



City of Holly Springs

Date: Monday, July 6, 2020

Location: 3235 Holly Springs Parkway

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. SPECIAL PRESENTATION

- Chief’s Commendation – Officer Patrick Davis
- Swearing-In Ceremony for K-9 Officer Wolf and Chief’s Commendation - Officer Kyle Bunch

V. PUBLIC COMMENT

VI. NEW BUSINESS

- A. Discuss A-01-2020 and MA-02-2020, applicant requests annexation and rezoning of 18.0 +/- acres located at 972 Sixes Road, Cherokee County, GA tax parcel 086 of tax plat 15N09 from R-40, Single Family Residential Estate (County) to TND, Traditional Neighborhood Development (City)

Presented By: Nancy Moon, Community Development Director

- B. Discuss MA-03-202 and CUP-04-2020, applicant requests rezoning of 2.05 +/- acres located off of Highway 140, Holly Springs, GA, tax parcels 049D and 049E of tax plat 15N25D, from PDR/MXD, Planned Development Residential / Mixed Use to GC, General Commercial and a Conditional Use Permit for a Self-Storage establishment

Presented By: Nancy Moon, Community Development Director

- C. Discuss a resolution to amend the Municipal Services Master Fee Schedule
Presented By: Nancy Moon, Community Development Director
- D. Discuss a resolution calling for a Special Election to be held in conjunction with the General Municipal Election to be held on November 3, 2020
Presented By: Karen Norred, City Clerk
- E. Discuss an addendum to the Memorandum of Agreement with the Systematic Alien Verification Entitlements (SAVE) program
Presented By: Karen Norred, City Clerk
- F. Discuss the E 9-1-1 Communications Public Safety Memorandum of Understanding between Cherokee County, Georgia and the City of Holly Springs, Georgia
Presented By: Robert H. Logan, City Manager
- G. Discuss 2020 Stormwater Maintenance Project bids
Presented By: Robert H. Logan, City Manager
- H. Discuss a resolution to accept a loan and a grant from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) and authorizing the City Manager to act in all matters pertaining to the City of Holly Springs' participation in the GTIB Loan and Grant Program administered by SRTA
Presented By: Robert H. Logan, City Manager
- I. Discuss the proposed 2020 millage rate
Presented By: Robert H. Logan, City Manager

VII. REPORTS

VIII. ADJOURNMENT

EXECUTIVE SESSION IMMEDIATELY FOLLOWING ADJOURNMENT

- Litigation
- Real Estate



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: **A-01-2020**, applicant requests annexation of 18.0 +/- acres located at 972 Sixes Road, Cherokee County, GA tax parcel 086 of tax plat 15N09

MA-02-2020, applicant requests rezoning of 18.0 +/- acres located at 972 Sixes Road, Canton, GA, tax parcel 086 of tax plat 15N09, from R-40, Single Family Residential Estate (County) to TND, Traditional Neighborhood Development (City)

DATE: June 30, 2020

COUNCIL MEETING DATE: July 6, 2020

RECOMMENDATION

STAFF ANALYSIS

Applicant, LDS Partners, LLC, has requested annexation of 17.66 +/- acres (a portion of the 18.0-acre tract to remain in the County) located on Sixes Road, tax parcel 086 (partial) of tax plat 15N09. A 10' strip, adjacent to the right-of-way of Sixes Road, will remain in the County and provide contiguity to avoid the creation of an island of unincorporated Cherokee County property. The applicant has also requested rezoning of the same approximately 17.66 +/- acres, from R-40 (County), Single Family Residential to TND, Traditional Neighborhood Development (City). The applicant originally proposed a residential development consisting of approximately 142 single-family residential townhome units with a proposed density of 8.0 units per acre. This project has been revised for a single-family detached community consisting of 70 homes reducing the density from 8.0 units per acre to 3.9 units per acre. The buffer has been expanded from 30' to 50' with the buffer consisting of a combination of undisturbed and disturbed/replanted areas. The open space will include a dog park and an open space area with a gazebo.

The applicant has requested the following variances with regards to the TND zoning district'

- Decrease Minimum Lot Size from 5,000 SF to 3,600 SF, but please note only 4 lots (39, 40, 69, 70) are under 4,400 SF and our average lot size is close to 5,000 SF.
- Reduce Street Side Setback from 15 feet to 5 feet.
- Reduce Minimum Bldg Line Width and Lot Frontage from 50 feet to 40 feet
- Reduce Minimum Lot Depth from 100 feet to 90 feet, but please note only 4 lots (40, 68-70) are less than 100 feet in depth and most are 110-125 feet.
- Reduce the distance between buildings from 12.5 feet to 10 feet.
- Reduce minimum horizontal radius from 100 feet to 37 feet. (This allows for a 25' curb radius at the intersection and vehicles can easily make this turn as they would at a 90 degree intersection. We only have this shown in front of lot 67. The curves by lots 17 and 8 have a 75' radius. We have put turning templates on the intersection and there are no issues. This also acts as traffic calming to keep vehicle speeds lower.)

Staff Recommendation

Staff recommends **APPROVAL** of the **ANNEXATION** of 17.66+/- acres.

Staff recommends **APPROVAL** to rezone 17.66+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, amenity areas, common areas, open space areas, other common recreational areas and the like contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage 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.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. Density shall be limited to a maximum density of 3.9 units per acre, or a maximum of 70 fee simple single-family residential detached dwelling units.
5. Lot size shall be restricted to a minimum size of 3,600 square feet with the minimum lot width and frontage width restricted to 40 feet. The minimum lot depth shall be restricted to 90 feet.
6. Setbacks for individual lots shall be as follows:
Front—15 feet
Side—5 feet
Street Side—5 feet
Rear—20 feet
7. The distance between buildings shall be a minimum of 10 feet.
8. The minimum horizontal radius shall be restricted to 37 feet subject to approval of the City Engineer.
9. Signage at the entrance point shall be ground based, monument style and in compliance with Article 10, Signs and Outdoor Advertising. The entrance areas shall be professionally designed, landscaped and maintained. All project signage will be consistent with the architectural design regulations established for the principal and accessory buildings within the project as established by the master association.
10. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
11. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
12. 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.

13. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
14. Entrance design and improvements to Sixes Road shall be provided as per determination and recommendation of the City Engineer.
15. Sidewalks, decorative street lamps, and curb and gutter, shall be installed along the road frontage of Sixes 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.
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.

CONCURRENCES

Planning Commission

FISCAL IMPACT

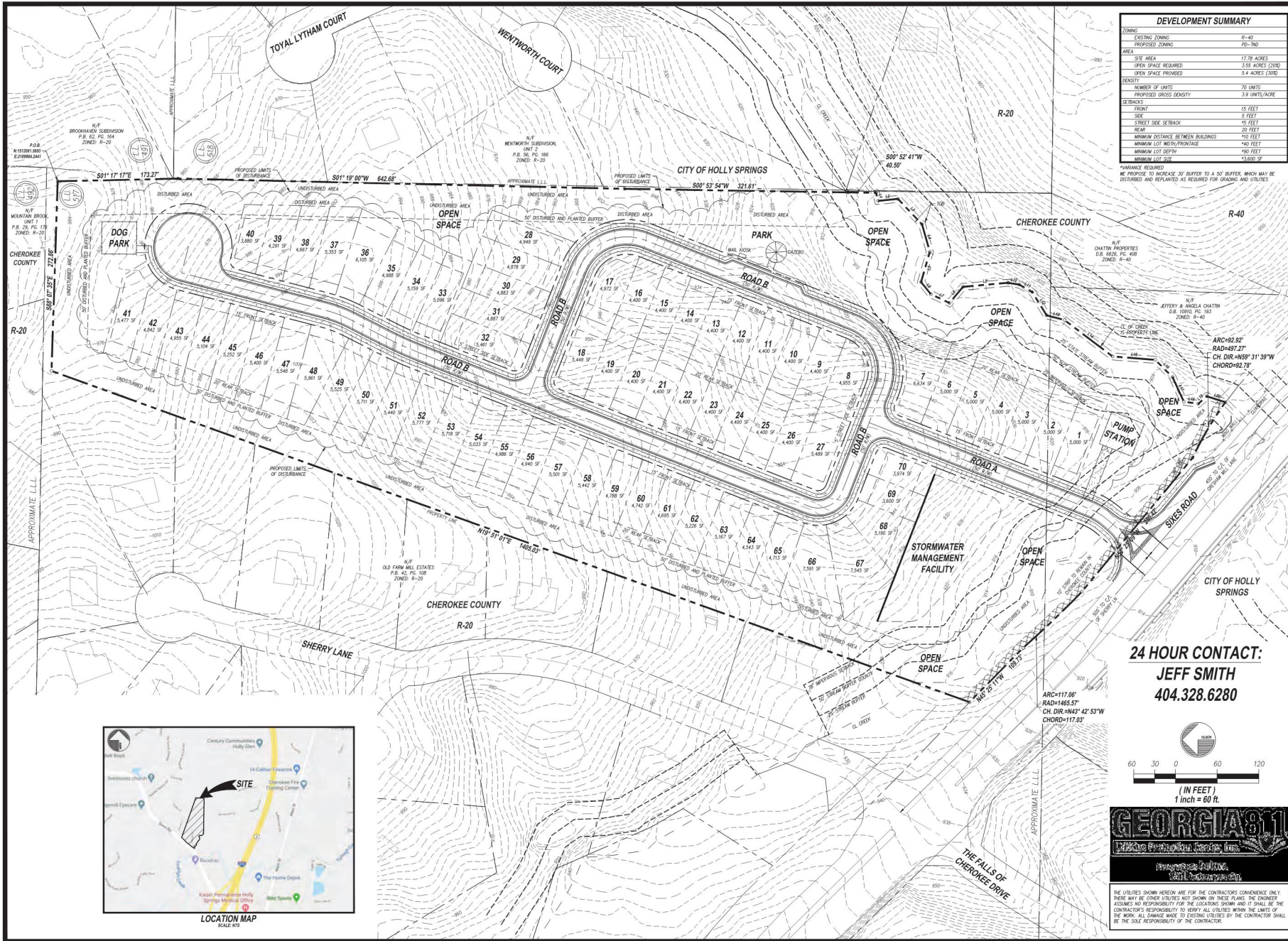
N/A

ALTERNATIVES

Denial

ATTACHMENTS

Site Plan



DEVELOPMENT SUMMARY	
ZONING	R-40
EXISTING ZONING	PD-TND
AREA	
SITE AREA	17.78 ACRES
OPEN SPACE REQUIRED	3.58 ACRES (20%)
OPEN SPACE PROVIDED	3.4 ACRES (20%)
DENSITY	
NUMBER OF UNITS	28 UNITS
PROPOSED GROSS DENSITY	3.9 UNITS/ACRE
STREETS	
ROAD	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	40 FEET
REAR	20 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS	100 FEET
MINIMUM LOT WIDTH/PROTRUSION	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM LOT SIZE	13,500 SF

*HANDMADE REQUIRED
WE PROPOSE TO INCREASE 30' BUFFER TO A 50' BUFFER, WHICH MAY BE
DISTURBED AND REPLANTED AS REQUIRED FOR GRADING AND UTILITIES



CONSTRUCTION PLANS
SIXES ROAD TRACT
LAND LOTS 17
15 DISTRICT
HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER
LOS PARTNERS, LLC
20 HEDCOCK COURT
ATLANTA, GA 30328
PHONE: 404.915.3420

CSWCC CERTIFICATION NUMBER: 10471
EXPIRATION DATE: 05/05/2021



REVISIONS
6/29/20-REVISE ZONING PLAN

ZONING PLAN
C200

19077 ZONING.DWG 04.01.2020 Copyright © 2019



COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: MA-03-2020, applicant requests a rezoning of 2.05 +/- acres located off of Highway 140, Holly Springs, GA, tax parcels 049D and 049E of tax plat 15N25D, from PDR/MXD, Planned Development Residential / Mixed Use to GC, General Commercial.

CUP-04-2020, applicant requests a conditional use permit for a Self-Storage establishment for property located off of Highway 140, Holly Springs, GA, parcels 049D and 049E of tax plat 15N25D.

DATE: June 29, 2020

COUNCIL MEETING DATE: July 6, 2020

RECOMMENDATION

Applicant, Bright-Meyers 2001, LLC, has requested to rezone property located on Hwy 140 in the commercial section of the Holly Commons subdivision, parcels 049D and 049E of tax plat 15N25D from PDR/MXD, Planned Development Residential and Mixed Use to GC, General Commercial. In addition, the applicant has requested approval of a Conditional Use Permit for a Self-Storage Establishment. As currently zoned, the proposed use is prohibited. Rezoning the property to GC, General Commercial would permit the use with the approval of the Conditional Use Permit. The applicant proposes to construct a climate-controlled self-storage establishment consisting of three stories. Proposed materials include brick, stone, and EIFS (Exterior Insulation and Finish System). A proposed elevation of the structure is also attached. The proposed site plan (attached) shows the location of the approximate 95,000 square ft. structure. The projected beginning construction date for this project is October of 2020 with a completion date of October 2021.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40 (County) PDR	NORTH:	Amerigas SFR
SOUTH:	PDR/MXD	SOUTH:	Holly Commons
EAST:	R-40 (County) GC (County)	EAST:	Amerigas/SFR J&N Storage
WEST:	PDR/MXD	WEST:	Holly Commons/Uncle Jack's Spirits Harmony on the Lakes

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding properties consist of a number of uses ranging from residential to commercial and industrial. The proposed use would be suitable with these surrounding uses.

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 properties. In addition, the building should provide some buffering from Hwy 140 and the gas company located across from the property on Hwy 140.

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

The property is currently zoned PDR/MXD and could be developed with the permitted uses of the GC and NC zoning district regulations with the exception of those uses prohibited by the MXD district.

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

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. Two entrances to the development off of Hwy 140 are currently provided and no further curb cuts will be needed.

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

The Future Development Map identifies this area as Neighborhood Center. The areas shown as “Neighborhood Center” on the future development map are very similar to traditional neighborhoods. One noteworthy distinction between traditional neighborhoods and neighborhood center is that “neighborhood centers” are likely to have higher compositions of nonresidential (civic, office, neighborhood-serving retail) uses than “traditional neighborhoods.”

Application: Existing and new single-family residential neighborhoods with a mixed-use component.

Primary Future Land Uses: Neighborhood commercial, office, and government uses, and parks, recreation, greenways, and trails included as part of a traditional neighborhood.

Zoning Districts: PD-R, TND, NC, OI, GV, MXD-1, MXD-2.

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)
 - e) **Commercial Expansion.** Through land use and annexation policies increase opportunities for all commercial uses, including but not limited to: general commercial, office/institutional, neighborhood commercial, and industrial. (8.3, #15)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

The development of the property will be held to the environmental development standards for all local, state, and federal requirements. The development will discharge the stormwater runoff into the existing master detention system.

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

The property has been vacant since Holly Commons was developed. The allowance of this use presents a viable use of the property with minimal impact to the 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 2.05 +/- acres.

- 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.
- 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. As the property was already planned for nonresidential use under the PDR/MXD zoning with GC/NC permitted uses, the shift to GC does not impact the area significantly. Although the use is not something that was originally considered for the area, the design of self-storage buildings has progressed to a more aesthetically pleasing structure over the time period from when the regulations regarding self-storage were adopted.

E. Public Information Meeting

The applicant posted a powerpoint presentation online for interested residents to view on May 7, 2020. Comments were submitted via email. The report is included within the packet.

F. Planning Commission Recommendation

Planning Commission conducted a public hearing on May 14, 2020. This meeting was held via Zoom as well as in-person in the Council chambers. Concerns noted included safety, property

values, proximity to amenity area, traffic, and buffering. Planning Commission voted to recommend **APPROVAL** of both requests, Rezoning and Conditional Use Permit, (4-1) including the staff recommended stipulations.

G. 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. In addition, landscaping shall be consistent with the existing landscaping within Holly Commons.
3. All improvements along Hwy 140 shall be provided as per determination and recommendation of the Georgia Department of Transportation (GDOT) and the City Engineer.
4. Owner/Developer shall coordinate with the City Engineer regarding site and access improvements.
5. All future development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts, Hickory Road District as well as, the Holly Springs Development Regulations and the Holly Springs Zoning Ordinance. In addition, the development will be consistent with the architecture of the existing nonresidential structures within Holly Commons and Harmony on the Lakes.
6. The following uses shall be prohibited on this site:
 - a. Adult Entertainment
 - b. Auto Laundry/Carwash Establishment
 - c. Auto Leasing Establishments
 - d. Auto Service Establishments
 - e. Automobile Sales-New
 - f. Automobile Sales-Used
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Boat Sales Facility
 - j. Bowling Alley
 - k. Cash, Check Cashing, and Pawn Establishments
 - l. Cellular phone towers
 - m. Emissions Testing Facilities
 - n. Gasoline Service Stations
 - o. Go-kart, motor bike track
 - p. Hotel and Extended Stay Facilities
 - q. Membership Club Warehouse
 - r. Outdoor Amusement Enterprises
 - s. Recreation Park
 - t. Tattoo Parlors and Body Piercing Establishments
 - u. Tire sales with outdoor storage

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. In addition, landscaping shall be consistent with the existing landscaping within Holly Commons.
3. All improvements along Hwy 140 shall be provided as per determination and recommendation of the Georgia Department of Transportation (GDOT) and the City Engineer.
4. Owner/Developer shall coordinate with the City Engineer regarding site and access improvements.
5. All future development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts, Hickory Road District as well as, the Holly Springs Development Regulations and the Holly Springs Zoning Ordinance. In addition, the development will be consistent with the architecture of the existing nonresidential structures within Holly Commons and Harmony on the Lakes.
6. Development shall be substantially consistent with the conceptual plan submitted with the application entitled "PROPOSED STORAGE FACILITY HOLLY SPRINGS, GA" and dated, April 3, 2020.
7. The following uses shall be prohibited on this site:
 - a. Adult Entertainment
 - b. Auto Laundry/Carwash Establishment
 - c. Auto Leasing Establishments
 - d. Auto Service Establishments
 - e. Automobile Sales-New
 - f. Automobile Sales-Used
 - g. Amusement parks
 - h. Animal hospitals/clinics with outdoor kennels
 - i. Boat Sales Facility
 - j. Bowling Alley
 - k. Cash, Check Cashing, and Pawn Establishments
 - l. Cellular phone towers
 - m. Emissions Testing Facilities
 - n. Gasoline Service Stations
 - o. Go-kart, motor bike track
 - p. Hotel and Extended Stay Facilities
 - q. Membership Club Warehouse
 - r. Outdoor Amusement Enterprises
 - s. Recreation Park
 - t. Tattoo Parlors and Body Piercing Establishments
 - u. Tire sales with outdoor storage

CONCURRENCES

Planning Commission

FISCAL IMPACT

N/A

ALTERNATIVES

Denial

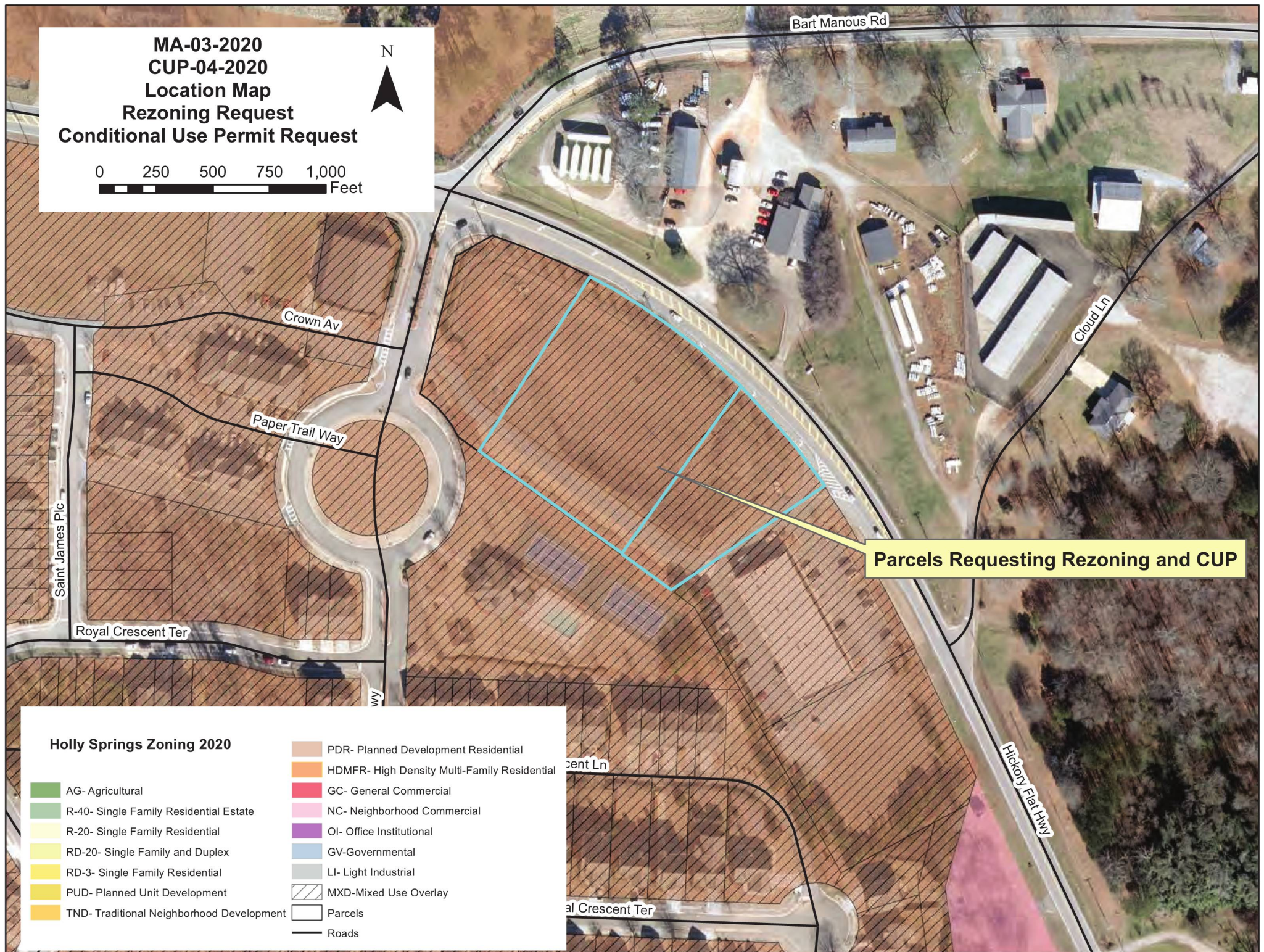
ATTACHMENTS

Application

Location Map

MA-03-2020
CUP-04-2020
Location Map
Rezoning Request
Conditional Use Permit Request

0 250 500 750 1,000 Feet





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- 03-2020

APPLICATION CUP- 04-2020

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT BRIGHT-MAE YEEZ

OWNER Holly Commons Investments LLC
(If other than applicant)

2001, LLC

ADDRESS 5881 GLENRIDGE DR

ADDRESS 285 Parkway 575

SUITE 220 ATL, GA

Woodstock GA

ZIP CODE 30328 PHONE 404-446-0225

ZIP CODE 30188 PHONE 678 366 6420

EMAIL MAE@BRIGHTMAEYEEZ.COM

SIGNATURE _____

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) NC

REQUESTED ZONING DISTRICT GC

REQUESTED CONDITIONAL USE(S) CLIMATIZED INTERIOR ENTRY STORAGE

PROPERTY LOCATION/ADDRESS _____

15N29D049E

MAP NUMBER PORTION OF 15N29D049D PARCEL NUMBER(S) _____

LAND LOT(S) 115

DISTRICT(S) 15 SECTION(S) 2ND

PUBLIC

ACREAGE 2.05 SEWAGE DISPOSAL TYPE GRAVITY UTILITIES AVAILABLE ALL

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
3 STORY ENCLOSED 100% CLIMATIZED STORAGE FACILITY

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

SEE ATTACHED PAGE

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? _____

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

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

(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? _____

(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)? _____

(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? _____

(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?

