City of Holly Springs

Date: Monday, May 6, 2019

Location: 3235 Holly Springs Pkwy

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. PUBLIC COMMENTS

V. NEW BUSINESS

A. Discuss Declaration of Taking for Parcel No. 1 of Project No. Hickory Road at Palm Street Intersection Improvements Project
Presented By: Robert M. Dyer, City Attorney

B. Discuss the recommendation from BM&K to award the Hickory Road at Palm Street Intersection Improvements Project
Presented By: Robert H. Logan, City Manager

C. Discuss the recommendation from BM&K to award the 2019 LMIG & Asphalt Resurfacing Project
Presented By: Robert H. Logan, City Manager

D. Discuss a request from Baldwin Paving Company, Inc. for a traffic signal modification change order for the Holly Springs Parkway Widening Project Phase 1
Presented By: Robert H. Logan, City Manager

E. Discuss a request from Baldwin Paving Company, Inc. for an extension of time to complete the Holly Springs Parkway Widening Project Phase 1
Presented By: Robert H. Logan, City Manager

F. Discuss a Special Event Permit application for Harmony on the Lakes
Presented By: Robert H. Logan, City Manager

G. Discuss a resolution appointing special counsel to represent the City
Presented By: Robert H. Logan, City Manager

H. Discuss cost estimate from Blackjack Paving, Sealcoating & Striping, LLC to remove 16 rumble strips from New Light Road
Presented By: Robert H. Logan, City Manager

I. Discuss MA-09-2018, request to rezone of 18 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 069, 070, 071, 071A, 071B, 071C, 072, 075 of tax plat 15N15 from GC, MXD, General Commercial with Mixed Use Overlay to GC, MXD, General Commercial with Mixed Use Overlay
Presented By: Nancy Moon, Community Development Director

VI. EXECUTIVE SESSION

- Real Estate
- Litigation

VII. REPORTS

VIII. ADJOURNMENT

Special Called Meeting
Agenda
(immediately following the Work Session)

I. CALL TO ORDER

II. NEW BUSINESS

1. Approve/deny the Declaration of Taking to acquire the right of way, easements and access rights for Parcel No. 1 of Project No. Hickory Road at Palm Street Intersection Improvements Project

2. Approve/deny request from Baldwin Paving Company, Inc. for a traffic signal modification change order for the Holly Springs Parkway Widening Project Phase 1, in an amount not to exceed $12, 741.94

3. Approve/deny request from Baldwin Paving Company, Inc. for an extension of time to complete the Holly Springs Parkway Widening Project Phase 1 until May 24, 2019

4. Approve/deny a resolution appointing special counsel to represent the City and authorize said counsel to employ expert witnesses to assist in the preparation and presentation of the City's cases; repeal inconsistent provisions; and for other purposes

III. ADJOURNMENT

IN THE SUPERIOR COURT OF
CHEROKEE COUNTY
GEORGIA

HOLLY SPRINGS, GEORGIA

Docket
No._____
In Rem _____

VS.

0.29 ACRES OF LAND and
TRIDUUM ASSOCIATES, LLC; individually.

DECLARATION OF TAKING

WHEREAS, Holly Springs, Georgia has made and entered an order finding that the circumstances in connection with acquiring right of way to construct the Hickory Rd. at Palm Street Intersection Improvements are such that it is necessary to acquire the title, estate or interest in the lands as fully described in said order, a certified copy of which is attached to this Declaration identified as Appendix "A" to Exhibit "A" and made a part hereof, under the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

WHEREAS, said right of way, easements and access rights, if any, are for public highway purposes upon, across, and over the tract of land in said county, as fully described in the attachment hereto identified as Appendix "B" to Exhibit "A" and made a part hereof; and

WHEREAS, Holly Springs, Georgia has caused an investigation and report to be made by a competent land appraiser to estimate the sum of money to be deposited in the Court as just and adequate compensation for the right of way, easements and access rights, if any, above referred to, a copy of the appraiser's sworn statement being attached hereto identified as Appendix "C" to Exhibit "A" and made a part hereof; and

WHEREAS, in consequence of the sworn statement, Appendix "C" to Exhibit "A", Holly Springs, Georgia estimates $290,502 as the just and adequate compensation to be paid for said right of way, easements and access rights, if any, as fully described in Appendix "A" to Exhibit "A", attached hereto, and now deposits said sum in the Court, to the use of the persons entitled hereto;

NOW, THEREFORE, the premises considered, Holly Springs, Georgia, under authority of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19, hereby declares that the property or interest therein as described in Appendix "A" to Exhibit "A", attached to and part of this Declaration, is taken for public road purposes.

This the _____ day of _____, 2019.

HOLLY SPRINGS, GEORGIA

_____

Mayor, City of Holly Springs

APPENDIX "A" TO EXHIBIT "A"

RESOLUTION OF HOLLY SPRINGS, GEORGIA CITY COUNCIL

WHEREAS, the City of Holly Springs, Georgia, has laid out and determined to construct a certain public road or highway as a part of the Holly Springs Road System, known and designated as Hickory Rd. @ Palm Street Intersection Improvements, and being more fully shown on a map and drawing on file in the office of the Clerk of the City of Holly Springs, Georgia, 3237 Holly Springs Parkway, Holly Springs, Georgia 30115; and

WHEREAS, in order to maintain the projected schedule of road construction of Holly Springs, Georgia, it is necessary that the right of way, and other rights, if any, for the construction of said project be acquired without delay; and

WHEREAS, the parcel(s) of right of way and other rights as herein described and as listed below, shown of record as owned by the person(s) named herein, all as described and shown in the annexes to this order hereinafter enumerated, all of said annexes, being by reference made a part of this order, are essential for the construction of said project:

Required Right of Way: 0.29 acres

Appendix "A" - Annex 1 – Legal Description

Annex 1-A - Plat

Owner(s): Triduum Associates, LLC

NOW, THEREFORE, it is found by the City Council of Holly Springs, Georgia, that the circumstances are such that it is necessary that the right of way, easements and access rights, if any, as described in annexes to this order be acquired by condemnation under the provisions of the Official Code of Georgia Annotated Sections 32-3-4 through 32-3-19; and

IT IS ORDERED that Holly Springs, Georgia proceed to acquire the title, estate, interest in the lands hereinafter described in annexes to this order by condemnation under the provision of said Code, and the attorney for Holly Springs, Georgia is authorized and directed to file condemnation proceedings, including a Declaration of Taking, to acquire said title, estate, or interest in said lands and to deposit in the Court the sum estimated as just compensation, all in accordance with the provisions of said Code.

This _____ day of _____, 2019.

_____
MAYOR OF HOLLY SPRINGS, GEORGIA

ATTEST:

_____
CLERK OF HOLLY SPRINGS, GEORGIA

PROJECT NO.: Hickory Rd @ Palm Street Intersection Improvements County: Cherokee

PARCEL NO.: 1

REQUIRED R/W: 0.29 Acres

PROPERTY OWNERS: Triduum Associates LLC

All that tract or parcel of land lying and being in Land Lot 343 of the 15th Land District 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

Tract 1 Required Right of Way

Beginning at the northwest corner of the condemnees on Project No. Hickory Road @ Palm Street Intersection Improvements; thence running N89-21'-39"E a distance of 219.00 feet to a point; thence running S00-51'-51"W a distance of 38.91 feet to a point; then running S00-51'-18"W a distance of 20.28 feet to a point; thence northwesterly 70.69 feet along the arc of a curve (said curve having a radius of 683.22 feet and a chord distance of 70.66 feet on a bearing of N87-48'-01"W) to a point; thence running S89-14'-08"W a distance of 12.14 feet to a point; thence running N02-53'-28"E a distance of 13.03 feet to a point; thence running S89-48'-17"W a distance of 10.26 feet to a point; thence running S67-23'-01"W a distance of 35.76 feet to a point; thence running N89-02'-46"W a distance of 87.18 feet to a point; thence running N05-56'-06"W a distance of 19.05 feet to a point; thence running N05-56'-06"W a distance of 34.75 feet back to the point of Beginning. Said described land being the required right of way and is shown as described within on the attached plats marked Annex 1-A.

Tract 2 Required Right of Way

Beginning at the intersection of the northerly existing right of way line of Hickory road with the eastern property line of the condemnees on Project No. Hickory Road @ Palm Street Intersection Improvements; thence running N86-23'-57"W a distance of 19.83 feet to a point; thence running N03-03'-14"W a distance of 9.06 feet to a point; thence running N86-23'-57"W a distance of 19.19 feet to a point; thence running northeasterly 25.50 feet along the arc of a curve (said curve having a radius of 1897.53 feet and a chord distance of 25.50 feet on a bearing of N21-51'-27"E) to a point; thence running S84-14'-49-"E a distance of 25.63 feet to a point; thence running S07-43'-53"E a distance of 32.90 feet back to the point of beginning. Said described land being the required right of way and is shown as described within on the attached plats marked Annex 1-A.

The title, estate or interest in the above described lands, required by condemnor and now taken by condemnor for public use is as follows: Fee simple title to the above described lands all as shown colored yellow on the attached plat dated the 11th day of February, 2019 and attached hereto as Annex 1-A.

Appendix "A" - Annex 1-A

PLAT

PROJECT NUMBER: Hickory Rd. @ Palm Street Intersection Improvements

RECORD OWNERS: Triduum Associates, LLC

I, ____Karen Norred_____, do hereby certify that I am Clerk of the City of Holly Springs, Georgia.

I further certify that the foregoing _____ pages constitute a true and correct exact copy of a Resolution of the City Council for Holly Springs, Georgia, entered on the _____ day of_____, 2019, as the same applies to the tract or parcel of land described in said _____ pages; and the original of said Resolution is on file at the office of the City Clerk located at 3237 Holly Springs Parkway, Holly Springs, Georgia 30115.

Given under my hand and the seal of the City of Holly Springs, Georgia, this ____ _____ day of _____, 2019.

_____
CITY CLERK
HOLLY SPRINGS, GEORGIA

APPENDIX "B"TO EXHIBIT "A"

DESCRIPTION OF PROPERTY FROM WHICH RIGHT OF WAY IS TAKEN
PROJECT NO. Hickory Rd. @ Palm Street Intersection Improvements

Record Owner: Triduum Associates, LLC

Said right of way, as described in Appendix "A" is for a public road, as defined by law across and over certain tracts of land located in Land Lot 343 of the 15th Land District, 2nd Section in said County, said tracts of land consisting of approximately 0.29 +/- acres.

PROJECT NO.: Hickory Rd @ Palm Street Intersection Improvements County: Cherokee

PARCEL NO.: 1

REQUIRED R/W: 0.29 Acres

PROPERTY OWNERS: Triduum Associates LLC and Bloom Hair Design, Inc.

All that tract or parcel of land lying and being in Land Lot 343 of the 15th Land District 2nd Section of Cherokee County, Georgia, being more particularly described as follows:

Tract 1 Required Right of Way

Beginning at the northwest corner of the condemnees on Project No. Hickory Road @ Palm Street Intersection Improvements; thence running N89-21'-39"E a distance of 219.00 feet to a point; thence running S00-51'-51"W a distance of 38.91 feet to a point; then running S00-51'-18"W a distance of 20.28 feet to a point; thence northwesterly 70.69 feet along the arc of a curve (said curve having a radius of 683.22 feet and a chord distance of 70.66 feet on a bearing of N87-48'-01"W) to a point; thence running S89-14'-08"W a distance of 12.14 feet to a point; thence running N02-53'-28"E a distance of 13.03 feet to a point; thence running S89-48'-17"W a distance of 10.26 feet to a point; thence running S67-23'-01"W a distance of 35.76 feet to a point; thence running N89-02'-46"W a distance of 87.18 feet to a point; thence running N05-56'-06"W a distance of 19.05 feet to a point; thence running N05-56'-06"W a distance of 34.75 feet back to the point of Beginning. Said described land being the required right of way and is shown as described within on the attached plats marked Annex 1-A.

Appendix "A" – Annex 1

Parcel No. 1

Tract 2 Required Right of Way

Beginning at the intersection of the northerly existing right of way line of Hickory road with the eastern property line of the condemnees on Project No. Hickory Road @ Palm Street Intersection Improvements; thence running N86-23'-57"W a distance of 19.83 feet to a point; thence running N03-03'-14"W a distance of 9.06 feet to a point; thence running N86-23'-57"W a distance of 19.19 feet to a point; thence running northeasterly 25.50 feet along the arc of a curve (said curve having a radius of 1897.53 feet and a chord distance of 25.50 feet on a bearing of N21-51'-27"E) to a point; thence running S84-14'-49-"E a distance of 25.63 feet to a point; thence running S07-43'-53"E a distance of 32.90 feet back to the point of beginning. Said described land being the required right of way and is shown as described within on the attached plats marked Annex 1-A.

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PARCEL NO.: 1

REQUIRED R/W: 0.29 Acres

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Appendix "A" – Annex 1

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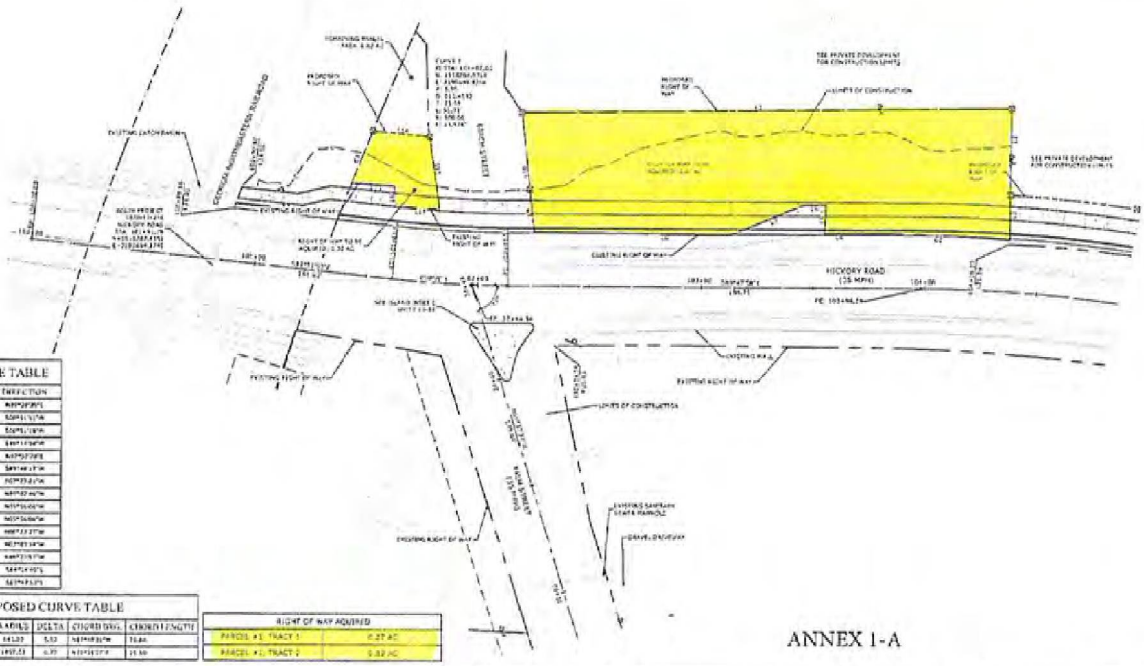
Parcel No. 1

JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
CITY OF HOLLY SPRINGS	1376-17-210	210	168



PROPOSED LINE TABLE

LINE	LENGTH	DIRECTION
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
L14	[illegible]	[illegible]
L15	[illegible]	[illegible]

PROPOSED CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

RIGHT OF WAY ACQUIRED	
PARCEL #1, TRACT 1	0.27 AC
PARCEL #1, TRACT 2	0.02 AC

ANNEX 1-A

SEI
SOUTHEASTERN ENGINEERING, INC.

GRAPHIC SCALE

REVISION DATES
03-20-19
03-25-19

CITY OF HOLLY SPRINGS

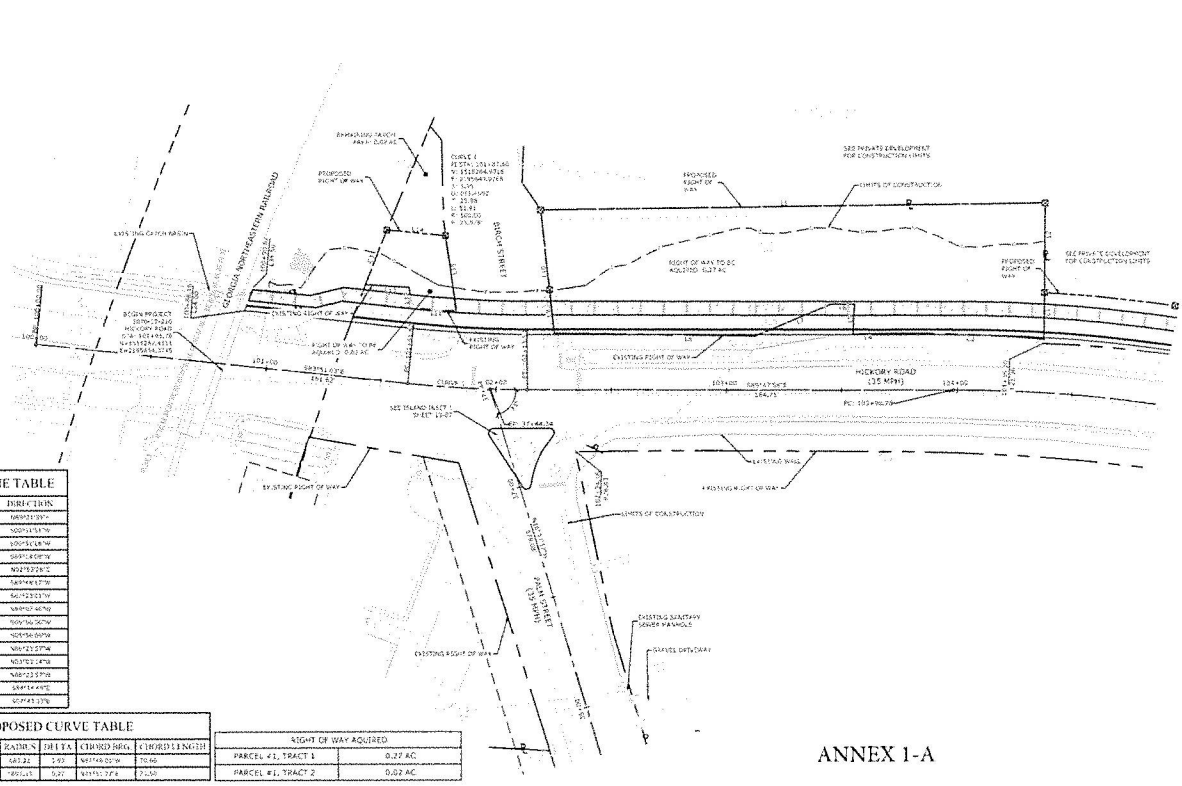
OFFICE: DATE: 03-04-19

RIGHT OF WAY EXHIBIT

HOLLY SPRINGS ROADWAY PLANS

SHEET NO. 60-07

JURISDICTION	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
CITY OF HOLLY SPRINGS	1076-17-210	168	168



ANNEX 1-A

PROPOSED LINE TABLE		
LINE	LENGTH	DIRECTION
L1	215.00	N89°33'39"W
L2	36.91	N00°11'51"W
L3	20.29	N00°55'08"W
L4	12.14	S89°18'08"W
L5	13.02	N02°52'28"E
L6	16.24	S89°44'17"W
L7	25.48	N62°23'03"W
L8	8.13	S89°07'40"W
L9	15.01	S05°56'36"W
L10	34.75	N05°56'36"W
L11	19.83	N86°23'37"W
L12	3.06	N03°02'24"W
L13	14.14	N88°23'37"W
L14	25.43	S89°14'49"E
L15	12.00	N07°41'17"W

PROPOSED CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C2	75.69	667.22	2°43'	N87°49'05"W	75.65
C3	71.50	667.22	6°27'	N93°51'37"E	71.50

RIGHT OF WAY AQUIRED	
PARCEL #1, TRACT 1	0.27 AC
PARCEL #1, TRACT 2	0.02 AC

PROPERTY LINE
REQUIRED R/W LINE
EX. R/W LINE
EX. EASEMENTS
PERMANENT EASEMENT FOR MAINTENANCE
TEMPORARY EASEMENT FOR CONSTRUCTION
EASEMENT FOR CONSTRUCTION ON DRIVEWAYS
PERMANENT DRAINAGE EASEMENT

SANITARY SEWER LINE
LIGHTING CONDUIT
CONSTRUCTION LIMITS
LIMIT OF DISTURBANCE

SEI
SOUTHEASTERN ENGINEERING, INC.

