



City of Holly Springs

Date: Monday, June 1, 2020

Location: 3235 Holly Springs Parkway

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

I. CALL TO ORDER

II. ROLL CALL

III. 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.”

IV. INVOCATION

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-03-2020 and CUP 04-2020, applicant requests rezoning and a Conditional Use Permit for 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 for a Self-Storage establishment

Presented By: Nancy Moon, Community Development Director

- C. Discuss a proposal for pre-demolition screening for suspected asbestos for structures located at 411 Hickory Road and 100 Hickory Circle from Environmental Associates, Inc.

Presented By: Robert H. Logan, City Manager

- D. Discuss a Letter of Agreement for Professional Design Services, Holly Springs Town Center Project, Add Service #1: Audio-Visual, Site Electrical, Tree Protection and Memorial Park Design between Foresite Group, LLC and the City of Holly Springs, Georgia

Presented By: Robert H. Logan, City Manager

- E. Discuss the Professional Services Agreement Addendum No. 13 between Southeastern Engineering, Inc. (SEI) and the City of Holly Springs, Georgia

Presented By: Robert H. Logan, City Manager

- F. Discuss a Utility Relocation Agreement between Georgia Power Company and the City of Holly Springs for the Palm Street Sidewalk and Drainage Project

Presented By: Robert H. Logan, City Manager

- G. Discuss terminating a Service Agreement between Clementine Creative and the City of Holly Springs, Georgia

Presented By: Robert H. Logan, City Manager

- H. Discuss amending RES-15-2020

Presented By: Robert H. Logan, City Manager

- I. Discuss a resolution to open a Certificate of Deposit with South State Bank and authorize the City Manager to manage said Certificate of Deposit

Presented By: Robert H. Logan, City Manager

VII. REPORTS

VIII. ADJOURNMENT

IX. EXECUTIVE SESSION

- 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: May 28, 2020

COUNCIL MEETING DATE: June 1, 2020

RECOMMENDATION

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 proposes a residential development consisting of approximately 142 single-family residential townhome units with a proposed density of 8.0 units per acre. A conceptual site plan has been provided showing the proposed development. Proposed facades consist of brick, stone, cementitious board siding (Hardi-plank). The proposed start date is Fall of 2020, with an expected completion date of 2023. The proposed access consists of a right-in/right entrance/exit along Sixes Road.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-20 (County)	NORTH:	Mountain Brook Subdivision
SOUTH:	GC	SOUTH:	Racetrac/Undeveloped
EAST:	R-20 R-40 (County)	EAST:	Wentworth/Brookhaven Subdivisions SFR/Undeveloped
WEST:	R-20 (County)	WEST:	Mountain Brook Subdivision

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding development in the area includes single family residential, commercial, and office uses. The proposed development consisting of single-family townhomes would be compatible with the variety of uses in the surrounding area, as well as, provide a different alternative for housing than is available in the general vicinity. Although it would be more dense than what is in the surrounding area, it is located closer to the interstate where a more dense development would be more appropriate.

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

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

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

The property, as currently zoned, would be allowed to develop with those uses associated with the R-40 zoning district consisting of single-family homes with 40,000 square feet minimum lot sizes.

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 generate some additional traffic and use of utilities. The proposed entrance will be right-in/right-out only as there is a median in the middle of Sixes Road in front of this property. There is some concern, as would be the case with any development on this property, for access to the left as it will consist of turning right and traveling to the intersection of The Falls of Cherokee Drive and Sherry Lane to complete a U-turn. This intersection is too close to the traffic signal at WellStar Way (Racetrac) to warrant an additional traffic signal.

The Cherokee County School District (CCSD) has estimated that approximately 41 students could impact the school system requiring 2 additional classrooms at the cost of \$55,574, or \$392 per unit. The report is attached.

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

The Future Development Map identifies this property with the character area of Employment. This character area corresponds with the institutional properties such as county schools, as well as office parks, business/industrial parks, and government properties. Within these areas, truck traffic is frequent, and individual institutional or light industrial establishments are not necessarily connected with one another. In

addition, light industrial businesses such as warehousing, wholesale trade, manufacturing, and other similar uses may be appropriate.

Application: Existing and new industrial and office parks, government, and institutional properties

Primary Future Land Uses: office, industrial, institutional, commercial

Zoning Districts: PD-C, PD-I, OI, LI, GV

Although the nature of this proposal is inconsistent with this category, the property is joined on three sides by single-family residential developments.

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

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

- a) Traditional Neighborhood Development. Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (8.1, #4)**
- b) Density. Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (8.1, #8)**
- c) Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (8.1, #9)**
- d) 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)**
- e) Environmentally Sensitive Areas. Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (8.1, #15)**
- f) Housing Options. Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (8.2, #1)**

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

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

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

The location of this project will help support the needs of expanding medical office establishments within the area. The Wellstar Medical Office building has opened and provides needed jobs to the community, helping to enable more Holly Springs and Cherokee County Residents to work and live in the same community.

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.

D. Public Information Meeting

Two public information zoom meetings were scheduled for this case. The first took place on May 6, 2020 with the second meeting conducted on May 12, 2020. The report is included within the packet.

E. Cherokee County Response

Cherokee County discussed the application at its May 19th meeting. Their response is included within this packet. The major concerns were the access, traffic, and the use of the u-turn. The Board of Commissioners also commented on the need for a traffic study. The applicant did have a traffic study completed to explore other options. An alternative to access Sixes Road via Sherry Lane was considered but shown to be much worse than utilizing the u-turn option. The other topic of concern was the increased density being greater than the surrounding neighborhoods.

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 the access and u-turn, as well as density. Planning Commission voted to recommend **APPROVAL** of both requests, Annexation and Rezoning, (3-2) including the staff recommended stipulations.

G. 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 8.0 units per acre, or a maximum of 142 fee simple single-family residential townhome dwelling units.
5. 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.
6. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
8. 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.
9. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
10. Entrance design and improvements to Sixes Road shall be provided as per determination and recommendation of the City Engineer.
11. 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.
12. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$392 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

Application

Location Map

A-01-2020
MA-02-2020
Location Map
Annexation Request
Rezoning Request

0 250 500 750 1,000 Feet



Parcel Requesting Rezoning & Annexation

10' Strip to remain in unincorporated county
(Shown in Orange)

Holly Springs Zoning 2020

AG- Agricultural
R-40- Single Family Residential Estate
R-20- Single Family Residential
RD-20- Single Family and Duplex
RD-3- Single Family Residential
PUD- Planned Unit Development
TND- Traditional Neighborhood Development

PDR- Planned Development Residential
HDMFR- High Density Multi-Family Residential
GC- General Commercial
NC- Neighborhood Commercial
OI- Office Institutional
GV- Governmental
LI- Light Industrial
MXD- Mixed Use Overlay
Parcels
Roads



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

A-01-2020

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

APPLICANT INFORMATION

Date: April 2, 2020

Applicant's Name: Jeff Smith

Corporation Name: LDS Partners, LLC

Mailing Address: 20 Heards Overlook Court, Atlanta GA 30328

Phone: [REDACTED]

Email: jeff@ridgepe.com

PROPERTY OWNER INFORMATION

Property Owner(s): Max Nesbit and The Estate of Carline Nesbit

Mailing Address: [REDACTED]

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N09 Parcel #: 086

Land Lot(s)/District: 517 & 564 – 15th District

Physical Address: 972 Sixes Road, Canton GA 30114

Property Location Description: North side of Sixes Road, west of I-575

Current Zoning: R-40 (Cherokee County)

(Attach additional sheets, if necessary)

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

(attach additional sheets, if necessary)

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

The applicant proposes a townhome development of approximately 142 townhomes.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

Jeff Smith
Applicant Name (Please Print)

LDS Partners, LLC
Corporation Name (Please Print)

Title (Please Print)

See Attached
Applicant Signature

Date

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

Max Nesbitt
Property Owner Name (Please Print)

See Attached
Property Owner Signature

Date

Estate of Carline Nesbit
Property Owner Name (Please Print)

See attached
Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized)

Received by:

Nancy Moon
City of Holly Springs, Georgia

Date:

4/24/2020

ATTACHMENT TO APPLICATION FOR REZONING/ANNEXATION

Applicant: LDS Partners, LLC
Titleholder: Max Nesbit & Carline Nesbit
TIN: 15N09 086

LDS Partners, LLC

Signature

Address: 20 Heards Overlook Court

Atlanta, GA 30328

Date Executed: 4/1/20

Signed, sealed, and delivered in the presence of:

Stephen Ward
Notary Public

Commission Expires: 3/27/2021



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

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

2.

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

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

LDS PARTNERS, LLC

Sworn and Subscribed before
me this 1 day of April, 20 20

Notary Signature: 

(Notary Seal)

By: 
Its: Member/Manager



ATTACHMENT TO APPLICATION

Applicant: LDS Partners, LLC

Titleholder: The Estate of Carline W. Nesbit

Property: PIN: 15N09086

PROPERTY OWNER'S CERTIFICATION

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

3/31/20
Date

☒ Wendy E. Nesbit
Representative

Address: 972 Sixes Rd
Canton, Ga.

Telephone No.: [REDACTED]

Lori Jordan 3/31/20
Signature of Notary Public Date





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."

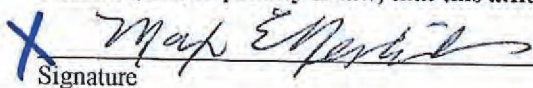
O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

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

3/31/20
Date

The Estate of Carline W. Nesbit
Title

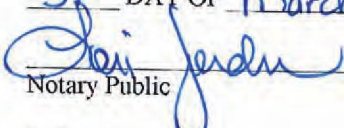
Legal Company Name

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 _____ 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
31 DAY OF March, 2020


Notary Public



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



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.

X YES _____ NO or IF NOT:

LDS Partners, LLC is a Georgia Limited Liability Company and is therefore a legal US company.

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

Attorney for LDS Partners LLC

Title

Sams, Larkin & Huff LLP – Attorney for Applicant

Legal Company Name

376 Powder Springs St.; Ste. 100; Marietta, GA 30064

Company Address

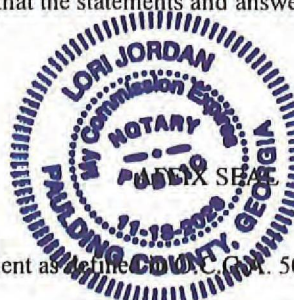
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A **STAMPED SIGNATURE IS NOT ACCEPTABLE.**)

I hereby certify that Parks F. Huff 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

24 DAY OF April, 2020

Notary Public



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

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

LDS Partners LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **09/16/2016** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 09/20/2016



A handwritten signature in black ink, appearing to read "B: P. Kemp".

Brian P. Kemp
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 9/16/2016 8:52:58 AM

BUSINESS INFORMATION

CONTROL NUMBER	16088005
BUSINESS NAME	LDS Partners LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	09/16/2016

PRINCIPAL OFFICE ADDRESS

ADDRESS	20 Heards Overlook Court, Atlanta, GA, 30328, USA
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REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Randolph A. Marks	1349 W. Peachtree St. #1350, Fulton, Atlanta, GA, 30309, USA

ORGANIZER(S)

NAME	TITLE	ADDRESS
Randolph A. Marks	ORGANIZER	1349 W. Peachtree St. #1350, Atlanta, GA, 30309, USA

OPTIONAL PROVISIONS

The management of the limited liability company is vested in one or more managers.

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Randolph A. Marks
AUTHORIZER TITLE	Organizer

BK PG

5935 116

AFTER RECORDING RETURN TO:

FRANK B. PALLOTTA
SELLERS, ATKINSON, & PALLOTTA
8292 Highway 92, Suite 210
Woodstock, GA. 30189

Georgia, Cherokee County

Filed in office this 5 day of March 2003
at 1:52 PM Recorded in Book 5935 Page 116
this 22 day of April 2003

Anne M. Leneau
Clerk Superior Court

\$12.00

QUITCLAIM DEED

STATE OF GEORGIA, COUNTY OF CHEROKEE

THIS INDENTURE, made the 5th day of December in the year Two thousand and Two between

ELIZABETH D. HUDSON, A.K.A. MRS. JOHN B. HUDSON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF ABBY N. BURWELL, DECEASED

as party or parties of the first part, hereinafter called Grantor
and

MAX E. NESBIT AND CARLINE W. NESBIT

, as party
or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described lands,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 517 AND 564 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE PURPOSE OF THIS DEED IS TO RELEASE ANY INTEREST GRANTOR HEREIN MAY HAVE IN THE ABOVE REFERENCED PROPERTY, INCLUDING ALL MINERAL RIGHTS.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quit Claim Deed, the day and year first above written.
Signed, sealed and delivered in the presence of:

James G. Givens
Unofficial Witness

(SEAL) Elizabeth D. Hudson (SEAL)
ELIZABETH D. HUDSON, Individually
And as representative, as aforesaid

Darlene McCarty (SEAL)
Notary Public

 Darlene McCarty
My Commission CC977531
Expires October 28, 2004

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$0.00
DATE March 5, 2003
Anne M. Leneau
CLERK OF SUPERIOR COURT

EXHIBIT "A"

All that tract or parcel of land being in the 15th District and 2nd Section of Cherokee County, Georgia, and being partly of Land Lots Nos. 517 and 518, being more particularly described as follows:

BEGINNING at an iron pin stake found at the northeast corner of Land Lot No. 517; thence South 00 15 West along the east land lot line of Land Lot No. 517 a distance of 1175 feet to a point formed by the intersection of a branch and the east land lot line of said Land Lot 517; thence along the meanderings of said branch in a southeasterly direction to a point formed by the intersection of the branch with the Lebanon to Sixes Road (said point of intersection being located in Land Lot 518); thence in a northwesterly direction along the north side of the Lebanon to Sixes Road a distance of 516 feet to an iron pin stake (said iron pin being located in Land Lot No. 517); thence North 19 3/4 East 1454 feet to an iron pin stake located on the north land lot line of Land Lot No. 517; thence South 882 East 273 feet along the north land lot line of Land Lot No. 517 to an iron pin stake located at the northeast corner of said Land Lot 517 and being the point of beginning, containing 18.2 acres. Said tract being shown on a plat of the Max T. Nesbit property dated March 4, 1959 by Lat Ridgway, R. S. No. 92, recorded in Plat Book 2, page 205, of the Cherokee County Deed Records.

COPY

01627
0008BK PB
1627 008

This instrument prepared by:

Donald J. Smith & Associates
291 East Main Street
P. O. Box 312
Canton, Georgia 30114
(404) 479-2106

10790

CHEROKEE COUNTY, GA.

REAL ESTATE TRANSFER TAX

PAID 0.00DATE 10-26-93Anne M. Rneau
CLERK OF SUPERIOR COURT

[Space Above This Line For Recording Date]

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

THIS INDENTURE, Made 10/26/93, between Max E. Nesbit and Carlino W. Nesbit, located at 972 Sixes Road, Woodstock, GA 30188, Grantor, and John Wesley Nesbit as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER VALUABLE CONSIDERATION (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 517 and 564, 15th, District, 2nd, Section, Cherokee County, Georgia, and being shown on that Plat of Survey prepared by Adams-Sims & Associates, Inc. for John Wesley Nesbit, dated September 11, 1993 and recorded in Plat Book 45, Page 120, Office of the Clerk of Superior Court, Cherokee County, Georgia; which plat is incorporated herein by reference for a more complete description, and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeast right-of-way of Toonigh-Sixes Road (60 foot right-of-way), said iron pin being located 148.65 feet from the intersection of the Southeast right-of-way of Sherry Lane (50 foot right-of-way) and the Northeast right-of-way of Toonigh-Sixes Road, as measured along the Northeast right-of-way of Toonigh-Sixes Road; thence leaving said right-of-way from said point of beginning North 20 degrees 11 minutes 40 seconds East 401.75 feet to an iron pin set; thence South 32 degrees 6 minutes 40 seconds East 463.85 feet to an iron pin set; thence South 11 degrees 17 minutes 5 seconds West 266.55 feet to an iron pin set on the Northeast right-of-way of Toonigh-Sixes Road; thence continuing North 60 degrees 43 minutes 25 seconds West 36.80 feet along said right-of-way; thence continuing North 59 degrees 2 minutes 45 seconds West 50.45 feet along said right-of-way; thence North 56 degrees 41 minutes 15 seconds West 48.75 feet along said right-of-way; thence continuing North 53 degrees 19 minutes 10 seconds West 51.10 feet along said right-of-way; thence continuing North 49 degrees 55 minutes 30 seconds West 50.15 feet along said right-of-way; thence continuing North 46 degrees 32 minutes 25 seconds West 50.80 feet along said right-of-way; thence continuing North 43 degrees 10 minutes 10 seconds West 102.25 feet along said right-of-way; thence continuing North 42 degrees 00 minutes 30 seconds West 46.05 feet along said right-of-way to the POINT OF BEGINNING.

Said tract containing 3.00 acres.

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

WM. T. Col
Unofficial Witness

NOTARY PUBLIC
My commission expires August 4, 1998

Max E. Nesbit (Seal)

Carlino W. Nesbit (Seal)

Georgia, Cherokee County (Seal)

Filed in office this 26 day of Oct 1993
at 4:50 P.M. Recorded in Book 1627 Page 8
this 26 day of Oct 1993

Anne M. Rneau
Clerk Superior Court

Qu 10-27-93

ANNE M. RNEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

0135678
SELLERS & WARREN
117 TOWNE LAKE PARKWAY
WOODSTOCK, GA 30188

Deed Book **9674** Pg **111**
Filed and Recorded 6/27/2007 12:17:00 PM
20-2007-031322

Patty Baker
Clerk of Superior Court Cherokee Cty, GA

STATE OF GEORGIA
COUNTY OF CHEROKEE

FILE# 05 CON 111

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

THIS INDENTURE is made as of the 21st day of June, 2007, by and between

JOHN WESLEY NEBBIT

as party of the first part, hereinafter referred to as "Grantor," and

MAX E. NEBBIT AND CARLINE W. NEBBIT

as Joint Tenants With Right of Survivorship Not As Tenants in Common, as parties of the second part, hereinafter referred to as Grantees, (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the execution, sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all the singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

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

Signed, sealed and delivered
in the presence of:

Max E. Nebbit
Unofficial Witness

John Wesley Nebbit (SEAL)
JOHN WESLEY NEBBIT

Maria Chelba
NOTARY PUBLIC
My Comm. Expires 12/31/2008
315



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-02-2020

APPLICATION CUP-_____

HEARING DATE_____

DATE OF APPLICATION April 2, 2020

APPLICANT LDS Partners, LLC

OWNER Max Nesbit and Estate of Carline Nesbit
(If other than applicant) _____

ADDRESS 20 Heards Overlook Crt; Atl GA 30328

ADDRESS [REDACTED]

ZIP CODE 30328 PHONE 404-328-6280

ZIP CODE 30144 PHONE _____

EMAIL phuff@samlarkinhuff.com

SIGNATURE [Signature]

SIGNATURE See Attached

Paris F. Huff, Attorney for Applicant

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

PRESENT ZONING DISTRICT(S) R-40

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 972 Sixes Road, Canton GA 30114

MAP NUMBER 15N09

PARCEL NUMBER(S) 086

LAND LOT(S) 517 & 564

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

ACREAGE 18 SEWAGE DISPOSAL TYPE CCWSA UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: A townhome neighborhood at 8 units per acre or 142 units. The applicant requests the ability to do private roads with the setbacks depicted on the site plan. The perimeter setback is 35 feet per the site plan.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? The property is on a major arterial road close to I-575. The proposed residential use is suitable in view of the surrounding development. To the west and east are residential neighborhoods. The proposal is denser than the existing residential neighborhoods but the applicant will provide buffers for the adjacent uses.

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? The proposed residential use will not adversely affect the use or usability of adjacent or nearby property. The residential use is consistent with the county's comprehensive plan and is to be expected at an interstate interchange that is at the end of the managed lanes and close to nearby employment.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? As zoned, the property does not have reasonable economic value. The cost of developing the property would not result in lot values that would support the development.

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? The proposal puts higher density residential development on an arterial road close to an interstate interchange. The applicant will work with the county and city engineers to address any transportation issues.

(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 proposed development is consistent with the county's FDM and FLUM which calls for the property to be developed as Neighborhood Living. The City's FDM and FLUM categorizes the property as Employment Center but the fact the property has a stream along Sixes Road and is restricted to a right in and right out does not make the property conducive to office or other employment center development.

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

The city's Community Agenda places the property in the Employment character area which calls for high intensity use that would center around industrial, office, commercial or institutional. But, the property has a stream buffer that runs adjacent to Sixes Road which limits the visibility of the property. The steep topography and limited access also limit the ability of the property to be used for these type uses. The property has been marketed for sale for many years and all of the proposed contracts have been for residential uses.

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity? The applicant will comply with all requirements for ensuring there is not a negative environmental impact created by the proposed development. The applicant will protect the streams with the required stream buffer and follow the best management practices for developing the property.

(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 marketed by Mr. Nesbitt for many years and the most requested use is residential uses at up to 8 units per acre. The proposed townhome neighborhood is consistent with the market in the immediate area. The close proximity to the interstate and the managed lanes makes the proposed use consistent with regional transportation goals.

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

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

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

Complete the following section, if applicable.

Residential

Minimum house size: 1,200 sq. ft.

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

Maximum number of units: 142

Anticipated start date: Fall 2020

Anticipated completion date: 2023

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

ATTACHMENT TO APPLICATION FOR REZONING/ANNEXATION

Applicant: LDS Partners, LLC
Titleholder: Max Nesbit & Carline Nesbit
TIN: 15N09 086

LDS Partners, LLC

Signature

Address: 20 Heards Overlook Court

Atlanta, GA 30328

Date Executed: 4/1/20

Signed, sealed, and delivered in the presence of:

Stephen Ward
Notary Public

Commission Expires: 3/27/2021



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE PUBLIC HEARING

1.

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

2.

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

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

LDS PARTNERS, LLC

Sworn and Subscribed before
me this 1 day of April, 20 20

By: 
Its: Member/Manager

Notary Signature: 

(Notary Seal)



ATTACHMENT A

DISCLOSURE

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

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

_____ YES X NO

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

_____ YES X NO

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

_____ YES X NO

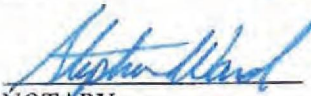
D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X NO

4/1/20
DATE

LDS Partners, LLC
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY

Seal:



ATTACHMENT TO APPLICATION

Applicant: LDS Partners, LLC

Titleholder: Max E. Nesbit

Property: PIN: 15N09086

PROPERTY OWNER'S CERTIFICATION

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

3/31/20
Date

X Max E. Nesbit
Max E. Nesbit

Address:



Telephone No.:



Chris Jordan 3/31/20
Signature of Notary Public Date



ATTACHMENT A

DISCLOSURE

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

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

_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

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

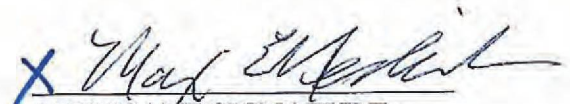
_____ YES _____ ☒ NO

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

_____ YES _____ ☒ NO

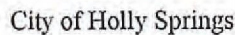
3/31/20
DATE

Max E. Nesbit
APPLICANT NAME PRINTED


APPLICANT SIGNATURE


NOTARY







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.

X YES NO or IF NOT:

LDS Partners, LLC is a Georgia Limited Liability Company and is therefore a legal US company.

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

Attorney for LDS Partners LLC

Title

Sams, Larkin & Huff LLP – Attorney for Applicant

Legal Company Name

376 Powder Springs St.; Ste. 100; Marietta, GA 30064

Company Address

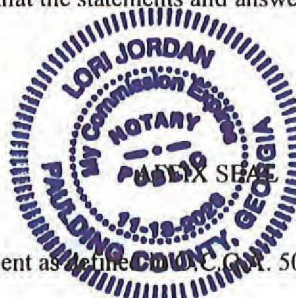
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A STAMPED SIGNATURE IS NOT ACCEPTABLE.)

I hereby certify that Parks F. Huff 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

24 DAY OF April, 2020

Notary Public



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

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, Brian P. Kemp, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

LDS Partners LLC

a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **09/16/2016** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on 09/20/2016



A handwritten signature in dark ink, appearing to read 'B. P. Kemp', is written over the printed name.

Brian P. Kemp
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 9/16/2016 8:52:58 AM

BUSINESS INFORMATION

CONTROL NUMBER	16088005
BUSINESS NAME	LDS Partners LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	09/16/2016

PRINCIPAL OFFICE ADDRESS

ADDRESS	20 Heards Overlook Court, Atlanta, GA, 30328, USA
----------------	---

REGISTERED AGENT'S NAME AND ADDRESS

NAME	ADDRESS
Randolph A. Marks	1349 W. Peachtree St. #1350, Fulton, Atlanta, GA, 30309, USA

ORGANIZER(S)

NAME	TITLE	ADDRESS
Randolph A. Marks	ORGANIZER	1349 W. Peachtree St. #1350, Atlanta, GA, 30309, USA

OPTIONAL PROVISIONS

The management of the limited liability company is vested in one or more managers.

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Randolph A. Marks
AUTHORIZER TITLE	Organizer

BK PG
5935 116

AFTER RECORDING RETURN TO:

FRANK B. PALLOTTA
SELLERS, ATKINSON, & PALLOTTA
8292 Highway 92, Suite 210
Woodstock, GA. 30189

Georgia, Cherokee County

Filed in office this 5 day of March 2003
at 1:52 PM Recorded in Book 5935 Page 116
this 22 day of April 2003

Anne M. Rensau
Clerk Superior Court

\$12.00

QUITCLAIM DEED

STATE OF GEORGIA, COUNTY OF CHEROKEE

THIS INDENTURE, made the 5th day of December in the year Two thousand and Two between

ELIZABETH D. HUDSON, A.K.A. MRS. JOHN B. HUDSON, INDIVIDUALLY AND AS PERSONAL REPRESENTATIVE OF ABBY N. BURWELL, DECEASED

as party or parties of the first part, hereinafter called Grantor
and

MAX E. NESBIT AND CARLINE W. NESBIT

, as party
or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee the following described lands,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 517 AND 564 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA RECORDS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THE PURPOSE OF THIS DEED IS TO RELEASE ANY INTEREST GRANTOR HEREIN MAY HAVE IN THE ABOVE REFERENCED PROPERTY, INCLUDING ALL MINERAL RIGHTS.

TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, Grantor has signed and sealed this Quit Claim Deed, the day and year first above written.
Signed, sealed and delivered in the presence of:

Senai Givich
Unofficial Witness

(SEAL) Elizabeth D. Hudson
ELIZABETH D. HUDSON, Individually
And as representative, as aforesaid

Darlene McCray
Notary Public (SEAL)



Darlene McCray
My Commission CC977531
Expires October 26, 2004

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID \$0.00
DATE March 5, 2003
Anne M. Rensau
CLERK OF SUPERIOR COURT

EXHIBIT "A"

All that tract or parcel of land being in the 15th District and 2nd Section of Cherokee County, Georgia, and being parts of Land Lots Nos. 517 and 564 being more particularly described as follows:

BEGINNING at an iron pin stake found at the northeast corner of Land Lot No. 517; thence South 00° 15' West along the east land lot line of Land Lot No. 517 a distance of 1176 feet to a point formed by the intersection of a branch and the east land lot line of said Land Lot 517; thence along the meanderings of said branch in a southwesterly direction to a point formed by the intersection of the branch with the Lebanon to Sixes Road (said point of intersection being located in Land Lot 564); thence in a northwesterly direction along the north side of the Lebanon to Sixes Road a distance of 516 feet to an iron pin stake (said iron pin being located in Land Lot No. 517); thence North 19° 3/4' East 1454 feet to an iron pin stake located on the north land lot line of Land Lot No. 517; thence South 88° East 273 feet along the north land lot line of Land Lot No. 517 to an iron pin stake located at the northeast corner of said Land Lot 517 and being the point of beginning, containing 18.2 acres. Said tract being shown on a plat of the Max E. Nesbit property dated March 4, 1959 by Lat Ridgway, R. S. No. 92, recorded in Plat Book 2, page 205, of the Cherokee County Deed Records.

COPY

Rec 4-22-03

01627
0008BK PG
1627 008

This instrument prepared by:

Donald J. Snell & Associates
291 East Main Street
P. O. Box 312
Canton, Georgia 30114
(404)479-2106

#10710

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAXPAID 0000DATE 10-26-93Anne M. Rneau
CLERK OF SUPERIOR COURT

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF CHEROKEE

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WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 AND OTHER VALUABLE CONSIDERATION (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lots 517 and 564, 15th. District, 2nd. Section, Cherokee County, Georgia, and being shown on that Plat of Survey prepared by Adams-Sims & Associates, Inc. for John Wesley Nesbit, dated September 11, 1993 and recorded in Plat Book 45, Page 120, Office of the Clerk of Superior Court, Cherokee County, Georgia; which plat is incorporated herein by reference for a more complete description, and being more particularly described as follows:

BEGINNING at an iron pin found on the Northeast right-of-way of Toonigh-Sixes Road (60 foot right-of-way), said iron pin being located 148.65 feet from the intersection of the Southeast right-of-way of Sherry Lane (50 foot right-of-way) and the Northeast right-of-way of Toonigh-Sixes Road, as measured along the Northeast right-of-way of Toonigh-Sixes Road; thence leaving said right-of-way from said point of beginning North 20 degrees 11 minutes 40 seconds East 401.75 feet to an iron pin set; thence South 32 degrees 6 minutes 40 seconds East 463.85 feet to an iron pin set; thence South 11 degrees 17 minutes 5 seconds West 266.55 feet to an iron pin set on the Northeast right-of-way of Toonigh-Sixes Road; thence continuing North 60 degrees 43 minutes 25 seconds West 36.80 feet along said right-of-way; thence continuing North 59 degrees 2 minutes 45 seconds West 50.45 feet along said right-of-way; thence North 56 degrees 41 minutes 15 seconds West 48.75 feet along said right-of-way; thence continuing North 53 degrees 19 minutes 10 seconds West 51.10 feet along said right-of-way; thence continuing North 49 degrees 55 minutes 30 seconds West 50.15 feet along said right-of-way; thence continuing North 46 degrees 32 minutes 25 seconds West 50.80 feet along said right-of-way; thence continuing North 43 degrees 10 minutes 10 seconds West 102.25 feet along said right-of-way; thence continuing North 42 degrees 00 minutes 30 seconds West 46.05 feet along said right-of-way to the POINT OF BEGINNING.

Said tract containing 3.00 acres.

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

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

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
in the presence of:

W.M. L. Galt
Unofficial Witness

Max E. Nesbit (Seal)
Max E. Nesbit

Carline W. Nesbit (Seal)
Carline W. Nesbit

NOTARY PUBLIC, Cherokee County, Georgia
(NOTARY SEAL)
My commission expires August 4, 1998

Georgia, Cherokee County (Seal)

Filed in office this 26 day of Oct 19 93
at 5:30 P.M. Recorded in Book 1627 Page 8
this 27 day of Oct 19 93

Anne M. Rneau
Clerk Superior Court

Oct 10-27-93

ANNE M. RNEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

0136628
SELLERS & WARREN
117 TOWNE LAKE PARKWAY
WOODSTOCK, GA 30188

Deed Book **9674** Pg **111**
Filed and Recorded 6/22/2007 12:17:00 PM
20-2007-031322

Patty Baker
Clerk of Superior Court Cherokee City, GA

STATE OF GEORGIA
COUNTY OF CHEROKEE

FILE# 05 CON 111

JOINT TENANCY WITH SURVIVORSHIP
WARRANTY DEED

THIS INDENTURE is made as of the 21st day of June, 2007, by and between

JOHN WESLEY NESBITT

as party of the first part, hereinafter referred to as "Grantor," and

MAX E. NESBITT AND CARLINE W. NESBITT

as Joint Tenants with Right of Survivorship Not As Tenants in Common, as parties of the second part, hereinafter referred to as Grantees, (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the execution, sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

TO HAVE AND TO HOLD the said tract or parcel of land, with all the singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

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

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

Signed, sealed and delivered
in the presence of:

Marie Conington
Official Witness

Marie Conington
NOTARY PUBLIC
My Comm. Expires 3/15/2010

John Wesley Nesbitt (SEAL)
JOHN WESLEY NESBITT

9/24/11

2019 Property Tax Statement

Sonya Little
Cherokee County Tax
Commissioner
2780 Marietta Hwy

Canton, GA 30114

**Make Check or Money Order
Payable to:**
Cherokee County Tax
Commissioner

NESBIT, MAX E & NESBIT,
CARLINE W
972 SIXES RD
CANTON, GA 30114-8983

Bill No.	Due Date	*Total Due*
2019-81912	11/15/2019	\$0.00

Map: 15N09 086
Location: 972 SIXES RD

Payment Good through: 04/02/2020

Print Date
: 04/02/2020

If you have sold this property, fax a copy of the settlement statement to 678-493-6423. If you have an escrow forward tax bill to your mortgage company as soon as possible. Interest will accrue at the rate prescribed by law starting November 16th and the 16th of each month until paid. The penalty will accrue at the rate prescribed by law. ** Pay online at www.cherokeega.com ** Please note: There is a 3% Merchant Fee charged. (This fee is not collected by Cherokee County.)



Tax Payer: NESBIT, MAX E & NESBIT, CARLINE W

Map Code: 15N09 086 REAL

Description: LL 517 564 DIST 15

Location: 972 SIXES RD

Bill No: 2019-81912

District: CHEROKEE COUNTY AT LARGE 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
27,500.00	287,600	18.2000	315,100	11/15/2019			04/02/2020	SC L7
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	315,100.00	126,040.00	48,280.00	77,760.00	5.216	405.60	0.00	\$405.60
PARKS BOND	315,100.00	126,040.00	0.00	126,040.00	0.480	60.50	0.00	\$60.50
COUNTY WIDE FIRE DIST	315,100.00	126,040.00	0.00	126,040.00	3.269	412.02	0.00	\$412.02
TOTALS					8.965	878.12	\$0.00	\$878.12

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

Current Due	\$878.12
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	878.12
Back Taxes	0.00
Total Due	\$0.00
Paid Date	11/08/2019

TO THE CITY OF HOLLY SPRINGS MAYOR AND COUNCIL
CITY OF HOLLY SPRINGS, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, LDS PARTNERS, LLC hereinafter referred to as the Applicant,
and asserts the following, to-wit:

1.

By application to which this exhibit relates, Applicant has applied for a annexation and rezoning of certain real property lying and being in unincorporated Cherokee County but proposed to be annexed into the City of Holly Springs, Georgia, a more particular description and delineation of the subject property, hereafter referred to as the “property”, being set forth in said application.

2.

The application for rezoning of the property seeks a rezoning from the existing category of R-40, as established by the governing authority of the Cherokee County, to the zoning category of TND, as established by the governing authority of the City of Holly Springs, Georgia.

3.

The current R-40 zoning classifications of the property and all intervening classifications between same and TND are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraph I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of

property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of R-40 and all intervening classifications between same and TND as they presently exist violate the Applicant's right to the unfettered use of the property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Holly Springs Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

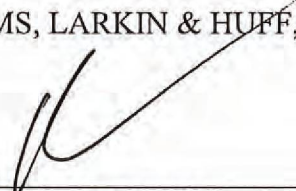
6.

Pursuant to O.C.G.A. §§ 36-11-1 and 36-33-5, please consider this your notice that as of today's date the Applicant is contending that the City of Holly Springs' unconstitutional zoning classification of the property has caused damages to the Owner. As a direct and proximate result of the unconstitutional zoning classification, the Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees

and costs, interest and other expenses on pending loans on the property, loss of income from the property and other related damages. This amount cannot be calculated to an exact certainty, however, the Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to adequately investigate this claim. If the Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 2nd day of April, 2020.

SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010













Technical Memorandum

To:	Jeff Smith, P.E. – Ridge Planning and Engineering
From:	Naveed Jaffar, P.E, PTOE
Date:	May 8, 2020
Re:	972 Sixes Road Residential Development – Build Alternative Comparison Analysis

NV5 Engineers and Consultants, Inc. completed a Build Alternative comparison analysis of the proposed 972 Sixes Road Residential Development in Holly Springs, Georgia. The approximately 18.2-acre site is located along Sixes Road and will consist of 146 units. Access to the site will be via one right-in/right-out driveway on Sixes Road. The alternative proposed access will be a full movement driveway on Sherry Lane. All the site traffic will use the Sherry Lane leg to the intersection with Sixes Road.

Based on the rates and equations contained in Trip Generation, 10th Ed., ITE, 2017, Table 1 shows the number of trips the site is expected to generate for the proposed use.

Table 1: Trip Generation

Land Use	Code	Project Density		Total	Inbound	Outbound
Phase I – Townhomes / Multi-Family Housing (Low-Rise)	220	Dwelling Units (146)	Daily	1,063	532	531
			AM	68	16	52
			PM	83	52	31

The proposed warehousing development will generate a total of 68 trips (16 entering and 52 exiting) during the AM peak hour, and a total of 83 trips (52 entering and 31 exiting) during the PM peak hour.

Table 2 shows the Build conditions analysis for the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection with the right-in/right-out driveway on Sixes Road.

Table 2: Build Conditions Capacity Analysis

Intersection	Control	Movement	AM		PM	
			LOS	Delay (s)	LOS	Delay (s)
2. Sixes Rd at The Falls of Cherokee Dr / Sherry Ln	Stop Controlled	EB	E	36.4	F	57.7
		WB	D	25.0	F	71.1
		NBL	C	16.7	B	14.8
		SBL	A	9.2	B	14.6

* - Sherry Ln is westbound approach

As a comparison, Table 3 shows the Build Alternative conditions analysis for the Sixes Road at The Falls of Cherokee Drive/Sherry Lane with the full movement driveway on Sherry Lane.

Table 3: Build Alternative Conditions Capacity Analysis

Intersection	Control	Movement	AM		PM	
			LOS	Delay (s)	LOS	Delay (s)
2. Sixes Rd at The Falls of Cherokee Dr / Sherry Ln	Stop Controlled	EB	E	37.2	F	64.5
		WB	D	34.9	F	139.9
		NBL	C	16.6	B	14.6
		SBL	A	9.2	C	15.4

* - Sherry Ln is westbound approach

As shown in Tables 2 and 3, the delay on westbound Sherry Lane approach to the intersection with Sixes Road is expected to increase by 9.9 seconds and 68.8 seconds in the AM and PM peak hours, respectively. Therefore, the proposed alternative site access on Sherry Lane is expected to significantly increase delay at the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection in the PM peak hour.