(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? _____

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; *SEE ATTACHED*
2. Architectural, façade and materials to be utilized as compared to the zoning requirements for the current and proposed zoning district; *SEE ATTACHED*
3. The percentage of development maintained as open space and/or recreation areas and impervious surfaces; *34 PERVIOUS / 66% IMPERVIOUS*
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; *NO TREES EXIST*
6. Preliminary storm water retention plan. *PROVIDED OFF SITE*

*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.

Holly Springs Storage Rezoning Application

Page 2 - Question/Answers – Zoning Amendment

BMS Storage 2, LLC

4/10/20

1. The subject site is located along Georgia Highway 140 in a retail corridor with neighboring properties serving as commercial use, therefore the proposed development would be in keeping with the surrounding area.
2. No, the intended use is a very low traffic, noise and light generator. It will serve as both a sound and visual barrier ultimately protecting the residential areas to the south from noise, light and visual impact from the Highway 140 corridor. In addition, the storage facility will have 26 interior and 6 exterior surveillance cameras that will help to further enhance the safety of surrounding properties.
3. The property is currently zone Neighborhood Commercial; however, it's current zoning classification does not allow for its highest and best use.
4. No, for the reasons explained in number 2, the proposed development would not adversely impact traffic, public utilities, safety or schools and will enhance all of these items over other potential users at this site.
5. Because the proposed development will be in the Highway 140 Parkway Corridor, the intended use is in conformity with the intent of both the adopted Future Development Map and Future Land Use Map.
6. Yes, the Proposed Development is in conformity with the Mixed-Use zoning category for the same reason in that it is in the Highway 140 Parkway corridor.
7. The proposed development sits on a graded site with offsite detention already provided for and will require minimal earthwork. Land Disturbance and erosion and sedimentation controls will be professionally engineered in compliance with Georgia EPD Stormwater Pollution Protection Plan phasing requirements, along with local jurisdiction permitting review.
8. The proposed development will be a low traffic and low light producing facility that will serve as a buffer between the future widened Highway 140 and the residential neighborhood to the South.

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: 95,000 sq. ft.

Number of stories: 3

Total number of employees: 2

Exterior façade: BRICK/STONE/EIFS

Anticipated start date: 10/20

Anticipated completion date: 10/21

SEE ATTACHED

ATTACHMENT B

For Conditional Use Permit Requests, please answer the following questions on a separate sheet of paper.

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.
2. State the proposed business name, brand, flag, and/or franchise.
3. Explain in detail what services the proposed conditional use business will provide.
4. Has a business plan or model been completed for this proposed conditional use business?
5. Why was this specific location chosen for this proposed establishment?
6. What is the projected date that the proposed conditional use business will open?
7. How many employees are expected to work at the proposed conditional use business?
8. What are the expected hours of operation for the proposed conditional use business?
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?
10. Does the proposed conditional use business conform with the nearby uses already in existence?
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available?
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties?
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence?
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?
15. Will the business have adequate facilities and parking to accommodate the proposed use?
16. 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?

Holly Springs Storage Rezoning Application

Attachment B, Conditional Use Permit

BMS Storage 2, LLC

4/10/20

1. The proposed use will comply with the self-storage storage establishment "additional stipulations by use" as defined in Section 5.4, Article 5, with the exception of the tract size, which is smaller than 5 acres.
2. Holly Springs Storage
3. Climatized Self-Storage Facility in a fully enclosed controlled access facility staffed by 1-2 employees in an internal office.
4. Yes
5. The location was chosen due to its location on the Highway 140 Corridor, favorable accessibility, visibility to main thoroughfare, and most importantly positioning on a graded site.
6. The projected open would be August 2021.
7. One full time and one part time employee.
8. Controlled Access hours are 6:00 AM to 10:00PM every day. Office hours are 9:00AM to 6:00PM; Sunday closed.
9. Yes, the Management Company, Absolute Storage Management, is the largest 3rd party independent self-storage management company in the region. They hold state licensure and will acquire City/County business license where required.
10. Yes, as the site sits in a commercial area, the proposed facility is suitable.
11. A formal feasibility study was not commissioned because the Management Company operates a regional office in the Atlanta MSA, as well as facilities in Woodstock, Canton, and Cumming. With over 100 facilities under management, their executive team met with the applicant and concurred that the location was suitable.
12. No, the proposed use produces low light, noise and traffic levels, is non-burdensome on utilities and schools and provides 26 interior and 6 exterior monitored security cameras around the property for heightened safety.
13. While there are other traditional single-story exterior access self-storage facilities within a three (2) mile radius, there is not a fully enclosed controlled facility like the one proposed. The applicant owns a like facility in canton that can be seen at:
<https://www.absolutemgmt.com/storage-locations/ga/canton/canton-storage/>
14. Yes.
15. Yes, parking ratio will be provided and approved by Authority having Jurisdiction.
16. A pedestrian sidewalk is not seen as a need in conjunction with this use, but applicant will discuss with County Staff.

Deed Book **13735** Pg **86**

Filed 03/11/2016 03:45 PM

28-2016-007579

Transfer Tax 0.00

Penalty 0.00

Patty Baker

Clerk of Superior Court Cherokee Cty, GA

Deed Book **13205** Pg **314**

Filed 03/11/2015 10:50 AM

28-2015-006848

Transfer Tax 1100.00

Patty Baker

Clerk of Superior Court Cherokee Cty, GA

Prepared by and After Recording Return to:
 SELLERS & WARREN, P.C.
 117 TOWNE LAKE PARKWAY, SUITE 100
 WOODSTOCK, GA. 30188
 FILE # 151095

This deed is being re-recorded to
 correct the legal description

LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF Cherokee

THIS INDENTURE is made this 9th day of MARCH, 2015, by and between RENASANT BANK (herein called "Grantor") and HOLLY COMMONS INVESTMENTS, LLC (herein called "Grantee"). The words "Grantor" and "Grantee" include the neuter, masculine and feminine genders, and the singular and the plural.

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these present does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in Land Lot 115 of the 15th District, 2nd Section of Cherokee County, Georgia, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference thereto.

GRANTEES ARE PURCHASING THE PROPERTY IN AN "AS IS" CONDITION, "WITH ALL FAULTS" AND WITHOUT ANY WARRANTIES, REPRESENTATIONS OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, OF ANY KIND, NATURE, OR TYPE WHATSOEVER FROM OR ON BEHALF OF, GRANTOR. GRANTOR HAS NOT MADE, AND DOES NOT MAKE, ANY REPRESENTATIONS OR WARRANTIES TO GRANTEES WHATSOEVER, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, WITH RESPECT TO THE PROPERTY, INCLUDING, BUT IN NO WAY LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY. GRANTEES ACKNOWLEDGE THAT GRANTOR HAS NOT MADE, DOES NOT AND WILL NOT MAKE ANY REPRESENTATION OR WARRANTY WITH REGARD TO THE CONDITION OF COMPLIANCE OF THE PROPERTY WITH RESPECT TO ANY ENVIRONMENTAL PROTECTION, POLLUTION CONTROL OR LAND USE LAWS, RULES, REGULATIONS, ORDERS AND REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE USE, HANDLING, GENERATION, TREATMENT STORAGE OR DISPOSAL OF ANY TOXIC OR HAZARDOUS WASTE OR TOXIC, HAZARDOUS OR REGULATED SUBSTANCE, AND SPECIFICALLY INCLUDING THOSE PERTAINING TO ANY PRESENCE OF LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARDS ON THE PROPERTY. GRANTEES HAVE MADE SUCH INSPECTION OF THE PROPERTY AS IT BELIEVES TO BE WARRANTED UNDER THE CIRCUMSTANCES AND NOT RELIED UPON ANY REPRESENTATION OF GRANTOR.

TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

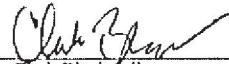
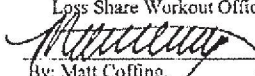
GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

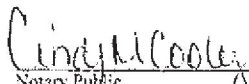
IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture, all the day and year first written above.

Signed, sealed and delivered in the presence of:

GRANTOR:
RENASANT BANK


Jimmy S. Parker
Unofficial Witness


By: Clark Blackwell,
Loss Share Workout Officer

By: Matt Coffing,
AVP, OREO Sales Officer


Cindy M. Cooley
Notary Public

My commission expires:

(SEAL)



151005

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING LOTS 116, 117, 118, 119, 120, 133, 134, 135 AND 136, HOLLY COMMONS, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 97, PAGES 142 AND 143, CHEROKEE COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART OF THEREOF BY REFERENCE. *BEING LOTS 115, 116, 117, 118, 119, 120, 133, 134, 135 and 136, (Lot 119 is incorrect) and ALSO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING TRACT 6, HOLLY COMMONS, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 97, PAGES 142 AND 143, MADE A PART OF THEREOF BY REFERENCE. TAX PARCEL 15N25-049D

ALSO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 115 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING TRACT 7, HOLLY COMMONS, PHASE I, AS PER PLAT RECORDED IN PLAT BOOK 97, PAGES 142 AND 143, CONTAINING 1.11 ACRES, CHEROKEE COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART OF HEREOF BY REFERENCE. TAX PARCEL 15N25-049E

ALSO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 174 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING LOTS 19, 20, 21, 22, 23, 24, 25 AND 26; LOTS 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51; LOTS 53 AND 54; LOTS 63, 64, 65, 66, 67, 68 AND 69; LOTS 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83 AND 84, HOLLY COMMONS, PHASE II, AS PER PLAT RECORDED IN PLAT BOOK 98, PAGES 142 AND 143, CHEROKEE COUNTY, GEORGIA RECORDS. SAID PLAT IS INCORPORATED HEREIN AND MADE A PART OF HEREOF BY REFERENCE.

TRACT 2- 00.37 ACRES:

TO ASCERTAIN THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN FOUND (1/2" CT) LOCATED AT THE NORTHWEST LAND LOT CORNER OF LAND LOT 174, THE SAME BEING THE COMMON CORNER OF LAND LOTS 115, 116, 173 AND 174; THENCE RUN SOUTH 02 DEGREES 30 MINUTES 15 SECONDS WEST ALONG THE WEST LAND LOT LINE OF LAND LOT 174 A DISTANCE OF 644.25 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE WEST LAND LOT LINE OF LAND LOT 174 AND RUNNING SOUTH 79 DEGREES 08 MINUTES 10 SECONDS EAST A DISTANCE OF 469.09 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING; THENCE RUN SOUTH 79 DEGREES 08 MINUTES 20 SECONDS EAST A DISTANCE OF 275.50 FEET TO AN IRON PIN FOUND; THENCE RUN SOUTH 79 DEGREES 06 MINUTES 50 SECONDS EAST A DISTANCE OF 258.62 FEET TO AN IRON PIN SET ON THE NORTHWEST RIGHT-OF-WAY OF TOM CHARLES ROAD (HAVING A 60 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 26 DEGREES 59 MINUTES 20 SECOND WEST ALONG THE NORTHWEST RIGHT-OF-WAY OF TOM CHARLES ROAD A DISTANCE OF 31.19 FEET TO AN IRON PIN FOUND; THENCE LEAVING THE RIGHT-OF-WAY OF TOM CHARLES ROAD AND RUNNING NORTH 79 DEGREES 10 MINUTES 05 SECONDS WEST A DISTANCE OF 149.92 FEET TO AN IRON PIN FOUND (1" PIPE); THENCE RUN NORTH 79 DEGREES 01 MINUTES 20 SECONDS WEST A DISTANCE OF 150.12 FEET TO AN IRON PIN FOUND; THENCE RUN NORTH 79 DEGREES 12

MINUTES 20 SECOND WEST A DISTANCE OF 231.05 FEET TO AN IRON PIN
FOUND; THENCE RUN NORTH 21 DEGREES 28 MINUTES 10 SECONDS EAST A
DISTANCE OF 10.64 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF
BEGINNING. TAX PARCEL 15N25-024



CITY OF HOLLY SPRINGS TAX PAYMENT

Payment Date Name

Map ID Property Address

Bill No

Pymt Type Pymt 2 Type PYMT 3 Type
Check No Ch No Pymt 2 Ch No Pymt 3
CCR Receipt No CCR No Pymt CCR No Pymt 3

Total Due	\$1,021.38		
Payment 1	\$1,021.38	Deposit ID	GF19-253
Payment 2	\$0.00	Deposit ID 2	
Payment 3	\$0.00	Deposit ID 3	

Previous Balance Payment	\$0.00	☐ Bankruptcy
Stormwater Payment	\$132.00	☐ Lien
Fire Tax Payment	\$369.00	☐ Paid in Full
City Tax Payment	\$520.38	

Interest Due

FIFA

Balance Remaining Refund Amount

Notes

Printed: 4/16/2020 15:48:08

Register: 9 Clerk: LC

Official Tax Receipt
Sonya Little
Cherokee County Tax Commissioner

Phone: (678) 493-6400

Fax: (678) 493-6423

2780 Marietta Hwy
 Canton, GA 30114

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
104609 Year-Bill No 2019 - 58420	15N25D 049 D / 004 HOLLY COMMONS PH 1 TRACT 6 FMV: \$282,200.00	2,838.48	0.00 Fees 0.00	0.00	2,838.48	2,838.48 Paid Date 11/5/2019 11:01:18	0.00 Current Due 0.00
Transactions:	104609 ~ 104613 Totals	2,838.48	0.00	0.00	2,838.48	2,838.48	0.00

Paid By :

HOLLY COMMONS INVESTMENTS, LLC
 5118 NORTHSIDE DRIVE
 ATLANTA, GA 30327

HOLLY COMMONS
 INVESTMENTS, LLC
 2024 POWERS FERRY RD
 STE 200
 ATLANTA GA 30339

Check No
 Charge Acct

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00

Printed: 4/16/2020 15:46:19

Register: 9 Clerk: LC

Official Tax Receipt
Sonya Little
Cherokee County Tax Commissioner

Phone: (678) 493-6400

Fax: (678) 493-6423

2780 Marietta Hwy
 Canton, GA 30114

Trans No	Property ID/District Description	Original Due	Interest & Penalty	Prev Paid	Amount Due	Amount Paid	Transaction Balance
104610 Year-Bill No 2019 - 58421	15N25D 048 E / 004 HOLLY COMMONS PH 1 TRACT 7 FMV: \$243,000.00	2,444.20	0.00 Fees 0.00	0.00	2,444.20	2,444.20 Paid Date 11/5/2019 11:01:18	0.00 Current Due 0.00
Transactions:	104609 - 104613 Totals	2,444.20	0.00	0.00	2,444.20	2,444.20	0.00

Paid By :

HOLLY COMMONS INVESTMENTS, LLC
 5118 NORTHSIDE DRIVE
 ATLANTA, GA 30327

HOLLY COMMONS
 INVESTMENTS, LLC
 2024 POWERS FERRY RD
 STE 200
 ATLANTA GA 30339

Check No
 Charge Acct

Cash Amt: 0.00
 Check Amt: 0.00
 Charge Amt: 0.00
 Change Amt: 0.00
 Refund Amt: 0.00
 Overpay Amt: 0.00



CITY OF HOLLY SPRINGS TAX PAYMENT

Payment Date Name

Map ID Property Address

Bill No

Pymt Type	Check	Pymt 2 Type		PYMT 3 Type	
Check No	1059	Ch No Pymt 2		Ch No Pymt 3	
CC Receipt No		CCR No Pymt		CCR No Pymt 3	

Total Due	\$886.80		
Payment 1	\$886.80	Deposit ID	GF19-253
Payment 2	\$0.00	Deposit ID 2	
Payment 3	\$0.00	Deposit ID 3	

Previous Balance Payment	\$0.00	☐ Bankruptcy
Stormwater Payment	\$120.96	☐ Lien
Fire Tax Payment	\$317.75	☐ Paid in Full
City Tax Payment	\$448.09	

Interest Due

FIFA

Balance Remaining Refund Amount

Notes



City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

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

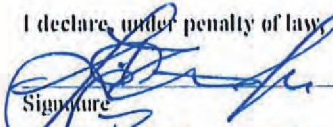
O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.
☐ YES ☐ NO or IF NOT:

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

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

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


 Signature

04.17.2020
 Date

PRESIDENT
 Title

Holly Commons Investments LLC
 Legal Company Name

285 Parkway 575 Woodstock GA 30188
 Company Address

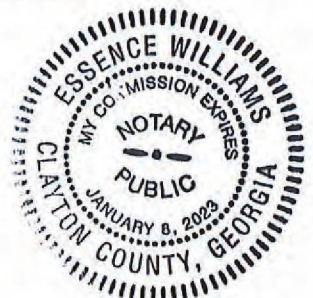
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A STAMPED SIGNATURE IS NOT ACCEPTABLE.)

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

SUBSCRIBED AND SWORN BEFORE ME ON THIS
17 DAY OF April, 2020
Essence Williams
 Notary Public

AFFIX SEAL

* All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-2.



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

01/17/2020
DATE

J.V. FERNANDEZ
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

Essence Williams
NOTARY

Seal:

Page 5





City of Holly Springs

SYSTEMATIC ALIEN VERIFICATION FOR ENTITLEMENTS (SAVE)

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

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

The applicant is a U. S. citizen or legal permanent resident at least eighteen (18) years old.
☒ YES ☐ NO or IF NOT:

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

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

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

Signature

Date

VICE PRESIDENT
 Title

BRIGHT-MEYERS 2001, LLC
 Legal Company Name

5881 GLENBIDGE DR, STE 200
 Company Address ATL, GA 30328

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

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

SUBSCRIBED AND SWORN BEFORE ME ON THIS
22nd DAY OF April, 2020

Notary Public

AFFIX SEAL



*All applicants must attach a copy of a secure and verifiable document as defined in O.C.G.A. 50-36-1.

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

4-22-20
DATE

MATT SASSER
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE

[Signature]
NOTARY

Seal:



CITY OF HOLLY SPRINGS RECEIPT



DATE: April 22, 2020
RECEIVED FROM: MEYERS BROTHERS PROPERTIES LLC
5881 GLENRIDGE DR STE 220
ADDRESS: ATLANTA GA 30328
DESCRIPTION: 15N29D0 49E

	<u>AMOUNT</u>	<u>CHECK#</u>	<u>CASH</u>
Alcoholic Beverage License Renewal			
Building Permit			
Fire Plan Review Fee			
Cherokee County Board of Education			
Certificate of Occupancy			
Depot Deposit			
Depot Rental			
Building Plan Review Fee			
Regulatory Fee			
JB Owens Park Deposit			
JB Owens Park Rental			
JB Owens Multipurpose			
PTV Registration Application			
Personal Property Taxes			
Permit Admendment Fee			
Planning & Development Fees			
Occupational Tax			
Reinspection Fee			
Vendor Permit Application			
Open Records Request			
Sub-Contractor Fee			
Building plan Review Fee			
Temporary Certificate Occupancy			
Storm water - erosion			
Zoning SIGN Fee	\$1,025.00	20115	
Land Disturbance Permit			
TOTAL RECEIVED	\$1,025.00		

Received By: Sabrina Resendiz

CITY OF HOLLY SPRINGS
PO BOX 990, HOLLY SPRINGS, GA 30142
WWW.HOLLYSPRINGSGA.US
770-345-5536 OFFICE
770-345-0209 FAX

HOLLY COMMONS PARKWAY (70' R/W, ASPHALT)

OLDE CHEROKEE PROPERTIES, LLC
ZONED: PDR (PLANNED DEVELOPMENT RESIDENTIAL)
OVERLAY: MIXED USE
USE: LIQUOR STORE (CITY)

HOLLY COMMONS REF PARCEL
ZONED: PDR (PLANNED DEVELOPMENT RESIDENTIAL)
OVERLAY: MIXED USE
USE: OFFICE (CITY)

HOLLY COMMONS HOA
ZONED: PDR (PLANNED DEVELOPMENT RESIDENTIAL)
OVERLAY: MIXED USE
USE: AMENITY AREA (CITY)

PROPOSED AREA- 2.05 AC.