GRAPHIC SCALE
20 0 20 40
1 INCH = 20 FT.

REVISION DATES
03-20-19
03-25-19

CITY OF HOLLY SPRINGS
OFFICE:
DATE: 03-04-19
RIGHT OF WAY EXHIBIT
HOLLY SPRINGS ROADWAY PLANS
SHEET NO. 60-07

BM&K CONSTRUCTION & ENGINEERING
www.bmandk.com

April 18, 2019

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

Subject: Award Recommendation – Hickory Road @ Palm Street Intersection Improvements Project

Dear Mr. Logan:

A technical evaluation of the bids, shown in the table below, submitted for the above referenced project has been completed.

BIDDER	AMOUNT
Vertical Earth Inc.	Disqualified
Georgia Development Partners	$3,224,316.03
C.W. Matthews Contracting Company	$3,296,503.20
A1 Contracting	$3,296,510.01
CMES	$3,304,508.00
Baldwin Paving Company	Disqualified

A thorough review has confirmed that Vertical Earth Inc. and Baldwin Paving Company will be disqualified for not following the prescribed requirements of the addenda instructions. Both Vertical Earth Inc. and Baldwin Paving Company did not utilize the bid schedule provided in addendum #4 and thereby skewed the bids that were read aloud at the bid opening. Addendum #4, specifically listed in items 2 and 5, instructed the prospective bidders to remove the "2" Water Meter" item and add an item for a "Junction Box" and a new bid schedule was provided. By not using the provided bid schedule, the 2" Water Meters were left in their bid and the Junction Box was left out of their bid.

All other proposals met all of the prescribed requirements and complete bid packages for all bidders will be returned to you.

Georgia Development Partners submitted the qualifying low bid. Their bid is approximately 9% lower than the engineer's estimate and approximately 2.2% lower than the next qualifying bid (CW Matthews Contracting). Therefore, I recommend award of the project to Georgia Development Partners. I have included the bid tabulation for your review.

Furthermore, a Notice of Award has been included to Georgia Development Partners. It should be placed on City letterhead and, upon award, mailed to Georgia Development Partners, 300 Galleria Parkway, Suite 310, Atlanta, GA, 30339. The final contract documents will be prepared for signatures and forwarded for execution while the City awaits Payment Bonds, Performance Bonds, and Certificates of Insurance from the contractor. When these items are received and the contracts have been executed, a Notice to Proceed will be issued.

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

Sincerely,

Jacob Hughes, P.E.
Consultant City Engineer

Cc: Project File

ENCL: (1) Bid Tabulation
(2) Notice of Award

HICKORY ROAD & PALM STREET INTERSECTION IMPROVEMENT PROJECT
City of Holly Springs
Bid Schedule

Line No.	Item Number	Item Description	Quantity	Unit	Georgia Development Partners	C.W. Matthews	A1 Contracting	CMES
					1	2	3	4
5	150-1000	TRAFFIC CONTROL -	1	LS	$131,868.62	$56,602.06	$120,000.00	$165,845.00
7	163-0240	MULCH	300	TN	$460.18	$225.00	$150.00	$150.00
10	207-0203	FOUND BKFILL MATL, TP II	445	CY	$18.06	$69.39	$12.00	$32.00
15	210-0100	GRADING COMPLETE	1	LS	$667,960.57	$824,801.73	$791,956.39	$953,658.00
20	210-0250	UNDERCUT EXCAVATION	750	CY	$7.50	$7.50	$7.50	$7.50
25	310-1101	GR AGGR BASE CRS, 6 IN, INCL MATL	10	TN	$37.86	$52.63	$30.00	$50.00
30	310-1101	GR AGGR BASE CRS, 10 IN, INCL MATL	4315	TN	$37.86	$31.98	$30.00	$28.00
35	318-3000	AGGR SURF CRS	500	TN	$37.86	$36.66	$32.00	$23.00
40	402-1812	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	1200	TN	$145.63	$96.01	$138.34	$122.00
45	402-3121	RECYCLED ASPH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	1930	TN	$128.15	$82.65	$121.76	$105.00
50	402-3130	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	1005	TN	$145.63	$103.51	$128.18	$113.00
55	402-3190	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2,INCL BITUM MATL & H LIME	965	TN	$133.98	$89.55	$138.11	$120.00
60	413-1000	BITUM TACK COAT	2000	GAL	$4.66	$2.43	$3.70	$3.00
65	439-0022	PLAIN PC CONC PVMT, CL 3 CONC, 10 INCH THK	1260	SY	$64.38	$100.55	$48.00	$50.00
70	439-0022	PLAIN PC CONC PVMT, CL 3 CONC, 10 INCH THK - RED STAMPED	755	SY	$126.39	$134.89	$65.00	$82.00
75	432-5010	MILL ASPH CONC PVMT, VARIABLE DEPTH	3865	SY	$3.20	$5.29	$4.26	$4.00
80	441-0016	DRIVEWAY CONC, 6 IN TK	160	SY	$51.35	$62.01	$38.00	$38.00
85	441-0104	CONC SIDEWALK, 4 IN	3255	SY	$48.22	$30.81	$42.50	$32.00
90	441-0108	CONC SIDEWALK, 8 IN	265	SY	$102.27	$68.64	$49.40	$48.00
95	441-0748	CONCRETE MEDIAN, 6 IN, TYPE 7 FACE, INCL DOWELS	50	SY	$58.00	$84.03	$48.00	$50.00
100	441-0754	CONCRETE MEDIAN, 7 1/2 IN, TYPE 7 FACE, RED STAMPED	320	SY	$113.29	$98.11	$50.50	$72.00
105	441-4020	CONC VALLEY GUTTER, 6 IN	65	SY	$51.16	$63.78	$64.00	$45.00
110	441-5008	CONC HEADER CURB 6 IN TP 7	290	LF	$10.97	$30.90	$15.00	$11.00
115	441-5025	CONC HEADER CURB 4 IN TP 9	430	LF	$10.07	$31.76	$15.00	$11.00
120	441-6216	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	485	LF	$18.50	$26.33	$21.00	$14.00
125	441-6222	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	4450	LF	$21.28	$18.31	$24.00	$13.00
130	446-1100	PVMT REINF FABRIC STRIPS, TP 2, 18 IN WIDTH	1435	LF	$3.50	$9.36	$5.00	$4.50

Line No.	Item Number	Item Description	Quantity	Unit	Georgia Development Partners	C.W. Matthews	A1 Contracting	CMES
135	500-9999	CLASS B CONC, BASE OR PVMT WIDENING	10	CY	$237.37	$362.17	$450.00	$175.00
140	634-1200	RIGHT OF WAY MARKERS	56	EA	$151.74	$122.08	$150.00	$40.00
DRAINAGE ITEMS								
145	500-3800	CLASS A CONCRETE, INCL REINF STEEL	10	CY	$747.05	$1,065.00	$875.00	$1,850.00
150	550-1180	STORM DRAIN PIPE, 18 IN, H 1-10	1055	LF	$31.49	$60.08	$38.00	$42.00
155	550-1181	STORM DRAIN PIPE, 18 IN, H 10-15	185	LF	$38.48	$69.73	$38.00	$46.00
160	550-1240	STORM DRAIN PIPE, 24 IN, H 1-10	360	LF	$47.61	$67.88	$60.00	$52.00
165	550-1241	STORM DRAIN PIPE, 24 IN, H 10-15	295	LF	$52.27	$73.96	$60.00	$55.00
170	550-1300	STORM DRAIN PIPE, 30 IN, H 1-10	115	LF	$59.99	$69.36	$65.00	$73.00
175	550-1302	STORM DRAIN PIPE, 30 IN, H 15-20	280	LF	$68.16	$103.14	$65.00	$80.00
180	550-1360	STORM DRAIN PIPE, 36 IN, H 1-10	340	LF	$72.64	$126.00	$75.00	$92.00
185	550-1420	STORM DRAIN PIPE, 42 IN, H 1-10	55	LF	$97.17	$105.97	$150.00	$100.00
190	550-1480	STORM DRAIN PIPE, 48 IN, H 1-10	35	LF	$97.19	$128.84	$115.00	$140.00
195	550-3318	SAFETY END SECTION 18 IN, STORM DRAIN	1	EA	$1,679.10	$858.18	$1,500.00	$1,500.00
200	603-2181	STN DUMPED RIP RAP, TP 3, 18 IN	150	SY	$54.03	$54.64	$10.00	$58.00
205	603-7000	PLASTIC FILTER FABRIC	150	SY	$3.03	$6.76	$4.00	$1.00
210	668-1100	CATCH BASIN, GP 1	12	EA	$4,370.83	$3,493.00	$2,300.00	$3,200.00
215	668-1110	CATCH BASIN, ADDL DEPTH	20	LF	$220.31	$235.00	$150.00	$250.00
220	668-1200	CATCH BASIN, GP 2	1	EA	$5,535.89	$4,203.00	$2,300.00	$45,852.00
225	668-1210	CATCH BASIN, GP 2, ADDL DEPTH	10	LF	$220.31	$283.00	$150.00	$500.00
230	668-2100	DROP INLET, GP 1	9	EA	$2,967.56	$2,240.00	$2,000.00	$3,300.00
235	668-2110	DROP INLET, GP 1, ADDL DEPTH	20	LF	$220.31	$224.00	$150.00	$250.00
240	668-4300	STORM SEWER MANHOLE, TP 1	6	EA	$3,895.02	$2,198.00	$1,850.00	$3,600.00
245	668-4311	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 1	40	LF	$220.31	$231.00	$150.00	$250.00
250	668-4312	STORM SEWER MANHOLE, TP 1, ADDL DEPTH, CL 2	15	LF	$220.27	$241.00	$150.00	$275.00
255	668-4400	STORM SEWER MANHOLE, TP 2	2	EA	$4,477.55	$2,792.00	$1,850.00	$6,600.00
260	668-4411	STORM SEWER MANHOLE, TP 2, ADDL DEPTH, CL 1	15	LF	$220.27	$265.00	$150.00	$250.00
263	668-5000	JUNCTION BOX	1	EA	$2,743.11	$2,650.00	$1,500.00	$5,300.00
SIGNING & MARKING ITEMS								
265	636-1033	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	40	SF	$20.97	$28.00	$22.61	$30.00

Line No.	Item Number	Item Description	Quantity	Unit	Georgia Development Partners	C.W. Matthews	A1 Contracting	CMES
270	636-1045	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	160	SF	$22.14	$22.00	$22.61	$23.00
275	636-2070	GALV STEEL POSTS, TP 7	315	LF	$13.98	$8.00	$9.28	$9.00
280	653-0110	THERMOPLASTIC PVMT MARKING, ARROW, TP 1	4	EA	$75.73	$65.00	$102.27	$100.00
285	653-0130	THERMOPLASTIC PVMT MARKING, ARROW, TP 3	5	EA	$116.50	$100.00	$184.66	$190.00
290	653-0240	THERMOPLASTIC PVMT MARKING, WORD, TP 4	2	EA	$233.00	$200.00	$257.73	$240.00
295	653-0296	THERMOPLASTIC PVMT MARKING, WORD, TP 15	7	EA	$233.00	$200.00	$247.73	$240.00
300	653-1501	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	6085	LF	$0.87	$0.75	$0.73	$0.60
305	653-1502	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	4980	LF	$0.87	$0.75	$0.73	$0.60
310	653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	40	LF	$8.74	$7.50	$5.41	$6.50
315	653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	2745	LF	$2.91	$2.50	$2.61	$2.50
320	653-3501	THERMOPLASTIC SKIP TRAF STRIPE, 5 IN, WHITE	1120	GLF	$0.58	$0.50	$0.65	$0.60
325	653-6004	THERMOPLASTIC TRAF STRIPING, WHITE	120	SY	$5.83	$5.00	$5.36	$5.50
330	653-6006	THERMOPLASTIC TRAF STRIPING, YELLOW	220	SY	$5.83	$5.00	$5.36	$5.50
WATER ITEMS								
340	670-1060	WATER MAIN, 6 IN	370	LF	$31.89	$45.00	$51.15	$60.00
345	670-1080	WATER MAIN, 8 IN	535	LF	$38.52	$53.00	$60.23	$65.00
350	670-1120	WATER MAIN, 12 IN	2255	LF	$49.42	$64.00	$72.73	$70.00
355	670-1900	INLINE PLUG	3	EA	$87.30	$1,500.00	$1,704.55	$1,400.00
360	670-2060	GATE VALVE, 6 IN	5	EA	$1,375.98	$2,200.00	$2,500.00	$1,400.00
365	670-2080	GATE VALVE, 8 IN	4	EA	$1,845.16	$2,900.00	$3,295.45	$1,800.00
370	670-2120	GATE VALVE, 12 IN	13	EA	$3,022.29	$4,600.00	$5,227.27	$3,000.00
375	670-4000	FIRE HYDRANT	4	EA	$3,811.14	$6,200.00	$7,045.45	$3,300.00
380	670-5010	WATER SERVICE LINE, 1 IN	710	LF	$16.24	$16.00	$18.18	$28.00
385	670-9245	STEEL CASING - 12 IN	105	LF	$59.26	$260.00	$295.45	$120.00
390	670-9260	STEEL CASING - 18 IN	260	LF	$88.73	$320.00	$363.64	$160.00
395	670-9710	RELOCATE EXIST FIRE HYDRANT	1	EA	$1,747.09	$2,200.00	$2,500.00	$1,600.00
400	670-9730	RELOCATE EXIST WATER METER, INCL BOX	1	EA	$1,398.37	$22,000.00	$2,500.00	$1,200.00
405	682-6237	2 IN PVC 90	710	LF	$1.25	$1.00	$1.14	$2.00
SANITARY SEWER ITEMS								
410	660-1220	SEWER FORCE MAIN, 6 IN	590	LF	$46.08	$49.00	$55.68	$70.00
415	660-0008	SAN SEWER PIPE, 8 IN PVC	310	LF	$28.13	$160.00	$181.82	$80.00
420	668-3300	SAN SEWER MANHOLE, TP 1	5	EA	$3,002.35	$7,800.00	$7,159.09	$3,400.00

Line No.	Item Number	Item Description	Quantity	Unit	Georgia Development Partners	C.W. Matthews	A1 Contracting	CMES
425	999-9999	SEWER FORCE MAIN ELBOW	7	EA	$456.71	$800.00	$511.36	$1,200.00
430	670-9245	STEEL CASING, 12 IN	70	LF	$60.83	$260.00	$90.91	$130.00
435	670-2435	AIR RELEASE VALVE	1	EA	$5,015.09	$9,500.00	$10,113.64	$9,500.00
EROSION CONTROL ITEMS								
440	163-0232	TEMPORARY GRASSING	5	AC	$524.25	$350.00	$550.00	$1,100.00
445	163-0300	CONSTRUCTION EXIT	5	EA	$2,912.50	$2,924.12	$2,150.00	$1,300.00
450	163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	45	EA	$151.45	$165.00	$125.00	$170.00
455	165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	1980	LF	$0.99	$0.50	$0.75	$0.30
460	165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	920	LF	$2.16	$0.50	$1.00	$0.50
465	165-0101	MAINTENANCE OF CONSTRUCTION EXIT	1	EA	$582.50	$1,751.90	$850.00	$250.00
470	165-0105	MAINTENANCE OF INLET SEDIMENT TRAP	45	EA	$75.73	$75.00	$45.00	$40.00
475	167-1000	WATER QUALITY MONITORING AND SAMPLING	4	EA	$174.75	$250.00	$550.00	$270.00
480	167-1500	WATER QUALITY INSPECTIONS	12	MO	$436.88	$500.00	$510.00	$150.00
485	171-0010	TEMPORARY SILT FENCE, TYPE A	3960	LF	$2.33	$2.00	$2.00	$2.50
490	171-0030	TEMPORARY SILT FENCE, TYPE C	1835	LF	$3.67	$3.95	$3.00	$3.50
493	706-1003	TURF ESTABLISHMENT	5	AC	$1,922.25	$1,550.00	$750.00	$5,100.00
495	700-7000	AGRICULTURAL LIME	25	TN	$174.75	$125.00	$350.00	$125.00
500	700-8000	FERTILIZER MIXED GRADE	25	TN	$1,042.68	$225.00	$625.00	$410.00
505	700-8100	FERTILIZER NITROGEN CONTENT	500	LB	$3.09	$5.00	$7.00	$1.00
510	700-9300	SOD	4200	SY	$8.74	$6.75	$6.00	$4.50
515	716-2000	EROSION CONTORL MATS, SLOPES	286	SY	$1.46	$2.00	$1.25	$1.75
520	000-0000	CONSTRUCTION CONTINGENCY	1	LS	$50,000.00	$50,000.00	$50,000.00	$50,000.00
			TOTAL BIDS		**$3,224,316.03**	**$3,296,506.20**	**$3,296,510.01**	**$3,304,508.00**

NOTICE OF AWARD
May ??, 2019

Awarded To: **Georgia Development Partners**
300 Galleria Parkway, Suite 310
Atlanta, GA 30339

Project Description: City of Holly Springs – Hickory Road @ Palm Street Intersection Improvement Project

Project Number: Project Number RFB-2019-01

1. The OWNER has considered the PROPOSAL you submitted for the WORK described above in response to its solicitation. You are hereby notified that your PROPOSAL has been accepted for items in the amount of $3,224,316.03.
2. Contract documents will be forwarded to you and you will be required to execute the Agreement and furnish the required certificates of insurance within ten (10) calendar days from the date they are received. A Notice to Proceed will be issued within ten (10) calendar days of the receipt of the aforementioned items.
3. Please return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

City of Holly Springs, Georgia
OWNER

By:
Karen Norred
City Clerk

ACCEPTANCE OF NOTICE
Receipt of the above NOTICE OF AWARD is hereby acknowledged by

This is the _____ day of _____, 2019.

By _____

Title _____

BM&K CONSTRUCTION & ENGINEERING

www.bmandk.com

April 26, 2019

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

Subject: Award Recommendation – 2019 LMIG Resurfacing Project

Dear Mr. Logan:

Technical evaluation of the bids submitted for the 2019 LMIG Resurfacing project has been completed. A thorough review has confirmed that each proposal met all of the prescribed requirements. The table below summarizes the bidders and their prospective bids.

RANK	BIDDER	AMOUNT
1	Northwest GA Paving Inc.	$ 1,474,239.00
2	C.W. Matthews Contracting	$1,600,330.32
3	Bartow Paving Company	$1,617,315.67

Complete bid packages for all bidders are included as Enclosures 1-3. They are being returned for safekeeping until the contract has been awarded. Bid Bonds will need to be returned to the remaining bidders at your earliest opportunity.

Northwest GA Paving Inc. submitted the qualifying low bid of $1,474,239.00. Their bid is within 10% of the engineer's estimate and approximately 9% lower than the next qualifying bid (CW Matthews Contracting Company). Therefore, I recommend award of the 2019 LMIG Resurfacing contract to Northwest GA Paving Inc. I have included the bid tabulation for your review as Enclosure 3.

Furthermore, a Notice of Award has been included to Northwest GA Paving Inc. as Enclosure 4. It should be placed on City letterhead and, upon award, mailed to Northwest GA Paving Inc. at PO Box 578, Calhoun, GA 30703. The final contract documents will be prepared for signatures and forwarded for execution while we await Payment Bonds, Performance Bonds, and Certificates of Insurance from the

103 Mountain Brook Drive Suite 112, Holly Springs GA, 30115
phone: 678-522-5601

contractor. When these items are received and the contracts have been executed, a Notice to Proceed will be issued.