If you have any question regarding our analysis, please do not hesitate to call.

TRAFFIC STUDY FOR

972 SIXES ROAD RESIDENTIAL DEVELOPMENT

DATE:
May 8, 2020

LOCATION:
Holly Springs, Georgia

PREPARED FOR:
Ridge Planning and Engineering

PREPARED BY:
NV5 Engineers and Consultants, Inc.

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Appendix A – Site Plan
Appendix B – Traffic Counts & GDOT AADT
Appendix C – Synchro Reports

A. Introduction

A new residential development consisting of 146 units is proposed for construction on an approximately 18.2-acre site in Holly Springs, Georgia. The development will have one right-in/right-out access point on Sixes Road.

The traffic analyses in this report are for a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the Existing, No-Build, Background, and Build conditions at the following intersections for the year 2022:

1. Sixes Road at WellStar Way (formerly Gresham Mill Parkway)
2. Sixes Road at The Falls of Cherokee Drive/Sherry Lane
3. Right-in/right-out Driveway at Sixes Road (driveway)

The report summarizes the analysis of existing, background and projected traffic at the study locations, analysis of traffic impacts including Levels of Service (LOS) and conclusions and recommendations from the analysis.

Figure 1 depicts the site location in Holly Springs. The study intersections listed above are depicted in Figure 2. A copy of the development site plan is included in Appendix A.

Figure 1. Vicinity Map

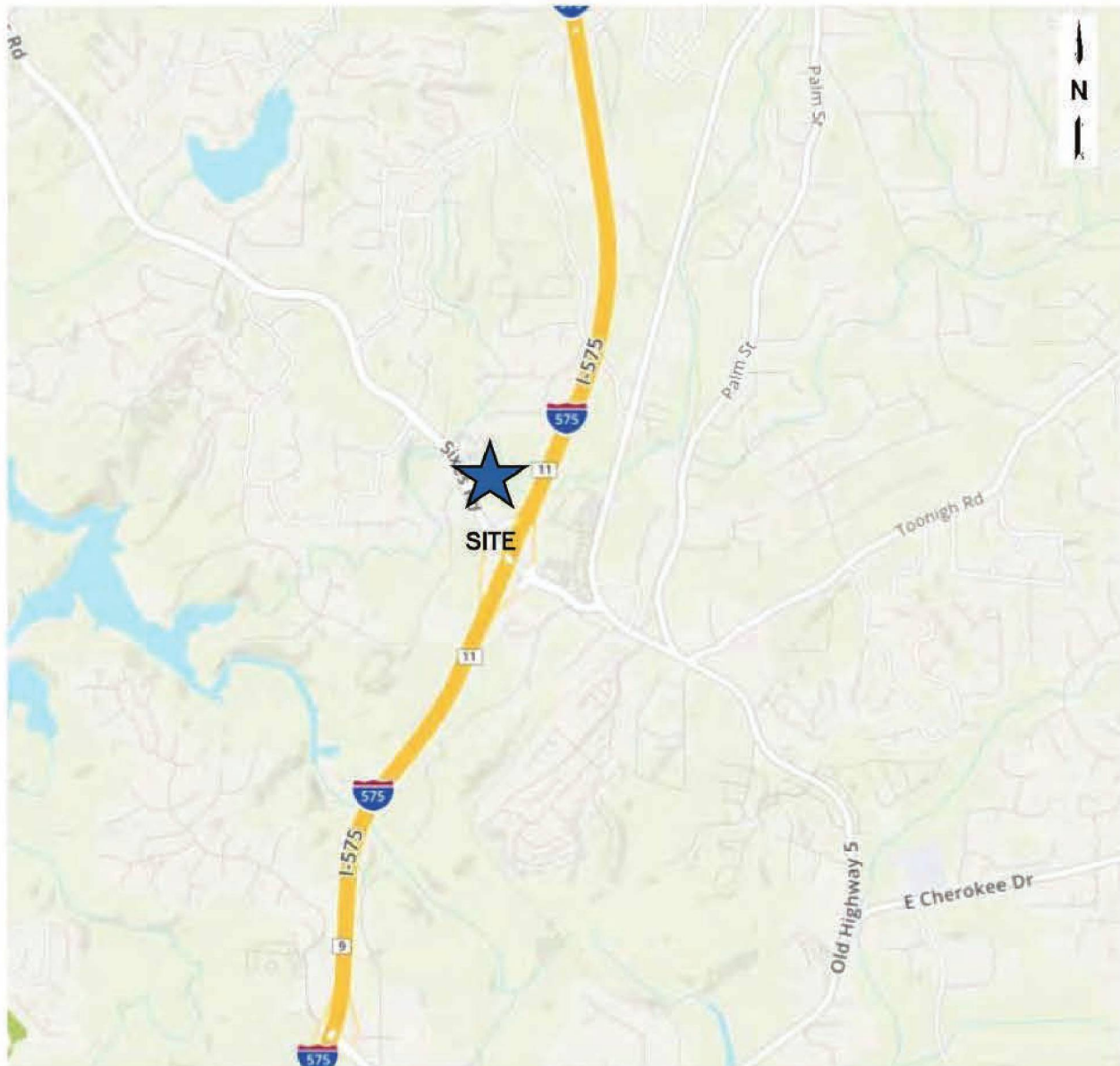


Figure 2. Site Location Aerial



B. Existing Conditions

B.1. Transportation Facilities

Sixes Road is a four-lane divided, northwest-southeast roadway with a posted speed limit of 40 miles per hour. The roadway extends approximately three miles to Bells Ferry Road in the northwest and approximately five miles to downtown Woodstock in the southeast. Sixes Road provides connection to I-575 in the southeast. Land uses are predominantly residential and with some commercial and institutional land uses as well. Sixes Road will provide access to/from the proposed development.

WellStar Way (formerly Gresham Mill Parkway) is a two-lane undivided, north-south roadway with a posted speed limit of 35 miles per hour. The roadway is a cul-de-sac providing access to a hospital and an aquatic center.

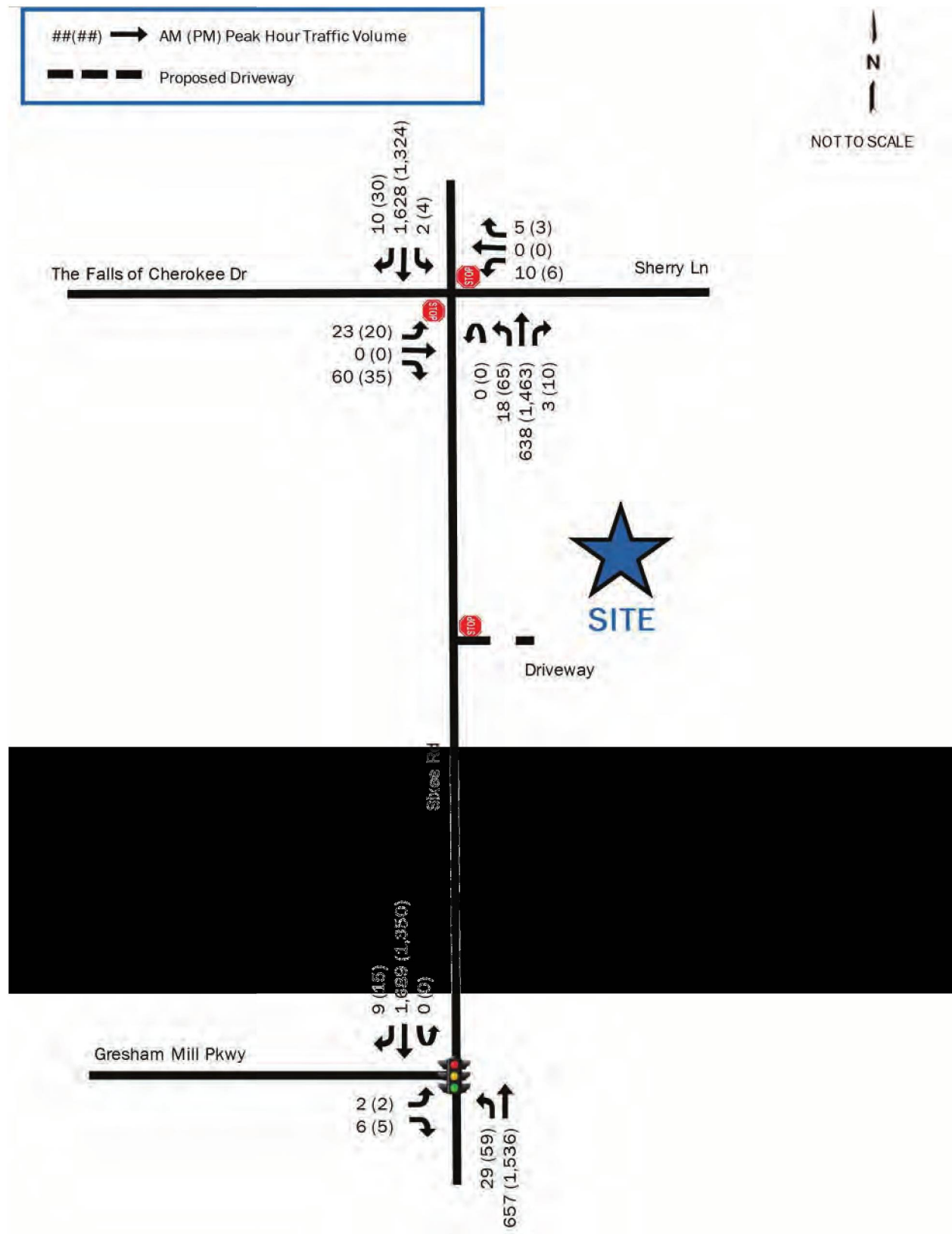
The Falls of Cherokee Drive is a two-lane undivided roadway with a posted speed limit of 25 miles per hour. The roadway provides access to the Falls of Cherokee residential subdivision.

Sherry Lane is a two-lane undivided roadway with a 25 miles per hour. The roadway is a cul-de-sac providing access to residential properties.

B.2. Traffic Counts

With the schools currently out of session, historical traffic count data, where available, was obtained for the study intersections. Turning movement counts were obtained for Sixes Road at Gresham Mill Parkway for Thursday, April 13, 2017. A growth rate of 1.7% per year was applied to the year 2017 counts to develop them into year “2020” counts. However, historical counts for Sixes Road at The Falls of Cherokee Drive/Sherry Lane were not available. Turning movement counts for this study intersection were developed by using the ITE Trip Generation Manual. It is noted that Sherry Lane provides access to about 21 single family houses while The Falls of Cherokee Drive provides access to over 200 single family houses. It was estimated that about 150 houses would use the study intersection. Therefore, Land Use 210 (Single Family Detached Housing) was used to develop turning movements at this study intersection. The through movement on Sixes Road was developed using the traffic counts from the Sixes Road at Gresham Mill Parkway intersection. Historical bi-directional traffic counts were obtained for Sixes Road just west of Gresham Mill Parkway from Saturday, January 14, 2017 to Friday, January 20, 2017. The average weekday daily traffic recorded on Sixes Road was approximately 17,100 vehicles. The turning peak hour counts at the study intersections are shown in Figure 3 (Existing Traffic Volumes). The count worksheets are included in Appendix B.

Figure 3: 2020 Existing Figures



C. Future Conditions

C.1. Background Growth

The growth rate in the study area is based upon an analysis of historical traffic counts collected by the Georgia Department of Transportation (GDOT) and the anticipated completion of the project. The project is expected to be built out in 2022. To account for growth, the year “2020” traffic counts for this study were grown by 1.7% for two years. The expected volumes are depicted in Figure 4, 2022 No-Build Volumes. The historical counts are included in Appendix B.

C.2. Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers’ (ITE) Trip Generation Manual, 10th Edition, 2017.

Table 1: Trip Generation

Land Use	Code	Project Density		Total	Inbound	Outbound
Phase I – Townhomes / Multi-Family Housing (Low-Rise)	220	Dwelling Units (146)	Daily	1,063	532	531
			AM	68	16	52
			PM	83	52	31

The development will generate a total of 68 trips (16 entering and 52 exiting) during the AM peak hour, and a total of 83 trips (52 entering and 31 exiting) during the PM peak hour.

C.3. Trip Distribution and Assignment

The assignment and directional distribution of new project trips is based on the traffic patterns evidenced in the overall study area. It is expected that from the trips generated, approximately 65% will travel to/from the southeast towards I-575 and approximately 35% will travel to/from the northwest towards Bells Ferry Road. Figure 5 depicts the Trip Distribution. The project trips generated from the development utilize the trip distribution and are depicted in Figure 6. The No-Build plus project trips (representing the Build scenario) are depicted in Figure 7.

Figure 4: 2022 No-Build Volumes

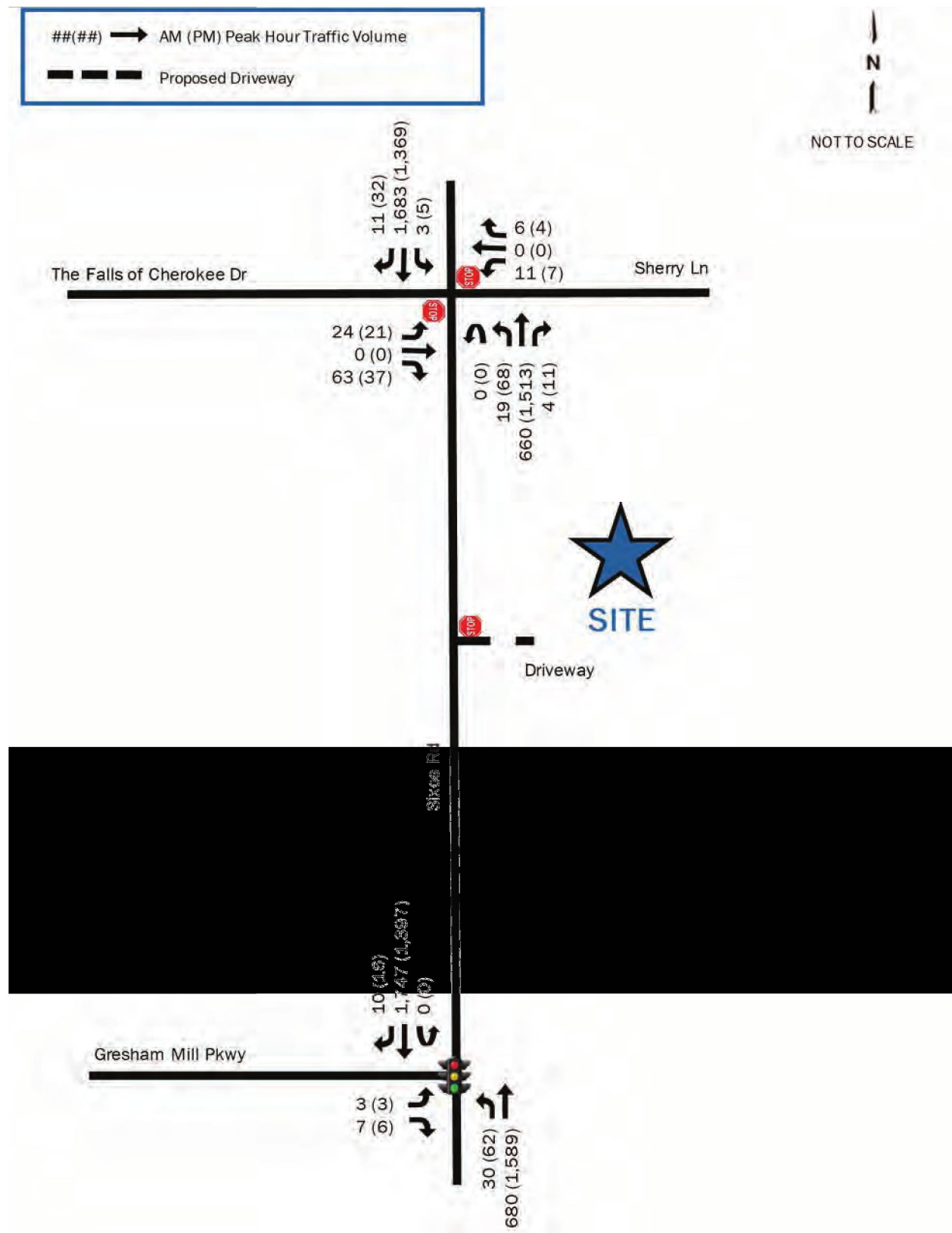


Figure 5: Trip Distribution

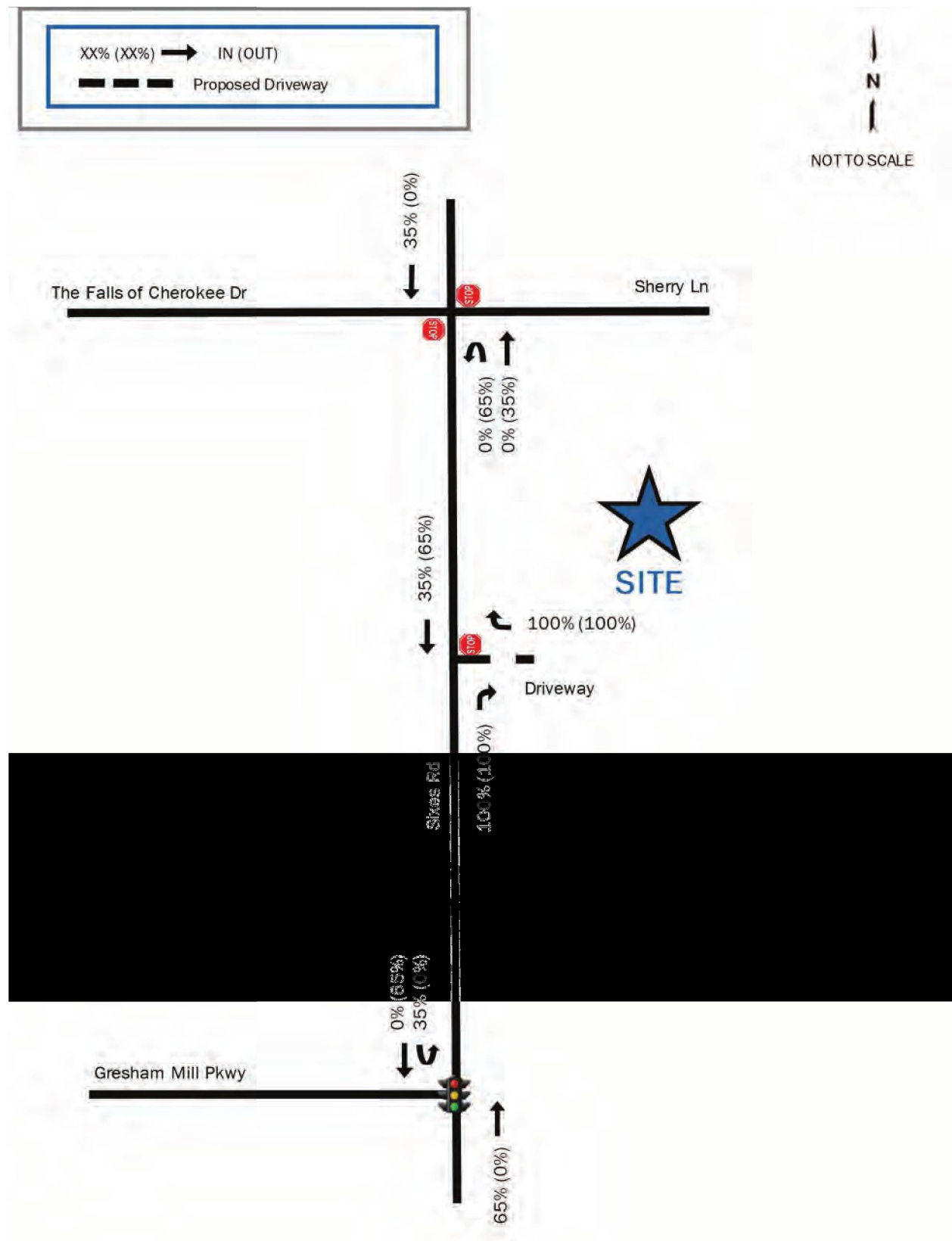


Figure 6: Project Trips

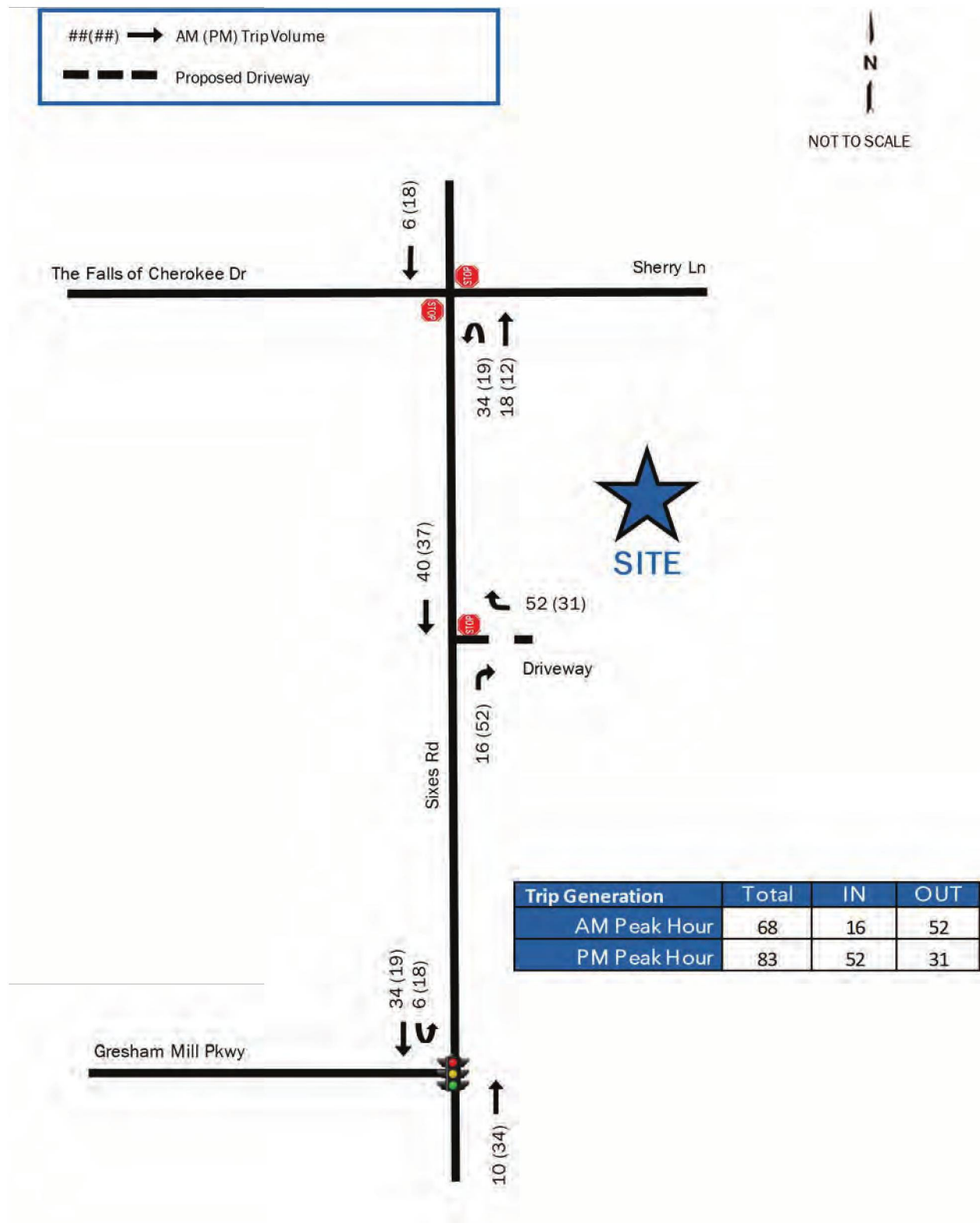
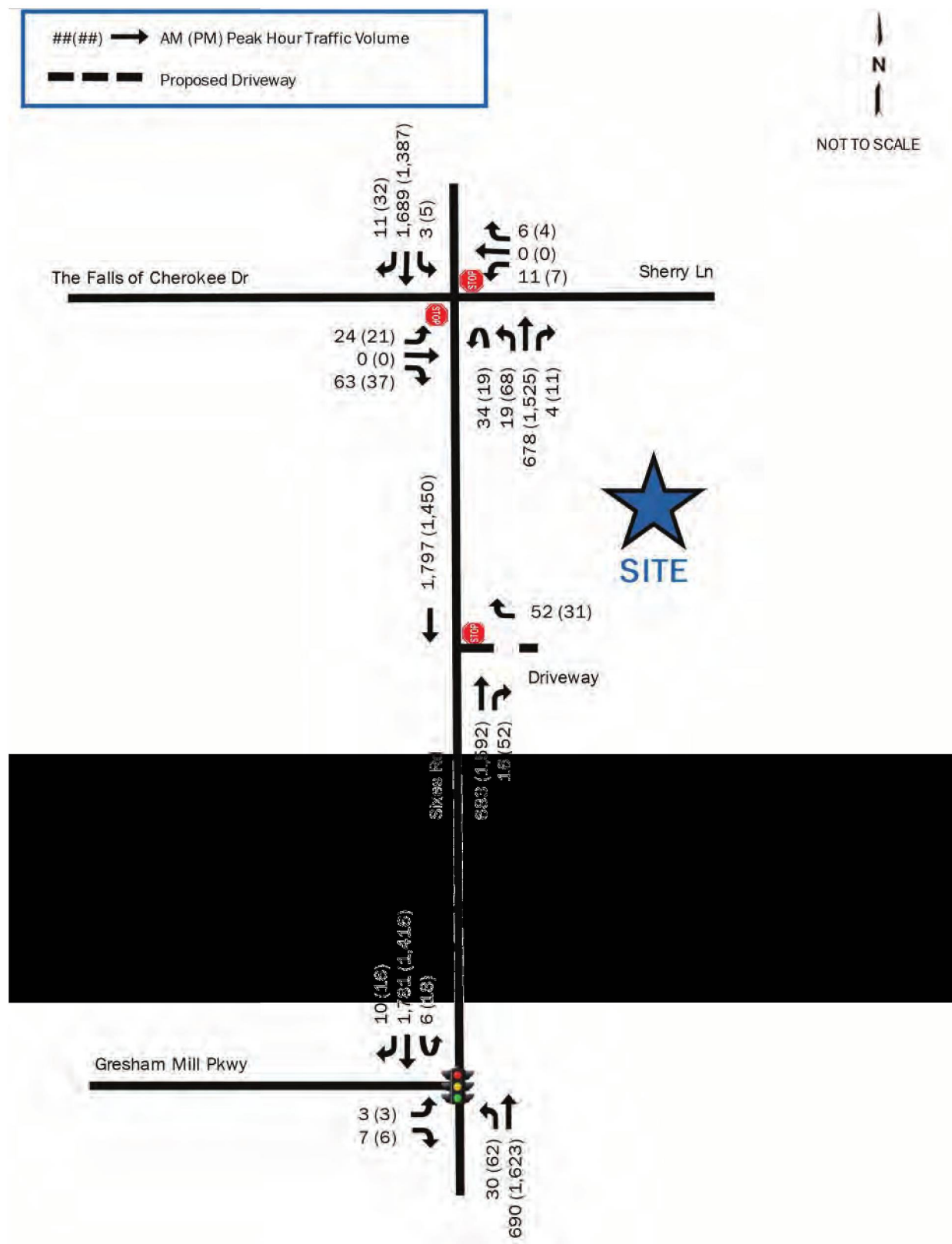


Figure 7: 2022 Build Volumes



D. Traffic Impact Analyses

The analysis in each of the scenarios for the study was performed using the traffic analysis software Synchro® 11. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM). Synchro® output reports are included in Appendix C.

D.1. Existing Conditions Analysis

The results of the 2020 existing conditions capacity analysis are shown in Table 2 and include analysis of the volumes presented in Figure 3.

Table 2: Existing Conditions Capacity Analysis

Intersection	Control	Movement	AM		PM	
			LOS	Delay (s)	LOS	Delay (s)
1. Sixes Rd at Gresham Mill Pkwy	Signalized	EB	D	43.7	D	43.7
		NB	A	1.7	A	2.7
		SB	A	7.7	A	6.5
		Overall	A	6.1	A	4.5
2. Sixes Rd at The Falls of Cherokee Dr / Sherry Ln	Stop Controlled	EB	D	31.1	E	45.5
		WB	C	23.8	F	61.0
		NBL	C	16.0	B	14.1
		SBL	A	9.0	B	14.0

* - Sixes Rd is north-south

As shown in Table 2, the overall traffic operations at the study intersections are satisfactory and are reasonably reflective of field conditions. Field observations and observations provided by local road users indicated that delays at the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection typically do not exceed 60 seconds. Therefore, the Critical Gap and Follow Up Time in the Synchro analysis were adjusted to calibrate the models to current conditions.

D.2. 2022 No-Build Conditions Capacity Analysis

The results of the 2022 No-Build conditions intersection capacity analysis are shown in Table 3 for the operation of the study intersections with the volumes from Figure 4.

Table 3: 2022 No-Build Capacity Analysis

Intersection	Control	Movement	AM		PM	
			LOS	Delay (s)	LOS	Delay (s)
1. Sixes Rd at Gresham Mill Pkwy	Signalized	EB	D	43.9	D	43.9
		NB	A	1.7	A	2.9
		SB	A	8.1	A	6.7
		Overall	A	6.4	A	4.7
2. Sixes Rd at The Falls of Cherokee Dr / Sherry Ln	Stop Controlled	EB	E	35.5	F	54.8
		WB	C	24.4	F	68.7
		NBL	C	16.6	B	14.6
		SBL	A	9.1	B	14.5

* - Sixes Rd is north-south

As shown in Table 3, the traffic operations at the study intersections are anticipated to be somewhat affected by the increase in traffic from the applied traffic growth. In that, the eastbound Levels of Service and delay of the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection changes from D to E in the AM peak hour and from E to F in the PM peak hour.

D.3. 2022 Build Conditions Capacity Analysis

The results of the 2022 Build conditions intersection capacity analysis are shown in Table 4 for the operation of the study intersections with the generated trips from the proposed development (volumes seen in Figure 7).

Table 4: 2022 Build Capacity Analysis

Intersection	Control	Movement	AM		PM	
			LOS	Delay (s)	LOS	Delay (s)
1. Sixes Rd at Gresham Mill Pkwy	Signalized	EB	D	43.9	D	43.9
		NB	A	1.8	A	3.0
		SB	A	8.4	A	6.8
		Overall	A	6.6	A	4.8
2. Sixes Rd at The Falls of Cherokee Dr / Sherry Ln	Stop Controlled	EB	E	36.4	F	57.7
		WB	D	25.0	F	71.1
		NBL	C	16.7	B	14.8
		SBL	A	9.2	B	14.6
3. Dwy at Sixes Rd	Stop Controlled	WB	B	11.3	B	12.4

* - Sixes Rd is north-south

As shown in Table 4, the addition of project traffic to the study intersections is expected to present minimal impact on the overall operation of the study intersections. The addition of the right-in/right-out driveway on Sixes Road does not impact the functionality of traffic operations along Sixes Road.

E. Driveway and Turn Lane Analysis

Turn lane analysis was for conducted for the proposed development driveway along Sixes Road using the Georgia Department of Transportation (GDOT) Regulations for Driveway and Encroachment Control Manual, dated 7/3/2019:

- The proposed right-in/right-out driveway on Sixes Road warrants a right-turn deceleration lane. Based on this analysis, the right-turn movement into the driveway is expected to exceed 75 vehicles per day for a roadway with more than 10,000 daily vehicles and a speed limit of 40 miles per hour. The ADT data collected in January 2017 on Sixes Road shows the average weekday traffic to be approximately 17,100 vehicles. Based on GDOT guidelines, the minimum deceleration lane and taper lengths for a 40 miles per hour roadway is 150 feet and 50 feet, respectively.

It is noted that a right-in/right-out driveway is proposed for the development. Limited movement intersections such as right-in/right-out intersections and Restricted Crossing U-Turn (RCUT) intersections are extensively used on median divided roadways. These limited movement intersections are considered safer than full movement intersections, and require the prohibited left-turn movement to be made as u-turns at adjacent intersections. The addition of u-turn traffic is not considered to adversely impact sidestreet traffic or safety at the adjacent intersections.

F. Conclusions

A new residential development consisting of 146 units is proposed for construction on an approximately 18.2-acre site in Holly Springs, Georgia. The development will generate a total of 16 entering trips and 52 exiting trips during the AM peak hour, and 52 entering trips and 31 exiting trips during the PM peak hour. The development will have one right-in/right-out access point on Sixes Road.

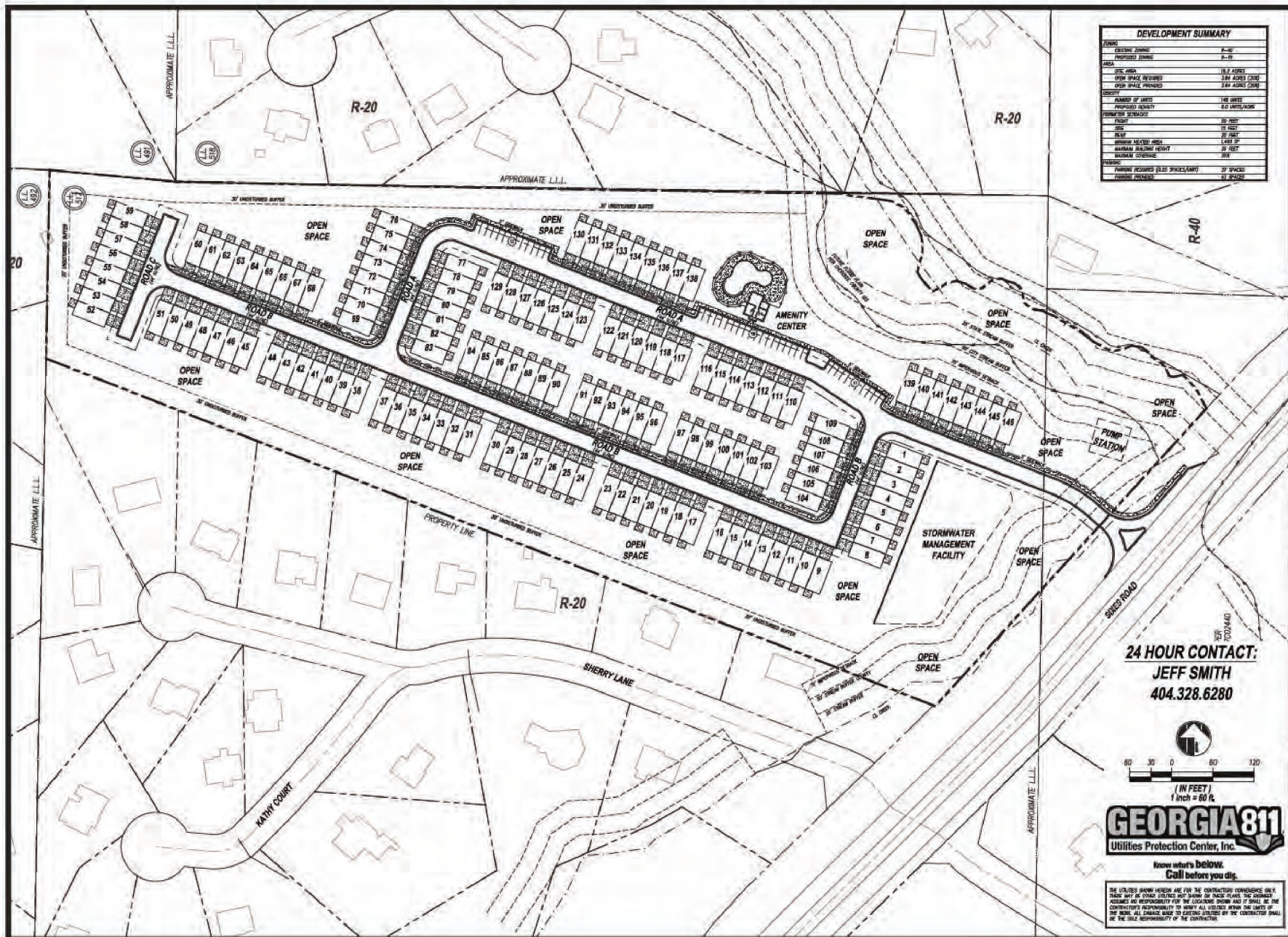
Traffic operations at the study intersections are satisfactory in the Existing conditions. However, existing conditions at the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection indicate undesirable delay for the sidestreets during the PM peak hour. The conditions are expected to worsen as evidenced in the No-Build scenario due to the anticipated growth in the study area particularly at the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection.

The addition of project traffic will cause minimal increases in delays and have no discernable impact on the Levels of Service at the study intersections and the proposed driveway intersection.

It is noted that project traffic will utilize the northbound u-turn movement at the Sixes Road at The Falls of Cherokee Drive/Sherry Lane intersection, and thereby potentially increase turning movement conflicts with sidestreet traffic. In reality, the addition of 34 and 19 u-turning project trips in the AM and PM peak hours, respectively is not expected to adversely impact sidestreet turning traffic.

Based on the analysis prepared for the proposed development, improvements at the study intersections are not required to mitigate the impact of the proposed development.

