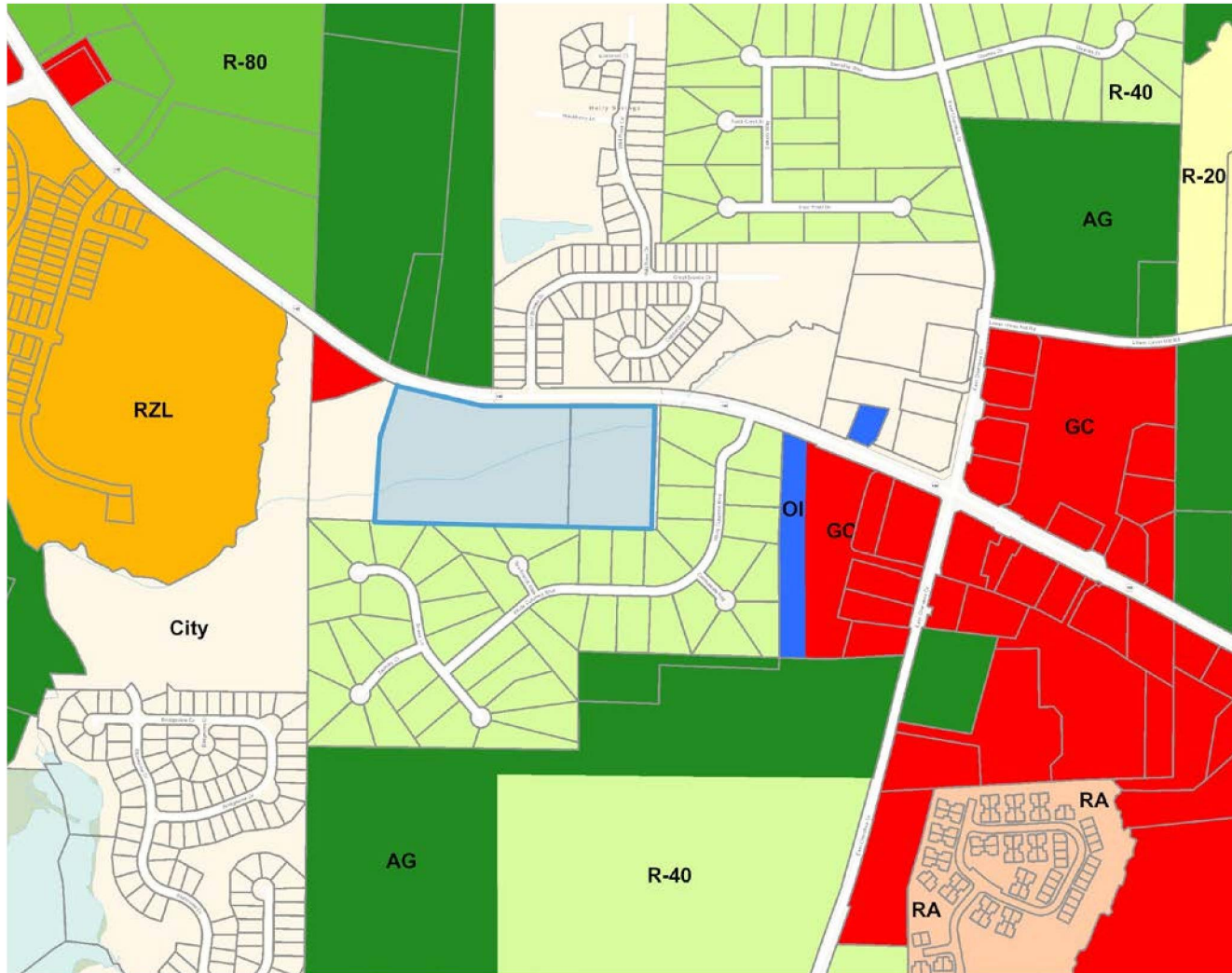




Character Area Summary Table

Future Development Map Symbol	Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density	Suggested Floor Area Ratio
	Natural Preserve	Undeveloped natural lands with significant natural features that currently have some form of protection from development.	Very low level of services and community facilities	0.5 dua max.	
	Rural Places	Outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources is important.	Low level of services and community facilities. Potentially with public water but sewer is not planned.	0.5 dua max.	
	Country Estates	Area of low intensity land use with a mixture of single-family housing on large lots and farms.	Local-serving roads, potentially with public water, typically lacks sewer	0.5 dua max.	
	Suburban Growth	Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses.	Public water available, public sewerage available or planned; local public facilities	0.5 – 1.0 dua	
	Suburban Living	Established residential neighborhoods with potential infill and redevelopment opportunities.	Public water available, public sewerage available or planned; local public facilities	1.0 – 3 dua	
		Urbanized and growth oriented areas adjacent to			
	Community Village	Medium-scaled commercial designated to serve several neighborhoods. 80,000sf Maximum.	Public water is available & sewer may be available. Good transportation access.	Underlying Character Area plus 1.0 dua	0.1 – 1.0 FAR
	Urban Core	Traditional downtown areas with a broad range of uses, including retail, office, and residential.	Full urban services; regional transit service	3 – 16 dua	1.0 – 3.0 FAR