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

Sincerely,

Jacob Hughes, P.E.
Project Manager

Cc: Project File

ENCL:
(1) Bid Package, C.W. Matthews Contracting Company
(2) Bid Package, Bartow Paving
(3) Bid Tabulation
(4) Notice of Award

Bid Schedule FY 2019 LMIG & Asphalt Resurfacing Project

Line No.	Item Number	Description	Unit	Quantity	Unit Price			
					NW GA Paving	CW Matthews	Bartow Paving	Engineer's Estimate
5	150-1000	TRAFFIC CONTROL -2019-01	LS	1	$118,500.00	$179,875.97	$58,456.11	$75,000.00
10	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H-LIME (330LB/SY)	TN	712	$120.00	$116.45	$137.79	$107.55
15	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H-LIME (440LB/SY)	TN	2996	$110.00	$121.03	$137.70	$107.55
20	402-3121	RECYCLED APSH CONC 25 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & HLIME	TN	1038	$85.00	$78.86	$95.23	$90.00
25	402-3190	RECYCLED ASPH CONC 19 MM SUPERPAVE, INCL BITUM MATL & H-LIME	TN	738	$95.00	$80.20	$97.97	$85.00
30	402-1812	ASPHALTIC CONC LEVELING, INCL BITUM MATL & H-LIME	TN	1494	$99.00	$108.08	$108.53	$120.00
35	402-3102	RECYCLE ASPH CONC 9.5 MM SUPERPAVE, TP 2, BLEND 1, INCL BITUM MATL & H-LIME	TN	1740	$95.00	$104.14	$105.64	$79.39
40	402-3130	RECYCLE ASPH CONC 12.5 MM SUPERPAVE, TP 2, BLEND 1, INCL BITUM MATL & H-LIME	TN	3633	$94.00	$98.25	$104.13	$79.39
45	413-1000	BITUM TACK COAT	GL	2500	$0.01	$2.33	$14.30	$3.00
50	432-5010	MILL ASPH CONC PVMT, VARIABLE DEPTH	SY	4284	$6.75	$5.84	$4.86	$2.23
55	432-0216	MILL ASPH CONC PVMT, 4"	SY	6238	$6.00	$7.77	$4.63	$5.00
60	653-0230	THERMOPLASTIC PVMT MARKING, WORD, TP 3A	EA	2	$30.00	$200.00	$246.00	$231.64
65	653-0120	THERMOPLASTIC MARKING, ARROW, TP 2	EA	15	$65.00	$65.00	$79.95	$85.83
70	653-1502	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, YELLOW	LF	42000	$0.45	$0.45	$0.55	$0.66
75	653-1501	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, WHITE	LF	33500	$0.45	$0.45	$0.55	$0.68
80	653-1704	THERMOPLASTIC MINI SKIP TRAFFIC STRIPE, 5 IN, WHITE	GLF	770	$0.30	$0.30	$0.37	$7.12
85	653-1804	THERMOPLASTIC SOLID TRAFFIC STRIPE, 8 IN, WHITE	LF	2200	$3.00	$3.00	$3.69	$2.26
90	653-3501	THERMOPLASTIC SKIP TRAFFIC STRIPE, 5 IN, WHITE	GLF	2	$200.00	$0.30	$0.37	$0.51
95	653-6004	THERMOPLASTIC TRAF STRIPING, WHITE	SY	122	$5.00	$5.00	$6.15	$3.50

Line No.	Item Number	Description	Unit	Quantity	Unit Price			
					NW GA Paving	CW Matthews	Bartow Paving	Engineer's Estimate
100	653-6006	THERMOPLASTIC TRAF STRIPING, YELLOW	SY	1722	$5.00	$5.00	$6.15	$4.00
105	654-1001	RAISED PVMT MARKERS TP 1	EA	220	$5.00	$5.00	$6.15	$4.00
110	654-1010	RAISED PVMT MARKERS, TP 10	EA	8	$45.00	$45.00	$55.35	$50.00
115	647-6200	LOOP DETECTOR, 6 FT X 6 FT, BIPOLE	EA	2	$2,200.00	$600.00	$738.00	$700.00
120	647-6300	LOOP DERECTOR, 6 FT X 40 FT, QUADRUPOLE	EA	1	$4,000.00	$900.00	$1,107.00	$1,000.00
				TOTAL	$1,474,239.00	$1,600,330.32	$1,617,315.57	$1,357,326.06

NOTICE OF AWARD
April 26, 2019

Awarded To: **Northwest GA Paving Inc.**
PO Box 578
Calhoun, GA 30703

Project Description: City of Holly Springs 2019 LMIG & Ashpalt Resurfacing Project

Project Number: **RFB -2019-02**

1. The OWNER has considered the PROPOSAL you submitted for the WORK described above in response to its solicitation. You are hereby notified that your PROPOSAL has been accepted for items in the amount of $1,474,239.00.
2. Contract documents will be forwarded to you and you will be required to execute the Agreement and furnish the required certificates of insurance within ten (10) calendar days from the date they are received. A Notice to Proceed will be issued within ten (10) calendar days of the receipt of the aforementioned items.
3. Please return an acknowledged copy of this NOTICE OF AWARD to the OWNER.

City of Holly Springs, Georgia
OWNER

By:

Karen Norred

ACCEPTANCE OF NOTICE
Receipt of the above NOTICE OF AWARD is hereby acknowledged by

This is the _____ day of _____, 2019.

By _____

Title _____

Baldwin Paving Company, Inc.
1014 Kenmill Drive, NW Marietta, GA 30060
Main Phone Line: (770) 425-9191
Fax: (770) 425-0790

To:	City of Holly Springs	**Contact:**	
Address:	P.O. Box 990 Holly Springs, GA 30142	**Phone:** **Fax:**	
Project Name:	Holly Springs Phase I-Change Order-Signal Modification	**Bid Number:**	
Project Location:		**Bid Date:**	4/29/2019

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	647-1000B	TRAFFIC SIGNAL INSTALLATION NO -	1.000	LS	$10,193.55	$10,193.55
	687-1000	TRAFFIC SIGNAL TIMING -	1.000	LS	$2,548.39	$2,548.39

Total Bid Price: $12,741.94

Notes:

- Traffic Signal Modifications Include-Phase 4A Signal, Main Line LT Loops, Pullboxes

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Baldwin Paving, Inc.

Authorized Signature: _____

Estimator: Mark Spence
404-429-7649 mspence@baldwin-paving.com

4/29/2019 1:16:17 PM

BALDWIN
Asphalt • Infrastructure • Bridges
1014 Kenmill Drive, N.W.
Marietta, GA 30060
Phone (770) 425-9191
Fax (770) 425-0790

April 29, 2019

Mr. Jacob Hughes, P.E.
BM&K/City of Holly Springs
103 Mountain Brook Drive, Suite 112
Holly Springs, Georgia 30115

RE: RFP # 2017-03 Holly Springs Parkway Phase 1
Time Extension & Extra Work

Dear Mr. Hughes:

A time extension was previously granted on the above referenced project to reflect a revised completion date of April 30, 2019. Since that extension was granted we saw a continuance of the extraordinarily wet weather that has only recently relented leading to our inability to complete the work as planned. We are currently on schedule to complete the work and open all lanes to final alignment by May 24, 2019 and hereby request a time extension be given to allow for that.

We will continue to allocate all appropriate and adequate resources to the critical path items of work in order to complete the work as soon as possible. Should you have any further questions or concerns in this regard please contact and so inquire of me. Thank you for your consideration of this proposal.

Respectfully

Jay Mayo
Vice President

Special Event Permit Application

City of Holly Springs
PO Box 990
Holly Springs, GA 30142
770-345-5536

FOR OFFICE USE ONLY
Permit Issue Date: _____
Permit Number: _____

Sponsoring Organization Information

Name of Group/Organization: Harmony on the Lakes
Phone #: 770-720-9452 Website: harmonyresidents.com
Address: 297 Harmony Lake Dr.
City, State & Zip: Canton, GA 30115

Organization Contact Information

The organization contact person must be the person in charge of event management and is responsible for the event. The organization contact person must be a representative of the organization who has been authorized to plan the event. The applicant must be available to work closely with the City.

Event Contact Person: Jan Samuel
Cell #: 678-662-6221 Email: HOTLactivities@gmail.com
Address: 297 Harmony Lake Dr
City, State & Zip: Canton, GA 30115

Event Information

Event Name: 4th of July Fireworks
Event Date(s): 4th of July - 2019
Event Start & Finish Time: 6:00pm - 10pm
Time Set-up Begins: 4pm Time Clean-up Should Be Complete: 11pm
Estimated Number of Attendees: 500
Estimated Number of Event Workers/Volunteers: 30

Type of Event

- ☐ Athletic Event
- ☐ Block/Street Party
- ☐ Cycling Event
- ☐ Exhibition
- ☒ Festival
- ☐ March/Demonstration
- ☐ Merchant Fair/Craft Show
- ☐ Parade*
- ☐ Rally/Assembly
- ☐ Road Race*
- ☐ Wedding
- ☐ Other _____

**Additional event information is required. Please see additional permit applications.*

Purpose of Event: ☐ Charity ☐ Fundraiser ☒ Entertainment ☐ Education ☐ Other: _____
Check all that apply.

Location of event: spectators will be at ~~open~~ Observation Park

This event use or require the following: ☐ Use of public property ☒ Food/alcohol vendors*
Check all that apply.

☒ Closing of public streets* ☐ Rerouting of vehicle or pedestrian traffic

Will there be musical entertainment? ☒ Yes ☐ No

Noise Ordinance: Holly Springs Code 33-71 through 79.

If yes, please state: # of bands: 1 Type of music: rock-n-roll

Will there be sound amplified entertainment? ☒ Yes ☐ No

Will sound checks be conducted prior to the event? ☒ Yes ☐ No

Please describe sound equipment that will be used:

The Band's name is "Wet Jeans"
contact Caleb Little (404) 309-9647

Will there be inflatables, hot air balloons, or similar devices? Yes ☐ No ☒

If yes, please describe: _____

Will there be fireworks, rockets, or other pyrotechnics? ☒ Yes ☐ No

If yes, please describe: large fireworks display to be put on by East Coast Pyrotechnics.

Permit must be obtained from Cherokee County Probate Court and submitted to the City no less than 30 days before event. If event is held on private property, a letter of permission from the owner is required.

Will there be signs, banners, decorations, special lighting? ☐ Yes ☒ No

If yes, please describe: _____

Will there be any items sold? ☒ Yes ☐ No

If yes, please describe: food & beer

How close are the nearest residences? 388ft to residence

Will there be contracted concessionaires/mobile food units? ☒ Yes ☐ No

If yes, additional event information is required. Please see Food & Alcohol Attachment.

Will there be alcohol? ☒ Yes ☐ No

If yes, additional event information is required. Please see Food & Alcohol Attachment.

If your event takes place on public property, please attach a copy of certificate of coverage and complete the information below.

Liability Insurer: _____

Policy Number: _____ Liability Limit $ _____

City of Holly Springs should be listed as an additional insured with address listed as it appears at the top of this application.

Please provide any other information about your event that you believe would be helpful for planning purposes. _____

Group/Organization is responsible for post cleanup.
This is not transferable to any other individual or group.

REQUIRED: Site Map - Please provide an overhead map detailing the placement of all aspects of your event. Maps should include, but are not limited to:

- perimeter of event
- parking
- tents
- restrooms
- food/alcohol serving areas
- stages
- parking plan
- routes
- water stations
- volunteers
- entrances
- exits
- inflatables

Hand-drawn maps are acceptable. (If you are using the 5K route determined by the City, staff can provide a map for you to work with.)

All lane/street closures, and any event involving alcohol, require police personnel on an extra-duty basis. Traffic control and parking plans, which should include where police officers will be stationed, must be submitted and approved by the Police Chief. Group/Organization will be responsible to cover the cost of police personnel; this cost will be calculated on their special event rate.

PUBLIC NOTICE REQUIREMENTS: Group/Organization must advertise in the Cherokee Tribune if event requires lane/street closures. Group/Organization must also provide a written notice to all affected businesses and residents no less than one week prior to the event and a copy of the notice along with a list of those who received letters must be submitted with this form. All cost will be the responsibility of the Group/Organization. Any event permit application that includes a request to close any public street in the City must be approved by the City Council.

The City of Holly Springs may request additional information not referenced in this application.

Waiver and Release: I/We agree to hold harmless and defend the City of Holly Springs against any claim for damages, compensation or otherwise on the part of me, my child or any other party, growing out of or resulting from injury to me or my child, or any other party which might occur as a result of the lease of property or facilities from the City of Holly Springs, and to reimburse or make good any loss, damage or costs that the City of Holly Springs may have to pay litigation arises from injury to me, my child or any other party, and I/we hereby waive any and all rights of exemption, both as to real or personal property, to which I/we may be entitled under the laws of this or any other state as against such claims for reimbursement or indemnity by the City of Holly Springs.

Signature of Event Contact Person

4/1/2019
Date

FOR OFFICE USE ONLY

Received By: _____ Date: _____ Paid $50 Permit Fee? ☐ Yes ☐ No

Check #: _____

☐ Approved ☐ Denied

City Clerk: _____ Date_____

Comments:_____

_____

☐ Approved ☐ Denied

Police Chief: _____ Date_____

Comments:_____

_____

☐ Approved ☐ Denied

City Manager: _____ Date_____

Comments:_____

_____

Proposal for 4th of July Fireworks display at Harmony on the Lakes

The fireworks display will be contracted to East Coast Pyrotechnics. This company will handle all the permits with the Fire Marshall and other special permits required in relation to the fireworks display. The Clubhouse area, pools and parking lot will be shut down at 6pm to make sure there is no one parked in the clubhouse area. This is a restriction that the pyrotechnic company made as part of our contract. We will have a fire truck parked in the round about at the entrance of the clubhouse and the street is to be closed off beginning at Edgewater Trail and ending at Marabella Lane. The closure of the street will happen closer to the time of the actual shooting off the fireworks display.

East Coast will shoot the fireworks from the back of the clubhouse over the tree area. The residents will be located at Observation park. The festival like environment will be held at Observation Park. The band "Wet Jeans" will play music at the gazebo from 6pm- approximately 9:30pm. I am looking to have 4 police officers to help with crowd control as well as the closing of Harmony Lake Drive.

Possible Vendors at the Festival Area

Johnny's Pizza

Reformation Beer

Auntie Anne's pretzels

Kona Ice

Dr. Ollie Evans (popcorn)

And I am looking for one other food item vendor. (Patty Wagon?)

Glow sticks will be handed out for free

Face Painting

NO bounce house

I are working on a shuttle service going throughout the neighborhood and having "bus stops " for people to get to the fireworks display. We are going to have no parking signs up and down Harmony Lake Dr.

The restrooms will be port-a potty's at Observation Park approximately 6.

If there are other questions, please let me know.

Thanks

Jan Samuel

Activity Director

Harmony on the Lakes

4652 Catawba River rd.
Catawba. SC. 29704
eastcoastpyro.com

EAST COAST
PYROTECHNICS, INC.

Proposing Entity:	East Coast Pyrotechnics, Inc.
Name of Project:	*Harmony on the Lakes* ***SALUTE TO AMMERICA***
Event Date:	JULY 4, 2019
Contact Person:	Rick Lambright, Event Producer
Contact Address:	East Coast Pyrotechnics, Inc. 4652 Catawba River Road Catawba, SC 29704
Contact Telephone:	(770) 560 - 6887
Contact Facsimile:	(803) 789 - 6440
Contact e-mail Address:	rick@eastcoastpyro.com

FIREWORKS SERVICES

East Coast Pyrotechnics produces hundreds of July 4th shows each year. From small scale traditional displays to Multi-media, computer designed and executed pyromusical presentations, East Coast Pyrotechnics is working to preserve the traditional craft and lead the digital future of fireworks entertainment.

traditional fireworks displays:

The traditional style fireworks display is the foundation of our business.

East Coast Pyrotechnics stocks a tremendous variety of fireworks products for use in our custom designed traditional displays. Multi-effect barrage devices, exhibition low level effect fronts of comets and mines, large precision candle scenes, traditional aerial shell styles, state of the art graphic pattern shells and exotic imports from Europe give our shows an exciting International flare. Each traditional display is a unique production designed by your East Coast project manager.

computer designed fireworks entertainment:

Fireworks choreographed to music is the next level of pyrotechnic entertainment.

These multi- media productions combine two tremendously powerful mediums. East Coast Pyrotechnics has the technology, Creative Personnel and expert pyrotechnicians to design and deliver world class pyro-musical entertainment. Our production staff can produce a digital soundtrack to your specifications. Patriotic, Sports related, Rock, Country, Classical, Beach Music, Big Band, Little Band, any band, If you can describe it we can produce it. East Coast pyro-musical productions are designed and computer fired using the industries most advanced software and digital show hardware.

close proximity pyrotechnics:

An impactful way to add awesome precision pyrotechnic effects to a smaller venue.

Designated as 1.4g pyrotechnics, Close Proximity pyrotechnics can be used in situations where large caliber 1.3g pyrotechnics are not an option due to separation distances from an audience. In venues were the show location is less than 75' from spectators, Close Proximity effects are the best option. These effects are often used at events produced by East Coast such as NACSAR pre-race ceremonies, college and NFL pre-game player intros and scoring shots, Minor and Major League Baseball Home Run shots, and myriad special events that benefit from the unparalled impact of close proximity pyrotechnics. These products can be fired from stages, rooftops, floating platforms, bridges, light towers, you name it. Our project managers can evaluate any venue to determine if Close Proximity Pyro is an option for your next event.

indoor pyrotechnics:

Everything you need for the "Wow" factor under one roof.

The Georgia Dome in Atlanta, Bobcats Arena in Charlotte, The Bi-Lo Center in South Carolina and many other buildings capable of hosting large scale events often incorporate indoor pyrotechnics to impact sporting events, corporate event, concerts and stage performance of all kinds. Indoor pyrotechnics are a specialty product designed specifically for indoor events.

EAST COAST
PYROTECHNICS, INC.

East Coast Pyrotechnics, Inc.

(800) 238-5114 (phone) | (803) 789-6440 (fax)

eastcoastpyro.com

© 2014 East Coast Pyrotechnics, Inc.

Proposal Specifications

Show Type:	100 % Electrical Production
Prepared For:	Jan Samuel
Program Length:	16-18 Minutes
Type of Pyrotechnic Effect:	Low Level through 4" Aerial Shells

This Proposal Includes:

Five Million Dollars Public Liability Insurance
Licensed Professional Pyrotechnicians
Workers Compensation Insurance
All Fireworks Material Necessary to the Production
All Firing Equipment Necessary to the Production
All State of Georgia & Cherokee County Fireworks Permits

Proposal Cost: $15,000.00

Program

East Coast Pyrotechnics is proud to present this custom program for your special event. As a direct importer East Coast Pyrotechnics assembles a world class inventory of the best professional grade pyrotechnic product from the best manufactures in the industry. Our creative and technical presentation capabilities create a surefire formula for a spectacular One-of-a-kind production designed to exceed your expectations.

Opening Segment

Shot Quantities	Multi-Shot Devices and Aerial Shells
280	1.5 " 3 Time Whistle and Titanium Salute Shells
36	2.5" Multi Color Chrysanthemums & Titanium Shells
20	3" Titanium Salute Shells w/ Rising Silver Tails
9	4" Gold Crackling Palm Tree Shells

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Main Body – 3"

Shot Quantities	Aerial Shells
22	3" Anping Shells
23	3" Dancing Fireworks Group
22	3" Flower Basket Brand
23	3" Glorious Entertainment Production
22	3" Icon Pyrotechnics International
23	3" Lidu Fireworks Corporation Ltd.
22	3" Sunny International
23	3" Vulcan Premier Fireworks

Product Description

Titanium Salute with Tail; Titanium; Red Peony; Green Peony; Blue & White Peony; Lemon, Ruby, Sea Blue, Green; Ruby Blue White Flash; Brocade; Red Strobe; Multi Color Strobe; Lemon & Magenta Umbrella; Lemon Palm; Purple Palm; Saturn Color Display; Ring with Brocade Bow Tie; Yellow Peony; White Strobe and Blue Peony; Rain Storm with Salute

*Due to space limitations this list contains a sampling of effects to be incorporated into this production. During the show design phase products from our full inventory will be utilized.

Main Body – 4"

Shot Quantities	Aerial Shells
16	4" Anping Shells
17	4" Dancing Fireworks Group
16	4" Flower Basket Brand
17	4" Glorious Entertainment Production
16	4" Icon Pyrotechnics International
17	4" Lidu Fireworks Corporation Ltd.
16	4" Sunny International
17	4" Vulcan Premier Fireworks

Product Description

Red to Blue Crackling Tail Peony; Purple Crackling Tail Peony; Orange with Green Palm; Charcoal Crossette; White Dahlia; Ring Purple & Lemon (alternating stars); Time Rain Coconut Tree; Purple Rays & Green Strobe; Silver Crown & Blue Stars; Lemon & Blue Glittering; Gold Flash to Red; Assorted Glorious with Tail; Assorted Glorious; Kamuro; White Strobe Waterfall; Blue to Brocade; Red to Brocade; Multicolor Pastel Umbrella; Twilight Glitter Umbrella; Gold Glitter Umbrella with Red Tips; Red Strobe Waterfall; Lemon Strobe Waterfall; White Strobe Waterfall; Red Crossette

*Due to space limitations this list contains a sampling of effects to be incorporated into this production. During the show design phase products from our full inventory will be utilized.