APPENDIX A



RIDGE PLANNING AND ENGINEERING
 12800 BOWLING GREEN DRIVE, SUITE 100
 ATLANTA, GEORGIA 30349
 PHONE: 404.933.3400
 FAX: 404.933.3401

CONSTRUCTION PLANS
 SIKES ROAD TOWNHOMES
 LAND LOT 517
 DISTRICT 15
 CITY OF HOLLY SPRINGS, GEORGIA

OWNER/DEVELOPER
 LOS PARTNERS, LLC
 20 HAZELWOOD COURT
 ATLANTA, GA 30328
 PHONE: 404.933.3400

OSWPC CERTIFICATION NUMBER: 38529
 EXPIRATION DATE: 08/31/2021



REVISIONS

NO.	DATE	DESCRIPTION

ZONING PLAN
C200

APPENDIX B

GDOT – AADT

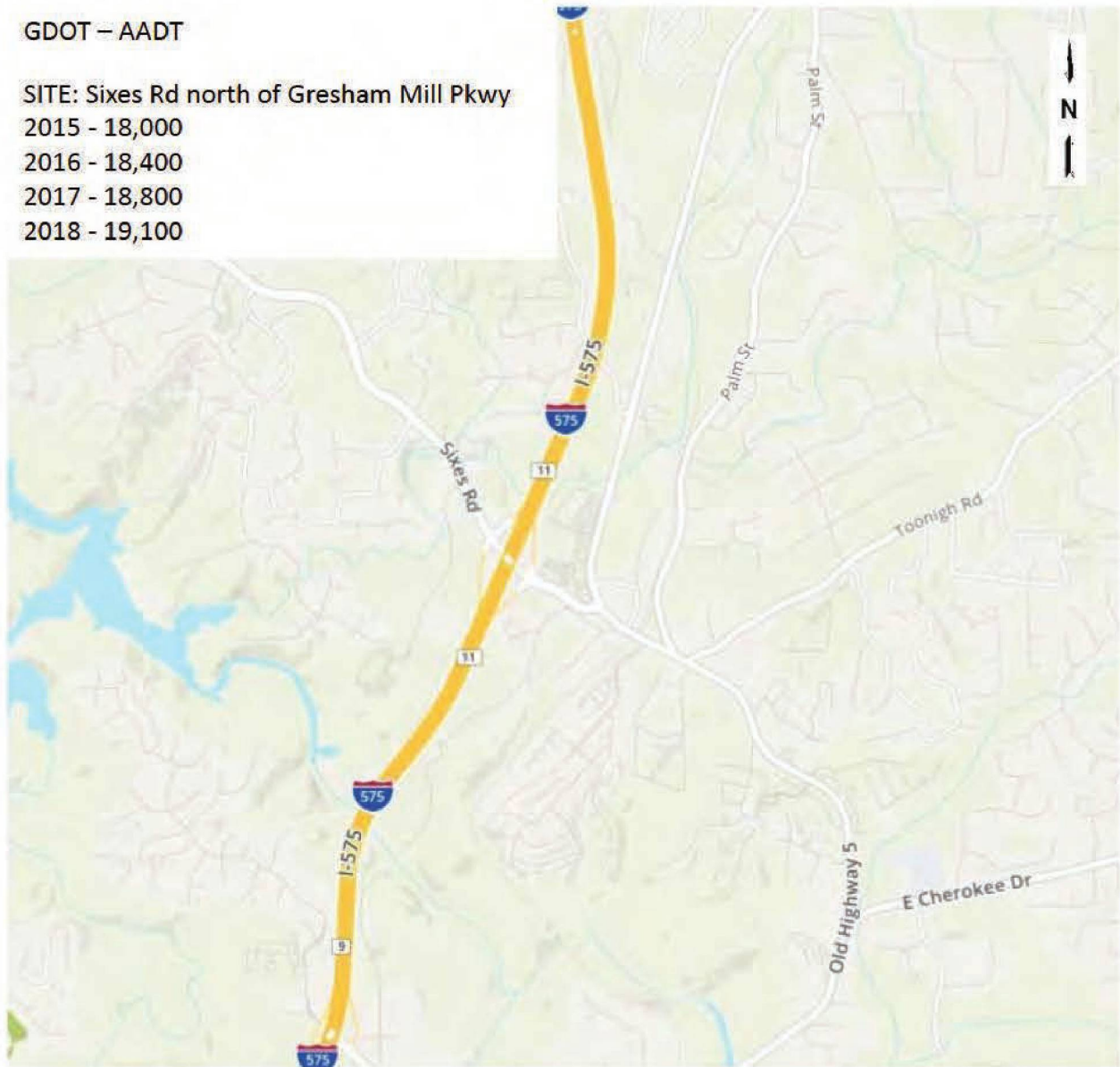
SITE: Sixes Rd north of Gresham Mill Pkwy

2015 - 18,000

2016 - 18,400

2017 - 18,800

2018 - 19,100



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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	14-Jan-17 Sat	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	198			30	185				
12:15		13	213			36	161				
12:30		10	188			35	172				
12:45		10	217	45	816	25	175	126	693	171	1509
01:00		13	211			24	176				
01:15		3	197			21	164				
01:30		5	194			12	175				
01:45		9	238	30	840	12	169	69	684	99	1524
02:00		11	162			6	185				
02:15		7	146			12	185				
02:30		2	162			8	196				
02:45		1	188	21	658	8	196	34	762	55	1420
03:00		4	180			7	187				
03:15		8	197			3	205				
03:30		1	186			4	216				
03:45		5	167	18	730	7	193	21	801	39	1531
04:00		3	156			1	171				
04:15		7	177			11	203				
04:30		12	142			7	177				
04:45		6	136	28	611	2	163	21	714	49	1325
05:00		12	133			5	167				
05:15		22	155			6	164				
05:30		30	145			11	141				
05:45		26	113	90	546	5	155	27	627	117	1173
06:00		37	135			7	160				
06:15		31	109			5	160				
06:30		30	108			15	160				
06:45		47	122	145	474	11	141	38	621	183	1095
07:00		58	82			18	145				
07:15		78	87			34	115				
07:30		85	79			66	119				
07:45		105	58	326	306	60	118	178	497	504	803
08:00		104	99			58	119				
08:15		109	86			76	114				
08:30		145	86			89	120				
08:45		159	52	517	323	102	111	325	464	842	787
09:00		162	59			89	109				
09:15		169	57			94	99				
09:30		180	51			105	93				
09:45		207	43	718	210	121	97	409	398	1127	608
10:00		156	49			124	90				
10:15		222	57			148	87				
10:30		182	38			159	60				
10:45		179	30	739	174	129	53	560	290	1299	464
11:00		230	37			141	57				
11:15		220	27			134	45				
11:30		214	30			156	48				
11:45		194	21	858	115	186	65	617	215	1475	330
Total		3535	5803			2425	6766			5960	12569
Percent		37.9%	62.1%			26.4%	73.6%			32.2%	67.8%

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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	15-Jan-17 Sun	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		18	187			17	142				
12:15		16	223			18	213				
12:30		15	181			32	197				
12:45		12	172	61	763	20	249	87	801	148	1564
01:00		10	185			15	178				
01:15		9	200			21	210				
01:30		11	178			14	213				
01:45		5	199	35	762	12	184	62	785	97	1547
02:00		6	176			7	206				
02:15		4	195			12	178				
02:30		1	179			13	162				
02:45		3	162	14	712	12	165	44	711	58	1423
03:00		3	142			5	180				
03:15		3	176			3	194				
03:30		6	186			10	169				
03:45		0	167	12	671	6	209	24	752	36	1423
04:00		4	158			1	167				
04:15		3	177			4	202				
04:30		9	179			6	170				
04:45		3	141	19	655	5	175	16	714	35	1369
05:00		7	141			2	161				
05:15		5	155			7	148				
05:30		14	135			3	157				
05:45		16	138	42	569	8	139	20	605	62	1174
06:00		23	132			6	150				
06:15		15	140			4	160				
06:30		33	107			4	186				
06:45		29	74	100	453	12	146	26	642	126	1095
07:00		37	84			12	153				
07:15		44	70			12	123				
07:30		59	60			12	119				
07:45		67	46	207	260	12	111	48	506	255	766
08:00		98	65			33	91				
08:15		100	83			29	121				
08:30		172	48			43	87				
08:45		168	44	538	240	54	71	159	370	697	610
09:00		133	41			43	89				
09:15		131	43			44	56				
09:30		123	31			66	58				
09:45		128	37	515	152	68	49	221	252	736	404
10:00		132	25			78	44				
10:15		168	30			146	61				
10:30		222	33			126	37				
10:45		216	27	738	115	99	36	449	178	1187	293
11:00		138	12			110	29				
11:15		179	13			100	31				
11:30		151	14			118	29				
11:45		162	14	630	53	131	28	459	117	1089	170
Total		2911	5405			1615	6433			4526	11838
Percent		35.0%	65.0%			20.1%	79.9%			27.7%	72.3%

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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	16-Jan-17 Mon	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		14	184			20	143				
12:15		8	189			21	150				
12:30		9	177			15	146				
12:45		5	170	36	720	15	152	71	591	107	1311
01:00		8	174			12	176				
01:15		5	188			7	165				
01:30		6	160			4	142				
01:45		2	151	21	673	5	190	28	673	49	1346
02:00		1	160			9	173				
02:15		3	163			1	180				
02:30		0	184			4	164				
02:45		6	134	10	641	0	174	14	691	24	1332
03:00		4	149			4	186				
03:15		1	159			6	207				
03:30		8	193			4	209				
03:45		4	174	17	675	11	210	25	812	42	1487
04:00		12	150			2	211				
04:15		14	154			3	242				
04:30		20	140			7	209				
04:45		26	160	72	604	11	249	23	911	95	1515
05:00		44	148			1	253				
05:15		60	178			7	271				
05:30		57	151			7	268				
05:45		113	163	274	640	19	276	34	1068	308	1708
06:00		108	159			14	231				
06:15		114	132			12	223				
06:30		105	119			27	224				
06:45		106	105	433	515	45	181	98	859	531	1374
07:00		144	124			45	175				
07:15		166	114			54	176				
07:30		161	83			60	137				
07:45		190	77	661	398	81	122	240	610	901	1008
08:00		136	59			65	143				
08:15		178	59			67	110				
08:30		169	48			81	112				
08:45		180	46	663	212	106	89	319	454	982	666
09:00		172	50			84	85				
09:15		195	43			83	90				
09:30		186	29			84	60				
09:45		181	21	734	143	100	61	351	296	1085	439
10:00		155	19			106	48				
10:15		183	32			91	36				
10:30		167	21			104	33				
10:45		159	6	664	78	127	31	428	148	1092	226
11:00		154	13			114	24				
11:15		177	11			116	28				
11:30		182	12			142	20				
11:45		183	6	696	42	141	14	513	86	1209	128
Total		4281	5341			2144	7199			6425	12540
Percent		44.5%	55.5%			22.9%	77.1%			33.9%	66.1%

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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	17-Jan-17 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		4	156			21	115				
12:15		7	143			10	130				
12:30		6	153			8	112				
12:45		1	152	18	604	7	159	46	516	64	1120
01:00		2	152			9	134				
01:15		3	123			4	166				
01:30		6	125			4	155				
01:45		3	128	14	528	4	192	21	647	35	1175
02:00		2	120			7	172				
02:15		5	137			1	192				
02:30		2	144			5	210				
02:45		1	162	10	563	3	203	16	777	26	1340
03:00		3	179			2	208				
03:15		1	207			4	206				
03:30		9	177			6	243				
03:45		4	161	17	724	3	243	15	900	32	1624
04:00		9	173			5	250				
04:15		16	158			3	264				
04:30		22	166			4	219				
04:45		20	159	67	656	3	267	15	1000	82	1656
05:00		51	160			3	262				
05:15		60	169			5	308				
05:30		119	206			12	260				
05:45		187	180	417	715	19	279	39	1109	456	1824
06:00		182	202			17	262				
06:15		186	158			29	275				
06:30		158	122			70	235				
06:45		199	125	725	607	129	206	245	978	970	1585
07:00		219	111			137	201				
07:15		310	107			167	180				
07:30		405	146			204	155				
07:45		405	109	1339	473	181	181	689	717	2028	1190
08:00		329	60			156	137				
08:15		255	50			133	121				
08:30		220	60			125	123				
08:45		210	42	1014	212	132	100	546	481	1560	693
09:00		197	46			106	127				
09:15		182	43			107	108				
09:30		188	39			86	108				
09:45		173	30	740	158	109	136	408	479	1148	637
10:00		164	23			83	64				
10:15		146	17			91	64				
10:30		155	16			100	33				
10:45		138	8	603	64	118	44	392	205	995	269
11:00		145	14			102	26				
11:15		132	12			127	33				
11:30		144	5			106	18				
11:45		133	8	554	39	123	18	458	95	1012	134
Total		5518	5343			2890	7904			8408	13247
Percent		50.8%	49.2%			26.8%	73.2%			38.8%	61.2%

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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	18-Jan-17 Wed	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		8	124			15	121				
12:15		6	154			10	147				
12:30		7	154			11	132				
12:45		11	150	32	582	6	145	42	545	74	1127
01:00		2	144			8	144				
01:15		6	137			8	156				
01:30		2	141			5	157				
01:45		2	117	12	539	2	165	23	622	35	1161
02:00		3	129			0	187				
02:15		3	115			4	194				
02:30		3	161			2	177				
02:45		2	169	11	574	6	232	12	790	23	1364
03:00		1	208			0	209				
03:15		0	232			4	181				
03:30		7	166			7	251				
03:45		5	145	13	751	2	235	13	876	26	1627
04:00		9	160			0	223				
04:15		18	141			3	227				
04:30		19	160			2	209				
04:45		31	138	77	599	6	264	11	923	88	1522
05:00		62	186			6	236				
05:15		67	162			7	309				
05:30		100	194			7	253				
05:45		180	161	409	703	19	267	39	1065	448	1768
06:00		172	180			20	247				
06:15		153	182			25	251				
06:30		168	137			56	216				
06:45		189	130	682	629	74	191	175	905	857	1534
07:00		228	127			102	208				
07:15		312	109			186	186				
07:30		335	91			184	165				
07:45		401	73	1276	400	165	142	637	701	1913	1101
08:00		254	68			141	172				
08:15		217	51			119	177				
08:30		228	57			103	165				
08:45		228	46	927	222	101	120	464	634	1391	856
09:00		196	39			93	123				
09:15		167	45			98	117				
09:30		181	30			91	91				
09:45		129	31	673	145	98	74	380	405	1053	550
10:00		146	25			95	47				
10:15		151	19			90	49				
10:30		172	13			103	46				
10:45		124	17	593	74	122	34	410	176	1003	250
11:00		122	13			100	34				
11:15		139	10			112	32				
11:30		142	5			90	18				
11:45		166	10	569	38	109	15	411	99	980	137
Total		5274	5256			2617	7741			7891	12997
Percent		50.1%	49.9%			25.3%	74.7%			37.8%	62.2%

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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	19-Jan-17 Thu	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		6	141			11	129				
12:15		3	159			20	119				
12:30		6	145			12	113				
12:45		5	130	20	575	10	149	53	510	73	1085
01:00		5	162			8	135				
01:15		3	126			4	149				
01:30		2	130			7	181				
01:45		0	122	10	540	5	168	24	633	34	1173
02:00		2	126			7	182				
02:15		2	148			5	185				
02:30		2	140			5	204				
02:45		0	154	6	568	1	211	18	782	24	1350
03:00		2	162			5	210				
03:15		6	223			4	221				
03:30		8	174			2	246				
03:45		2	135	18	694	8	232	19	909	37	1603
04:00		6	162			4	261				
04:15		16	156			1	233				
04:30		22	174			5	241				
04:45		29	141	73	633	5	277	15	1012	88	1645
05:00		42	181			5	274				
05:15		67	213			8	277				
05:30		117	197			7	275				
05:45		170	187	396	778	19	264	39	1090	435	1868
06:00		176	188			15	250				
06:15		166	167			34	252				
06:30		195	138			53	252				
06:45		204	121	741	614	85	228	187	982	928	1596
07:00		248	117			80	199				
07:15		293	111			148	213				
07:30		358	107			190	176				
07:45		365	107	1264	442	142	166	560	754	1824	1196
08:00		210	68			104	157				
08:15		183	56			92	122				
08:30		173	59			84	142				
08:45		220	49	786	232	95	132	375	553	1161	785
09:00		197	39			96	127				
09:15		179	36			81	112				
09:30		177	52			90	100				
09:45		144	39	697	166	96	70	363	409	1060	575
10:00		140	29			79	61				
10:15		163	17			111	52				
10:30		146	17			83	47				
10:45		165	19	614	82	107	42	380	202	994	284
11:00		136	22			104	36				
11:15		161	12			116	29				
11:30		155	14			116	32				
11:45		154	6	606	54	122	20	458	117	1064	171
Total		5231	5378			2491	7953			7722	13331
Percent		49.3%	50.7%			23.9%	76.1%			36.7%	63.3%

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ADT Data

Site Code: 39720101
Sixes Rd West of Gresham Mill Pkwy
Canton, GA

Start Time	20-Jan-17 Fri	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		6	129			16	129				
12:15		5	158			15	106				
12:30		5	152			12	138				
12:45		7	142	23	581	9	147	52	520	75	1101
01:00		4	170			8	145				
01:15		0	154			6	157				
01:30		3	126			6	154				
01:45		2	131	9	581	0	192	20	648	29	1229
02:00		1	137			5	188				
02:15		3	142			7	196				
02:30		4	167			6	216				
02:45		0	156	8	602	11	211	29	811	37	1413
03:00		3	210			9	213				
03:15		6	242			8	228				
03:30		4	197			6	241				
03:45		2	156	15	805	6	230	29	912	44	1717
04:00		6	161			1	260				
04:15		17	184			2	220				
04:30		28	164			7	239				
04:45		27	185	78	694	10	260	20	979	98	1673
05:00		48	186			4	277				
05:15		61	178			5	291				
05:30		99	160			7	276				
05:45		135	194	343	718	16	232	32	1076	375	1794
06:00		157	214			19	224				
06:15		165	168			23	222				
06:30		172	163			46	240				
06:45		221	150	715	695	70	240	158	926	873	1621
07:00		235	129			82	180				
07:15		314	114			146	193				
07:30		411	111			179	176				
07:45		355	75	1315	429	178	164	585	713	1900	1142
08:00		248	71			88	144				
08:15		186	92			108	144				
08:30		177	38			105	132				
08:45		239	68	850	269	111	108	412	528	1262	797
09:00		182	70			85	129				
09:15		181	79			81	121				
09:30		147	44			100	118				
09:45		143	39	653	232	96	99	362	467	1015	699
10:00		166	42			102	100				
10:15		160	52			91	92				
10:30		162	36			104	69				
10:45		145	23	633	153	125	60	422	321	1055	474
11:00		132	25			116	57				
11:15		144	21			114	50				
11:30		137	17			132	50				
11:45		131	24	544	87	110	53	472	210	1016	297
Total		5186	5846			2593	8111			7779	13957
Percent		47.0%	53.0%			24.2%	75.8%			35.8%	64.2%
Grand Total		31936	38372			16775	52107			48711	90479
Percent		45.4%	54.6%			24.4%	75.6%			35.0%	65.0%

ADT

ADT 19,884

AADT 19,884

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TMC Data
Sixes Rd @ Gresham Mill Pkwy
Holly Springs, GA
7-9am | 4-6pm

File Name : 40320001
Site Code : 40320001
Start Date : 4/13/2017
Page No : 1

Groups Printed- Cars, Buses and Trucks

	Gresham Mill Pkwy Northbound					Southbound					Sixes Rd Eastbound					Sixes Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	278	0	0	278	4	79	0	0	83	361
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	364	1	0	365	2	131	0	0	133	498
07:30 AM	0	0	2	0	2	0	0	0	0	0	0	412	2	0	414	9	186	0	0	195	611
07:45 AM	1	0	3	0	4	0	0	0	0	0	0	419	3	0	422	11	171	0	0	182	608
Total	1	0	5	0	6	0	0	0	0	0	0	1473	6	0	1479	26	567	0	0	593	2078
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	410	2	0	412	5	136	0	0	141	553
08:15 AM	0	0	1	0	1	0	0	0	0	0	0	264	0	0	264	3	128	0	0	131	396
08:30 AM	0	0	0	0	0	0	0	0	0	0	0	251	1	0	252	4	125	0	0	129	381
08:45 AM	4	0	1	0	5	0	0	0	0	0	0	248	3	0	251	7	120	0	0	127	383
Total	4	0	2	0	6	0	0	0	0	0	0	1173	6	0	1179	19	509	0	0	528	1713
*** BREAK ***																					
04:00 PM	2	0	1	0	3	0	0	0	0	0	0	182	3	0	185	11	258	0	0	269	457
04:15 PM	2	0	2	0	4	0	0	0	0	0	0	226	7	0	233	15	291	0	0	306	543
04:30 PM	3	0	10	0	13	0	0	0	0	0	0	241	4	0	245	12	314	0	0	326	584
04:45 PM	1	0	7	0	8	0	0	0	0	0	0	284	5	0	289	9	328	0	0	337	634
Total	8	0	20	0	28	0	0	0	0	0	0	933	19	0	952	47	1191	0	0	1238	2218
05:00 PM	1	0	4	0	5	0	0	0	0	0	0	302	1	0	303	12	334	0	0	346	654
05:15 PM	9	0	19	0	28	0	0	0	0	0	0	321	6	0	327	19	358	0	0	377	732
05:30 PM	3	0	13	0	16	0	0	0	0	0	0	366	4	0	370	12	381	0	0	393	779
05:45 PM	4	0	11	0	15	0	0	0	0	0	0	294	3	0	297	13	387	0	0	400	712
Total	17	0	47	0	64	0	0	0	0	0	0	1283	14	0	1297	56	1460	0	0	1516	2877
Grand Total	30	0	74	0	104	0	0	0	0	0	0	4862	45	0	4907	148	3727	0	0	3875	8886
Apprch %	28.8	0	71.2	0		0	0	0	0		0	99.1	0.9	0		3.8	96.2	0	0		
Total %	0.3	0	0.8	0	1.2	0	0	0	0	0	0	54.7	0.5	0	55.2	1.7	41.9	0	0	43.6	

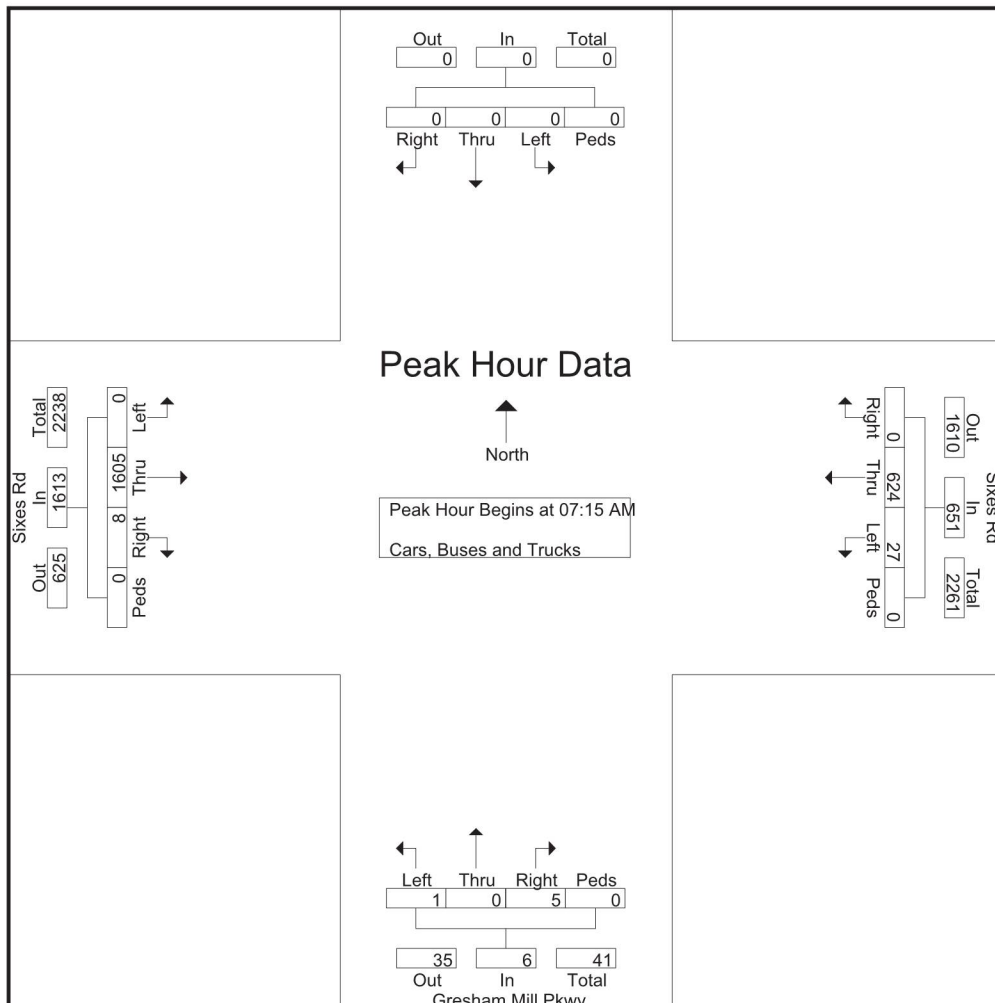
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TMC Data
Sixes Rd @ Gresham Mill Pkwy
Holly Springs, GA
7-9am | 4-6pm

File Name : 40320001
Site Code : 40320001
Start Date : 4/13/2017
Page No : 2

	Gresham Mill Pkwy Northbound					Southbound					Sixes Rd Eastbound					Sixes Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	364	1	0	365	2	131	0	0	133	498
07:30 AM	0	0	2	0	2	0	0	0	0	0	0	412	2	0	414	9	186	0	0	195	611
07:45 AM	1	0	3	0	4	0	0	0	0	0	0	419	3	0	422	11	171	0	0	182	608
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	410	2	0	412	5	136	0	0	141	553
Total Volume	1	0	5	0	6	0	0	0	0	0	0	1605	8	0	1613	27	624	0	0	651	2270
% App. Total	16.7	0	83.3	0		0	0	0	0		0	99.5	0.5	0		4.1	95.9	0	0		
PHF	250	.000	.417	.000	.375	000	.000	.000	.000	.000	000	958	.667	.000	.956	614	839	.000	000	.835	.929



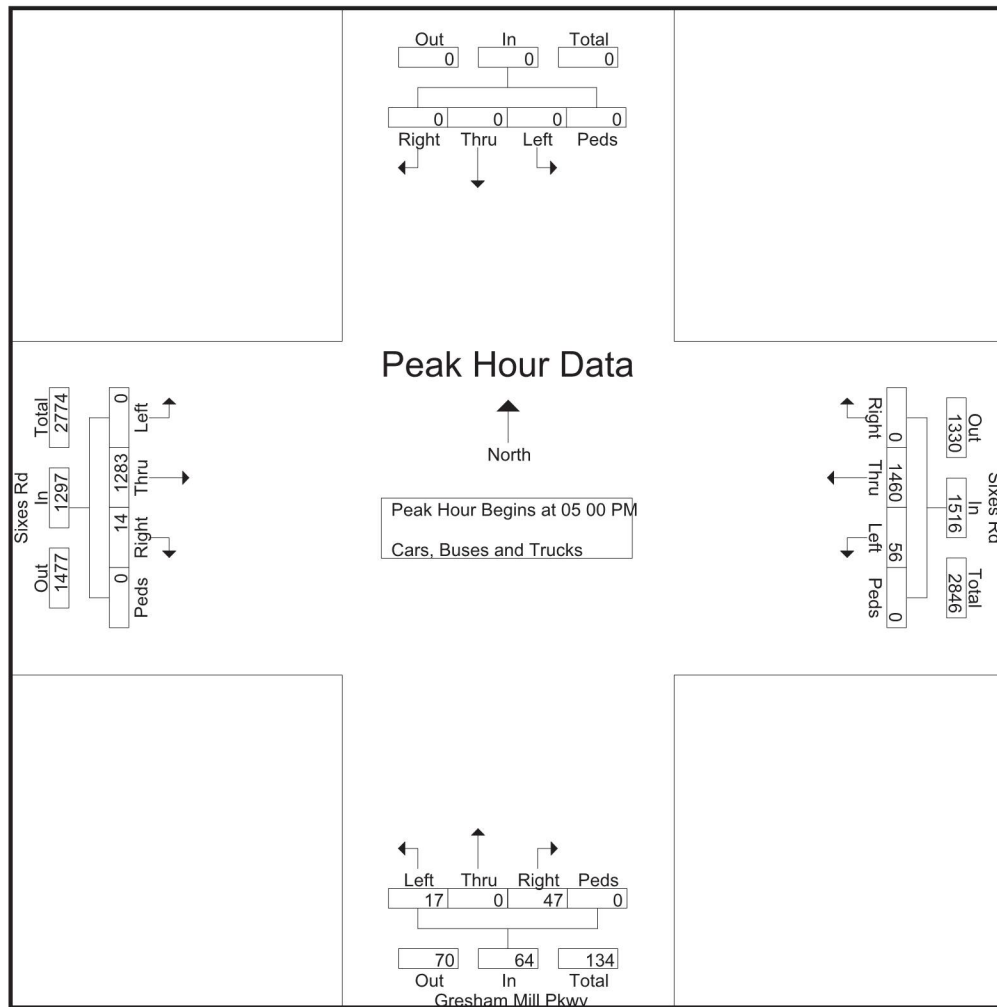
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TMC Data
Sixes Rd @ Gresham Mill Pkwy
Holly Springs, GA
7-9am | 4-6pm

File Name : 40320001
Site Code : 40320001
Start Date : 4/13/2017
Page No : 3

	Gresham Mill Pkwy Northbound					Southbound					Sixes Rd Eastbound					Sixes Rd Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	1	0	4	0	5	0	0	0	0	0	0	302	1	0	303	12	334	0	0	346	654
05:15 PM	9	0	19	0	28	0	0	0	0	0	0	321	6	0	327	19	358	0	0	377	732
05:30 PM	3	0	13	0	16	0	0	0	0	0	0	366	4	0	370	12	381	0	0	393	779
05:45 PM	4	0	11	0	15	0	0	0	0	0	0	294	3	0	297	13	387	0	0	400	712
Total Volume	17	0	47	0	64	0	0	0	0	0	0	1283	14	0	1297	56	1460	0	0	1516	2877
% App. Total	26.6	0	73.4	0		0	0	0	0		0	98.9	1.1	0		3.7	96.3	0	0		
PHF	.472	.000	.618	.000	.571	.000	.000	.000	.000	.000	.000	.876	.583	.000	.876	.737	.943	.000	.000	.948	.923



Estimated Turning Traffic for The Falls at Cherokee Dr Approach

Single-Family Detached Housing (210)					
Based upon methodology from ITE's Trip Generation, 10th Edition (2017)					
Project Land Use	Project Density	Project Trips			
		Total	Inbound	Outbound	
Single-Family Detached Housing	150 DU				
	Daily	1,510	755	755	
	AM Peak Hour	111	28	83	
	PM Peak Hour	150	95	55	

Estimated Turning Traffic for Sherry Lane Approach

Single-Family Detached Housing (210)					
Based upon methodology from ITE's Trip Generation, 10th Edition (2017)					
Project Land Use	Project Density	Project Trips			
		Total	Inbound	Outbound	
Single-Family Detached Housing	21 DU				
	Daily	248	124	124	
	AM Peak Hour	20	5	15	
	PM Peak Hour	23	14	9	

APPENDIX C

972 Sixes Road Residential Development
2020 Existing AM Peak Hour

1: Sixes Rd & Gresham Mill Pkwy

							
Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	2	6	29	657	0	1689	9
Future Volume (vph)	2	6	29	657	0	1689	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	0.95		0.95	1.00
Frt	1.00	0.85	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		1.00	1.00
Satd. Flow (prot)	1770	1583	1770	3539		3539	1583
Flt Permitted	0.95	1.00	0.08	1.00		1.00	1.00
Satd. Flow (perm)	1770	1583	145	3539		3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	7	32	714	0	1836	10
RTOR Reduction (vph)	0	7	0	0	0	0	2
Lane Group Flow (vph)	2	0	32	714	0	1836	8
Turn Type	Prot	Perm	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		4	2		6		6
Actuated Green, G (s)	1.6	1.6	76.4	76.4		66.9	66.9
Effective Green, g (s)	1.6	1.6	76.4	76.4		66.9	66.9
Actuated g/C Ratio	0.02	0.02	0.85	0.85		0.74	0.74
Clearance Time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	31	28	186	3004		2630	1176
v/s Ratio Prot	c0.00		0.01	c0.20		c0.52	
v/s Ratio Perm		0.00	0.14				0.01
v/c Ratio	0.06	0.00	0.17	0.24		0.70	0.01
Uniform Delay, d1	43.5	43.4	5.7	1.3		6.2	3.0
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.9	0.1	0.4	0.2		1.6	0.0
Delay (s)	44.3	43.5	6.1	1.5		7.7	3.0
Level of Service	D	D	A	A		A	A
Approach Delay (s)	43.7			1.7		7.7	
Approach LOS	D			A		A	
Intersection Summary							
HCM 2000 Control Delay			6.1		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.67				
Actuated Cycle Length (s)			90.0		Sum of lost time (s)		18.0
Intersection Capacity Utilization			63.4%		ICU Level of Service		B
Analysis Period (min)			15				
c Critical Lane Group							

972 Sixes Road Residential Development
2020 Existing AM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	23	0	60	10	0	5	2	1628	10	18	638	3
Future Volume (Veh/h)	23	0	60	10	0	5	2	1628	10	18	638	3
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	25	0	65	11	0	5	2	1770	11	20	693	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	2160	2510	885	1624	2508	348	696			1770		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2160	2510	885	1624	2508	348	696			1770		
tC, single (s)	*5.5	6.5	*4.9	*5.5	6.5	*4.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	4.0	*2.8	*3.0	4.0	*2.8	2.2			2.2		
p0 queue free %	72	100	88	93	100	99	100			94		
cM capacity (veh/h)	91	26	533	154	26	914	896			348		
Direction, Lane #	NB 1	SB 1	SE 1	SE 2	SE 3	SE 4	NW 1	NW 2	NW 3			
Volume Total	90	16	2	885	885	11	20	462	234			
Volume Left	25	11	2	0	0	0	20	0	0			
Volume Right	65	5	0	0	0	11	0	0	3			
cSH	226	208	896	1700	1700	1700	348	1700	1700			
Volume to Capacity	0.40	0.08	0.00	0.52	0.52	0.01	0.06	0.27	0.14			
Queue Length 95th (ft)	45	6	0	0	0	0	5	0	0			
Control Delay (s)	31.1	23.8	9.0	0.0	0.0	0.0	16.0	0.0	0.0			
Lane LOS	D	C	A				C					
Approach Delay (s)	31.1	23.8	0.0				0.4					
Approach LOS	D	C										
Intersection Summary												
Average Delay			1.3									
Intersection Capacity Utilization			56.6%			ICU Level of Service			B			
Analysis Period (min)			15									
* User Entered Value												

972 Sixes Road Residential Development
2020 Existing PM Peak Hour

1: Sixes Rd & Gresham Mill Pkwy

							
Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	2	5	59	1536	0	1350	15
Future Volume (vph)	2	5	59	1536	0	1350	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	0.95		0.95	1.00
Frt	1.00	0.85	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		1.00	1.00
Satd. Flow (prot)	1770	1583	1770	3539		3539	1583
Flt Permitted	0.95	1.00	0.13	1.00		1.00	1.00
Satd. Flow (perm)	1770	1583	249	3539		3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	2	5	64	1670	0	1467	16
RTOR Reduction (vph)	0	5	0	0	0	0	4
Lane Group Flow (vph)	2	0	64	1670	0	1467	12
Turn Type	Prot	Perm	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		4	2		6		6
Actuated Green, G (s)	1.6	1.6	76.4	76.4		65.7	65.7
Effective Green, g (s)	1.6	1.6	76.4	76.4		65.7	65.7
Actuated g/C Ratio	0.02	0.02	0.85	0.85		0.73	0.73
Clearance Time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	31	28	290	3004		2583	1155
v/s Ratio Prot	c0.00		0.01	c0.47		0.41	
v/s Ratio Perm		0.00	0.18				0.01
v/c Ratio	0.06	0.00	0.22	0.56		0.57	0.01
Uniform Delay, d1	43.5	43.4	3.4	1.9		5.6	3.3
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	0.9	0.0	0.4	0.7		0.9	0.0
Delay (s)	44.3	43.5	3.7	2.7		6.5	3.3
Level of Service	D	D	A	A		A	A
Approach Delay (s)	43.7			2.7		6.5	
Approach LOS	D			A		A	
Intersection Summary							
HCM 2000 Control Delay			4.5		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.59				
Actuated Cycle Length (s)			90.0		Sum of lost time (s)		18.0
Intersection Capacity Utilization			65.7%		ICU Level of Service		C
Analysis Period (min)			15				
c Critical Lane Group							

972 Sixes Road Residential Development
2020 Existing PM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	20	0	35	6	0	3	4	1324	30	65	1463	10
Future Volume (Veh/h)	20	0	35	6	0	3	4	1324	30	65	1463	10
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	22	0	38	7	0	3	4	1439	33	71	1590	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	2384	3190	720	2465	3184	800	1601			1439		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2384	3190	720	2465	3184	800	1601			1439		
tC, single (s)	*5.5	6.5	*4.9	*5.5	6.5	*4.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	4.0	*2.8	*3.0	4.0	*2.8	2.2			2.2		
p0 queue free %	65	100	94	87	100	99	99			85		
cM capacity (veh/h)	63	8	631	54	8	581	405			468		
Direction, Lane #	NB 1	SB 1	SE 1	SE 2	SE 3	SE 4	NW 1	NW 2	NW 3			
Volume Total	60	10	4	720	720	33	71	1060	541			
Volume Left	22	7	4	0	0	0	71	0	0			
Volume Right	38	3	0	0	0	33	0	0	11			
cSH	147	74	405	1700	1700	1700	468	1700	1700			
Volume to Capacity	0.41	0.13	0.01	0.42	0.42	0.02	0.15	0.62	0.32			
Queue Length 95th (ft)	45	11	1	0	0	0	13	0	0			
Control Delay (s)	45.5	61.0	14.0	0.0	0.0	0.0	14.1	0.0	0.0			
Lane LOS	E	F	B				B					
Approach Delay (s)	45.5	61.0	0.0				0.6					
Approach LOS	E	F										
Intersection Summary												
Average Delay			1.4									
Intersection Capacity Utilization			57.4%			ICU Level of Service				B		
Analysis Period (min)			15									
* User Entered Value												