EXISTING ZONING: PDR (PLANNED DEVELOPMENT RESIDENTIAL)

PROPOSED USE- STORAGE

PROPOSED LANDSCAPE AREA- 34%

PROPOSED PARKING - 16 SPACES

PROPOSED ACCESS POINTS - NONE (ALL EXISTING)

FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)

MAP 13057C0254E (6/7/2019)

RESIDUAL AREA
±0.78 AC.

STORAGE TRACT
±2.05 AC.

STORM TO TIE
INTO MASTER
DETENTION

HIGHWAY 140
(VARIABLE R/W, ASPHALT)

5' BUFFER STRIP
ADJACENT TO STREET
RIGHT OF WAY

TRUCK TURN

SCREENING SHRUBS

DECORATIVE ALUMINUM FENCE

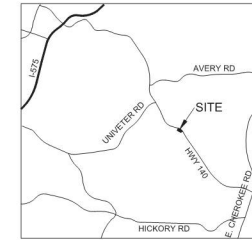
MONUMENT SIGN

EXISTING RIGHT-IN /
RIGHT-OUT DRIVEWAY

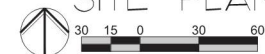
EXISTING CURB CUT

COMMONS PARKWAY, LLC
ZONED: PDR (PLANNED DEVELOPMENT RESIDENTIAL)
OVERLAY: MIXED USE
USE: RETAIL (CITY)

LOCATION MAP



CONCEPT
SITE PLAN



REVISIONS BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Peachtree Street, Suite 200
Atlanta, Georgia 30338
864-233-5497
fax 864-233-8965

PROPOSED STORAGE FACILITY
HOLLY SPRINGS, GA
BRIGHTMEYERS-SASSER, LLC
5981 GLENEDGE DRIVE, SUITE 220
Atlanta, Georgia 30328
Attn: Matt Sasser

DRAWN
BY
CHECKED
TS
DATE
04-29-20
SCALE
1"=30'
JOB NO.
13057C0254E
DRAWING

1



Meyers Brothers Properties LLC

May 11, 2020

Mrs. Nancy Moon
The City of Holly Springs
PO BOX 990
Holly Springs, GA 30142

RE: Zoning Application MA-03-2020 and CUP-04-2019

Dear Mrs. Moon:

Please be advised that on April 24, 2020 the attached notice went out to everyone within a 1,000-foot radius of our site as you instructed. The website with a 12-slide narrated presentation was available online from 7:00 PM May 6th until 11:00 AM May 9th. From the time the mailing went out on April 24 until May 11th it was viewed 12 times. We have received comments or questions from the following 6 individuals:

Dennis Finnegan – Denifinn@gmail.com

Unknown name – Rperno7079@aol.com

Melody Woyar – Melody.woyar@yahoo.com

Elisa Vullo – Donnaelisa@icloud.com

Milessa Robinson – Lisa.Financial@yahoo.com

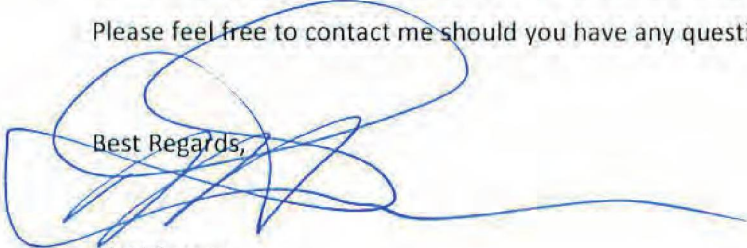
Jason Severson – Jjsvertsen@gmail.com

One of these individuals wanted to confirm that there would not be any exterior storage. The rest of the comments were that they did not feel it was needed in the area and that it would be an intrusive eyesore to their community. I have attached a copy of one of the letters I received.

I have also attached a copy of the online presentation that was up for review.

Please feel free to contact me should you have any questions or comments.

Best Regards,



Matt Sasser

BRIGHT-MEYERS 2001 LLC.

April 24, 2020

RE: Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140

Dear Resident,

I am writing to inform you that our company, Bright-Meyers 2001, LLC has filed to rezone and apply for a Conditional Use Permit to allow us to develop a climatized storage facility at the above referenced location.

As a part of that application, we are required to have a public meeting to introduce our project to you. Considering the effects of COVID 19 and current social distancing restrictions, the City of Holly Springs is allowing us to do this presentation online.

On May 7th from 12:01 AM until 11:59 PM a PowerPoint presentation will be available for your review at the following web site www.hollyspringsgastorage.com. If you could view the presentation and then give us any feedback or questions to the following email address Holly.Springs.Storage@Gmail.com before midnight on May 8th, we would greatly appreciate your input. Please include your name and address on all correspondence. We will try to reply to your questions and incorporate your feedback into our final presentation to the City of Holly Springs. If you prefer, you can mail questions or comments to the following address:

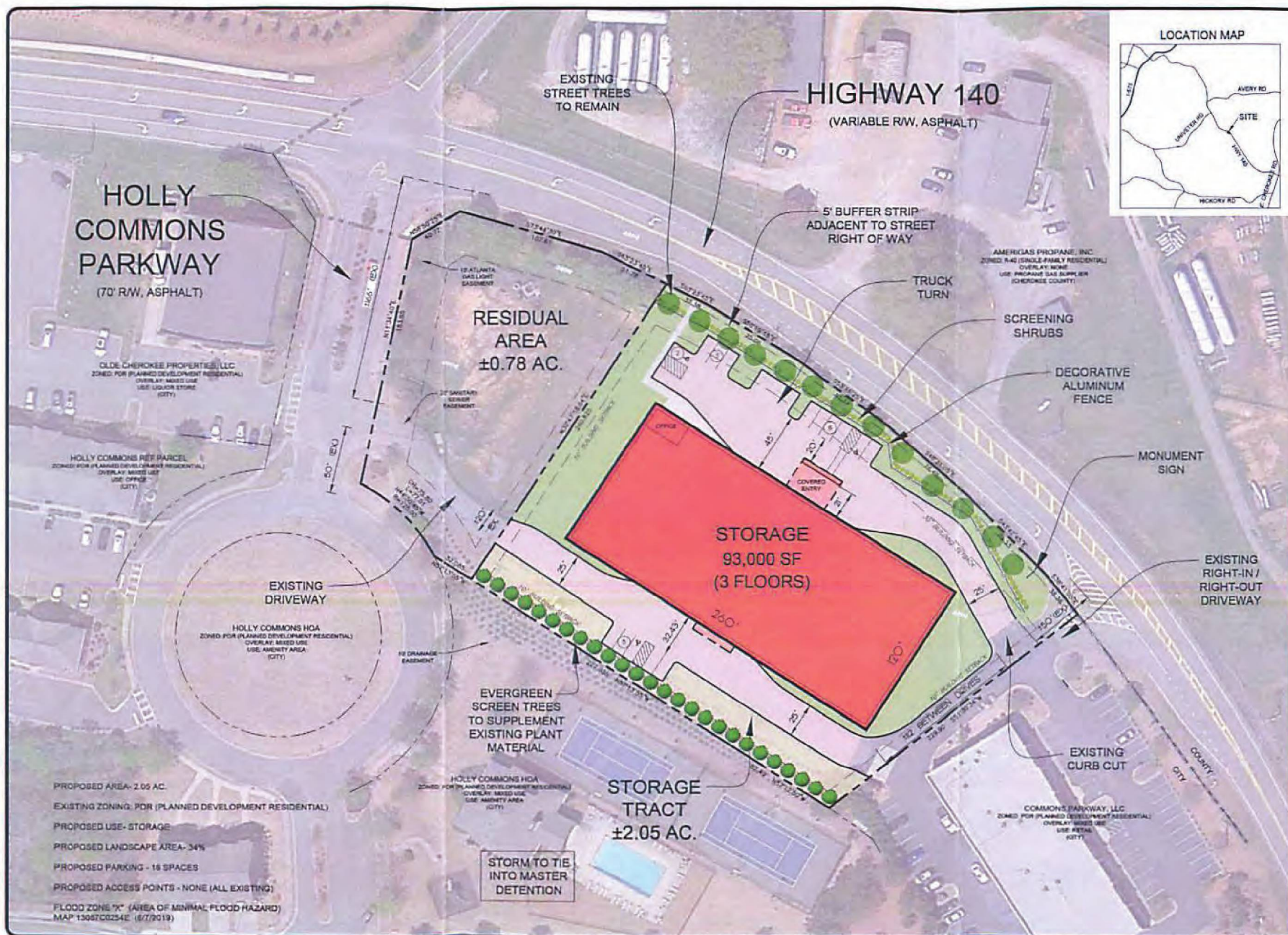
Meyers Brothers Properties LLC
Attn: Matt Sasser
5881 Glenridge Dr, Suite 220
Atlanta, GA 30328

In the meantime, I have enclosed a site plan and elevation for your review. The building will be a 100% enclosed and climatized state of the art storage facility featuring a predominately brick and stone façade. The facility will produce very little noise, light or traffic and will provide a noise and visual barrier to the ever-busier HWY 140 corridor. To further buffer our facility from the Holly Commons amenities and subdivision, we will plant an evergreen buffer along the common property line that is 12' tall at installation and a mature height of 30'. The facility will have approximately 30 security cameras monitoring activity both inside and outside the facility making the surrounding area safer than it is currently.

If you would like to see a similar project that we completed recently, please visit Canton Storage at 150 Reinhardt College Pkwy in Canton or go to the website <https://www.absolutemgmt.com/storage-location/ga/canton-storage/>.

Best Regards,

Matt Sasser



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
 Engineers & Architects
 209 S. Longlake Avenue
 Greenville, South Carolina 29609
 864-233-5477
 Fax 864-233-5196



PROPOSED STORAGE FACILITY
 HOLLY SPRINGS, GA
 BRIGHTMEYERS-SASSER, LLC
 5685 GARDEN DRIVE, SUITE 220
 ALBANY, GA 31707
 Attn: Matt Sasser

DATE	04-2-20
SCALE	N=1"
JOB NO.	1000
DRAWING	

May 5, 2020

Meyers Brothers Properties, LLC
5881 Glenridge Dr., Suite 220
Atlanta, Ga. 30328
ATTN: Matt Sasser

RE: Rezoning and CUP of Property East of Holly Commons Pkwy. Along Hwy 140

Dear Mr. Sasser:

I am writing in response to your letter dated April 24, 2020 regarding the rezoning and CUP of property East of Holly Commons Pkwy. along Hwy 140.

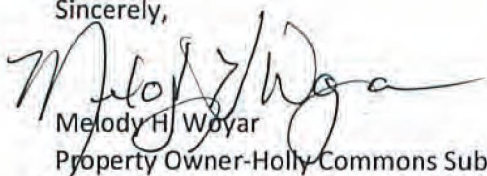
I have been a property owner for 12 years in Holly Commons and wanted to express my complete and total opposition to the rezoning of this property for a storage facility. There are at least 9 storage facilities within four miles. I am sure you are aware of these, but I have listed the facilities below for your reference:

1. J&N Storage
2. Bennie's Mini Warehouse
3. Hickory Road Self Storage
4. Public Storage
5. Stuff N Storage
6. Secure Self Storage
7. U-Haul Moving & Storage – Hickory Flat
8. U-Haul Moving & Storage – Canton
9. Premier Plus Storage

Although you have laid out a plan to try and camouflage this 93,000 sq. ft., 3-story building it will be impossible to hide it from our beautiful community. This building will tower over our clubhouse, pool, tennis courts and nearby homes, not to mention the intrusive lighting and security cameras for this type of business. In short – this facility will be an eyesore to the entrance to our neighborhood and a detriment to our property values.

I have contacted the City of Holly Springs Planning and Zoning Commission and will also be reaching out to our commissioners to stop this rezoning.

Sincerely,



Melody H. Woyar

Property Owner-Holly Commons Subdivision



May 5, 2020

Holly Springs Planning and Zoning Commission
P.O. Box 990
Holly Springs, Ga. 30142

RE: Meyers Brothers Properties, LLC
Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140

Dear Sirs & Madam:

I am writing in response to a proposal letter dated April 24, 2020 regarding the rezoning and CUP of property East of Holly Commons Pkwy. Along Hwy 140 from Bright-Meyers 2001, LLC.

I have been a property owner for 12 years in Holly Commons and I oppose any zoning change that would allow a 93,000 sq. ft., 3-story storage facility to tower over our clubhouse, tennis courts and pool. There is no way to camouflage this building from our amenities and nearby homes from a structure this size. With this type of business there will be boats, RV's, etc... and 24-hour traffic in and out, not to mention the intrusive security lighting and cameras for this type of business.

There is no need for another storage facility in this area when there are at least 9 storage facilities within four miles of Holly Commons as listed below:

1. J&N Storage
2. Bennie's Mini Warehouse
3. Hickory Road Self Storage
4. Public Storage
5. Stuff N Storage
6. Secure Self Storage
7. U-Haul Moving & Storage – Hickory Flat
8. U-Haul Moving & Storage – Canton
9. Premier Plus Storage

I would respectfully request that the Planning and Zoning Commission hold a meeting with enough lead time and proper notification (a letter from the developer is not proper notification). If possible, the meeting should be in-person for the residents of Holly Commons.

To reiterate, we do not need this type of business placed at the entrance of Holly Commons subdivision.

Sincerely,


Melody H. Woyar
Property Owner-Holly Commons Subdivision



May 5, 2020

Holly Springs Planning and Zoning Commission
3237 Holly Springs Pkwy
Holly Springs GA 30115
770-345-5533

PO Box 990
Holly Springs GA 30142

RE:
Meyers Brothers Properties, LLC
Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140

Dear Sirs:

I am writing in response to a proposal letter sent dated April 24, 2020 regarding the Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140, from Bright-Meyers 2001, LLC.

I am a 4 year property owner here in Holly Commons.

I oppose any zoning change that would allow a towering three floor 93,000 SF structure operating as an open business 24 hours a day. It should not be located at the entrance of an established subdivision, and as shown in the draft, adjacent to and built above the Holly Commons Pool and Clubhouse amenities.

Typically these businesses and structures like it are rightfully placed in business areas and roads separated from private residences. I am requesting that the zoning committee hold a meeting with enough lead time and proper public notifications. This meeting should be in person and open to the public to attend.

There is no need for another storage facility at the above stated location when there are at least 9 similar facilities within 4 miles, they are listed below:

- 1 J & N Storage
- 2 Bennies Mini Warehouse
- 3 Hickory Road Self Storage
- 4 Public Storage
- 5 Stuff N Storage
- 6 Secure Self Storage
- 7 U-Haul Moving & Storage of Hickory Flat
- 8 U-Haul Moving & Storage of Canton
- 9 Premier Plus Storage

It is not possible camouflage this building and it will be a blight on the entrance to our neighborhood and a detriment to our property values. Additionally it will impact the privacy and security of the residents in the neighborhood.

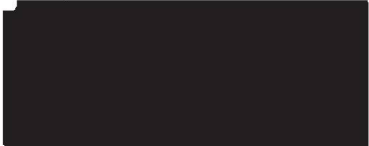
We all know that with storage facilities comes boats and other vehicles stored within the fencing of the property and U-Haul or other rental trucks with 24 hour traffic in and out.

Again, this three story tall building will tower over our amenities-clubhouse, tennis courts and pools. This is unacceptable. Residents and citizens should be given an opportunity to voice our concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Donna C. Westmoreland', with a large, sweeping flourish extending to the right.

Donna C. Westmoreland
Property Owner
Holly Commons Subdivision



BRIGHT-MEYERS 2001 LLC.

April 24, 2020

RE: Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140

Dear Resident,

I am writing to inform you that our company, Bright-Meyers 2001, LLC has filed to rezone and apply for a Conditional Use Permit to allow us to develop a climatized storage facility at the above referenced location.

As a part of that application, we are required to have a public meeting to introduce our project to you. Considering the effects of COVID 19 and current social distancing restrictions, the City of Holly Springs is allowing us to do this presentation online.

On May 7th from 12:01 AM until 11:59 PM a PowerPoint presentation will be available for your review at the following web site www.hollyspringsgastorage.com. If you could view the presentation and then give us any feedback or questions to the following email address Holly.Springs.Storage@Gmail.com before midnight on May 8th, we would greatly appreciate your input. Please include your name and address on all correspondence. We will try to reply to your questions and incorporate your feedback into our final presentation to the City of Holly Springs. If you prefer, you can mail questions or comments to the following address:

Meyers Brothers Properties LLC
Attn: Matt Sasser
5881 Glenridge Dr, Suite 220
Atlanta, GA 30328

In the meantime, I have enclosed a site plan and elevation for your review. The building will be a 100% enclosed and climatized state of the art storage facility featuring a predominately brick and stone façade. The facility will produce very little noise, light or traffic and will provide a noise and visual barrier to the ever-busier HWY 140 corridor. To further buffer our facility from the Holly Commons amenities and subdivision, we will plant an evergreen buffer along the common property line that is 12' tall at installation and a mature height of 30'. The facility will have approximately 30 security cameras monitoring activity both inside and outside the facility making the surrounding area safer than it is currently.

If you would like to see a similar project that we completed recently, please visit Canton Storage at 150 Reinhardt College Pkwy in Canton or go to the website <https://www.absolutemgmt.com/storage-location/ga/canton-storage/>.

Best Regards,

Matt Sasser

Cherokee County Water & Sewerage Authority

May 8, 2020

RE: Water & Sewerage Availability (Tax Map 15N25D, Parcel 049D & 049G)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has an 8" PVC water main on the North side of Hickory Flat Highway North of the subject property.

Sewer is available on the subject property. The acquisitions of easements to manholes or lift stations will be the responsibility of the developer.

The capacity for Rose Creek Wastewater Treatment Facility is 6.0 MGD and the Authority is presently treating 3.5 MGD. The Fitzgerald Creek Treatment Facility is 5.0 MGD and the Authority is presently treating 3.0 MGD.

There is presently no moratorium for water or sewer connections on the Authority System. Sewer connections are available on first pay, first serve basis. However, plans for any development must be submitted and approved by the Authority prior to any water or sewer connection application being accepted for processing. Also, existing infrastructure, size and location, must be verified by developer/engineer/contractor prior to submittal to Cherokee County Water and Sewerage Authority.

If you have any questions, please don't hesitate to call me.

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Dwayne Fowler
Garry Hensley
Jeff Hooper

May 3, 2020

Nancy Moon

Community Development Director

City of Holly Springs

P.O.Box 990

Holly Springs, GA 30115

Re: Rezoning and CUP of Property East of Holly Commons Parkway along Hwy 140

Dear Ms. Moon,

Enclosed is a copy of my letter to Matt Sasser regarding this rezoning issue. The residents of Holly Commons are totally against this storage facility being built at our entrance.

Please advise what steps we as homeowners need to do to stop this construction or at least be heard before the rezoning board.

Thank you,


Milessa McKnight



May 3, 2020

Holly.springs.storage@gmail.com

Meyers Brothers Properties L.L.C.

Attn: Matt Sasser

5881 Glenridge Dr. Suite 220

Atlanta, GA. 30328

Dear Sir:

I am writing in response to the letter you sent dated April 24, 2020 regarding the Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140.

I am a 14-year property owner here in Holly Commons. Since there is no face to face public meeting regarding the above stated property rezoning, I find it imperative to write this letter and let my feelings be known.

There is no need for another storage facility at the above stated location when there are no less than 9 similar facilities within 4 miles, they are listed below:

1 J & N Storage

.2 Miles Away

260 Bart Manous Rd.

Canton, GA

2 Bennies Mini Warehouse

.6 Miles Away

4874 Hickory Flat Hwy.

Canton, GA.

3 Hickory Road Self Storage

2.7 Miles Away

141 Arthur Ave.

May 5, 2020

Holly Springs Planning and Zoning Commission
P.O. Box 990
Holly Springs, Ga. 30142

RE: Meyers Brothers Properties, LLC
Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140

Dear Sirs & Madam:

I am writing in response to a proposal letter dated April 24, 2020 regarding the rezoning and CUP of property East of Holly Commons Pkwy. Along Hwy 140 from Bright-Meyers 2001, LLC.

I have been a property owner for 12 years in Holly Commons and I oppose any zoning change that would allow a 93,000 sq. ft., 3-story storage facility to tower over our clubhouse, tennis courts and pool. There is no way to camouflage this building from our amenities and nearby homes from a structure this size. With this type of business there will be boats, RV's, etc... and 24-hour traffic in and out, not to mention the intrusive security lighting and cameras for this type of business.