Multi-Shot Barrage Segments

Shot Quantities	Multi-Shot Items
	Shot Fan Silver Comet & Titanium Salute Cake
36	2 ½" Dragon Egg with Crackling Tail
36	2 ½" Multi Color Palm with Multi Color Tail
	1" Quick Crackling Crossettes
	1 ¼" Titanium Salutes and Color
	" Fan Silver Swirl up to Green Strobe
	1" Blue Tail to Blue and Gold Glittering
36	2 ½" Gold Glitter with Assorted Pistil
	2" Peony for Spring with Silver Tail
	2" Brocade Wave with Gold Tail
	2" Fan Super Peony with Color Tail
	1" Fan Crackling Flower Gold Straws
	1 ½" Z Silver Whirling Dragon
	¾" Red and Green Light Crackling Flower Tail
	1 ½" Z Silver Tail Candle
	Big Golden Coconut with Blue
	Fan Shape Color Whistling Dragon
	Colorful (red, green, blue, yellow, purple)
	2 ½" Col & Titanium Salute with Tail

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Multi-Shot Barrage Segments Continued

Shot Quantities	Multi-Shot Items
	2 ½" Col & Titanium Salute with no Tail
72	2 ½" Assorted Color
36	2 ½" Tourbillion with Assorted Color Pistils
	Crackling and Color Wipe
	5 Angle – Blue Stars & Brocade Comets
	Z Shape – Silver Serpent to Var Peony
	Z Shape – Blue Tail to Blue + Var Falling Leaves
	Fan Shaped Crackling Flower Mine to Dragon Eggs
	W Shape Red, White & Blue
	Fan – Gold Strobe with Pistil
	Z Fan Cake Green Tail Silver Whirlwind to Red Strobe
	Silver Spiral Flower with Silver Tail
	Purple Palm Tree with White Tail
	W Shape Blue and Gold Horsetail
	Instant Fire Fan Shape - Crackling Mine with Variegated Tails to Titanium Salute
	X Shape Silver Strobe Mine with Blue Tails to Blue & Red Strobe Peony
	Blue Fast Peacock

Grand Finale

Shot Quantities	Product Description
0	2 ½" American Thunder Salute Shells
280	2" Silver Comets with Screamer Shells
30	3" Shimmering Colored Peony Shells
20	3" Sparkling Variegated Dahlia Shells
20	3" Multi-Colored Chrysanthemum Shells
20	3" Radiant Assorted Palm Tree Shells
20	3" Assorted Color Star Shells
20	3" Golden Waterfall Shells
20	3" Brocade Crown Shells
10	3" Salutes
20	3" Salutes with Silver Splatter
20	3" Salutes with Silver Splatter and Rising Comets
0	4" Silver Crossette Shells
0	4" Palm Tree Shells
0	4" Assorted Peony Shells
9	4" Gold Kamuro Shells

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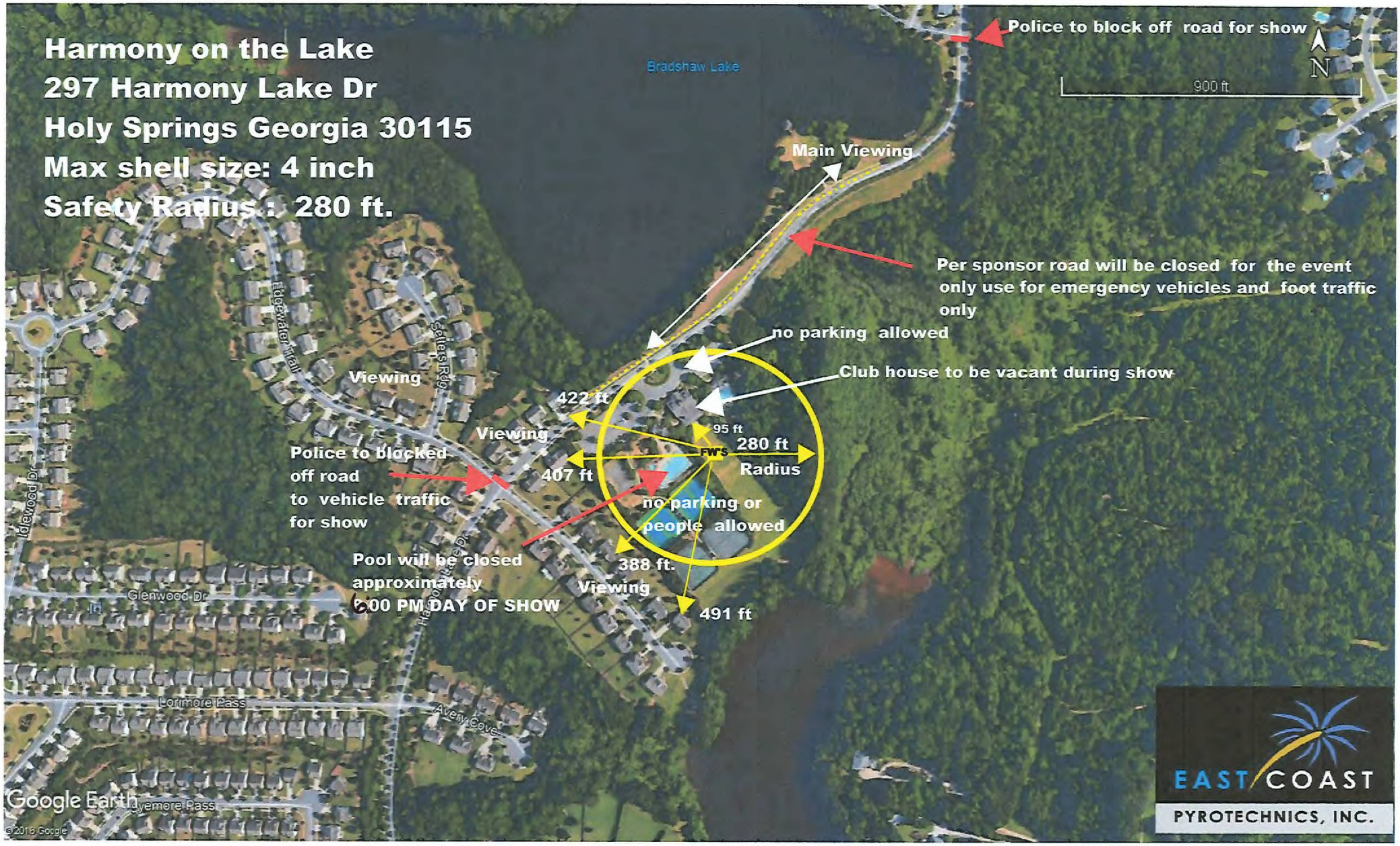

Harmony on the Lake
297 Harmony Lake Dr
Holy Springs Georgia 30115
Max shell size: 4 inch
Safety Radius : 280 ft.
Bradshaw Lake
Police to block off road for show
N
900 ft
Main Viewing
Per sponsor road will be closed for the event only use for emergency vehicles and foot traffic only
no parking allowed
Club house to be vacant during show
Viewing
422 ft
95 ft
280 ft
Radius
FW's
Viewing
Police to blocked off road to vehicle traffic for show
407 ft
no parking or people allowed
Pool will be closed approximately
:00 PM DAY OF SHOW
388 ft.
Viewing
491 ft
Edgewater Trail
Selles Rdg
Idlewood Dr
Glenwood Dr
Harvest Rae Dr
Lorimore Pass
Avery Cove
Google Earth
©2018 Google
EAST COAST
PYROTECHNICS, INC.

EAST COAST PYROTECHNICS, INC.
AGREEMENT

This contract entered in this **28th** day of **January A.D. 2019** by and between EAST COAST PYROTECHNICS, INC. of Catawba, S.C. and **Harmony on the Lakes** (customer) of City **Holly Springs** State **GA**

WITNESSETH: EAST COAST PYROTECHNICS, INC. for and in consideration of the terms hereinafter mentioned, agrees to furnish to the CUSTOMER **one (1)** Fireworks Display(s) as per agreement made and accepted and made a part hereof, including the services of our Operator to take charge of and fire display under the supervision and direction of the Customer, said display to be given on the evening of **July 4,2019** Customer Initial TS weather permitting, it being understood that should inclement weather prevent the giving of this display on the date mentioned herein the parties shall agree to a mutually convenient alternate date, within six (6) months of the original display date. Customer shall remit to the first party an additional 15% of the total contract price or additional expenses in presenting the display on an alternate date. The determination to cancel the show because of inclement or unsafe weather conditions shall rest within the sole discretion of EAST COAST PYROTECHNICS, INC. In the event the customer does not choose to reschedule another date or cannot agree to a mutually convenient date, EAST COAST PYROTECHNICS, INC. shall be entitled to 40% of the contract price for costs, damages and expenses. If the fireworks exhibition is cancelled by CUSTOMER prior to the display, CUSTOMER shall be responsible for and shall pay EAST COAST PYROTECHNICS, INC. on demand, all EAST COAST PYROTECHNICS, INC.'s out of pocket expenses incurred in preparation for the show including but not limited to, material purchases, preparation and design costs, deposits, licenses, and employee charges.

EAST COAST PYROTECHNICS, INC. agrees to furnish all necessary fireworks display materials and personnel for fireworks display in accordance with the program approved by the parties. Quantities and varieties of products in the program are approximate. After final design, exact specifications will be supplied upon request. EAST COAST PYROTECHNICS, INC. enters this agreement contingent upon its ability to secure delivery of product for the display.

It is further agreed and understood that the CUSTOMER is to pay EAST COAST PYROTECHNICS, INC. the sum of **$15,000.00 (50% deposit due with contract)**. A service fee of 1 ½% per month shall be added if account is not paid in full within 30 days of the show date.

EAST COAST PYROTECHNICS, INC. will obtain Commercial Liability and Property Damage and Workers Compensation insurance.

Customer will provide the following items:

(a) Sufficient area for the display, including a minimum spectator set back of **280** feet at all points from the discharge area. **Per N.F.P.A 1123 code**
(b) Protection of the display area by roping-off or similar facility.
(c) Adequate police protection to prevent spectators from entering display area.
(d) Search of the fallout area at first light following a nighttime display.

It is further agreed and mutually understood that nothing in this contract shall be constructed or interpreted to mean a partnership, both parties being hereto responsible for their separate and individual debts and obligations, and neither party shall be responsible for any agreements not stipulated in this contract. Customer agrees to pay any and all collection costs, including reasonable attorney's fees and court costs incurred by EAST COAST PYROTECHNICS, INC. in the collection or attempted collections of any amount due under this agreement and invoice. Signor of this contract personally guarantees full payment of this agreement.

The parties hereto do mutually and severally guarantee terms, conditions, and payments of this contract, these articles to be binding upon the parties, themselves, their heirs, executors, administrators, successors and assigns.

EAST COAST PYROTECHNICS, INC.
By _____

Date Signed: **January 28,2019**

Rick Lambright
PO Box 209
Catawba, SC 29704
(M) 770-560-6887
P803-789-5733
F803-789-6440
rick@eastcoastpyro.com

CUSTOMER
By _____
It is duly authorized agent, who represents he/she has full authority to bind the Customer
Date Signed: 1/30/19
(Please Type or Print)
Name: Harmony on the Lakes
Address: 297 Harmony Lake Dr.
Canton, GA 30114
Phone: 770-720-9452
Email: Hoaactivities@gmail.com
Billing Email: HOA Manager@gmail.com

Temporary Mobile Food Vendor Permit Application

City of Holly Springs
PO Box 990
Holly Springs, GA 30142
770-345-5536

FOR OFFICE USE ONLY
Permit Issue Date:
Permit Number:

Name of Mobile Food Vendor: Kona Ice of Cherokee
Make & Model of vending unit: 2013 Chevy Express
License Plate Number: PNF 4536

Owner Information
Name: Rich and Terri Miramonti
Address: 1176 Arborhill Dr.
City, State & Zip: Woodstock GA 30189
Phone #: 770 272 2380 Email: miramonti@kona-ice.com

Operator Information
Name: Same
Address:
City, State & Zip:
Phone #: Email:

Please describe your mobile food vending unit:
Example: Street vending/food truck; sidewalk cart, etc.
Food truck

Event Information
Event Name: Harmony on the Lakes 4th of July Celebration
Event Location: Harmony on the Lakes Rec area Duration of Event: 3½-4 hrs

The undersigned does affirm that information given is true to the best of his/her belief and knowledge. By signing this document, I agree to indemnify and save the City of Holly Springs, its elected officials and its staff harmless of all damages, demands, or expenses of every character.

Terri Miramonti 3-18-19
Signature *Date*

FOR OFFICE USE ONLY

☐ Complete Application ☐ Permit from CCEH (Or copy of Temp. Food Facility Permit)
☐ Signatures of Property Owners ☐ Proof of Insurance ☐ Permit Fee - $50

☐ Approved ☐ Denied Comments:

Community Development Department

2019
Cherokee County Occupation Tax Certificate

This certifies that the business or individual listed below is hereby authorized to conduct business within the Unincorporated Areas of Cherokee County.

LC20130000341

Ascend Service, Inc.

1176 Arborhill Dr, Woodstock, GA 30189

This certificate is to be displayed conspicuously at the location of business, and is not transferable or assignable.

OTC20190002171
Issuance Number

February 21, 2019
Date Issued

722330
NAICS Code

Home Occupation
TYPE

Occupation tax is payable annually starting January 1
Date Due

Katie L. Parker
License Officer

Georgia Department of Public Health

GEORGIA DEPARTMENT OF PUBLIC HEALTH
Food Service Establishment Inspection Report

Establishment Name: Kona Ice Mobile 1

Address: 295 Gateway Industrial DR STE 202

City: Canton **Time In:** 11 : 00 AM **Time Out:** 11 : 10 AM

Inspection Date: 02/21/2019 **CFSM:** NA

Purpose of Inspection: Routine ● Followup ○ Initial ○ Issued Provisional Permit ○ Temporary ○

Risk Type: 1 ● 2 ○ 3 ○ **Permit#:** 028-1607

Risk Factors are food preparation practices and employee behaviors most commonly reported to the Centers for Disease Control and Prevention as contributing factors in foodborne illness outbreaks. Public Health Interventions are control measures to prevent illness or injury. Good Retail Practices are preventive measures to control the introduction of pathogens, chemicals, and physical objects into foods.

	Last Score	Grade	Date
	100	A	03/20/18
	100	A	01/13/17

CURRENT SCORE	CURRENT GRADE
100	A

SCORING AND GRADING: A=90-100 B=80-89 C=70-79 U≤69

FOODBORNE ILLNESS RISK FACTORS AND PUBLIC HEALTH INTERVENTIONS

(Mark designated compliance status (IN, OUT, NA, or NO) for each numbered item. For items marked OUT, mark COS or R for each item as applicable)

IN=in compliance OUT=not in compliance NO=not observed NA=not applicable COS=corrected on-site during inspection R=repeat violation of the same code provision=2 points

Compliance Status						COS	R
1	IN	OUT	NA	NO	Supervision	4 points	
	●	O			1-2A. PIC present, demonstrates knowledge, performs duties	O	O
	O	O	●		1-2B. Certified Food Protection Manager	O	O
2	IN	OUT	NA	NO	Employee Health, Good Hygienic Practices, Preventing Contamination by Hands	9 points	
	●	O			2-1A. Proper use of restriction & exclusion	O	O
	O	O		●	2-1B. Hands clean and properly washed	O	O
	O	O	O	●	2-1C. No bare hand contact with ready-to-eat foods or approved alternate method properly followed	O	O
						4 points	
	●	O			2-2A. Management knowledge, responsibilities, reporting	O	O
	O	O		●	2-2B. Proper eating, tasting, drinking, or tobacco use	O	O
	O	O		●	2-2C. No discharge from eyes, nose, and mouth	O	O
	●	O			2-2D. Adequate handwashing facilities supplied & accessible	O	O
	●	O			2-2E. Response procedures for vomiting & diarrheal events	O	O
3	IN	OUT	NA	NO	Approved Source	9 points	
	●	O			3-1A. Food obtained from approved source	O	O
	O	O	O	●	3-1B. Food received at proper temperature	O	O
	●	O			3-1C. Food in good condition, safe, and unadulterated	O	O
	O	O	●	O	3-1D. Required records: shellstock tags, parasite destruction	O	O
4	IN	OUT	NA	NO	Protection From Contamination	9 points	
	●	O	O	O	4-1A. Food separated and protected	O	O
	●	O			4-1B. Proper disposition of returned, previously served, reconditioned, and unsafe food	O	O
						4 points	
	●	O	O		4-2A. Food stored covered	O	O
	●	O	O		4-2B. Food-contact surfaces: cleaned & sanitized	O	O

Compliance Status						COS	R
5	IN	OUT	NA	NO	Cooking and Reheating of TCS Foods, Consumer Advisory	9 points	
	O	O	●	O	5-1A. Proper cooking time and temperatures	O	O
	O	O	●	O	5-1B. Proper reheating procedures for hot holding	O	O
						4 points	
	O	O	●		5-2. Consumer advisory provided for raw and undercooked foods	O	O
6	IN	OUT	NA	NO	Holding of TCS Foods, Date Marking of TCS Foods	9 points	
	O	O	●	O	6-1A. Proper cold holding temperatures	O	O
	O	O	●	O	6-1B. Proper hot holding temperatures	O	O
	O	O	●	O	6-1C. Proper cooling time and temperature	O	O
	O	O	●	O	6-1D. Time as a public health control: procedures and records	O	O
						4 points	
	O	O	●	O	6-2. Proper date marking and disposition	O	O
7	IN	OUT	NA	NO	Highly Susceptible Populations	9 points	
	O	O	●		7-1. Pasteurized foods used: Prohibited foods not offered	O	O
8	IN	OUT	NA	NO	Chemicals	4 points	
	●	O	O		8-2A. Food additives: approved and properly used	O	O
	●	O			8-2B. Toxic substances properly identified, stored, used	O	O
9	IN	OUT	NA	NO	Conformance with Approved Procedures	4 points	
	O	O	●		9-2. Compliance with variance, specialized process and HACCP plan	O	O

GOOD RETAIL PRACTICES

(Mark the numbered item OUT, if not in compliance. For items marked OUT, mark COS or R for each item as applicable. R = Repeat Violation of the same code provision = 1 point)

Good Retail Practices are preventive measures to control the introduction of pathogens, chemicals, and physical objects into foods.