972 Sixes Road Residential Development
2022 No-Build AM Peak Hour

1: Sixes Rd & Gresham Mill Pkwy

							
Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	3	7	30	680	0	1747	10
Future Volume (vph)	3	7	30	680	0	1747	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	0.95		0.95	1.00
Frt	1.00	0.85	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		1.00	1.00
Satd. Flow (prot)	1770	1583	1770	3539		3539	1583
Flt Permitted	0.95	1.00	0.07	1.00		1.00	1.00
Satd. Flow (perm)	1770	1583	130	3539		3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	3	8	33	739	0	1899	11
RTOR Reduction (vph)	0	8	0	0	0	0	2
Lane Group Flow (vph)	3	0	33	739	0	1899	9
Turn Type	Prot	Perm	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		4	2		6		6
Actuated Green, G (s)	1.6	1.6	76.4	76.4		66.9	66.9
Effective Green, g (s)	1.6	1.6	76.4	76.4		66.9	66.9
Actuated g/C Ratio	0.02	0.02	0.85	0.85		0.74	0.74
Clearance Time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	31	28	174	3004		2630	1176
v/s Ratio Prot	c0.00		0.01	c0.21		c0.54	
v/s Ratio Perm		0.00	0.15				0.01
v/c Ratio	0.10	0.01	0.19	0.25		0.72	0.01
Uniform Delay, d1	43.5	43.4	6.5	1.3		6.4	3.0
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	1.4	0.1	0.5	0.2		1.8	0.0
Delay (s)	44.9	43.5	7.0	1.5		8.2	3.0
Level of Service	D	D	A	A		A	A
Approach Delay (s)	43.9			1.7		8.1	
Approach LOS	D			A		A	
Intersection Summary							
HCM 2000 Control Delay			6.4		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.70				
Actuated Cycle Length (s)			90.0		Sum of lost time (s)		18.0
Intersection Capacity Utilization			65.0%		ICU Level of Service		C
Analysis Period (min)			15				
c Critical Lane Group							

972 Sixes Road Residential Development
2022 No-Build AM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	24	0	63	11	0	6	3	1683	11	19	660	4
Future Volume (Veh/h)	24	0	63	11	0	6	3	1683	11	19	660	4
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	26	0	68	12	0	7	3	1829	12	21	717	4
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	2236	2598	914	1682	2596	360	721			1829		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2236	2598	914	1682	2596	360	721			1829		
tC, single (s)	*5.5	6.5	*4.9	*5.5	6.5	*4.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	4.0	*2.8	*3.0	4.0	*2.8	2.2			2.2		
p0 queue free %	68	100	87	91	100	99	100			94		
cM capacity (veh/h)	82	23	517	141	23	903	877			330		
Direction, Lane #	NB 1	SB 1	SE 1	SE 2	SE 3	SE 4	NW 1	NW 2	NW 3			
Volume Total	94	19	3	914	914	12	21	478	243			
Volume Left	26	12	3	0	0	0	21	0	0			
Volume Right	68	7	0	0	0	12	0	0	4			
cSH	209	204	877	1700	1700	1700	330	1700	1700			
Volume to Capacity	0.45	0.09	0.00	0.54	0.54	0.01	0.06	0.28	0.14			
Queue Length 95th (ft)	53	8	0	0	0	0	5	0	0			
Control Delay (s)	35.5	24.4	9.1	0.0	0.0	0.0	16.6	0.0	0.0			
Lane LOS	E	C	A				C					
Approach Delay (s)	35.5	24.4	0.0				0.5					
Approach LOS	E	C										
Intersection Summary												
Average Delay			1.5									
Intersection Capacity Utilization			58.4%			ICU Level of Service				B		
Analysis Period (min)			15									
* User Entered Value												

972 Sixes Road Residential Development
2022 No-Build PM Peak Hour

1: Sixes Rd & Gresham Mill Pkwy

							
Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	3	6	62	1589	0	1397	16
Future Volume (vph)	3	6	62	1589	0	1397	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	0.95		0.95	1.00
Frt	1.00	0.85	1.00	1.00		1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00		1.00	1.00
Satd. Flow (prot)	1770	1583	1770	3539		3539	1583
Flt Permitted	0.95	1.00	0.12	1.00		1.00	1.00
Satd. Flow (perm)	1770	1583	231	3539		3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	3	7	67	1727	0	1518	17
RTOR Reduction (vph)	0	7	0	0	0	0	5
Lane Group Flow (vph)	3	0	67	1727	0	1518	12
Turn Type	Prot	Perm	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		4	2		6		6
Actuated Green, G (s)	1.6	1.6	76.4	76.4		65.7	65.7
Effective Green, g (s)	1.6	1.6	76.4	76.4		65.7	65.7
Actuated g/C Ratio	0.02	0.02	0.85	0.85		0.73	0.73
Clearance Time (s)	6.0	6.0	6.0	6.0		6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0		3.0	3.0
Lane Grp Cap (vph)	31	28	276	3004		2583	1155
v/s Ratio Prot	c0.00		0.01	c0.49		0.43	
v/s Ratio Perm		0.00	0.19				0.01
v/c Ratio	0.10	0.00	0.24	0.57		0.59	0.01
Uniform Delay, d1	43.5	43.4	3.7	2.0		5.7	3.3
Progression Factor	1.00	1.00	1.00	1.00		1.00	1.00
Incremental Delay, d2	1.4	0.1	0.5	0.8		1.0	0.0
Delay (s)	44.9	43.5	4.2	2.8		6.7	3.3
Level of Service	D	D	A	A		A	A
Approach Delay (s)	43.9			2.9		6.7	
Approach LOS	D			A		A	
Intersection Summary							
HCM 2000 Control Delay			4.7		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.61				
Actuated Cycle Length (s)			90.0		Sum of lost time (s)		18.0
Intersection Capacity Utilization			68.2%		ICU Level of Service		C
Analysis Period (min)			15				
c Critical Lane Group							

972 Sixes Road Residential Development
2022 No-Build PM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	21	0	37	7	0	4	5	1369	32	68	1513	11
Future Volume (Veh/h)	21	0	37	7	0	4	5	1369	32	68	1513	11
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	23	0	40	8	0	4	5	1488	35	74	1645	12
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	2468	3303	744	2553	3297	828	1657			1488		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2468	3303	744	2553	3297	828	1657			1488		
tC, single (s)	*5.5	6.5	*4.9	*5.5	6.5	*4.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	*3.0	4.0	*2.8	*3.0	4.0	*2.8	2.2			2.2		
p0 queue free %	59	100	93	83	100	99	99			83		
cM capacity (veh/h)	56	7	615	47	7	565	385			448		
Direction, Lane #	NB 1	SB 1	SE 1	SE 2	SE 3	SE 4	NW 1	NW 2	NW 3			
Volume Total	63	12	5	744	744	35	74	1097	560			
Volume Left	23	8	5	0	0	0	74	0	0			
Volume Right	40	4	0	0	0	35	0	0	12			
cSH	132	68	385	1700	1700	1700	448	1700	1700			
Volume to Capacity	0.48	0.18	0.01	0.44	0.44	0.02	0.17	0.65	0.33			
Queue Length 95th (ft)	54	15	1	0	0	0	15	0	0			
Control Delay (s)	54.8	68.7	14.5	0.0	0.0	0.0	14.6	0.0	0.0			
Lane LOS	F	F	B				B					
Approach Delay (s)	54.8	68.7	0.0				0.6					
Approach LOS	F	F										
Intersection Summary												
Average Delay			1.6									
Intersection Capacity Utilization			59.1%		ICU Level of Service					B		
Analysis Period (min)			15									
* User Entered Value												

972 Sixes Road Residential Development
2022 Build AM Peak Hour

1: Sixes Rd & Gresham Mill Pkwy

							
Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	3	7	30	690	6	1781	10
Future Volume (vph)	3	7	30	690	6	1781	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	0.95	1.00	0.95	1.00
Frt	1.00	0.85	1.00	1.00	1.00	1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	1583	1770	3539	1770	3539	1583
Flt Permitted	0.95	1.00	0.07	1.00	0.37	1.00	1.00
Satd. Flow (perm)	1770	1583	121	3539	684	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	3	8	33	750	7	1936	11
RTOR Reduction (vph)	0	8	0	0	0	0	2
Lane Group Flow (vph)	3	0	33	750	7	1936	9
Turn Type	Prot	Perm	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		4	2		6		6
Actuated Green, G (s)	1.6	1.6	76.4	76.4	66.9	66.9	66.9
Effective Green, g (s)	1.6	1.6	76.4	76.4	66.9	66.9	66.9
Actuated g/C Ratio	0.02	0.02	0.85	0.85	0.74	0.74	0.74
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	31	28	166	3004	508	2630	1176
v/s Ratio Prot	c0.00		0.01	c0.21		c0.55	
v/s Ratio Perm		0.00	0.16		0.01		0.01
v/c Ratio	0.10	0.01	0.20	0.25	0.01	0.74	0.01
Uniform Delay, d1	43.5	43.4	7.1	1.3	3.0	6.5	3.0
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.01
Incremental Delay, d2	1.4	0.1	0.6	0.2	0.0	1.9	0.0
Delay (s)	44.9	43.5	7.6	1.5	3.0	8.4	3.0
Level of Service	D	D	A	A	A	A	A
Approach Delay (s)	43.9			1.8		8.4	
Approach LOS	D			A		A	
Intersection Summary							
HCM 2000 Control Delay			6.6		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.71				
Actuated Cycle Length (s)			90.0		Sum of lost time (s)		18.0
Intersection Capacity Utilization			65.9%		ICU Level of Service		C
Analysis Period (min)			15				
c Critical Lane Group							

972 Sixes Road Residential Development
2022 Build AM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWU	NWL	NWT
Lane Configurations												
Traffic Volume (veh/h)	24	0	63	11	0	6	3	1689	11	34	19	678
Future Volume (Veh/h)	24	0	63	11	0	6	3	1689	11	34	19	678
Sign Control		Stop			Stop			Free				Free
Grade		0%			0%			0%				0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	26	0	68	12	0	7	3	1836	12	0	21	737
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None				None
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked										0.00		
vC, conflicting volume	2252	2625	918	1705	2623	370	741			0	1836	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2252	2625	918	1705	2623	370	741			0	1836	
tC, single (s)	*5.5	6.5	*4.9	*5.5	6.5	*4.9	4.1			0.0	4.1	
tC, 2 stage (s)												
tF (s)	*3.0	4.0	*2.8	*3.0	4.0	*2.8	2.2			0.0	2.2	
p0 queue free %	68	100	87	91	100	99	100			0	94	
cM capacity (veh/h)	80	22	516	137	22	894	862			0	328	
Direction, Lane #	NB 1	SB 1	SE 1	SE 2	SE 3	SE 4	NW 1	NW 2	NW 3			
Volume Total	94	19	3	918	918	12	21	491	250			
Volume Left	26	12	3	0	0	0	21	0	0			
Volume Right	68	7	0	0	0	12	0	0	4			
cSH	206	199	862	1700	1700	1700	328	1700	1700			
Volume to Capacity	0.46	0.10	0.00	0.54	0.54	0.01	0.06	0.29	0.15			
Queue Length 95th (ft)	54	8	0	0	0	0	5	0	0			
Control Delay (s)	36.4	25.0	9.2	0.0	0.0	0.0	16.7	0.0	0.0			
Lane LOS	E	D	A				C					
Approach Delay (s)	36.4	25.0	0.0				0.5					
Approach LOS	E	D										
Intersection Summary												
Average Delay			1.6									
Intersection Capacity Utilization			58.6%			ICU Level of Service			B			
Analysis Period (min)			15									
* User Entered Value												

972 Sixes Road Residential Development
2022 Build AM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd



Movement	NWR
Lane Configurations	
Traffic Volume (veh/h)	4
Future Volume (Veh/h)	4
Sign Control	
Grade	
Peak Hour Factor	0.92
Hourly flow rate (vph)	4
Pedestrians	
Lane Width (ft)	
Walking Speed (ft/s)	
Percent Blockage	
Right turn flare (veh)	
Median type	
Median storage veh)	
Upstream signal (ft)	
pX, platoon unblocked	
vC, conflicting volume	
vC1, stage 1 conf vol	
vC2, stage 2 conf vol	
vCu, unblocked vol	
tC, single (s)	
tC, 2 stage (s)	
tF (s)	
p0 queue free %	
cM capacity (veh/h)	
Direction, Lane #	

972 Sixes Road Residential Development
2022 Build AM Peak Hour

3: Sixes Rd & site drvy

						
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↑	↑		↑
Traffic Volume (veh/h)	0	1797	683	16	0	52
Future Volume (Veh/h)	0	1797	683	16	0	52
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1953	742	17	0	57
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)			1120			
pX, platoon unblocked						
vC, conflicting volume	759				1718	371
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	759				1718	371
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	91
cM capacity (veh/h)	848				81	626
Direction, Lane #	SE 1	SE 2	NW 1	NW 2	NW 3	SW 1
Volume Total	976	976	371	371	17	57
Volume Left	0	0	0	0	0	0
Volume Right	0	0	0	0	17	57
cSH	1700	1700	1700	1700	1700	626
Volume to Capacity	0.57	0.57	0.22	0.22	0.01	0.09
Queue Length 95th (ft)	0	0	0	0	0	7
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	11.3
Lane LOS						B
Approach Delay (s)	0.0		0.0			11.3
Approach LOS						B
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			53.0%		ICU Level of Service	A
Analysis Period (min)			15			

972 Sixes Road Residential Development
2022 Build PM Peak Hour

1: Sixes Rd & Gresham Mill Pkwy

							
Movement	EBL	EBR	NBL	NBT	SBU	SBT	SBR
Lane Configurations							
Traffic Volume (vph)	3	6	62	1623	18	1416	16
Future Volume (vph)	3	6	62	1623	18	1416	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lane Util. Factor	1.00	1.00	1.00	0.95	1.00	0.95	1.00
Frt	1.00	0.85	1.00	1.00	1.00	1.00	0.85
Flt Protected	0.95	1.00	0.95	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1770	1583	1770	3539	1770	3539	1583
Flt Permitted	0.95	1.00	0.12	1.00	0.13	1.00	1.00
Satd. Flow (perm)	1770	1583	224	3539	247	3539	1583
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	3	7	67	1764	20	1539	17
RTOR Reduction (vph)	0	7	0	0	0	0	5
Lane Group Flow (vph)	3	0	67	1764	20	1539	12
Turn Type	Prot	Perm	pm+pt	NA	Perm	NA	Perm
Protected Phases	4		5	2		6	
Permitted Phases		4	2		6		6
Actuated Green, G (s)	1.6	1.6	76.4	76.4	65.7	65.7	65.7
Effective Green, g (s)	1.6	1.6	76.4	76.4	65.7	65.7	65.7
Actuated g/C Ratio	0.02	0.02	0.85	0.85	0.73	0.73	0.73
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Lane Grp Cap (vph)	31	28	270	3004	180	2583	1155
v/s Ratio Prot	c0.00		0.01	c0.50		0.43	
v/s Ratio Perm		0.00	0.20		0.08		0.01
v/c Ratio	0.10	0.00	0.25	0.59	0.11	0.60	0.01
Uniform Delay, d1	43.5	43.4	3.9	2.0	3.6	5.8	3.3
Progression Factor	1.00	1.00	1.00	1.00	1.01	1.00	1.01
Incremental Delay, d2	1.4	0.1	0.5	0.8	1.2	1.0	0.0
Delay (s)	44.9	43.5	4.4	2.9	4.8	6.8	3.4
Level of Service	D	D	A	A	A	A	A
Approach Delay (s)	43.9			3.0		6.8	
Approach LOS	D			A		A	
Intersection Summary							
HCM 2000 Control Delay			4.8		HCM 2000 Level of Service		A
HCM 2000 Volume to Capacity ratio			0.63				
Actuated Cycle Length (s)			90.0		Sum of lost time (s)		18.0
Intersection Capacity Utilization			68.2%		ICU Level of Service		C
Analysis Period (min)			15				
c Critical Lane Group							

972 Sixes Road Residential Development
2022 Build PM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

												
Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWU	NWL	NWT
Lane Configurations												
Traffic Volume (veh/h)	21	0	37	7	0	4	5	1387	32	19	68	1525
Future Volume (Veh/h)	21	0	37	7	0	4	5	1387	32	19	68	1525
Sign Control		Stop			Stop			Free				Free
Grade		0%			0%			0%				0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	23	0	40	8	0	4	5	1508	35	0	74	1658
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None				None
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked										0.00		
vC, conflicting volume	2495	3336	754	2576	3330	835	1670			0	1508	
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	2495	3336	754	2576	3330	835	1670			0	1508	
tC, single (s)	*5.5	6.5	*4.9	*5.5	6.5	*4.9	4.1			0.0	4.1	
tC, 2 stage (s)												
tF (s)	*3.0	4.0	*2.8	*3.0	4.0	*2.8	2.2			0.0	2.2	
p0 queue free %	57	100	93	83	100	99	99			0	83	
cM capacity (veh/h)	54	7	609	46	7	561	381			0	440	
Direction, Lane #	NB 1	SB 1	SE 1	SE 2	SE 3	SE 4	NW 1	NW 2	NW 3			
Volume Total	63	12	5	754	754	35	74	1105	565			
Volume Left	23	8	5	0	0	0	74	0	0			
Volume Right	40	4	0	0	0	35	0	0	12			
cSH	128	66	381	1700	1700	1700	440	1700	1700			
Volume to Capacity	0.49	0.18	0.01	0.44	0.44	0.02	0.17	0.65	0.33			
Queue Length 95th (ft)	57	15	1	0	0	0	15	0	0			
Control Delay (s)	57.7	71.1	14.6	0.0	0.0	0.0	14.8	0.0	0.0			
Lane LOS	F	F	B				B					
Approach Delay (s)	57.7	71.1	0.0				0.6					
Approach LOS	F	F										
Intersection Summary												
Average Delay			1.7									
Intersection Capacity Utilization			59.4%		ICU Level of Service					B		
Analysis Period (min)			15									
* User Entered Value												

972 Sixes Road Residential Development
2022 Build PM Peak Hour

2: The Falls of Cherokee Dr/Sherry Ln & Sixes Rd

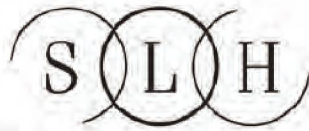


Movement	NWR
Lane Configurations	
Traffic Volume (veh/h)	11
Future Volume (Veh/h)	11
Sign Control	
Grade	
Peak Hour Factor	0.92
Hourly flow rate (vph)	12
Pedestrians	
Lane Width (ft)	
Walking Speed (ft/s)	
Percent Blockage	
Right turn flare (veh)	
Median type	
Median storage veh)	
Upstream signal (ft)	
pX, platoon unblocked	
vC, conflicting volume	
vC1, stage 1 conf vol	
vC2, stage 2 conf vol	
vCu, unblocked vol	
tC, single (s)	
tC, 2 stage (s)	
tF (s)	
p0 queue free %	
cM capacity (veh/h)	
Direction, Lane #	

972 Sixes Road Residential Development
2022 Build PM Peak Hour

3: Sixes Rd & site drvy

						
Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations		↑↑	↑↑	↑		↑
Traffic Volume (veh/h)	0	1450	1592	52	0	31
Future Volume (Veh/h)	0	1450	1592	52	0	31
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	1576	1730	57	0	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)			1120			
pX, platoon unblocked	0.81				0.81	0.81
vC, conflicting volume	1787				2518	865
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1496				2403	354
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	93
cM capacity (veh/h)	358				22	519
Direction, Lane #	SE 1	SE 2	NW 1	NW 2	NW 3	SW 1
Volume Total	788	788	865	865	57	34
Volume Left	0	0	0	0	0	0
Volume Right	0	0	0	0	57	34
cSH	1700	1700	1700	1700	1700	519
Volume to Capacity	0.46	0.46	0.51	0.51	0.03	0.07
Queue Length 95th (ft)	0	0	0	0	0	5
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	12.4
Lane LOS						B
Approach Delay (s)	0.0		0.0			12.4
Approach LOS						B
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			54.0%		ICU Level of Service	A
Analysis Period (min)			15			



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

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

770•422•7016
TELEPHONE
770.426.6583
FACSIMILE

May 13, 2020

VIA EMAIL & FEDERAL EXPRESS

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

Re: Application of LDS Partners, LLC for Annexation and Rezoning of ±18.2 acres of real property located in Tax Map 15N09 086, Land Lot 0517, 15th District, 2nd Section; Cherokee County, Georgia.

Dear Ms. Moon:

Because of COVID-19, a traditional public participation meeting had to be canceled because the city space was not available for meetings. The applicant sent a more detailed letter of the project to the neighboring property owners and invited them to participate in two Zoom meetings. The first meeting was held on May 6, 2020 at 7:00 p.m. Approximately 14 participants were on the call. Unfortunately, some participants were not able to log on. Some reported being placed in a "waiting room" and not being admitted to the meeting. The second Zoom meeting was held on May 12, 2020 and only a representative of The Falls of Cherokee attended. In the letter and on the May 6 Zoom call, the applicant offered to meet with individuals and HOA representatives to discuss specific issues. On May 11, 2020, the applicant via phone and myself in person met with representatives of The Falls of Cherokee to discuss their specific concerns. Below is a synopsis of the concerns and the responses to those concerns.

The Falls of Cherokee and area residents have a concern about the proposed right in and right out access onto Sixes Road. This access will require residents who want to go towards I-575 to make a u turn on Sixes Road at the median break located at Sherry Lane/The Falls of Cherokee Dr. The applicant understands this concern and asked the traffic engineer to evaluate other access options. The reality is there are only two potential options to access the property. First, the proposed right in and right out onto Sixes Road. Second, obtaining additional property to access Sherry Lane and thus gaining direct access to the median break. The traffic engineer noted that direct access to the median would cause greater delay than the proposed right in right out with the corresponding u turn. The u turn movement allows drivers to wait at the median break and they only have to look at drivers heading east. Because there is a signal at the next median break there are gaps in the traffic that allows the safe u turn movement.

Other concerns expressed on the conference call included concerns about how the buffering would be handled between the proposed development and the surrounding residential

SAMS, LARKIN, & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY AND VIA EMAIL:

Ms. Nancy Moon, Director
Holly Springs Cobb County Zoning Division
Community Development Agency
May 13, 2020
Page 2

neighbors. The proposed site plan has a 30-foot buffer and a 35 foot building setback adjacent to the surrounding neighbors. The applicant will ensure that the buffer provides adequate screening by using existing vegetation where possible and supplementing plantings with evergreens where necessary to create an appropriate transition. The grading plan for the neighborhood involves lowering the existing grade so that in most circumstances the property will be dropped below the grade of the existing residents to create a greater visual separation. The applicant is willing to work with the adjacent neighbors to negotiate specific needs on individual buffers.

Another concern related to the proposed lift station to handle sanitary sewer. A lift station will be needed regardless of the use of the subject property. The location is adjacent to Sixes Road so the forced main can be located in the right of way. There was likewise a concern about the stormwater detention located along the frontage. Because there is a stream adjacent to Sixes Road, the stormwater detention will be shielded from Sixes Road by a 50 foot state water buffer.

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

Sincerely,

SAMS, LARKIN & HUFF, LLP



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

PFH/lkj
Enclosures

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

Application of LDS Partners, LLC

April 27, 2020

Page 2

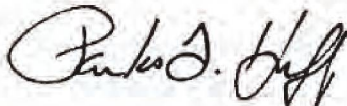
not be readily visible from Sixes Road, making the site not suitable for commercial development, hence the entirely residential proposal. The reason why both the county and city anticipate intensive development on the Nesbitt property is because it is on an arterial road at an interstate interchange, an interchange that is the first or last interchange with access to the newly opened managed lanes.

In discussing the project with neighbors, LDS understands that traffic is a major concern of the community. The proposed access is a right in right out onto Sixes Road. Because there is a median along Sixes Road and existing median breaks at Wellstar Way and at The Falls of Cherokee Dr./Sherry Lane, a median break will not be permitted at this property. This means the property will be limited to a right in right out. LDS has hired a traffic engineer to analyze the traffic pattern in this area and determine what improvements may be necessary. Drivers leaving the property that want to get onto I-575 will make a U-turn at Sherry Lane. The traffic engineer has been asked to review this turning movement and potential alternatives.

The City of Holly Springs Public Hearing process includes inviting area residents to a Public Participation Meeting to learn more about the proposal. This is an informal meeting that will allow the Applicant to tell you about the proposal. You are receiving this notice because you own property close to the proposed project. Because of state requirements for public gatherings, LDS is going to conduct online meetings using Zoom. The first meeting will be May 6 at 7:00 p.m. and the second meeting will be on May 12 at 7:00 p.m. Enclosed are instructions on how to use Zoom as well as the meeting IDs and passwords for both dates. You will be able to watch a presentation about the project and post questions during the live broadcast, if everything goes well. I will also respond to questions emailed to me and you may also email comments and questions to the Holly Springs Community Development Director at NMoon@hollyspringsga.us. The Planning Commission meeting is scheduled for May 14, 2020 at 7:00 p.m. Please review their website for updates on procedures dealing with COVID-19. Attached to this letter are the documents referenced in the letter. Please email me if you would like digital copies of the documents.

Sincerely,

SAMS, LARKIN & HUFF, LLP



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

PFH/lkj
Enclosures

Sixes Road Annexation and Rezoning Zoom Meeting

www.zoom.us/join

May 6, 2020 7:00 p.m.

Meeting ID: 825 8987 5540

Password: 593532

One tap mobile

+19292056099,,82589875540#,,1#,593532# US (New York)

+13017158592,,82589875540#,,1#,593532# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 825 8987 5540

Password: 593532

Find your local number: <https://us02web.zoom.us/j/82589875540>

May 12, 2020 7:00 p.m.

Meeting ID: 840 2495 2331

Password: 926420

One tap mobile

+13126266799,,84024952331#,,1#,926420# US (Chicago)

+19292056099,,84024952331#,,1#,926420# US (New York)

Dial by your location

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+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

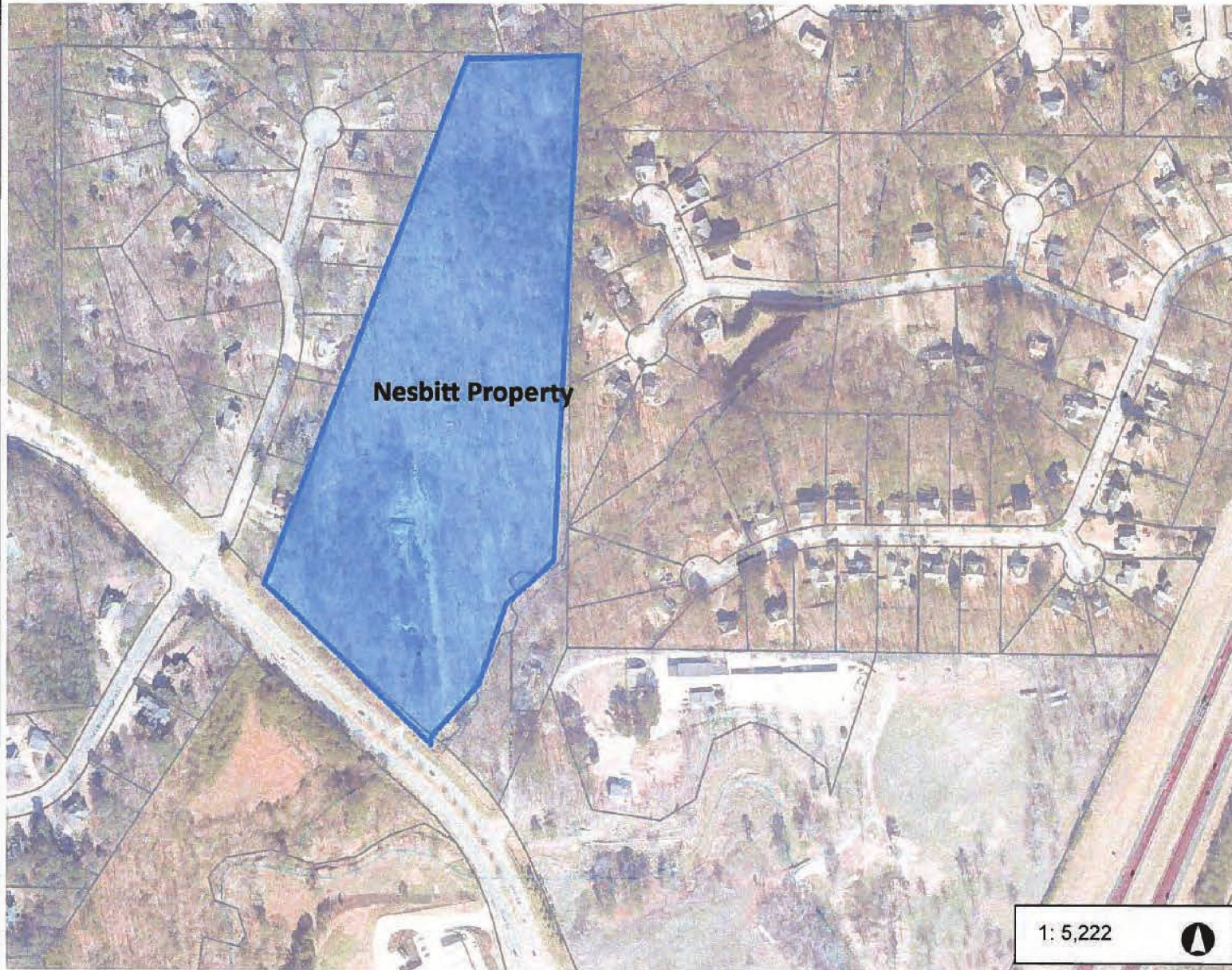
Meeting ID: 840 2495 2331

Password: 926420

Find your local number: <https://us02web.zoom.us/j/84024952331>



Cherokee County, GA



Nesbitt Property

Legend

- Parcels
- 🏫 Schools
- ⛪ Churches

1: 5,222



870.4 0 435.20 870.4 Feet

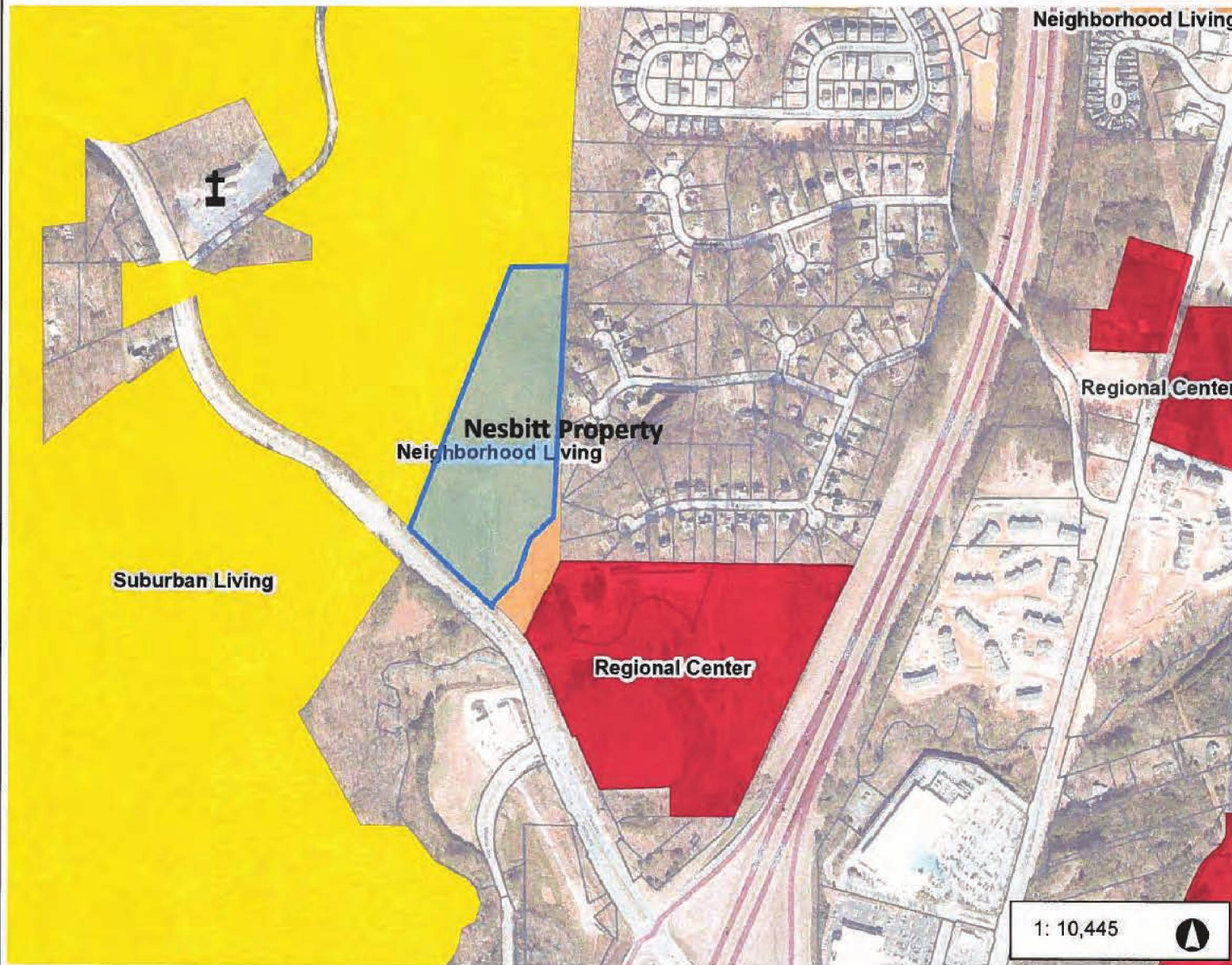
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



Cherokee County, GA



Legend

Future Development

- Natural Preserve
- Rural Places
- Country Estates
- Suburban Growth
- Suburban Living
- Neighborhood Living
- Bells Ferry LCI
- Urban Core
- Regional Center
- Workplace Center
- Utilities/Services
- Scenic Corridor
- Transitional Corridor
- Development Corridor
- Country Crossroads
- Hamlet
- Neighborhood Village
- Community Village

- Parcels
- Schools
- Churches

1: 10,445



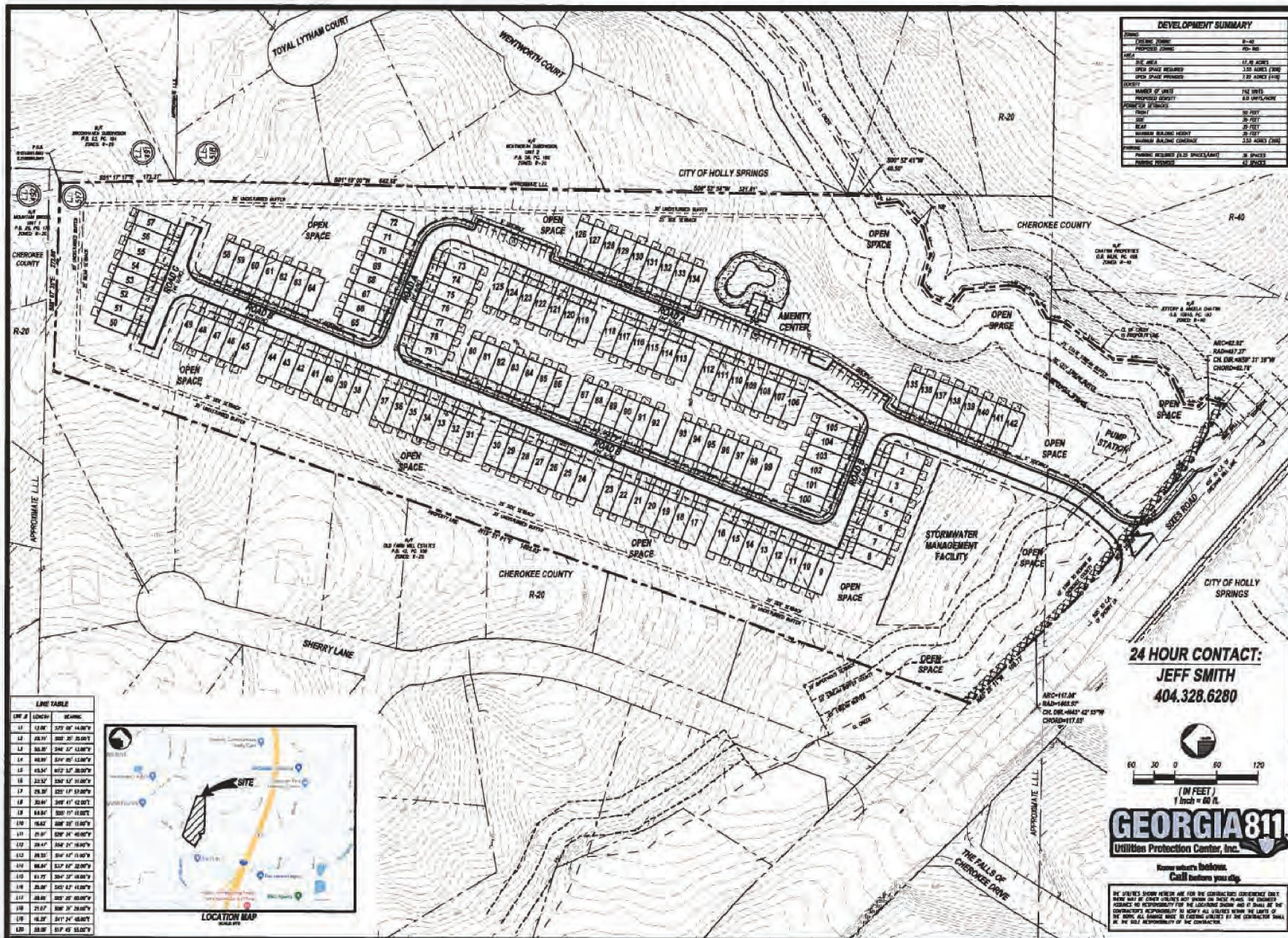
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



DEVELOPMENT SUMMARY	
EXISTING ZONE	R-20
PROPOSED ZONE	R-20
TOTAL AREA	17.46 ACRES
OPEN SPACE REQUIRED	3.00 ACRES (17%)
OPEN SPACE PROVIDED	3.00 ACRES (17%)
NUMBER OF LOTS	142 LOTS
PROPOSED DENSITY	8.0 UNITS/ACRE
PERMIT OF BUILDING	30 DAYS
PERMIT OF UTILITIES	30 DAYS
PERMIT OF ROAD	30 DAYS
PERMIT OF WATER	30 DAYS
PERMIT OF SEWER	30 DAYS
PERMIT OF FLOOD (SPECIAL)	30 DAYS
PERMIT OF OTHER	30 DAYS

LINE #	LENGTH	BEARING
1	1.00'	S 75° 00' 00" E
2	1.00'	S 75° 00' 00" E
3	1.00'	S 75° 00' 00" E
4	1.00'	S 75° 00' 00" E
5	1.00'	S 75° 00' 00" E
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142	1.00'	S 75° 00' 00" E



24 HOUR CONTACT:
JEFF SMITH
404.328.6280

GEORGIA811
 Utilities Protection Center, Inc.

