



City of Holly Springs

Date: Thursday, July 7, 2022

Location: 3235 Holly Springs Pkwy.

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. PUBLIC COMMENTS

V. UNFINISHED BUSINESS

- A. Discuss MA-01-2022, rezoning of 24.38 +/- acres located off of Redbud Lane and Hickory Road, Holly Springs, GA, tax parcels 235C, 235D, 236, and 237 of tax plat 15N14, from R-40, Single Family Residential Estate and NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development
Presented By: Nancy Moon, Community Development Director

VI. NEW BUSINESS

- B. Discuss CUP-01-2022, applicant requests a conditional use permit for a Self-Storage Establishment for property located off of East Cherokee Drive, Holly Springs, GA, tax parcel 118 of tax plat 15N26
Presented By: Nancy Moon, Community Development Director
- C. Discuss a quote from InterDev, LLC
Presented By: Ron Carter, Information Technology Manager/Facilities Manager
- D. Discuss an ordinance to amend the Charter of the City of Holly Springs, Section 5.02 – Regular Elections to Reapportion the City Council Wards by establishing new ward boundaries
Presented By: Karen Norred, City Clerk/Human Resources Director

E. Discuss a change order from Vertical Earth

Presented By: Karen Norred, City Clerk/Human Resources Director

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 an ordinance to amend the Charter of the City of Holly Springs, Section 5.02 – Regular Elections to Reapportion the City Council Wards by establishing new ward boundaries
2. Approve/deny PCO #8 from Vertical Earth in an amount not to exceed \$33,350

III. ADJOURNMENT



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: MA-01-2022, applicant requests rezoning of 24.38 +/- acres located off of Redbud Lane and Hickory Road, Holly Springs, GA, tax parcels 235C, 235D, 236, and 237 of tax plat 15N14, from R-40, Single Family Residential Estate and NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development

DATE: June 30, 2022

CITY COUNCIL MEETING DATE: JULY 7, 2022

STAFF ANALYSIS—UPDATED INFORMATION

Applicant, Taylor Morrison of Georgia, LLC, has requested rezoning of 24.38 +/- acres, tax parcels 235C, 235D, 236, and 237 of tax plat 15N14, from R-40, Single Family Residential Estate and NC, Neighborhood Commercial, to TND, Traditional Neighborhood Development. The applicant proposes a residential development consisting of approximately 150 residential townhome units with a proposed gross density of 6.7 units per acre. Discounting the buffer and other unusable land area, the net density is proposed at 7.0 units per acre. Proposed amenities include pocket parks, cabana and pool area, and open space. Buffers will be required adjacent to less dense residential properties unless otherwise approved. The applicant has provided 40' buffers (required adjacent to R-40) surrounding the property with the exception of the east side of the property. This portion of the property is adjacent to unincorporated County property zoned R-15. The city does not have an equivalent zone; however, the applicant has proposed a 25' buffer along this side of the property. A conceptual site plan, as well as proposed elevations, have been provided for the development.

The entrance to the subdivision is currently planned utilizing the existing Redbud Nursery entrance on Redbud Lane. Throughout the Planning Commission process (public hearings in January and March 2022), the plan was improved with the addition of an emergency access entrance proposed at the intersection of Hickory Road and Cedar Valley Drive. In addition, a significant sight distance improvement at the intersection of Cedar Valley Dr. and Hickory Rd increases the sight distance from 495 feet (current) to 600 feet (proposed) due to the projected road improvements which include accel/decel lanes, sidewalks, streetlights, and curb and gutter. Subsequent to the March Planning Commission Public Hearing, additional changes have been added including left-turn lanes into the proposed development, as well as, Cedar Valley Subdivision. A two-way center left-turn lane is also proposed allowing Cedar Valley residents an additional lane to make a left-turn out of the subdivision. Also proposed is an offer to provide an additional landing area at the entrance into Cedar Valley Subdivision to be installed within the existing right-of-way.

Subsequent to the April 11, 2022, council meeting, the applicant revised the site plan and planned product for the proposed neighborhood. The application now requests approval for a 91-lot single-

family detached subdivision yielding a gross density of 3.7 units per acre and a net density of 4.4 units per acre. Hickory Road Improvements would include a deceleration lane and a left-turn lane along with the associated streetscape improvements of sidewalks, pedestrian lighting and landscaping. The impact to the Cherokee County School District would change to approximately \$989 per unit rather than \$392 per unit as shown in the previous report.

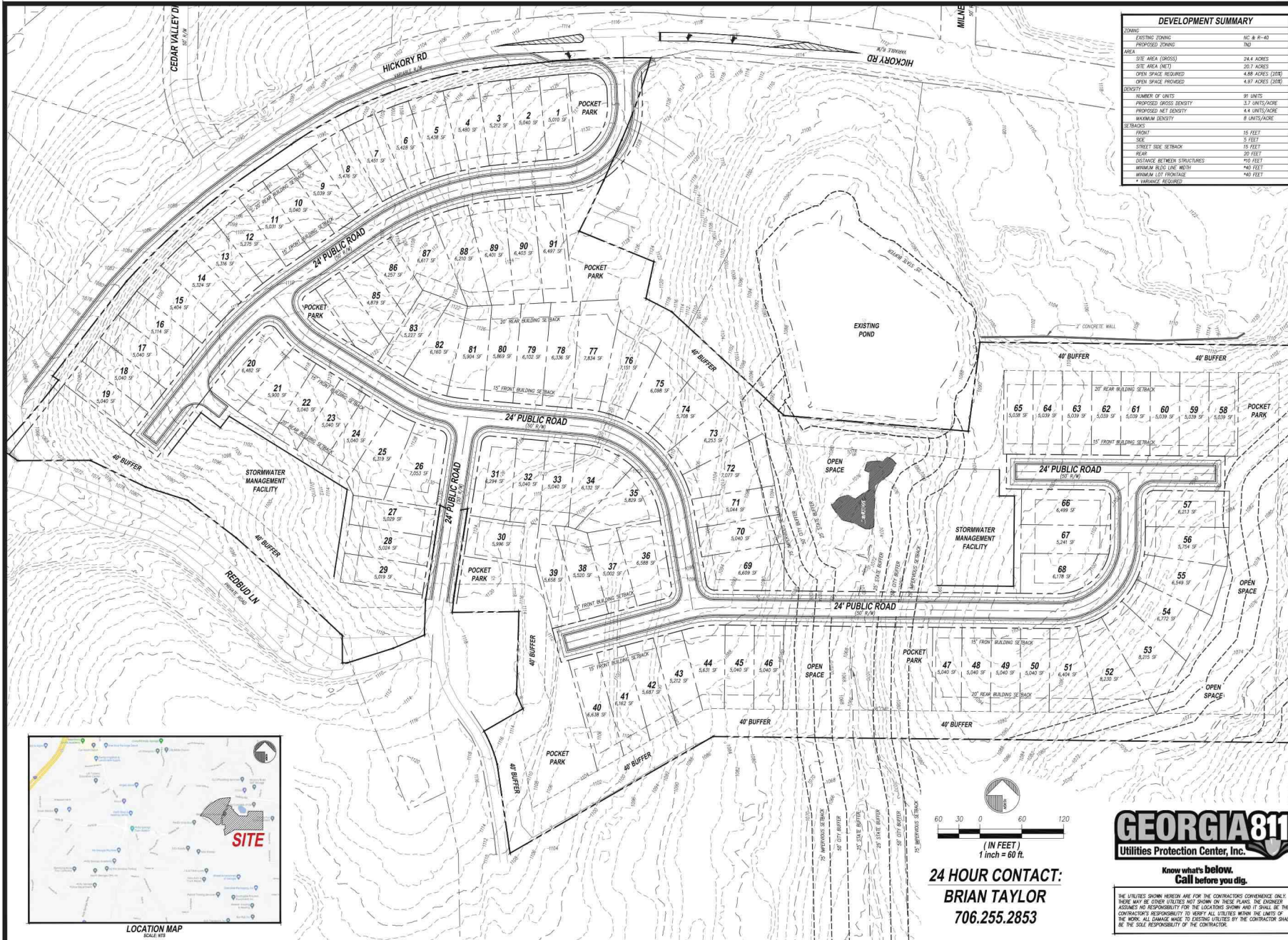
A. Staff Recommendation

With the additional changes proposed by the applicant, Staff recommends **APPROVAL** to rezone 24.38+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 3.7 units per acre, or a maximum of 91 fee-simple single-family detached residential dwelling units.
6. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
8. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
9. Signage at the entrance point shall be ground based, monument style, in compliance with Article 10, Signs and Outdoor Advertising and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.

10. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
12. Entrance design and improvements to Hickory Road, to include a deceleration lane and a left-turn lane into Redbud Lane, shall be provided as per determination and recommendation of the City Engineer.
13. Additional right-of-way along Redbud Lane and the South side of Hickory Road as determined by the City Engineer shall be dedicated at the time of final plat approval.
14. Sidewalks, decorative streetlamps, and curb and gutter shall be installed along the road frontage of Hickory Road, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
15. All construction and employee vehicles and equipment shall be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Hickory Road. There will be no stacking of vehicles along any roadway waiting for entry onto the property.
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.

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



DEVELOPMENT SUMMARY	
ZONING	NC-B-R-40
EXISTING ZONING	NO
PROPOSED ZONING	NO
LOT AREA (GROSS)	24.4 ACRES
LOT AREA (NET)	20.7 ACRES
OPEN SPACE REQUIRED	4.88 ACRES (20%)
OPEN SPACE PROVIDED	4.87 ACRES (20%)
DENSITY	81 UNITS
NUMBER OF UNITS	3.7 UNITS/ACRE
PROPOSED GROSS DENSITY	4.4 UNITS/ACRE
PROPOSED NET DENSITY	4.1 UNITS/ACRE
MAXIMUM DENSITY	4.1 UNITS/ACRE
DE TRAILS	15 FEET
FRONT	15 FEET
SIDE	15 FEET
STREET SIDE SETBACK	15 FEET
REAR	20 FEET
DISTANCE BETWEEN STRUCTURES	100 FEET
MINIMUM PLEAS LINE WIDTH	140 FEET
MINIMUM LOT FOOTAGE	140 FEET
* DIMENSION REQUIRED	140 FEET

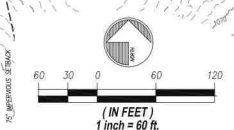


LAND PLAN
REDBUD TRACT
LAND LOT 307, 308, & 341
150 DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER
TAYLOR MORRISON
6815 SHILOH ROAD
ALPHARETTA, GA 30005

REVISIONS
6/2/22-REVISED TO SINGLE FAMILY DETACHED

ZONING PLAN
Z100
21007 LP6.DWG
12.2.21



24 HOUR CONTACT:
BRIAN TAYLOR
706.255.2853



Know what's below.
Call before you dig.
THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, SHOWN AND NOT SHOWN. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



COUNCIL AGENDA REPORT

FROM: Nancy Moon

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

DATE: June 30, 2022

COUNCIL MEETING DATE: July 7, 2022

STAFF ANALYSIS

Applicant, Turnstone Group, LLC, has requested a Conditional Use Permit for a Self-Storage Establishment, for property located on East Cherokee Drive, parcel 118 of tax plat 15N26. The property is zoned GC, General Commercial. The applicant proposes to construct a two-story climate-controlled self-storage establishment with a basement. See the attached location map and site plan. The proposed façade will include brick and comply with the guidelines of the Holly Springs Parkway Model Zoning District Guidelines. Proposed elevations are attached. The projected opening date for this business would be during the third quarter of 2023. The applicant has completed a market study for the proposed development (attached).

Subsequent to the Planning Commission meeting, the applicant revised the site plan moving the entrance and loading zone to the north side of the property and away from an existing residential property. This plan is included within the packet.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC	NORTH:	SFR/Undeveloped
SOUTH:	R-40 (County)	SOUTH:	SFR
EAST:	AG (County) PDR	EAST:	SFR Woodhaven Court
WEST:	R-40 (County) PDR	WEST:	SFR Oakhaven

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?

The use is an allowed use by the issuance of a Conditional Use Permit in the GC zoning district. This property is adjacent to property that has been zoned commercially but is undeveloped. It is also within an area with mixed uses including residential, public education, and a library.

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

The development of the property should not adversely affect the existing use or usability of adjacent or nearby property. A 40' undisturbed/replanted buffer will be required adjacent to the residential uses.

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

The property is zoned GC and this use is an allowed use subject to conditional use permit approval. As currently zoned, all permitted uses within the GC zoning district would be allowed subject to the zoning stipulations already placed on the property.

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

This request will not result in a use that would cause an excessive or burdensome use of utilities, streets, or other public services. It will have no impact on the local school system. Traffic impact should be minimal as this use does not produce the amount of vehicle trips that would be generated by a retail establishment.

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

This property is planned for development within the Parkway Corridor character area. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. 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 multi-family residential

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

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

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

This zoning proposal and conditional use permit request is in conformity with the policies and intent of the Comprehensive Plan. The request is consistent with the City's "Future Land Use Map" which projects commercial uses for the immediate area. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) Commercial Uses. Use the character areas and the Future Land Use Map (FLUM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities (8.1, #1).**
 - b) 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).**
 - c) Conditional Uses. Continue to regulate the designated conditional uses, to protect the health, safety, welfare, natural environment, and character of the City of Holly Springs. Revise and expand conditional uses in the future as determined by Mayor and Council (8.1, #13).**
 - d) Land Use Decisions. Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (8.1, #22).**
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

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?

The development of the self-storage facility in conjunction with the regulations of the Holly Springs Parkway Guidelines would create a product that aesthetically blends with other developments in the surrounding area.

C. Conditional Use Proposal Review Standards

Under Attachment B in the application, the City asks each CUP applicant to complete 16 questions related to the proposed use. The applicant has completed these questions and they are attached in the Conditional Use Permit application.

The Conditional Use Permit for a Self-Storage Establishment requires the following regulations to be met:

5.4-40 Self-Storage Establishments: Self-Storage Establishments, also known as “Self Service Storage” and “Storage Facilities” are any real property designed and used for renting or leasing individual storage spaces, other than storage spaces which are leased or rented as an incident to the lease or rental of residential property or dwelling units, to which the occupants thereof have access for storing or removing their personal property. No occupant shall use a self-service storage facility for residential purposes. The purpose of this section is to mitigate the negative effects of impervious surfaces, stormwater runoff, bright lights and noise, to promote the aesthetic quality and operational safety of adjacent land uses, to promote diverse economic uses, and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:

- a.) Self-Storage Establishments shall only be permissible on a tract of at least five (5) acres.

*The property consists of approximately 2.0+/- acres. **This regulation was recently deleted from the ordinance.***

- b.) Individual storage units shall be located within Self-Storage Establishment structures, primarily accessed from interior corridors. However, any individual storage space that is not accessed from an interior corridor, and whose individual unit door is accessed from the outside of the structure so that the unit door is visible from public rights-of-way or adjacent properties of dissimilar zoning or use, are to be adequately and sufficiently screened from view through the use of landscaping, plantings, walls, fencing or by use of other approved methods to emphasize architectural aesthetics and to blend in with adjacent uses.
- c.) All facades constructed in connection with Self-Storage Establishments and structures therewith, that are visible from public rights-of-way or adjacent properties, or dissimilar uses, shall be constructed of either brick, stone, or other City pre-approved masonry materials, or a combination thereof. Additionally, said structures shall also be constructed of materials and colors that are compatible with and that embody the forms and features of buildings in the area.

- d.) Self-Storage Establishments proposed and designed to be entirely self-contained, with no individual customer unit door(s) typically accessed from the outside of the structure, and with one or more levels (storage facility), shall be climate controlled, with no individual customer storage unit doors placed on the exterior of the structure. The architecture of these buildings shall be constructed consistent with the requirements of this section and other zoning codes, as well as the architecture of the immediate vicinity.
- e.) The owner/operator of Self-Storage Establishments shall provide an on-site Manager, who shall maintain and operate an office on the premises. Said office is required to be operated with personnel, open and occupied a minimum of forty (40) hours each seven-day week. Said operational hours are to be posted conspicuously on the premises, for public view.
- f.) A decorative fence or wall shall be placed on all street frontages, which shall be compatible with the architecture of the building(s). A six (6) foot chain link fence, or approved alternate, is permitted thirty (30) feet behind the building line of the building(s) closest to the nearest public street, but shall not be visible from any public street. Said chain link fence shall be black or an earth tone color compatible with the immediate area.

This is another requirement that was recently revised to, “A decorative fence or wall may be required on all street frontages, which shall be compatible with the architecture of the building(s).”

- g.) The outdoor storage of vehicles and/or equipment as an ancillary use of the self-storage establishment business may be considered at the time of review by Mayor and City Council. Each vehicle and/or piece of equipment stored on the premises must be kept in an approved parking space, with drive aisles. All outdoor vehicle/equipment storage shall be completely shielded from views of public rights-of-way and buffered from adjacent properties and dissimilar uses. All other forms of outdoor storage are expressly prohibited.
- h.) The proposed height of self-storage establishment structures shall be reviewed through the zoning process. The Mayor and City Council shall have the discretion to restrict the height of said structures.
- i.) For “Warehousing,” “Storage Yard,” and other storage uses not intended for individual access by the public, please review the Light Industrial Zoning District. For businesses proposed to engage primarily in the outdoor storage of vehicles and/or equipment, please review the Light Industrial Zoning District.

D. Summary

The proposed conditional use permit request for a Self-Storage Establishment is an allowed use within the GC, General Commercial zoning district, subject to compliance with the applicable

regulations. Surrounding zoning and land uses are compatible with the proposed land use. The development is in compliance with the Future Development Map and with the objectives of the Comprehensive Plan.

E. Planning Commission Recommendation

Planning Commission conducted a public hearing on April 14, 2022. A number of residents spoke in opposition to this case citing excess storage facilities in the area, wildlife, specimen trees, general commercial zoning not appropriate, residential area, size, dumping, setbacks, fencing, and landscaping as the major issues. Planning Commission voted to recommend **DENIAL (3-1)** of the application. As stated previously, the applicant revised the building plans moving the building entrance and parking area to the north side of the property to reduce impacts to the adjacent residential property. As shown on the revised site plan, the site entrance has been moved to the extreme northern property line of the property, as well.

F. Staff Recommendation

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

1. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/Developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
3. All improvements to East Cherokee Drive shall be provided as per determination and recommendation of the City Engineer.
4. Owner/Developer shall be responsible for the installation of sidewalks, decorative streetlights, and curb and gutter along the road frontage of East Cherokee Drive, as applicable, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
5. In addition to the zoning requirements of the GC zoning district, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
6. Site design shall be such that the vehicular entrance and building entrances shall be located towards the northern property line. No access shall be permitted along the southern side of the building.