Compliance Status			COS	R
10	OUT	Safe Food and Water, Food Identification	3 points	
	O	10A. Pasteurized eggs used where required	O	O
	O	10B. Water and ice from approved source	O	O
	O	10C. Variance obtained for specialized processing methods	O	O
	O	10D. Food properly labeled; original container	O	O
11	OUT	Food Temperature Control	3 points	
	O	11A. Proper cooling methods used: adequate equipment for temperature control	O	O
	O	11B. Plant food properly cooked for hot holding	O	O
	O	11C. Approved thawing methods used	O	O
	O	11D. Thermometers provided and accurate	O	O
12	OUT	Prevention of Food Contamination	3 points	
	O	12A. Contamination prevented during food preperation, storage, display	O	O
	O	12B. Personal cleanliness	O	O
	O	12C. Wiping cloths: properly used and stored	O	O
	O	12D. Washing fruits and vegetables	O	O
13	OUT	Postings and Compliance with Clean Air Act	1 point	
	O	13A. Posted: Permit/Inspection/Choking Poster/Handwashing	O	O
	O	13B. Compliance with Georgia Smoke Free Air Act	O	O

Compliance Status			COS	R
14	OUT	Proper Use of Utensils	1 point	
	O	14A. In-use utensils: properly stored	O	O
	O	14B. Utensils, equipment and linens: properly stored, dried, handled	O	O
	O	14C. Single-use/single-service articles: properly stored, used	O	O
	O	14D. Gloves used properly	O	O
15	OUT	Utensils, Equipment and Vending	1 point	
	O	15A. Food and nonfood-contact surfaces cleanable, properly designed, constructed, and used	O	O
	O	15B. Warewashing facilities: installed, maintained, used; test strips	O	O
	O	15C. Nonfood-contact surfaces clean	O	O
16	OUT	Water, Plumbing and Waste	2 points	
	O	16A. Hot and cold water available; adequate pressure	O	O
	O	16B. Plumbing installed; proper backflow devices	O	O
	O	16C. Sewage and waste water properly disposed	O	O
17	OUT	Physical Facilities	1 point	
	O	17A. Toilet facilities: properly constructed, supplied, cleaned	O	O
	O	17B. Garbage/refuse properly disposed; facilities maintained	O	O
	O	17C. Physical facilities installed, maintained, and clean	O	O
	O	17D. Adequate ventilation and lighting; designated areas used	O	O
18	OUT	Pest and Animal Control	3 points	
	O	18. Insects, rodents, and animals not present	O	O

Person in Charge (Signature) TMiramonti **(Print)** Terri Miramonti **Date:** 02/21/2019

Inspector (Signature) **Follow-up:** YES ○ NO ● **Follow-up Date:**

CITY OF HOLLY SPRINGS
RECEIPT

DATE: April 1, 2019

RECEIVED FROM: JAN SAMUEL

ADDRESS: 97 Harmony Lakes Drive

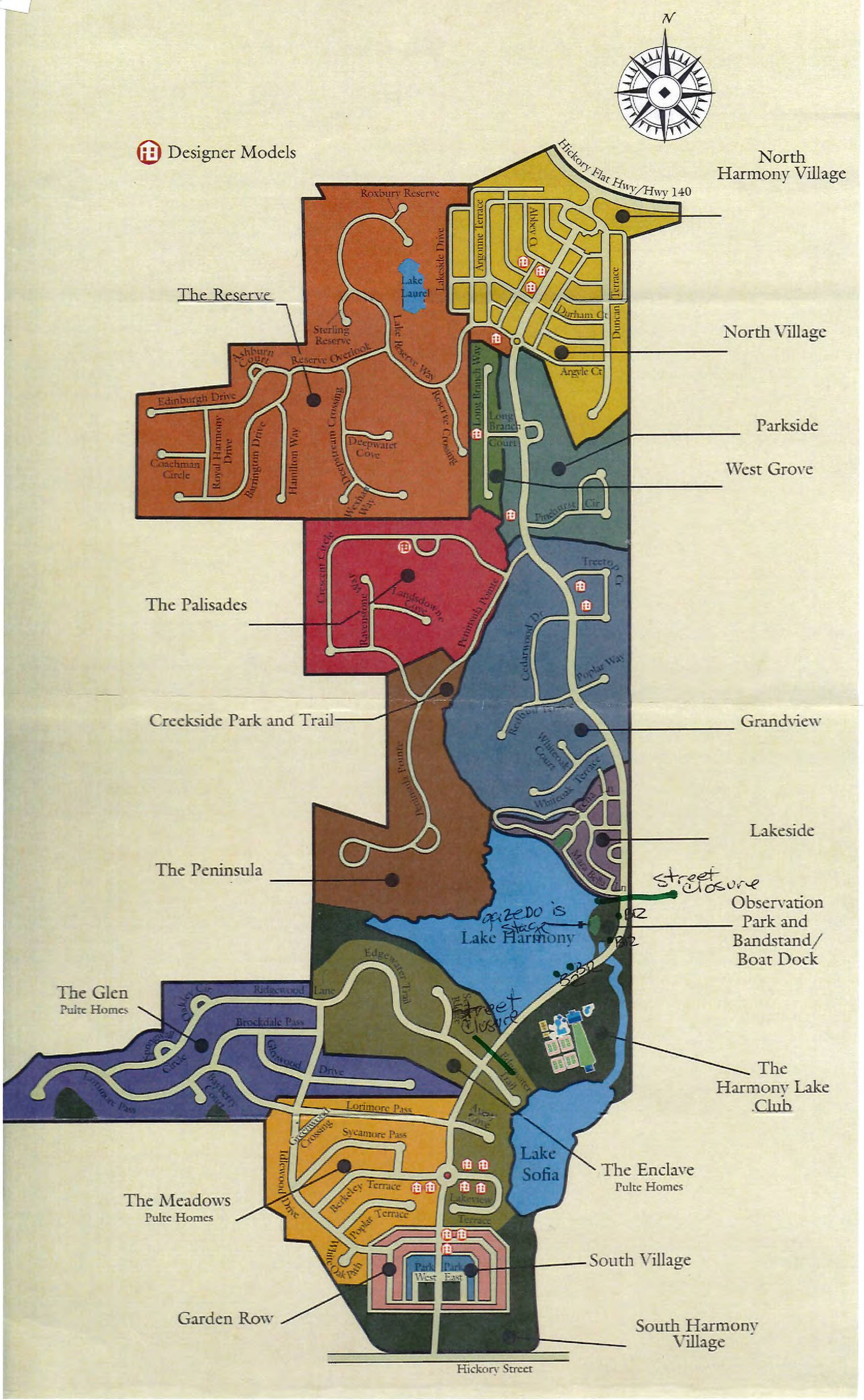
DESCRIPTION: Harmony on the Lakes Community

July 4th Event
3 - 4 hrs.

	AMOUNT	***CHECK#***	***CASH***
Alcoholic Beverage License			
Building Permit			
Business & Occupational Tax			
Cherokee County Board of Education			
Certificate of Occupancy			
Depot Deposit			
Depot Rental			
Open Records Request Copies			
Intergovernmental payables fire			
JB Owens Park Deposit			
JB Owens Park Rental			
JB Owens Multipurpose			
Other Licenses & Permits			
Personal Property Taxes			
Site Plan Review Fees			
Planning & Development Fees			
Rezoning & Annexation			
Reinspect Fee			
Vendor Permit Application	***$50.00***	***10395***	
Regulatory Fee			
Sub-Contractor Fee			
Military Banner Program			
Special Event Permit	***$50.00***	***10394***	
Storm water - erosion			
SIGN Permit			
Land Disturbance Permit			
TOTAL RECEIVED	***$100.00***		

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


N
Designer Models
Hickory Flat Hwy/Hwy 140
North Harmony Village
Roxbury Reserve
Lake Laurel
Lakeside Drive
Argonne Terrace
Abbey Ct
Durham Ct
Duncan Terrace
The Reserve
Sterling Reserve
Lake Reserve Way
Ashburn Court
Reserve Overlook
North Village
Argyle Ct
Edinburgh Drive
Royal Harmony Drive
Barrington Drive
Hamilton Way
Deepwater Crossing
Deepwater Cove
Reserve Crossing
Long Branch Way
Long Branch Court
Parkside
West Grove
Coachman Circle
Pinehurst Cir
Crescent Circle
Ravenstone Way
Landsdowne Cove
Peninsula Point
Treetop Ct
The Palisades
Cedarwood Dr
Poplar Way
Creekside Park and Trail
Grandview
Redbud Terrace
Whitecoat Court
Whitecoat Terrace
Peninsula Point
Lakeside
The Peninsula
Mary Bell Ln
street closure
Observation Park and Bandstand/ Boat Dock
Lake Harmony
Edgewater Trail
The Glen
Pulte Homes
Oakley Cir
Ridgewood Lane
Brockdale Pass
Glenwood Drive
Lorimore Pass
Barbery Court
Street closure
The Harmony Lake Club
Lorimore Pass
Sycamore Pass
Greenwood Crossing
Tallwood Drive
Berkeley Terrace
Poplar Terrace
Lakeview Terrace
Lake Sofia
The Enclave
Pulte Homes
The Meadows
Pulte Homes
Oak Path
Park West
Park East
South Village
Garden Row
South Harmony Village
Hickory Street

RESOLUTION NO. _____

A RESOLUTION APPOINTING SPECIAL COUNSEL TO REPRESENT THE CITY AND TO AUTHORIZE SAID COUNSEL TO EMPLOY EXPERT WITNESSES TO ASSIST IN THE PREPARATION AND PRESENTATION OF THE CITY'S CASES; REPEAL INCONSISTENT PROVISIONS; AND FOR OTHER PURPOSES.

W I T N E S S E T H:

WHEREAS, the City of Holly Springs ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia, and is charged with providing public services to its residents; and

WHEREAS, the City will be engaged in discussions with Cherokee County ("County") to re-negotiate the Service Delivery Strategy Agreement ("SDS") between County and the City; and

WHEREAS, the City wishes to cooperate with its fellow Cities of Cherokee County to work with and through Special Counsel and enter into a Service Delivery Strategy Agreement with the County; and

WHEREAS, the Mayor and City Council in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined it to be in the best interest of the citizens of the City, that this Resolution be adopted.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, AS FOLLOWS:

1. Retention of Special Counsel. The City hereby retains Andrew J. (Andy) Welch, III, Warren M. Tillery, Brandon Palmer, Frank Gaither and the law firm of Smith, Welch, Webb & White LLC ("Special Counsel") to represent the City in all matters assigned to them.

2. Authorization to Special Counsel. The City hereby authorizes Special Counsel to represent the City jointly with the other Cities of Cherokee County; supervise, manage and assist in the preparation, negotiation, mediation and litigation regarding the SDS; to retain experts, to assist in any and all matters as requested by the City Manager and authorized by the fee agreement. All communication between the City and Special Counsel will be routed through City Attorney, City Manager or other person or persons designated by the City Manager. Moreover, the City Attorney is hereby authorized to take all such other legal actions as may be necessary to protect the rights of the City of Holly Springs related to the provision or funding of services and the review and revision of the Service Delivery Strategy for Cherokee County as may be necessary by law.

3. Representation of City to Special Counsel. The City represents that it will pay legal fees, expert witness fees, and all other costs of preparation, negotiation and litigation incurred by Special Counsel in accordance with the signed fee agreement.

4. Settlement. The City and Special Counsel agrees that any settlement of any dispute and/or entry into an agreement with the County or any other party shall be subject to final approval by the majority vote of the Mayor and City Council.

5. Additional Documents. The City Council authorizes the Mayor to execute a fee agreement with Special Counsel; a joint representation acknowledgment and any other documents which may be necessary to effectuate this Resolution.

6. Attestation. The City Council does hereby authorize the City Clerk to attest the signature of the Mayor appearing on this Resolution and any related documents, to affix the official seal of the City thereto, as necessary, and to place this Resolution and an executed copy of any related documents among the official records of the City for future reference.

7. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.

8. Repeal of Conflicting Provisions. All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

9. Effective Date. This Resolution shall take effect immediately.

THIS RESOLUTION adopted this _____ day of _____ 2019.

_____
Steven W. Miller, Mayor

ATTEST:

_____
City Clerk

Blackjack Paving, Sealcoating & Striping, LLC

98 Howell Avenue
Fairburn, GA 30213

Office (678) 364-9696 **Fax** (678) 364-9327

www.blackjackpaving.com

Estimate

Date	Estimate #
5/3/2019	20998

Bill To	Project
City of Holly Springs 3237 Holly Springs Parkway P.O. Box 990 Holly Springs, GA 30142	rcarter@hollyspringsga.us New Light Rd removal 104 Westchester Crossing Canton, GA 30115

TA	Email
Ty Ansley (678)577-0818	Ty@blackjackpaving.com

Description	Total
THERMOPLASTIC STRIPING	3,000.00
- Remove (16) Rumble strips by grinding.	
- Includes (1) Day of police lights.	
Cannot warranty thermoplastic applied to concrete	

Customer Signature _____

Total $3,000.00

Acceptance of Proposal. Signing below acknowledges the acceptance of the above pricing, and work specifications. Payment is due upon completion of the project. All legal and court costs incurred in the collection of monies owed according to this signed contract will be the responsibility of the customer. Interest of 3% will be charged on all accounts over 30 days. Prices good for 30 days.

COUNCIL AGENDA REPORT

FROM: **Nancy Moon**

CC: **City Clerk**
Public Information

SUBJECT: Discussion of the following:

MA-09-2018, applicant requests rezoning of 18.0 +/- acres located off of Holly Springs Parkway, Holly Springs, GA, tax parcels 069, 070, 071, 071A, 071B, 071C, 072, 075 of tax plat 15N15 from GC, MXD, General Commercial with Mixed Use Overlay to GC, MXD, General Commercial with Mixed Use Overlay

DATE: **May 2, 2019** **COUNCIL MEETING DATE:** **May 6, 2019**

RECOMMENDATION

Applicant, Holly Springs SR Mix, LLC, is requesting rezoning of 18.0+/- acres located on Holly Springs Parkway, Holly Springs, GA, tax parcels 069, 070, 071, 071A, 071B, 071C, 072, and 075 of tax plat 15N15, from GC, General Commercial with MXD, Mixed Use Overlay to GC, General Commercial with MXD, Mixed Use Overlay for the purpose of amending the stipulations of Rezoning Case MA-10-2017. In 2017, the parcels included in this request, along with additional parcels totaling 31.28+/- acres, were approved by City Council to rezone the property to the current zoning of GC, General Commercial and MXD-1, Mixed Use for the creation of a mixed-use development consisting of retail/office development with up to 250 apartments and 40 townhomes. That particular development was not able to be implemented and the current applicant is requesting approval to rezone 18.0+/- of those acres to the same zoning category to construct a mixed-use development consisting of a 252-unit apartment complex creating a gross density of 13.65 units per acre. In addition, the project proposes approximately 2.7+/- acres of commercial development.

A. <u>Existing Land Use and Zoning Classification of Nearby Property</u>

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	HDMFR	**NORTH:**	The Darby (Apartment Community)
SOUTH:	GC/MXD	**EAST:**	SFR/Undeveloped
EAST:	R-40 (County)	**EAST:**	SFR
WEST:	GC/HDMFR	**WEST:**	Home Depot/Sixes Ridge (Apartment Community

B. Zoning Proposal Review Standards; Study Required for Amendment

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

   The property is part of a previously proposed development that has already been approved for zoning and the proposed use for this property is comparable.

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 similar.

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 GC/MXD zoning districts; however, the previous zoning was approved for a specific mix of uses and included additional property. In addition, there were 22 stipulations that were placed on the property.

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

   The rezoning of this property will not add significant traffic and use of utilities beyond that which was already considered in the previously approved mixed-use development. The entrance to the development is proposed to align with the existing northernmost entrance for Home Depot. The applicant has requested a median break at this location. The City Engineer has advised against this, however, if approved, he highly encouraged that the median break should be removed when further development takes place and access to the traffic signal in front of Home Depot is realized. A gated emergency access road will be provided at the end of E. Rope Mill Road. Improvements along Holly Springs Parkway are currently under construction by the city and will include additional through lanes and a traffic signal at Rabbit Hill Road. The applicant has agreed to pay $1,177 per residential unit to provide funding for improvements to include the construction of a median break and left turn lane. Additional costs for sidewalks, pedestrian lighting, curb and gutter, etc… will be the responsibility of the developer during construction.

   No additional impacts to the Cherokee County School District (CCSD) will be realized beyond what was indicated for the previous development. Previously, CCSD estimated that approximately 86 students could impact the school system requiring 4 additional classrooms at the cost of $117, 614 or $436 per unit for 290 units. The total number of units requested for this project decreased by 38 units to 252 apartment units.

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

The Future Development Map identifies this property with the character area of Parkway Corridor. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function, i.e. retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high-density multi-family residential component. Appropriate zoning districts include HDMFR, PD-C, NC, GC, OI, and GV.

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

   The proposed development, consisting of commercial and multi-family residential development, provides additional services and residential choices for this area. Furthermore, the proposal is in compliance with the vision and objectives of the Comprehensive Plan, 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) **Density. Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (8.1, #8)**

   c) **Architectural Requirements. Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (8.1, #11)**

   d) **Environmentally Sensitive Areas. Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (8.1, #15)**

   e) **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. (Quality Community Objective, #7, Regional Strategic Plan Goal-Housing). (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?

   Commercial and residential development projects have increased within this area in the past few years. This project will support and provide additional services for the existing and proposed developments.

C. Previous Approval

Following is the list of stipulations approved by City Council for the 31.275+/- acre tract development:

1. The owner/developer shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walking trails, bike paths and the like contained within the community.
2. The owner/developer 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 common areas, open space areas, walking trails, bike paths and the like to protect and maintain the quality and integrity of the development.
3. All restrictive covenants and deed restrictions shall be submitted for review to the Community Development Director prior to final plat approval.
4. Density shall be limited to a maximum of 9.27 units per acre, or 290 residential dwelling units. The multi-family development shall consist of one, two and three-bedroom units. The number of three-bedroom units may compose up to 10% of the total units, as determined by the developer based upon market conditions. The multi-family development shall consist of no more than a maximum of 250 units. The townhome development shall be fee simple. Carriage-style garage doors shall be installed as the standard garage door for all units.
5. The residential development will be a gated community that complies with associated Life Safety Access requirements.
6. Signage at the entrance point shall be ground based, monument style. 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 and shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.
7. The residential buildings shall be a maximum of three stories in height plus basement levels with an exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof. No vinyl siding shall be permitted.
8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the owner/developer.
9. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
10. All units shall have solid surface counter tops, with no Formica countertops allowed. tile or hardwood shall be used in all entry ways, kitchen and bathroom floors.

11. Exclusive amenities shall include a luxury clubhouse and pool with connected courtyards, to include an outdoor kitchen/barbeque area.
12. Dumpsters and/or trash compactors shall be screened and designed in accordance with the architectural design regulations established by the owner/developer. Dumpster location shall not be placed along the front of the property and shall not be visible from Holly Springs Parkway or East Rope Mill Road.
13. Lighting within the proposed development shall be environmentally sensitive, as unobtrusive as possible, and designed in accordance with the architectural design regulations established by the owner/developer.
14. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
15. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of $436 per residential unit constructed and such fee shall be paid prior to the issuance of each building permit.
16. All improvements to Holly Springs Parkway shall be provided as per determination and recommendation of the City Engineer. The north entrance shall be limited to right-in/right-out only. Access to the property from E. Rope Mill Road shall be gated and shall be limited to emergency access only.
17. Developer shall contribute an Infrastructure Improvement Fee of $1,177 per residential unit to be utilized by the City of Holly Springs for improvements to Holly Springs Parkway to include upgrades to the existing traffic signal and the installation of a dedicated left-hand lane. These improvements shall include, but are not limited to grading, paving, storm drains, a left turn lane, and necessary traffic safety activities. Such Infrastructure Improvement Fee shall be paid prior to the issuance of the Land Disturbance permit.
18. Owner/developer shall be responsible for the installation of sidewalks, decorative street lamps, accel/decel lanes and curb and gutter along the road frontage of Holly Springs Parkway, 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.
19. Owner/developer shall accommodate any requested easements for the Holly Springs Parkway Widening Project, Phase 1, to include but not be limited to any necessary 20' drainage easements and temporary slope easements.
20. In addition to the zoning requirements of the GC/MXD-1 zoning districts, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts. The multi-family residential development shall adhere to all requirements of the HDMFR, High Density Multi-Family Residential Zoning District.
21. The design of the commercial component of the project shall be comparable to the design submitted with the application and attached to this ordinance as Attachment 1. In addition, the final approved design/facade of the commercial buildings shall be subject to City Council approval.
22. Owner/developer shall ensure that the overall concept design of the project is consistent with the Site Plan, entitled "MERIDIAN AT HOLLY SPRINGS", and attached to this ordinance as Attachment 2. Any significant deviation from this overall concept design shall require an amendment to comply with the procedures of Article 14, Amendments and Zoning Procedures.

While the majority of the existing stipulations are still relevant to the project, there are some that may not be able to be fulfilled as written. Staff has reviewed these with the applicant and has the following concerns:

4. Density shall be limited to a maximum of 9.27 units per acre, or 290 residential dwelling units. The multi-family development shall consist of one, two and three-bedroom units. The number of three-bedroom units may compose up to 10% of the total units, as determined by the developer based upon market conditions. The multi-family development shall consist of no more than a maximum of 250 units. The townhome development shall be fee simple. Carriage-style garage doors shall be installed as the standard garage door for all units.

   Although it is true in the previously submitted application that 290 units were approved for development and that the majority of these units were located on the same 18 acres submitted with this current application, the density for the development was applied across the entire acreage. Reducing the acreage of the project to 18+/- acres, would increase the density from 9.27 to 13.65, an increase of more than 47%. Applying the current density of 9.27 units to the 18 acres would yield 167 units. In addition, townhomes were part of the original project and consisted of 13.8% of the proposed units. This proposal does not include a town home component. Should the number of units requested be considered for approval, it should be noted that the remaining acreage of the original project would have to come back before City Council for approval.

16. All improvements to Holly Springs Parkway shall be provided as per determination and recommendation of the City Engineer. The north entrance shall be limited to right-in/right-out only. Access to the property from E. Rope Mill Road shall be gated and shall be limited to emergency access only.

    Access to the property by only a right-in/right-out entrance may prove difficult for the success of the development, both residentially and commercially. The applicant is requesting a full entrance with a median break. When this stipulation was approved, it was for the development as a whole that included a main entrance at the existing traffic signal in front of Home Depot. The City Engineer has stated that this stipulation needs to stay in place based on the existing curb cuts and design of the four-lane section of Holly Springs Parkway. However, as discussed previously, if the median break was allowed it should be removed when further development takes place on property south of this development with access to the traffic signal in front of Home Depot. Also, limiting the access via E. Rope Mill Road to emergency access only may prove somewhat prohibitive, as well. However, turning the access easement into a fully-functional roadway may not be the best solution either for existing residents.

17. Developer shall contribute an Infrastructure Improvement Fee of $1,177 per residential unit to be utilized by the City of Holly Springs for improvements to Holly Springs Parkway to include upgrades to the existing traffic signal and the installation of a dedicated left-hand lane. These improvements shall include, but are not limited to grading, paving, storm drains, a left turn lane, and necessary traffic safety activities. Such Infrastructure Improvement Fee shall be paid prior to the issuance of the Land Disturbance permit.