Know what's below.
 Call before you dig.

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVEYANCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH, AND DIRECTION OF ALL UTILITIES.

RIDGE PLANNING AND ENGINEERING
 1300 KENNEDY AVENUE, SUITE 200
 ATLANTA, GA 30309
 PHONE: 404.815.5428
 OFFICE: 770.833.8000

CONSTRUCTION PLANS
 SAGES ROAD TOWNHOMES
 LAND LOT 157
 DISTRICT 15
 CITY OF HOLLY SPRINGS, GEORGIA

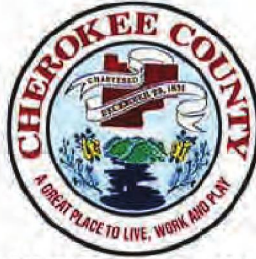
OWNER/DEVELOPER
 LOS PARTNERS, LLC
 20 HEADS OVERLOOK COURT
 ATLANTA, GA 30328
 PHONE: 404.815.5428

CONTRACT CERTIFICATION NUMBER: 16529
EXPIRATION DATE: 06/30/2018

REVISIONS

ZONING PLAN
C200

DATE: 06/14/2018
 DRAWN BY: [Signature]



PLANNING AND ZONING

May 21, 2020

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

RE: A-01-2020 LDS Partners, LLC – Sixes Road Townhomes

Dear Nancy:

The annexation case A-01-2020 LDS Partners, LLC was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on May 19, 2020. The case involves parcel 15N09 086 (18.0 +/- acres) located on the north side of Sixes Road between Wellstar Way and Falls of Cherokee Drive / Sherry Lane. The property is currently zoned Single-Family Residential (R-40).

In their annexation application, the applicant requests to annex and rezone the property to TND, Traditional Neighborhood Development, for the development of 142 townhomes. The density of this proposal is 8.0 dwelling units per acre (dua). The proposal does not include any concurrent variances.

Based on the staff review and discussion at the commission meeting, the Board of Commissioners (BOC) voted (5-0) to direct staff to express the Commissioners' concerns about this project. Their primary concern is access as shown on the plan and the traffic that would be generated by this project. The overall density of the project is a secondary concern. The Board discussed in the meeting the fact that the majority of the residents will need to make a U-turn at the Falls of Cherokee Dr / Sherry Lane intersection in order to get to I-575 during AM peak hours. This intersection is already a busy intersection for residents of the adjacent neighborhoods. The BOC discussed the need for a traffic study in order for the applicant to consider other options, including another access point or greatly reducing the number of units in the development.

Below is a brief summary of the Staff Analysis. I have included the complete document so the comments can be relayed to the Holly Springs Planning Commission and City Council. We hope this can further the dialog about the impacts of this project on the surrounding areas.

Planning and Zoning noted that this proposal is consistent with the County Future Development Map. This property is in the Neighborhood Living Character Area, which is planned for residential development of up to 8 du/a. However, the BOC is concerned that the 8 du/a density proposed is not consistent with this area and requests that it be reduced. The 30 foot undisturbed buffers shown on the site plan are consistent with county regulations for this type of development. A 10 foot strip along the Sixes Rd frontage will remain unincorporated to prevent the creation of an island.

The Engineering Department noted that the City of Holly Springs is responsible for maintaining Sixes Road in this location so the County will not be involved in permitting the development entrance. The site plan shows one right-in/right-out entrance on Sixes Road. All traffic from this development that needs to go eastbound on Sixes Road to I-575 will need to make a right turn and make a U-turn at a next median break. Likewise, eastbound traffic from farther west on Sixes Road will have to drive by the site and make a U-turn at Wellstar Way to enter the site. Engineering recommends that the applicant perform a traffic study to determine what improvements may be needed or if a traffic signal is warranted at the Falls of Cherokee Drive and Sherry Lane intersection due to the additional U-turn traffic.

Fire and Emergency Services indicated that the existing 24 inch water line on Sixes should be sufficient for the required fire flow. The roads shown on the site plan appear to be acceptable for Fire Department maneuverability. The 2018 International Fire Code requires two (2) entrances or access locations for any developments with more than 30 units. The full code section is shown in the Staff Analysis.

Feel free to reach out to me if you have any questions about these staff comments. Please keep us updated on any significant changes to the proposal so we can offer revised comments.

Sincerely,



Margaret Stallings, AIA, AICP
Principal Planner

CC: Christy Black, County Clerk
Jerry Cooper, County Manager
Rob Logan, City Manager
Jeff Watkins, Director of Planning and Zoning



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

City	Holly Springs	
Case Number A-01-2020	Applicant	Jeff Smith, LDS Partners, LLC
Receipt of Annexation Notice Date	4/29/2020	
Holly Springs Planning Commission Public Hearing	5/14/2020	
Meeting date the Board of Commissioners must decide whether to object.	5/19/2020	
30 day period to object expires on	5/29/2020	
City Council Review & Decision	6/1 & 6/15/2020 <i>Tentative</i>	

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

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

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



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

2) Will delivery of services be affected by the annexation?	Yes	No
		X
If the answer to (2) is yes, is the affect on delivery of services directly related to		
a) the proposed change in zoning or land use?		
b) the proposed increase in density?		
c) infrastructure demands related to the proposed change in zoning or land use?		
Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above.		

3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?	Yes	No
		X
If the answer to (3) is yes, please provide the evidence		

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
	X	
If the answer to (4) is no, does the proposed change in zoning or land use result in:		
a) a use which significantly increases the net cost of infrastructure?		
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

Yes No

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

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

Comments:

Planning and Land Use

This application includes 18+/- acres on Sixes Road, near the I-575 interchange, to be annexed into the City of Holly Springs and rezoned from R-40 to TND, Traditional Neighborhood Development. The applicant intends to construct 142 townhomes with a density of approximately 8 dwelling units per acre. The ten-foot strip at the property's southern boundary will remain within unincorporated county in order to avoid creating an unincorporated island.

Based on the 2018 Cherokee County Comprehensive Plan, this property falls within the county's Neighborhood Living character area which consists of 3 to 8 dwellings unit per acre. According to the Holly Springs Future Development Map, the property falls within their Employment Character Area (high-density uses). It appears to be consistent with the Holly Springs' Suburban Neighborhood Character Area.

If this property was developed within the county for townhomes, we would require a 30 ft undisturbed zoning buffer on all three sides. The proposed site plan matches this requirement so the adjacent unincorporated properties should not be significantly impacted.

Engineering

The applicant is proposing to access the site from Sixes Road – on a portion of the roadway that is currently maintained by the City of Holly Springs. The City of Holly Springs will be responsible for permitting any entrance requirements for the proposed application.

The site plan provided depicts an entrance with right-in/right-out operation and deceleration lanes. That configuration is appropriate to serve the proposed application at this location since the installation of an additional median break on Sixes Road is not possible. However, this will put additional u-turning traffic at the intersection of Sixes Road and the Falls of Cherokee Drive/Sherry Lane. Sixes Road is already a busy roadway during the AM and PM peak hours. It is recommended that the applicant perform a traffic study at that intersection to determine the need for any improvements or whether the installation of a traffic signal is warranted as a result of the additional u-turning traffic at the intersection.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

Fire and Emergency Services

There is a 24" waterline along Sixes Road which would be sufficient for required water flow inside the development. The fire hydrant/utility layout would not be reviewed in this request. That review would be done by the City of Holly Springs during the LDP process. The design submitted (although it is a scanned document) showing the roads appears to be acceptable for FD maneuverability but cannot be verified without an "official" scaled drawing. Again, that review would be done by the City of Holly Springs during the LDP process.

The planned development would need to meet the required 2 entrances for more than 30 dwelling units. This is referenced in the 2018 International Fire Code- D107.1

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with [Section 903.3.1.1](#), [903.3.1.2](#) or [903.3.1.3](#), access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.



STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

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

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

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

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

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

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

(1) Result in:

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

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

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

Rezoning Case Impact Report

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-02-2020		LDS Partners, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
18	142	Multi-Family		R-40	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
41	Students	2	Classroom(s)	\$55,574	\$354,315
Planning Commission Meeting Date		County Commission/City Council Meeting Date		Map & Parcel Number(s)	
				15N09-086	
Property Description					
Sixes Rd. near Sherry Lane					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Sixes ES	720	875	82%
Middle School	MS Enrollment	MS Capacity	% Capacity
Freedom MS	1,096	1,200	92%
High School	HS Enrollment	HS Capacity	% Capacity
Woodstock HS	2,254	2,425	93%

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

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

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

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

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

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

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

From: [Erin Honea](#)
To: [REDACTED]
Cc: [Nancy Moon](#)
Subject: FW: Citizen Request Center
Date: Monday, May 04, 2020 8:28:45 AM

Ms. Wing,

Your comments have been forwarded to the Community Development Department.

Sincerely,

Erin Honea, EDFP

Main Street Director/Assistant City Clerk

City of Holly Springs
P.O. Box 990 | Holly Springs, GA 30142
770-345-5536
ehonea@hollyspringsga.us | www.hollyspringsga.us

From: admin@hollyspringsga.us <admin@hollyspringsga.us> On Behalf Of
noreply@hollyspringsga.net
Sent: Monday, May 4, 2020 7:43 AM
To: admin@hollyspringsga.us
Subject: Citizen Request Center

Name = Anna Wing

Email = [REDACTED]

Phone = [REDACTED]

Issues = 142 Town Homes Proposed Next to Gresham Mill, Sixes Road, Zoning meeting May 14th.
CONCERN: This proposal calculates to almost 8 units per acre. The maximum number of vehicles once this property is fully developed would be 284. If the developer and Holly Springs seriously want to get this approved, safety and rush hours' congestion should dictate a traffic circle at TFOC's main entrance. Adding yet another traffic light would significantly increase the congestion and duration for drivers in both neighborhoods as well as all traffic coming on Sixes Road toward I-575 from the west.

Respond Me = Email

Client IP = [REDACTED]

|

From: [REDACTED]
To: phuff@samlarkinhuff.com; NMoon@hollyspringsga.us
Subject: Sixes Road Proposed Development
Date: Wednesday, May 06, 2020 6:55:36 AM

I will not be available for this evening's Zoom meeting so am writing to express my concerns regarding the proposed development by LDS Partners, LLC next to Old Farm Mill Estates on Sixes Road. This development will be a traffic **nightmare** for the residents of Old Farm Mill Estates. Every subdivision on Sixes Road has a median break at the entrance allowing the residents to turn left. You propose a development which will probably have 284 cars with no median break so those cars will have to use Old Farm Mill Estates' break for left turns. Can you image how hard it will be for our residents to take a left in the mornings as they head out for work? I understand that you have hired a traffic engineer to study this issue and am hoping that he/she will not just give you the results you hope for a truthful report on the impact on Old Farm Mill Estates.

Respectfully,

Linda Bridges

The City of Holly Springs MA-02-2020
Concerns from The Falls of Cherokee HOA and The Sixes Community Coalition

5/12/2020

Barbara Kriner, President
The Falls of Cherokee/Ridge View HOA
Sixes Community Coalition Board Member
barbara.kriner @tfoc-rv-bod.org

The City of Holly Springs Planning and Zoning Commission
Post Office Box 990
Holly Springs, GA 30142

To The City of Holly Springs Planning and Zoning Commission,

The residents of The Falls of Cherokee are genuinely concerned about the impact that 142 town home proposed by MA-01-2020 will have on the safe access to our neighborhood. The intersection of Sixes Road and The Falls of Cherokee Drive/Sherry Lane has site limitation. Cars traveling downhill at excessive speed make exiting the adjoining neighborhoods challenging for all drivers. Requiring hundreds of cars to make a U-turns to access I-575 is unsafe. It will lead to property loss and possible loss of life.

The attorney for LDS Properties has indicated that a traffic study is underway but not yet completed. Due to the current economic shutdown it is not possible to conduct such a study currently. Tremendous growth along the corridor the last 3 years has led to a vast increase in the number of cars along Sixes Road. Residents see the effects every morning as they wait longer and longer for a safe gap to join Sixes Road.

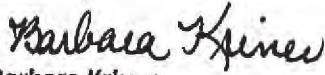
The topography along Sixes makes this intersection challenging. The curving uphill slope looking west up Sixes Road requires drivers to concentrate to west as they exit to the east. Cars traveling well over the posted speed also have limited site/time to react to cars joining Sixes Road in front of them. Many a time a car will quickly change to the left lane and back to the right lane to get around a car that has just joined Sixes Road at this intersection. U-turning traffic will add an element of complication to this intersection that will challenge even experienced drivers.

U-turns are slow time-consuming maneuvers that impact all lanes of adjoining traffic flow. A U-turning car takes two to three times longer to complete their turn when compared to a left turning vehicle. It vastly reduces the number of cars that can make a left turn in a given time period leading to backups in left turn lanes. U-turns also lead to confusion for cars attempting to join the divided road. There is no signal that tells another driver whether the vehicle in the left turn lane is making U-turn or just a left turn. Additionally, some vehicle types will require the entire two lanes to complete the U-turn. These factors, coupled with inherent limitations of this intersection, make this an unsafe traffic pattern.

The residents of the Falls of Cherokee oppose this zoning if it requires all traffic to make a U-turn at the Falls of Cherokee Drive/Sherry Lane to access Sixes Road east bound. Cars joining Sixes Road from the Falls of Cherokee Drive/Sherry Lane will have to deal with limited site

lines/speeding vehicles to the west as they simultaneously evaluate the intentions of every car in the left turn lane to their east. This is challenging for experienced drivers, not to mention the many new drivers that live in the adjoining neighborhoods. Approving the zoning request requiring all exiting traffic to make a U-turn will put all residents in the community at risk.

Sincerely,

A handwritten signature in black ink that reads "Barbara Kriner". The script is cursive and fluid.

Barbara Kriner

The Falls of Cherokee/Ridge View HOA

Sixes Community Coalition

Please see the comments below.

-----Original Message-----

From: admin@hollyspringsga.us <admin@hollyspringsga.us> On Behalf Of Jay Hutchins

Sent: Thursday, May 14, 2020 4:16 AM

To: admin@hollyspringsga.us

Subject: Holly Springs Planning and Zoning May 14 - public comment - MA-02-2020

Holly Springs Planning and Zoning Commission,

Per the agenda instructions and due to new restrictions surrounding social distancing I would like to submit comments for the meeting scheduled May 14. I will not attend this meeting in person and am wondering if my comments can be shared or if I need to be on the call to voice me concerns.

- 1.) Jay Hutchins
- 2.) 116 Estates at the Lake Dr
- 3.) 6 [REDACTED]
- 4.) Case: MA-02-2020

Dear Commission Members,

As a resident of a Sixes Road community I would like to raise the concern for the proposed rezoning of 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).

I have three main concerns about the case;

- 1) The proposed zoning is incongruous with the currently existing neighborhoods along Sixes Road. All the subdivisions between this property and Freedom Blvd to the West (where Starbucks is located) are Zoned R-40 or higher. As a resident along this road, my desire is to maintain a uniformed feel of the area and to keep a similar community along the thoroughfare. This increased density of units is only necessary for the developers to make an economic profit for the project and fails to consider the wishes of current residents to keep Sixes a location with homes having larger lots. While the recommendation for the project suggests TND developments improve options for housing there are other numerous options in the area including off Town Lake Parkway and Old Highway 5 that individuals could choose. I feel it is truly important, just a Holly Springs does with its town Zoning, to have a plan for growth and a uniformed feel. Adding townhomes within a residential location does not accomplish this goal.
- 2) I have concern for traffic safety along Sixes. With a right hand entry and exit the future residents of this community will be required to make a U-Turn in order to return to 575. As a daily commuter along this road I know there is already significant congestion at this point on Sixes. The

introduction of a traffic light on WellStar Way has made the backup of cars problematic and adding additional vehicles trying to make u-turns will only exacerbate the issue in the future. This is a huge safety concern for both the people traveling this section of the road and those residents. If the zoning for the project is kept at its current level of R-40 there would be fewer cars traveling this section of the road. Additionally, a school bus picking up one of the proposed 43 children will end up making a U-turn at the light near the RaceTrac to enter the neighborhood which places undue congestion and potential harm at multiple spots.

3) The project construction timing indicates that it would be approximately 2-3 years to complete. This timing would mean extensive large and slow construction vehicles along Sixes Rd all of which would be forced to make U-Turns at the previously identified locations. If Zoning was maintained I would project the timing to also be reduced significantly and have a smaller impact on those of us already traveling these roads.

With the concerns put forth I would encourage the Planning and Zoning Members to NOT recommend this project going forward. Changing the zoning creates a burden on those that already live along this corridor now and in the future. While I concede that property owners have rights to sell their land and use it AS established by changing the zoning to something else It creates an unfair outcome for those who have lived here and in the end would be effected most.

Thank you for this time and your consideration, Jay Hutchins

From: [Bonnie Burke](#)
To: NMoon@hollyspringsga.us
Subject: Townhomes on Sixes Rd
Date: Tuesday, May 19, 2020 4:23:58 PM

Good afternoon Ms. Moon,

I understand that a plan is being considered to add 142 townhomes on Sixes Rd. I oppose this idea and request that it not be approved. The local high schools—and I believe these homes would be zoned for Woodstock High School—are already over capacity. With this townhome plan, Holly Springs could easily send a bad situation into a dire emergency, potentially resulting in state intervention. The welfare of the students, faculty, and staff should be taken seriously, together with the workload of the teachers and the education of our students. Moreover, the roadways in the area are not constructed to manage the additional and extraordinary traffic resulting from an additional 142 families. Intense traffic congestion is such a critical issue in this area already and this plan would create an absolute nightmare. I urge those voting to vote against this plan and any substantially like it.

Sincerely,
Bonnie Burke

Sent from my iPhone

Please see the message below regarding the proposed townhome development on Sixes Road.

Erin

From: admin@hollyspringsga.us <admin@hollyspringsga.us> **On Behalf Of**
noreply@hollyspringsga.net

Sent: Tuesday, May 19, 2020 7:06 PM

To: admin@hollyspringsga.us

Subject: Citizen Request Center

Name = Gayla Roland

Email = [REDACTED]

Phone = 7705708922

Issues = I have huge concerns with the Holly Springs planners recommending 142 townhouses being developed on Sixes Road. This development at that specific location with a right exit and entrance will deathly congest the intersection of residential neighborhood entrances, The Falls of Cherokee. With the recommended housing residents only having one entrance/exit, residents will have no choice but to U-turn at The Falls of Cherokee to access 575, which will escalate opportunities for car accidents. You should be more concerned about the health and fatality risks of your communities' individuals.

Respond Me = Email

Client IP = 24.126.249.246

|

Environmental Associates, Inc.
Industrial Hygiene Testing & Consulting Services
270 Hollyridge Drive
Roswell GA, 30076
770-891-0484

Holly Springs Downtown Development Authority
City of Holly Springs
3235 Holly Springs Parkway
Holly Springs, GA. 30115
ATTN: Rob Logan

May 21, 2020

REF: Pre-Demolition Suspect Asbestos Containing Building Materials Surveys
SUBJECT SITES: 411 Hickory Road & 100 Hickory Circle, Holly Springs GA 30115

Dear Mr. Logan,

Thank you for the opportunity to submit a proposal concerning the pre-demolition screening for suspect asbestos containing materials at above-mentioned subject site.

Environmental Associates, Inc. (EAI) will complete the field work and sample collection from the subject site in compliance with all applicable regulations and protocols.

All collected samples will be submitted to a 3rd party accredited laboratory for analysis. Samples will be processed using normal turnaround time of 2 days.

Our cost to complete the proposed work & reporting is:

Not to Exceed Cost\$ 1,400.00
(6 Total Structures)

A complete report of finding will be submitted within 3 days after the field work has been completed. All services related to this project will be performed in compliance with all applicable Federal, State and Local regulations and codes.

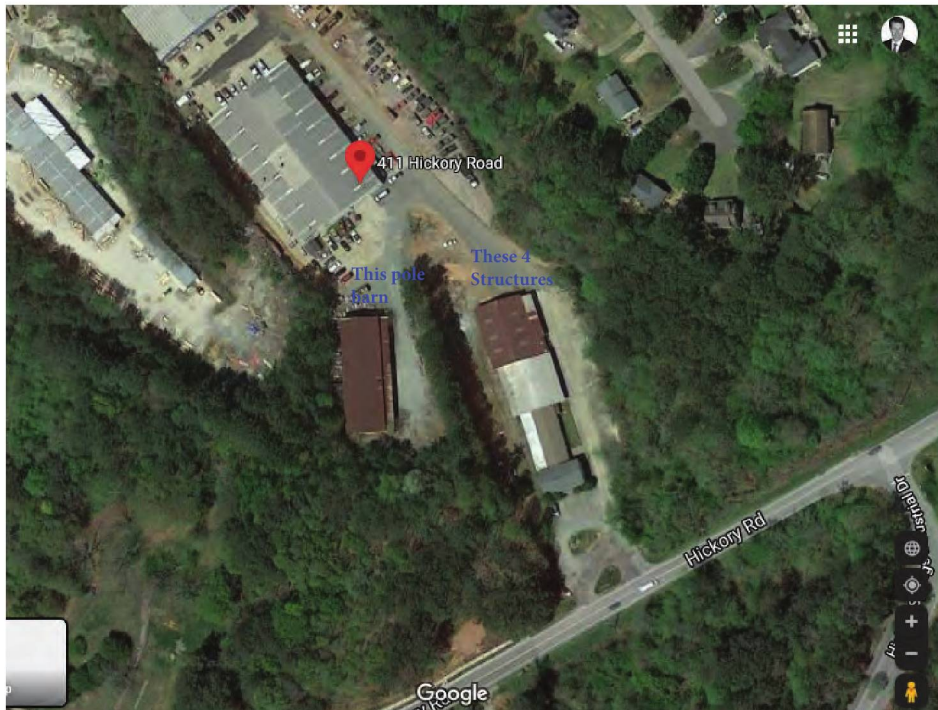
If you have any questions concerning this proposal or any other matter in which we may be of assistance, please feel free to contact me directly at 770-891-0484.

Respectfully,

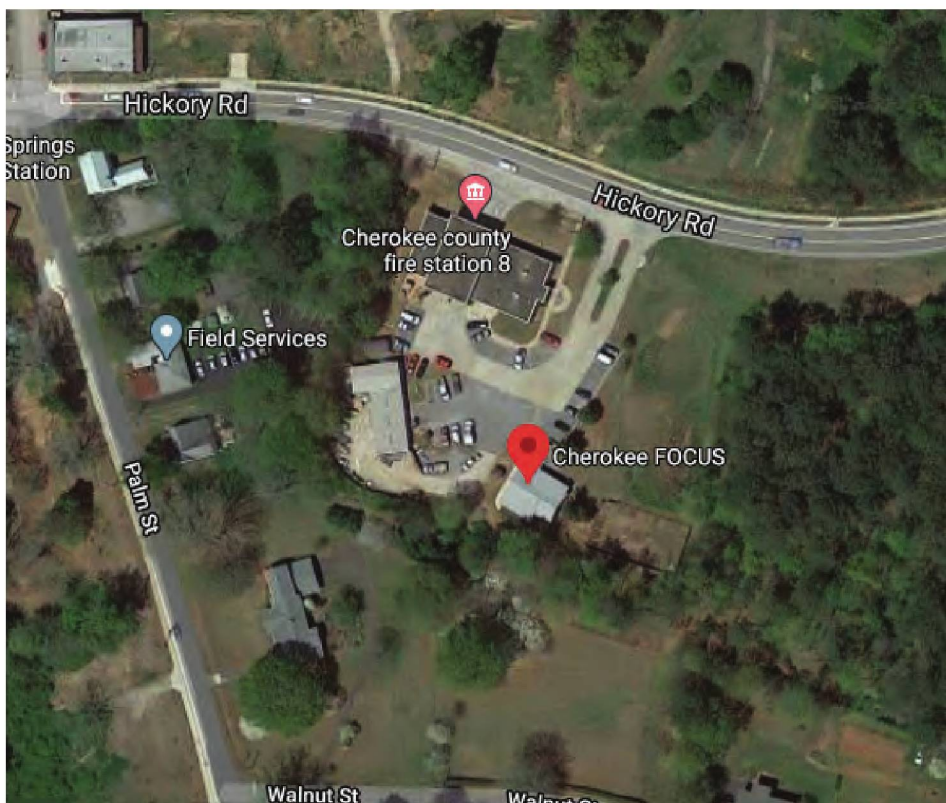


Jeff Giles
Senior Industrial Hygienist
770 891 0484
gilesjeff@live.com

411 Hickory Road – 4 structures and pole barn



100 Hickory Circle – FOCUS Bldg





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: May 28, 2020

COUNCIL MEETING DATE: June 1, 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:

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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
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 - 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

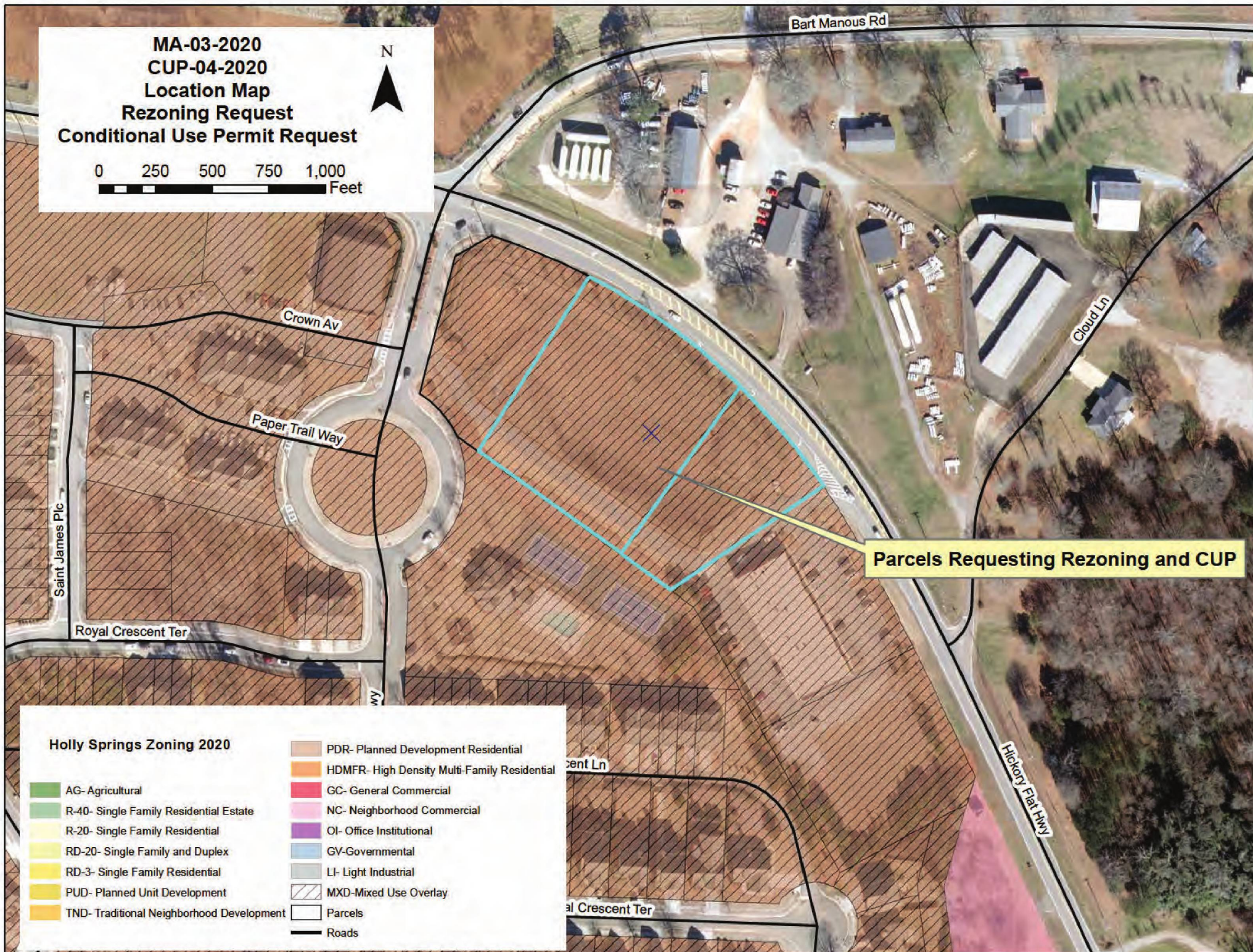
ATTACHMENTS

Application

Location Map

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

0 250 500 750 1,000 Feet



Holly Springs Zoning 2020

- AG- Agricultural
- R-40- Single Family Residential Estate
- R-20- Single Family Residential
- RD-20- Single Family and Duplex
- RD-3- Single Family Residential
- PUD- Planned Unit Development
- TND- Traditional Neighborhood Development

- PDR- Planned Development Residential
- HDMFR- High Density Multi-Family Residential
- GC- General Commercial
- NC- Neighborhood Commercial
- OI- Office Institutional
- GV- Governmental
- LI- Light Industrial
- MXD- Mixed Use Overlay
- Parcels
- Roads



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

28-2016-007679

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 # 151005

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 gth 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.

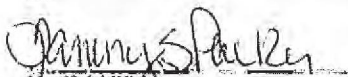
TO HAVE AND TO HOLD said tract or parcel of land, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee forever, in fee simple; and

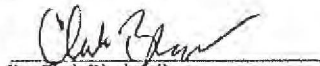
GRANTOR SHALL WARRANT and forever defend the right and title to said tract or parcel of land unto Grantee, and the successors, legal representatives and assigns of Grantee, against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

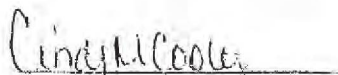
IN WITNESS WHEREOF, Grantor has caused its duly authorized representative to execute, seal and deliver this indenture, all the day and year first written above.

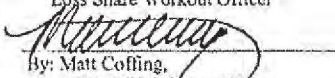
Signed, sealed and delivered in the presence of:

GRANTOR:
RENASANT BANK


Unofficial Witness


By: Clark Blackwell,
Loan Share Workout Officer


Notary Public


By: Matt Coffing,
AVP, OREO Sales Officer

My commission expires:

May 13, 2017

(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 30.64 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 16:46:08

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 12/16/2019 Name HOLLY COMMONS INVESTMEN

Map ID 15N25D 049 E Property Address ST JAMES PL

Bill No 2019-6501

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 \$0.00

FIFA

Balance Remaining \$0.00 Refund Amount \$0.00

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."

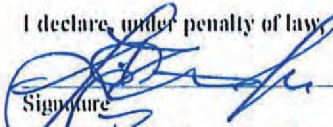
O.C.G.A. 50-36-1 requires that applicants applying for such things as licenses for public benefits complete a signed and sworn affidavit verifying the applicant's lawful presence in the United States. Therefore, the applicant must answer the following questions:

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

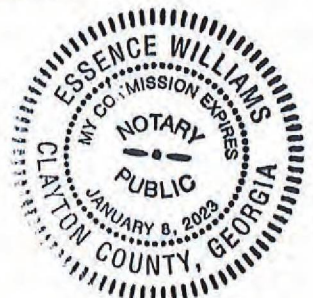
(Must be signed by applicant. If the applicant is a corporation, must be signed by an officer of the corporation. A STAMPED SIGNATURE IS NOT ACCEPTABLE.)

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 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

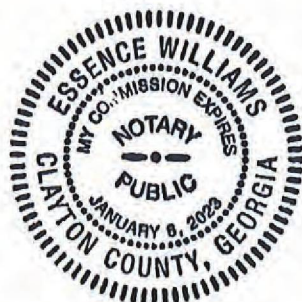
D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X NO

01/17/2020 J.V. FERNANDEZ [Signature]
DATE APPLICANT NAME PRINTED APPLICANT SIGNATURE

Essence Williams
NOTARY

Seal:





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)

HIGHWAY 140 (VARIABLE R/W, ASPHALT)

RESIDUAL AREA
±0.78 AC.

STORAGE
93,000 SF
(3 FLOORS)

STORAGE TRACT
±2.05 AC.

STORM TO TIE
INTO MASTER
DETENTION

LOCATION MAP



AMERIGAS PROPANE, INC.
ZONED: R-40 (SINGLE-FAMILY RESIDENTIAL)
OVERLAY: NOISE
USE: PROPANE GAS SUPPLIER
(CHEROKEE COUNTY)

TRUCK TURN

SCREENING SHRUBS

DECORATIVE ALUMINUM FENCE

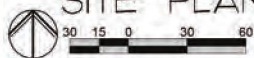
MONUMENT SIGN

EXISTING RIGHT-IN /
RIGHT-OUT DRIVEWAY

EXISTING CURB CUT

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

CONCEPT SITE PLAN



REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
1000 Peachtree Street, Suite 200
Atlanta, Georgia 30309
864-233-5497
Fax: 864-233-6995



PROPOSED STORAGE FACILITY
HOLLY SPRINGS, GA
BRIGHT-MYERS-SASSER, LLC
5881 GLENDALE DRIVE, SUITE 220
Atlanta, Georgia 30328
Attn: Matt Sasser

DRAWN	MP
CHECKED	TS
DATE	04-23-20
SCALE	1"=30'
SHEET NO.	0000
DRAWING	

1

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)

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)



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 – [REDACTED]
Unknown name – [REDACTED]
Melody Woyar – [REDACTED]
Elisa Vullo – [REDACTED]
Milessa Robinson – [REDACTED]
Jason Severson – [REDACTED]

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:

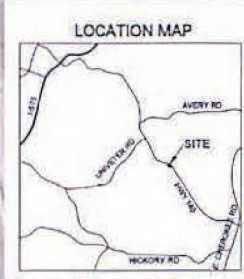
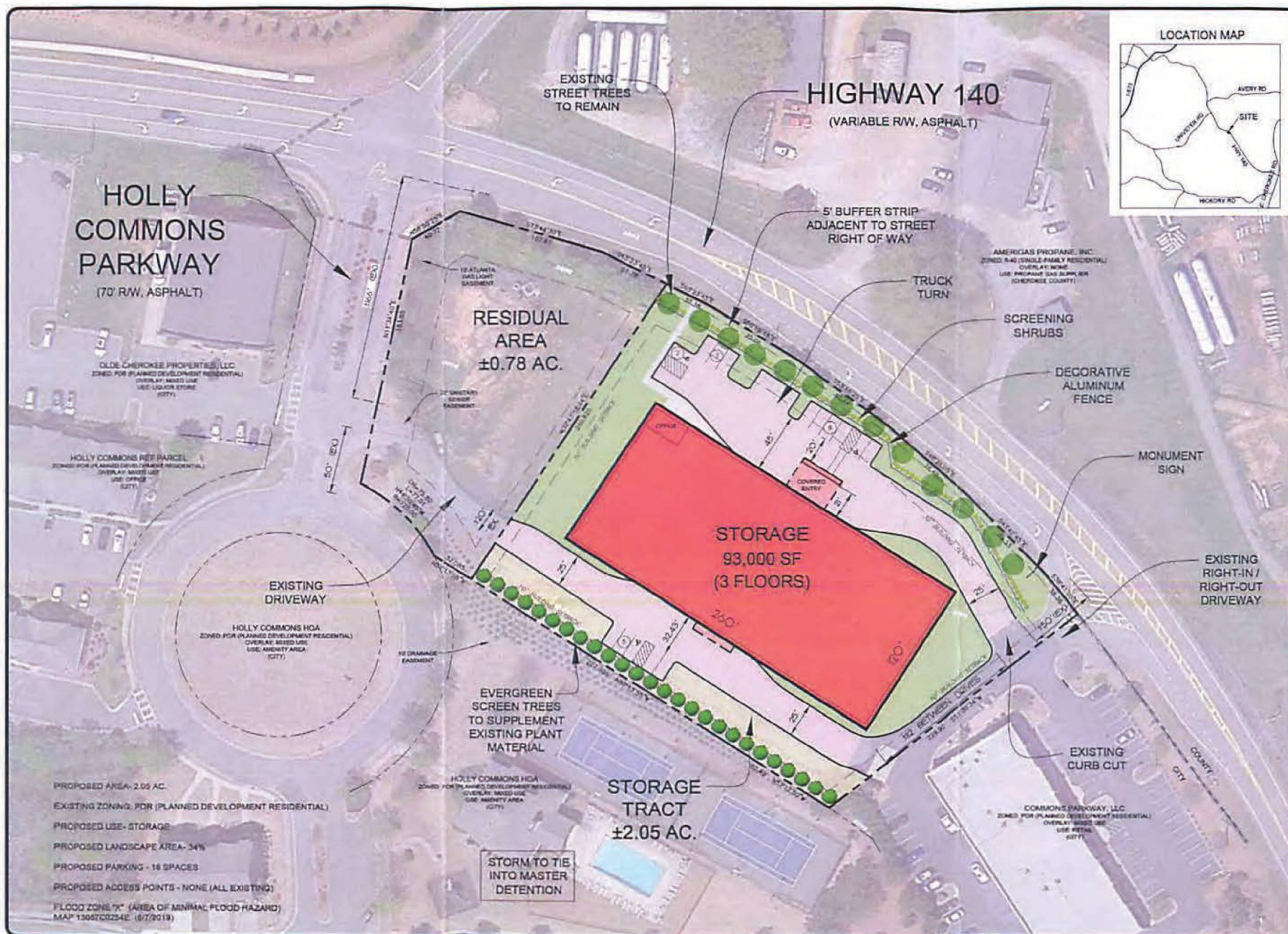
Meyers Brothers Properties LLC
Attn: Matt Sasser
5881 Glenridge Dr, Suite 220
Atlanta, GA 30328

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.
 Landscape Architecture
 209 S. Longleaf Avenue
 Greenville, South Carolina 29609
 864-793-5477
 fax 864-233-5595



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

DESIGN	SP
DATE	04-2-22
SCALE	N=1"
JOB NO.	1001
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.