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

CUP-01-2022 Location Map

Holly_Springs_Zoning_2021

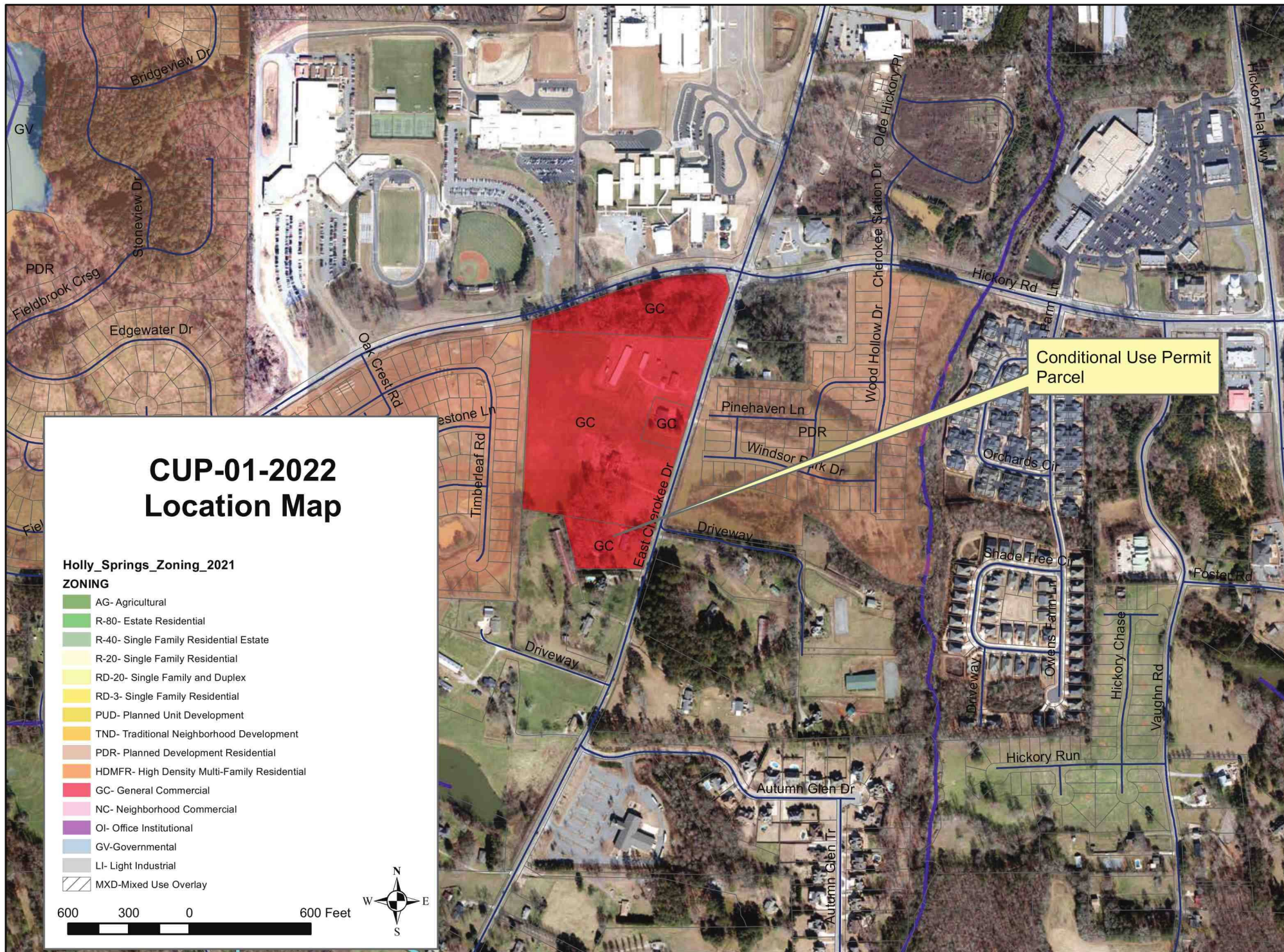
ZONING

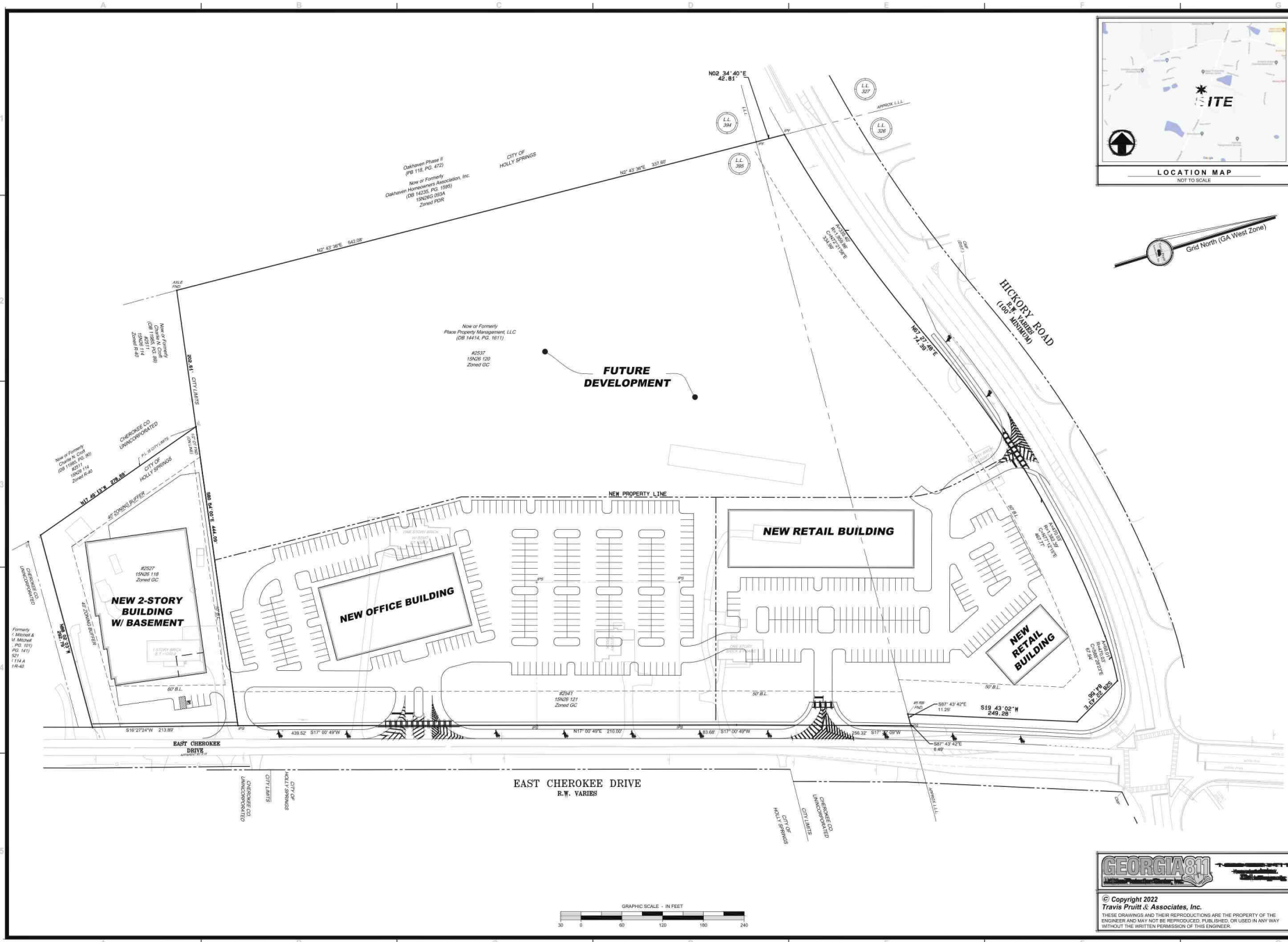
- AG- Agricultural
- R-80- Estate Residential
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development
- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay

600 300 0 600 Feet



Conditional Use Permit
Parcel





GEORGIA 811

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 ENGINEER AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY
 WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

NO.	DATE	DESCRIPTION
1	04-28-2022	FOR THE FIRM
2	04-28-2022	TRAVIS PRUITT & ASSOCIATES, INC.
3	04-28-2022	DATE: 04-28-2022
4	04-28-2022	SCALE: 1" = 60'
5	04-28-2022	CN: 220303CP & MASTER PLAN
6	04-28-2022	JN: 1-22-0337
7	04-28-2022	FN: 168-D-184
8	04-28-2022	SHEET NO: 1 OF 1





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- CUP-01-2022

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT Turnstone Group LLC

OWNER Place Property Management, LLC
(If other than applicant) _____

ADDRESS 1170 Peachtree Street, NE
Atlanta, Georgia

ADDRESS 201 Gateway Drive
Canton, Georgia

ZIP CODE 30309 PHONE (404)

ZIP CODE 30119 PHONE (770) 3

EMAIL agoldstein@turnstonegroup.com

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

SIGNATURE See Attached Form

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

PRESENT ZONING DISTRICT(S) GC

REQUESTED ZONING DISTRICT CUP for Self Storage

REQUESTED CONDITIONAL USE(S) Self storage

PROPERTY LOCATION/ADDRESS 2527 East Cherokee Drive; Woodstock, Georgia 30188

MAP NUMBER 15N26118

PARCEL NUMBER(S) 15-0395-0003

LAND LOT(S) 0395

DISTRICT(S) 15 SECTION(S) _____

ACREAGE 2 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE W&S

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: A conditional permit for a climate-controlled self-storage facility that will serve the surrounding
The architecture will meet the requests of the Community Development Director and the city council.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 93,000 sq. ft.

Number of stories: 2 with a basement

Total number of employees: 3-5

Exterior façade: brick with additional architectural features.

Anticipated start date: 4th quarter 2022

Anticipated completion date: 3rd quarter 2023

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 climate -controlled self-storage facility will produce minimal traffic and noise. The facility will be designed to aesthetically fit in with the community using quality material and architectural details.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? The use will not have a negative impact on adjacent property. It will be a quiet neighbor and there will be adequate buffers to shield the parking lot.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? The property is zoned GC and there are many uses that could go on the property such as convenience stores, funeral home, restaurant and general retail. The proposed use is much more compatible for the area.

(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 project will produce minimal traffic while providing a real need for the area residents.

(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 use is compatible with the FLUM which designates the area for commercial use.

(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 property is the southern edge of Parkway Corridor and directly contiguous to Suburban Neighborhood. The use is the perfect transition from the potentially more intensive uses to the north and the future residential to the south. The self-storage facility will act as a buffer between these two uses.

(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 will comply with all environmental 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?
The proposed use will be a quiet use that will produce minimal traffic. The use is significantly less impactful than most other GC uses.

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.

CONDITIONAL USE PERMIT APPLICATION QUESTIONS

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5.

We comply with all the relevant stipulations.

2. State the proposed business name, brand, flag, and/or franchise.

CubeSmart.

3. Explain in detail what services the proposed conditional use business will provide. *Renting of units at an indoor climate-controlled self-storage facility. Additional merchandise for sale related to moving and storing items including boxes, tape, locks, etc.*

4. Has a business plan or model been completed for this proposed conditional use business?
Yes.

5. Why was this specific location chosen for this proposed establishment?

Residential growth in the area makes this site attractive – close to the commercial area of Hickory Flat and Holly Springs. High traffic counts.

6. What is the projected date that the proposed conditional use business will open?

Twelve months for the construction time, so likely a summer 2023 opening.

7. How many employees are expected to work at the proposed conditional use business?

Two to three employees.

8. What are the expected hours of operation for the proposed conditional use business?

Proposed (based on our other facility in Fayetteville):

Office Hours

Monday–Friday: 9:30 AM–6:00 PM

Saturday: 8:30 AM–5:00 PM

Sunday: 11:00 AM–3:00 PM

Access Hours (with Code or Key Fob)

Daily: 6:00 AM–10:00 PM

9. What licensing requirements, if any, are mandated by the state for this business to operate?
Do the proprietors of this business already possess these credentials?

No specific license other than a general business license.

10. Does the proposed conditional use business conform with the nearby uses already in existence?

Yes, this is a needed service in the area with the recent residential growth. Most customers will be from within a 3-mile radius.

11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?

An internal demand study was done checking rates and availability of units in the area. A more formal feasibility will be done at a later time before we received a construction loan.

12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?

No, there will be limited traffic (usually under 10 cars a day will visit the property) and lighting will just be on the property for security.

13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?

No, there are no storage facilities in immediate area and any storage facilities within a 3-mile radius have high occupancy and good rates which shows there is a demand for an additional facility.

14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area?

Yes, with the residential growth in area of senior housing and small lot homes, self-storage is a needed service that will benefit the local homeowners as well as schools, non-profits, and commercial customers that will use the facility to store equipment, materials, boxes.

15. Will the business have adequate facilities and parking to accommodate the proposed use? If in the Neighborhood Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?

Yes, we will provide what is required.

16. If in the Neighbor Commercial District (NC), could nearby neighborhood residents and local pedestrians be expected to frequent this proposed business establishment without the use of an automobile?

Most people will use an automobile as they will be storing boxes and/or several items to bring to the facility.

ATTACHMENT TO APPLICATION FOR PUBLIC HEARING

Applicant: TURNSTONE GROUP, LLC

Titleholder: PLACE PROPERTY MANAGEMENT, LLC

TIN#: 15N26118

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

Tracy Place, Managing Member LLC. 3/3/22
Place Property Management, LLC Date

Address: 201 Gateway dr Canton GA 30115

Telephone No.: (770) 841 0913

Johnathan Parks
Signature of Notary Public

Date: 3/3/2022



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

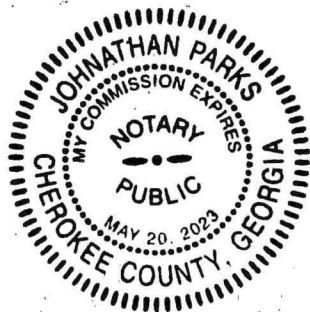
3/3/22
DATE

Troy Place
TITLEHOLDER NAME PRINTED

Troy Place
TITLEHOLDER SIGNATURE

Johnathan Parks
NOTARY

Seal:



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is Troy Place. I am the officer who is delegated the responsibility for authenticating records of **PLACE PROPERTY MANAGEMENT, LLC**, Domestic Limited Liability Company ("Property Owner 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 Public Hearing Application regarding certain real property owned by the Titleholder located in the City of Holly Springs, Cherokee County, Georgia.

2.

In accordance with the Requirements for completing a City of Holly Springs Public Hearing Application, I hereby attest on behalf of the Property Owner Company that an authorized representative of Property Owner Company has reviewed the Public Hearing Application and related documents which are being filed simultaneously therewith on behalf of the Public Hearing Company (collectively, the "Public Hearing Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Public Hearing Application is in fact the seal of the Property Owner Company or a true facsimile thereof; and
- (b) That the officer or other representative of the Property Owner 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 Property Owner 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 on behalf of the Property Owner Company by the officer or other representative of the Property Owner Company has been duly authorized by the Property Owner Company.

PLACE PROPERTY MANAGEMENT, LLC

By: Troy Place

Print Name: Troy Place, Managing Member

Its: Managing Member

Johnathan Parks
Notary Public

Date 3/3/2022

(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

3/2/22
DATE

Charles RE Johnson
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY

Seal:



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

My name is Charles Johnson am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company TURNSTONE GROUP, a Foreign Limited Liability Company (the "Applicant"). 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's ability to file a Public Hearing Application for certain real property located in the City of Holly Springs.

2.

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

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

TURNSTONE GROUP LLC

 (SEAL)

By: Charles R E Johnson

Its: CEO

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

3/3/2022
DATE

Parks F. Huff, Attorney
APPLICANT NAME PRINTED
for Applicant

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY



DEED BOOK:14763 PG:2709 Filed: 02/25/2022 01:37 PM Clerk File Number: 28-2022-008264
Rec: \$25.00 TRANSFER TAX \$495.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA
ParticipantIDs: 4463180301 SubmitterID: 7067927936

Return Recorded Document to:
Place Property Management LLC
201 Gateway Drive
Canton, GA 30115

APN: 015N26-00000-118-000-0000

LIMITED WARRANTY DEED

STATE OF GEORGIA,

COUNTY OF COBB

File #: 74719TM

This Indenture made this 25th day of January, 2022 between Colleen O. Maultsby as party or parties of the first part, hereinafter called Grantor, and Place Property Management LLC as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said Grantee, the following described property:

All that tract or parcel of land lying and being Land Lot 395 of the 15th District and 2nd Section of Cherokee County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located on the Westerly right-of-way of Woodstock-Hickory Flat Road, said iron pin being 219.7 feet North of the South original Land Lot line of Land Lot 395 as measured along the Westerly right-of-way of said Woodstock-Hickory Flat Road; thence following the Westerly right-of-way of Woodstock-Hickory Flat Road North a distance of 75.3 feet to an iron pin; thence South 88 Degrees 45 Minutes West a distance of 142.0 feet to an iron pin; thence North 03 Degrees 0 Minutes East a distance of 29.4 feet to an iron pin; thence South 78 Degrees 40 Minutes West a distance of 223.0 feet to an iron pin; thence South 17 Degrees 30 Minutes East a distance of 120.5 feet to an iron pin; thence in a Northeasterly direction a distance of 292.0 feet to an iron pin located at the Point of Beginning according to a survey prepared by Thomas E. Williams and Associates dated April 11, 1973.

ALSO:

Rec: \$25.00 TRANSFER TAX \$495.00

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

ParticipantIDs: 4463180301 SubmitterID: 7067927936

All that tract or parcel of land lying and being Land Lot 395 of the 15th District and 2nd Section of Cherokee County, Georgia, and being more particularly described as follows: BEGINNING at an iron pin on the West side of Woodstock-Hickory Flat Road, said iron pin being 295 feet North of the South original Land Lot line of Land Lot 395 as measured along the West right-of-way of said Woodstock-Hickory Flat Road; thence South 88 Degrees 45 Minutes West a distance of 142.0 feet to an iron pin; thence North 03 Degrees 0 Minutes East a distance of 29.4 feet to an iron pin; thence South 78 Degrees 40 Minutes West a distance of 223.0 feet to an iron pin; thence North 17 Degrees 30 Minutes West 157.3 feet to an iron pin and property of Clinton Johnson; thence North 88 Degrees 45 Minutes East 461.1 feet along the property of Clinton Johnson to an iron pin on the West side of Woodstock-Hickory Flat Road; thence in a Southerly direction along the West side of Woodstock-Hickory Flat Road a distance of 135 feet to an iron pin at the POINT OF BEGINNING. Said tract containing 1.12 acre according to a plat of survey by Thomas E. Williams and Associates dated April 11, 1973 and recorded in Plat Book 7, Page 200, Cherokee County; Georgia Records.