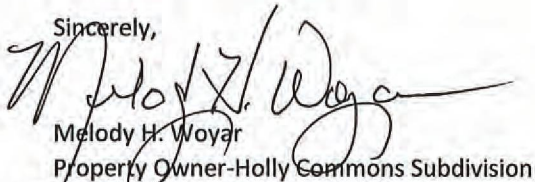
There is no need for another storage facility in this area when there are at least 9 storage facilities within four miles of Holly Commons as listed below:

1. J&N Storage
2. Bennie's Mini Warehouse
3. Hickory Road Self Storage
4. Public Storage
5. Stuff N Storage
6. Secure Self Storage
7. U-Haul Moving & Storage – Hickory Flat
8. U-Haul Moving & Storage – Canton
9. Premier Plus Storage

I would respectfully request that the Planning and Zoning Commission hold a meeting with enough lead time and proper notification (a letter from the developer is not proper notification). If possible, the meeting should be in-person for the residents of Holly Commons.

To reiterate, we do not need this type of business placed at the entrance of Holly Commons subdivision.

Sincerely,


Melody H. Woyar
Property Owner-Holly Commons Subdivision



May 5, 2020

Holly Springs Planning and Zoning Commission
3237 Holly Springs Pkwy
Holly Springs GA 30115
770-345-5533

PO Box 990
Holly Springs GA 30142

RE:
Meyers Brothers Properties, LLC
Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140

Dear Sirs:

I am writing in response to a proposal letter sent dated April 24, 2020 regarding the Rezoning and CUP of Property East of Holly Commons Pkwy Along Hwy 140, from Bright-Meyers 2001, LLC.

I am a 4 year property owner here in Holly Commons.

I oppose any zoning change that would allow a towering three floor 93,000 SF structure operating as an open business 24 hours a day. It should not be located at the entrance of an established subdivision, and as shown in the draft, adjacent to and built above the Holly Commons Pool and Clubhouse amenities.

Typically these businesses and structures like it are rightfully placed in business areas and roads separated from private residences. I am requesting that the zoning committee hold a meeting with enough lead time and proper public notifications. This meeting should be in person and open to the public to attend.

There is no need for another storage facility at the above stated location when there are at least 9 similar facilities within 4 miles, they are listed below:

- 1 J & N Storage
- 2 Bennies Mini Warehouse
- 3 Hickory Road Self Storage
- 4 Public Storage
- 5 Stuff N Storage
- 6 Secure Self Storage
- 7 U-Haul Moving & Storage of Hickory Flat
- 8 U-Haul Moving & Storage of Canton
- 9 Premier Plus Storage

It is not possible camouflage this building and it will be a blight on the entrance to our neighborhood and a detriment to our property values. Additionally it will impact the privacy and security of the residents in the neighborhood.

We all know that with storage facilities comes boats and other vehicles stored within the fencing of the property and U-Haul or other rental trucks with 24 hour traffic in and out.

Again, this three story tall building will tower over our amenities-clubhouse, tennis courts and pools. This is unacceptable. Residents and citizens should be given an opportunity to voice our concerns.

Sincerely,



Donna C. Westmoreland
Property Owner
Holly Commons Subdivision



Canton, GA

4 Public Storage

3.7 Miles Away

3204 Ridge Rd.

Canton, GA.

5 Stuff N Storage

3.5 Miles Away

2820 Holly Springs Pkwy.

Canton, GA.

6 Secure Self Storage

3.6 Miles Away

279 Butterworth Rd.

Canton, GA.

7 U-Haul Moving & Storage of Hickory Flat

2.1 Miles Away

6380 Hickory Flat Hwy.

Canton, GA.

8 U-Haul Moving & Storage of Canton

3.9 Miles Away

2127 Marietta Hwy.

Canton, GA.

9 Premier Plus Storage

3.4 Miles Away

2615 Holly Springs Pkwy.

Canton, GA.

No matter how you may try to hide your proposed facility (the referenced evergreens in your letter) it will still be a blight on the entrance to our neighborhood and a detriment to our property values. We already have a liquor store, an office complex and a shopping strip directly in front of our homes – not to mention AmeriGas across the street. We do not need a storage facility. We all know that with storage facilities comes boats and other vehicles stored within the fencing of the property and eventually U-Haul or other rental trucks. It is inevitable.

Your building is proposed to be three stories tall. This building will tower over our amenities – I.e. tennis courts and pools. This is unacceptable.

I will be forwarding my concerns on to the zoning boards of the City of Holy Springs and will be contacting our commissioners to stop the building of this facility.

Sincerely,

Milessa McKnight





COUNCIL AGENDA REPORT

FROM: Nancy Moon

CC: City Clerk
Public Information

SUBJECT: Approval of amendment to the Municipal Services Master Fee Schedule

DATE: June 29, 2020 **COUNCIL MEETING DATE:** July 6, 2020

RECOMMENDATION

Approval of amendment to the Municipal Services Master Fee Schedule

REPORT-IN-BRIEF/DISCUSSION

Numerous issues have recently arisen concerning fences being installed within drainage easements and within stream buffers. In order to be able to alleviate these issues, staff is proposing the following addition of a fence permit/fee so that the location of the fence installation can be reviewed and approved:

Building Permits

Permit Type	Fee
Fence Permit—Residential	\$25

CONCURRENCES

City Manager

FISCAL IMPACT

N/A

ALTERNATIVES

Denial of Request

ATTACHMENTS

None

Meeting Location:
3235 Holly Springs Parkway, Public Safety Building Courtroom

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO AMEND THE ADOPTED MUNICIPAL SERVICES MASTER FEE SCHEDULE; TO PROVIDE FOR THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC; TO ESTABLISH THE EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Mayor and City Council of the City of Holly Springs, Georgia, seek to provide for the health, safety, and welfare of the general public; and

WHEREAS, the Mayor and City Council of the City of Holly Springs, Georgia amend the fee schedule from time to time; and

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Mayor and City Council of the City of Holly Springs, Georgia, do hereby adopt the amended Municipal Services Master Fee Schedule as attached hereto as Exhibit "A."

IT IS HEREBY FURTHER RESOLVED, by the Mayor and City Council of the City of Holly Springs, Georgia, that the amended Municipal Services Master Fee Schedule attached hereto as Exhibit "A," shall be effective immediately.

This Resolution is adopted this 27th day of July, 2020.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

EXHIBIT A
-AMENDED-
CITY OF HOLLY SPRINGS MUNICIPAL SERVICES MASTER FEE SCHEDULE

Building Permits

Fence Permit – Residential	\$25

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA; CALLING FOR A SPECIAL ELECTION TO BE HELD IN CONJUNCTION WITH THE 2020 GENERAL MUNICIPAL ELECTION; SETTING FORTH THE MANNER OF QUALIFICATION; NAMING THE DATE OF SAID ELECTION; PROVIDING FOR CLOSURE OF VOTER REGISTRATION; PROVIDING FOR QUALIFICATION FEES, AND FOR OTHER PURPOSES

WHEREAS, the Special Election to be held in conjunction with the General Election for the City of Holly Springs, Georgia will be held on the 3rd day of November 2020; and

WHEREAS, House Bill 1087 provides for authorization of a referendum to permit for a homestead exemption from ad valorem taxes for residents who are 62 years of age and older; and

WHEREAS, the ballot shall have written or printed thereon the words:

Shall the Act be approved which provides a homestead exemption from City of Holly Springs ad valorem taxes for municipal purposes in the amount of up to \$409,900.00 of the appraised value of the homestead for residents of that city who are 62 years of age or older?

WHEREAS, the Mayor and two (2) Council Members representing Wards 3 and 5 shall be elected in such election; and

WHEREAS, all persons desiring to be a candidate for Mayor or Council shall qualify in person at City Hall in the City Clerk's office between 8:30 a.m. and 4:30 p.m., Monday through Friday. Qualifying begins on the 17th day of August 2020 and ends the 19th day of August 2020. The qualifying fee for Mayor is \$360 and Council is \$180, payable to the City of Holly Springs at the time of qualifying; and

WHEREAS, the City of Holly Springs has an Intergovernmental Agreement with the Cherokee County Board of Elections to conduct Municipal Elections. This agreement sets forth the duties of the City Clerk and the Supervisor of the Cherokee County Elections and Registration Office; and

WHEREAS, Absentee, Advance, Early and Saturday Voting will be handled through the office of the Cherokee County Board of Elections; and

WHEREAS, the deadline for Voter Registration for the General Election shall be at the close of business on Monday, October 5, 2020; and

BE IT SO RESOLVED, this 27th day of July 2020.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk

(Seal)

DRAFT



Anticipated Collections Addendum from Non-Federal Sources

Please provide the information requested in the table below. This information will be used to complete your Memorandum of Agreement (MOA). See Page 2 for additional instructions and an explanation of terms.

1. Agency Information	
Agency Name:	
Tax Identification Number (TIN):	
Data Universal Numbering System (DUNS) or Business Partner Network (BPN) Number:	
2. Billing (Accounts Payable) Point of Contact (POC) Information	
Name:	
Phone Number (xxx-xxx-xxxx):	
Fax Number (xxx-xxx-xxxx):	
E-mail Address:	
Address:	
Address (2nd line):	
City, State, Zip Code:	
3. Customer Payment and Budgeting Information	
Purchase Commitment Number:	
Payment Method:	
Amount Obligated (Budgeted):	
Funds Expiration Date:	
4. Program POC	
Name:	
Phone Number (xxx-xxx-xxxx):	
E-mail Address:	

In accordance with the SAVE Paperless Initiative, my agency agrees to only submit electronic verification requests and to not submit non-electronic verification requests, including non-electronic requests made on Form G-845 and/or the Form G-845 Supplement.

This addendum will commence as soon as all signatures are obtained in accordance with the Memorandum of Agreement. Both parties must agree to any amendments prior to their implementation in accordance with the Memorandum of Agreement.

[Insert Authorized Signatory Name]
[Insert Position/Title]

Jonathan M. Mills
Chief, SAVE Program, DHS USCIS

Date

Date

Internal SAVE Use ONLY
Agency High Level Identifier:

INSTRUCTIONS FOR COMPLETING THIS ADDENDUM

1. Type or legibly print the information requested. See below for an **Explanation of Terms**.
2. Have your agency's authorized signatory sign and date the Addendum.
3. Return the Addendum to your SAVE Program Agency Manager via e-mail, or fax (802) 860-6907 or U.S. mail to:

SAVE Program
U.S. Citizenship and Immigration Services
Department of Homeland Security
10 Fountain Plaza
Buffalo, NY 14202

If you require an original signature from the SAVE Program Chief on your copy of this Addendum, please mail your signed Addendum to:

SAVE Program
U.S. Citizenship and Immigration Services
MS2620
Department of Homeland Security
Washington, DC 20529-2620

****Do not send any payment along with this ACA; you will receive a monthly bill for any use.**

EXPLANATION OF TERMS

- ¹DUNS or BPN Number:** This field may be left blank if your agency does not have a DUNS or BPN number.
- ²Purchase Commitment Number:** This field may be left blank if your agency does not use this number or a similar identifier.
- ³Amount Obligated (Budgeted):** This amount may be an estimate, though SAVE recommends a minimum of \$300 per year (calendar or fiscal), which is equal to \$25 per month and is the minimum amount your agency can be invoiced in a single month (unless you do not submit a single query).
- ⁴Funds Expiration Date:** This date is the time at which your agency's obligated funding amount runs out. This may be the end of the SAVE Program fiscal year (for example, September 2011), the end of your fiscal year, or the end of the calendar year.
- ⁵Form G-845:** Verification Document, Form G-845, file electronically. Use this form to verify the immigration status of applications for state or local public benefits when additional verification is required.

Program Transaction Charges

SAVE Verification Case Transaction Charges

SAVE charges a fee based on the number of verification cases and the type of transaction per case, as displayed below.

If an agency's account does not have any verification cases in a given month, then SAVE does not charge that account.

However, if an agency's account has one or more verification cases in a given month, SAVE automatically charges a minimum monthly service transaction fee of \$25.00.

SAVE Fee Structure Chart (Effective October 1, 2008)

Initial Verification	Additional Verification Additional Information and/or Scan & Upload	Third Step Verification Scan & Upload	Total Maximum Charge
\$0.50	\$0.50	No Charge	\$1.00



E 9-1-1 Communications

Cherokee County, Georgia

150 Chattin Dr ~ Canton GA 30115
Phone: 678-493-4008 ~ Fax: 678-493-4199

Public Safety Memorandum of Understanding

This agreement is made and entered into this 13th day of May 2020, by and between Cherokee County, a political subdivision of the State of Georgia, (the County), and the City of Holly Springs, a municipality of Cherokee County, Georgia (the City).

Witnesseth

The parties desire both to interface utilization of "9-1-1" as a number for procuring emergency services between the parties, and to form a cooperative "9-1-1" Emergency Answering Center for the purpose of receiving and dispatching emergency calls.

In consideration of the mutual benefits to be derived by each and the promises made and set forth herein, the parties agree to abide by all applicable CALEA standards and the following:

1. An organization known as the Cherokee County E 9-1-1 Emergency Communications Center (the Center) is hereby established. The purpose of the communications center is to provide emergency telephone answering, radio and data services for the parties hereto. The Center shall provide emergency call answering services for law enforcement, fire and emergency medical services in Cherokee County 24 hours a day, 7 days a week, and 365 days a year.
2. This agreement shall be effective for 36 months, or until such time as both parties mutually agree to terminate.
3. The County shall hold title to and have care, custody and control of the real property, equipment, furnishings, fixtures and the Center. The County shall further be responsible for planning, acquiring, and maintaining the common equipment of the Center. ***Specific equipment purchased by the City or County for an individual agency to aid in a particular function of that agency shall remain the property of the purchasing entity.***
4. The Center shall provide for its day to day operations, which will include personnel, management, operating costs, and office supplies. Subject to approval by the County, the Center shall be in charge of the hiring, training, disciplining, and management of the employees working on the premises of, or in conjunction with, the operation of the

Center. The County will administer the employee's pay, insurance, vacations, and any and all benefits accruing to the employees.

5. E 9-1-1 will maintain a record of services provided (i.e. phone and radio records and CAD records) as per the Georgia Retention Schedule.
6. Fees may be charged to the Organization for additional services as deemed appropriate, fair, and mutually agreeable.
7. The Center will work to maintain policies that are not in conflict with the policies established by our stakeholders.
8. Equipment and software purchases as well as contracts for the purpose of operating the Center shall be in the name of the County. The Center costs shall consist of the following items: buildings, recorders, phone lines, equipment, salaries and benefits, center supplies and materials, depreciation of equipment, employee training and related expenses, publicity expenses, and other expenses incurred during the day to day operations of the Center and based upon a fiscal budget approved by the County.
9. All funds, payments, and disbursements on behalf of the Center shall be accounted for by the respective finance departments of the County and the Center. The County shall conduct an annual audit of the 9-1-1 Surcharge Fund as required by state and federal law, and the Center shall conduct an audit of the annual budget.
10. Revenues received through the collection of the E 9-1-1 surcharge from local and cellular phone providers shall be administered by the County and utilized as prescribed by law. Primary use of funds shall be for facility lease/rental, improvements, utilities, communications equipment, and other computer hardware/software.
11. All gifts or grants in furtherance of the purpose of the Center shall be in the name of the County unless otherwise restricted or limited by donor or grantor and shall be used for the purpose of reducing the overall operating costs of the Center.
12. All claims for federal and state aid for the operation of the Center shall be made by or for the benefit of the County.
13. This contract may be amended by the Center Director or their designee upon receipt of a written request submitted by the party hereto.
14. Any dispute arising between the parties hereto shall be decided by the Center.

The Director of Cherokee Co. E 9-1-1 shall serve as the administrator of this agreement in the manner provided herein.

IN WITNESS WHEREOF, the parties, acting through their duly authorized officers, have caused this Agreement to be executed.

_____	_____	_____	_____
Jerry Cooper County Manager Cherokee County	Date	Steven W. Miller Mayor City of Holly Springs	Date



June 22, 2020

City of Holly Springs
Attn: Mr. Robert H. Logan, City Manager
PO Box 990
Holly Springs, GA 30142

Subject: Award Recommendation – 2020 Stormwater Maintenance Project

Dear Mr. Logan:

Bids for the above referenced projects were received, opened, and read aloud at City Hall on June 19th, 2020 at 10:00 AM. Technical evaluations of the bids submitted have been completed and **Table 1 & 2** below list the results:

Rank	Bidder Name	Bid
1	A1 Contracting	\$ 37,600.00
	Excellere	
2	Construction	\$ 38,850.00
	Blount	
3	Construction	\$ 51,165.09
	Chatfield	
4	Contracting	\$ 71,266.00
5	Site Engineering	\$ 116,000.00

Table 1 – Base Bid

Rank	Bidder Name	Bid
	Excellere	
1	Construction	\$ 52,800.00
	Chatfield	
2	Contracting	\$ 59,928.00
3	A1 Contracting	\$ 70,500.00
	Blount	
4	Construction	\$ 76,963.45
5	Site Engineering	\$ 85,800.00

Table 2 – Alternate 1 – Ozark Trail

A thorough review has confirmed that each proposal has met all of the prescribed requirements in the bid documents. Complete bid packages for all bidders are included as Enclosures 1-5. They are being returned for your use until the contract has been awarded. Bid Bonds may be returned to the remaining bidders at your earliest opportunity.

Excellere Construction submitted the qualifying low bid of \$91,650.00 for the combined Base Bid Stormwater Improvement and Alternate 1. Their bid is lower than the engineer's estimate and approximately 27% lower than the next qualifying bid (A1 Contracting). Therefore, I recommend award of the 2020 Stormwater Maintenance Project as well as Alternate 1 to Excellere Construction, LLC. I have included the bid tabulation for your review as Enclosure 5.



www.bmandk.com

Furthermore, a Notice of Award has been included to Excellere Construction, LLC. as Enclosure 6. It should be placed on City letterhead and, upon award, mailed to Excellere Construction, LLC, 4343 Shallowford Road, Suite B6B, Marietta, GA 30062.

The final contract documents will be prepared for signatures and forwarded for execution while the City awaits Payment Bonds, Performance Bonds, and Certificates of Insurance from the contractor. When these items are received and the contracts have been executed, a Notice to Proceed will be issued.

Please let me know if you have any questions or need any additional information.

Sincerely,

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

Jacob Hughes, P.E.
Consultant City Engineer

Cc: Project File

ENCL: (1) Bid Package, Blount Construction Company Inc.
(2) Bid Package, A1 Contracting
(3) Bid Package, Site Engineering Inc.
(4) Bid Package, Chatfield Contracting, Inc.
(5) Bid Tabulation
(6) Notice of Award – Excellere Construction, LLC.

Bid Schedule 2020 Maintenance Project

Line No.	Item Number	Description	Unit	Quantity	Unit Prices				
					Excellere	Blount	A1	Site Engineering	Chatfield
5	150-1000	TRAFFIC CONTROL	LS	1	\$1,000.00	\$8,366.40	\$5,000.00	\$25,000.00	\$3,500.00
10	210	MINOR GRADING	LS	1	\$14,998.44	\$5,435.43	\$7,500.00	\$25,000.00	\$57,266.00
15	632	CATCH BASIN LID - REMOVE & RECONSTRUCT	EA	10	\$1,208.92	\$1,364.99	\$1,000.00	\$3,000.00	\$500.00
20	632	CATCH BASIN LID - REMOVE AND RESET	EA	1	\$616.34	\$1,392.48	\$800.00	\$3,000.00	\$500.00
25	632	CATCH BASIN LID - RESET	EA	7	\$616.34	\$700.88	\$500.00	\$2,000.00	\$250.00
30	632	CATCH BASIN - REMOVE AND RECONSTRUCT THROAT	EA	1	\$938.64	\$2,411.72	\$300.00	\$4,000.00	\$1,000.00
40	441-0104	CONCRETE SIDEWALK, 4 IN - REMOVE & REPLACE	SY	150	\$32.62	\$100.02	\$70.00	\$100.00	\$15.00
TOTAL					\$38,850.00	\$51,165.09	\$ 37,600.00	\$ 116,000.00	\$ 71,266.00

Bid Schedule FY 2020 Stormwater Maintenance Project - Alternate 1

Line No.	Item Number	Description	Unit	Quantity	Unit Prices				
					Excellere	Blount	A1	Site Engineering	Chatfield
ALTERNATE 1									
5	210-0001	GRADING COMPLETE	LS	1	\$ 18,181.22	\$ 27,204.75	\$ 25,000.00	\$ 10,000.00	\$ 36,128.00
10	441-0016	DRIVEWAY CONC, 6 IN TK	SY	100	\$ 46.78	\$ 53.44	\$ 70.00	\$ 100.00	\$ 15.00
15	441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	LF	100	\$ 21.55	\$ 28.71	\$ 30.00	\$ 100.00	\$ 12.00
20	550-1180	STORM DRAIN PIPE (RCP), 18 IN, H 1-10	LF	100	\$ 80.41	\$ 140.07	\$ 60.00	\$ 100.00	\$ 22.00
25	550-4218	FLARED END SECTION, 18 IN, STORM DRAIN	EA	1	\$ 1,864.64	\$ 1,590.44	\$ 1,000.00	\$ 2,000.00	\$ 500.00
30	603-2181	STN DUMPED RIP RAP, TP 3, 18 IN	SY	50	\$ 53.52	\$ 29.67	\$ 20.00	\$ 100.00	\$ 20.00
35	603-7000	FILTER FABRIC	SY	50	\$ 4.66	\$ 8.84	\$ 10.00	\$ 6.00	\$ 3.00
40	668-2100	DROP INLET, GP 1	EA	1	\$ 3,602.05	\$ 4,348.28	\$ 2,500.00	\$ 5,000.00	\$ 2,500.00
45	668-6112	TRENCH DRAIN, 12 IN	LF	40	\$ 228.27	\$ 300.12	\$ 400.00	\$ 400.00	\$ 250.00
50	668-7018	18 INCH GRATED INLET - YARD DRAIN	EA	1	\$ 329.40	\$ 5,379.72	\$ 1,500.00	\$ 5,000.00	\$ 2,500.00
55	700-9300	SOD - BERMUDA	SY	150	\$ 11.04	\$ 13.18	\$ 10.00	\$ 30.00	\$ 10.00
60	700	PERM EROSION CONTROL, GRASSING, MATTING - SLOPE	LS	1	\$ 252.89	\$ 310.96	\$ 5,500.00	\$ 8,000.00	\$ 750.00
TOTAL					\$ 52,800.00	\$ 76,963.45	\$ 70,500.00	\$ 85,800.00	\$ 59,928.00

COMBINED BASE BID + ALTERNATE 1 \$ 91,650.00 \$ 128,128.54 \$ 108,100.00 \$ 201,800.00 \$ 131,194.00



STATE ROAD & TOLLWAY AUTHORITY

STATE OF GEORGIA

Brian P. Kemp, Governor
Chairman

Christopher Tomlinson
Executive Director

June 23, 2020

Mrs. Nancy Moon
Community Development Director, City of Holly Springs
PO Box 990
Holly Springs, GA 30142

Dear Mrs. Moon,

On behalf of the State Road and Tollway Authority, I would like to congratulate you on your Georgia Transportation Infrastructure Bank (GTIB) loan award in the amount of \$3,500,000 and grant award in the amount of \$1,250,000 for the Holly Springs Parkway Widening Phase II project. GTIB was created for projects like yours, which improve mobility, spur economic development and enable local communities to thrive.