5.7 Parkway Corridor

Intent and Characteristics: This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. It also characterizes State Route 140 (Hickory Flat Highway), an arterial that traverses Cherokee County and is an emerging commercial corridor. East Cherokee Drive at the intersections of Hickory Road and State Route 140 is also designated as “Parkway Corridor.” The Parkway Corridor is intended to provide primarily a commercial service function, i.e. retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high density multi-family residential component.

Primary Future Land Uses: office, retail, service, high density multi-family residential

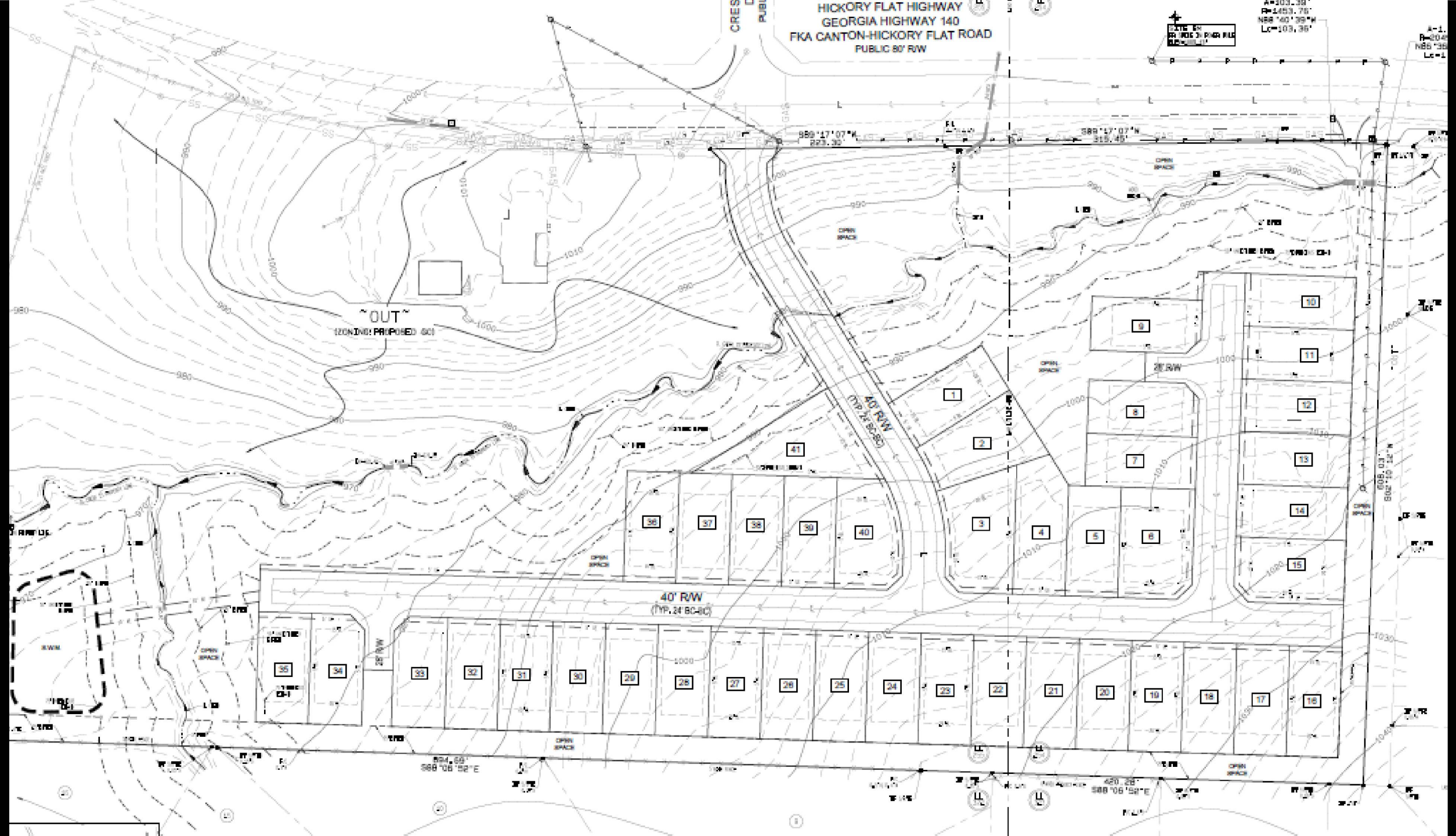
Zoning Districts: HDMFR, PD-C, NC, GC, OI, GV