Being APN 15N26 118

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said Grantee.

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

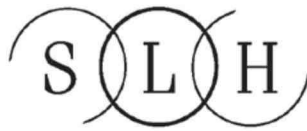
IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Colleen O. Maultsby (SEAL)
Colleen O. Maultsby

Meghan Wiggins
Witness
Alicia M Argo
Notary Public





GARVIS L. SAMS, JR
JOEL L. LARKIN
PARKS F. HUFF

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

May 6, 2022

VIA U.S. MAIL

Ms. Nancy Moon, Community Development Director
City of Holly Springs
3237 Holly Springs Pkwy.
Holly Springs, GA 30115

Re: Application of Turnstone Group, LLC for a Conditional Use Permit for 1.93± acres of real property located in Cherokee County, Georgia; Tax Map 15N26 118, Land Lot 395, 15th District, 2nd Section.

Dear Nancy:

On March 31, 2022, I conducted a public input meeting at the Hickory Flat Fire Station Community Room. A list of the attendees is attached to this letter. There were a lot of people from the neighborhood Oak Haven which is to the west of the subject property. Additional attendees included Hickory Flat advocates and residents on East Cherokee Drive.

Following is a list of concerns that were raised at the meeting.

- 1) Buffers. The neighbor to the south and the Oak Haven residents wanted to know whether there would be a buffer. The site plan includes a 40-foot buffer to the south and west. This buffer will include evergreen plantings.
- 2) Traffic. Residents stated that the traffic on East Cherokee Drive and Hickory Road is bad. A climatized self-storage facility will create less traffic than any other GC use. It should always be remembered the property is zoned GC currently and most other potential uses create more traffic and noise than the proposed use.
- 3) The size of the building. The proposed building is 90K sq. ft. It will be three stories with 30K per floor. The front elevation will be 32 feet in height which is only slightly taller than the adjacent house. The property slopes up, away from East Cherokee Drive, so the back of the building will only be roughly 22 feet tall. For building size comparison, the proposed office/retail building just north of the
- 4) Lighting. The neighbor across the street requested that we don't create a light nuisance. Turnstone will agree to be dark sky compliant and will prepare a photometric plan during plan review.
- 5) The neighbor to the south did not like the fact the drive around the side of the building and the entry driveway was closest to his house. To address this concern, Turnstone has revised the site plan to reverse the building. This means the quiet part of the building is closest to the neighbor. The 40-foot buffer and reversing the building will mean this use will be a very quiet neighbor.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY AND VIA EMAIL:

Ms. Nancy Moon
Community Development Director
Holly Springs
May 6, 2022
Page 2

Attached, please find the sign-in sheet a separate email correspondence. Please contact me at your earliest convenience should you have any questions regarding the meeting.

Sincerely,

SAMS, LARKIN & HUFF, LLP



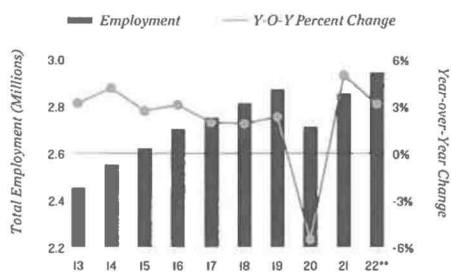
Parks F. Huff
Attorney for the Applicant
phuff@samslarkinhuff.com

PFH/jcc
Enclosure

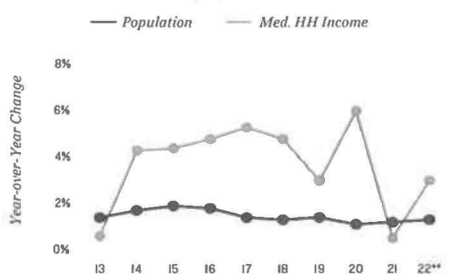


Development Shifts to Atlanta's Suburbs

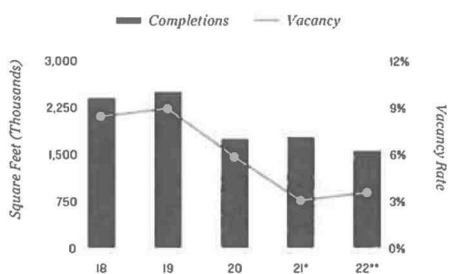
Employment Trends



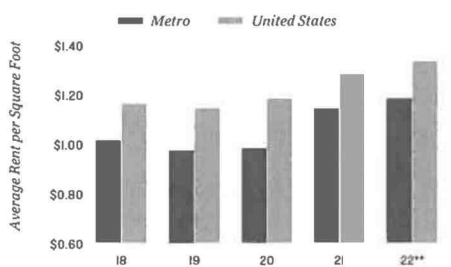
Demographic Trends



Supply and Demand Trends



Rent Trends



* Estimate; ** Forecast

Sources: BLS; U.S. Census Bureau; Radius+ Yardi Matrix

Economic Overview

As health conditions improved last year, the metro recovered over 135,000 jobs, and is expected to continue hiring momentum in 2022, surpassing pre-pandemic employment levels. The metro workforce is bolstered by a number of recent corporate relocations and expansions, including multimillion-dollar investments by Cisco and Carvana.

Demographic Overview

Atlanta will end 2022 with an additional 75,000 residents, bringing the metro's total population gain for the past decade to over 780,000. Growth in the local 20-to 34-year-old demographic outpaces the national rate 14-fold. This bodes well for near-term storage demand, as the cohort changes dwellings frequently. Long-term performance should also be positively impacted, as this group ages into its prime earning years.

Construction Overview

As storage demand growth normalizes, the square footage coming online this year will lag behind the trailing five-year average. Over 70 percent of this year's completions will be added to the market's suburbs, where asking rents grew faster than the metro average in 2021. Urban stock growth in 2022 will be limited to a small amount of larger projects.

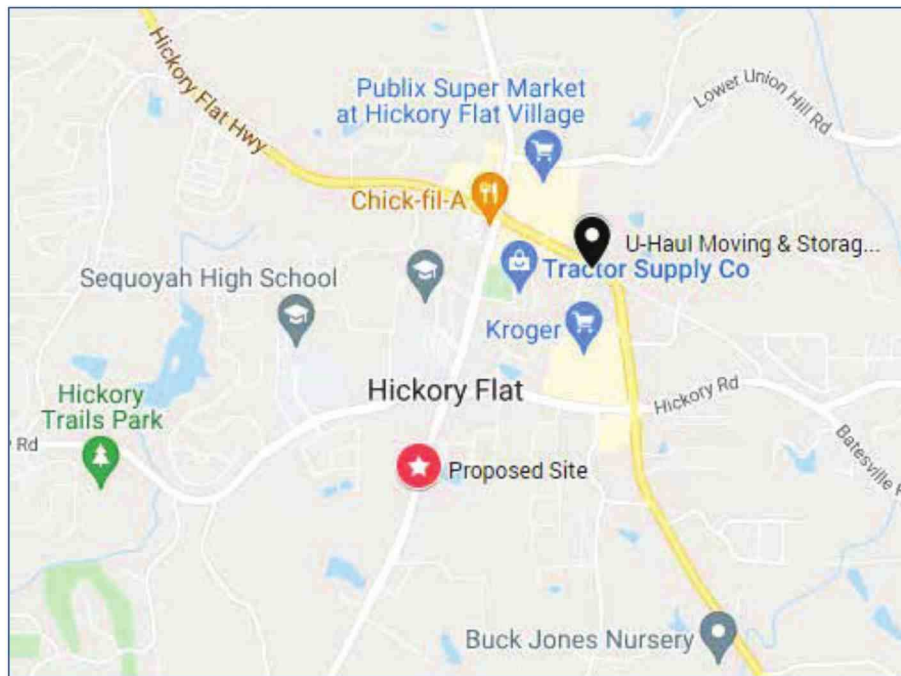
Vacancy/Rent Overview

An ample increase in storage demand, fostered by the health crisis, lowered availability from 9.2 percent at the beginning of 2020 to as low as 2.8 percent by mid-2021. Vacancy will end 2022 at less than half of pre-pandemic figures. The average suburban asking rent broke the \$1-per-square-foot threshold last year and is expected to end 2022 at \$1.10 per square foot. Urban growth will be more robust, as rents reach \$1.36 per square foot.

2022 Market Forecast

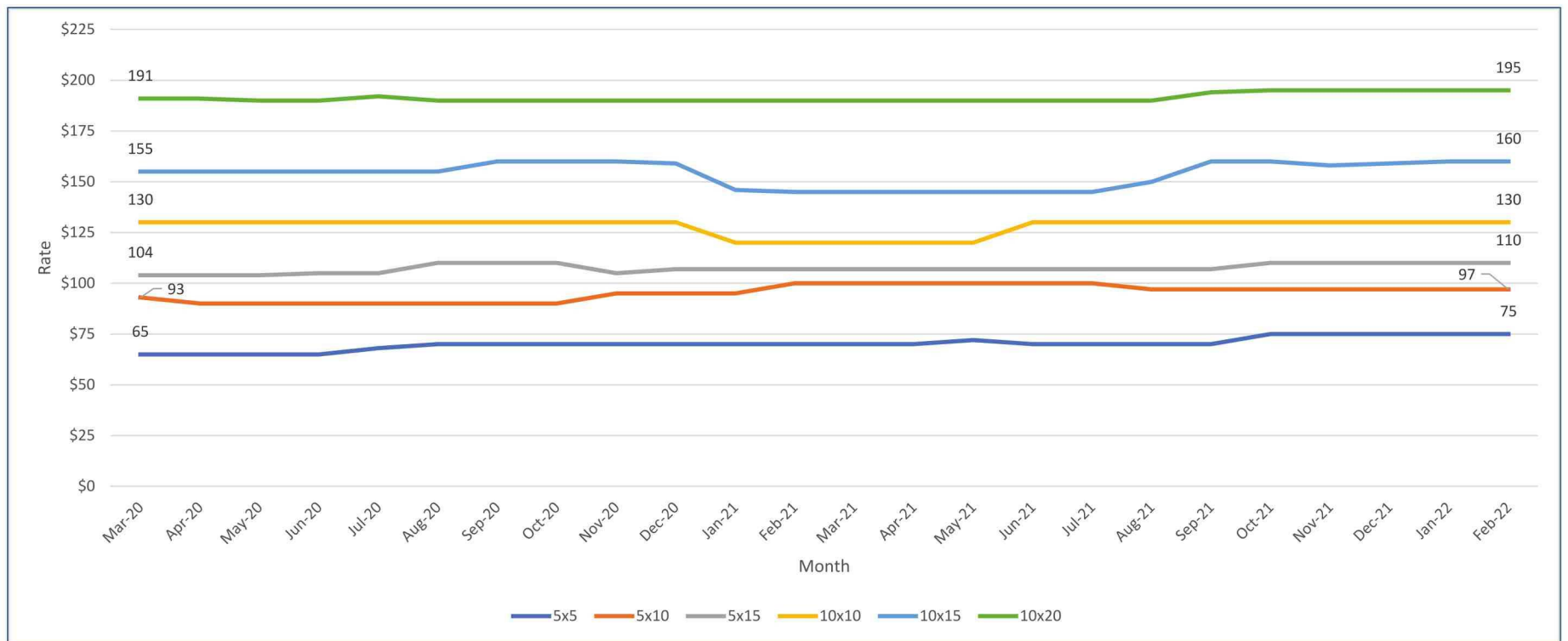
- Inventory** 47 million square feet and 7.5 square feet per capita
- Employment** up 3.1% While hiring slows from 2021, the 89,000 jobs added to the metro this year still expands the workforce faster than the national rate.
- Population** up 1.2% After slowing in the wake of the health crisis, population gains accelerate as Greater Atlanta adds nearly 75,000 residents. The area remains one of the nation's fastest-growing metros.
- Construction** 1.5 million sq. ft. Development tapers from the 1.7 million square feet added in 2021. This year's new stock lags the trailing-half-decade average of 1.9 million square feet.
- Vacancy** up 50 bps Vacancy bumps up to 3.5 percent after achieving multiyear low space availability in 2021.
- Rent** up 3.6% Asking rents will reach an average of \$1.18 per square foot this year, with the fastest growth occurring in urban Atlanta, where rents will grow by 5.4 percent.

Built Storage Facilities Within 1 Mile of Proposed Site



			<i>Actual</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	
			2018	2019	2020	2021	2022	
SF Per Capita (2018)								
<u>1 Mile SF</u>			Population	2,227	2,290	2,355	2,422	2,490
Current	68,036	30.6						
Proposed	0	0.0						
TOTAL	68,036	30.6	SF per Capita	30.6	29.7	28.9	28.1	27.3
Current Climate	27,818	12.5						
Proposed	0	0.0						
TOTAL CLIMATE SF	27,818	12.5	C.C. SF per Cap	12.5	12.1	11.8	11.5	11.2

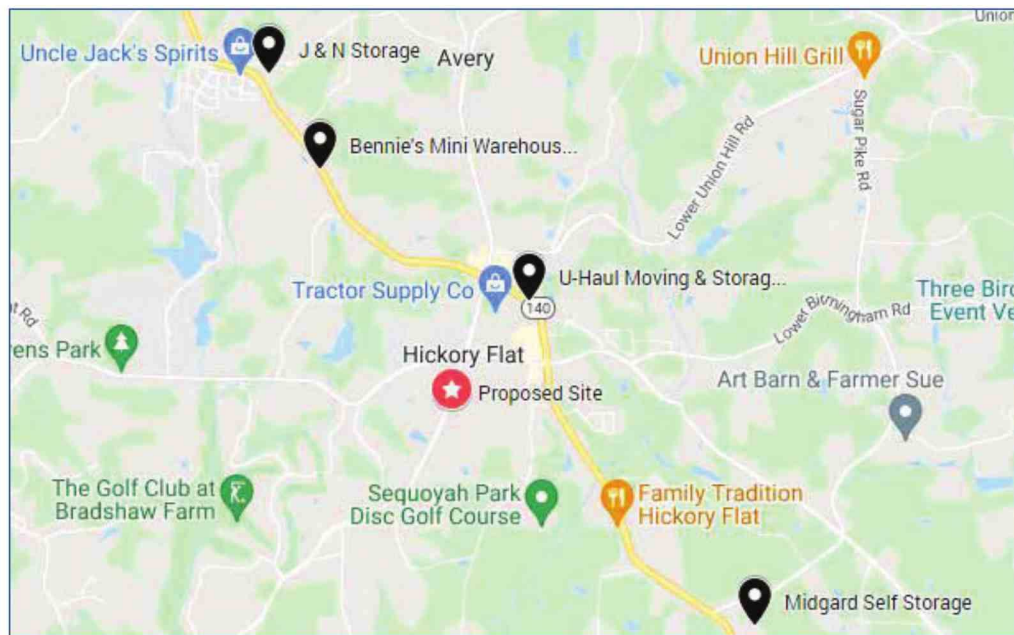
Climate Control Rates Within 1 Mile of Proposed Site



Climate Control Rates Within 1 Mile of Proposed Site – Rate Change

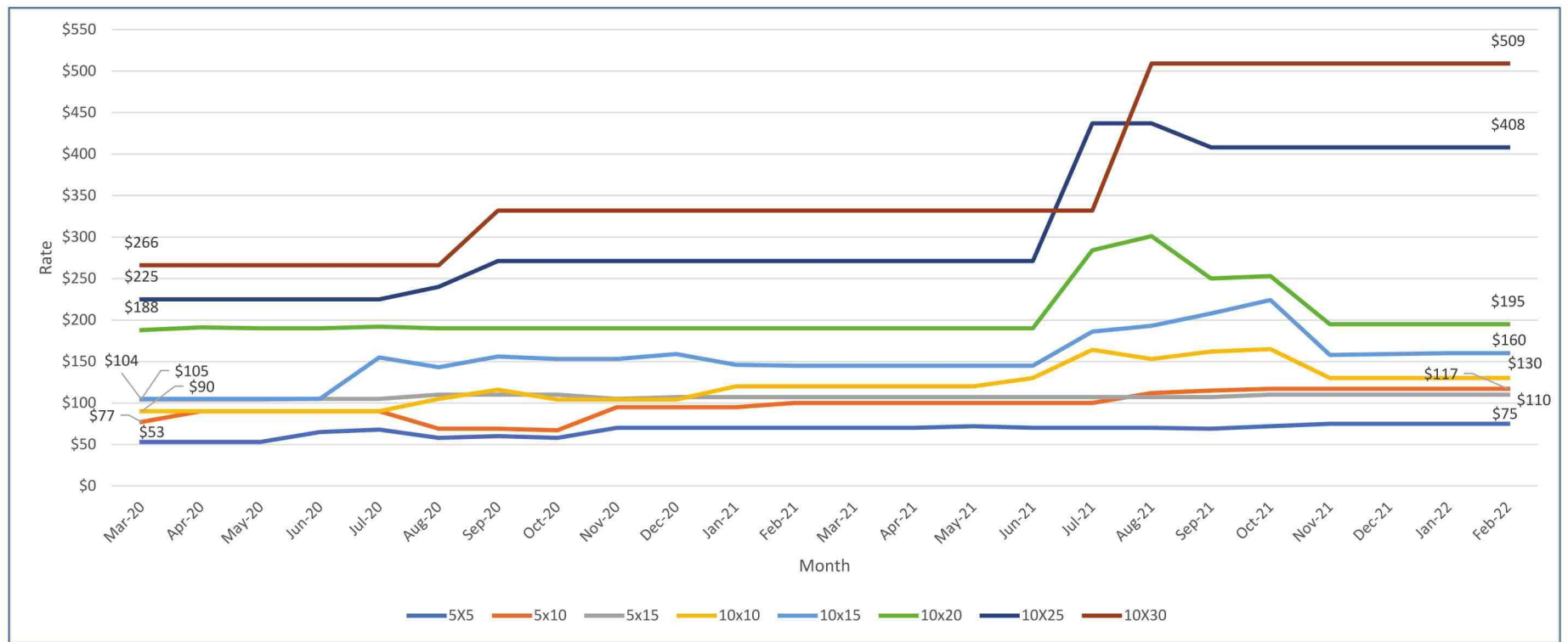
	2020		2021		Cumulative	
	\$	%	\$	%	\$	%
5x5	\$5.00	7.7%	\$5.00	7.1%	\$10.00	15.4%
5x10	\$2.00	2.2%	\$2.00	2.1%	\$4.00	4.3%
5x15	\$3.00	2.9%	\$3.00	2.8%	\$6.00	5.8%
10x10	\$0.00	0.0%	\$10.00	8.3%	\$0.00	0.0%
10x15	\$4.00	2.6%	\$13.00	8.9%	\$5.00	3.2%
10x20	(\$1.00)	-0.52%	\$5.00	2.63%	\$4.00	2.1%