As a next step our GTIB Project Manager, Cindy Treadway, will send a contract for signature. You can expect to receive the contract within four weeks. Please return it at your earliest convenience. This will enable us to set the project up in our financial system, which expedites our ability to provide reimbursement. If at any time you have questions about your contract, invoicing, or any questions related to the program, please let Cindy or me know.

Also, please reach out to us if you are considering a press release, or media event related to the project so that we can work together to increase distribution and show the state's proud commitment to the project.

Once again, congratulations on your awards. We are proud to be a funding partner of the project!

Sincerely,

David Cassell
Strategic Programs Administrator

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS TO ACCEPT A LOAN AND A GRANT FROM THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA); AND AUTHORIZING THE CITY MANAGER TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' PARTICIPATION IN THE GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) LOAN AND GRANT PROGRAM ADMINISTERED BY THE STATE ROAD AND TOLLWAY AUTHORITY (SRTA)

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

WHEREAS, the State Road and Tollway Authority (SRTA) has awarded the City of Holly Springs the Georgia Transportation Infrastructure Bank (GTIB) Loan in an amount of \$3,500,000; and

WHEREAS, the State Road and Tollway Authority (SRTA) has awarded the City of Holly Springs the Georgia Transportation Infrastructure Bank (GTIB) Grant in an amount of \$1,250,000; and

WHEREAS, the funds from the loan and grant will be used for the Holly Springs Parkway Widening Phase II Project; and

WHEREAS, the Mayor and City Council authorize the City Manager to act in all matters in connection with the Georgia Transportation Infrastructure Bank (GTIB) Loan and Grant Program through the State Road and Tollway Authority (SRTA)

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

1. The City of Holly Springs is hereby accepting a loan from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) in an amount of \$3,500,000.
2. The City of Holly Springs is hereby accepting a grant from the Georgia Transportation Infrastructure Bank (GTIB) administered by the State Road and Tollway Authority (SRTA) in an amount of \$1,250,000.
3. The Mayor and City Council authorize the City Manager to act in all matters in connection with the Georgia Transportation Infrastructure Bank (GTIB) Loan and Grant Program through the State Road and Tollway Authority (SRTA).
4. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted this 27th day of July 2020.

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

DRAFT

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, TO SET THE 2020 AD VALOREM TAX RATE OF THE CITY OF HOLLY SPRINGS, GEORGIA FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2021, AND ENDING DECEMBER 31, 2021; AND FOR OTHER PURPOSES

Be it Ordained and Established by the Mayor and City Council of the City of Holly Springs, Georgia as follows:

Section 1. The 2020 ad valorem tax rate for the City of Holly Springs, Georgia on property subject to ad valorem taxation by the City is hereby set at 4.400 mills on forty percent (40%) of each \$1,000 of property subject to ad valorem tax by the City.

Section 2. Said rate of 4.400 mills on forty percent (40%) of each \$1,000 of taxable property is hereby levied for General Government purposes.

Section 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SO ORDAINED this 27th day of July 2020.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

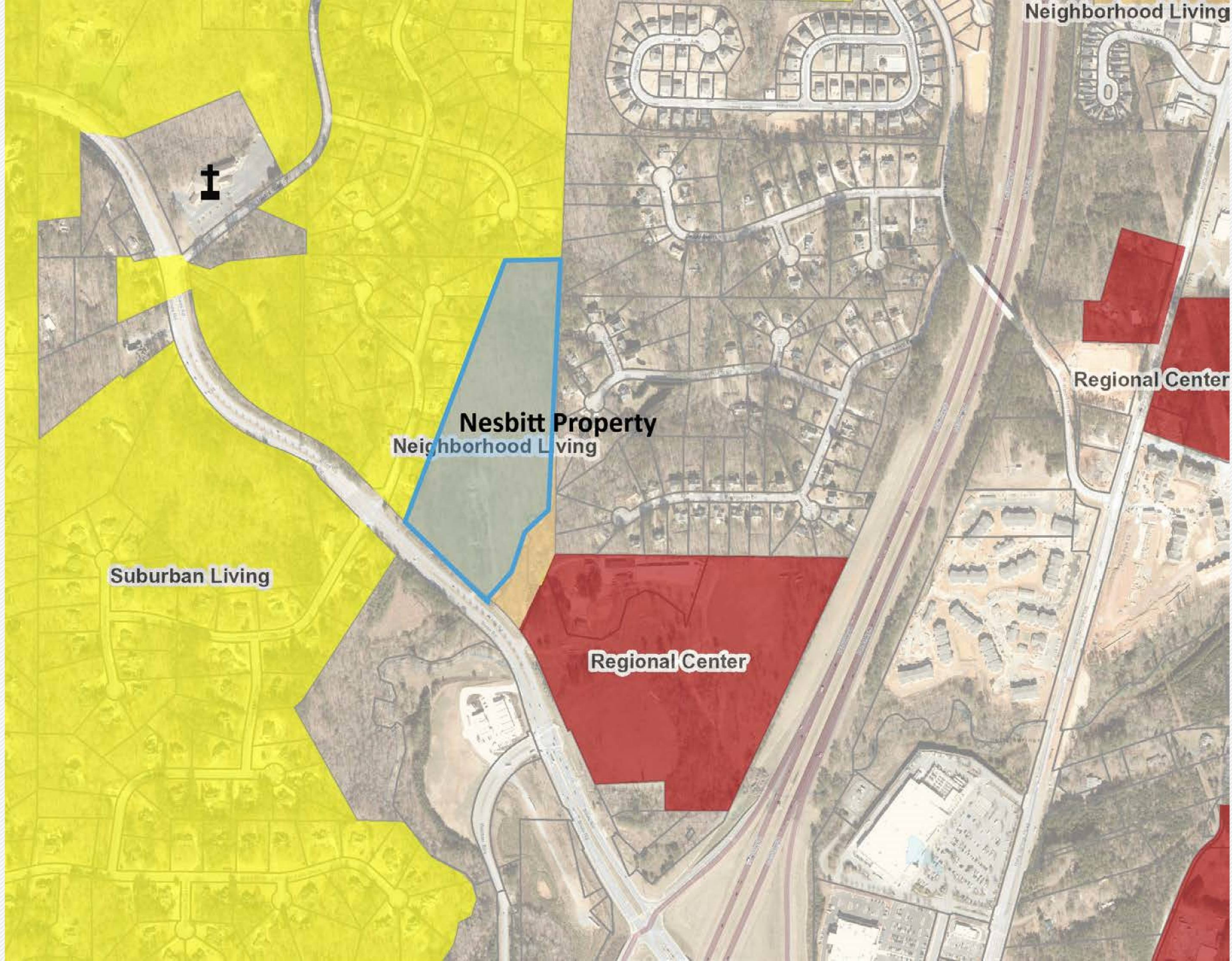
LDS Partners, LLC Nesbitt Property Sixes Rd

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

- Applicant: LDS Partners, LLC
- Owners: Max Nesbitt
- Parcel #: Map 15N09 #086
- Location: 972 Sixes Road
- Area: ±18 Acres
- Request: Annex and Rezone the property to TND
- Proposed Use: Townhome neighborhood with 70 single family homes
- Future Land Use: Neighborhood Living Cherokee 3-8 DUA- Employment Center - City.







T

Nesbitt Property
Neighborhood Living

Suburban Living

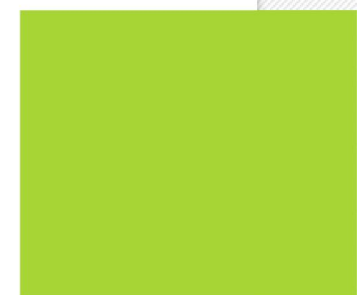
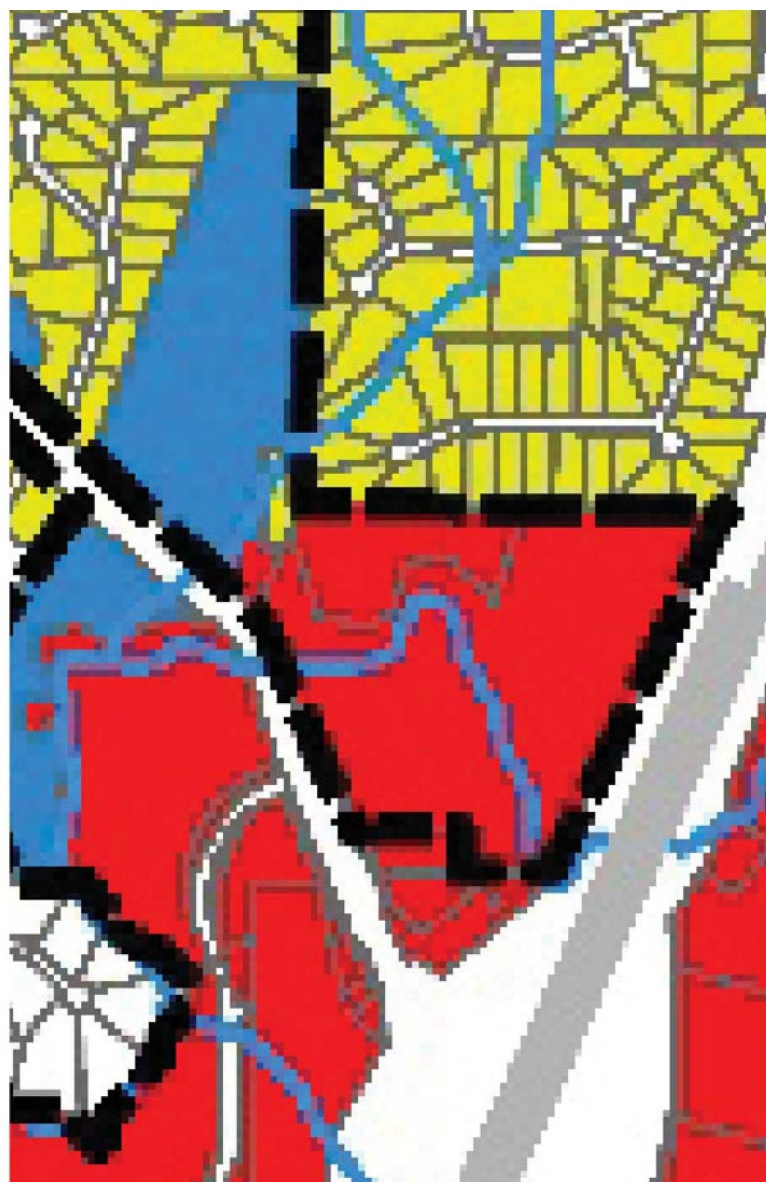
Regional Center

Regional Center

Neighborhood Living

Character Area Summary Table

Future Development Map Symbol	Character Area	Description of Character and Primary Land Uses	Community Facilities & Infrastructure	Suggested Residential Density	Suggested Floor Area Ratio
	Natural Preserve	Undeveloped natural lands with significant natural features that currently have some form of protection from development.	Very low level of services and community facilities	0.5 dua max.	
	Rural Places	Outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources is important.	Low level of services and community facilities. Potentially with public water but sewer is not planned.	0.5 dua max.	
	Country Estates	Area of low intensity land use with a mixture of single-family housing on large lots and farms.	Local-serving roads, potentially with public water, typically lacks sewer	0.5 dua max.	
	Suburban Growth	Areas located outside identified centers that are experiencing a high volume of residential growth, primarily single-family houses.	Public water available, public sewerage available or planned; local public facilities	0.5 – 1.0 dua	
	Suburban Living	Established residential neighborhoods with potential infill and redevelopment opportunities.	Public water available, public sewerage available or planned; local public facilities	1.0 – 3 dua	
	Neighborhood Living	Urbanized and growth oriented areas, adjacent to identified activity centers with higher densities. Various types of residential dwellings, and mixed-use	Full urban services; regional public facilities.	3 – 8 dua	0.75 – 2.0 FAR
	Bells Ferry LCI	Area targeted for new development and redevelopment integrating residential, commercial and greenspace per the LCI Plan.	Full urban services; regional public facilities.	4 – 12 dua	0.75 – 2.0 FAR
	Urban Core	Traditional downtown areas with a broad range of uses,	Full urban services; regional	3 – 16 dua	1.0 – 3.0 FAR



DEVELOPMENT SUMMARY

ZONING

EXISTING ZONING	R-40
PROPOSED ZONING	PD-TND

AREA

SITE AREA	17.78 ACRES
OPEN SPACE REQUIRED	3.55 ACRES (20%)
OPEN SPACE PROVIDED	5.4 ACRES (30%)

DENSITY

NUMBER OF UNITS	70 UNITS
PROPOSED GROSS DENSITY	3.9 UNITS/ACRE

SETBACKS

FRONT	15 FEET
SIDE	5 FEET
STREET SIDE SETBACK	*5 FEET
REAR	20 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS	*10 FEET
MINIMUM LOT WIDTH/FRONTAGE	*40 FEET
MINIMUM LOT DEPTH	*90 FEET
MINIMUM LOT SIZE	*3,600 SF

***VARIANCE REQUIRED**

WE PROPOSE TO INCREASE 30' BUFFER TO A 50' BUFFER, WHICH MAY BE DISTURBED AND REPLANTED AS REQUIRED FOR GRADING AND UTILITIES

STAFF ANALYSIS

C. Summary

The proposed use should provide an alternative housing option as employment opportunities within Cherokee County increase. This project should provide an adequate transition from the commercial and office uses to the surrounding detached single-family residential uses.

F. Staff Recommendation

Staff recommends **APPROVAL** of the **ANNEXATION** of 17.66+/- acres.

Staff recommends **APPROVAL** to rezone 17.66+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

Holly Springs Storage

Holly Springs, Georgia

BMS Storage 2, LLC

1

**A JOINT VENTURE BETWEEN
THE FLETCHER BRIGHT COMPANY
CHATTANOOGA, TN**

**AND
MEYERS BROTHERS PROPERTIES
ATLANTA, GA**

**Matt Sasser
Atlanta, GA**

**Tim Mitch
Chattanooga, TN**

BMS STORAGE 2, LLC

WALMART SUPERCENTER HOLLY SPRINGS

2

Existing BMS Holly Springs Project
2200 Holly Springs Pkwy
Holly Springs, GA 30115



BMS STORAGE 2, LLC

ROSEWOOD CROSSING SHOPPING CENTER

3

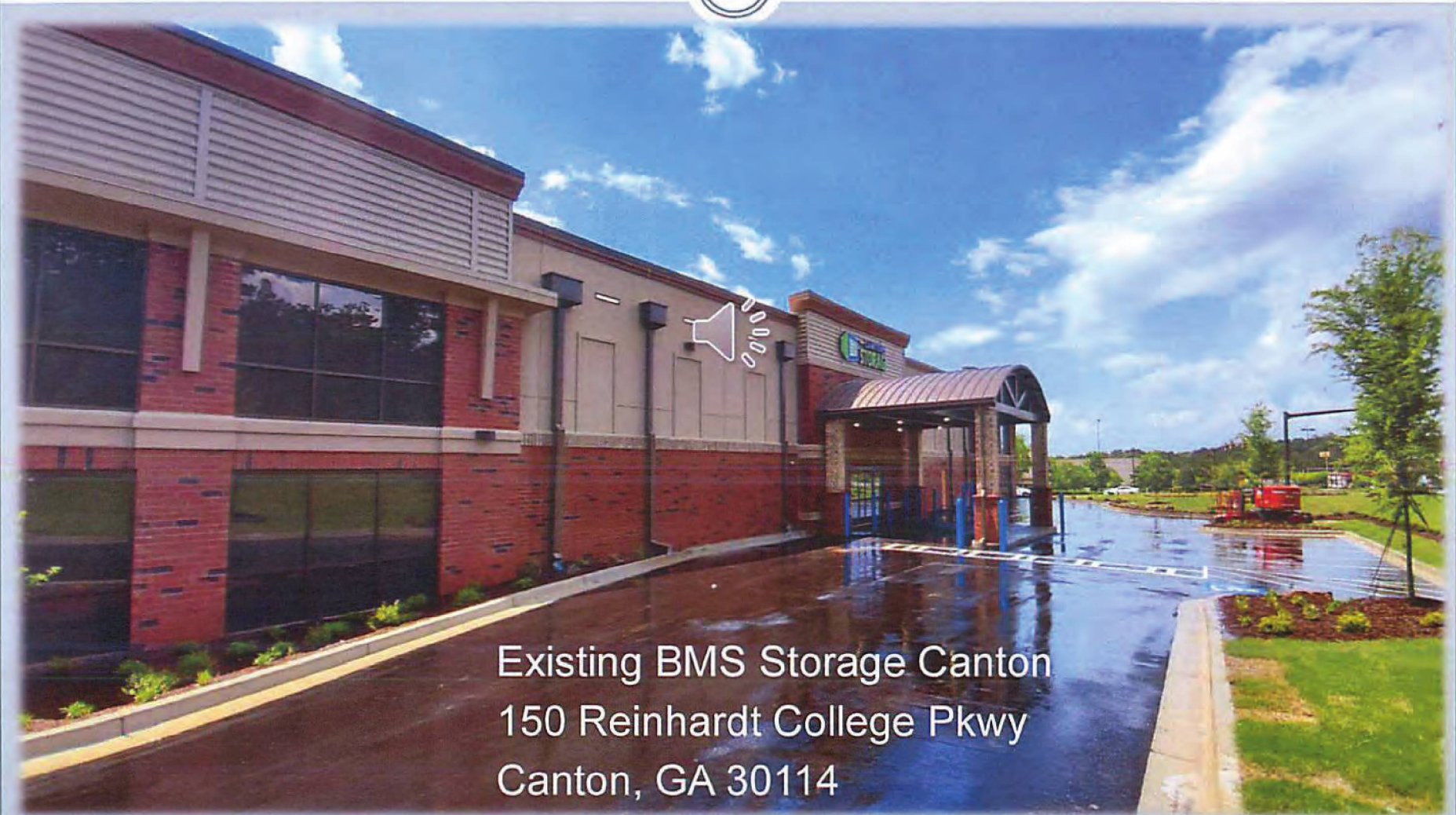
Rosewood Crossing Shopping Center
4400 Ft Jackson Blvd., Columbia SC