    The applicant has stated a willingness to contribute the Infrastructure Improvement Fee towards improvement to Holly Springs Parkway; however, with no access to the traffic signal in front of Home Depot, the fee would be utilized for the median break and turn lane.

Stipulations 21 and 22 relate specifically to the design of the previous project and cannot be met with the project as currently proposed unless approved by City Council:

21. The design of the commercial component of the project shall be comparable to the design submitted with the application and attached to this ordinance as Attachment 1. In addition, the final approved design/facade of the commercial buildings shall be subject to City Council approval.

    The applicant has agreed that the façade/design of the commercial buildings will be approved by City Council at a later date.

22. Owner/developer shall ensure that the overall concept design of the project is consistent with the Site Plan, entitled "MERIDIAN AT HOLLY SPRINGS", and attached to this ordinance as Attachment 2. Any significant deviation from this overall concept design shall require an amendment to comply with the procedures of Article 14, Amendments and Zoning Procedures.

    The applicant has agreed to ensuring that the overall concept design as submitted with this application is consistent with the final product.

D. Summary

Revision of the stipulations placed on this property by the previous rezoning changes some of the core components of the original plan. While this property was approved for a similar development, it was approved as a larger project with more acreage and with stipulations to off-set impacts to the area. The design of this project is on a smaller scale; however, the number of residential units is only 40 units less than what was proposed for the 31+ acre development. Again, due to the changes from the originally submitted plan on the 31+ acre development, any development for the remaining acreage would be subject to City Council approval.

E. Staff Recommendation presented at Planning Commission Public Hearing

The following recommendation by staff was presented at the Planning Commission public hearing: **APPROVAL** to rezone 18+/- acres, to **GC, General Commercial with MXD-1, Mixed Use** with the following stipulations:

1. The owner/developer shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walking trails, bike paths and the like contained within the community.
2. The owner/developer 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 common areas, open space areas, walking trails, bike paths and the like to protect and maintain the quality and integrity of the development.
3. All restrictive covenants and deed restrictions, if applicable, shall be submitted for review to the Community Development Director prior to final plat approval.
4. Density shall be limited to a maximum of 13.65 units per acre, or 252 residential dwelling units. Multi-family development shall consist of one, two and three-bedroom units. The number of three-bedroom units may compose up to 10% of the total units, as determined by the developer based upon market conditions.
5. The residential development will be a gated community that complies with associated Life Safety Access requirements.

6. Signage at the entrance point shall be ground based, monument style. 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 and shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.
7. The residential buildings shall be a maximum of three stories in height plus basement levels with an exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof. No vinyl siding shall be permitted.
8. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the owner/developer.
9. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
10. All units shall have solid surface counter tops, with no Formica countertops allowed. Tile or hardwood shall be used in all entry ways, kitchen and bathroom floors.
11. Exclusive amenities shall include a luxury clubhouse and pool with connected courtyards, to include an outdoor kitchen/barbeque area.
12. Dumpsters and/or trash compactors shall be screened and designed in accordance with the architectural design regulations established by the owner/developer. Dumpster location shall not be placed along the front of the property and shall not be visible from Holly Springs Parkway or East Rope Mill Road.
13. 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.
14. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
15. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of $436 per residential unit constructed and such fee shall be paid prior to the issuance of each building permit.
16. All improvements to Holly Springs Parkway shall be provided as per determination and recommendation of the City Engineer and as referenced in the Memorandum from the City's consulting engineer, dated April 10, 2019, attached and as shown below:
    a. A full access entrance with a median break will not be granted for this development. Access to Holly Springs Parkway shall be limited to a Right-In Right-Out only access.
    b. Owner/Developer shall donate right of way to accommodate the extension of the concrete box culvert.
    c. Owner/Developer shall donate a minimum 50' access easement for East Rope Mill Road.
    d. Owner/Developer shall install a 5' sidewalk with a 5' beauty strip along the entire frontage of Holly Springs Parkway.
    e. Owner/Developer shall install pedestrian lighting along the entire frontage of Holly Springs Parkway.

The main entrance to the property shall be aligned with the northernmost entrance to Home Depot on Holly Springs Parkway. As adjacent properties are developed, interparcel access shall be required. Access to the property from E. Rope Mill Road shall be gated and shall be limited to emergency access only.

17. Developer shall contribute an Infrastructure Improvement Fee of $1,177 per residential unit to be utilized by the City of Holly Springs for improvements to Holly Springs Parkway. These improvements shall include, but are not limited to grading, paving, storm drains and necessary traffic safety activities. Such Infrastructure Improvement Fee shall be paid prior to the issuance of the Land Disturbance permit.
18. Owner/developer shall be responsible for the installation of sidewalks, decorative street lamps, accel/decel lanes and curb and gutter along the road frontage of Holly Springs Parkway, 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.
19. Owner/developer shall accommodate any requested easements for the Holly Springs Parkway Widening Project, Phase 1, to include but not be limited to any necessary 20' drainage easements and slope easements.
20. In addition to the zoning requirements of the GC and MXD-1 zoning districts, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts. The multi-family residential development shall, also, adhere to all requirements of the HDMFR, High Density Multi-Family Residential Zoning District.
21. The design of the commercial component of the project shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance; however, final approval of the design shall be subject to City Council approval.
22. Owner/developer shall ensure that the overall concept design of the project is consistent with the Site Plan, entitled "HOLLY SPRINGS MIXED USE", and attached to this ordinance as Attachment 1. Any significant deviation from this overall concept design shall require an amendment to comply with the procedures of Article 14, Amendments and Zoning Procedures.

F. Planning and Zoning Commission

The Planning and Zoning Commission conducted a public hearing on April 11, 2019. One public comment was made by Jeff Burnett, owner of an adjacent parcel, with regards to the access point on East Rope Mill Road and the future development of his property. The applicant requested changes to the stipulations and P&Z voted to recommend **APPROVAL** (5-0) of the Rezoning request with the following changes to the staff recommended stipulations:

Stipulation #3 – removed.
Stipulation #11 to be amended as follows: Exclusive amenities shall include a luxury clubhouse and pool with connected courtyards, to include an outdoor grill area.
Stipulation #16 to be amended as follows: All improvements to Holly Springs Parkway shall be provided as per determination and recommendation of the City Engineer and as referenced in the Memorandum from the City's consulting engineer, dated April 10, 2019, attached and as shown below:

a. Prior to the City Council public hearing applicant will provide a traffic study with respect to the feasibility of a full access entrance with a median break for Holly Springs Parkway in accordance with all applicable governmental laws, codes, rules and regulations.
b. Owner/Developer shall donate right of way to accommodate the extension of the concrete box culvert.
c. Owner/Developer shall donate a minimum 50' access easement for East Rope Mill Road.
d. Owner/Developer shall install a 5' sidewalk with a 5' beauty strip along the entire frontage of Holly Springs Parkway.
e. Owner/Developer shall install pedestrian lighting along the entire frontage of Holly Springs Parkway.

The main entrance to the property shall be aligned with the northernmost entrance to Home Depot on Holly Springs Parkway. As adjacent properties are developed, inter-parcel access will be required via East Rope Mill Road. Access to the property from E. Rope Mill Road shall be gated and may be limited to emergency access only.

G. Additional Information

Subsequent to the Planning Commission Public Hearing, the applicant submitted a letter (see attached) outlining their need for a median break. In addition, per the Planning Commission's request and in coordination with the City Engineer, an engineering firm with expertise in traffic engineering, has submitted a letter (see attached) concerning this development rather than the requested traffic study. This letter was submitted in lieu of the traffic study due to the fact that a true count of all traffic that would potentially impact this area would not be accurate due to the the fact that the two apartment complexes located north of this property were still under development.

The City Engineer has submitted an additional memo concerning this development reiterating the need to limit the project to a right-in right-out scenario as follows:

> GDOT policy (driveway manual) lists median breaks to be at a desirable spacing of 1320' with a minimum spacing of 1000'. The proposed development's access would be approximately 600' from the median break at the Home Depot and approximately 675' from the median break at Sixes Ridge. Mr. Dobry's letter dated April 26th, 2019 states that "other factors for median spacings can be considered." Including the following:
> - Distance to other median openings
> - Adjacent land use
> - Expected traffic volumes
> - Resulting volume of U-turns that are likely to occur without the median opening
>
> This is in fact the case and these factors are all considered when making the determination of allowing a median break. However, the spacing of the median openings, listed above, does not even come close to the minimum spacing of 1000' much less the desired spacing of 1320'. Furthermore, it is next to impossible to determine from which direction an emergency vehicle will be travelling if one is called to the development. The closest fire station would be Station 24 which is located to the south approximately 3000' away. Also, median breaks introduce points of conflict into a roadway where less would exist if the driveway were to be a right-in right-out. More conflict

points are a direct relation to increased accidents. Providing a median break to lure potential development to an area is not a good reason to do so.

However, if the City Council desires to grant the full access, I would stipulate the following:

1. If a full access is granted with a median break, the access will only be approved until such time that the adjoining parcels develop allowing this development access to the traffic light at the Home Depot via interparcel connectivity. At that time, the proposed median break and full access will be closed [and changed to right-in right-out access] at the developer's expense. The developer shall enter into a development agreement with the City to detail how this item will be addressed.
2. The developer shall provide interparcel connectivity to the parcel on the southern border to be approved by the City Engineer.
3. If a full access is granted with a median break, a left turn lane shall be installed on Holly Springs Parkway. The design of which shall be approved by the City Engineer.

H. <u>Staff Final Recommendation</u>

Staff recommends **APPROVAL** to rezone 18+/- acres, to **GC, General Commercial with MXD-1, Mixed Use** with the following stipulations:

1. The owner/developer shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, common areas, open space areas, walking trails, bike paths and the like contained within the community.
2. The owner/developer 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 common areas, open space areas, walking trails, bike paths and the like to protect and maintain the quality and integrity of the development.
3. Density shall be limited to a maximum of 13.65 units per acre, or 252 residential dwelling units. Multi-family development shall consist of one, two and three-bedroom units. The number of three-bedroom units may compose up to 10% of the total units, as determined by the developer based upon market conditions.
4. The residential development will be a gated community that complies with associated Life Safety Access requirements.
5. Signage at the entrance point shall be ground based, monument style. 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 and shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance.

6. The residential buildings shall be a maximum of three stories in height plus basement levels with an exterior facade consisting of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof. No vinyl siding shall be permitted.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the owner/developer.
8. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
9. All units shall have solid surface counter tops, with no Formica countertops allowed. Tile or hardwood shall be used in all entry ways, kitchen and bathroom floors.
10. Exclusive amenities shall include a luxury clubhouse and pool with connected courtyards, to include an outdoor grill area.
11. Dumpsters and/or trash compactors shall be screened and designed in accordance with the architectural design regulations established by the owner/developer. Dumpster location shall not be placed along the front of the property and shall not be visible from Holly Springs Parkway or East Rope Mill Road.
12. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
13. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
14. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of $436 per residential unit constructed and such fee shall be paid prior to the issuance of each building permit.
15. All improvements to Holly Springs Parkway shall be provided as per determination and recommendation of the City Engineer and as referenced in the Memorandum from the City's consulting engineer, dated April 10, 2019, attached and as shown below:
    a. A full access entrance with a median break will not be granted for this development. Access to Holly Springs Parkway shall be limited to a Right-In Right-Out only access.
    b. Owner/Developer shall donate right of way to accommodate the extension of the concrete box culvert on Toonigh Creek.
    c. Owner/Developer shall donate a minimum 50' access easement for East Rope Mill Road.
    d. Owner/Developer shall install a 5' sidewalk with a 5' beauty strip along the entire frontage of Holly Springs Parkway.
    e. Owner/Developer shall install pedestrian lighting along the entire frontage of Holly Springs Parkway.

    The main entrance to the property shall be aligned with the northernmost entrance to Home Depot on Holly Springs Parkway. As adjacent properties are developed, interparcel access shall be required. Access to the property from E. Rope Mill Road shall be gated and may be limited to emergency access only.
16. Developer shall contribute an Infrastructure Improvement Fee of $1,177 per residential unit to be utilized by the City of Holly Springs for improvements to Holly Springs Parkway. These

improvements shall include, but are not limited to grading, paving, storm drains and necessary traffic safety activities. Such Infrastructure Improvement Fee shall be paid prior to the issuance of the Land Disturbance permit.

17. Owner/developer shall be responsible for the installation of sidewalks, decorative street lamps, accel/decel lanes and curb and gutter along the road frontage of Holly Springs Parkway, 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.
18. Owner/developer shall accommodate any requested easements for the Holly Springs Parkway Widening Project, Phase 1, to include but not be limited to any necessary 20' drainage easements and slope easements.
19. In addition to the zoning requirements of the GC and MXD-1 zoning districts, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts. The multi-family residential development shall, also, adhere to all requirements of the HDMFR, High Density Multi-Family Residential Zoning District.
20. The design of the commercial component of the project shall comply with Article 19, Design Guidelines for Model Zoning Districts of the Holly Springs Zoning Ordinance; however, final approval of the design shall be subject to City Council approval.
21. Owner/developer shall ensure that the overall concept design of the project is consistent with the Site Plan, entitled "HOLLY SPRINGS MIXED USE", and attached to this ordinance as Attachment 1. Any significant deviation from this overall concept design shall require an amendment to comply with the procedures of Article 14, Amendments and Zoning Procedures.

CONCURRENCES

Planning Commission

FISCAL IMPACT

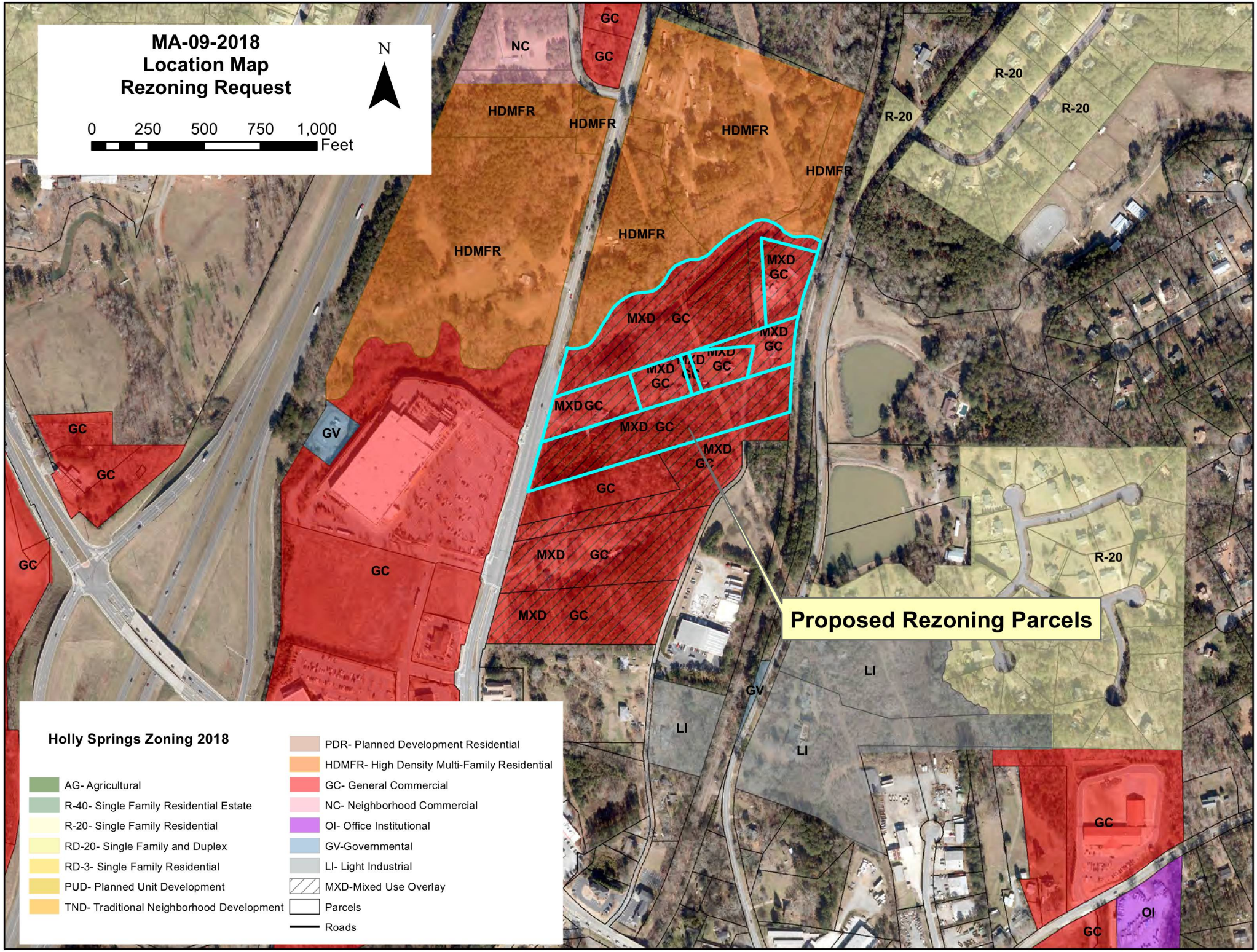
N/A

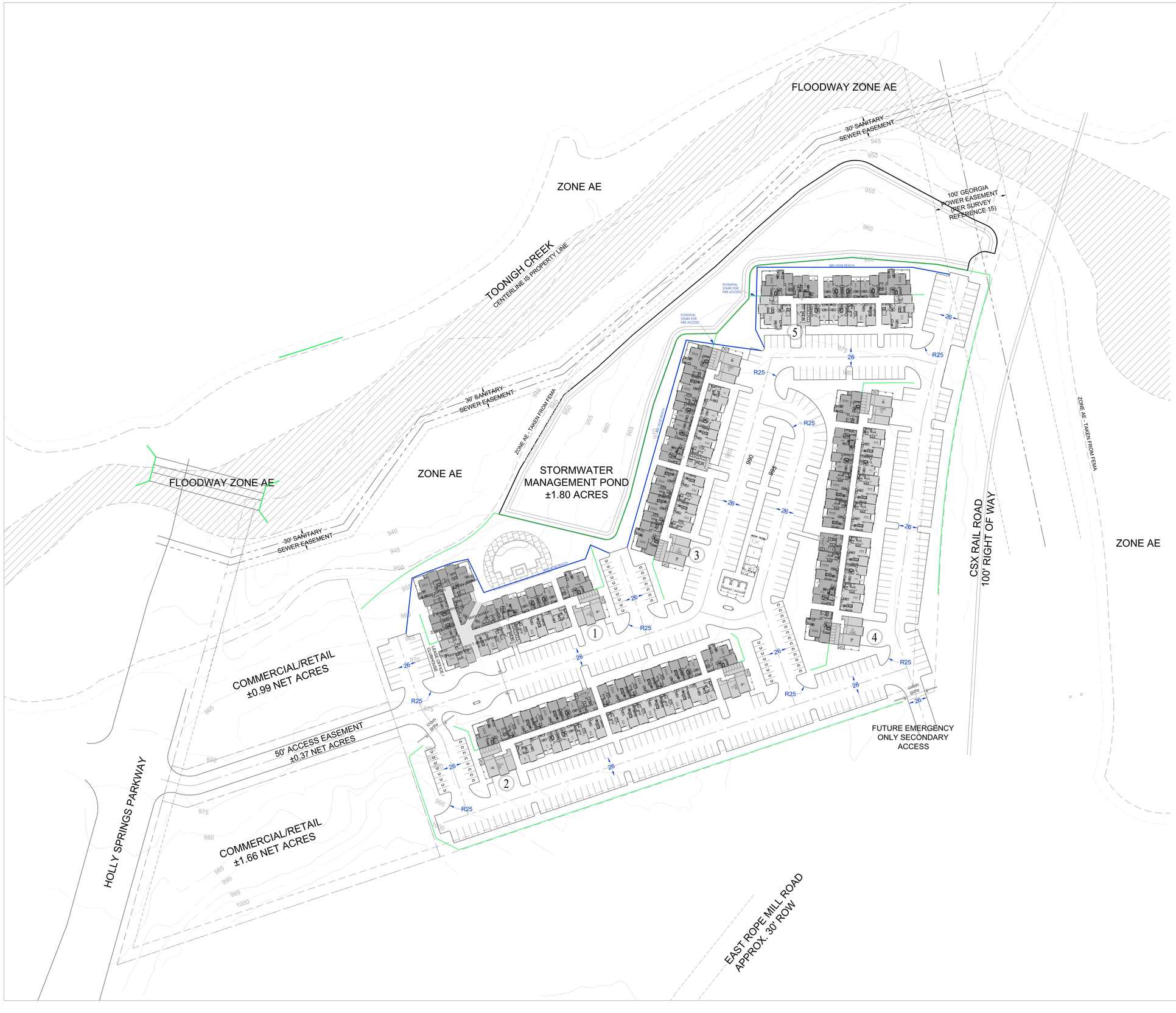
ALTERNATIVES

Denial

ATTACHMENTS

Application
Location Map


MA-09-2018
Location Map
Rezoning Request
N
0 250 500 750 1,000
Feet
Proposed Rezoning Parcels
Holly Springs Zoning 2018
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



60 30 0 60 120 180

SCALE 1" = 60'-0"

SITE CALCULATIONS

TOTAL UNITS	252 UNITS
AVERAGE UNIT SIZE	1061 SF
GROSS ACREAGE	18.46 ACRES
GROSS DENSITY	13.7 DU/ACRE
NET ACREAGE	11.08 ACRES

EXCLUDES FLOODPLAIN, ACCESS EASEMENT, AND COMMERCIAL TRACTS

FIRE ASSUMPTIONS:

1. THIS PROJECT IS SUBJECT TO THE 2012 INTERNATIONAL BUILDING CODE AND FIRE CODE WITH GEORGIA AMENDMENTS. APPENDIX D OF THE FIRE CODE HAS BEEN ADOPTED, THEREFORE 26' FIRE LANES ARE SHOWN. THIS PLAN ASSUMES THE SECOND POINT OF INGRESS/EGRESS ON THE SOUTHEAST WILL BE ALLOWED AS SHOWN. THIS WILL REQUIRE FUTURE CONNECTION TO EAST ROPE MILL ROAD.