Built Storage Facilities Within 3 Miles of Proposed Site



		<i>Actual</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>	<i>Estimate</i>
		2018	2019	2020	2021	2022
SF Per Capita (2018)						
3 Mile SF						
Current	167,390	7.5				
Proposed	67,271	3.0				
TOTAL	234,661	10.6				
Population	22,206	22,835	23,482	24,147	24,832	
SF per Capita	10.6	10.3	10.0	9.7	9.5	
Current Climate	66,280	3.0				
Proposed	67,271					
TOTAL CLIMATE SF	133,551	6.0				
C.C. SF per Cap	6.0	5.8	5.7	5.5	5.4	

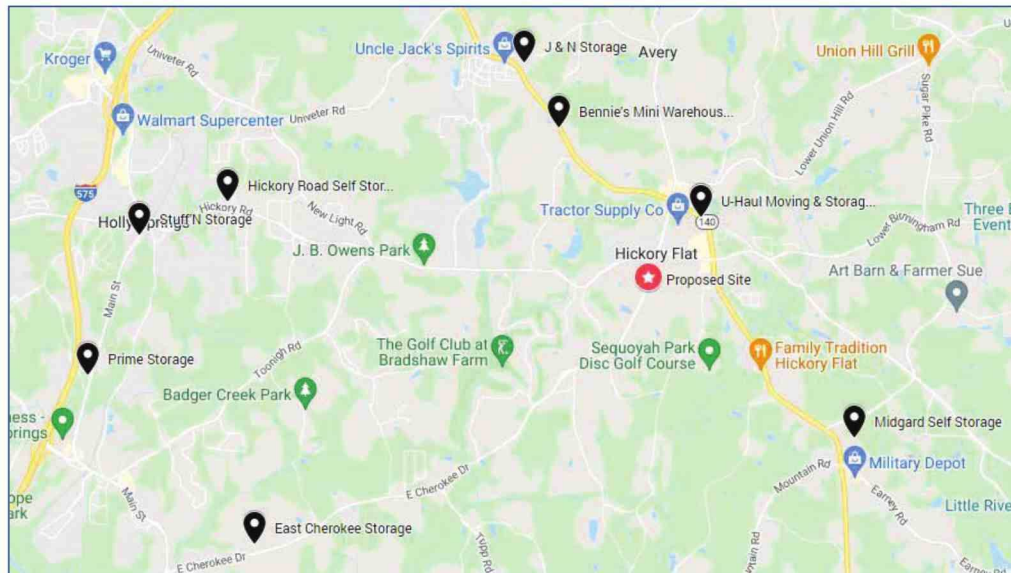
Climate Control Rates Within 3 Miles of Proposed Site



Climate Control Rates Within 3 Miles of Proposed Site – Rate Change

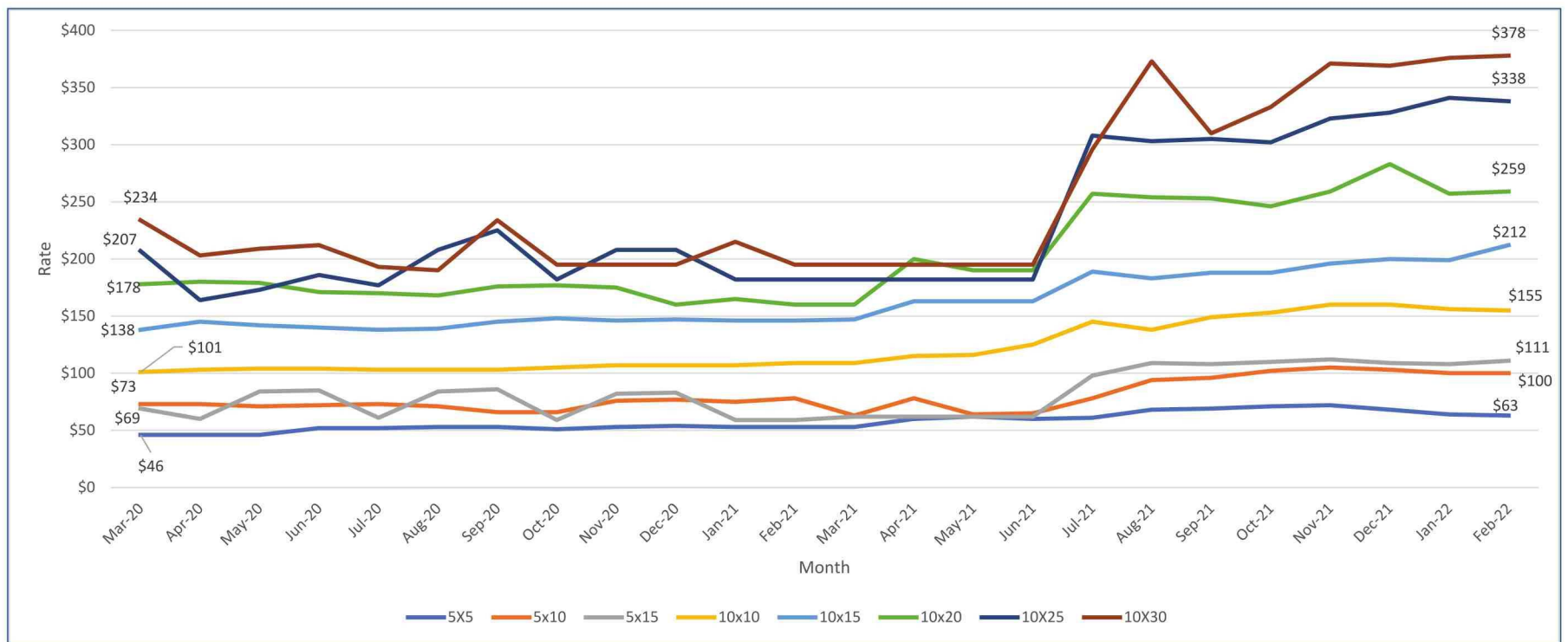
	2020		2021		Cumulative	
	\$	%	\$	%	\$	%
5x5	\$17.00	32.1%	\$5.00	7.1%	\$22.00	41.5%
5x10	\$18.00	23.4%	\$22.00	23.2%	\$40.00	51.9%
5x15	\$3.00	2.9%	\$3.00	2.8%	\$6.00	5.8%
10x10	\$14.00	15.6%	\$10.00	8.3%	\$40.00	44.4%
10x15	\$54.00	51.4%	\$13.00	8.9%	\$55.00	52.4%
10x20	\$2.00	1.1%	\$5.00	2.6%	\$7.00	3.7%
10x25	\$46.00	20.4%	\$137.00	50.6%	\$183.00	81.3%
10x30	\$66.00	24.8%	\$177.00	53.3%	\$243.00	91.4%

Built Storage Facilities Within 5 Miles of Proposed Site



		Actual	Estimate	Estimate	Estimate	Estimate
		2018	2019	2020	2021	2022
5 Mile SF		SF Per Capita (2018)				
Population		62,809	64,002	65,218	66,458	67,720
SF per Capita		7.2	7.1	7.0	6.8	6.7
Current Climate		141,661				
Proposed		136,952				
TOTAL CLIMATE SF		278,613				
C.C. SF per Cap		4.4	4.4	4.3	4.2	4.1

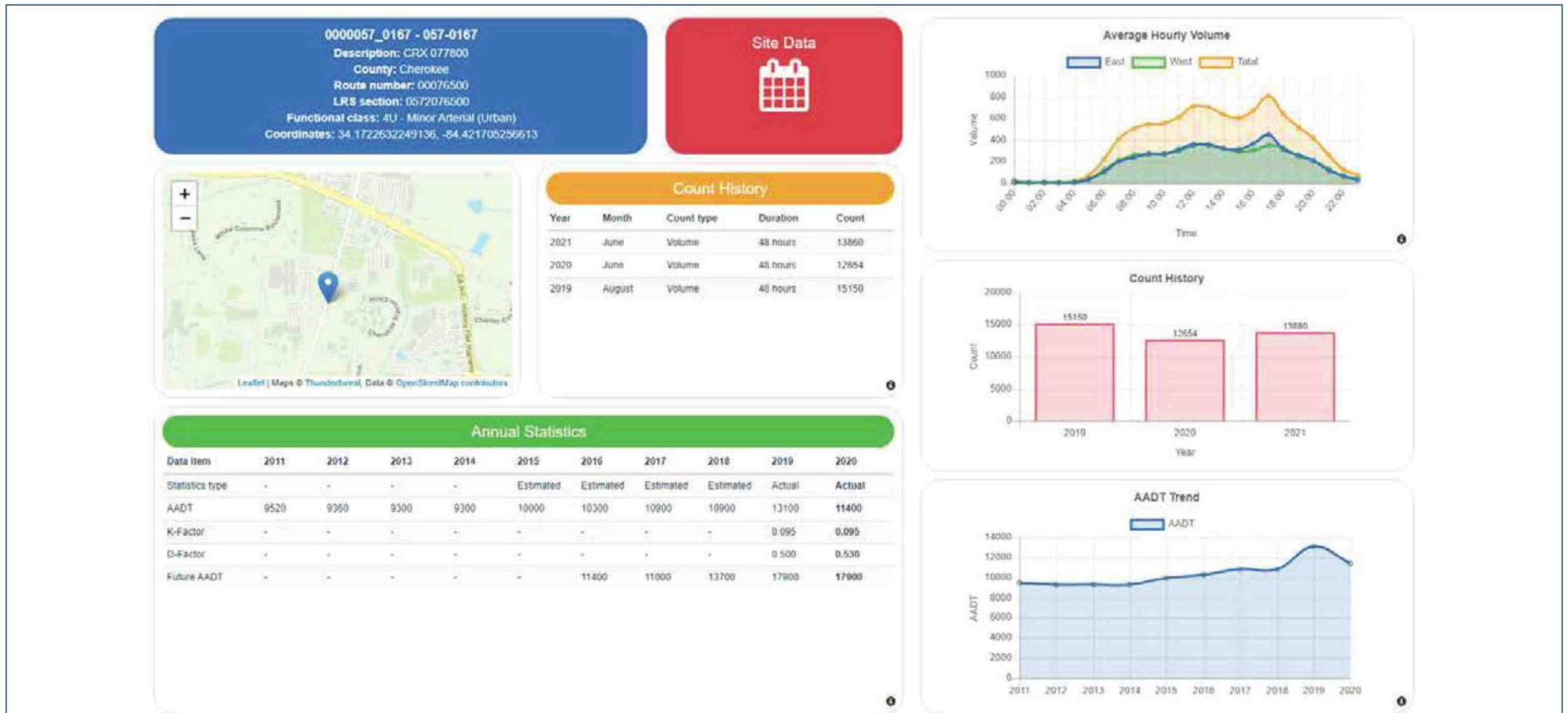
Climate Control Rates Within 5 Miles of Proposed Site



Climate Control Rates Within 5 Miles of Proposed Site – Rate Change

	2020		2021		Cumulative	
	\$	%	\$	%	\$	%
5x5	\$8.00	17.4%	\$15.00	28.3%	\$17.00	37.0%
5x10	\$4.00	5.5%	\$28.00	37.3%	\$27.00	37.0%
5x15	\$14.00	20.3%	\$50.00	84.7%	\$42.00	60.9%
10x10	\$6.00	5.9%	\$53.00	49.5%	\$54.00	53.5%
10x15	\$9.00	6.5%	\$54.00	37.0%	\$74.00	53.6%
10x20	(\$18.00)	-10.1%	\$118.00	71.5%	\$81.00	45.5%
10x25	\$1.00	0.5%	\$146.00	80.2%	\$131.00	63.3%
10x30	(\$39.00)	-16.7%	\$154.00	71.6%	\$144.00	61.5%

E. Cherokee Dr. Traffic Data



Holly Springs Conditional Use Permit CUP-01-2022

This file contains Images, Comments, and Recommendations regarding Conditional Use Permit
CUP-01-2022 for a Multi-Story Self-Storage Building at 2527 East Cherokee Drive.

Latest Update: 6-24-22

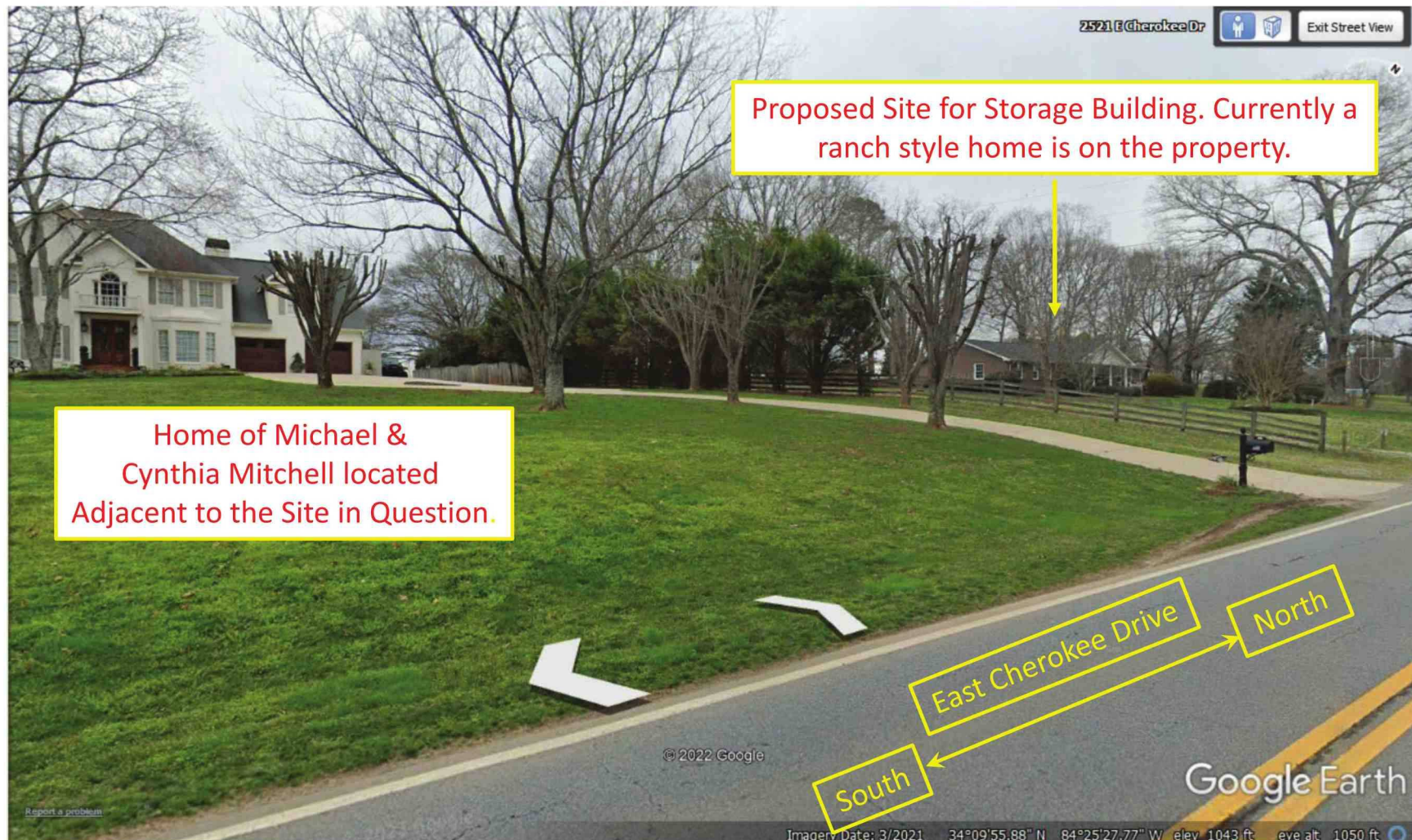
Please carefully read and consider all explanatory comments on each page.