BMS STORAGE 2, LLC

CANTON STORAGE FACILITY

4



Existing BMS Storage Canton
150 Reinhardt College Pkwy
Canton, GA 30114

BMS STORAGE 2, LLC

HOLLY SPRINGS STORAGE SITE

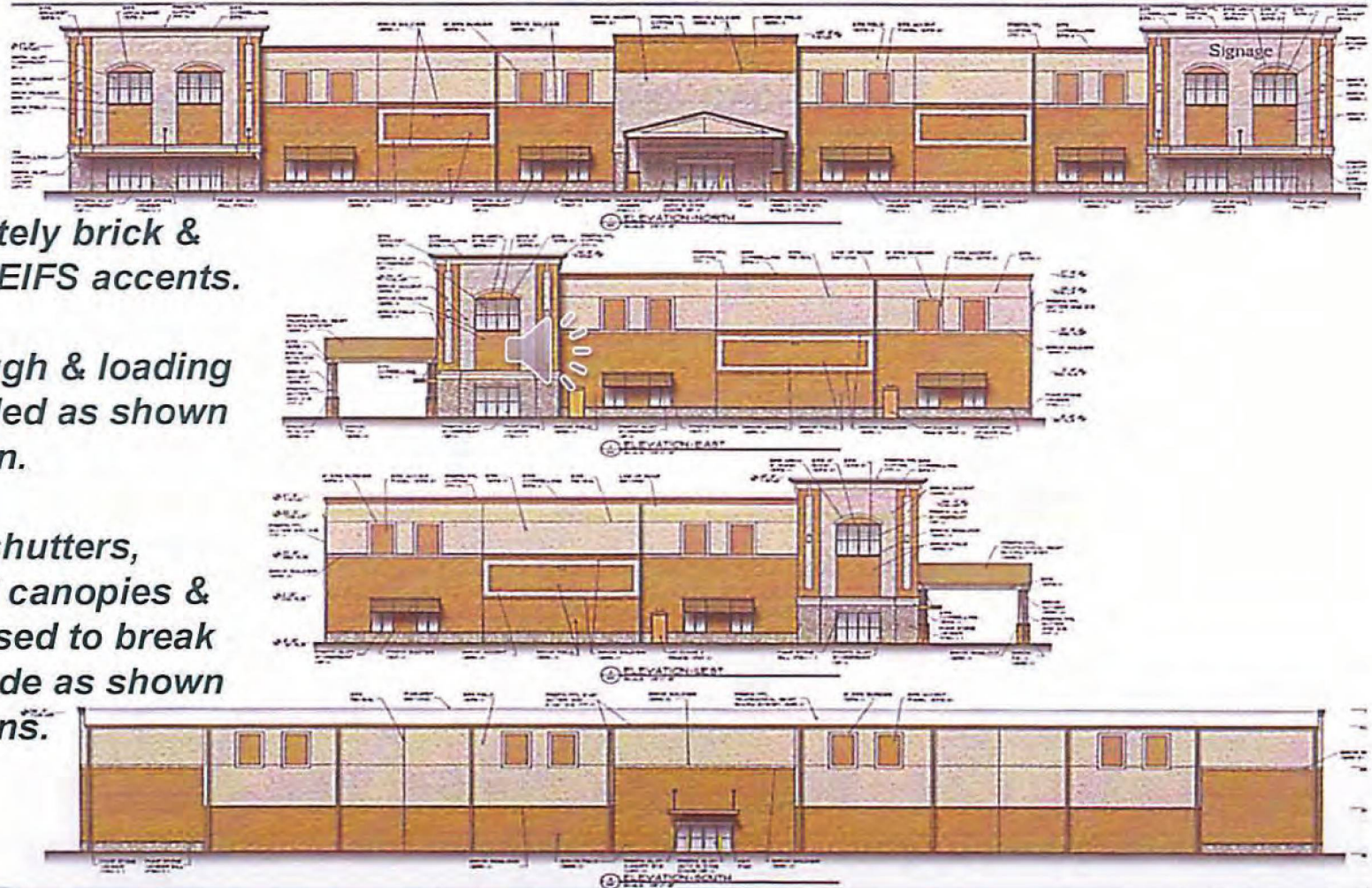
5



- **Use of Existing Driveway and Access Points.**
- **Detention Provided for Offsite Development.**
- **Minimum Parking and Drive Aisles required.**
- **Environmentally Friendly Site 34% Pervious.**
- **Heavily Landscaped and Professionally Maintained Site.**
- **Continuous Evergreen Screening planted along the Property Line. 10'-12' initially, 30' at Maturity.**



- *Predominately brick & stone with EIFS accents.*
- *Drive through & loading area provided as shown on elevation.*
- *Louvered shutters, suspended canopies & windows used to break up the façade as shown on elevations.*



Controlled Access Hours:

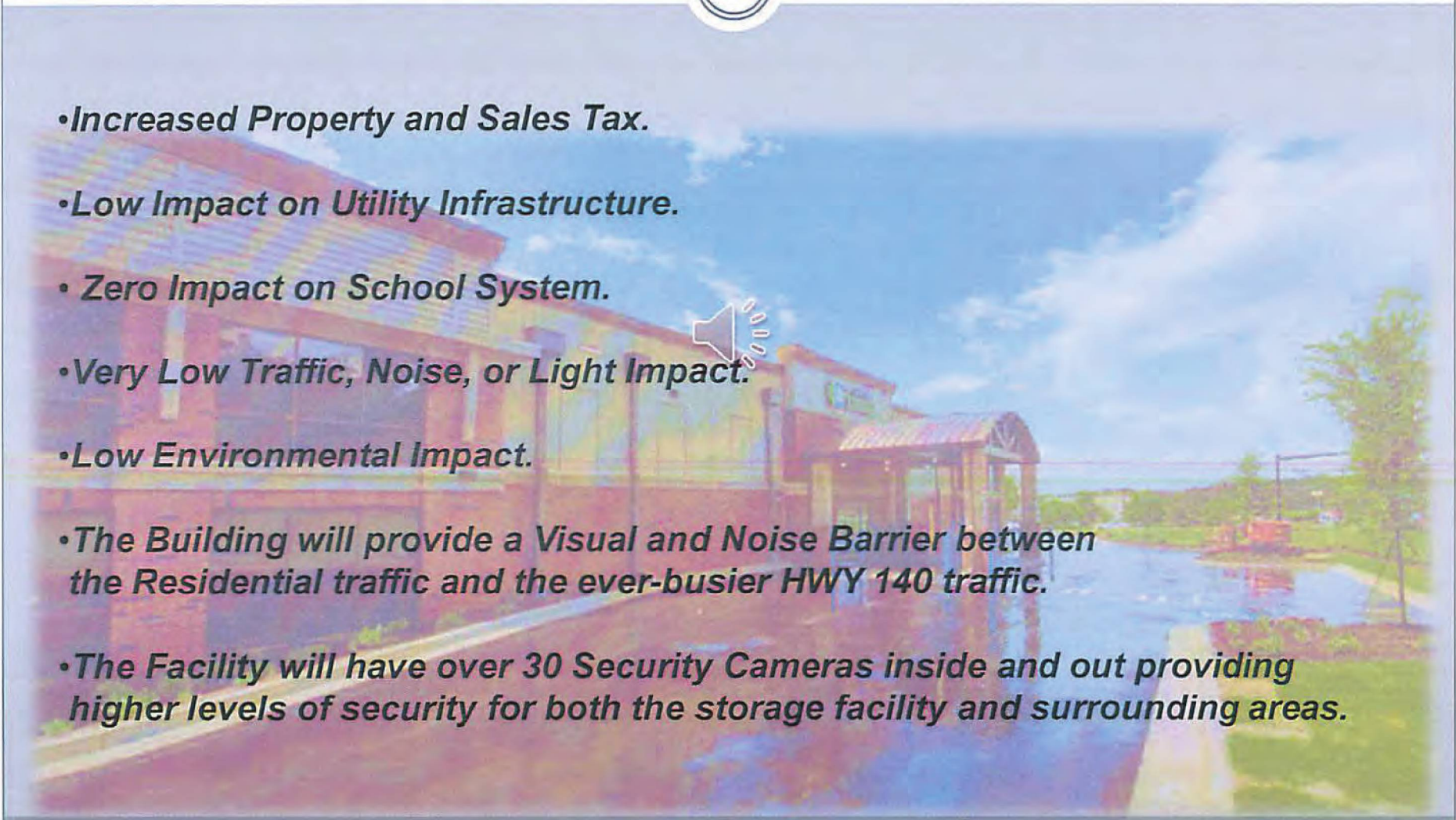
Sunday-Saturday 6AM-10PM

Staffed Hours:

Monday-Friday 9AM-5PM

Saturday 9AM-3PM



- 
- A background image of a modern storage facility building with large windows and a covered entrance. A small speaker icon is overlaid on the image. The text is overlaid on the left side of the image.
- ***Increased Property and Sales Tax.***
 - ***Low Impact on Utility Infrastructure.***
 - ***Zero Impact on School System.***
 - ***Very Low Traffic, Noise, or Light Impact.***
 - ***Low Environmental Impact.***
 - ***The Building will provide a Visual and Noise Barrier between the Residential traffic and the ever-busier HWY 140 traffic.***
 - ***The Facility will have over 30 Security Cameras inside and out providing higher levels of security for both the storage facility and surrounding areas.***



***The following are several photos of our latest storage facility
at 150 Reinhardt College Parkway, Canton, GA.***

***Please feel to visit it in person or online at
www.cantongastorage.com***

BMS STORAGE 2, LLC

CANTON STORAGE FACILITY

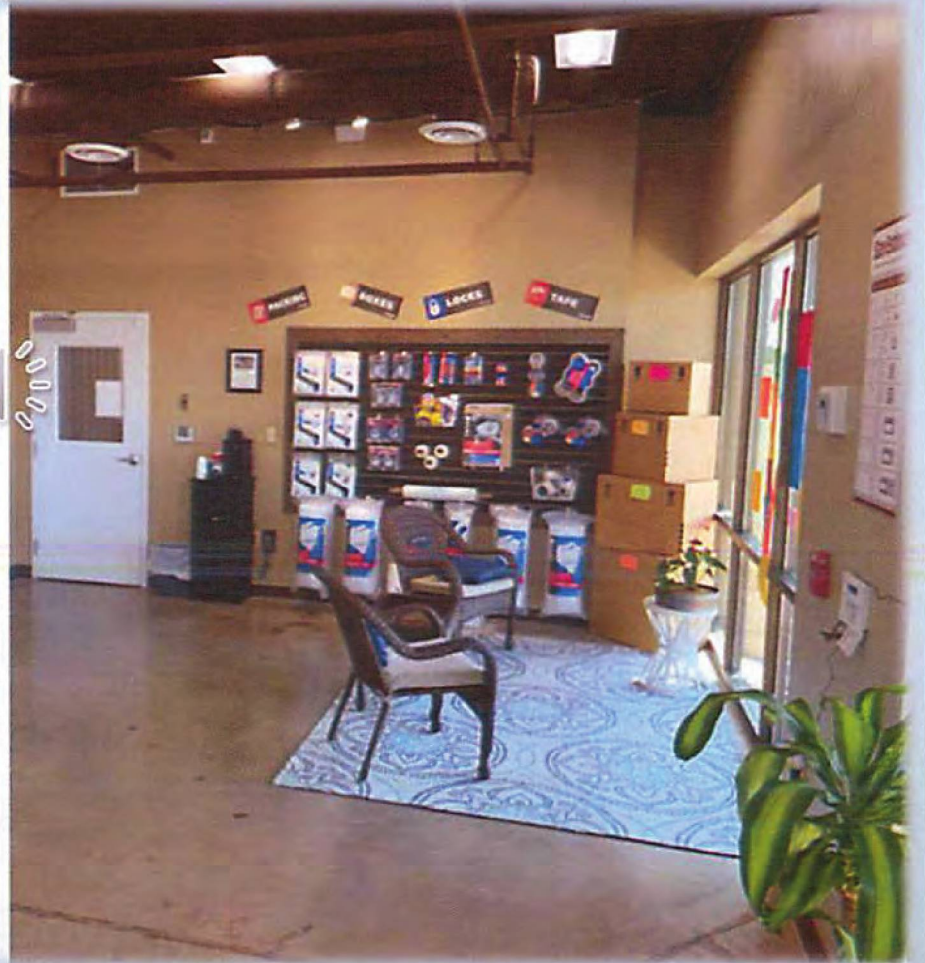
11



BMS STORAGE 2, LLC

CANTON STORAGE FACILITY

12



BMS STORAGE 2, LLC

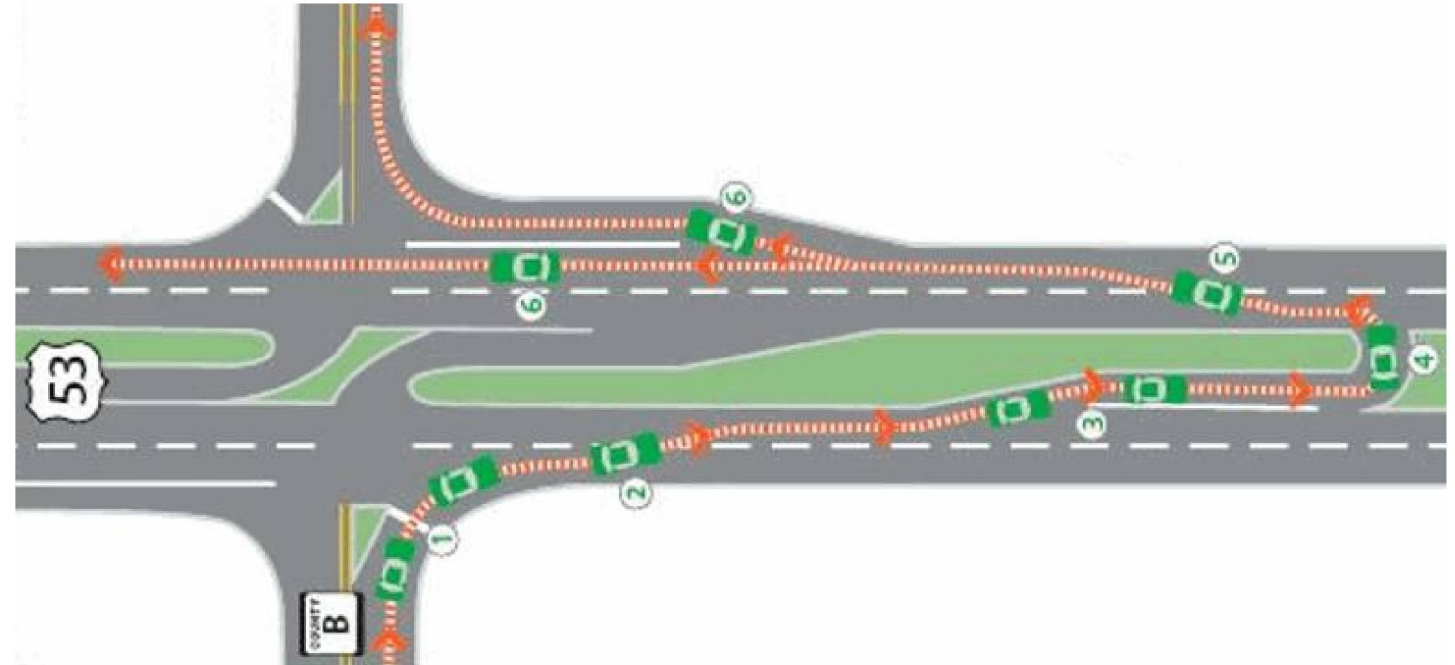
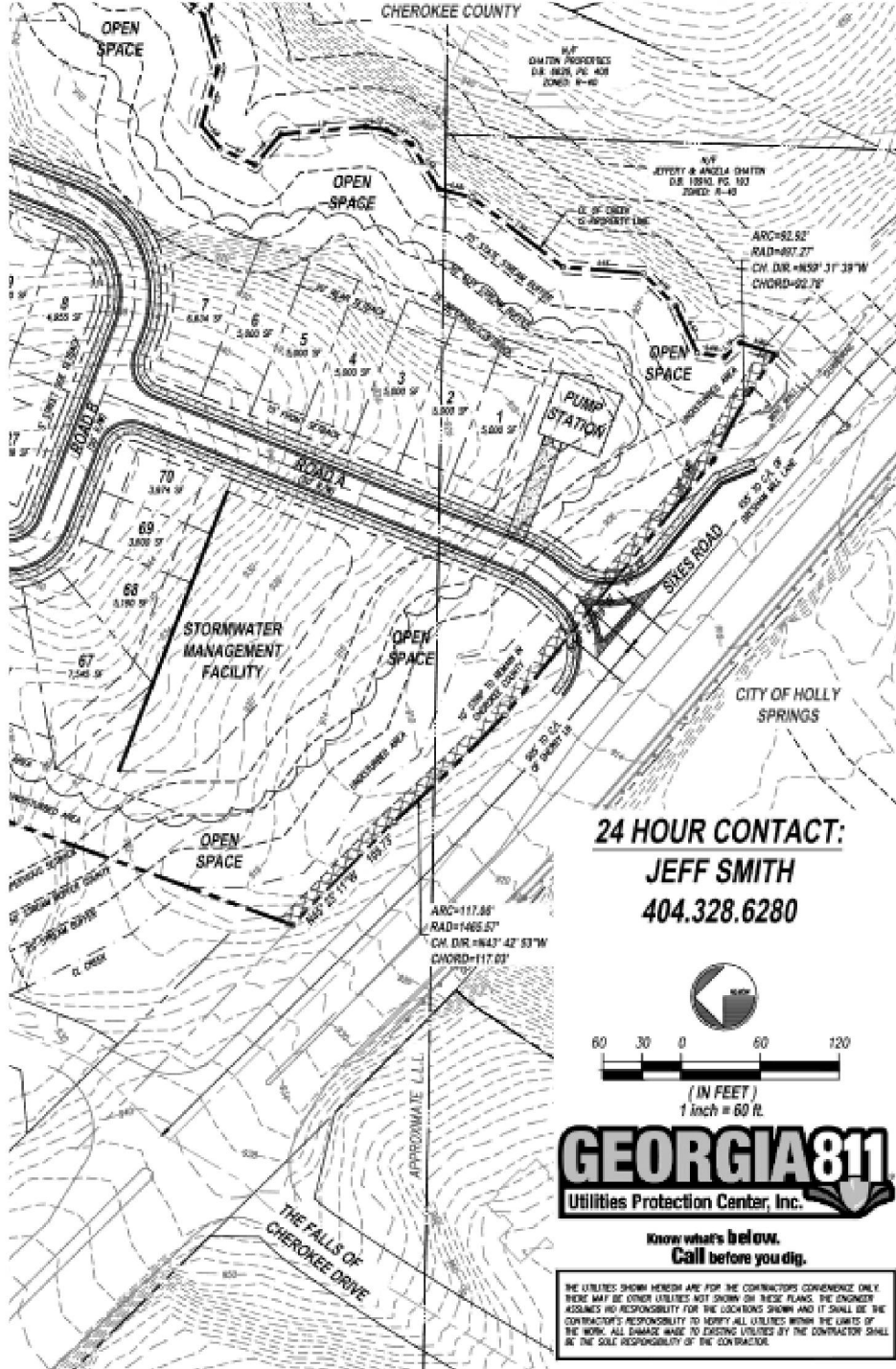
13



THANK YOU

**WE APPRECIATE YOUR
ATTENTION.**

Geometry of the Right Turn Out to a Left U-Turn



CHEROKEE COUNTY

N/E DANTON PROPERTIES
D.R. 1820, P.C. 401
ZONED: R-40

N/E JEFFERY & ANGELA DANTON
D.R. 1820, P.C. 401
ZONED: R-40

CL OF CREEK
CL APPROPRIATE LINE

ARC=82.82'
RAD=897.27'
CH. DIR.=N85° 31' 38" W
CHORD=82.78'

OPEN SPACE

OPEN SPACE

OPEN SPACE

PUMP STATION

OPEN SPACE

STORMWATER MANAGEMENT FACILITY

OPEN SPACE

UNDEVELOPED AREA

APPROXIMATE L.L.L.

THE FALLS OF CHEROKEE DRIVE

60 30 0 60 120
(IN FEET)
1 inch = 60 ft.

GEORGIA811
Utilities Protection Center, Inc.

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 LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE AND/OR LOSSES TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

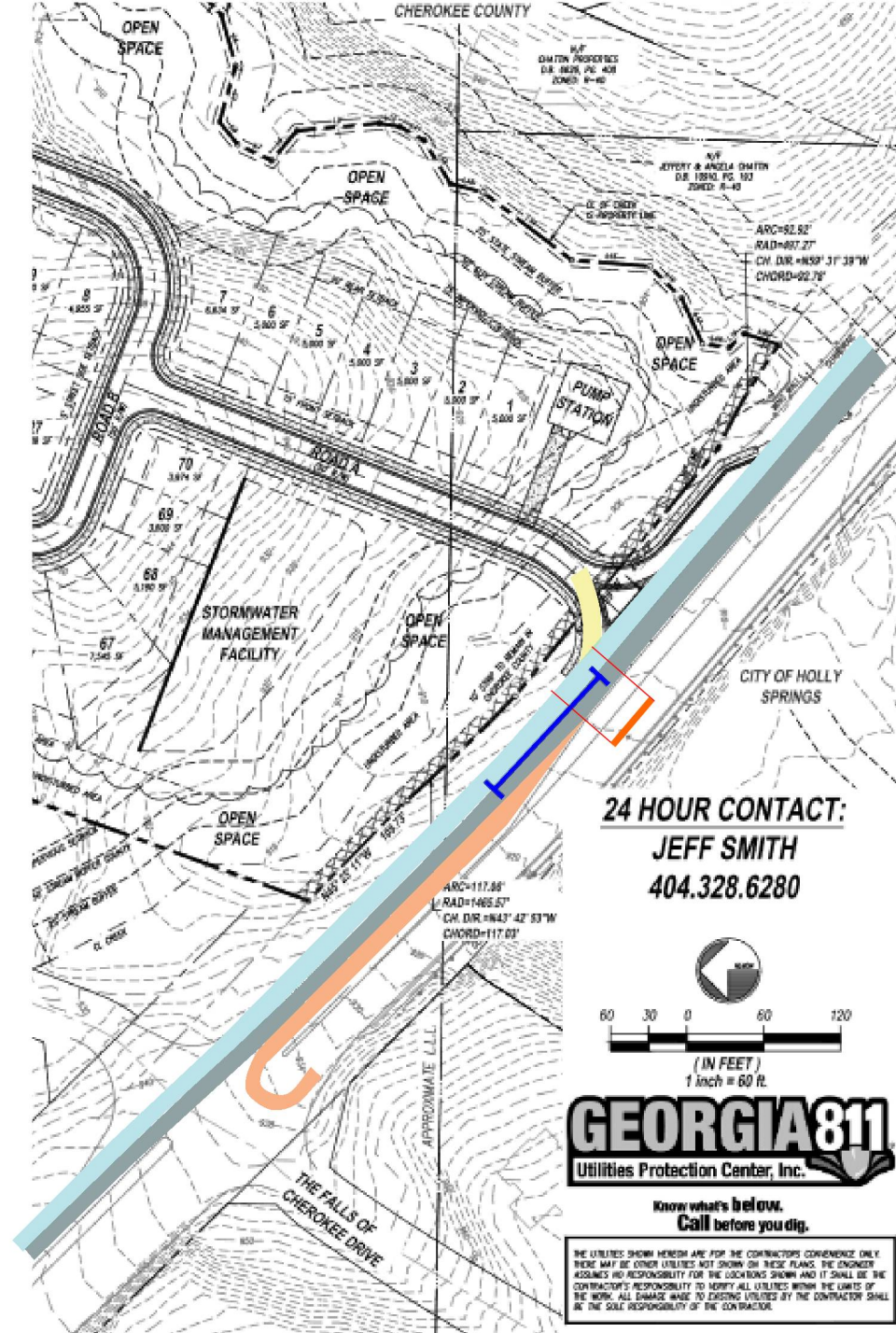
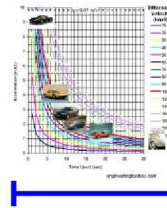
Exiting traffic must accelerate to cross two lanes of traffic and join left turn lane.