HICKORY FLAT HIGHWAY
GEORGIA HIGHWAY 140
FKA CANTON-HICKORY FLAT ROAD
PUBLIC 80' R/W

DATE: 05-20-2013
BY: J. B. BIRD
PROJECT: 140

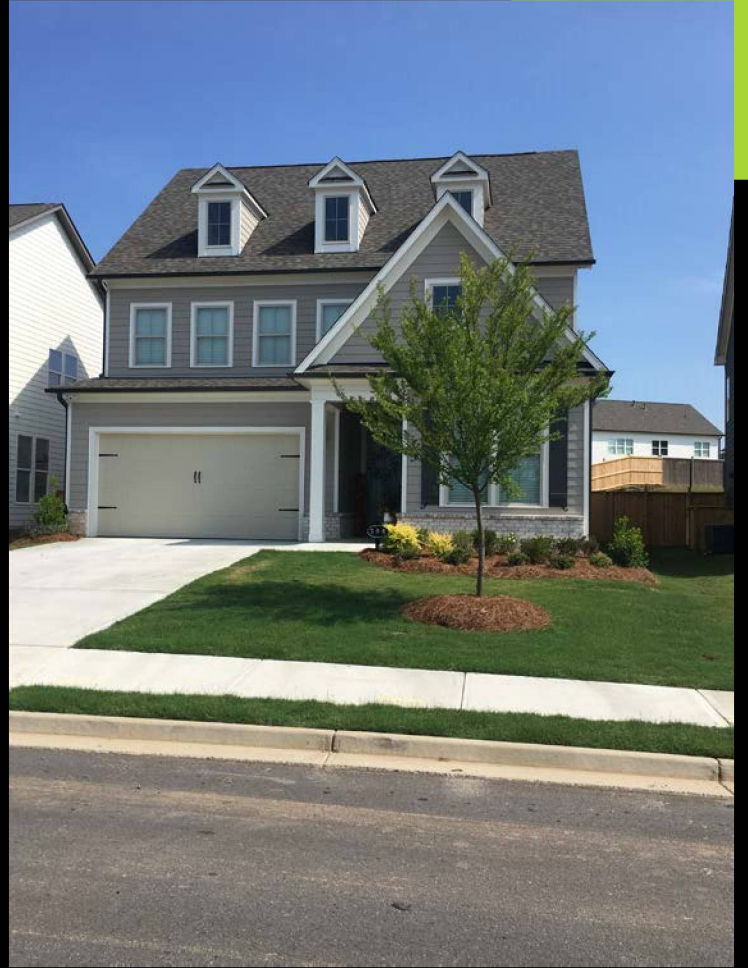
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P=1453.76'
N88°40'39"W
Lc=103.38'

A=1.1
P=100.0
N88°40'39"W
Lc=1.1



DEVELOPMENT DATA

TOTAL SITE AREA:	18.1 AC
PROPOSED RESIDENTIAL AREA:	12.9 AC
PROPOSED ZONED GC AREA (OUT):	5.2 AC
OPEN SPACE PROVIDED:	5.7 AC (DOES NOT INCLUDE S.W.M.)
CURRENT ZONING:	AG & R-40
PROPOSED ZONING:	PD TND/GC
RESIDENTIAL DENSITY:	41 LOTS (3.18 LOTS/AC)
MINIMUM LOT WIDTH:	50'
MINIMUM LOT SIZE:	5,000 SF
SETBACKS:	
FRONT-	15'
SIDE-	5' (10' SIDE CORNER @ 40' R/W)
REAR-	20'



STAFF ANALYSIS

Surrounding development in the area includes single family residential, including developments with comparable density (Crestbrooke, Edgewater, Idylwilde) commercial and industrial uses. The proposed development consisting of single-family residential would be compatible with the variety of uses in the surrounding area.

Although only the GC portion of this request is consistent with the intent of the Parkway Corridor district, the remaining residential portion of the project is more dense than that of the adjacent development, Hickory Plantation, and will provide a transition to the commercial development.

Staff recommends **APPROVAL** of both requests as follows:

Rezone 12.9+/- acres, to TND, Traditional Neighborhood Development with the following stipulations:

City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

August 3, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1.			
2.			
3.			
4.			
5.			
6. PHILLIP HOPKINS	5606 HICKORY FLAT HWY	Y	ZONING
7. PARKS HILL	3716 PARK SPRING	N	ZONING
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.