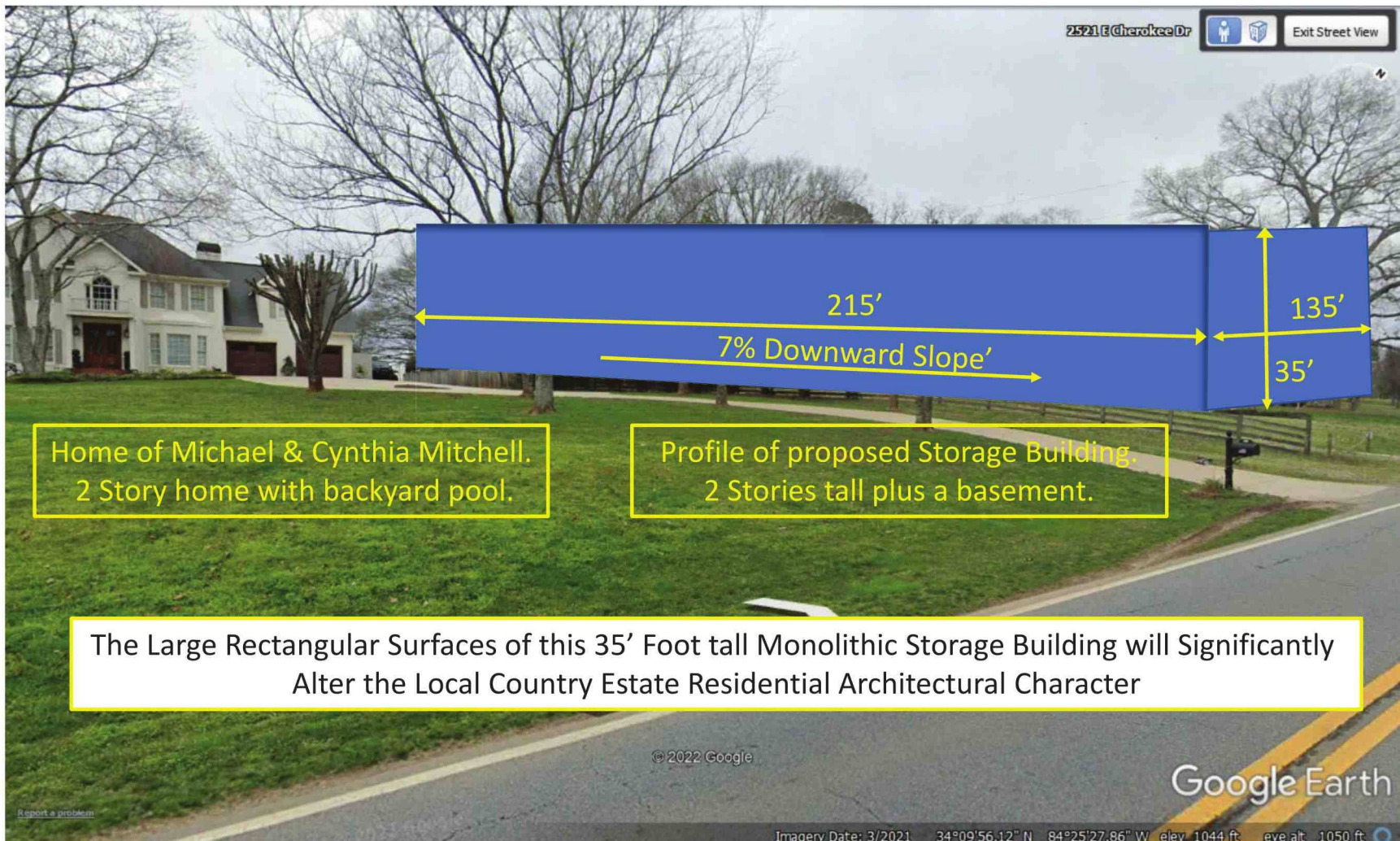
This 2 acre piece of property is one of 4 parcels (total of 21.7 acres) on the southwest corner of the intersection of Hickory Road and East Cherokee Drive, which was all annexed into Holly Springs circa 2007. There was a disagreement between the owners of the property, who wanted to get a GC zoning in the County, and the then current District 2 County Commissioner, who believed it was not appropriate to allow unrestricted GC zonings in the County near this intersection that borders on 3 County Schools. About that same time the Georgia annexation laws were changing to include an arbitration process and in September 2007 about 15 pieces of property in and around Hickory Flat, including these parcels, were quickly annexed into Holly Springs before that new Annexation Law could take effect. The GC zonings were later requested and approved for all of this particular 20+ acre collection of properties. The only stipulation in that GC rezoning resolution was that Extended Stay Hotels are not permitted.

This 2 acre plot should not be over-developed with a building that.....

- 1) Will be taller than all other types of commercial buildings in Hickory Flat,
- 2) Lies in plain sight to all passers-by on East Cherokee Drive (which in this area is almost entirely a residential road),
- 3) Is 2/3 the size of a football field,
- 4) Would be separated from a single-family Country Estate home by only a 40 foot buffer, and
- 5) Looms over a grouping of other nearby Country Estate, single-family residences with R80, R40 and AG zoning.

Submitted by Al Clary, Resident of Autumn Glen Subdivision since 2009. (Phone 423-914-4234)

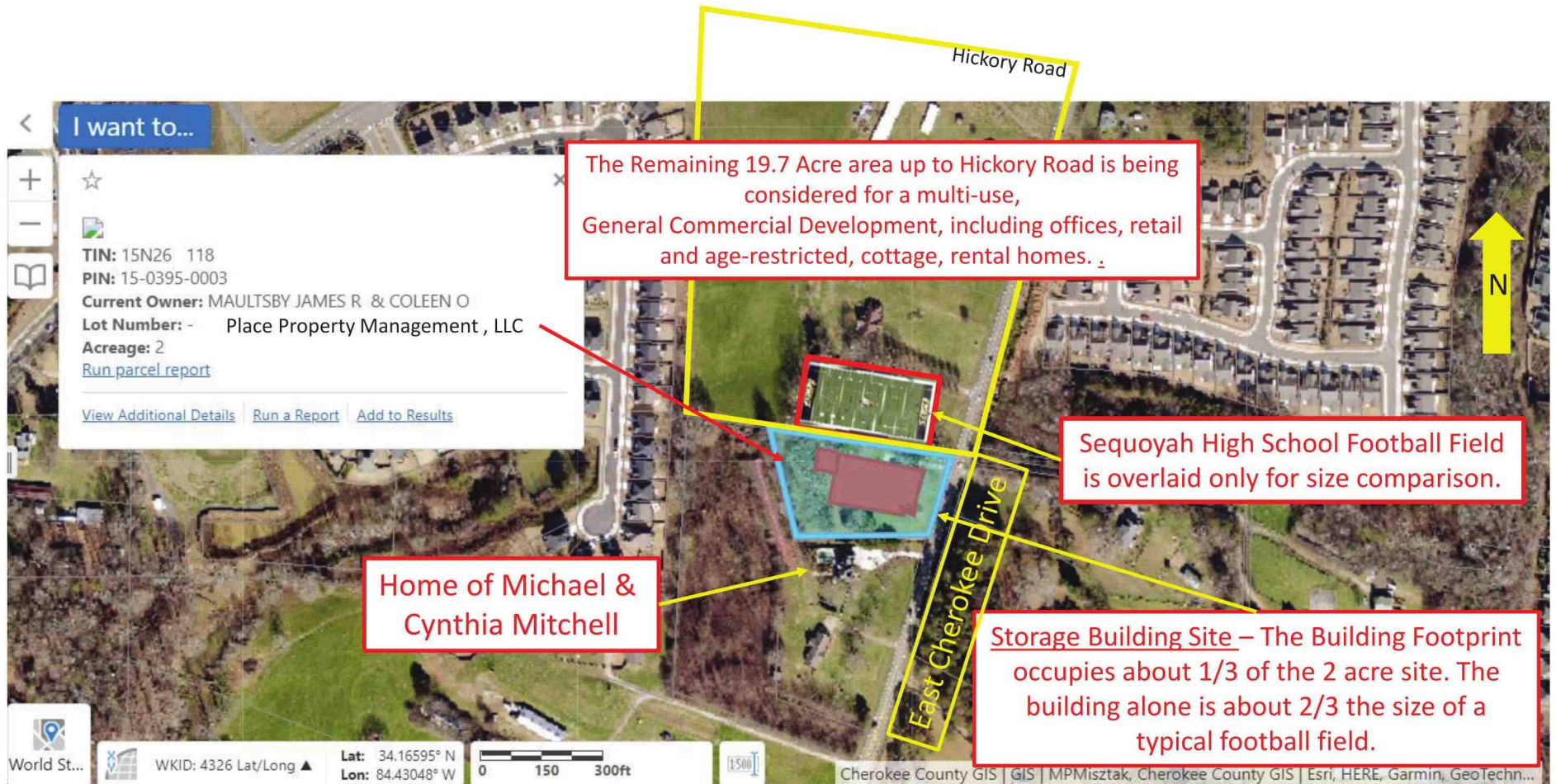




Home of Michael & Cynthia Mitchell.
2 Story home with backyard pool.

Profile of proposed Storage Building.
2 Stories tall plus a basement.

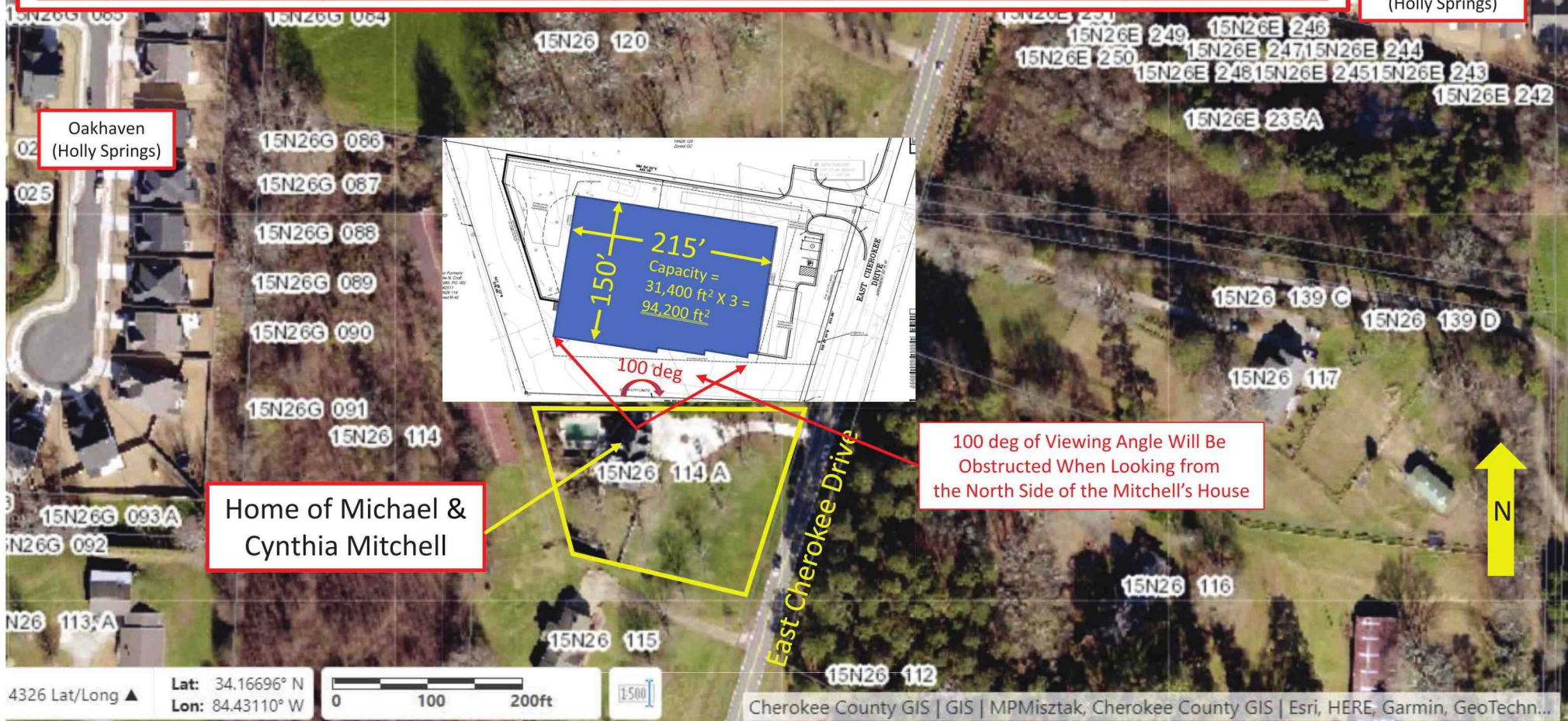
The Large Rectangular Surfaces of this 35' Foot tall Monolithic Storage Building will Significantly
Alter the Local Country Estate Residential Architectural Character

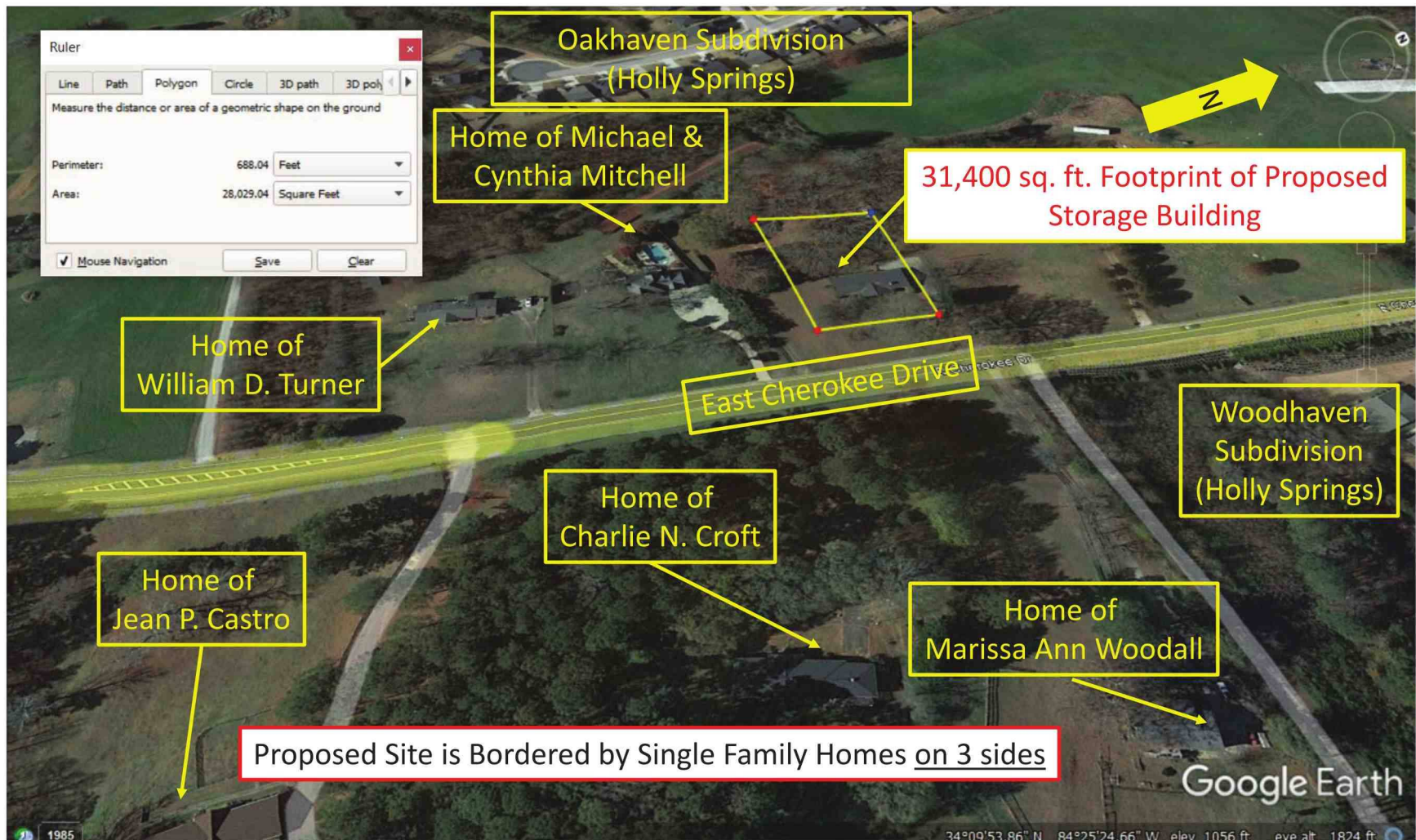


Scale Drawing of Proposed Storage Building Layout Superimposed on the County GIS Website Image

The 35 foot tall East Face of the Building would be only about 60 feet from East Cherokee Drive.

Two other storage buildings in the Market Area are **Set Back Over 250 feet from their Main Road (see Slide 14 & 15)**



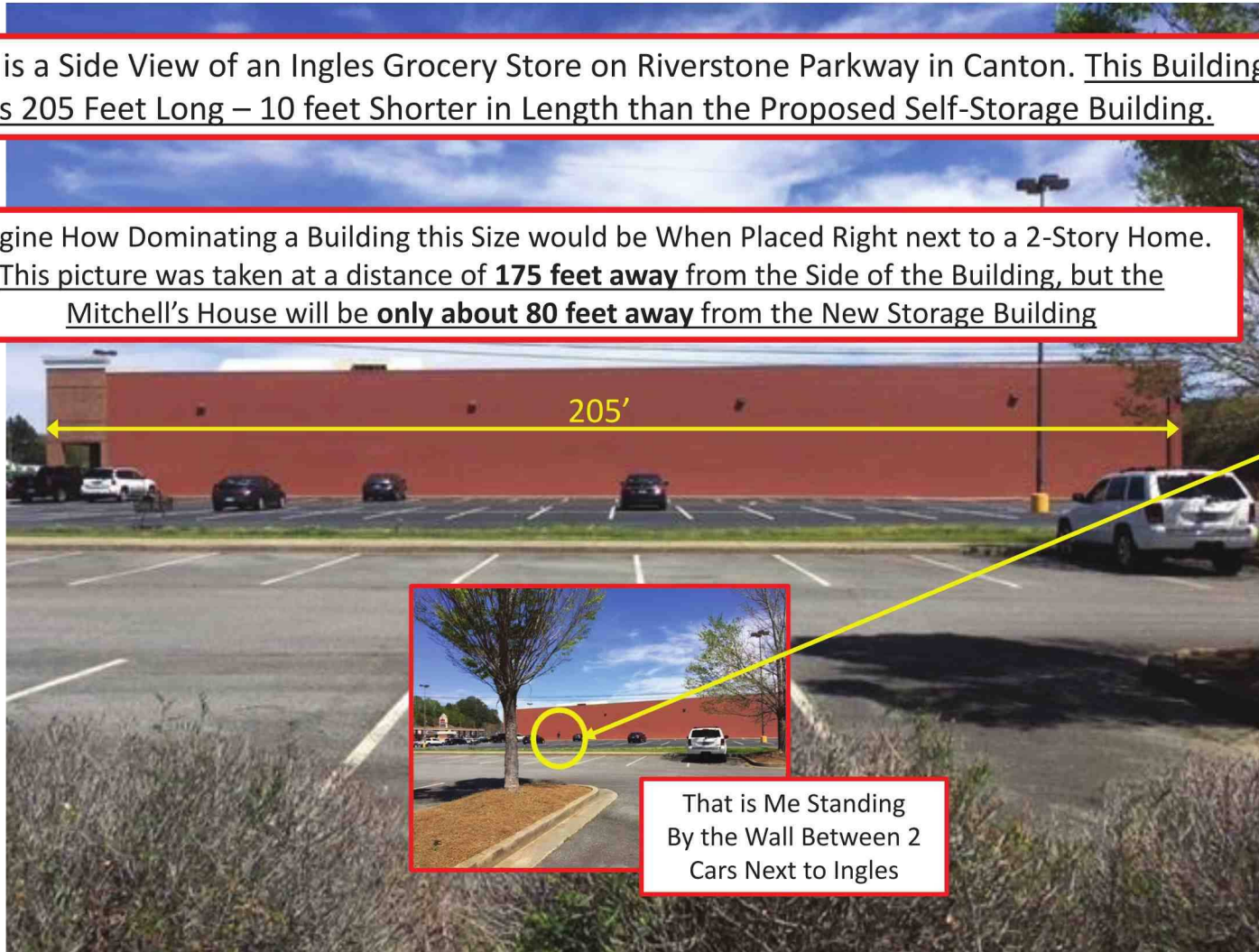


Aerial View of the Lot to be Developed. The Applicant's Rendering is Shown to the Right for Reference.