2. THIS PLAN ASSUMES THAT THE 3/4 SPLIT BUILDINGS HAVE SPRINKLER SYSTEMS ALLOWING AN INCREASE IN THE HOSE REACH TO 200' LINEAR FEET MAXIMUM.

3. IF REQUIRED BY FIRE, STAIRS CAN BE ADDED TO THE WING WALLS FOR THE SPLIT BUILDINGS BETWEEN #3 AND #5 FOR FIRE ACCESS TO THE REAR OF THESE BUILDINGS.

L E E
AND ASSOCIATES

8601 RANCH ROAD 2222
BUILDING I, SUITE 290
AUSTIN, TX 78730

(512) 345-8477
www.leeandassociates.net

DAVIS DEVELOPMENT

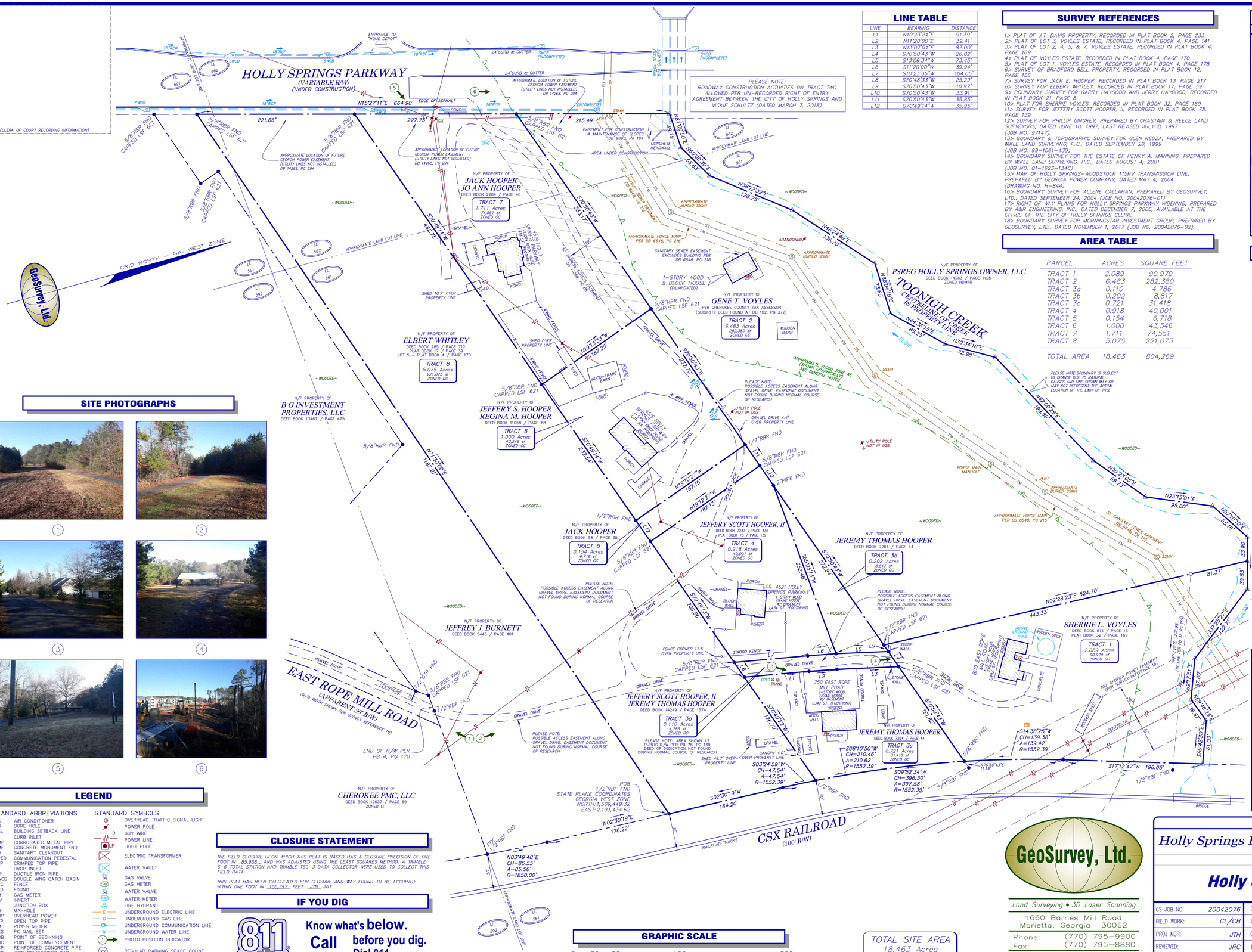
DATE	3/29/2019
PROJ. NO.	2247
FILE NAME	2247 BASE 3
XREF	
XREF	

HOLLY SPRINGS MIXED USE

HOLLY SPRINGS, GEORGIA

FIRE EXHIBIT

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION



LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°23'24"E	91.39'
L2	N11°20'00"E	39.41'
L3	N13°07'04"E	87.00'
L4	S70°50'43"W	26.02'
L5	S13°06'34"W	73.45'
L6	S11°20'00"W	39.94'
L7	S10°23'35"W	104.05'
L8	S70°48'33"W	25.29'
L9	S70°50'43"W	10.97'
L10	S70°50'43"W	33.91'
L11	S70°50'43"W	35.85'
L12	S70°49'14"W	35.95'

SURVEY REFERENCES

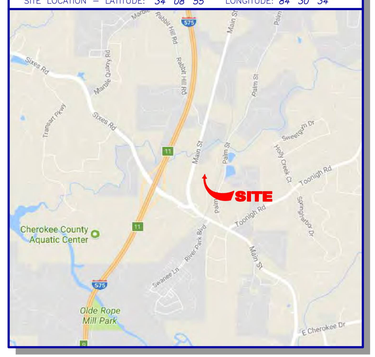
1> PLAT OF J.T. DAVIS PROPERTY, RECORDED IN PLAT BOOK 2, PAGE 233
2> PLAT OF LOT 3, VOYLES ESTATE, RECORDED IN PLAT BOOK 4, PAGE 141
3> PLAT OF LOT 2, 4, 5, & 7, VOYLES ESTATE, RECORDED IN PLAT BOOK 4, PAGE 169
4> PLAT OF VOYLES ESTATE, RECORDED IN PLAT BOOK 4, PAGE 170
5> PLAT OF LOT 1, VOYLES ESTATE, RECORDED IN PLAT BOOK 4, PAGE 178
6> SURVEY OF BRADFORD BELL PROPERTY, RECORDED IN PLAT BOOK 12, PAGE 156
7> SURVEY FOR JACK E. HOOPER, RECORDED IN PLAT BOOK 13, PAGE 217
8> SURVEY FOR ELBERT WHITLEY, RECORDED IN PLAT BOOK 17, PAGE 39
9> BOUNDARY SURVEY FOR GARRY HAYGOOD AND JERRY HAYGOOD, RECORDED IN PLAT BOOK 21, PAGE 8
10> PLAT FOR SHERRIE VOYLES, RECORDED IN PLAT BOOK 32, PAGE 169
11> SURVEY FOR JEFFERY SCOTT HOOPER, II, RECORDED IN PLAT BOOK 78, PAGE 139
12> SURVEY FOR PHILLIP GINGREY, PREPARED BY CHASTAIN & REECE LAND SURVEYORS, DATED JUNE 18, 1997, LAST REVISED JULY 8, 1997 (JOB NO. 97147).
13> BOUNDARY & TOPOGRAPHIC SURVEY FOR GLEN NEDZA, PREPARED BY WIKLE LAND SURVEYING, P.C., DATED SEPTEMBER 20, 1999 (JOB NO. 99-1061-430)
14> BOUNDARY SURVEY FOR THE ESTATE OF HENRY A. MANNING, PREPARED BY WIKLE LAND SURVEYING, P.C., DATED AUGUST 4, 2001 (JOB NO. 01-1623-134C)
15> MAP OF HOLLY SPRINGS-WOODSTOCK 115KV TRANSMISSION LINE, PREPARED BY GEORGIA POWER COMPANY, DATED MAY 4, 2004 (DRAWING NO. H-844)
16> BOUNDARY SURVEY FOR ALLENE CALLAHAN, PREPARED BY GEOSURVEY, LTD., DATED SEPTEMBER 24, 2004 (JOB NO. 20042076-01)
17> RIGHT OF WAY PLANS FOR HOLLY SPRINGS PARKWAY WIDENING, PREPARED BY A&R ENGINEERING, INC., DATED DECEMBER 7, 2006, AVAILABLE AT THE OFFICE OF THE CITY OF HOLLY SPRINGS CLERK.
18> BOUNDARY SURVEY FOR MORNINGSTAR INVESTMENT GROUP, PREPARED BY GEOSURVEY, LTD., DATED NOVEMBER 1, 2017 (JOB NO. 20042076-02).

AREA TABLE

PARCEL	ACRES	SQUARE FEET
TRACT 1	2.089	90,979
TRACT 2	6.483	282,380
TRACT 3a	0.110	4,786
TRACT 3b	0.202	8,817
TRACT 3c	0.721	31,418
TRACT 4	0.918	40,001
TRACT 5	0.154	6,718
TRACT 6	1.000	43,546
TRACT 7	1.711	74,551
TRACT 8	5.075	221,073
TOTAL AREA	18.463	804,269

VICINITY MAP

SITE LOCATION – LATITUDE: 34° 08' 55" LONGITUDE: 84° 30' 34"


SITE
Cherokee County Aquatic Center
Olde Rope Mill Park
Towne Lake Pkwy
Bluffs Pkwy
Main St
Towne Lake Pkwy
Towne Lake Hwy
Towne Lake Dr
Towne Lake Blvd
Towne Lake Cir
Towne Lake Ct
Towne Lake Trl
Towne Lake Way
Towne Lake Ln
Towne Lake Pl
Towne Lake Run
Towne Lake Sq

From: Jacob Hughes
To: Nancy Moon; Rob Logan
Subject: RE: Holly Springs Parkway, Holly Springs, Ga - Application # MA-09-2018 Median Break and Entrance
Date: Monday, April 29, 2019 4:37:59 PM

Nancy & Rob,
I am still inclined to my previous comments concerning the granting of a median break for this development. I have commented below on the email from Mr. Evans and the letter from Mr. Dobry. Also, I have added some things to consider if the City Council wishes to grant the full access.

GDOT policy (driveway manual) lists median breaks to be at a desirable spacing of 1320' with a minimum spacing of 1000'. The proposed development's access would be approximately 600' from the median break at the Home Depot and approximately 675' from the median break at Sixes Ridge. Mr. Dobry's letter dated April 26th, 2019 states that "other factors for median spacings can be considered." Including the following:

- Distance to other median openings
- Adjacent land use
- Expected traffic volumes
- Resulting volume of U-turns that are likely to occur without the median opening

This is in fact the case and these factors are all considered when making the determination of allowing a median break. However, the spacing of the median openings, listed above, does not even come close to the minimum spacing of 1000' much less the desired spacing of 1320'. Furthermore, it is next to impossible to determine from which direction an emergency vehicle will be travelling if one is called to the development. The closest fire station would be Station 24 which is located to the south approximately 3000' away. Also, median breaks introduce points of conflict into a roadway where less would exist if the driveway were to be a right-in right-out. More conflict points are a direct relation to increased accidents. Providing a median break to lure potential development to an area is not a good reason to do so.

However, if the City Council desires to grant the full access I would stipulate the following:

1. If a full access is granted with a median break, the access will only be approved until such time that the adjoining parcels develop allowing this development access to the traffic light at the Home Depot via interparcel connectivity. At that time, the proposed median break and full access will be closed at the developer's expense. The developer shall enter into a development agreement with the City to detail how this item will be addressed.
2. The developer shall provide interparcel connectivity to the parcel on the southern border to be approved by the City Engineer.
3. If a full access is granted with a median break, a left turn lane shall be installed on Holly Springs Parkway. The design of which shall be approved by the City Engineer.

From: Nancy Moon <nmoon@hollyspringsga.us>
Sent: Friday, April 26, 2019 5:08 PM
To: jacob@bmandkinc.com
Subject: FW: Holly Springs Parkway, Holly Springs, Ga - Application # MA-09-2018 Median Break and

From:	David Evans
To:	Nancy Moon; Rob Logan; Steven Miller
Cc:	Lance Chernow; David Smith; Mark Orr & Associates, Inc.; Barry Major; Adam Lovin
Subject:	Holly Springs Parkway, Holly Springs, Ga - Application # MA-09-2018 Median Break and Entrance
Date:	Friday, April 26, 2019 12:54:44 PM
Attachments:	Holly Springs Pkwy Median Break Letter.pdf

Dear Nancy, Rob and Mayor Steve:

Thank you for speaking with me this past Monday (Nancy) about the current status and development opportunities for the Holly Springs SR Mix project. We are now considering names for the development eg. Parkway Crossing, Holly Springs Crossing, The Crossing at Holly Springs.

We are extremely excited to help boost the quality and quantity of commercial retail investment along the Holly Springs parkway corridor and believe that our project, as we have proposed, fully supports the vision of the City.

After the Planning Commission meeting earlier this month our partner Lance Chernaw with Davis Development consulted with his Traffic Engineer most familiar with the Holly Springs area (Daniel B. Dobry from Croy Engineering) who then worked to coordinate with the City of Holly Springs' traffic engineer regarding an appropriate scope of the traffic study to support an entrance with a median break and left turn as per our assigned output from the planning commission meeting.

In their conversations, it soon became apparent that a traffic study in the current traffic conditions will not provide an accurate picture of the patterns in the immediate future after the apartments are built on-site as well as the additional development happening in the area. Please see this official opinion from Daniel Dobry attached for your reference.

In addition, it is very clear that there is currently no active development activity that offers any connection of the commercial portion of our project to the closest light at the Home Depot main entrance for a left turn option.

In light of the current neighboring property development status we are confident based on our experience engaging retail partners that offering the two commercial parcels on the front of our development a left hand turn with a median break entrance is the minimum necessary access to attract high quality commercial retail/restaurant partners that is most in line with the vision of the city and what was presented as our commercial partner goals in the front. We have one chance to get this done right and we are grateful for the opportunity to work together as a team to set this corridor up for the most success possible.

Given the other factors of market requirements as well as the other factors outlined in the engineers attached letter, we ask for your endorsement of this project's entrance

with a median break and left hand turn on Holly Springs Parkway to the city council using this email and the attached memo. We believe this entrance option represents a win-win for our retail partners, the apartment residents and the city's overall vision of the Holly Springs Parkway corridor.

Kind Regards,

David Evans
Makave Investments, LLC

CROY

April 26, 2019

David Evans
Makave Investments, LLC
540 Lake Center Parkway, Suite 201
Cumming, GA 30040

Subject: Holly Springs Parkway, Holly Springs, GA
Application #MA-09-2018
Proposed Median Break

Dear Mr. Evans:

A request was made of Croy Engineering, LLC to evaluate the impacts of constructing a median break and allowing full access for a development planned on the east side of Holly Springs Parkway north of Sixes Road. The median break and driveway would be opposite the northern most driveway of the Home Depot.

A typical study of this nature would entail a comparison between operations at the adjacent median breaks/intersections with and without the requested full access between them. The primary data source for the analysis would be the traffic counts at the existing median openings which would include the amount of through and turning maneuvers plus the queue length of vehicles in the left turn lanes.

A multi-family development that would access Holly Springs Parkway at the median break to the north is under construction and its traffic is not yet present. Consequently to collect traffic data and perform the analysis at this time would not accurately capture this new development's trips which directly impact operations at the intersection and the subsequent analysis. Therefore it is recommended that the traffic analysis be scheduled at a period after the multi-family development is fully constructed and the residents have occupied a significant number of the units.

Information was shared that the previously recommended design of the median and its spacing of openings is based on the Georgia Department of Transportation's (GDOT) guidelines. For a roadway such as Holly Springs Parkway which is classified by GDOT as a minor arterial (rural), the minimum median crossover spacing for a rural roadway is 1,320 feet. The guidelines do note that other factors for median spacings can be considered. Such factors include distance to other median openings, adjacent land use, expected traffic volumes, and the resulting volume of U-turns that are likely to occur

without the media opening. Given the signalized intersection to the south, the proposed median opening would have minimal impacts on traffic operations as the signal would give drivers the needed gaps to enter and exit the site. In terms of safety, there is no inherent safety hazards associated with the installation of a median opening. The provided gaps in the traffic platoons coupled with the rural traffic volumes (8,100 ADT reported by GDOT in 2017) along Holly Springs Parkway aids drivers in safely judging gaps and crossing over the median.

There are additional considerations impacting operations at the intersections with the spacing of median openings. Without the median break there is the introduction of additional vehicles downstream at the intersection's left turn lane that are making a U-turn. Without sufficient storage length this may cause extensive queues that back into the through lane creating a crash hazard. An additional consideration is the impact on delay for response time of southbound emergency vehicles having to go past the event and making a U-turn to return to the entrance of the development.

There are various aspects that need to be considered when determining the location and spacing for full access along a median divided roadway. Spatial design guidelines are jumping off points but influencing factors need to be fully vetted in setting median opening locations.

If you have any questions, please feel free to contact us at (770) 971-5407.

Sincerely,
Croy Engineering, LLC

Daniel B. Dobry, Jr., P.E., PTOE, AICP
Transportation Engineering and Planning Division Manager

BM&K CONSTRUCTION & ENGINEERING

www.bmandk.com

MEMO

TO: Nancy Moon, Community Development Director

FROM: Jacob Hughes, P.E., BM&K JH

DATE: April 10, 2019

RE: Zoning Plan Holly Springs Mixed Use

We have reviewed the zoning plan for the above referenced project and offer the following comments:

1. A full access entrance with a median break will not be granted for this development. Access to Holly Springs Parkway shall be limited to a Right-In Right-Out only access.
2. Owner/Developer shall donate right of way to accommodate the extension of the concrete box culvert.
3. Owner/Developer shall donate a minimum 50' access easement for East Rope Mill Road
4. Owner/Developer shall install a 5' sidewalk with a 5' beauty strip along the entire frontage of Holly Springs Parkway.
5. Owner/Developer shall install pedestrian lighting along the entire frontage of Holly Springs Parkway

P.O. Box 878, Braselton, GA 30517
phone: 706.824.0514 ▪ fax: 706.824.0519

April 9, 2019

Nancy Moon
Community Development Director
City of Holly Springs

RE: 2247 Base 3 Fire Exhibit

Nancy,

Based on the information provided on the plan and my interpretation of the Code, the site will require two separate accesses for fire apparatus. The apartments are classified as an R2 occupancy in accordance with the 2012 International Building Code and will be required to be sprinklered in accordance with **section 903.2.8** without exception.

The fire apparatus access width shall be no less than 26 feet in accordance with **Appendix D** of the 2012 International Fire Code. **Section 104.1** of the appendix requires buildings greater than 30 feet or three stories in height shall have two separate means of fire apparatus access provided. Furthermore, **section 104.2 exception** allows for buildings with a gross floor area up to 124,000 square feet and sprinklered to have only one access provided.