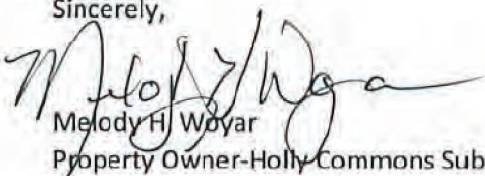
I have been a property owner for 12 years in Holly Commons and wanted to express my complete and total opposition to the rezoning of this property for a storage facility. There are at least 9 storage facilities within four miles. I am sure you are aware of these, but I have listed the facilities below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

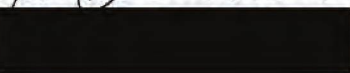
1. J&N Storage
2. Bennie's Mini Warehouse
3. Hickory Road Self Storage
4. Public Storage
5. Stuff N Storage
6. Secure Self Storage
7. U-Haul Moving & Storage – Hickory Flat
8. U-Haul Moving & Storage – Canton
9. Premier Plus Storage

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.

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

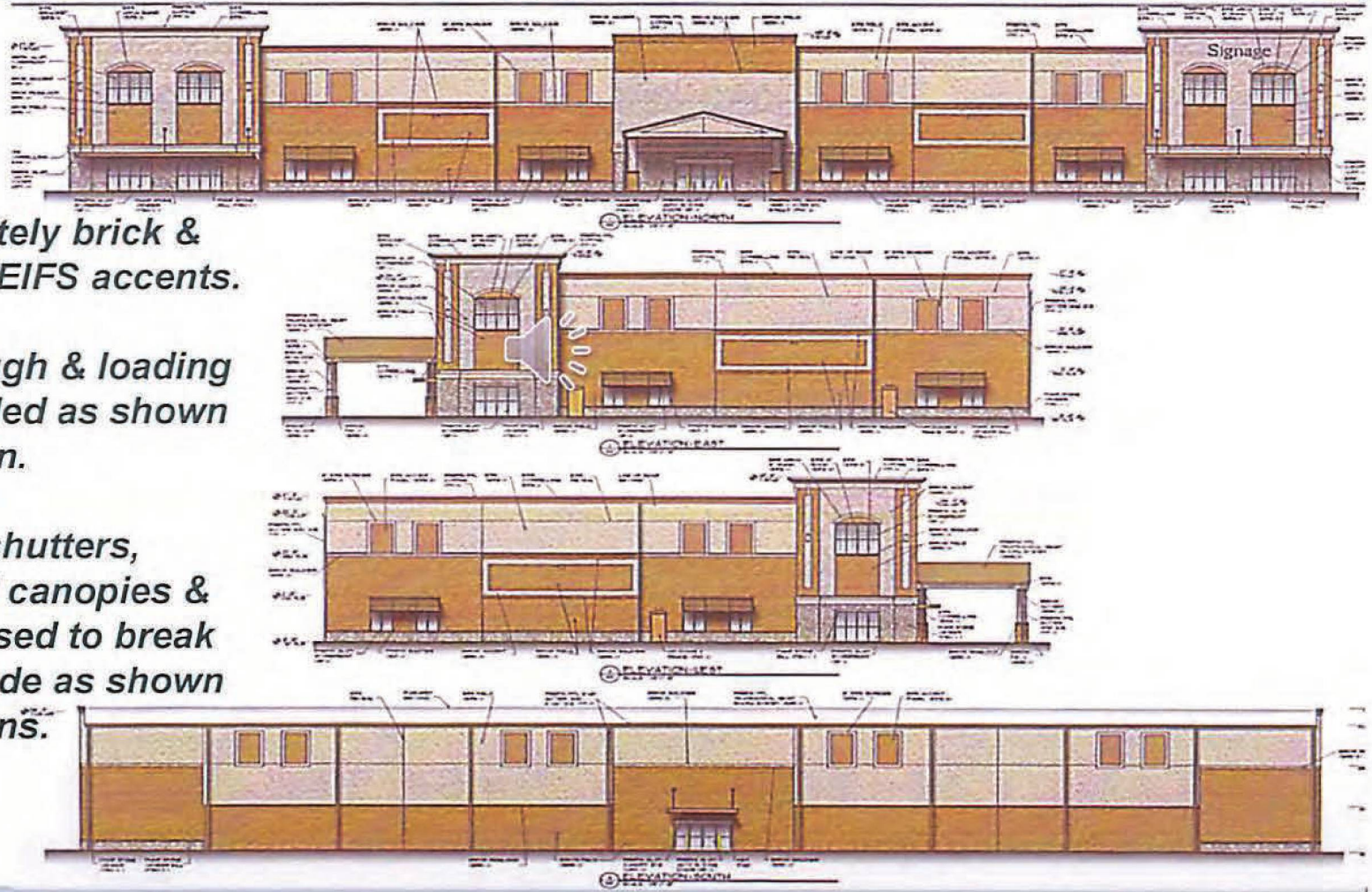
5



- **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:

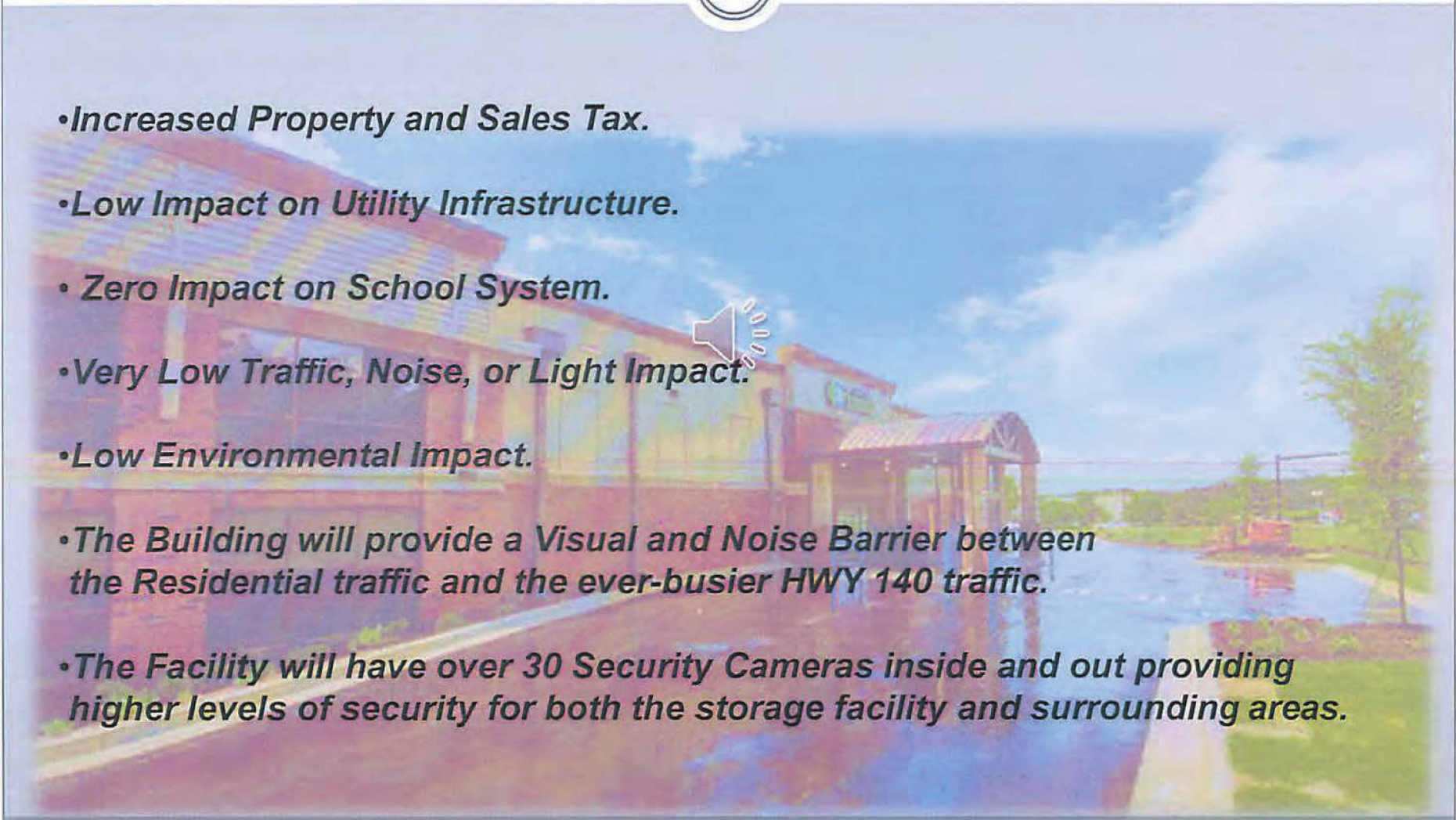
Sunday-Saturday 6AM-10PM

Staffed Hours:

Monday-Friday 9AM-5PM

Saturday 9AM-3PM



- 
- A background image of a large, modern storage facility building with a red roof and brick walls. A speaker icon is overlaid on the image, indicating audio content. The building is situated in a landscaped area with trees and a clear blue sky.
- *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

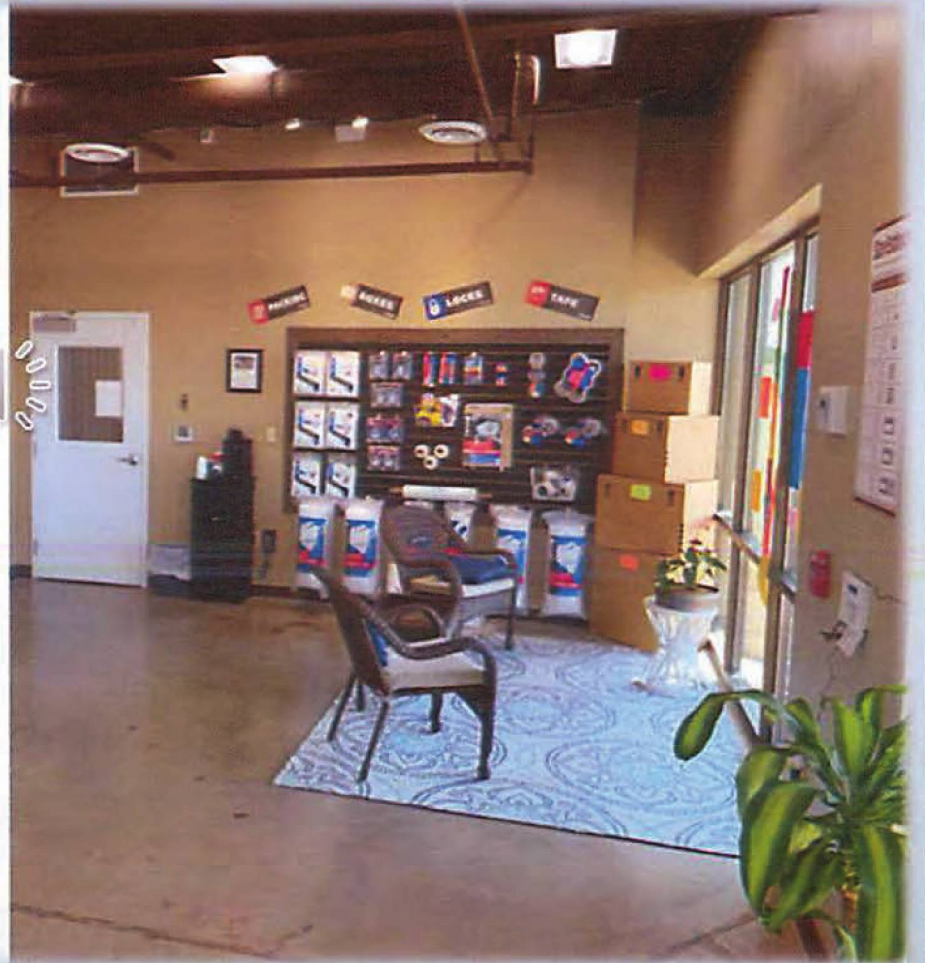
11



BMS STORAGE 2, LLC

CANTON STORAGE FACILITY

12



BMS STORAGE 2, LLC

13



THANK YOU

**WE APPRECIATE YOUR
ATTENTION.**

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.

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

From: [Erin Honea](#)
To: [Nancy Moon](#)
Subject: Re: MA-03-2020 & CUP-04-2020
Date: Tuesday, May 12, 2020 3:51:26 PM

On Tue, May 12, 2020, 3:17 PM Julie French [REDACTED] wrote:
Good day,

I am a property owner in the community of Holly Commons and recently received a letter from Bright-Meyers dated April 24, 2020 regarding the construction of a storage facility near the intersection of Highway 140 and Holly Commons Parkway. I would like to strongly oppose this agenda item.

As one of the original homeowners of this neighborhood of 14 years, I find the thought of a storage facility in front of my house appalling. I live in one of the front townhomes near the pool and can only imagine the negative impact the construction period and establishment of this facility will have on the lifestyle I have come to enjoy over the past 14 years. The proposal mentions cameras for security and trees for coverage...those cameras will need lighting and those trees will take decades to grow tall enough to block that lighting, which will be beaming directly into our bedroom windows all night long. Not to mention the lack of peace and quiet for however long it takes Meyers Brothers Properties to build the aforementioned three-story monstrosity that completely defies the small town community look and feel the residents of Holly Springs have grown to love living, working and playing in. Note there is not a standalone three story commercial building for miles.

I would be amiss if I did not also mention the detrimental loss of property values this atrocity will create.

Below is a list of three climatized storage facilities within 5 miles of our neighborhood, there are many more that are not climatized and are within 5 miles. We do **not** need another storage facility.

U-Haul Moving & Storage of Hickory Flat
6380 Hickory Flat Hwy, Canton, GA 30115
2.5 miles

Hickory Road Self Storage
101 Arthur Dr, Canton, GA 30115
4.1 miles

Midgard Self Storage
1425 Big Springs Rd, Woodstock, GA 30188
5.0 miles

Thank you for your consideration. I will attend the virtual meeting on May 14th, but want to be certain my concerns are documented.

Have a great day~
Julie French



3740 Davinci Court, Suite 100
Peachtree Corners, Georgia 30092
t | 770.368.1399
f | 770.368.1944
w | www.fg-inc.net

April 8, 2020

VIA EMAIL

Rob Logan
City of Holly Springs
Holly Springs Downtown Development Authority
3235 Holly Springs Pkwy
Holly Springs, GA 30115

**Re: Letter Agreement for Professional Design Services
Holly Springs Town Center
Add Service #1: Audio-Visual, Site Electrical, Tree Protection & Memorial Park Design
Holly Springs, Georgia**

Mr. Logan:

Foresite Group, LLC thanks you for the opportunity to submit this Proposal for Additional Services to the City of Holly Springs and Holly Springs Downtown Development Authority for providing Professional Design Services for the above referenced project. Our Project Understanding is detailed below, and the following Proposal details the Scope of Services, Additional Services, Fees, and Hourly Rate Schedule.

Project Understanding

Foresite Group has been requested to provide an add service proposal for audio-visual design, site electrical design, tree protection plans and design for a Memorial Park.

Based on our understanding of this project, Foresite Group has made the following assumptions regarding the Scope of Services:

1. Memorial Park design is based on the concept plan indicated in Exhibit 'A'.
2. Topographic CAD survey necessary to complete the Memorial Park design will be provided by the Client.
3. Foresite Group will provide civil engineering, landscape architectural and irrigation design for the Memorial Park.
4. ICS, a sub-consultant of Foresite Group, will provide irrigation design for the Memorial Park.
5. Six site visits are included during construction administration assistance for the Memorial Park. The number is based on best guess of number of site visits to review construction work and based on a 3-month construction schedule.
6. TSAV, a sub-consultant of Foresite Group, will provide Audio-Visual design for the Town Center, Amphitheater and Bandshell structure.

7. Weiser Engineering, a sub-consultant of Foresite Group, will provide Site Electrical and Low Voltage Lighting for the Town Center, Amphitheater and Bandshell structure. Street and pedestrian lighting design is not included in this scope. Coordination with layout of streetlights is included in Foresite Group's original approved scope. Building electrical and lighting design is not included in this scope.
8. Tree Protection plans are for parcels D, E and F as indicated in Exhibit 'B'. Tree protection plans for the Town Center are included in Foresite Group's original approved scope. A wholistic tree protection packet will be created for the project areas included in Exhibit B along with the Town Center parcels.
9. Permitting and impact fees will be paid by Client. Permitting will be managed by the Client with Foresite Group addressing permit comments.
10. Bidding will be managed and advertised by others.
11. Proposal scope and fees are valid from 90 days from date of proposal.

SECTION 1

Scope of Services

Task 1 – Audio-Visual System Design: *A sub-consultant of Foresite Group will complete the following tasks as part of this phase:*

1. Program Development
 - Attend design kickoff meeting to review Audio-Visual (A/V) needs for the project.
 - Provide an A/V Program Report with budget ranges and systems concepts to be used during the project by the design team. TSAV anticipates producing one (1) A/V Program Report for review and comment by the project team. TSAV will revise the report to capture any comments from the project team and produce a Final A/V Program Report. Once this document is approved by the project team (Owner and Design Team), we will proceed into the Schematic Design phase for the Audio-Visual System.
 - Within this task the electrical loads for the A/V equipment will be provided to the Electrical Engineer to calculate site electrical loads.
2. Schematic Design
 - Provide Audio-Visual (A/V) infrastructure plans showing all A/V related conduit, power, telecom, and infrastructure requirements on plans, reflected ceiling plans, sections, and elevations as appropriate.
 - Review architectural and engineering documents as they relate to the A/V systems and requirements to recommend modifications or additions
 - Advise project engineer to define technology-related power, HVAC, empty conduit, and grounding requirements that will be given final documentation by project engineer.
3. Design Development
 - Design and Documentation of A/V equipment, including hardware, software, and racks.
 - Design connectivity requirements and cabling standards consistent with AV Systems design.
 - Provide A/V facility plans showing equipment on plans, reflected ceiling plans, sections, and elevations as appropriate.

- Advise architectural design, providing A/V equipment cut sheets, mounting details, millwork of cabinet requirements relative to equipment placement.
 - Provide A/V block diagrams for all audio, audiovisual, television, and control systems showing interconnections between all components and systems, including requirements for interface with building low voltage systems and appliances.
 - Provide complete specifications for A/V systems and budgets at each milestone. Specification provided is 27 41 00.
4. Construction Documents
- Prepare AV bid package, review bids, and issue bid analysis.
 - Review AV submittals as well as other submittals as related to the technology work
 - Review and respond to RFI's from Architect.
5. Bidding & Negotiations
- Review and Respond to RFI's from Bidders
 - Review and qualify Bidding AV Contractors
 - Make recommendation for selection of Contractor based on qualifications.
6. Construction Management
- Provide on-site evaluation of major installations, review installation progress and quality.
 - Provide inspection/testing of final equipment installation alongside contractor and operators.
 - Issue punch lists.

Deliverables:

- *PDF's of Audio-Visual Program Report.*
- *PDF's of schematic design, design development and construction document plans.*
- *PDF of specifications.*
- *PDF of cost estimate.*
- *PDF of punch lists.*

Task 2 – Site Electrical & Low Voltage Lighting Design: *A sub-consultant of Foresite Group will complete the following tasks as part of this phase:*

1. Attend design kickoff meeting.
2. Perform photometric calculations.
3. Coordinate power requirements and design for:
 - Low voltage lighting (landscape lighting)
 - Electrical outlets throughout the common areas and amphitheater
 - Amphitheater/bandshell power and lighting @ bandshell structure
 - Entrance sign lighting
 - Power for overhead string lights in common areas
 - Provide load calculations for the site electrical and low voltage lighting taking into consideration the Audio-Visual equipment electrical requirements. Load calculations will be provided to Georgia Power.
4. Prepare final construction documents to include drawings in AutoCAD Format.

5. Prepare technical specification sections for electrical systems.
6. During construction, review Requests for Information (RFI) and other questions from the field and prepare clarification documentation as necessary for pre-construction bidding.
7. During construction, review electrical shop drawings and manufacturer provided submittals for electrical materials.
8. During construction, attend two (2) site visit to provide a punch list of items.
9. Provide rough order of magnitude engineering opinion of probable cost at the following phases of the project:
 - Design Development
 - Permit Documents
 - 100% Construction Documents

Deliverables:

- *PDF's of design development, permit and construction documents.*
- *PDF's of specifications.*
- *PDF of cost estimate.*
- *PDF of punch lists.*

Task 3 – Tree Mitigation Plans: *Foresite Group will complete the following tasks as part of this phase:*

1. Prepare a tree protection plan to include all specimen trees, recompense calculations, notes and details as required by the local municipality.
2. Submit plan to Client for review.
3. Incorporate Client comments.
4. Submit plans to municipality for permitting.

Deliverables:

- *PDF's of tree mitigation plans.*

Task 4 – Memorial Park Design & CA: *Foresite Group will complete the following tasks as part of this phase:*

1. Schematic Design
 - Develop schematic design concepts.
 - Conduct meeting to review schematic designs and associated cost estimate.
 - Update and submit final schematic design based on Client comments.
 - Update opinion of probable cost.

Deliverables:

- *PDF's of schematic design concepts.*
- *PDF of cost estimate.*

2. Design Development
 - Prepare 50% level construction documents to Client for review. The design development set will include the following drawings:
 - Cover Sheet
 - Demolition Plan

- Site Plan
- Grading & Drainage Plan
- Construction Details
- Landscape Plan
- Attend 1 meeting with Client to review design.
- Make modifications per Client's direction.
- Provide cost estimate.

Deliverables:

- *PDF's of design development plans.*
- *PDF of cost estimate.*

3. Construction Documents

- Prepare 95% level construction documents and specifications to Client for final review.
The construction document set will include the following drawings:
 - Cover Sheet
 - Demolition Plan
 - Site Plan
 - Grading & Drainage Plan
 - Erosion Control Plan & Details
 - Utility Plan
 - Construction Details
 - Landscape Plan & Details
 - Irrigation Plan & Details
- Attend 1 meeting with Client to review design.
- Complete technical specifications and submit to Client
- Provide cost estimate.

Deliverables:

- *PDF's of technical specifications*
- *PDF's of construction documents.*
- *PDF of cost estimate.*

Task 5 – Memorial Park Bidding Assistance & Construction Administration Assistance: *Foresite Group will complete the following tasks as part of this phase:*

1. Assist with addressing any contractors' questions during the bidding process.
2. Submit a conformed set of plans, dwg files and specifications.
3. Attend pre-construction meeting.
4. Respond to RFI's from Contractor.
5. Review Contractor's submittals.
6. Complete 6 site visits and inspections including one pre-final and one final punch visit to review compliance with contract documents of hardscape and landscape items.

Deliverables:

- *Construction meeting memos*
- *Site photographs*
- *Punch lists*

SECTION 2

Additional Services

(items not included in this scope but can be provided at an additional fee)

1. Construction documents beyond those listed in the scope.
2. Structural Design of retaining walls over 4' height.
3. Rezoning and variance process/plan.
4. Site signage plan and/or sign permitting.
5. Meetings and additional site visits outside scope of services.
6. Work resulting from changes made in the contract documents to facilitate construction procedures requested after release of the contract documents.

SECTION 3

Fees

Task	Task Fee
Task 1 – Audio-Visual System Design	\$ 16,400.00
Task 2 – Site Electrical & Low Voltage Lighting Design	\$ 17,200.00
Task 3 – Tree Mitigation Plans	\$ 3,900.00
Task 4 – Memorial Park Design	\$ 25,700.00
Task 5 – Memorial Park Bidding Assistance & CA Assistance (hourly not to exceed)	\$ 9,500.00
Total	\$ 72,700.00

All permitting, application, and similar project fees will be paid directly by the Client.

Fees and expenses will be invoiced monthly based, as applicable, upon the percentage of services completed or actual services performed, and expenses incurred as of the billing period. Payment will be due within 28 calendar days of the date of the invoice. Payments shall be made electronically or sent to Foresite Group, LLC., 3740 Davinci Court, Suite 100, Peachtree Corners, GA 30092.

Invoices are due to Owner's Representative no later than the 10th of each month for services rendered the previous month. Payment will be made on or before the 15th of the following month.

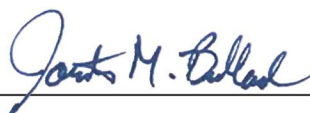
Hourly Rate Schedule
(To be Adjusted Annually)

Principal	\$ 225-285/hour
Practice Leader	\$ 195-225/hour
Director of Engineering, P.E.	\$ 195-205/hour
Division Director	\$ 150-205/hour
Senior Project Manager	\$ 150-195/hour
Senior Project Engineer, P.E.	\$ 150-185/hour
Project Manager	\$ 130-150/hour
Project Engineer, P.E.	\$ 125-150/hour
Project Landscape Architect, RLA	\$ 120-145/hour
Project Analyst	\$ 100-125/hour
Senior Designer	\$ 115-125/hour
Designer	\$ 95-105/hour
CAD Drafter	\$ 80-90/hour
Administrative Assistant	\$ 65/hour

If you agree to the terms of this Letter Agreement and the Standard Terms and Conditions attached hereto and incorporated herein, please have an authorized representative sign two copies of this Letter Agreement in the spaces below. Retain one copy for your records and return the other to our office.

We appreciate the opportunity to provide these services to you. Please do not hesitate to contact us if you have any questions or comments.

Sincerely,
FORESITE GROUP, LLC.

By: 

Name: Jonathan Bullard
Title: Greenspace + Land Design Project Manager
Date: April 8, 2020

Client:
City of Holly Springs

By: _____
(Signature)

Name: _____
(Printed Name)

Title: _____

Date: _____

Client:
Holly Springs Downtown Development Authority

By: _____
(Signature)

Name: _____
(Printed Name)

Title: _____

Date: _____

ALL INVOICES SHALL BE SENT TO THE FOLLOWING ADDRESS:
City of Holly Springs Downtown Development Authority
dme.odyssey@gmail.com
Attn: David Edwards

ALL PAYMENTS SHALL BE SENT VIA EFT OR TO THE FOLLOWING ADDRESS:
Foresite Group, LLC.
3740 Davinci Court, Suite 100
Peachtree Corners, GA 30092

Exhibit 'A'
Memorial Park Concept

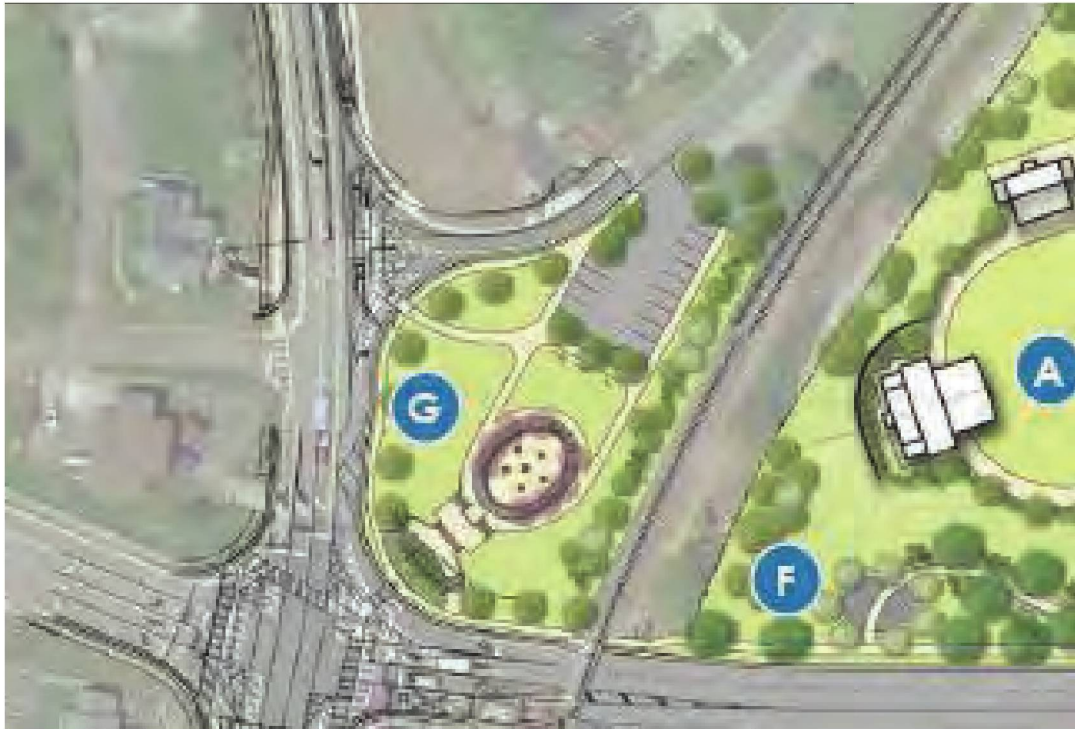


Exhibit 'B'
Limits of Tree Protection

1001-1210

SEI

SEI ENGINEERING, INC.

2175 West 10th Street, Suite 100, Fort Lauderdale, FL 33311-3903

tel: 754-331-1313 fax: 754-331-1393

www.sei-engineering.com

NO.	ISSUED DESCRIPTION	DATE
1		
2		
3		
4		

CITY OF HOLLY SPRINGS

3217 HOLLY SPRINGS PARKWAY

CAYTON, GA 30142

PHONE: 770.455.5533 FAX: 770.455.2827

DAVID EDWARDS 404.518.2750

3 HILL COUNTRY DRIVE, SUITE 100

ROCKDALE, GA 30153

DEMOLITION PLAN

HOLLY SPRINGS MIXED-USE LDP

PROJECT LOCATED AT:

11, 306 AND 343, 15TH DISTRICT

CHEROKEE COUNTY

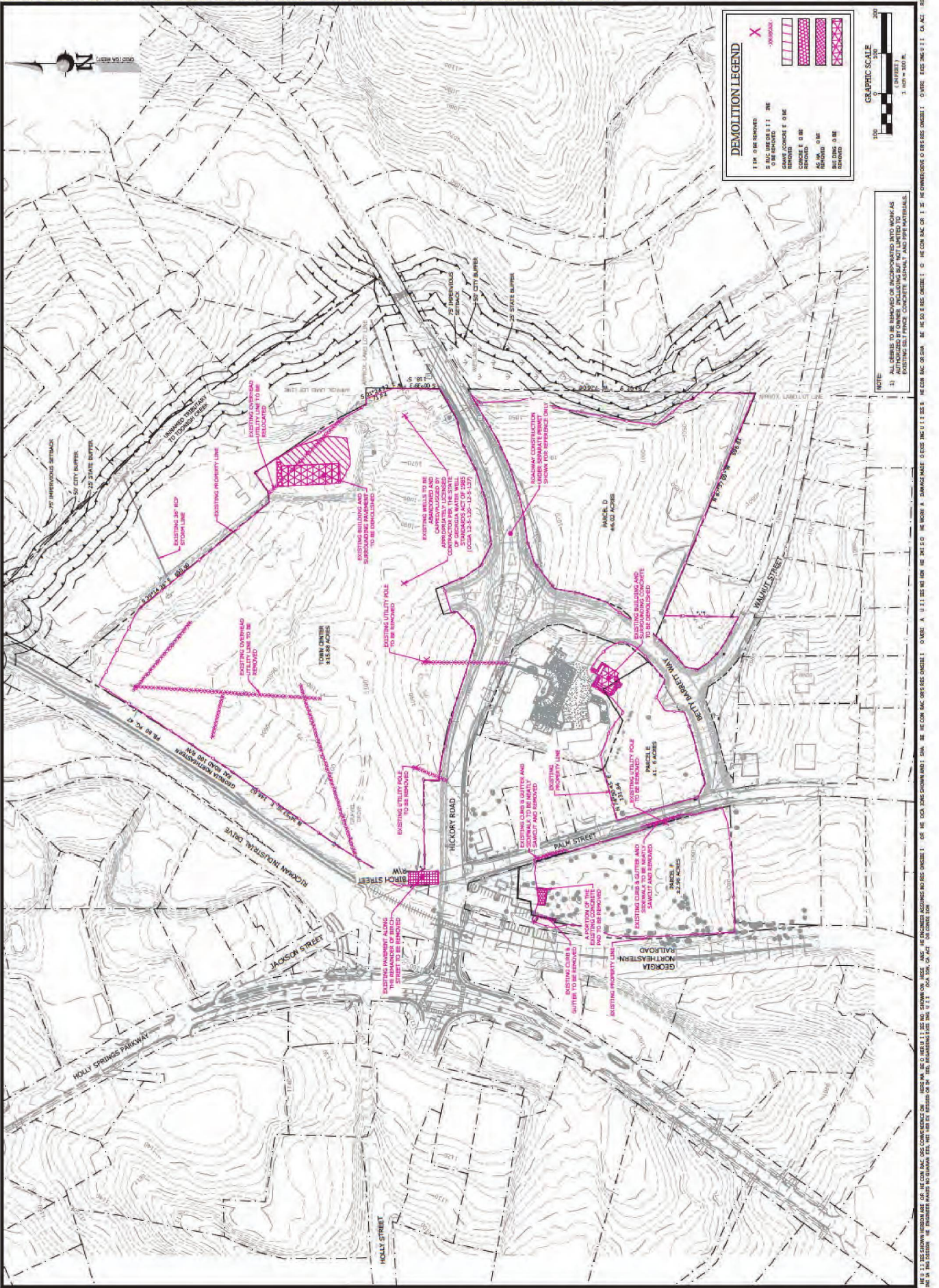
CITY OF HOLLY SPRINGS

REVIEW

Project No. 1504-12-010

Drawn By: BSC

Issue Date: 04/10/2020



DEMOLITION LEGEND

1. 5' DIA. 0 BE REMOVED

2. 5' DIA. USE 0.5' DIA. 0 BE REMOVED

3. 6" CONC. 0 BE REMOVED

4. 6" CONC. 0 BE REMOVED

5. 6" CONC. 0 BE REMOVED

6. 6" CONC. 0 BE REMOVED

7. 6" CONC. 0 BE REMOVED

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GRAPHIC SCALE

0 100 200

(IN FEET)

1 INCH = 100 FT

NOTE:

1) ALL AREAS TO BE DEMOLISHED OR RECONSTRUCTED INTO GRASS AS AUTHORIZED BY OWNER. INCLUDING BUT NOT LIMITED TO EXISTING SLOPE, CONCRETE, ASPHALT AND PIPE MATERIALS.

PROFESSIONAL SERVICES AGREEMENT ADDENDUM NO. 13

This ADDENDUM to the AGREEMENT made and entered into 10/25/2017 by and between Southeastern Engineering, Inc., and the client identified herein, provides for the Additional Services described under the Scope of Services section of this agreement

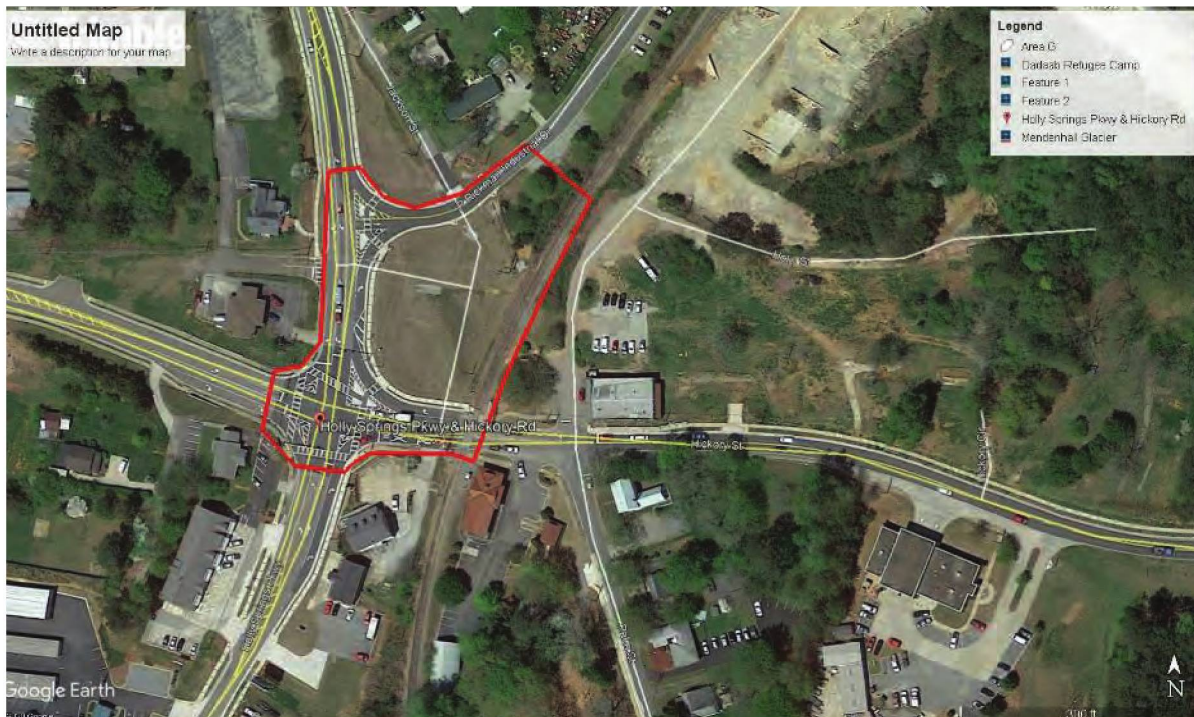
CLIENT: City of Holly Springs
C/O Stonecrest Homes GA., LLC
623 West Crossville Road, Suite 204
Roswell, GA 30075
VIA EMAIL: dme.odyssey@gmail.com
Ph#: 404-518-2750

PROJECT NUMBER: 1076-17-210

PROJECT NAME: Holly Springs Town Center

PROJECT UNDERSTANDING:

EXHIBIT SURVEY AREA



SCOPE OF SERVICES:

I:\CUSTOMERS_PROJECTS\1076 City of Holly Springs\1076-17-210 Holly Springs Town Center\Contract Admin\Holly Springs-SEI Contract Addendum #13.docx

Initials

Client / SEI

Task 73

BOUNDARY SURVEY:

SEI understands that a boundary survey prepared in accordance to the State of Georgia requirements for land surveys is required for the above referenced property.

Boundary resolution pricing is based on a reasonable amount of research and field work in accordance with industry standards. Should the reconstruction of the subject property involve more than what is deemed reasonable, and the need arises for additional tracts to be surveyed (e.g. subject property does not have suitable monumentation or is not properly recorded), SEI will notify the client immediately of any additional charges needed to complete the survey. Additionally, SEI will provide proof satisfactory to the client that additional work/fees are required prior to proceeding.