Geometry of the Right Turn Out to a Left U-Turn

Exiting traffic must accelerate to cross two lanes of traffic and join left turn lane.

35 Feet from exit lane to entrance of turn lane

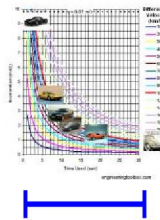
Average car takes 12 seconds and travels 93 feet to accelerate to 35 mph



Geometry of the Right Turn Out to a Left U-Turn

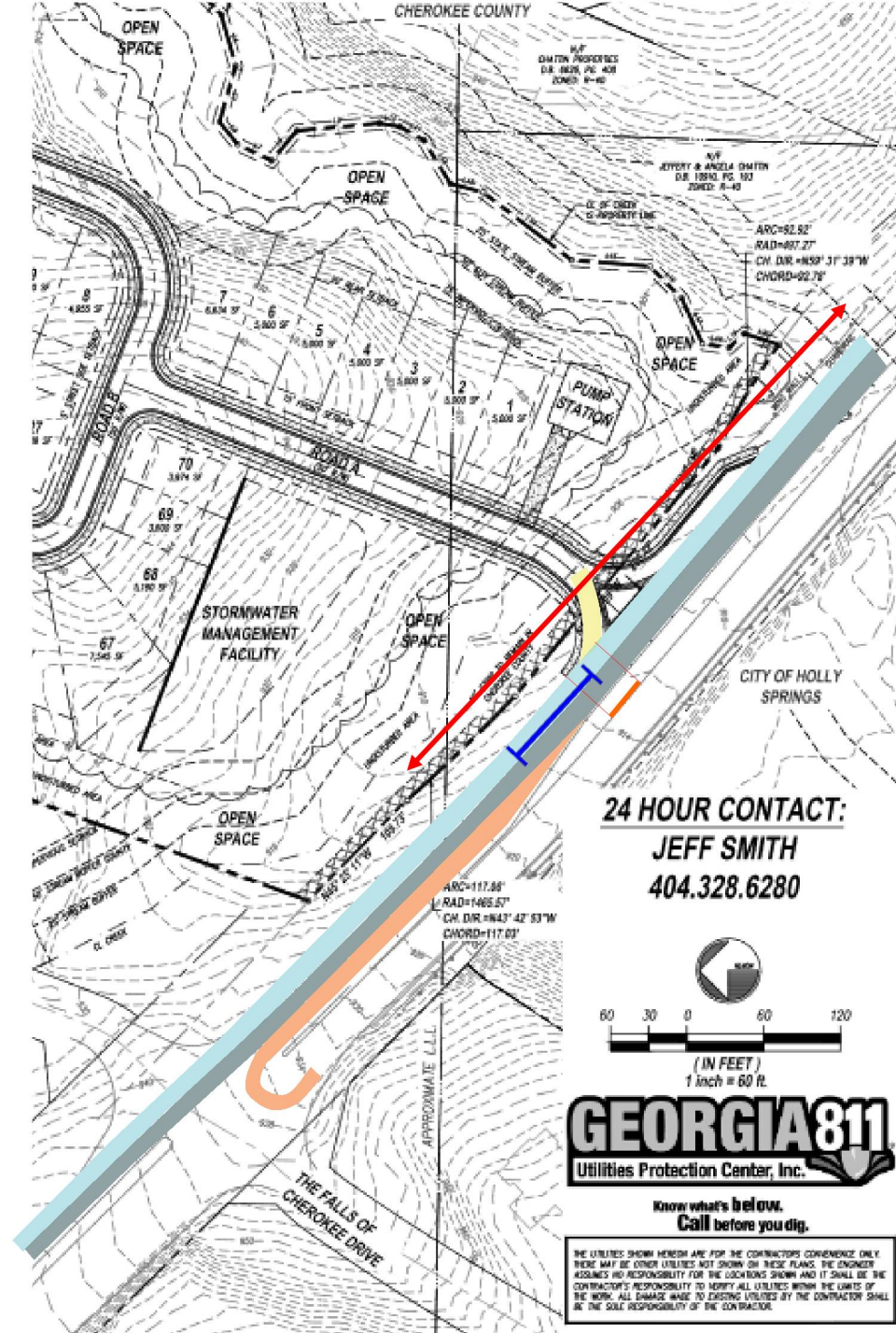
Sixes Road is used to access 4 schols

35 Feet from exit lane to entrance of turn lane



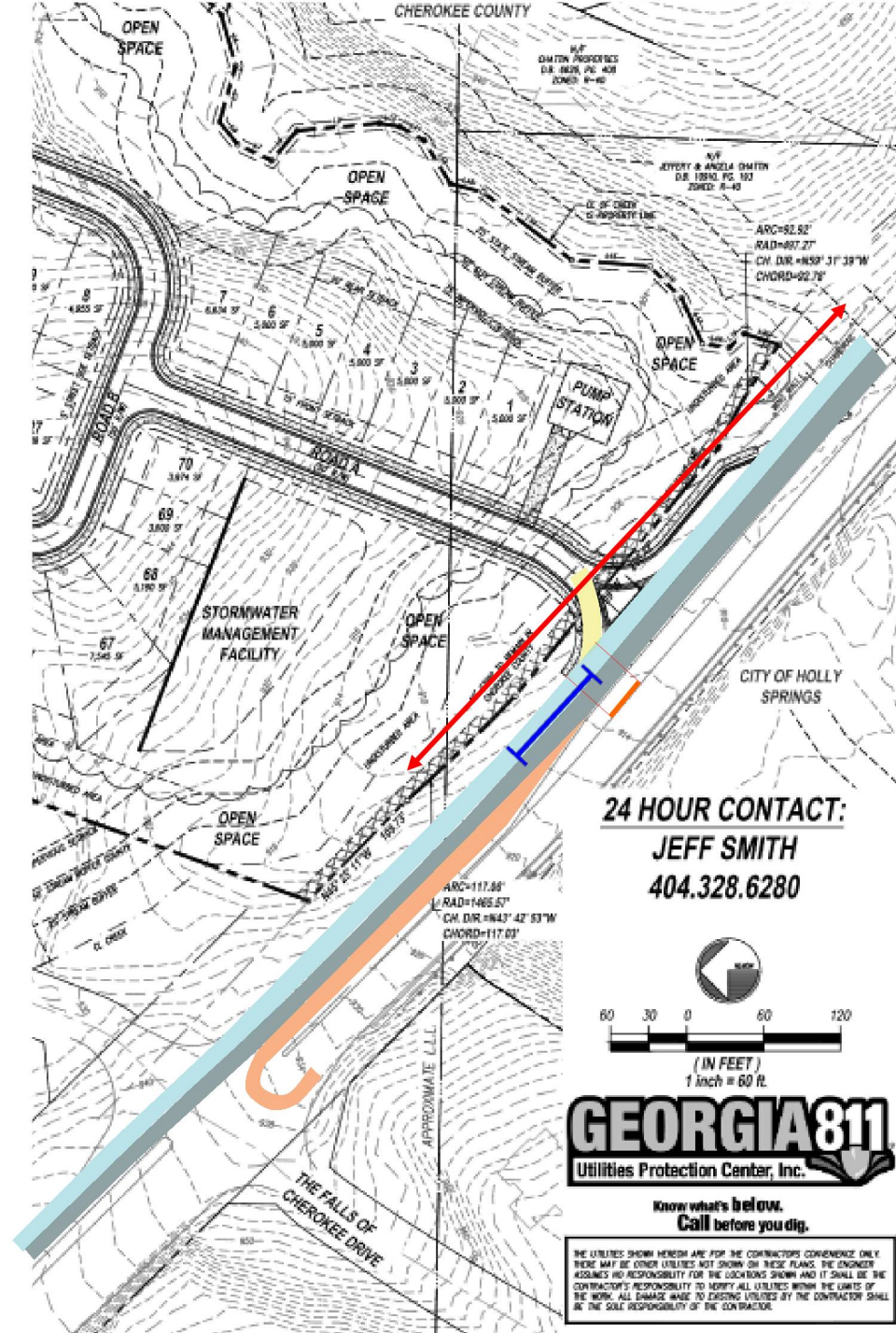
Average car takes 12 seconds and travels 93 feet to accelerate to 35 mph

West bound traffic travels 52 feet per second at 35 mph or 614 feet in 12 seconds.



Geometry of the Right Turn Out to a Left U-Turn

Sixes Road is used to access 5 schools in the morning.



West bound to Sixes Elementary, Freedom Middle, Liberty Elementary and the Charter school.

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CHEROKEE COUNTY

M/F DANTON PROPERTIES
D.R. 1820, P.O. 401
ZONED: R-40

M/F JEFFERY & ANGELA DANTON
D.R. 1820, P.O. 401
ZONED: R-40

CL OF CREEK
CL APPROPRIATE LINE

ARC=82.82°
RAD=897.27'
CH. DIR.=N85° 31' 38"W
CHORD=82.76'

OPEN SPACE

PUMP STATION

OPEN SPACE

STORMWATER MANAGEMENT FACILITY

OPEN SPACE

CITY OF HOLLY SPRINGS

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

ARC=117.86°
RAD=1465.57'
CH. DIR.=N43° 42' 53"W
CHORD=117.03'

APPROXIMATE L.L.L.

THE FALLS OF CHEROKEE DRIVE

60 30 0 60 120
(IN FEET)
1 inch = 60 ft.

GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

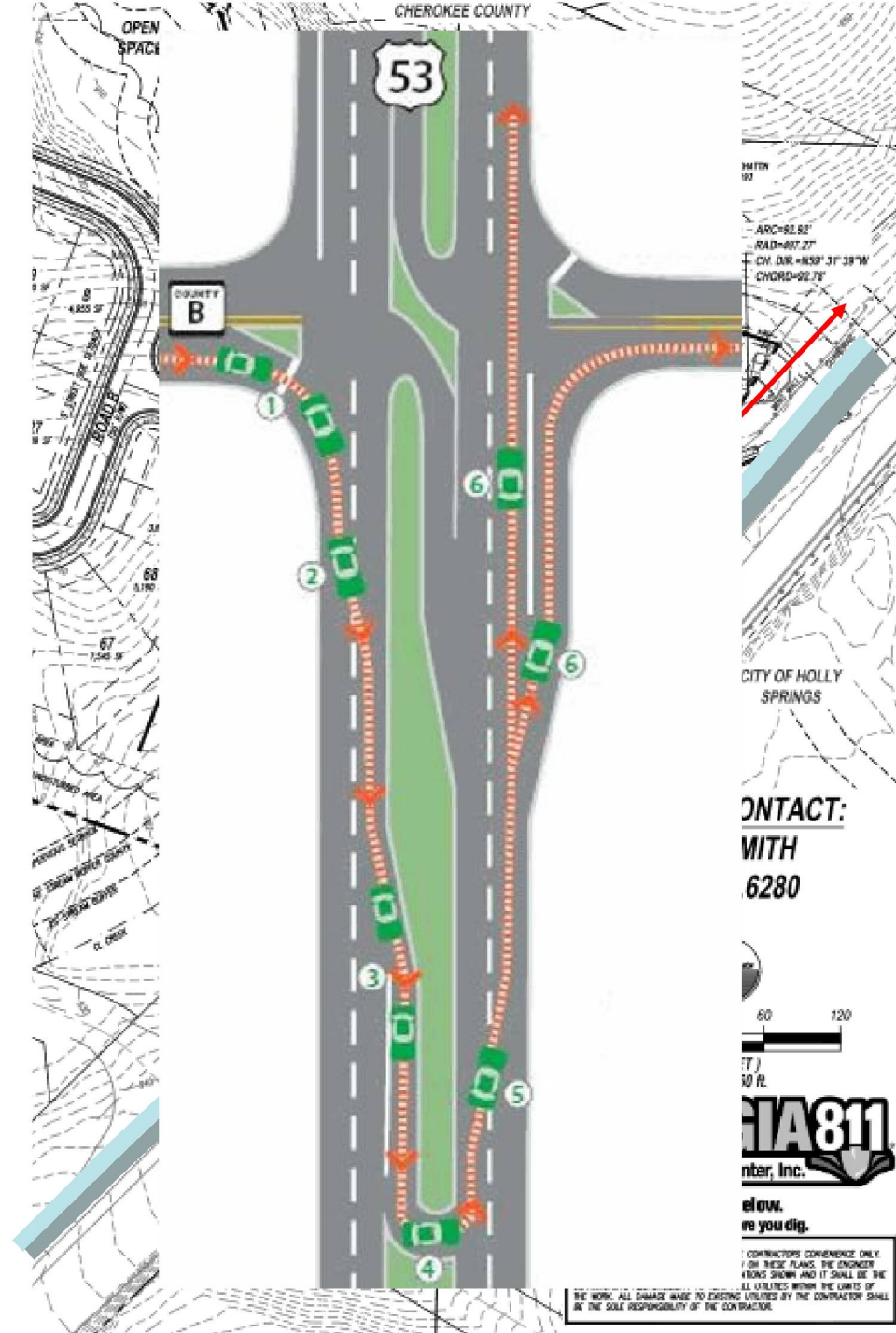
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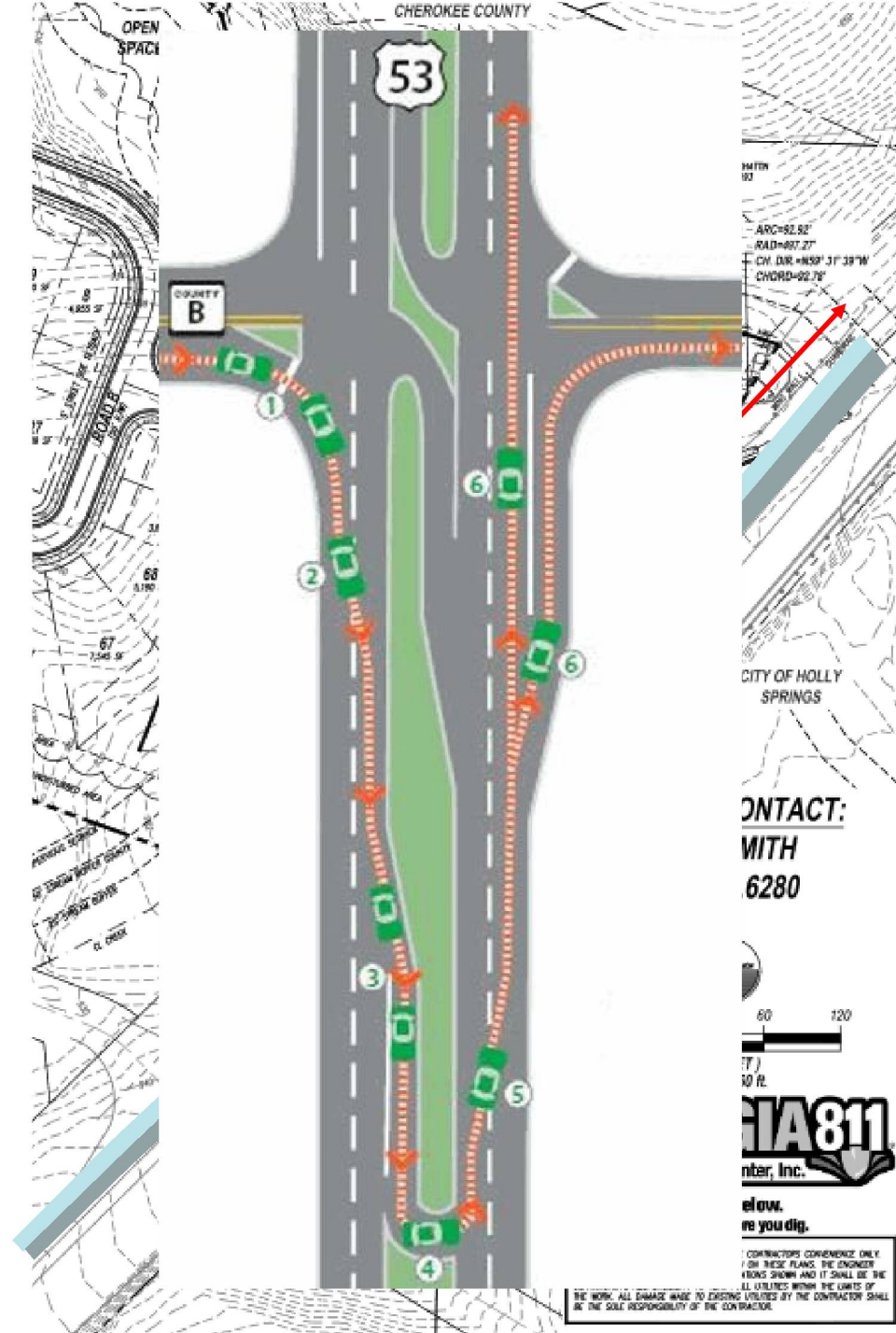
West bound to Sixes Elementary, Freedom Middle, Liberty Elementary and the Charter school.

Woodstock High School students are traveling east bound and exiting this proposed development at peak traffic

Geometry of the Right Turn Out to a Left U-Turn

The right out to a U-turn is safer than a left turn across...





Geometry of the Right Turn Out to a Left U-Turn

The right out to a U-turn is safer than a left turn across...

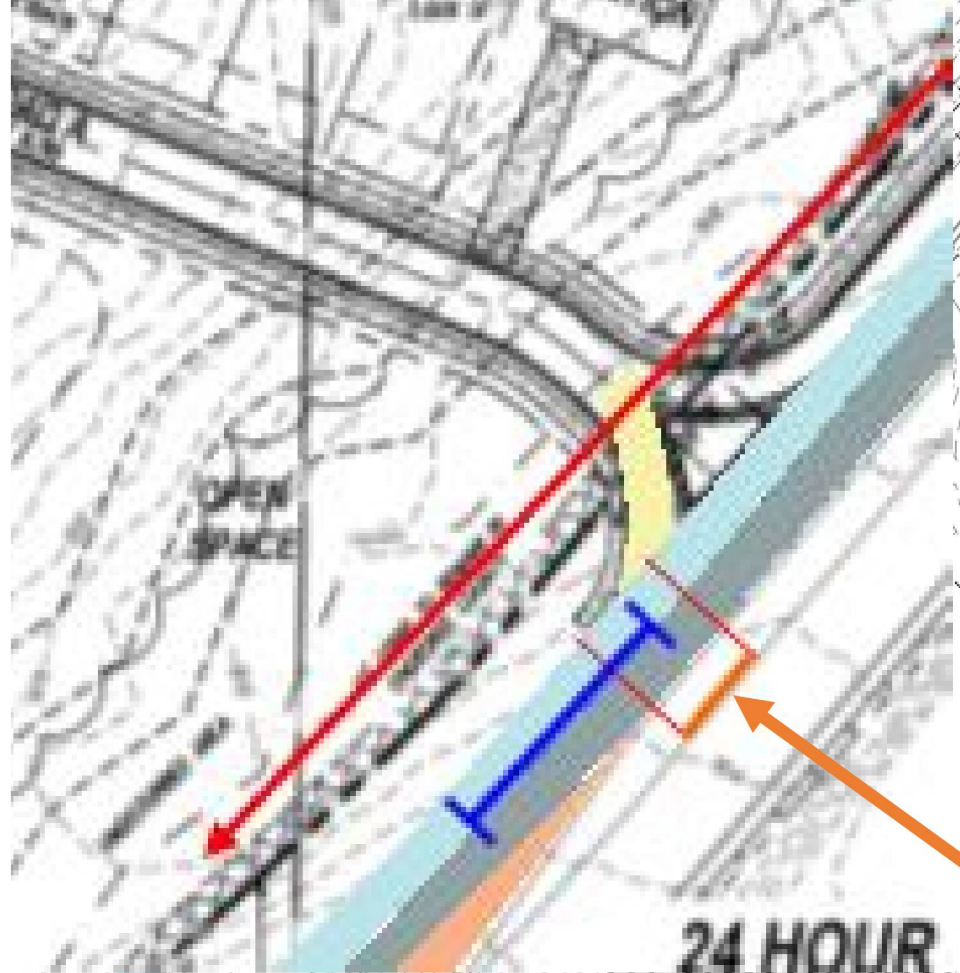
This intersection design is being used all over the country, even on new construction in Cherokee County.

Geometry of the Right Turn Out to a Left U-Turn

The right out to a U-turn is safer than a left turn across...