This is a Side View of an Ingles Grocery Store on Riverstone Parkway in Canton. This Building is 205 Feet Long – 10 feet Shorter in Length than the Proposed Self-Storage Building.

Imagine How Dominating a Building this Size would be When Placed Right next to a 2-Story Home. This picture was taken at a distance of 175 feet away from the Side of the Building, but the Mitchell's House will be **only about 80 feet away** from the New Storage Building



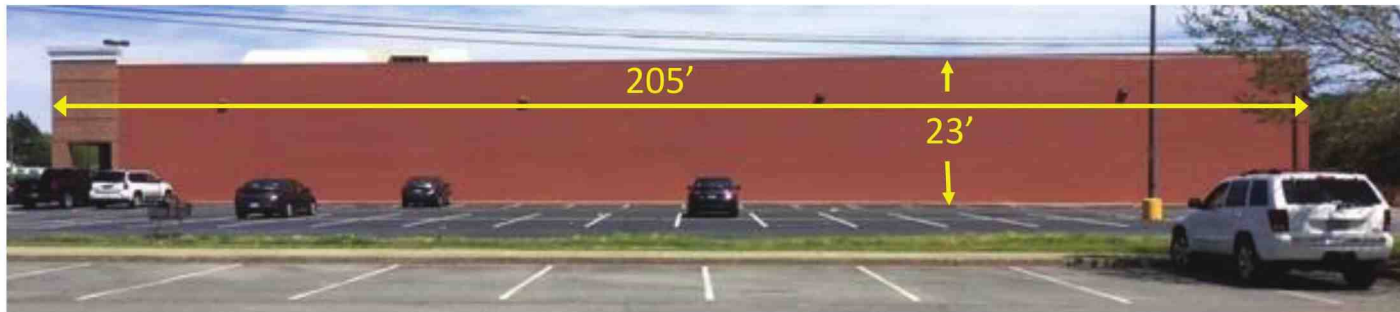
That is Me Standing
By the Wall Between 2
Cars Next to Ingles

I am **6 feet Tall.**
This Ingles Store is about **23 Feet High.** However, the Proposed Storage Bldg. will be about **35 feet high at Street Level.**

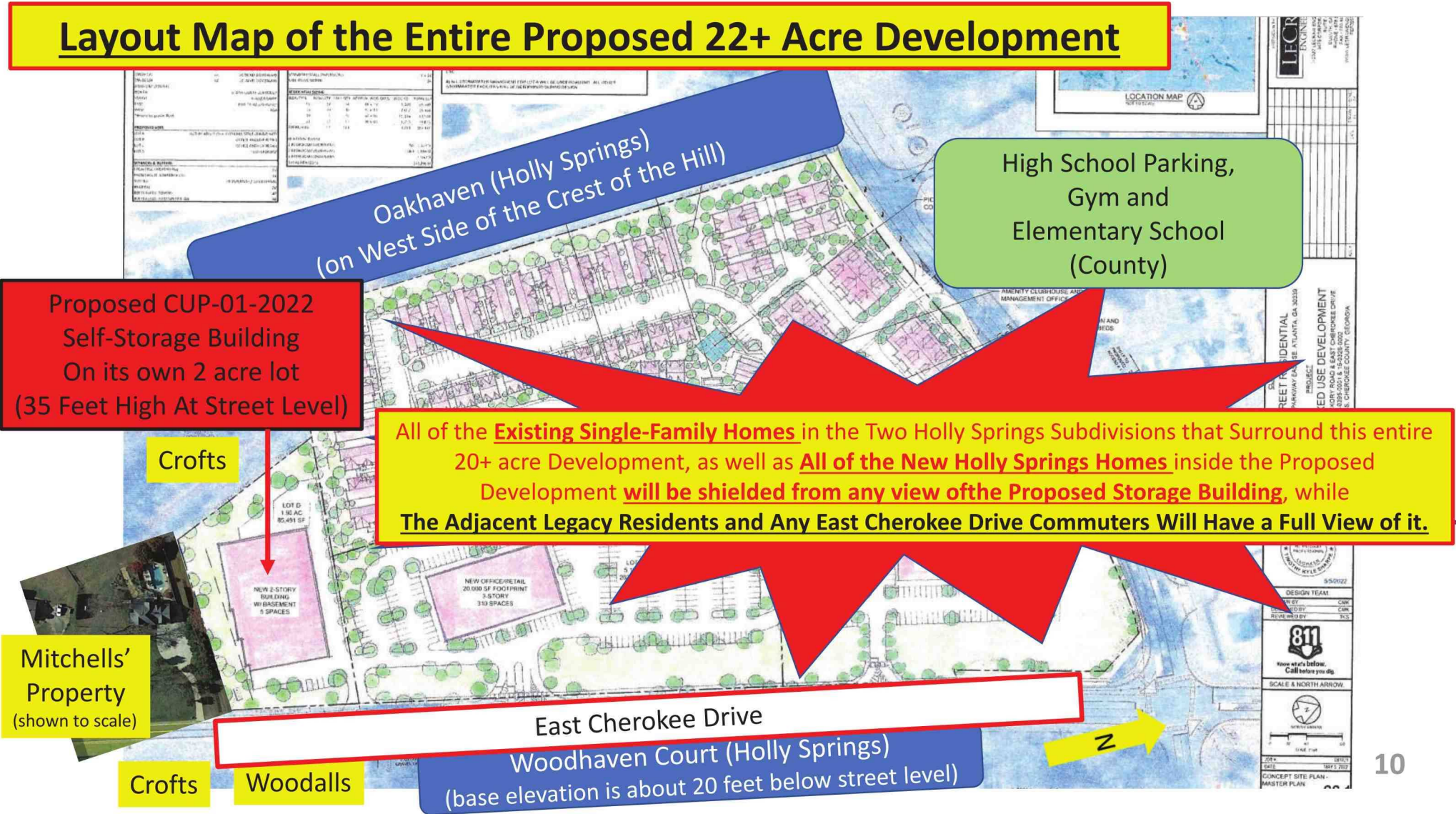
Relative Dimensions of the Proposed Storage Building (Shown Looking North)
(12' Taller & 10 ' Longer Than The Ingles Grocery Store)



Ingles Grocery Store (Canton) Actual Dimensions



Layout Map of the Entire Proposed 22+ Acre Development



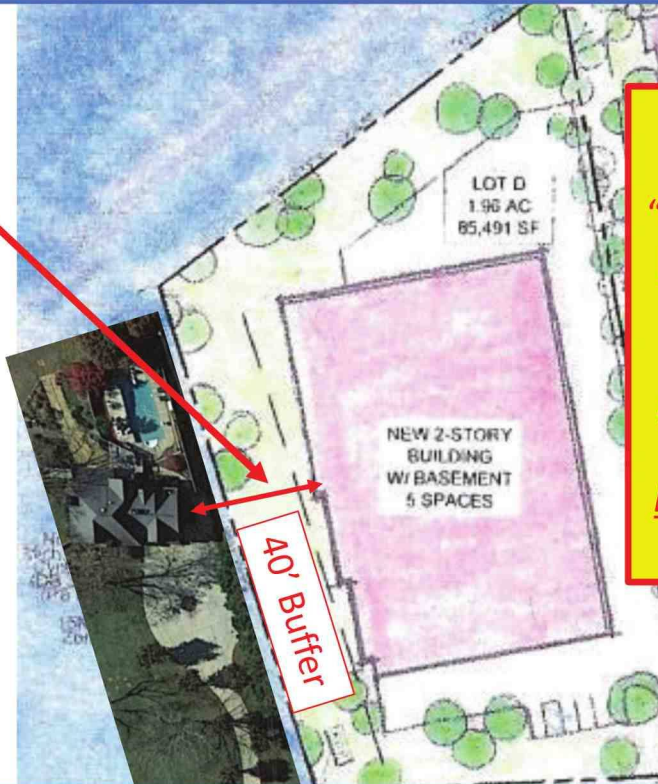
This is Slide 1 of 2 Slides, which together illustrate that....

The Existing Holly Springs Single-Family Homes in Oakhaven Subdivision will be provided with a more robust buffer, resulting in “building to building” separation of about 115’, while the Mitchell’s Country Estate Property, **lying immediately adjacent to the Storage Building,** will see a “building to building” separation of only about 78’.

Details of Proposed Buffer on South Side with the Mitchell’s Property.

No More than 78’ Between Buildings.

78’ Would Be Only about 2/3 of the 115’ distance with the Oakhaven Homes on the West Side (See Next Slide)



This smaller buffer is all that is being offered for a situation that represents “Country Estate Residential immediately beside and in parallel with a very large

General Commercial building”.

Note: This is not a typical buffer situation of “back to back”, but rather “side to side”, involving minimum building side setbacks on either side of the buffer zone.

This Small Buffer is Far from Adequate to Separate a Country Estate Home from a 94,200 cubic foot 3- Story Storage Building

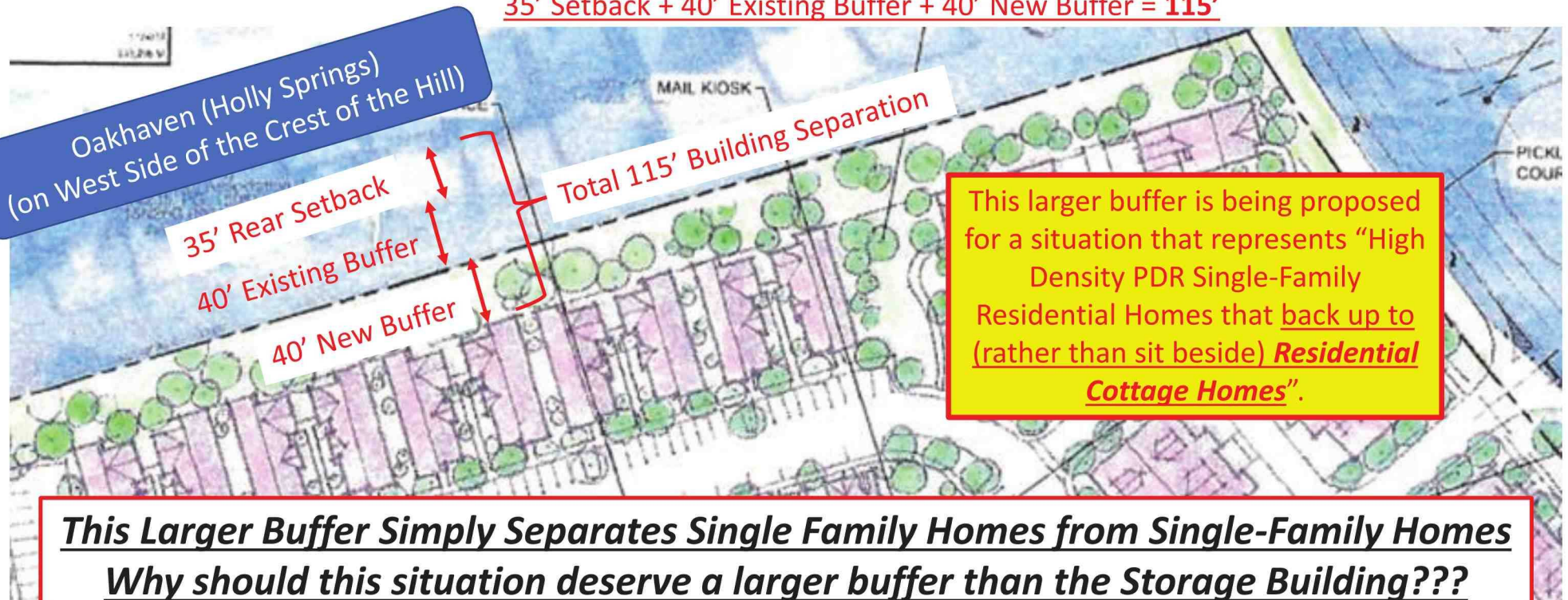
This is Slide 2 of 2 Slides, which together illustrate that....

The Existing Holly Springs Single-Family Homes in Oakhaven Subdivision will be provided with a more robust buffer, resulting in “building to building” separation of about 115’, while the Mitchell’s Country Estate Property, lying immediately adjacent to the Storage Building, will see a “building to building” separation of only about 78’.

Details of Proposed Buffer on West Side

Total of 115’ Between the Homes in Oakhaven Subdivision and the New Cottage Homes

35’ Setback + 40’ Existing Buffer + 40’ New Buffer = 115’



The Lot on Which This Self-Storage Facility Would be Built Contains a
Number of Large Old-Growth Trees that Would Be Lost –
One of Those Trees Reaches all the way across East Cherokee Drive



Competing Site #1 - East Cherokee Storage on East Cherokee Drive
Near Hwy 5 and Johnston Elementary School



The Large Main Bldg. is Not Directly Beside Any Single-Family Homes and a Tree Buffer Separates the Smaller/Shorter Buildings From the Homes.
The Closest Home is 225' Away from the Main Building

The Main Bldg. is 3 Stories Tall, but is **Set Back** **about 280' From East Cherokee Drive.**
The Main Bldg. Is about 225 feet long and 125 feet wide.

A Gas Station lies Directly across the Street, but It is on "Neighborhood Commercial" Property

Competing Site #2 - U-Haul Storage on East Cherokee Drive in Hickory Flat is **Set Back 265'**
from Hwy 140 and **Surrounded by Trees** as well as Other Shorter Single-Story Bldgs.



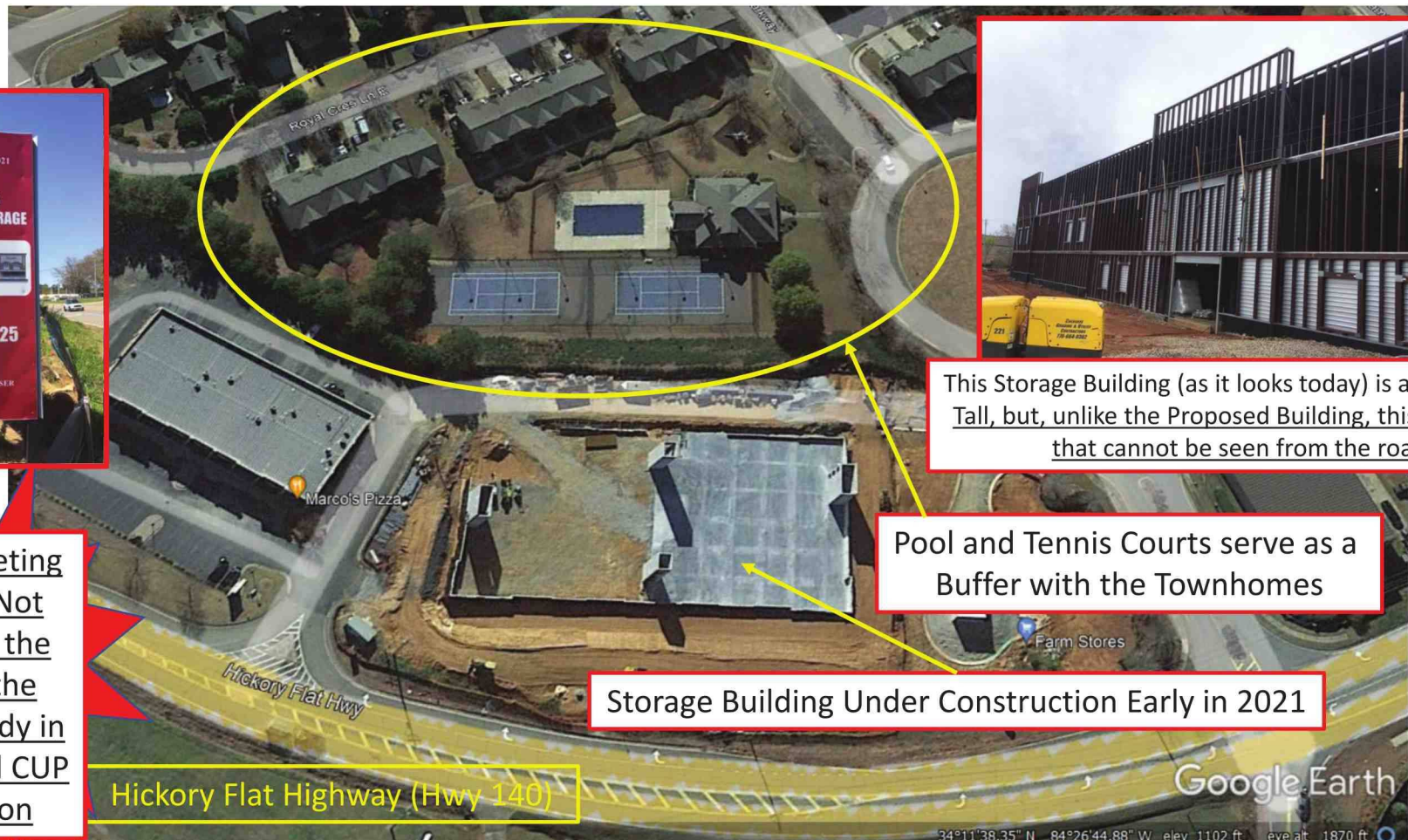
Main Bldg. is 3 Stories Tall and about
140 feet Long and 90 feet Wide

A Car Wash is in front.

Hickory Flat Hwy (Hwy. 140)

Google Earth

Competing Site #3 - This Self-Storage Building is Nearing Completion in Holly Springs and is on Highway 140 (Hickory Flat Highway)
It is **2.2 miles** from the Site in Question, but it is **Nestled Between Other Existing GC Developments.**
This Building Is 3 Stories Tall in the Back and 122' Wide X 255' Long (40' Longer than the 215' length of the Proposed Storage Bldg.)



This Storage Building (as it looks today) is also 3 Stories Tall, but, unlike the Proposed Building, this is the side that cannot be seen from the road.