Task 74

TOPOGRAPHIC MAPPING:

A field run 1-foot contour interval topographic survey will be performed on the areas described above. Horizontal projection will be Georgia State Plane (NAD83-2011 Datum). Elevations will be based on NAVD88 Datum. All main features of the topography will be delineated including but not limited to the following; creeks, streams, ditches, lakes, above ground utilities, marked underground utilities, roadway markings, traffic control devices, speed humps, gates, landscape areas, mailboxes, storm and sanitary sewer fixtures with size, type and invert, edge of pavement, curb lines with top and gutter elevation (irregular stone or rock curb lines will only be located at edge of pavement), bridges, walls, stairs, sidewalks, concrete pads, driveways, buildings, signs, benches, bleachers, fences, power poles and overhead lines, guy wires, pedestals, fire hydrants, valves, meters and other above ground features. Contours shown will be based on spot elevations taken at an approximate 50' grid pattern to ensure that not less than 90% of the contours shown will be out of vertical position by more than 1/2 of the contour interval according to Georgia Technical Standards for Property Surveys. SEI will show the location of visible above ground utilities

COMPENSATION:

Please initial all authorized tasks below:

PROFESSIONAL FEES			
Description	Task Subtotal	Billed	Authorized Tasks
Task 73 – Boundary Survey	\$2,000	<i>Monthly, % complete of Allowance</i>	Client Initial / Date
Task 74 – Topographic Mapping	\$2,500	<i>Monthly, % complete of Allowance</i>	Client Initial / Date

IN WITNESS WHEREOF, the Agreement is accepted on the later date written below, subject to the terms and conditions stated above and the aforementioned Agreement.

I:\CUSTOMERS_PROJECTS\1076 City of Holly Springs\1076-17-210 Holly Springs Town
Center\Contract Admin\Holly Springs-SEI Contract Addendum #13.docx Initials _____
Client / SEI

CLIENT CITY OF HOLLY SPRINGS

SOUTHEASTERN ENGINEERING, INC.

Signed _____

Signed _____

Name (Typed) _____

Name (Typed) _____

TITLE _____

TITLE _____

DATE _____

DATE _____

ATTACHMENT A

EXCLUSIONS:

This agreement does not include the following:

- ☒ Zoning or zoning modification applications and coordination
- ☒ GDOT or other agency coordination
- ☒ Community coordination meetings
- ☒ Graphic design
- ☒ Traffic engineering services
- ☐ Land surveying services
- ☒ Structural engineering and inspection
- ☒ Soil testing/geotechnical analysis of existing soils or levels of compaction
- ☒ Subsurface utility location and/or investigation
- ☒ Utility capacity analyses
- ☒ Offsite utility evaluation and/or extension
- ☒ Offsite utility easements
- ☒ Utility coordination
- ☒ SBV - variance through EPD and/or local jurisdiction
- ☒ Offsite silt study
- ☒ Dam breach
- ☒ FEMA coordination and/or letter of Map Revision
- ☒ MS4 requirements
- ☒ Architectural services
- ☒ Landscape architectural services
- ☒ Irrigation design
- ☒ Tree survey and/or as-builts
- ☒ Planting plans
- ☒ Inspecting and/or placing plants on site
- ☒ State waters and/or wetland location, delineation and/or permitting through USACE
- ☒ Preparation of Storm Water Management, Inspection and Maintenance Agreement or similar/related documents
- ☒ LDP submittal or revisions
- ☒ Final plat submittal or revisions
- ☒ Cost estimates or Quantity take offs
- ☒ Construction management, contract administration or price/cost negotiations of construction work
- ☒ Settlement of disputes of claims due to contractor default or insolvency or discontinuation of work
- ☒ Maintenance services (post-construction or otherwise)

ATTACHMENT B

HOURLY RATE SCHEDULE:

Services shall be invoiced according to the following rates:

Environmental Personnel:

Environmental Scientist I:	\$85/hr.
Environmental Services Manager:	\$125/hr.

Planning and Landscape Architecture Personnel:

Administrative:	\$60/hr.
Technician:	\$60/hr.
Land Planner:	\$125/hr.
Landscape Architect:	\$125/hr.

Engineering Personnel:

Administrative:	\$60/hr.
Technician:	\$60/hr.
Designer I:	\$75/hr.
Designer II:	\$95/hr.
Designer III:	\$115/hr.
Engineer I:	\$90/hr.
Engineer II:	\$110/hr.
Engineer III:	\$135/hr.
Project Manager:	\$155/hr.
Director/Principal:	\$250/hr.

Hourly* Surveying Personnel:

Field Crew: (1 Man)	\$90/hr.
Field Crew: (2 Man)	\$150/hr.
Field Crew: (3 man)	\$195/hr.
Survey Technician 1:	\$75/hr.
Survey Technician 2:	\$85/hr.
Survey Technician 3:	\$95/hr.
Administrative:	\$60/hr.

**Overtime rates = 1.5 x standard rates*

Salary Surveying Personnel (Overtime Exempt):

Survey Director: (PLS)	\$150/hr.
Project Manager: (PLS)	\$140/hr.
Associate Project Manager: (LSIT)	\$115/hr.
Field Coordinator:	\$110/hr.

Note: Personnel include direct and contract employees.



829 Jefferson Street
Bin 39066
Atlanta, GA 30318
(404) 506-4410
mrkimber@southernco.com

May 27, 2020

City of Holly Springs
Rob Logan, City Manager
P.O. Box 990
Holly Springs, GA 30142

Re: PI# L8211 - Palm Street Project

Dear Mr. Logan:

Attached are two (2) copies of the Relocation Agreement between Georgia Power Company and City of Holl Springs for the above referenced project.

Please sign and return both copies to the address below:

Georgia Power Company
Attn: Monica R. Kimber
829 Jefferson Street
BIN 39066
Atlanta, GA 30318

After they have been executed by Georgia Power Company, we will return a copy for your records.

Both the total estimated cost for relocation and the Payment Amount are valid only for a period of one (1) year following the date set forth on the enclosed estimate. Further, Georgia Power will not commence any work unless, the City executes and returns the enclosed Relocation Agreement and authorizes commencement of the work. Work must commence within one year of the estimate date.

If you have any questions, please contact John Gay at (404) 291-0622.

Sincerely,

A handwritten signature in blue ink, appearing to read "MRK", written over a horizontal line.

Monica R. Kimber

Please sign all copies of agreement and return all copies to the address below:

Georgia Power Company

829 Jefferson Street NW

BIN 39066

Atlanta, GA 30318

Attn: Monica R. Kimber

BIN 39066

After agreements have been executed by Georgia Power Company, we will return copies to you for your records.

Please remit any payments to the address below:

Georgia Power Company

96 Annex

Atlanta, GA 30396-0001

(Attn: Yaritza Cruz)

Please reference invoice and or PI# number on check.

UTILITY RELOCATION AGREEMENT

PROJECT NAME: Palm Street

PROJECT NUMBER: _____

GDOT PROJECT NUMBER: L8211

THIS AGREEMENT is made and entered into as of the ____ day of _____, 20____, by and between **CITY of HOLLY SPRINGS**, State of Georgia (hereinafter referred to as the "City"), and **GEORGIA POWER COMPANY** (hereinafter referred to as the "Company"). This Agreement may refer to either City or Company, or both, as a "Party" or "Parties."

WITNESSETH:

WHEREAS, the City proposes under the above written Project to construct Palm Street (hereinafter referred to as the "Project"); and

WHEREAS, due to the construction of the Project, it will become necessary for the Company to remove, relocate or make certain adjustments to the Company's existing facilities (such facilities, including but not limited to overhead and underground electric transmission, distribution and communication lines, towers, frames, poles, facilities, wires, transformers, service pedestals, apparatus, manholes, conduits, fixtures, appliances, cables, protective wires and devices all being hereinafter referred to collectively as the "Facilities" or individually as the "Facility"); and

WHEREAS, the Company, as hereinafter provided, may assert that it has certain property interests and rights and utilized such property interests and rights for the placement of its Facilities prior in time to City's acquisition of the road right(s)-of-way, all as involved in said Project; and

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the Parties hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

Section 1. THE WORK.

1.1 Company Facilities.

Company, with its regular construction or maintenance crews and personnel, at its standard schedule of wages and working hours (as may be applicable from time to time during the term of this Agreement), and working in accordance with the terms of its agreements with such employees, will remove, relocate or make adjustments to its Facilities in accordance with the scope of work and Estimate (defined below) attached hereto as Exhibit "A" and incorporated herein by reference (the "Work"). Company shall make all technical decisions concerning the Work and may elect to contract any portion of the Work.

1.2 Road Right-of-Way.

Prior to Company commencing the Work, City will provide written assurances to Company that it has acquired the necessary new road right-of-way (including information on the property rights acquired).

1.3 Traffic Control.

Company shall make a reasonable effort to provide signing and other traffic control measures during the Work, in accordance with PART VI of the U. S. Department of Transportation Manual on Uniform Traffic Control Devices, current edition, all at the expense of the City.

Section 2. COSTS AND PAYMENT.

2.1 Compensable Property Interests.

Company shall perform the Work in accordance with the estimate attached hereto as Exhibit "A" and incorporated herein by reference (the "Total Estimate"). The total amount of the Total Estimate is FIFTY-EIGHT THOUSAND, EIGHT HUNDRED NINETY-FOUR Dollars (\$58,894.00). The amount of the Total Estimate that corresponds to Company's claim that it has compensable property interests with respect to the Project (the "Reimbursement Claim") is FIFTY-EIGHT THOUSAND, EIGHT HUNDRED NINETY-FOUR Dollars (\$58,894.00), otherwise reflected as **one hundred percent (100%)** of the Total Estimate. The Reimbursement Claim is limited to: (a) the costs of removing, relocating or adjusting those Facilities which are physically in place and in conflict with the proposed construction and/or maintenance; (b) where replacement is necessary, the costs of replacement in kind, and any improvements or betterments made necessary by the proposed construction and/or maintenance; and (c) the costs incurred in acquiring additional easements or private rights-of-way, including without limitation easements for lines, access, tree trimming, guy wires, anchors and other devices, appliances and other equipment, and any and all other such easements and property rights as may be reasonably necessary for the Company's installation, operation and maintenance of its Facilities (collectively, the "Relocation Costs").

The cost of any improvements or betterments that are not made necessary by the proposed construction or maintenance shall not be subject to the percentage split contemplated above. Such costs shall be paid as follows: (a) the costs of any improvements or betterments of a Facility being made solely at Company's option (and not being made necessary by the proposed construction and/or maintenance) shall be fully paid by Company; and (b) the costs of any improvements or betterments of a Facility being made solely at City's request (and not being made necessary by the proposed construction and/or maintenance) shall be fully paid by City.

Upon completion by Company of the Work and subject to determination of Company's Prior Rights Claim in accordance with Sections 3 and 4 below, City will pay Company a sum equal to the lesser of (a) FIFTY-EIGHT THOUSAND, EIGHT HUNDRED NINETY-FOUR Dollars (\$58,894.00), otherwise reflected as **one hundred percent (100%)** of the Total Estimate and representing the aforementioned Reimbursement Claim, or (b) the corresponding percentage of actual Relocation Costs representing Company's compensable property interests with respect

to the Project. City will also pay Company for the costs of any improvements or betterments of a Facility being made solely at City's request and not being made necessary by the proposed construction and/or maintenance.

2.2 Progress Payments.

If Company chooses to submit invoices for progress payments, City will pay same within thirty (30) days from receipt of the invoice, subject to Verification (as defined below) thereof by the City. Upon completion of the Work, Company shall submit a final bill to City and City shall make a final payment within thirty (30) days from receipt of the final bill, subject to Verification thereof by the City.

2.3 Change in Scope.

In the event there is a change in the Project, including without limitation a change in scope, design, plans, service, property interests to be acquired, engineering or costs, due to either (a) events or circumstances beyond Company's reasonable control, or (b) City's request, the Parties will negotiate in good faith a mutually acceptable agreement or amendment to this Agreement, in writing, to address such change and any increase in costs above those set forth in the Estimate.

Section 3. DETERMINATION OF COMPENSABLE PROPERTY INTEREST

3.1 If Company determines it has compensable property interests with respect to the Project, Company will submit a Reimbursement Claim. The Parties agree that they will in good faith share non-privileged information with each other related to the issue of prior rights for the Project. If City determines that Company's evidence is insufficient to make a determination as to Company's compensable property interests and the percentage of the Relocation Costs to be paid by Company based upon such compensable property interests, City will provide Company with a written basis for such insufficiency and request that Company provide additional information. City will make a determination as to any asserted Reimbursement Claim before the earlier of: (a) the date that is thirty (30) days after receipt of the Reimbursement Claim; and (b) the date on which Company needs to commence the Work in order to prevent a Project delay (the "Commencement Date").

3.2 In the event that a determination cannot reasonably be made prior to the Commencement Date, provided that City certifies in writing to Company that the Project is time-sensitive due to construction scheduling with the possibility of damages for delay, safety concerns, or critical funding deadlines, Company will commence the Work without a written determination having been made. In such case, the Party's rights, claims and defenses with regard to the issue of compensable property interests and prior rights will not be waived or affected in any manner. If City does not thereafter make a determination regarding the Reimbursement Claim within six (6) months from the date of City's receipt of same, the Reimbursement Claim will be deemed approved by City.

Section 4. DISPUTE RESOLUTION.

4.1 Disagreement.

If Company disagrees with City's determination with regard to the Reimbursement Claim and the Parties are unable to settle the issue through informal negotiations, then, at the request of either Party, the Parties agree to escalate the matter pursuant to Section 4.2 below.

4.2 Dispute Notice.

Except as otherwise set forth in this Agreement, any controversy or claim arising out of or relating to this Agreement, or the breach thereof, will be settled: (a) first, by good faith efforts to reach mutual agreement of the Parties; and (b) second, if mutual agreement is not reached within thirty (30) calendar days of a written request by a Party to resolve the controversy or claim (the "Dispute Notice"), each of the Parties will appoint a designated representative who has authority to settle the dispute (or who has authority to recommend to the governing body of such Party a settlement of the dispute) and who is at a higher level of management than the persons with direct responsibility for administration of this Agreement. The designated representatives will meet as often as they reasonably deem necessary in order to discuss the dispute and negotiate in good faith in an effort to resolve such dispute. The specific format for such discussions will be left to the discretion of the designated representatives, provided, however, that all reasonable requests for relevant information made by one Party to the other Party will be honored if such information is reasonably available. If within sixty (60) days after issuance of a Dispute Notice (a) the Parties are unable to resolve issues related to the dispute, or (b) City fails to approve any tentative agreement reached, the Parties agree to participate in confidential, non-binding mediation pursuant to Section 4.3 below, it being understood, however, that nothing herein will diminish or relieve either Party of its rights or obligations under this Section 4.

4.3 Mediation.

If the Parties are unable to resolve a dispute through informal negotiations or pursuant to Section 4.2, the Parties agree to participate in confidential, non-binding mediation by an impartial, third party mediator mutually agreed upon by the Parties, at a mutually convenient location. The Parties agree that a potential mediator's experience in prior rights and real estate law will be relevant factors in selecting a mediator. In the event the Parties are unable to agree on a third party mediator within ninety (90) days of issuance of the Dispute Notice, each Party shall designate a mediation representative, and the two mediator representatives shall in good faith select a third party mediator. Each Party shall be responsible for its own attorneys' fees and expenses and for providing its own information and documentation applicable to the dispute to the mediator. All other agreed upon costs of the mediation will be apportioned equally to each Party. Any dispute not resolved by negotiation, escalation or mediation may then be submitted to a court of competent jurisdiction, and either Party may invoke any remedies at law or in equity. Nothing contained herein, however, will preclude the Parties from first seeking temporary injunctive or other equitable relief. The Parties agree that any statute of limitations, equity or other time-based periods shall be tolled as of and from the date of the Dispute Notice until a complaint, if any, is filed.

Section 5. VERIFICATION.

5.1 Material Discrepancy.

For purposes of this Section 5, “Verification” means that City has reasonably determined that there is a material discrepancy between Company’s invoiced charges and City’s calculation of charges owed, which invoiced charges are subject to a bona fide dispute; provided, however, City agrees to provide the Company with written notice, including supporting documentation, illustrating the basis for such bona fide dispute, within sixty (60) days of receipt of the invoice in dispute. Should City fail to provide such documentation within the specified time period, City must pay the disputed amount. City must pay any undisputed portion of the invoice total within thirty (30) days after its receipt of the invoice. City must pay any disputed portion of the invoice total within thirty (30) days of the date the dispute is resolved, to the extent the dispute is resolved in favor of Company.

5.2 Audit.

At any time within thirty-six (36) months after the date of final payment, City, at its sole expense, may audit the non-privileged cost records, support documentation and accounts of Company pertaining to this Project to solely assess the accuracy of the invoices submitted by Company and notify Company of any amount of any unallowable expenditure made in the final payment under this Agreement, or, if no unallowable expenditure is found, notify Company of that fact in writing. Any such audit will be conducted by representatives of City or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, after reasonable advance written notice to Company and during regular business hours at the offices of Company in a manner that does not unreasonably interfere with Company’s business activities and subject to Company’s reasonable security requirements. As a prerequisite to conducting such audit, City or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, will sign Company’s Nondisclosure Agreement. Company may redact from its records provided to City information that is confidential and irrelevant to the purposes of the audit. Company will reasonably cooperate in any such audit, providing access to Company records that are reasonably necessary to enable City to test the accuracy of the invoices to which the audit pertains, provided that City or, if applicable, the Georgia Department of Transportation or the Federal Highway Administration, may only review, but not copy, such records. If Company agrees with the audit results and does not pay any such bill within ninety (90) days of receipt of the bill from City (based on the mutually agreed upon audit results), City may set off the amount of such bill against the amounts owed Company on any then-current contract between Company and City. If, following the audit, the Parties are unable to resolve any dispute concerning the results of the audit through informal negotiation, the provisions of Sections 4.2 and 4.3 will govern the resolution of the dispute. City may not perform an audit pursuant to this Agreement more frequently than once per calendar year and may not conduct audits twice within any six (6) months.

Section 6. CITY AS PARTY.

City acknowledges that this Agreement is “proprietary” in nature under applicable Georgia law, as permitted by O.C.G.A. § 36-60-13(j), and not “governmental” or “legislative,”

as prohibited by O.C.G.A. § 36-30-3(a). City further represents and warrants that this Agreement will comply with all applicable laws concerning City actions and approvals and execution of binding agreements. City covenants to undertake all actions necessary to bind City.

Section 7. COMMENCEMENT AND TERMINATION CONDITIONS

Company is not obligated to commence the Work until Parties agree on the removal, relocation and/or adjustment to Company's facilities required by the Project. If City fails to authorize commencement of the Work by November 27, 2021, Company will have no obligation to begin the Work and may terminate this Agreement without penalty by providing City with notice in writing. If City fails to sign and return this Agreement to Company by May 27, 2021, any offer made by Company pursuant to the Agreement is automatically revoked and the agreement is void and of no effect.

Section 8. MISCELLANEOUS PROVISIONS.

Duplicate originals of this Agreement will be executed, each of which will be deemed an original but both of which together will constitute one and the same instrument. This Agreement may be modified only by an amendment executed in writing by a duly authorized representative for each Party. This Agreement contains the entire agreement of the Parties, and all prior oral agreements are superseded and integrated into this Agreement. This Agreement will be governed by and construed in accordance with the laws of the State of Georgia. This Agreement shall accrue to the benefit of and be binding upon the successors and assigns of the Parties. The Parties agree that this Agreement shall be deemed to have been executed in Georgia.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Contract in four (4) counterparts, each of which shall be deemed an original in the year and day first above mentioned.

ATTEST:

City of Holly Springs, GEORGIA

By: _____

By: _____

Title: _____

Mayor

Witness: _____

(SEAL)

Notary: _____
(SEAL)

Approved as to Form by:

**City of Holly Springs Department of
Transportation**

ATTEST:

GEORGIA POWER COMPANY

By: _____

By: _____

Title: _____

Title: Centralized Engineering Svcs Manager

Witness: _____

Date: _____

Notary: _____
(SEAL)

[Give proper title of each person executing Agreement. Attach seal as required.]



Headquarters	: CENTRALIZED DISTR. SVCS	W.O. Number	: GP892H06520
Rep Allow	: No	P.E.	: 7030 01 WR# :
Customer	: PI L8221 - HOLLY SPRIN	Job Reference	: 4691119
Address	: PI L8211 - PALM ST	Job Type	: H-HIGHWAY RELOCATIONS OH / UD
Town	: HOLLY SPRINGS	Type Customer	: DOT PROJECTS OH/UD REIMBURSIBLE & NON
Home Phone	:	Blanket	: No
Map Number	: 0351-1418	Substation	: HOLLY SPRINGS 115/25
Estimate Name	: PI L8221 - CHEROKEE COUNTY, PALM STREET	Circuit	: A9922-CPX
Date Last Est	: 05-MAY-2020	Charge Account	: H06520-GP892-300-00000
Engineer	: BOGGS, CHRISTOPHER JAMES	Credit Account	: H06520-GP892-300-99992
Committed Service Date	:	CSS Bill Acct#	:

Job Description : DISTRIBUTION RELOCATIONS DUE TO SIDEWALK AND DRAINAGE IMPROVEMENTS

Driving Directions :

Permits/Notification(s) :

Total Estimated External Charges Included Below:

Billing:	Fixed	Joint Use	Out Of Ratio	Customer Contribution
	\$0	\$0	\$0	\$0
MANHOURS:	Onsite	Travel	Headquarters	Total
Company	154.84	23.22	7.77	185.83
Contractor	197.31	36.90	18.46	252.67
Total Estimated:				438.50

Labor Multiplier :	1.25	Comment :	ROAD DRAINAGE PROJECT				
Travel :	0.00	HQ :	0.00	EOH Labor :	0.00	EOH Matl :	0.00
Cost Summary		Plant	Transformers	Meters	Maint	Removal	Total
Company Labor		\$7,106	\$0	\$0	\$0	\$6,890	\$13,996
Contract Labor		\$15,236	\$0	\$0	\$0	\$0	\$15,236
Company Material		\$4,528	\$0	\$0	\$0	\$0	\$4,528
Contractor Material		\$0	\$0	\$0	\$0	\$0	\$0
Company Equipment		\$3,340	\$0	\$0	\$0	\$3,238	\$6,578
Contractor Equipment		\$0	\$0	\$0	\$0	\$0	\$0
Engr Supv OH		\$13,897	\$0	\$0	\$0	\$4,659	\$18,556
Subtotal		\$44,107	\$0	\$0	\$0	\$14,787	\$58,894
Blanket							\$0
Salvage		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$44,107	\$0	\$0	\$0	\$14,787	\$58,894

Total WO Bill : \$0

Total Net Cost : \$58,894

Incidental Maint : \$0 **Revenue :** \$0 **Total Ratio :** 0.00
Rate : **Loc Cost :** \$0 **Local Ratio :** 0.00

TVM Amount : \$0 **CPS Amount :** \$0 **Sales Tax :** \$0 **Profit :** \$0

Total Bill Amount : \$0 **EFOC :** \$0

Approvals	Date	Completed By	Date
Auth : ROBY, REGINAL J	06-MAY-2020		
Close :			

Date : 15-May-2020 07:49 AM

Job Ref # : 4691119

Applicant Name : PI L8221 - HOLLY SPRIN

Estimate Name : PI L8221 - CHEROKEE COUNTY, PALM STREET

Work Location Summary Report

ALL LOCATIONS

Work Order # : GP892H06520

Job Address : PI L8211 - PALM ST



Estimate Description : DISTRIBUTION RELOCATIONS DUE TO SIDEWALK AND DRAINAGE IMPROVEMENTS

Work Function	Special Processing	Local Cost	Unit Identification	Qty	Ret Ind	Description	Contractor Name
*** Work Location : 6.00							
Description :							
INSTALL	NONE		Inst Dsgn Volt Num : 25 Energized : Y	Inst Op Volt Num : 25 Inaccessible : Y	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID* Rmv Dsgn Volt Num : 25 Rock/Swamp : N Rmv Op Volt Num : 25 Est Co ManHour : 26.06 Est Cont ManHours : 6.50
INSTALL	NONE		OHFLAGTRAFF		1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE		SETUP		1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
REMOVE	NONE		G11HIG		2	N	GUY ANCH HELIX 11M W' GUARD & 1 F/GLASS STRAIN INSUL
REMOVE	NONE		PDDJUMPER1		1	N	PRIMARY DOUBLE DEADEND JUMPER LABOR 1 PH - VAR CONDUCTOR
REMOVE	NONE		PL405		1	Y	POLE WOOD CCA 40 FT CLASS 5
REMOVE	NONE		PN11/01/OC		319	Y	1PH PRI-NEUTRAL (1-1/0ACSR&1-1/0ACSR)
REMOVE	NONE		PND2STL6		1	N	PRI & NEUTRAL DEADEND 2 PH W' 6FT STL ARM
REMOVE	NONE		PND51		1	N	PRI-NEUT DEADEND SLACKSPAN 1 PH

*** Work Location : 7.00							
Description :							
INSTALL	NONE		Inst Dsgn Volt Num : 25 Energized : Y	Inst Op Volt Num : 25 Inaccessible : Y	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID* Rmv Dsgn Volt Num : 25 Rock/Swamp : N Rmv Op Volt Num : 25 Est Co ManHour : 16.20 Est Cont ManHours : 6.50
INSTALL	NONE		OHFLAGTRAFF		1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE		SETUP		1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
REMOVE	NONE		DSALBU		1	Y	DISC SW ASSY 1-100A LDBUST CUTOUT,ARRESTER & T HANGER-1PH POTHEAD
REMOVE	NONE		FL40		1	N	FUSE-LINE LINK FITALL TYPE KS 40 AMP
REMOVE	NONE		P1/0AXNC		45	Y	PRI CABLE #1/0 AXN 25KV JACKETED W' CONCENTRIC NEUTRAL
REMOVE	NONE		PL405SG		1	Y	POLE WOOD CCA 40 FT CL 5 W' SECT GND
REMOVE	NONE		PND51		1	N	PRI-NEUT DEADEND SLACKSPAN 1 PH
REMOVE	NONE		PRS11/0CS		1	N	PRI RISER & COLD SHRINK TERM WITHOUT CABLE- 1 PHASE

*** Work Location : 7.01							
Description :							
INSTALL	NONE		Inst Dsgn Volt Num : 25 Energized : Y	Inst Op Volt Num : 25 Inaccessible : Y	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID* Rmv Dsgn Volt Num : 25 Rock/Swamp : N Rmv Op Volt Num : 25 Est Co ManHour : 3.50 Est Cont ManHours : 10.36
INSTALL	NONE		FLAGGINGCONTTA10				CONTRACTOR BID

INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE	PS1/0JKCS	1	N	1/0 25KV U.D. MOLDED RUBBER SPLICE W/COLD SHRINK FOLD-BACK JACKET
INSTALL	NONE	SETUP	1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
INSTALL	NONE	TNSPLICEPIT	1	N	SPLICE PIT (3X3X4) - NO SHORING - DIGGING & FILLING - INVENTORY CONTRACTOR BID QTY AS EACH
INSTALL	NONE	TNTAMPT	15	N	TAMPING - PER FOOT PER LIFT
CONTRACTOR BID					

*** Work Location : 9.01					
Description :					
Inst Dsgn Volt Num : 25	Inst Op Volt Num : 25	Rmv Dsgn Volt Num : 25	Rmv Op Volt Num : 25	Est Cont ManHours : 6.50	
Energized : Y	Inaccessible : Y	Rock/Swamp : N	Est Co ManHour : 17.33		
INSTALL	NONE	FLAGGINGCONVTA10	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID* CONTRACTOR BID
INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE	SETUP	1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
REMOVE	NONE	G11HIG	1	N	GUY ANCH HELIX 11M W' GUARD & 1 F/GLASS STRAIN INSUL
REMOVE	NONE	PL405G	1	Y	POLE WOOD CCA 40 FT CLASS 5 W' GROUND
REMOVE	NONE	PN11/01/0C	268	Y	1PH PRI-NEUTRAL (1-1/0ACSR&1-1/0ACSR)
REMOVE	NONE	PNTV1F	1	N	PRI & NEU TANG VERT 1 PH W/ 1 PH FIBER- GLASS BKT-SES (B-9438)

*** Work Location : 9.01					
Description :					
Inst Dsgn Volt Num : 25	Inst Op Volt Num : 25	Rmv Dsgn Volt Num : 25	Rmv Op Volt Num : 25	Est Cont ManHours : 177.55	
Energized : Y	Inaccessible : Y	Rock/Swamp : N	Est Co ManHour : 2.00		
INSTALL	NONE	FLAGGINGCONVTA10	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID* CONTRACTOR BID
INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE	P1/0AXNTRENLESSC	525	Y	1-1/0 AXN INSTALLED BY TRENCHLESS CONTR**INVENTORY REMOVAL IF APPROPRIATE** CONTRACTOR BID
INSTALL	NONE	SETUP	1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
INSTALL	NONE	TNTAMPT	1,575	N	TAMPING - PER FOOT PER LIFT
INSTALL	NONE	TNTRENLESSREC1PH	525	N	TRENCHLESS CONTR-CABLE REPL- INCL ALL-CABLE,TERMINATIONS, BUSH. 1 PHASE
CONTRACTOR BID					

*** Work Location : 10.00					
Description :					
Inst Dsgn Volt Num : 25	Inst Op Volt Num : 25	Rmv Dsgn Volt Num : 25	Rmv Op Volt Num : 25	Est Cont ManHours : 6.50	
Energized : Y	Inaccessible : Y	Rock/Swamp : N	Est Co ManHour : 17.89		
INSTALL	NONE	FLAGGINGCONVTA10	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID* CONTRACTOR BID
INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE	SETUP	1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
REMOVE	NONE	G11HIG	1	N	GUY ANCH HELIX 11M W' GUARD & 1 F/GLASS STRAIN INSUL
REMOVE	NONE	PL355G	1	Y	POLE WOOD CCA 35 FT CLASS 5 W' GROUND

REMOVE	NONE	PN11/01/OC	290	Y	1PH PRI-NEUTRAL (1-1/0ACSR&1-1/0ACSR)
REMOVE	NONE	PNTV1F	1	N	PRI & NEU TANG VERT 1 PH W/ 1 PH FIBER- GLASS BKT-SES (B-9438)

*** Work Location : 10.01					
Description :					
	Inst Dsgn Volt Num : 25 Energized : Y	Inst Op Volt Num : 25 Inaccessible : Y	Rmv Dsgn Volt Num : 25 Rock/Swamp : N	Rmv Op Volt Num : 25 Est Co ManHour : 30.54	Est Cont ManHours : 9.13
INSTALL	NONE	DSALBU	1	Y	DISC SW ASSY 1-100A LDBUST CUTOUT,ARRESTER & T HANGER-1PH POTHEAD
INSTALL	NONE	FL40	1	N	FUSE-LINE LINK FITALL TYPE KS 40 AMP
INSTALL	NONE	FLAGGINGCONTTA10	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID*
INSTALL	NONE	G11HIG	1	N	GUY ANCH HELIX 11M W' GUARD & 1 F/GLASS STRAIN INSUL
INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE	PL405SG	1	Y	POLE WOOD CCA 40 FT CL 5 W' SECT GND
INSTALL	NONE	PN11/01/OC	253	Y	1PH PRI-NEUTRAL (1-1/0ACSR&1-1/0ACSR)
INSTALL	NONE	PND1	1	N	PRI & NEUTRAL DEADEND 1 PH
INSTALL	NONE	POLESTAKE	2	N	POLE STAKING BY SURVEYOR - USE DOT SUPPORT CONTRACTOR
INSTALL	NONE	PRS11/0CS	1	N	PRI RISER & COLD SHRINK TERM WITHOUT CABLE- 1 PHASE
INSTALL	NONE	SETUP	1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY

*** Work Location : 12.00					
Description :					
	Inst Dsgn Volt Num : 25 Energized : Y	Inst Op Volt Num : 25 Inaccessible : Y	Rmv Dsgn Volt Num : 25 Rock/Swamp : N	Rmv Op Volt Num : 25 Est Co ManHour : 22.20	Est Cont ManHours : 6.50
INSTALL	NONE	FLAGGINGCONTTA10	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID*
INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG
INSTALL	NONE	SETUP	1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
REMOVE	NONE	DSALB	1	Y	DISC SW ASSY 1-100A LB 15/26KVCUTOUT & BKT
REMOVE	NONE	FL20	1	N	FUSE-LINE LINK FITALL TYPE KS 20 AMP
REMOVE	NONE	PDDJUMPER1	1	N	PRIMARY DOUBLE DEADEND JUMPER LABOR 1 PH - VAR CONDUCTOR
REMOVE	NONE	PL453G	1	Y	POLE WOOD CCA 45 FT CLASS 3 W' GROUND
REMOVE	NONE	PN11/01/OC	268	Y	1PH PRI-NEUTRAL (1-1/0ACSR&1-1/0ACSR)
REMOVE	NONE	PNDS1	1	N	PRI-NEUT DEADEND SLACKSPAN 1 PH
REMOVE	NONE	PNT1	1	N	PRI & NEUTRAL TANGENT 1 PH

*** Work Location : 12.01					
Description :					
	Inst Dsgn Volt Num : 25 Energized : Y	Inst Op Volt Num : 25 Inaccessible : Y	Rmv Dsgn Volt Num : 25 Rock/Swamp : N	Rmv Op Volt Num : 25 Est Co ManHour : 37.81	Est Cont ManHours : 16.63
INSTALL	NONE	FLAGGINGCONTTA10	4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID*
INSTALL	NONE	G11HIG	2	N	GUY ANCH HELIX 11M W' GUARD & 1 F/GLASS STRAIN INSUL
INSTALL	NONE	OHFLAGTRAFF	1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG

INSTALL	NONE	PDDJUMPER1	2	N	N	PRIMARY DOUBLE DEADEND JUMPER LABOR 1 PH - VAR CONDUCTOR
INSTALL	NONE	PL453SG	1	Y	Y	POLE WOOD CCA 45 FT CL 3 W" SECT GND
INSTALL	NONE	PN11/01/OC	258	Y	Y	1PH PRI-NEUTRAL (1-1/0ACSR&1-1/0ACSR)
INSTALL	NONE	PND1	3	N	N	PRI & NEUTRAL DEADEND 1 PH
INSTALL	NONE	POLESTAKE	2	N	N	POLE STAKING BY SURVEYOR - USE DOT SUPPORT CONTRACTOR DOT SUPPORT
INSTALL	NONE	SETUP	1	N	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY
INSTALL	NONE	TW	6	N	N	TREE WORK – USE "TREE CONTRACTORS" IF PERFORMED BY A TREE CREW TREE CONTRACTORS

*** Work Location : 13.00		Description :	Inst Dsgn Volt Num : 25	Inst Op Volt Num : 25	Rmv Dsgn Volt Num : 25	Rmv Op Volt Num : 25	Est Cont ManHours : 6.50
		Energized : Y		Inaccessible : Y	Rock/Swamp : N	Est Co ManHour : 12.30	
INSTALL	NONE	FLAGGINGCONVTTA10		4	N	TRAFFIC FLAGGING BY CONTRACTOR * USE CONTRACTOR BID*	CONTRACTOR BID
INSTALL	NONE	OHFLAGTRAFF		1	N	OVERHEAD TRAFFIC FLAGGING ID - WHEN THERE WILL BE AN EXTRA MAN TO FLAG	
INSTALL	NONE	PDDJUMPER1		1	N	PRIMARY DOUBLE DEADEND JUMPER LABOR 1 PH - VAR CONDUCTOR	
INSTALL	NONE	PNDD1		1	N	PRI & NEUTRAL DBL DEADEND 1 PH	
INSTALL	NONE	SETUP		1	N	SET UP TIME PER POLE - FOR LARGE JOBS ONLY	
REMOVE	NONE	PNT1		1	N	PRI & NEUTRAL TANGENT 1 PH	

Date : 15-May-2020 07:49 AM

Stores Requisition
Notify Stores - IssueMaximo GL Debit
Account QR Code

ALL LOCATIONS

HQ Name : CENTRALIZED DISTR. SVCS **W.O. #** : GP892H06520
Applicant Name : PI L8221 - HOLLY SPRIN **Account Number** : 62290-MMN-DCCDTG-H06520-703001-GP892-300-00000-6DIST
Job Address : PI L8211 - PALM ST
Engineer Name : BOGGS,CHRISTOPHER JAMES **Store Room** :
Estimate Name : PI L8221 - CHEROKEE COUNTY, PALM STREET **Job Ref #** : 4691119
Stores Notify Date : **Stores Start Date** :

*** MAJOR MATERIAL ONLY ***

Item	Description	Commodity	Maximo Item	Reqd	Issued	O/C	U/I
1	FUSE-LINK TYPE KS 40A	F-8990	407005	1	___	___	EA
2	ARRESTER - UD RISER 18 KV -MOV	A-6230	407030	1	___	___	EA
3	WIRE 1/0ACSR 6/1 110#	W-5542	423461	174	___	___	LB
4	SPLICE, CONDUCTOR; TYPE: UG, ONE PIECE; CONDUCT SIZE: 1/0; COND MATL: AL; CONNECTION: COMPRESSION; INSULATION: 260 MIL 0.83-01.04" OD; MATERIAL: RUBBER	430454	430454	1	___	___	EA
5	WIRE GROUND LEAD #6 CU SOLID BARE	432352	432352	8	___	___	LB
6	WIRE CU #2 7 STR	W-6240	432367	6	___	___	LB
7	WIRE-TRANS RISER #6 SOL POLY COVR	W-13570	432384	2	___	___	FT
8	WIRE UD 1/0 25KV AXN -3000ft reel	W-12193	432432	1,208	___	___	FT
9	POLE 40FT CL5	P-4050	436016	1	___	___	EA
10	POLE 45FT CL3	P-4530	436022	1	___	___	EA
11	POTHEAD-TERM MOLDED COLD SHRINK FOR 1/C-1/0 25KV EPR CABLE	T-2000	436502	1	___	___	EA
12	CUTOUT POLYMER-100A 27KV LOADBUSTER 125KV BIL	1298225	1298225	1	___	___	EA
13	COLD SHRINK FOLDBACK COVER FOR 1/0 25 KV PRIMARY CABLE	1332716	1332716	1	___	___	EA