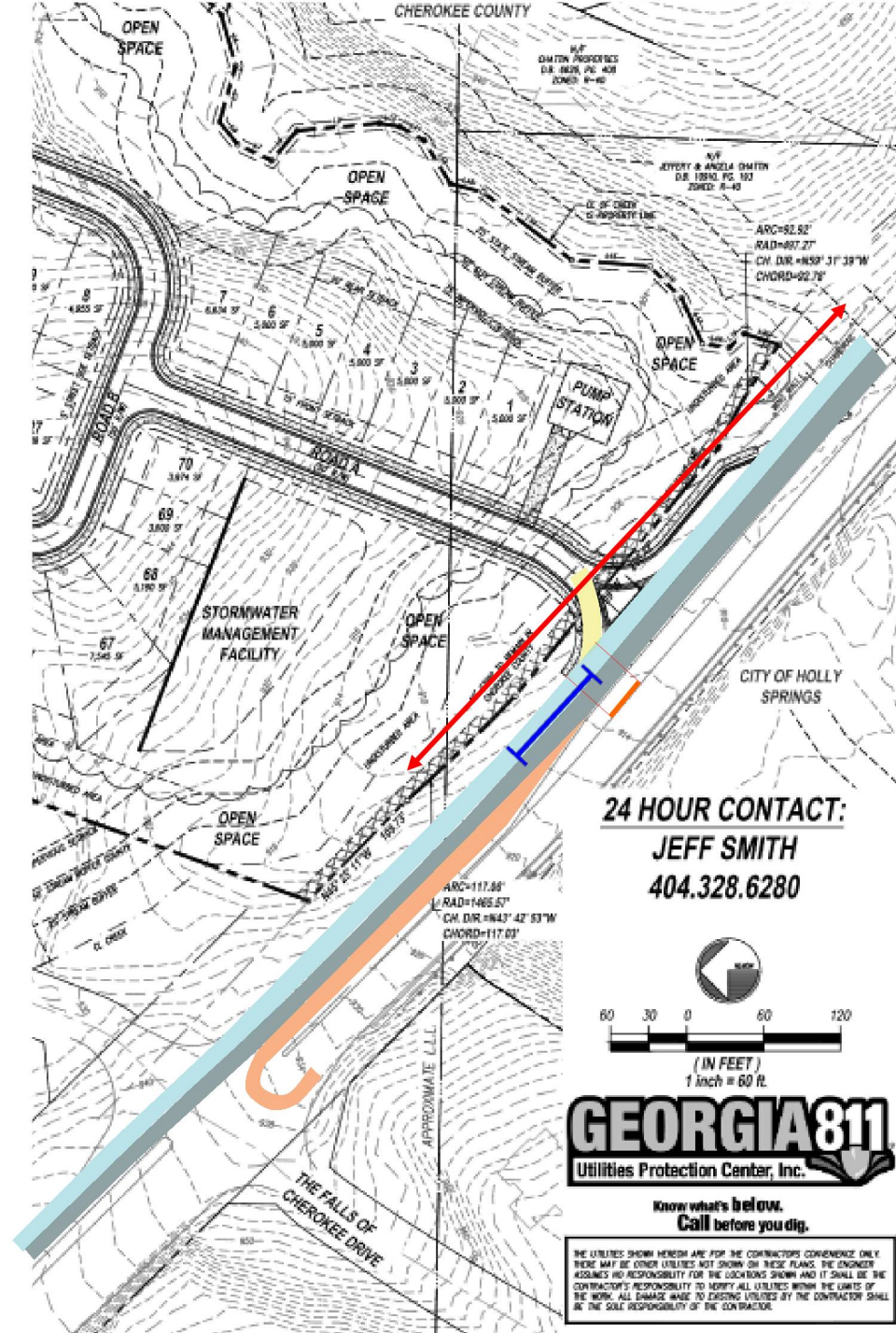
This intersection design is being used all over the country, even on new construction in Cherokee County.

*However, no designs give the uncontrolled exiting traffic **35 feet** to cross two lanes of traffic to join the left turn lane.*



Geometry of the Right Turn Out to a Left U-Turn

The safest way to implement this traffic pattern is to require exiting traffic make their U-turn at the controlled intersection at Marble Quarry Road.



CHEROKEE COUNTY

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Install a No U-Turn the intersection of Sixes Rd/Sherry Ln/TFOC DR.

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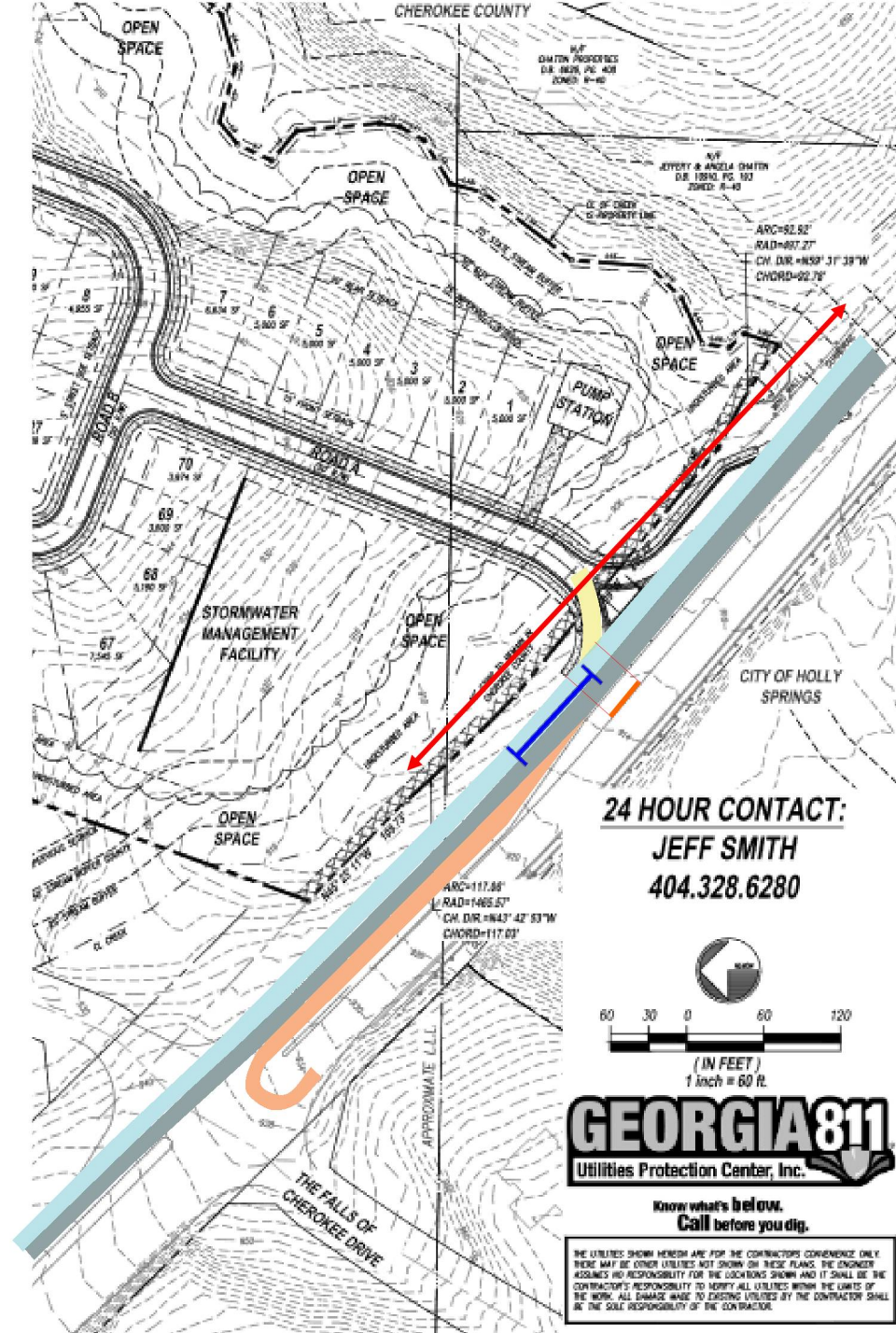
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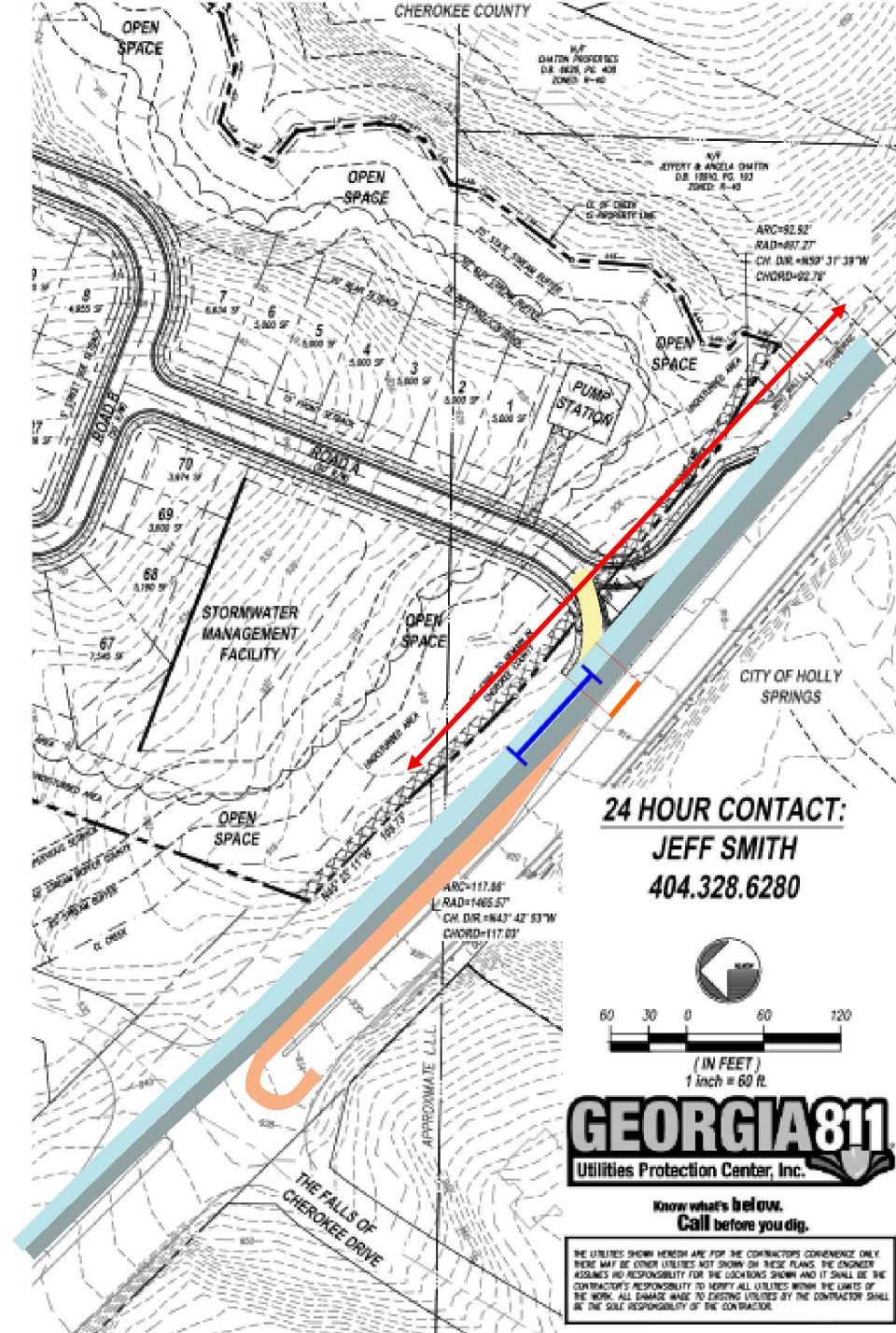
Install a No U-Turn the intersection of Sixes Rd/Sherry Ln/TFOC DR.

Enforce the no U-turn



Geometry of the Right Turn Out to a Left U-Turn

The developer has told us he is not opposed to this requirement but will not request it.



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He has placed the decision on this safety issue in the hands of the city.

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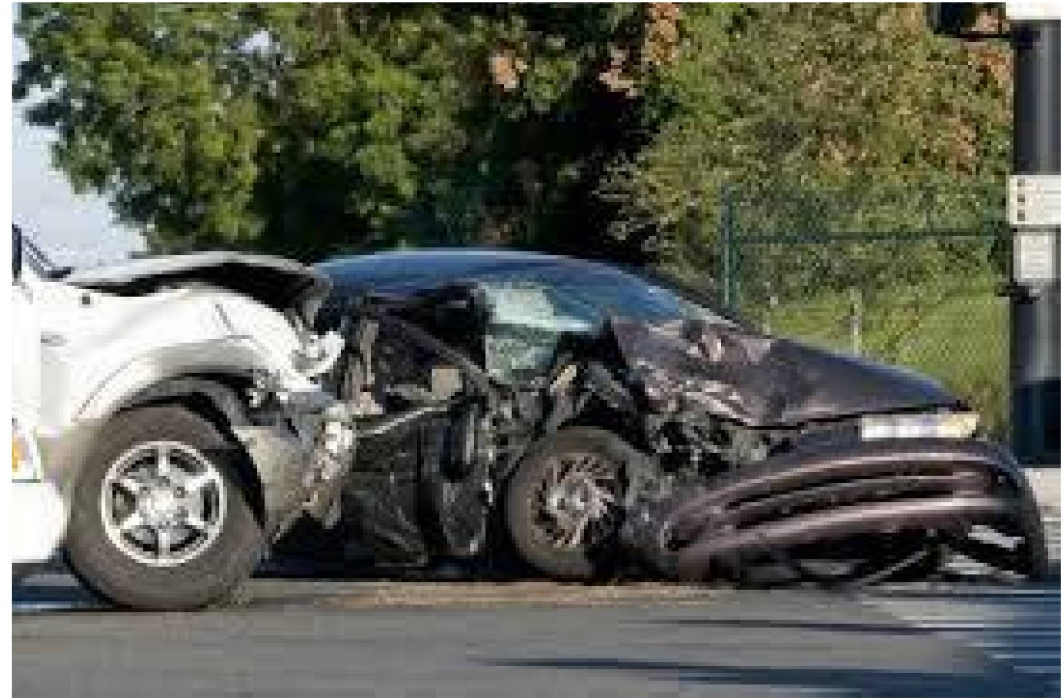
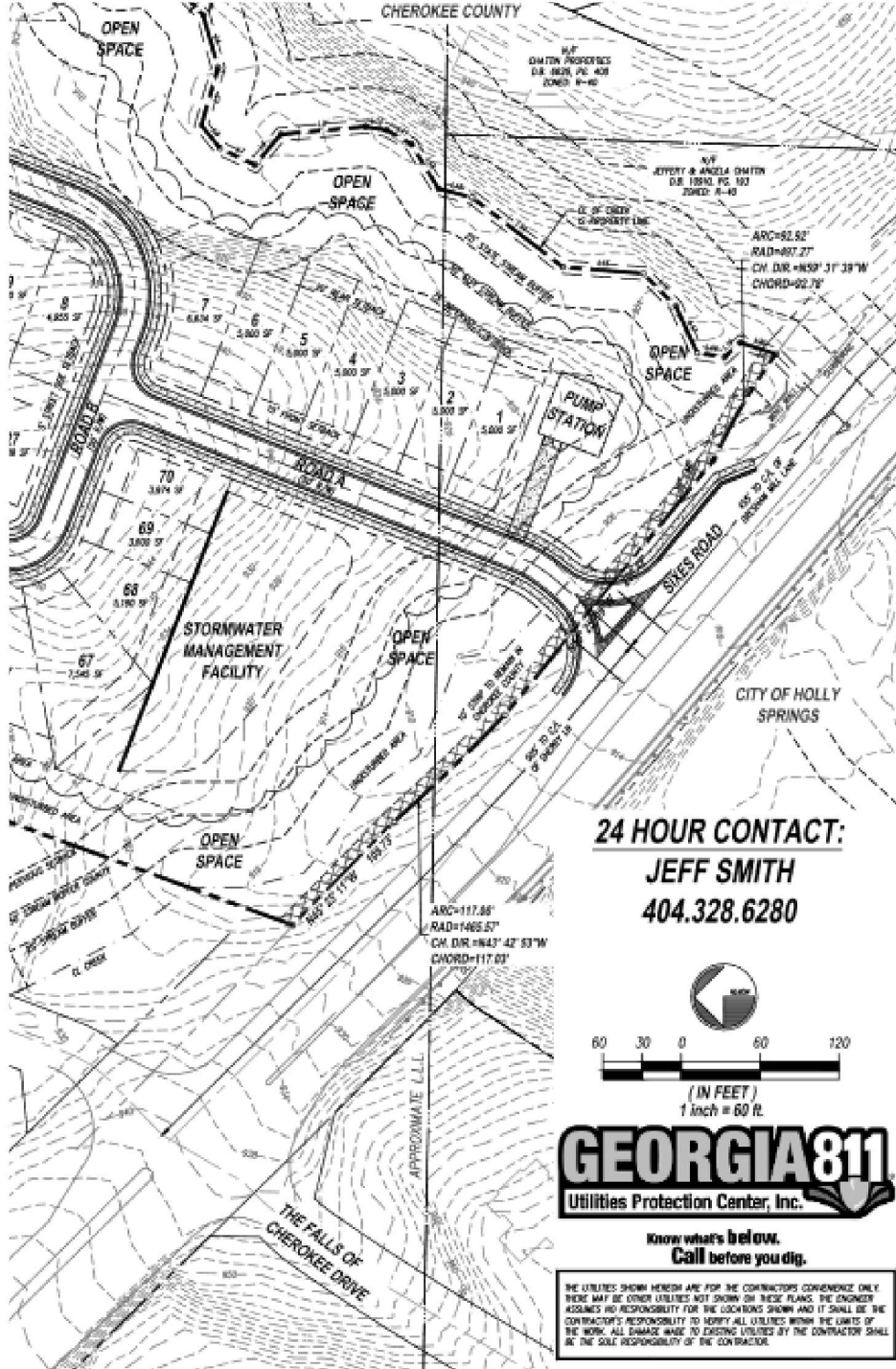
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We will never stop accidents from happening...

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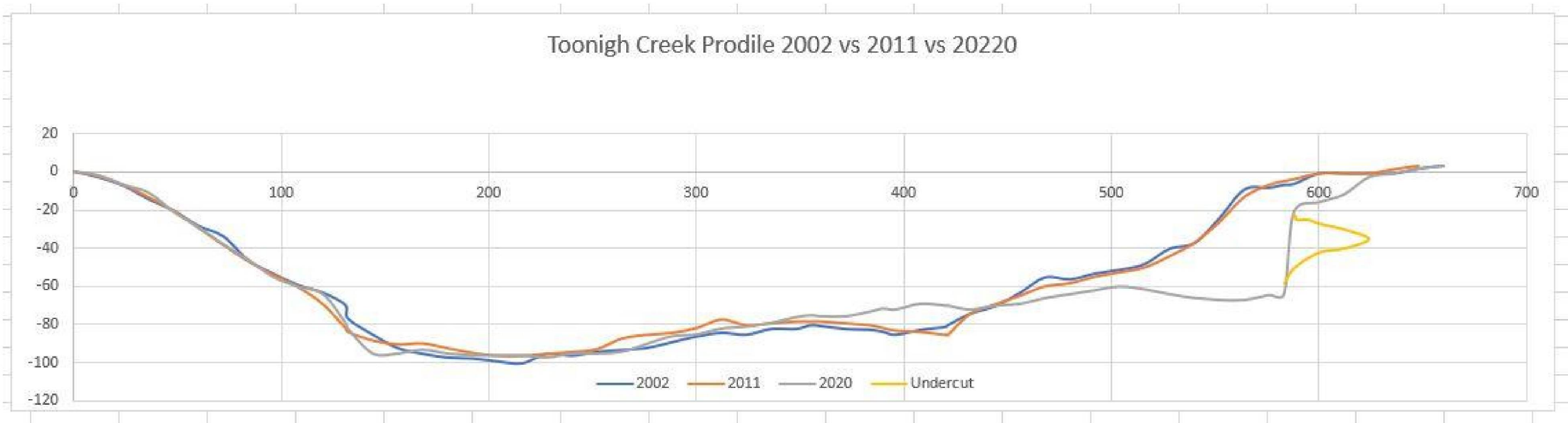
We will never stop accidents from happening...

But we should not increase the likelihood with questionable road design.



**NO ONE WANTS
TO SEE THIS**

ACCERATED EROSION ALONG TOONIGH CREEK



Sixes
Townhomes

City of Holly Springs Work Session Meeting Speaker Sign In Sheet

All items on the July 6, 2020 agenda ~~EXCEPT Item A (A-01-2020 and MA-02-2020) and Item B (MA-03-2020 and CUP-04-2020).~~

July 6, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. Dr. [unclear]	1837 [unclear] Dr.	N	[unclear]
- 2. Mark Preetorius	102 Transart Pkwy	Carla	Townhomes
- 3. John Siefert	430 Morgan Falls Chase	Naor	Take A
- 4. Tom Rouse	427 Morgan Falls Chase	N	Town Home Traffic
- 5. Matt Lessgorn	416 Morgan Falls Chase	N	Town Homes
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.



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

A-01-2020 and MA-02-2020, annexation and rezoning of 18.0 +/- acres located at 972 Sixes Road, Cherokee County, GA tax parcel 086 of tax plat 15N09 from R-40, Single Family Residential Estate (County) to TND, Traditional Neighborhood Development (City)

July 6, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. Brummeler	4215 Sherry Ln	N	Sixes
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

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City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

MA-03-202 and CUP-04-2020, applicant requests rezoning of 2.05 +/- acres located off of Highway 140, Holly Springs, GA, tax parcels 049D and 049E of tax plat 15N25D, from PDR/MXD, Planned Development Residential / Mixed Use to GC, General Commercial and a Conditional Use Permit for a Self-Storage establishment

July 6, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
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11.			
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