Pool and Tennis Courts serve as a Buffer with the Townhomes

Storage Building Under Construction Early in 2021

This Competing Site Was Not Shown on the Maps in the Market Study in the Original CUP Application

Hickory Flat Highway (Hwy 140)

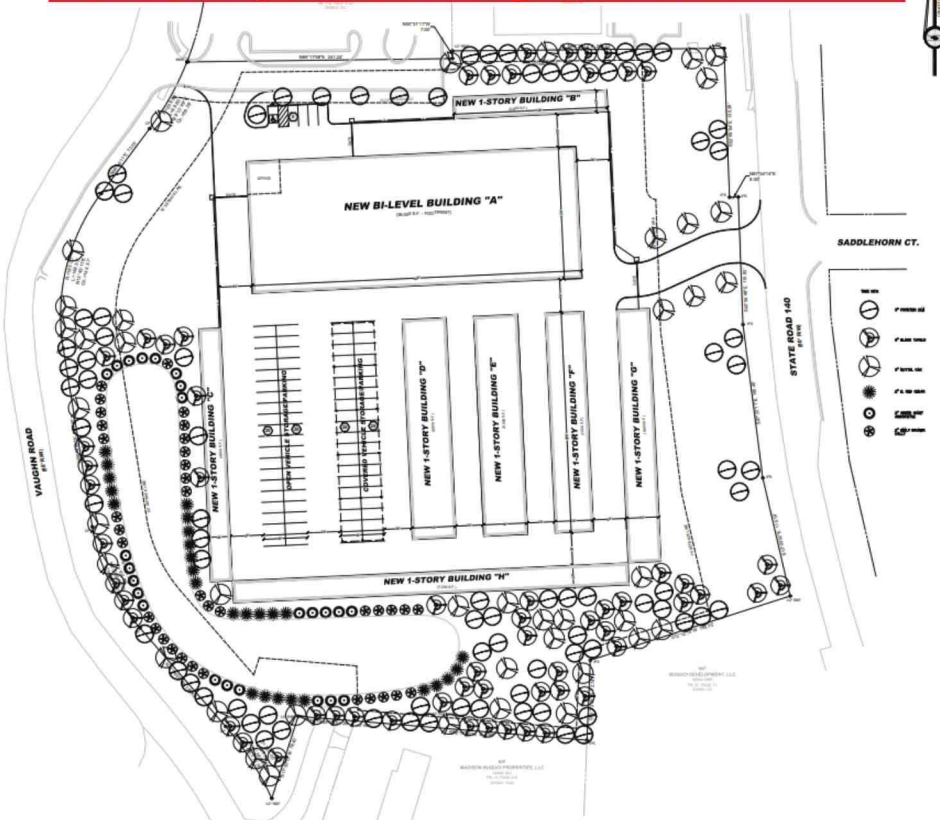
Google Earth

34°11'38.35" N 84°26'44.88" W elev 1102 ft eye alt 1870 ft



This Proposed Storage Building Site Near the Hickory Flat Fire Station Requested a Special Use Permit from the County in 2021, but It was Denied by Unanimous Vote (Case # 21-11-022S)

Main Building Size - 300' Long X 120' Wide on 8 Acres



This Lot is Already Zoned GC in the County, however the County Commission Voted to Deny the Special Use Permit due to the Impact on Nearby Uses

Recommendations from The Cherokee County Planning Staff

“The proposed size and height of the climate controlled self-storage facility would be greater than many surrounding land uses in close vicinity of the site. The site is also located near to existing residential subdivisions that may be impacted by the proposed use. The site also contains underlying Character Areas of Suburban Growth and Country Estates which may not support the proposed special use. With this in mind, the special use may not be compatible with the surrounding area and there may be grounds to recommend denial of the Special Use Permit.”

The Largest Building would have been about 500 feet From the Nearest House.

Key Takeaway Points

1. This 2 acre lot (¼ mile away from Hickory Road) was pre-maturely zoned GC years ago without a buyer in mind, only because the owner sought annexation into the City, when he could not get a GC zoning from the County.
2. The land being considered in this Conditional Use Permit lies over 5 miles to the East quite far away from Holly Spring's Downtown and Parkway Corridor area near I-575 and should not be developed as if it were Parkway Corridor land.
3. The Proposed Self-Storage Building is far out of character with the current Country Estate, single-family homes in the adjacent R40, R80 and AG zonings in the County and will drastically affect home values on those lots. East Cherokee Drive is almost totally a residential road along the 5 mile stretch lying in between its intersections with Hwy 5 to the south and Hickory Road to the north.
4. The Proposed Self-Storage Building is also out of character with the adjacent PDR (Planned Development Residential) zonings of Holly Spring's nearby Oakhaven, Woodhaven Court, and Edgewater single-family, detached home developments.
5. Large Self-Storage Buildings/Areas should be confined to Commercial Corridors like Hwy 140 or Hwy 5.
6. There are no other Self-Storage Buildings in the area that are immediately beside a collection of Single-Family Homes, let alone homes that are considered to represent Country Estates. The Storage Buildings within 5 miles of this site are set back over 250' from their main access road, except for one in Holly Springs located among other GC uses directly on Hwy 140.
7. Development of this 2 acre piece of property with such a large, monolithic Storage building should be denied in accordance with the recommendations of the Planning and Zoning Commission, who carefully considered their training guidelines and recognized the disproportionate impact on existing, adjoining property values.

We want to be good neighbors and we think you want to be good neighbors. However, if this Conditional Use Permit is approved, it will feel like the legacy, residential Hickory Flat Community will be bearing the brunt of this inappropriate 2 acre development, which represents less than 10% of the entire acreage of all these properties. 19

Alpharetta (Global)

900 Holcomb Woods Parkway

Roswell, GA 30076

7706434400

www.interdev.com



We have prepared a quote for you

Remote File Access - File server to SharePoint Migration

QUOTE # 005505 V1

PREPARED FOR

City of Holly Springs, GA

PREPARED BY

Jennifer Braithwaite

Project Labor

A Detailed Statement of Work (SOW) is attached to this quote

Description	Price	Qty	Ext. Price
Systems Engineering	\$195.00	62	\$12,090.00
Project Management	\$175.00	6	\$1,050.00
Subtotal:			\$13,140.00

Software

Description	Recurring	Price	Qty	Ext. Recurring	Ext. Price
Microsoft Office 365 G3 GCC - Recurring Microsoft Office 365 G3 GCC provides all the functionality of its enterprise counterpart (Office 365 Enterprise E3) but is hosted in a separate, secured environment and adds compliance features like accreditations, personnel screening, and data residency that enable the service to meet the unique needs of US Government customers. State and local government customers that require compliance-level data protection and security can also take advantage of Office 365 GCC G3.	\$20.00	\$20.00	40	\$800.00	\$800.00
Email Migration Software Email Migration Tool (Priced per Mailbox)	\$0.00	\$34.00	75	\$0.00	\$2,550.00
Subtotal:					\$800.00
Subtotal:					\$3,350.00

Remote File Access - File server to SharePoint Migration



Prepared by:

Alpharetta (Global)

Jennifer Braithwaite
6786721518
Fax 6786721555
jbraithwaite@interdev.com

Prepared for:

City of Holly Springs, GA

P.O. Box 990
Holly Springs, GA 30142
Ron Carter
(770) 345-5536
rcarter@hollyspringsga.us

Quote Information:

Quote #: 005505

Version: 1
Delivery Date: 06/13/2022
Expiration Date: 07/13/2022

Quote Summary

Description	Amount
Project Labor	\$13,140.00
Software	\$3,350.00
Total:	\$16,490.00

Expenses Summary

Description	Amount
Software	\$800.00
Total:	\$800.00

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Alpharetta (Global)

City of Holly Springs, GA

Signature: _____

Name: _____
Jennifer Braithwaite

Title: _____
Dir. Business Development

Date: _____
06/13/2022

Signature: _____

Name: _____
Ron Carter

Date: _____

Preliminary SOW & Project Plan

Client:	City of Holly Springs, Georgia
Project Summary:	Remote File Access / Relocate File Shares to SharePoint
Requested Start Date:	TBD
Requested Completion Date:	TBD
Justification:	

End users for the City of Holly Springs require continuous, cloud-based access to the city's shared files

Goal: (What does success look like for this project?):

All users consolidated into a single tenant with appropriate licensing (Apps and email). All files located in similar structure located in SharePoint. Create Intune policies to automatically connect known windows locations and SharePoint libraries to provide a consistent, reliable and easy to manage experience. Generate instructions on how users can use standard Windows File Explorer to get to the files needed and to copy their personal files to OneDrive

Service Scope and Hours Estimate	Hours	Rate/Hr.	Ext. Cost
Phase 1: Pre-Execution Scoping & Architecture - Review all licensing - Full user & workstation Active Directory audit with clean-up - Review of user data (Windows known locations - documents, pictures, etc.) - Review of existing file structure - Design future state file structure - Conduct migration of 5 users/workstations as a pilot group to finalize remaining effort - Present final plan and submit change orders to project Management as required	8	\$ 195	\$ 1,560
Phase 2: Join Computers to Azure Active Directory - Final licensing clean-up and provisioning - Create In Tune Policies to map libraries and Windows Known Locations - Migrate user profiles and join workstations to Azure Active Directory - Install migration tool - Ensure that a local administrative account is created & available on workstations - Remove computer from local active directory domain - Join computer to Azure Active Directory Domain - Migrate user profile using migration tool	40	195	7,800
Phase 3: Build Out New File Structure and Initial File Sync - Install migration agent on the file server and scan shares - Conduct analysis scans with migration agents - Create Approved file share design/architecture - Create security groups and populate with memberships - Start initial file synchronization	6	195	1,170
Phase 4: Cut File Shares Over - Terminate access to existing shares - Ensure a full backup copy has completed - Perform a delta synchronization - Validate new location mappings are functioning for user base - On-Site assistance as required	6	195	1,170
Phase 5: Final Review and Project Closure - Conduct final review with customer - Uninstall migration agents from servers - Uninstall profile migration software from workstations - Decommission systems as required - Provide all documentation (user guides, on/offboarding steps, requesting support, etc.) - Update documentation in IT Glue for customer run-book - Receive Project Acceptance from customer - Update any required licensing and/or service agreements - Close and invoice	2	195	390
Project Management	6	175	1,050
Total Hours	68		\$ 13,140

Additional Microsoft 365 Licensing (G3 Licenses)	40	\$ 20	\$ 800
Migration Tool for 75 Users	75	34	2,550
TOTAL PROJECT COST:			\$ 16,490
Additional Recurring Total (Monthly)			\$ 800

Prerequisites
Administrative permissions to Microsoft 365 Tenant
Administrative permissions to all file shares
A known, local administrator account for workstation migrations
Customer provide at least 2 systems to serve as Migration Manager Agents
All workstations are a currently supported build of Windows 10
Prior to the start of Phase 2, all workstations must be patched/updated to current
Prior to Phase 2, ensure that all workstations are plugged into a power outlet and that screen savers, hibernation protocols, and power-saving options should be turned OFF (i.e. All power management options in the Control Panel should be set to "Never" so they are completely disabled). The PC needs to remain on and completely "awake" during the transfer and must not go into screensaver or sleep/hibernation mode.

Assumptions / Understandings
Office applications may have to be re-installed using the Office 365 email tenant's licensing, InterDev will provide instructions and guidance, but the installation will be done by Holly Springs personnel
To automatically map shares and user-based, known windows locations via policy, a Microsoft Intune license as well as Azure Active Directory joined & managed devices will be required. Intune is included in the G3 license.
InterDev will provide guidance and instruction on how to copy User's personal files to their OneDrive account but will not be able to execute the actual copy process due to logon restrictions.
InterDev will work with the city to minimize downtime and intermittent access to file shares, but there will be a period of time during which the files for each share will not be available.
Any applications or data not included and approved as in-scope at the close of phase one of this project can potentially be migrated, but will be considered out of scope of the project and billable at the applicable rate.
All users will be physically present with their workstation to disjoin their workstation from the local domain and to rejoin it to the Azure Active Directory domain
The labor for Phase 2 can optionally be executed by Holly Springs staff, and the city can decide whether or not to use the migration tool. If InterDev will be performing this phase of the project, the migration tool is required
The work stated in this SOW encompasses the entirety of the work to be completed. Any tasks that are requested that are not expressly stated in this SOW will be considered out of scope. Unless an additional agreement is put into place the additional time will be billed at the rate specified in this SOW.

Deliverables (Write-ups, quotes, network diagram, etc.)
User Onboarding / Offboarding Changes
Provide OneDrive & SharePoint links
Accessing files & libraries
Licensing Report(s)
Validation of file copy success
How To add libraries and access policies
Architecture overview to include security group mappings and memberships

Completed By:	Jesse Cail, Solutions Architect
Reviewed By:	Nathan holder
Approved By:	

**AN ORDINANCE TO AMEND THE CHARTER OF THE CITY OF
HOLLY SPRINGS, GEORGIA, AS AMENDED, TO AMEND SECTION 5.02 –
REGULAR ELECTIONS TO REAPPORTION THE CITY COUNCIL WARDS
BY ESTABLISHING NEW WARD BOUNDARIES**

WHEREAS, 2020 Census information has been published and O.C.G.A. §36-35-4.1 authorizes the City Council to reapportion the election districts from which the city council members are elected after such publication, and authorizes the City to accomplish the reapportionment under the City's home rule powers; and

WHEREAS, the City Council has determined that the boundary lines for the wards for the city council members should be adjusted;

NOW THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Mayor and Council of the City of Holly Springs, Georgia as follows:

SECTION 1. That Section 5.02 – Regular Elections of the City Charter shall be amended to redraw the boundaries of the city council wards, with the new boundaries being those shown on the map attached hereto and identified as 'Plan: HollySpringsCC-2022; Plan Type: Local.

SECTION 2. If any Section, sub-section, sentence, clause, phrase or any portion of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid. It is hereby declared to be the intent of the City Council to provide for separable and divisible parts and does hereby adopt any and all parts hereof as may not be held invalid for any reason.

SECTION 3. This Ordinance shall become effective upon its second and final adoption by the Mayor and Council of the City of Holly Springs.

This Ordinance has been adopted at two regular consecutive meetings, as provided by state law, of the City Council and is therefore adopted this 18th day of July, 2022, the public health, safety and general welfare demanding it.

SO ORDAINED this 18th day of July, 2022.

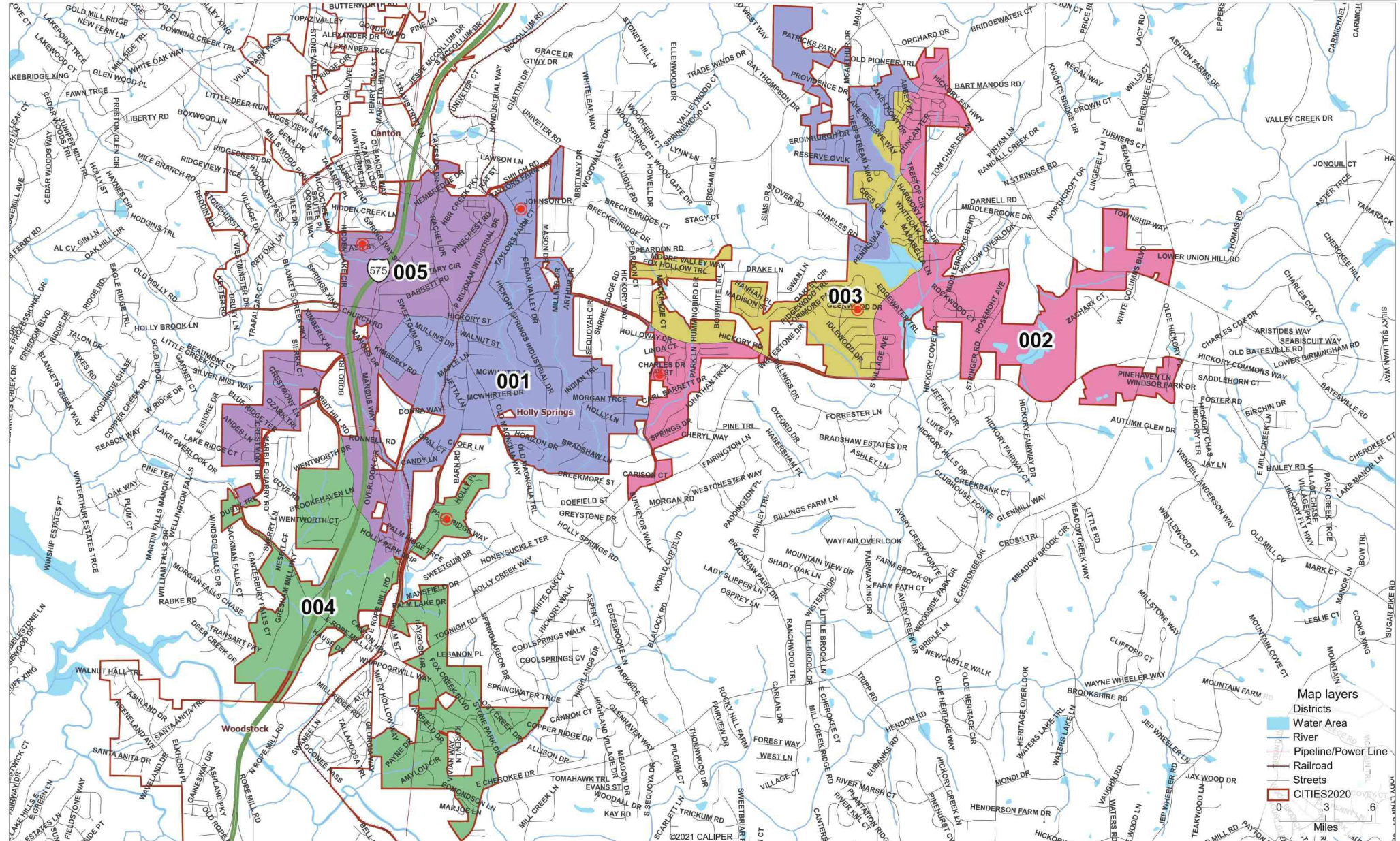
CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

City of Holly Springs





Vertical Earth
6025 Matt Highway
Cumming, GA 30028
770-888-2224 Office

PCO #8

SITE: Holly Springs Mixed Use
Holly Springs, GA

DATE: 6/20/2022

SCOPE OF WORK: Additional clearing along east side of Town Center Site. Includes replacing double row silt fence along entire side.

Description	Total
Clearing Trees along slope of 411 Hickory Rd	\$ 18,000.00
Double Row Silt Fence - 1,500 lf East Perimeter	\$ 7,500.00
Remove Existing Silt Fence/Other Demo	\$ 3,500.00
	Subtotal \$ 29,000.00
	15% markup \$ 4,350.00
	Total Change Order \$ 33,350.00

Vertical Earth, Inc.