Filled By : _____

Date : _____

Signoff : _____

Ordered By : _____

Approved By: _____

Received By : _____

Truck/Crew : _____

Maximo GL Debit
Account QR Code



Georgia Power Company
Notification of Non-Stock
Material Required
ALL LOCATIONS



HQ Name	: CENTRALIZED DISTR. SVCS	Job Number	: 4691119
Applicant Name	: PI L8221 - HOLLY SPRIN	W.O. #	: GP892H06520
Job Address	: PI L8211 - PALM ST	Account Number	: 62290-MMN-DCCDTG-H06520-703001-GP892-300-00000-6DIST
Engineer Name	: BOGGS,CHRISTOPHER JAMES	Store Room :	:
Stores Notify Date :		Estimate Name	: PI L8221 - CHEROKEE COUNTY, PALM STREET
		Stores Start Date :	:

Item	Description	Commodity	Maximo Item	Required	U/I
------	-------------	-----------	-------------	----------	-----

*****		*****
*****	NO NON-STOCK COMMODITIES FOR	*****
*****	THIS LOCATION IN ESTIMATE : 53190653	*****
*****		*****

Requested By : _____

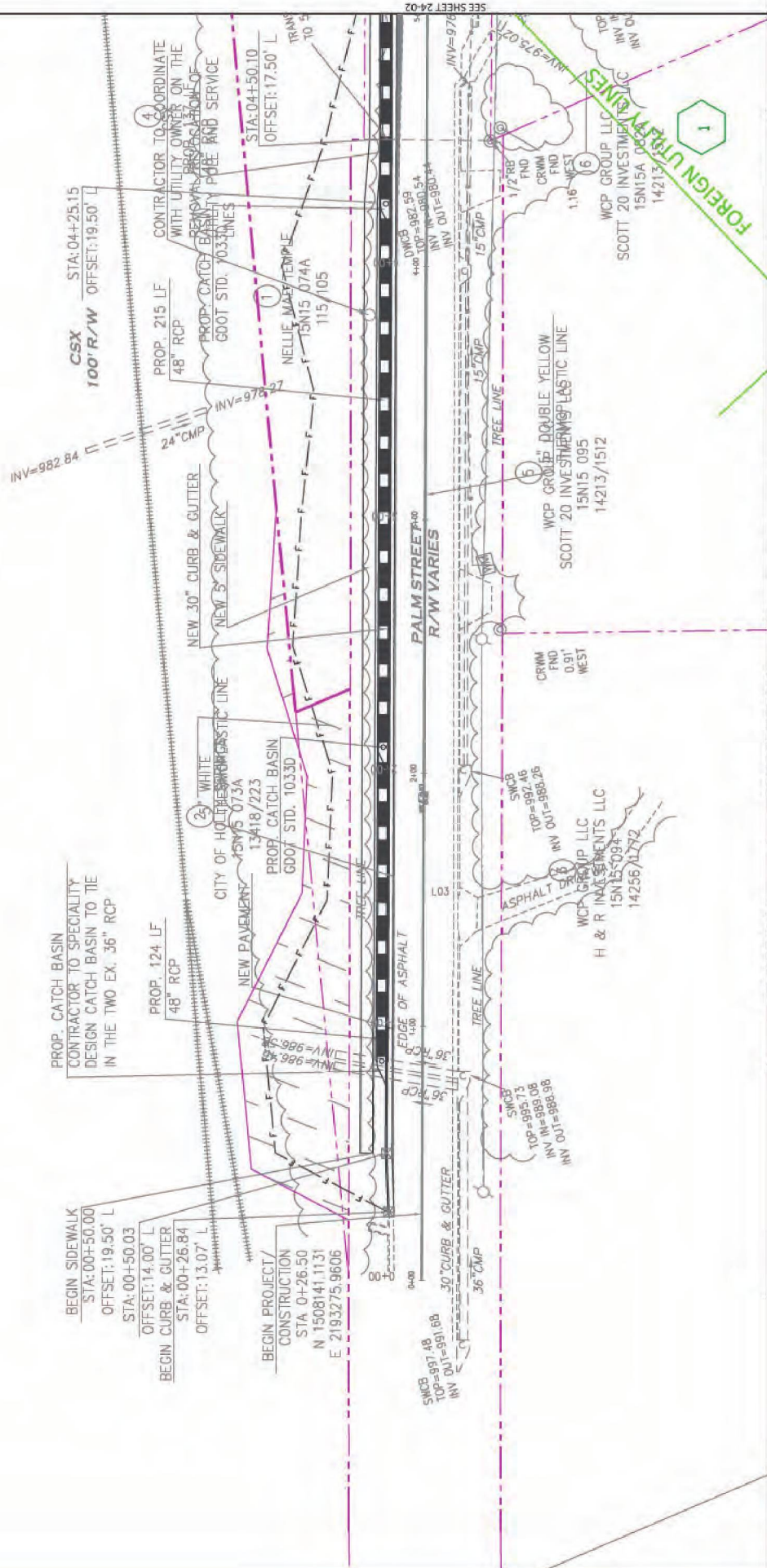
Date:_____

Ordered By : _____

Date:_____

Approved By : _____

Date:_____



SEE SHEET 24-02





ELECTRONIC FILE DATE		CONSTRUCTION REVISION DATE	
PLANS DATE:	12/05/2019	REVISION DATE:	
PLANS DATE:		REVISION DATE:	
PLANS DATE:		REVISION DATE:	
PLANS DATE:		REVISION DATE:	

ENGINEERED BY: John Goy

PROJECT TITLE: Palm Street

PROJECT #:

WORK ORDER #:

REGION: Smyrna Area

COUNTY: Cherokee

MAP REFERENCE: 0.351-1418

DATE: JAN 2020

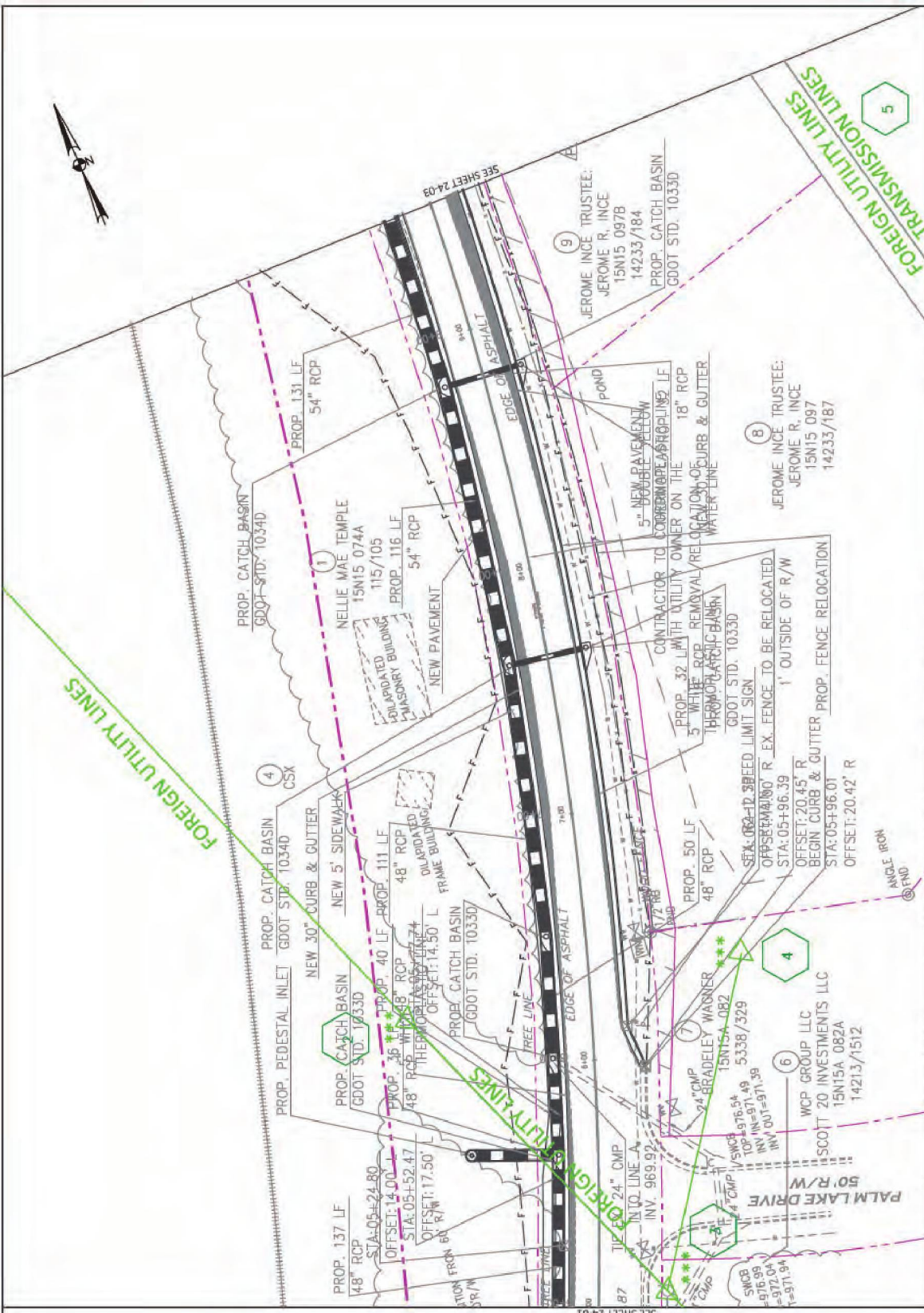
P1: L8211

HQ: Canton

DWG #: 24-01



Georgia Power



DATE: JAN 2020

ENGINEERED BY: John Goy

PROJECT TITLE: Palm Street

PROJECT #:

WORK ORDER #:

REGION: Smyrna Area

COUNTY: Cherokee

MAP REFERENCE: 0.351-1418

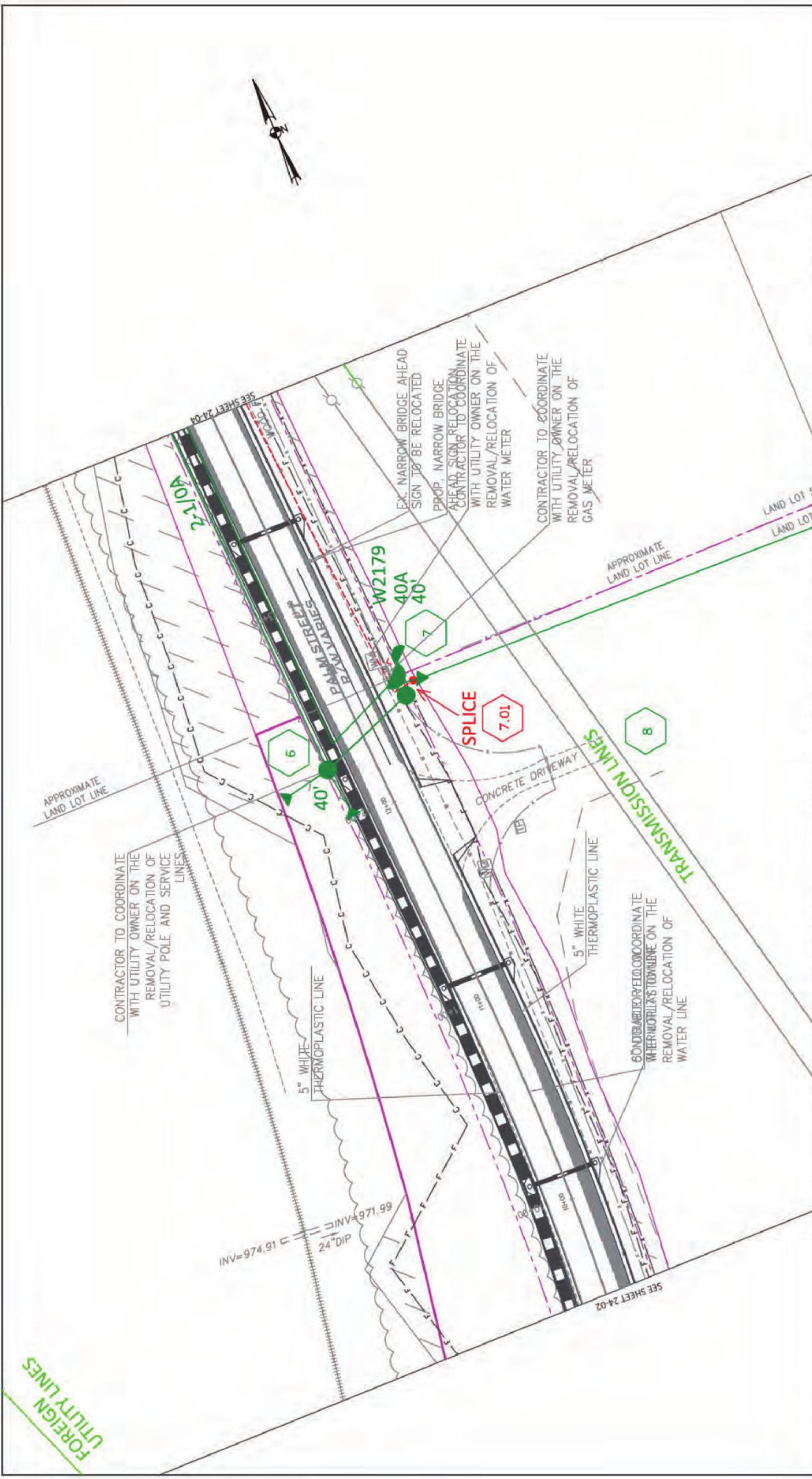
P1: L8211

HQ: Canton

DWG #: 24-02

ELECTRONIC FILE DATE	CONSTRUCTION REVISION DATE
PLANS DATE: 12/05/2019	REVISION DATE:
PLANS DATE:	REVISION DATE:
PLANS DATE:	REVISION DATE:
PLANS DATE:	REVISION DATE:

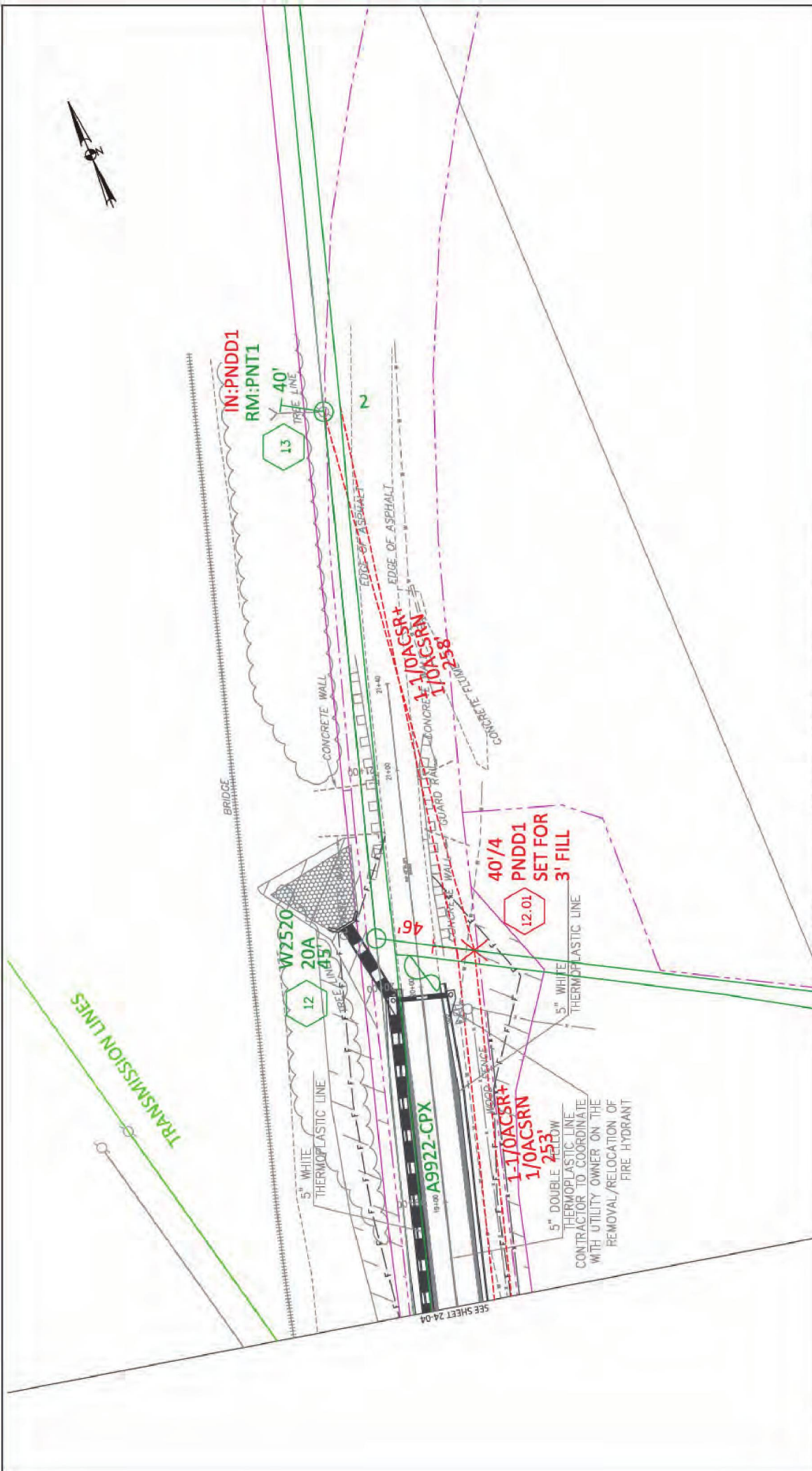




ENGINEERED BY: John Goy	DATE: JAN 2020
PROJECT TITLE: Palm Street	
PROJECT #:	
WORK ORDER #:	P1: L8211
REGION: Smyrna Area	HQ: Canton
COUNTY: Cherokee	DWG #: 24-03
MAP REFERENCE: 0.351-1418	

ELECTRONIC FILE DATE	CONSTRUCTION REVISION DATE
PLANS DATE: 12/05/2019	REVISION DATE: 03/27/2020
PLANS DATE:	REVISION DATE:
PLANS DATE:	REVISION DATE:
PLANS DATE:	REVISION DATE:





target
ZERO
CONSTRUCTION

SCALE IN FEET

ELECTRONIC
FILE DATE

PLANS DATE: 12/05/2019	CONSTRUCTION REVISION DATE
PLANS DATE:	REVISION DATE: 03/27/2020
PLANS DATE:	REVISION DATE:
PLANS DATE:	REVISION DATE:
PLANS DATE:	REVISION DATE:

ENGINEERED BY: John Goy

PROJECT TITLE: Palm Street

PROJECT #:

WORK ORDER #:

REGION: Smyrna Area

COUNTY: Cherokee

MAP REFERENCE: 0.351-14.18

DATE: JAN 2020

P1: L8211

HQ: Canton

DWG #: 24-05

Georgia Power

A RESOLUTION OF THE CITY OF HOLLY SPRINGS MAYOR AND COUNCIL TO ~~REINVEST FIVE (5)~~ OPEN ONE (1) CERTIFICATE~~S~~ OF DEPOSIT (CD~~s~~) IN THE AUTOCALLABLE GOLDMAN SACHS (GS) MOMENTUM BUILDER MULTI-ASSET 5S ER INDEX-LINKED CERTIFICATE~~S~~ OF DEPOSIT (CD~~s~~) DUE 2027; TO AUTHORIZE THE CITY MANAGER TO MANAGE SAID INVESTMENT~~S~~

WHEREAS, the City of Holly Springs has a need to ~~reinvest five (5)~~ open one (1) Certificate~~s~~ of Deposit (CD~~s~~); and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to ~~reinvest~~ open the following accounts:

Amount	Fund	Maturity
\$ 250,000	Budget Stabilization Fund	5/26/2027
\$ 250,000	Budget Stabilization Fund	5/26/2027
\$ 250,000	Budget Stabilization Fund	5/26/2027
\$ 250,000	Budget Stabilization Fund	5/26/2027
\$ 29,000	Budget Stabilization Fund	5/26/2027

WHEREAS, it is the desire of the City Council of the City of Holly Springs to authorize the City Manager to manage said investment~~s~~; and

WHEREAS, it is further the desire of the City Council of the City of Holly Springs that South State Investment Services shall be the financial institution with which to ~~reinvest these~~ open this investment~~s~~.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs that the City Manager is hereby authorized to ~~reinvest~~ open and manage ~~five (5)~~ one (1) Certificate~~s~~ of Deposit (CD~~s~~) in the Autocallable Goldman Sachs (GS) Momentum Building Multi-Asset 5S ER Index-Linked Certificate~~s~~ of Deposit (CD~~s~~) ~~due 2027~~ with South State Investment Services.

SO RESOLVED THIS ~~21st~~ 15th DAY OF ~~MAY~~ JUNE, 2020.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

**A RESOLUTION OF THE CITY OF HOLLY SPRINGS MAYOR AND
COUNCIL TO OPEN CERTIFICATE OF DEPOSIT (CD); AND
TO AUTHORIZE THE CITY MANAGER TO MANAGE SAID
CERTIFICATE OF DEPOSIT (CD)**

WHEREAS, it is the desire of the City Council of the City of Holly Springs to transfer three hundred one thousand dollars from the Budget Stabilization Account with South State Investment Services to a thirteen-month Certificate of Deposit (CD); and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to authorize the City Manager to manage said Certificate of Deposit (CD); and

WHEREAS, it is further the desire of the City Council of the City of Holly Springs that South State Bank be the financial institution with which to open said Certificate of Deposit (CD).

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Holly Springs that the City Manager is hereby authorized to transfer three hundred one thousand dollars from the Budget Stabilization Account with South State Investment Services to a thirteen-month Certificate of Deposit (CD) at South State Bank, and that the City Manager is hereby authorized to manage the aforementioned Certificate of Deposit (CD).

SO RESOLVED THIS 15th DAY OF JUNE 2020.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

City of Holly Springs Work Session Meeting

Speaker Sign In Sheet

A-01-2020 and MA-02-2020, applicant, LDS Partners, LLC, 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)

June 1, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. Mark Preetorius	102 Transit Pkwy	N	Sixes Townhomes ✓
2. DEBRA FRIEDEN	125 TRANSIT PKWY	N	SIXES RD TOWNHOME PROPOSAL ✓
3. Karen Sampson	231 Westworth Dr Canton 30114	Y	" " ✓
4. Matt Leszynski	416 Morgan Falls Chase	N	Sixes Rd Townhomes ✓
5. John Sanders	430 Morgan Falls Chase	N	Sixes Rd Townhomes ✓
6. Christina Leszynski	410 Morgan Falls Chase	N	SIXES Townhomes ✓
7. Barbara Kriner	503 Remington Falls Ridge	N	Townhomes ✓
8. BRADLEY CARLSEN	721 ROYAL OLYMPIAN	X	Town homes ✓
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

MA-03-2020 and CUP 04-2020, applicant, Bright Meyers 2001, LLC, requests rezoning and a Conditional Use Permit for 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 for a Self-Storage establishment

June 1, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. <i>Matt Rogers</i>	<i>1625 Rabke Rd, Carter</i>	<i>N</i>	<i>Town Homes on Sites Rd</i> ✓
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

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



City of Holly Springs Work Session Meeting

Speaker Sign In Sheet deferred

For all matters EXCEPT A-01-2020 & MA-02-2020 and MA-03-2020 & CUP 04-2020.

June 1, 2020

Meeting Date: _____

Name	Address	City Resident Y/N	Topic of Comment
1. FRANK BALDWIN	1030 OAK WAY CAUTION, GA 30114	Y	TOWNHOMES ✓
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

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

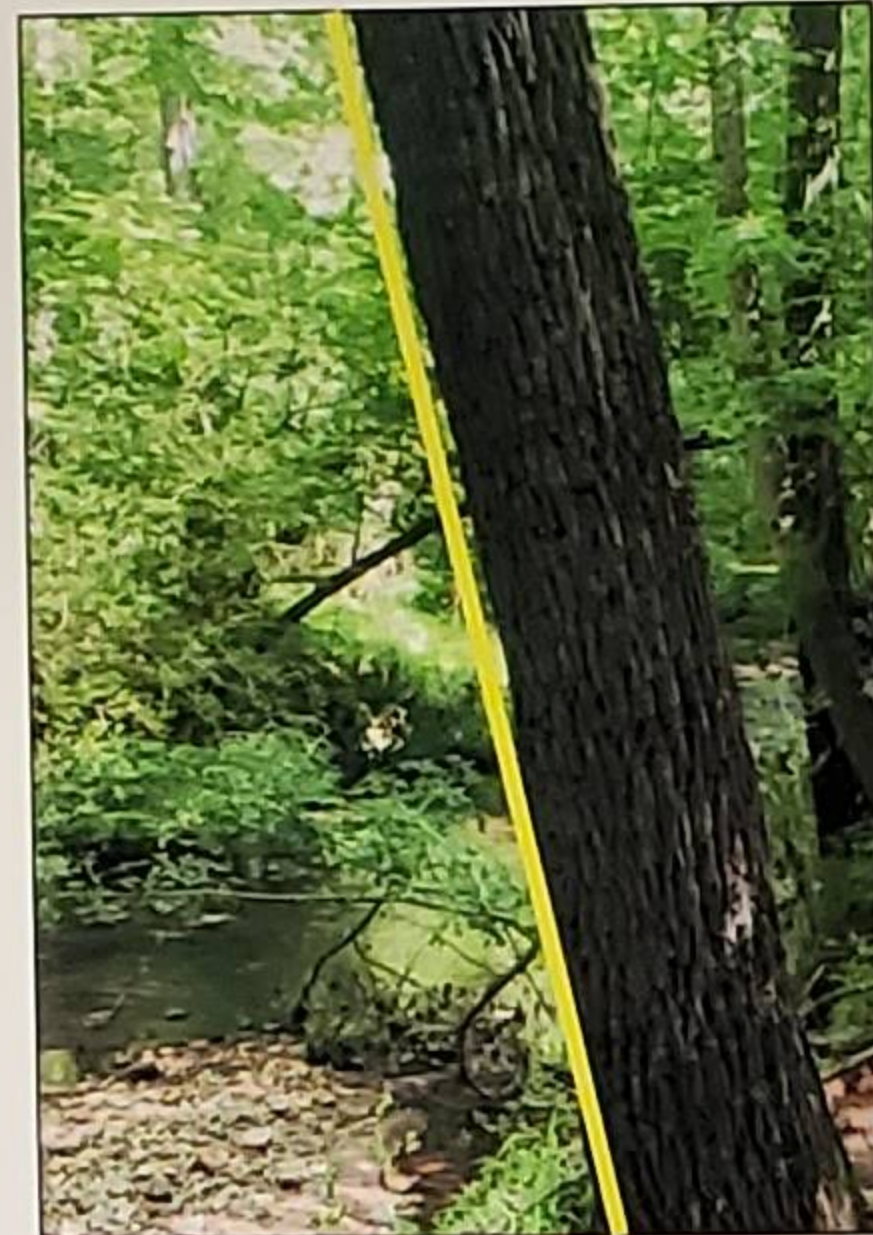


Signs of Accelerating Erosion along Toonigh Creek

These points have been under monthly observation by Georgia Adopt-A-Stream since 1999



Change in edge of embankment



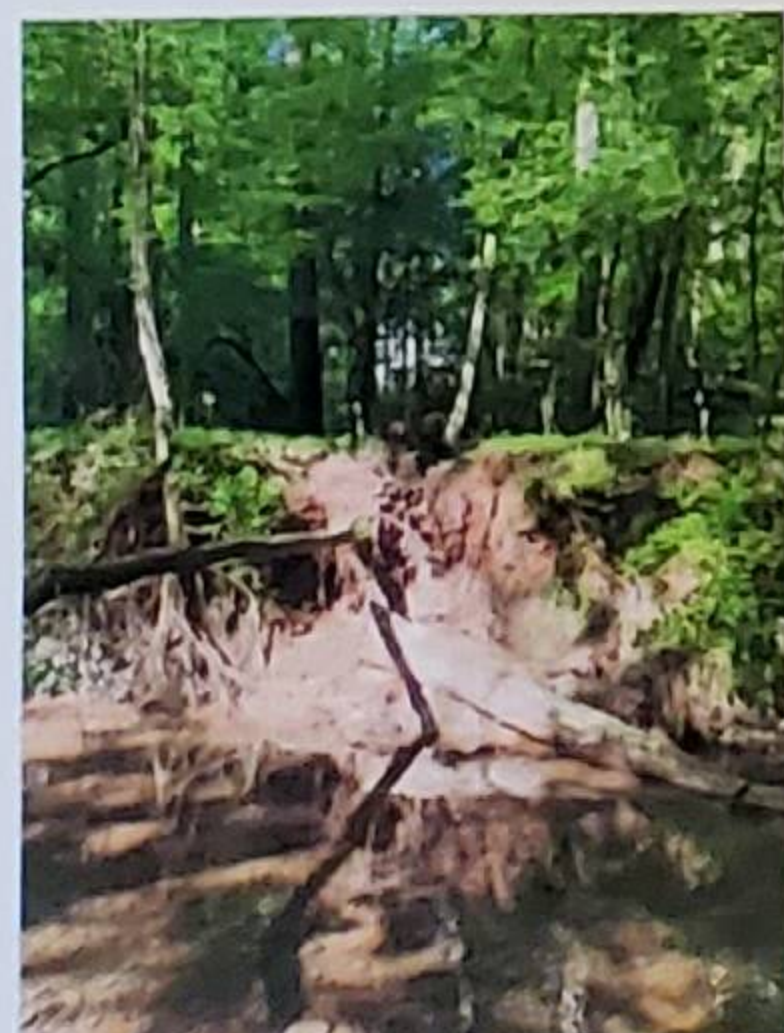
Tree leaning as bank erodes



Bank erodes with higher and faster flows



These rocks were embedded in the bank until two years ago



New erosion since April 2020



2015

2020



Loss of soil around tree base



2009

Yellow line highlights the effects of erosion on the tree. Green line shows the new channel around the tree in the stream.

Note: this is different tree than in other picture.

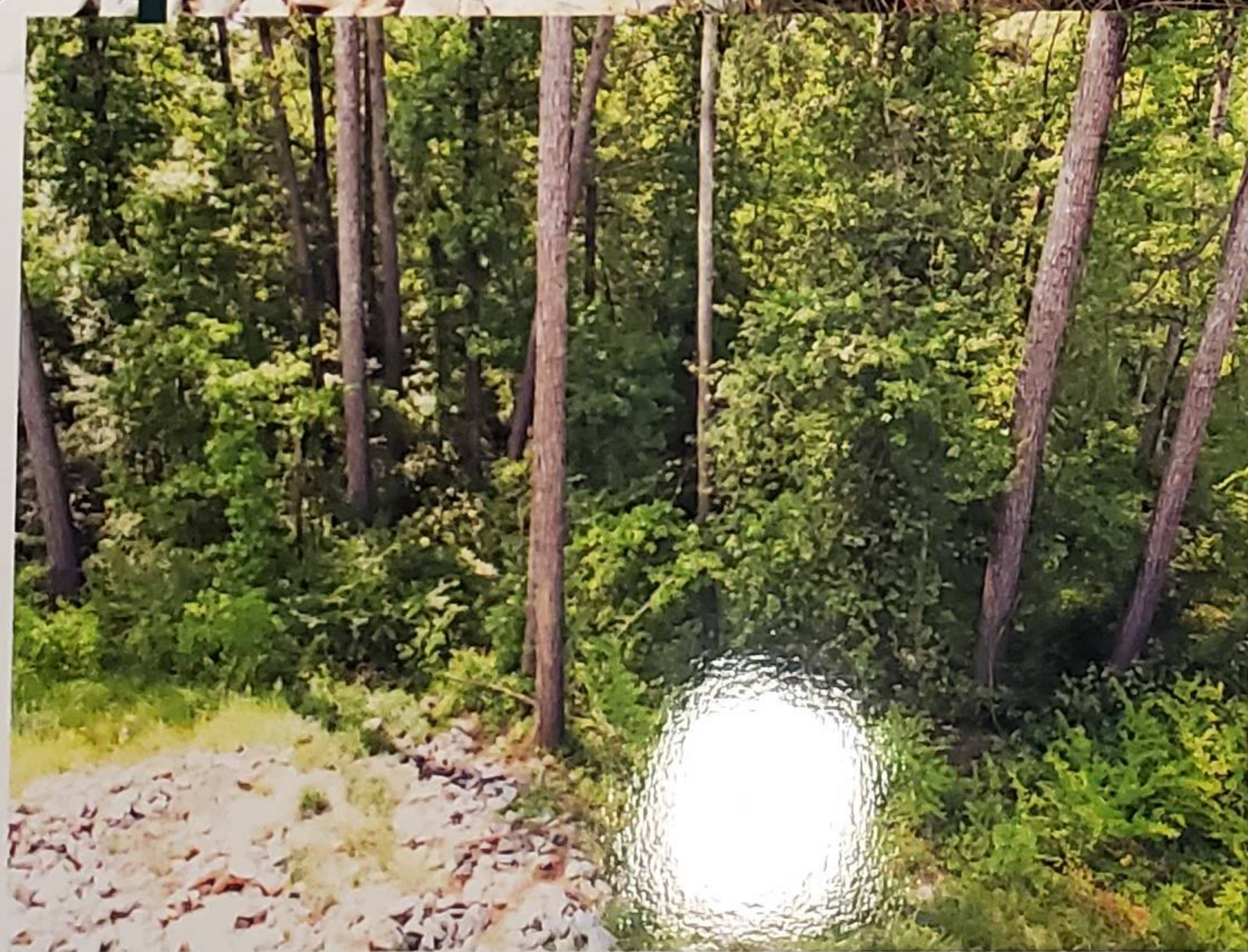


2020



The embankment behind my house has moved at least 15 feet into my property since I moved in in 1997.

Why such an increase in erosion the last few years?



Could this be
one of
the reasons?
Drain with no
detention pond?
Are there more
like this hidden
along the creek?



The City of Holly Springs MA-02-2020

Concerns from The Falls of Cherokee HOA and The Sixes Community Coalition

5/28/2020

Barbara Kriner, President
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Sixes Community Coalition Board Member
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The City of Holly Springs City Council
Post Office Box 990
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The City of Holly City Council,

The residents of The Falls of Cherokee and the Sixes Community are genuinely concerned about the impact that 142 town home proposed by MA-02-2020 will have on the Sixes Community. Making U-turns at the intersection of Sixes Road and The Falls of Cherokee Drive/Sherry Lane will lead to increased accidents. The high density of this proposal will reduce property values of adjoining communities. Current schools are quickly becoming overcrowded with the ever-increasing amount of high-density zoning in the area. Increasing amounts of impervious surfaces is accelerating erosion downstream along Toonigh Creek. Is development of this land, at this density with questionable traffic safety issues, in the best interest of the community?

Traffic Concerns:

- Traffic study conducted by developer does not reflect the true traffic picture.
 - There has been tremendous growth the last three years.
 - Wait times to exit adjoining neighborhoods onto Sixes Road has increased.
 - Gaps created by traffic signals are less as more traffic joins at Marble Quarry Rd.
 - 142 homes only generating 34 U-turns at peak time is questionable and may not include high school students driving to Woodstock H.S.
 - Morning west bound traffic is quite heavy due to Charter school.
 - Distance from project exit to intersection is less than 600 feet, not more as stated at PZ hearing.
- The Falls of Cherokee has just two exits, not three as stated at the PZ hearing.
- The topography along Sixes makes this intersection challenging.
 - The curving uphill slope looking west up Sixes Road requires drivers to concentrate to west as they exit to the east.
 - Cars traveling well over the posted speed also have limited site/time to react to cars joining Sixes Road in front of them.
 - Many a time a car will quickly change to the left lane and back to the right lane to get around a car that has just joined Sixes Road at this intersection.
- U-turning traffic will add an element of complication to this intersection that will challenge even experienced drivers. Many High School students drive to Woodstock High School during peak rush hour.

- U-turns are slow time-consuming maneuvers that impact all lanes of adjoining traffic flow.
 - A U-turning car takes two to three times longer to complete their turn when compared to a left turning vehicle.
 - It vastly reduces the number of cars that can make a left turn in a given time period leading to backups in left turn lanes.
- U-turns also lead to confusion for cars attempting to join the divided road.
 - There is no signal that tells another driver whether the vehicle in the left turn lane is making U-turn or just a left turn.
 - All vehicle types will require the entire two lanes to complete the U-turn. Construction vehicles will require more than the two lanes. Dedicated U-turn lanes along Sixes Road have overturn lanes for such purpose.
 - At this intersection, these U-turning vehicles will use the short acceleration lane for right turning traffic to complete their turns directly conflicting with traffic turning right out of The Falls of Cherokee.
- County school bus patterns were redrawn to avoid left turns onto Sixes Road at this intersection because of safety concerns.

Given the need to look left and the high rate of speed of the left approaching traffic, U-turning traffic into this lane will lead to more accidents. Many factors make this an unsafe traffic pattern.

A link to a short video of these traffic issues was sent to each councilperson. It highlighted these issues and hopefully gave more information to those unfamiliar with the intersection. During filming four cars were driven to represent the U-turning traffic. The volume along Sixes Road was much less than normal due to the shutdown.

There are other issues besides traffic that concern the residents of the Sixes Community:

- Density of the development is of the most concern.
- Eight units per acre is extreme increase relative to surrounding communities. It leaves little room for natural buffers and green space within the proposed community.
- The high percentage of impervious surface area will add to the already increasing erosion issues residents along Toonigh Creek are experiencing.
- There is also the impact on schools as more and more high-density development is being approved.
- No one wants the return of trailers many of our kids experienced during the high growth from 1999 to 2008.

Reducing the density would help reduce these issues as well as the before mentioned traffic issue.

The residents of the Falls of Cherokee oppose this zoning if it requires all traffic to make a U-turn at the Falls of Cherokee Drive/Sherry Lane to access Sixes Road east bound. Cars joining Sixes Road from the Falls of Cherokee Drive/Sherry Lane will have to deal with limited site lines/speeding vehicles to the west as they simultaneously evaluate the intentions of every car

in the left turn lane to their east. This is challenging for experienced drivers, not to mention the many new drivers that live in the adjoining neighborhoods. Approving the zoning request requiring all exiting traffic to make a U-turn will put all residents in the community at risk.

The residents of the Sixes Community request you deny this zoning as requested. The negative effects will degrade the quality of life along the Sixes Road corridor. It would be best to develop this parcel in such a way as to use the lighted intersection at Wellstar Pkwy for eastbound access to Sixes Road and at a much lower density.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Kriner".

Barbara Kriner

The Falls of Cherokee/Ridge View HOA
Sixes Community Coalition