Kate Reilig

Date: 6/20/2022

City of Holly Springs

Date: _____

City of Holly Springs Work Session Meeting Speaker Sign In Sheet

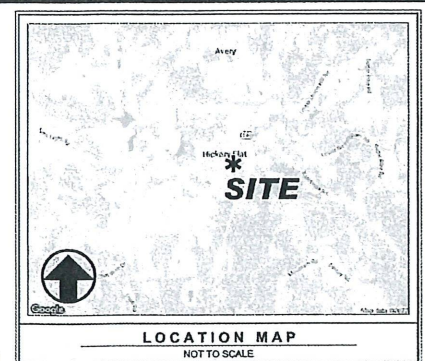
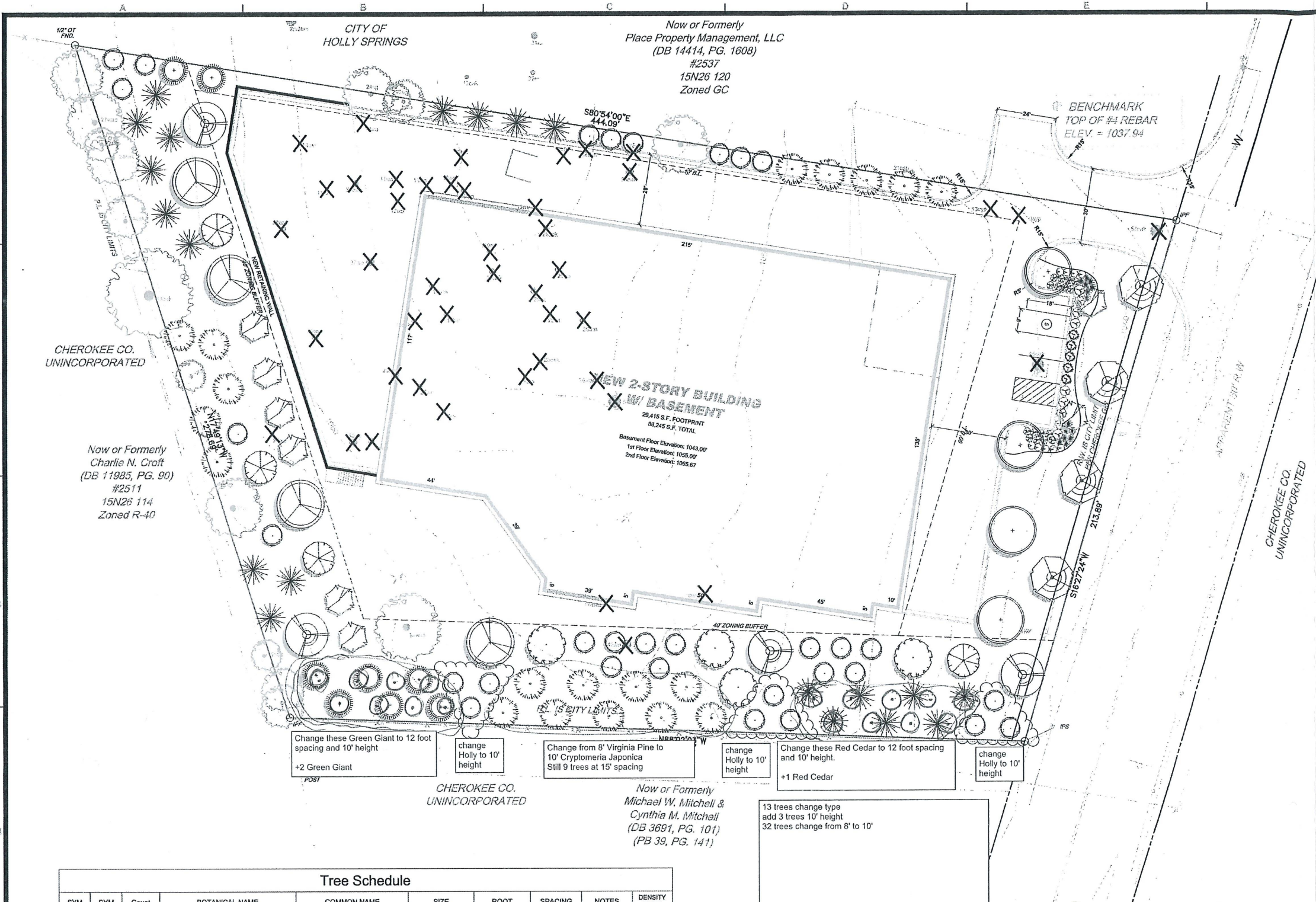
July 7, 2022

Meeting Date: _____

	Name	Address	City Resident Y/N	Topic of Comment
✓ 1.	Gudy Mitchell	2521 E Cherokee Dr	N	
✓ 2.	Maissa Woodall	2530 E Cherokee Dr.	N	
✓ 3.	Johnny Woodall	2530 E Cherokee Dr.	N	
✓ 4.	Michael Correll	4235 Sherry Lane	N	Parc Terrace
✓ 5.	DAVID WHITAKER	2534 E. Cher. Dr	N	
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				

Note: City Council meetings are public meetings but are not public hearings. It is at the Chief Elected Official's discretion if public comment is taken.





SITE ZONING: ## (GENERAL COMMERCIAL)
SITE AREA: #####
TAX PARCEL ID: #####

TREE DENSITY FACTOR REQUIRED
20 units per acre
20 x 1.953 acres = 39.06 TDU required
Existing Density Factor = 83.6 - 39.06 = 44.34 TDU
Density Requirements Satisfied

15 Trees are being saved on site from which 7 are specimen sized trees.

SPECIMEN TREE RECOMPENSE NOTE
18 Specimen sized trees to be removed
193.6 units to recompense (See table)
193.6 / 0.7 units (4" cal tree) = 276.57 trees required
77.0 / 0.7 units (4" cal) = 110 Trees proposed
193.6 - 77.0 = 116.6 units or 167 - 4" cal Trees for the Tree Bank

Existing Trees							
Name	Site	Status	Specimen (x2)	DENSITY VALUE	Total Units Saved	Total Units Removed	
Sweetgum	10	S		0.6	0.6		
Red Oak	12	S		0.8	0.8		
Sweetgum	15	S		1.2	1.2		
Willow oak	16	S		1.2	1.2		
Red Oak	19	S		1.8	1.8		
Oak	19	S		1.8	1.8		
Sweetgum	20	S		2.6	2.6		
Oak	21	S		2.6	2.6		
Sweetgum	24	S		3.4	3.4		
Willow oak	24	S	X	3.4	6.8		
Oak	24	S	X	3.4	6.8		
Oak	26	R	X	3.8		7.6	
Willow oak	26	R	X	3.8		7.6	
Willow oak	26	R	X	3.8		7.6	
Oak	27	S	X	3.8	7.6		
Willow oak	28	R	X	4		8	
Willow oak	29	R	X	4		8	
Oak	29	R	X	4		8	
Oak	29	R	X	4		8	
Red Oak	31	S	X	4.4	8.8		
Oak	31	R	X	4.4		8.8	
Oak	31	R	X	4.4		8.8	
Willow oak	34	S	X	5	10		
Willow oak	36	R	X	5.4		10.8	
Oak	36	R	X	5.4		10.8	
Willow oak	37	R	X	5.4		10.8	
Willow oak	42	R	X	7		14	
Oak	48	S	X	10	20		
Oak	55	R	X	10		20	
Oak	56	R	X	10		20	
Sweetgum	59	R	X	10		20	
					83.6	193.6	

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:
THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF CHEROKEE COUNTY GEORGIA COMMUNITY PANEL NUMBER 13057C 0286 E, DATED JUNE 7, 2015.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

GEORGIA811 1-800-282-7411
Know what's below. Call before you dig.

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LANDSCAPE ARCHITECTS

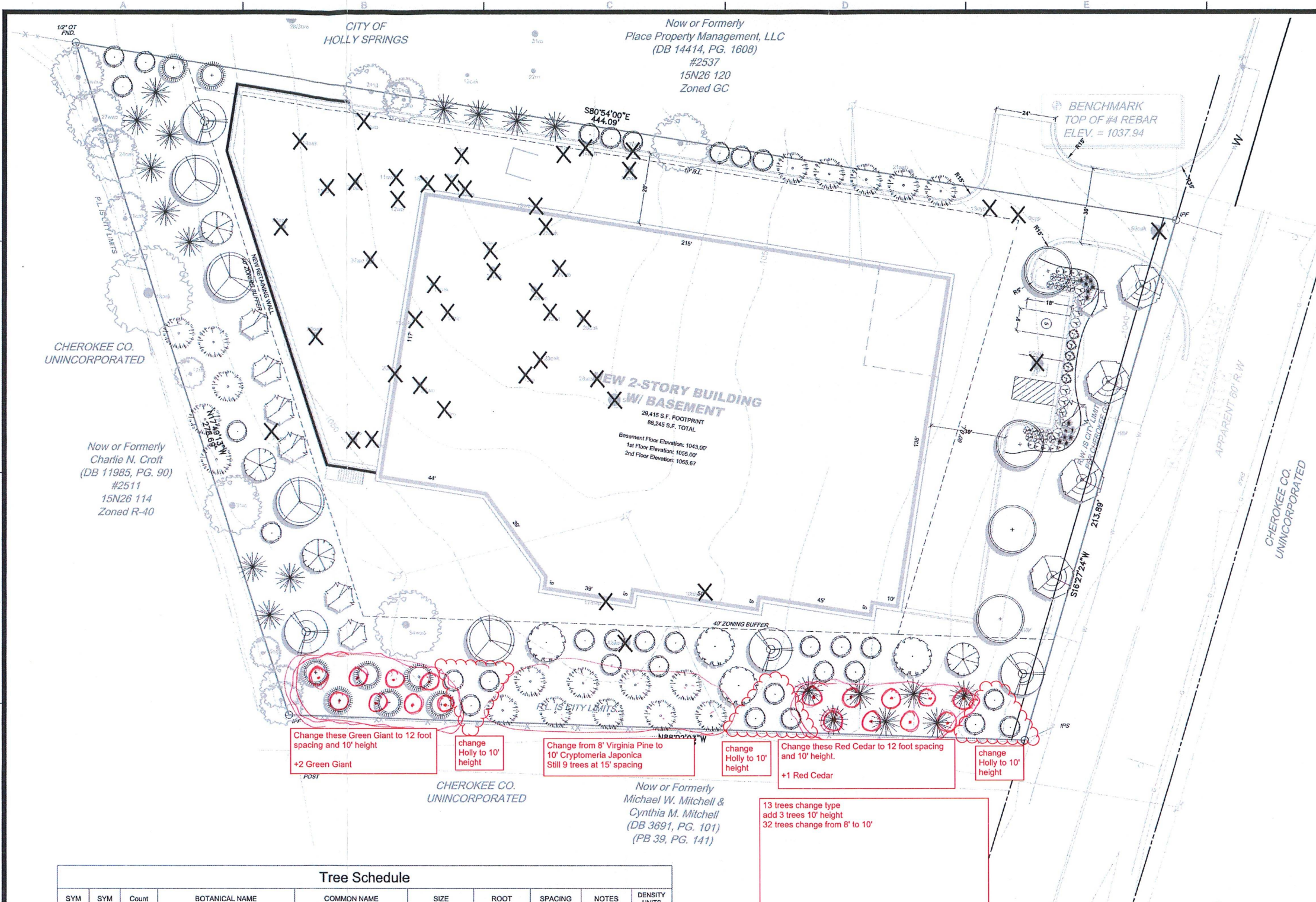
2527 EAST CHEROKEE DRIVE

CONCEPT PLAN "D"

DATE: 6-14-22
SCALE: 1" = 20'
CN: 22037CP D
JH: 1-22-0037
FN: 168-D-184
SHEET NO: 1 OF 1

Tree Schedule									
SYM	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	DENSITY UNITS
WO	WO	4	Quercus phellos	WILLOW OAK	4" cal	b&b	al	Recompense	2.8
SB	SB	4	Halesia carolina 'Savannah River'	SILVERBELL	4" cal	b&b	al	Recompense	2.8
FD	FD	4	Cornus florida	FLOWERING DOGWOOD	4" cal	b&b	al	Recompense	2.8
KD	KD	8	Amelanchier x grandiflora 'P. Diana'	APPLE SERVICEBERRY	4" cal	b&b	al	Recompense	5.6
BT	BT	4	Nyssa sylvatica	BLACK GUM	4" cal	b&b	al	Recompense	2.8
NO	NO	4	Quercus nuttalli	NUTTALL OAK	4" cal	b&b	al	Recompense	2.8
RR	RR	4	Acer rubrum 'Brandy Wine'	RED MAPLE	4" cal	b&b	al	Recompense	2.8
EC	EC	20	Juniperus virginiana	E. RED CEDAR	6-8" ht cal	2"		Recompense	14.0
LM	LM	8	Thuja occidentalis 'Green Giant'	GREEN GIANT ARBORVITAE	6-8" ht cal	2"		Recompense	5.6
EBH	EBH	31	Ilex x attenuata 'Emily Bruner'	EMILY BRUNER HOLLY	6-8" ht cal	2"	12' o.c.	Recompense	21.7
VP	VP	19	Pinus virginiana	VIRGINIA PINE	6-8" ht cal	2"	15' o.c.	Recompense	13.3
TOTAL		110							TOTAL DENSITY UNITS 77.0

SHRUB SCHEDULE							
SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	
LR	16	Abelia grandifolia 'Little Richard'	DWARF ABELIA	3 gal	con	3'oc	
IH	9	Ilex glabra 'Nigra'	INKBERRY HOLLY	3 gal	con	4'oc	
HG	5	Juniperus chinensis 'Armstrong'	CHINESE JUNIPER	3 gal	con	4'oc	
LP	9	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con	3'oc	
SG	14	Parthenium virgatum 'Shanandoah'	SWITCHGRASS	3 gal	con	3'oc	



SITE ZONING: ## (GENERAL COMMERCIAL)
SITE AREA: #####
TAX PARCEL ID: #####

TREE DENSITY FACTOR REQUIRED
20 units per acre
20 x 1.93 acres = 38.6 TDU required
Existing Density Factor = 83.6 - 38.6 = 44.34 TDU
Density Requirements Satisfied
15 Trees are being saved on site from which 7 are specimen sized trees.
SPECIMEN TREE RECOMPENSE NOTE
18 Specimen sized trees to be removed
193.6 units to recompense (See table)
193.6 / 0.7 units (4" cal trees) = 276.57 trees required
77.0 / 0.7 units (4" cal) = 110 Trees proposed
193.6 - 77.0 = 116.6 units or 167 - 4" cal Trees for the Tree Bank

Existing Trees						
Name	Size	Status	Specimen (x2)	DENSITY VALUE	Total Units Saved	Total Units Removed
Sweetgum	10	S		0.6	0.6	
Red Oak	12	S		0.8	0.8	
Sweetgum	15	S		1.2	1.2	
Willow oak	16	S		1.2	1.2	
Red Oak	19	S		1.8	1.8	
Oak	19	S		1.8	1.8	
Sweetgum	20	S		2.6	2.6	
Oak	21	S		2.6	2.6	
Sweetgum	24	S		3.4	3.4	
Willow oak	24	S	X	3.4	6.8	
Willow oak	24	R	X	3.4		6.8
Oak	24	S	X	3.4	6.8	
Oak	26	R	X	3.8		7.6
Willow oak	26	R	X	3.8		7.6
Willow oak	26	R	X	3.8		7.6
Willow oak	27	S	X	3.8	7.6	
Oak	27	S	X	3.8	7.6	
Willow oak	28	R	X	4		8
Willow oak	28	R	X	4		8
Willow oak	29	R	X	4		8
Oak	29	R	X	4		8
Oak	29	R	X	4		8
Red Oak	31	S	X	4.4	8.8	
Oak	31	R	X	4.4		8.8
Oak	31	R	X	4.4		8.8
Willow oak	34	S	X	5	10	
Willow oak	36	R	X	5.4		10.8
Oak	36	R	X	5.4		10.8
Willow oak	37	R	X	5.4		10.8
Willow oak	42	R	X	7		14
Oak	48	S	X	10	20	
Oak	55	R	X	10		20
Oak	56	R	X	10		20
Sweetgum	58	R	X	10		20
					83.6	193.6

NOTE: ALL CURB RADII ARE 5 FT. UNLESS OTHERWISE NOTED.
NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

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TRAVIS PRUITT & ASSOCIATES, INC.

LANDSCAPE ARCHITECTS

CONCEPT PLAN "D"

2527 EAST CHEROKEE DRIVE

2527 EAST CHEROKEE DRIVE LAND LOT 95, 15TH DISTRICT, 2ND SECTION, CITY OF HOLLY SPRINGS, CHEROKEE COUNTY, GEORGIA

DATE: 6-14-22
SCALE: 1" = 20'
CN: 220037CP D
JN: 1-22-0037
FN: 168-D-164
SHEET NO: 1 OF 1

Tree Schedule								
SYM	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
WO	4	4	Quercus phellos	WILLOW OAK	4" cal	b&b	ai	Recompense
SB	4	4	Halesia carolina 'Savannah River'	SILVERBELL	4" cal	b&b	ai	Recompense
FD	4	4	Cornus florida	FLOWERING DOGWOOD	4" cal	b&b	ai	Recompense
KD	6	6	Amelanchier x grandiflora 'P. Diana'	APPLE SERVICEBERRY	4" cal	b&b	ai	Recompense
BT	4	4	Nyssa sylvatica	BLACK GUM		ai		Recompense
NO	4	4	Quercus nuttalli	NUTTALL OAK	4" cal	b&b	ai	Recompense
RR	4	4	Acer rubrum 'Brandy Wine'	RED MAPLE	4" cal	b&b	ai	Recompense
EC	20	20	Juniperus virginiana	E. RED CEDAR	6-8" ht	cal	2"	Recompense
LM	8	8	Thuja occidentalis 'Green Giant'	GREEN GIANT ARBORVITAE	6-8" ht	cal	2"	Recompense
EBH	31	31	Ilex x attenuata 'Emily Bruner'	EMILY BRUNER HOLLY	6-8" ht	cal	2"	Recompense
VP	19	19	Pinus virginiana	VIRGINIA PINE	6-8" ht	cal	2"	Recompense
TOTAL		110				TOTAL DENSITY UNITS		77.0

SHRUB SCHEDULE						
	SYM	Count	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
LR	16	16	Abelia grandifolia 'Little Richard'	DWARF ABELIA	3 gal	con
IH	9	9	Ilex glabra 'Nigra'	INKBERRY HOLLY	3 gal	con
HG	5	5	Juniperus chinensis 'Armstrong'	CHINESE JUNIPER	3 gal	con
LP	9	9	Loropetalum chinense 'Purple Daydream'	DWARF LOROPETALUM	3 gal	con
SG	14	14	Panicum virgatum 'Shanandoah'	SWITCHGRASS	3 gal	con