In this case the combined gross square footage of all of the buildings average at 267,372 square feet, well above the minimum allowance. There are no amendments to either of these sections.

Other observations included the absence of hydrant locations, fire lanes are not identified, and buildings 3 and 5 will be required to have rear stairs.

Please let me know if I may be of further assistance.

Best regards,

Hal Chitwood,CBO
Bureau Veritas North America.

Bureau Veritas North America, Inc.

Industry Division- Code Compliance
3380 Chastain Meadows Parkway, Suite 300
Kennesaw, GA 30144

Main: (770) 499-7500
Fax: (770) 499-7511
www.us.bureauveritas.com

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-09-2018 APPLICATION CUP-_____

HEARING DATE 12/13/18 DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC OWNER _____ (If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA ADDRESS _____

ZIP CODE 30004 PHONE 470-612-0266 ZIP CODE _____ PHONE _____

EMAIL david@residentialsouthpartners.com

SIGNATURE _____ SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS _____

MAP NUMBER _____ PARCEL NUMBER(S) _____

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S) _____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

Application Information

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

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

Yes. There are over 600 units of high density class A apartments currently under construction on both sides of Holly Spings Parkway adjeacent to the north, Home Depot with commercial outparcels adjacent to the west, property zoned General Commercial (GC) with a Mixed Use Overlay (MXD), and a active rail road adjacent to the east.

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

No, this proposal will not adversely affect the existing use of adjacent property. There are over 600 units of high density class A apartments currently under construction on both sides of Holly Spings Parkway adjeacent to the north, Home Depot with commercial outparcels adjacent to the west, property zoned General Commercial (GC) with a Mixed Use Overlay (MXD), and a active rail road adjacent to the east.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? Yes, the property is currently zoned General Commercial (GC) with a Mixed Use Overlay (MXD).

(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 currently proposal will lesson the burden on roadways, schools, public safety, etc when compared to the current plan that was approved for the property. The current plan shows approximaltely 250 units of Class A Apartments and approximelty 20 town homes. The current proposal shows a reduced number of units on the multi family down to 150 units as well as an age restriction to allow only senior citizens to rent. The town home components has increased to 54 units. Overall, this proposal calls for a decrease of 66 units.

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

This proposal conforms to both the Future Development Map (FDM) and the Future Land Use Map (FLUM) for the City of Holly Springs.

(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?

It is the Applicants understanding that the current proposal conforms with the overall policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents. It is the Applicants intent do design and ultimately develop a project that is a win/win for the City of Holly Spings, which includes its residents, its businesses, and its government initiatives.

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

No impact on the environment is anticipated. The development will implement BMPs per the Manual for Erosion and Sediment Control in GA. Water quality and storm water will be managed on site by various storm water BMPs per the Georgia Storm water Management Manual.

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

There are over 600 units of high density class A apartments currently under construction on both sides of Holly Spings Parkway adjeacent to the north, Home Depot with commercial outparcels adjacent to the west, property zoned General Commercial (GC) with a Mixed Use Overlay (MXD), and a active rail road adjacent to the east. The current land use surrounding the subject property certainly supports an approval in the opinion of the applicant.

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.

From: david residentialsouthpartners.com
To: nmoon@hollyspringsga.us
Subject: Holly Spring General Overview
Date: Friday, March 01, 2019 1:27:54 PM
Attachments: Holly Springs Mixed Use - 02-28-19.pdf
11x17_Print_HollySprings.pdf

Hello Nancy, I hope you are doing well. My goal in sending this message is to help you and others generally understand why we were forced to revise or original site plan and how we decided on our current plan as well as convey our excitement and commitment to delivering a relevant, high quality project.

Originally, our plan was to develop 180 senior multifamily units and approximately 40-50 town house lots behind two commercial out parcels along the frontage of Holly Spring Parkway. The goal was to develop our first age restricted multifamily project that would take advantage of the existing baby boomer population(s) in the market as well as the recent surge of health and medical facilities in the market. After extensive marketing efforts, we were unable to secure a partner for the senior multifamily due to two major factors. First, the high level of new and future supply for age restricted product in the sub market and surrounding markets. Second, the site is not close to or connected to a concentration of single family communities

Once we realized the senior multifamily units were not a viable option, we revisited the city's comprehensive plan and the city zoning code while considering the site itself in order to figure out the best solution from a land use perspective. We noticed the property is located in the Parkway Corridor Character Area as well as the Holly Springs Parkway Overlay and due to the lack of road frontage, we determined that leaving the two commercial outparcels along the frontage would still be a good solution. Due to the lack of road frontage, we feel our commercial opportunities are limited to the outparcels only. We are of the opinion that quality food options are necessary for at least a portion of the commercial up front if not the majority of the commercial.

Next, the Parkway Corridor character area has five primary uses, which are Multi-Family Residential, Commercial, Mixed Use, Office-Professional, and Public-Institutional. We do not view the site as an Office-Professional site or a Public-Institutional site nor does our company focus on that type of development. Our company's focus is on residential, commercial, and mixed-use development so we concluded that developing a luxury multifamily market rate community behind the commercial outparcels is the best solution. We also felt it could be a smooth approval process since the property was rezoned with a multifamily use so as long as we presented a quality product.

Now, we needed to check the market demand and supply to see if we could actually get the project financed and move forward. We found the market demand to be strong. We considered multiple partners to build the multifamily product (please see the attached elevations) but ultimately decided on Davis Development (www.DavisDevelopment.com). We are very excited to have a such a capable partner committed to building quality communities of lasting value, which is the main key to providing a win-win for everyone involved. Davis Development is vertically integrated. They provide all of their own equity, have an in house General Contracting company, and their own Management Company. They have 60 communities under some stage of development currently and are a privately owned family business with a home office in Stockbridge, Georgia (Henry County). The community will not only certainly be developed and built, but it will be done so by one of the premier multifamily companies in the country.

The city has two multifamily communities currently under construction that make up the total new supply in the City. Both communities are located on Holly Springs Parkway to the north of the subject property. One has 282 units and the other has 340 units. According to the market study performed by Bleakly Advisory Group for the city, new projects in the area have averaged a lease up rate of 20 units per month per project. The current supply under construction will start being delivered this month, which means the existing units under construction will absorb by the end of 2020. The multifamily units in the current application would not even be ready to lease until 2021, which means the city will experience a brief shortage of new supply until this project is delivered. The timing between deliveries would be desirable.

We also felt it was neccessary to review the stipulations from the rezoning that took place in Febraury of 2018. If still desired by the city, we would be agreeable to all (#1-#22) the stipulations except stipulation #4, which would

need to be revised to allow a maximum of 252 units at a density of 13.65 units/acre. It is our understanding that the current underlying zoning (CBD with Mixed Use overlay) allows up to 16 units/acre since we are within one mile of the 575 interchange, but we would only require 13.65 units per acre, which is a lower density than both projects approved to the north.

We are looking forward to developing a wonderful project with a mix of uses. Establishing high quality commercial uses on the two front parcels is certainly a priority. Uses that enhance the experience and quality of life for all Holly Springs residents in addition to the multifamily community residents. The multifamily community will be of the highest quality the market offers.

Please let me know if you have any questions.

Thank you,

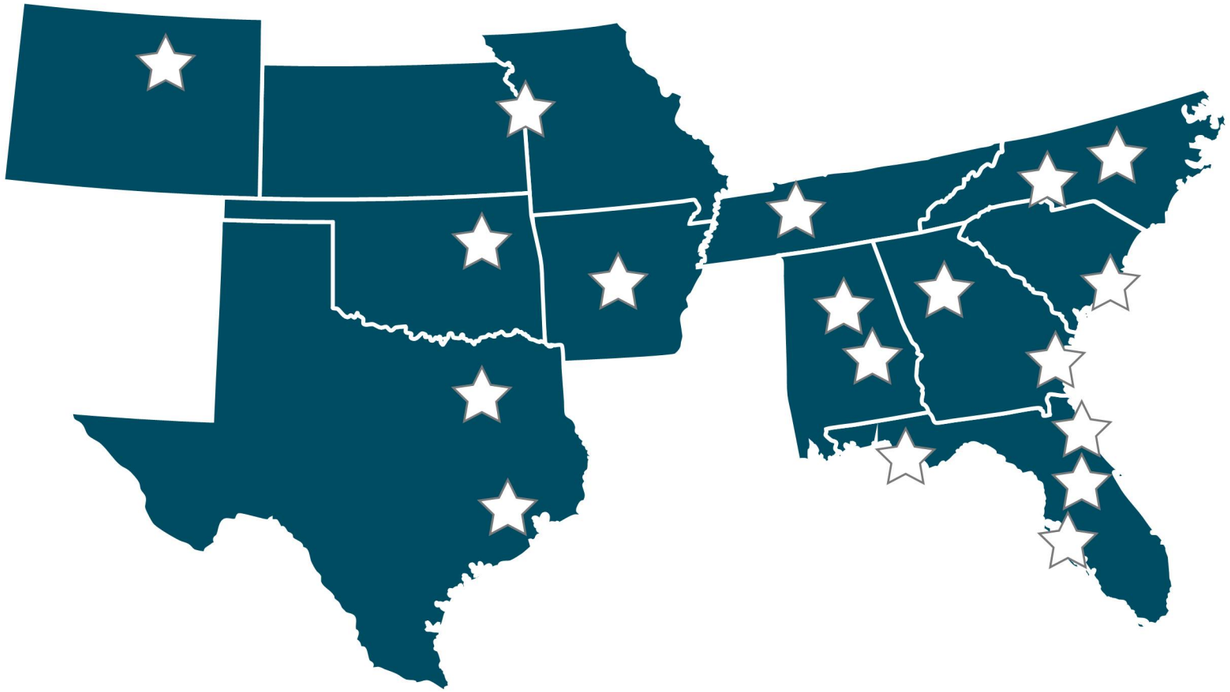
David L Smith.

DAVIS
DEVELOPMENT

ABOUT DAVIS

HISTORY

- Family Business Founded in 1995
- Vertically Integrated
  - Development
  - Construction
  - Management
  - Equity



FINANCES

- 100% of Equity Provided Internally
- Traditional Construction Loans
- Fannie Mae & Freddie Mac
- Over 50,000 Units Constructed

NATIONAL MARKETS

- TEXAS
- NORTH CAROLINA
- SOUTH CAROLINA
- OKLAHOMA
- KANSAS
- MISSOURI
- GEORGIA
- ALABAMA
- COLORADO
- ARKANSAS
- TENNESSEE
- FLORIDA

EXTERIORS

EXTERIORS

EXTERIORS

EXTERIORS

AMENITIES

Clubouse Amenities

AMENITIES

Clubouse Amenities

AMENITIES

Clubouse Amenities

AMENITIES

Fitness Center

AMENITIES

Fitness Center

AMENITIES

Fitness Center

AMENITIES

Resort-Style Pool

AMENITIES

Restore-Style Pool Lounge

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

11/2/18 Holly Springs SR Mix, LLC

DATE APPLICANT NAME PRINTED APPLICANT SIGNATURE (David C Smith)

NOTARY

Seal: CHARLOTTE ORR MY COMMISSION EXPIRES JAN 24 2020 CHEROKEE CO., GEORGIA NOTARY PUBLIC

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 11/2/18

Title Organizer

Legal Company Name Holly Springs SR Mix, LLC

Company Address 53 N Main St. Alpharetta, GA 30004

(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 DAVID Lee Smith Jr. 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 2 DAY OF November, 2018

Notary Public _____

CHARLOTTE OTT MY COMMISSION EXPIRES JAN 24 2020 CHEROKEE CO., GEORGIA 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.

dotloop signature verification:

Tract 1

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8

APPLICATION MA-09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER Sherrie Voyles/Mize (If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 512 South Holly Springs Rd Woodstock, Ga

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 30188 PHONE 404-547-7393

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:15PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE Sherrie Voyles/Mize

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 800 E. Rope Mill Rd Canton, GA 30115

MAP NUMBER_____ PARCEL NUMBER(S) 15N15075

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10/30/18 — DATE

Sherrie Voyles Mize — APPLICANT NAME PRINTED

Sherrie Voyles Mize — APPLICANT SIGNATURE

Charlotte Orr 10/30/18

NOTARY

Seal: CHARLOTTE ORR MY COMMISSION EXPIRES JAN 24 2020 CHEROKEE CO. GEORGIA NOTARY PUBLIC

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.

Sherrie Voyles Mingo _____ Date 10/30/18
Signature

_____
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 Sherrie Voyles Mingo _____ 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
30 DAY OF OctoBer, 2018

Charlotte Orr
Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO., GEORGIA
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.

Tract 1

2018 Property Tax Statement

Bill No.	Due Date	*Total Due*
2018-109935	11/15/2018	$1,011.33

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton , GA 30114

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

VOYLES, SHERRIE L
P O BOX 751
HOLLY SPRINGS , GA 30142

Map: 15N15 075
Location: 800 E ROPE MILL RD

Payment Good through: 11/15/2018

Print Date
10/29/2018

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: VOYLES, SHERRIE L
Map Code: 15N15 075 REAL
Description: LL 561 DIST 15
Location: 800 E ROPE MILL RD
Bill No: 2018-109935
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
59,400.00	34,700	2.1600	94,100	11/15/2018			11/15/2018	S1

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	94,100.00	37,640.00	5,000.00	32,640.00	5.366	175.15	0.00	$175.15
SCHOOL M&O	94,100.00	37,640.00	2,000.00	35,640.00	18.950	675.38	0.00	$675.38
SCHOOL BOND	94,100.00	37,640.00	0.00	37,640.00	0.500	18.82	0.00	$18.82
PARKS BOND	94,100.00	37,640.00	0.00	37,640.00	0.503	18.93	0.00	$18.93
COUNTY WIDE FIRE DIST	94,100.00	37,640.00	0.00	37,640.00	3.269	123.05	0.00	$123.05
TOTALS					28.588	1011.33	$0.00	$1,011.33

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

Current Due	$1,011.33
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$1,011.33**
Paid Date	

Tract 1 Sherrie Voyles

Form No. 211 WARRANTY DEED (Short Form)

BOOK 614 PAGE 13

STATE OF GEORGIA, County of Cherokee

This INDENTURE, Made this 6th day of February in the Year of Our Lord One Thousand Nine Hundred and Eighty-seven between GENE T. VOYLES of the State of Georgia and County of of the first part, and SHERRIE L. VOYLES of the State of Georgia and County of Cherokee of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of LOVE AND AFFECTION ---------- Dollars, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, her heirs and assigns, all that tract or parcel of land lying and being in LL 561, 15th District, 2nd Section, Cherokee County, Georgia, being more particularly described as follows: BEGIN at the point designated by the intersection of the western R/W of the L & N Railroad with the western R/W of a 100 foot power line easement; thence S 89° 58' 22" W a distance of 210.0 feet to an iron pin; thence N 03° 21' 31" W a distance of 443.77 feet to an iron pin; thence S 74° 54' 05" E a distance of 276.98 feet to an iron pin located on the western R/W of L & N Railroad; thence S 11° 22' 25" W a distance of 160.0 feet to a point; thence S 08° 53' 46" W a distance of 126.6[illegible] feet to an iron pin, which is the point of beginning.

Said tract consisting of 2.16 acres, more or less, as shown on plat prepared by William M. Herndon, Jr., RLS. for Sherrie Voyles, dated 7/21/86, recorded in Cherokee Cherokee County Plat Records, Plat Book 32, Page 169.

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT
Filed in office, this 2nd day of April 19 87, at 10:30 A.M. Recorded in Book 614 Page 13, this 3 day of April 19 87
Annette Fleming
1/2 pd $5.10 # 7540
Atty Elliott Baker

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID None
DATE 4-2-87
Annette Fleming
CLERK OF SUPERIOR COURT

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 party of the second part, her heirs and assigns, forever, in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

Elliott R. Baker — WITNESS
Delli Graham — NOTARY PUBLIC
Notary Public, Georgia, State at Large
My Commission Expires June 1, 1989

x Gene T Voyles (Seal)
GENE T. VOYLES
(Seal)
(Seal)

Rec 4-3-87

Tract L - Gene T. Voyles

BOOK 499 PAGE 693

WARRANTY DEED

STATE OF GEORGIA, CHEROKEE COUNTY

THIS INDENTURE, Made this 9th day of June, in the year of our Lord One Thousand Nine Hundred and Eighty-One between LOLA V. STELL, ALLENE CALLAHAN, GENE T. VOYLES, JUANITA MORGAN and LOIS ANDERSON of the State of Georgia and County of Cherokee of the first part, and HUGHIE LEE VOYLES, of the State of Georgia and County of Cherokee of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in the 15th District, 2nd Section, Cherokee County, Georgia, and being a portion of Lot 633 described as follows:

BEGINNING at the northwest corner of Land Lot 633; thence in an easterly direction along the north original line of Land Lot 633, which is the south original line of Land Lot 592, a distance of 428 feet, more or less, to the right of way of a certain road running in a north-south direction through Land Lots 592 and 633; thence in a southerly direction along the west right of way of said road 108.5 feet; thence in a northwesterly direction a straight line 446.1 feet, more or less to the northwest corner of said Land Lot and the point of beginning.

The Grantors and the Grantee herein are all the heirs at law of Andy Voyles and Nora Voyles, deceased, with the exception of one son, Donnice Voyles, deceased; Donnice Voyles' share of said estate having been set aside to his widow, Ann Voyles, and their minor children as a year's support. After obtaining leave to sell from the Ordinary, Cherokee County, Georgia, the aforesaid Ann Voyles did on August 20, 1980, convey to Gene T. Voyles their undivided one-seventh (1/7th) interest to all real estate owned by Andy Voyles and Nora Voyles at the time of their death. There was no administration ever had upon the estate of Andy Voyles and Nora Voyles, the same being unnecessary inasmuch as there were no outstanding indebtednesses against said estate.

TO HAVE AND TO HOLD The said bargained premises, together with all and singular the rights, members and appurtenances, thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of HUGHIE LEE VOYLES, the said party of the second part, his heirs and assigns forever in Fee Simple.

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

IN WITNESS WHEREOF, the said parties of the first part

GEORGIA, CHEROKEE COUNTY CLERK SUPERIOR COURT
Filed in office this 17 day of Dec
1985 at 4:00 o'clock P.M. and recorded in Book 499
Page 693 18 Dec 85
Annette Fleming

CHEROKEE COUNTY GA
REAL ESTATE TRANSFER TAX
PAID None
DATE 12-17-85
Annette Fleming

BOOK 499 PAGE 694

have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

Lola V. Stell (SEAL)

Lola V. Stell

Witness

Notary Public

Allene Callahan (SEAL)

Allene Callahan

Witness

Notary Public

Gene T. Voyles (SEAL)

Gene T. Voyles

Witness

Notary Public

Justice of the Peace 1273 GMD

Juanita Morgan (SEAL)

Juanita Morgan

Witness

Notary Public

Justice of the Peace 1273 GMD

Lois Anderson (SEAL)

Lois Anderson

Witness

Notary Public

Justice of the Peace 1273 GMD

COPY

Rec 12-18-85

Tract 1 - Sewer Easement

BK PG
6648 216

RETURN TO: CHEROKEE COUNTY
WATER & SEWERAGE AUTHORITY
391 WEST MAIN STREET
CANTON, GEORGIA 30114

245
14

EASEMENT AGREEMENT

GEORGIA, CHEROKEE COUNTY

This grant of easement made this 8 day of September 20 03 from GENE T. VOYLES of the State of Georgia and County aforesaid, hereinafter called Grantor, to **CHEROKEE COUNTY WATER AND SEWERAGE AUTHORITY** a Political Subdivision of the State of Georgia, herein called the Grantee.

WITNESSETH, that Grantor for and consideration of the sum of ~~$1.00~~ $22,100.00 and other valuable considerations in hand paid, at and before the sealing and delivery of these presents, does grant, bargain, sell, and convey unto Grantee an easement and perpetual right-of-way over and under the property of the Grantor in Land Lot 561 and 562, of 15th District, 2nd Section, Cherokee County, Georgia and being a strip of land more particularly described and shown on the sketch attached hereto and made a part hereof showing the dimensions of this easement. The easement covered by this instrument is 30 feet wide, with the permission to use up to 70 feet wide during construction, the center shall be the center line of the sanitary sewer pipeline hereinafter installed by the Grantee over, upon, through, under and/or across said lands. The easement begins and ends where the said location enters and leaves the property line as already established as above indicated, and totals approximately 1067 feet in length. M.H.B. FLSH

The easement covered by this instrument is for the purpose of a sanitary sewer line and force main, together with the right to go upon said land to install said sewer line, to inspect, maintain, repair, or replace the same, as may from time to time be necessary.

The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, and hold title in the name(s) of Grantors shown below.

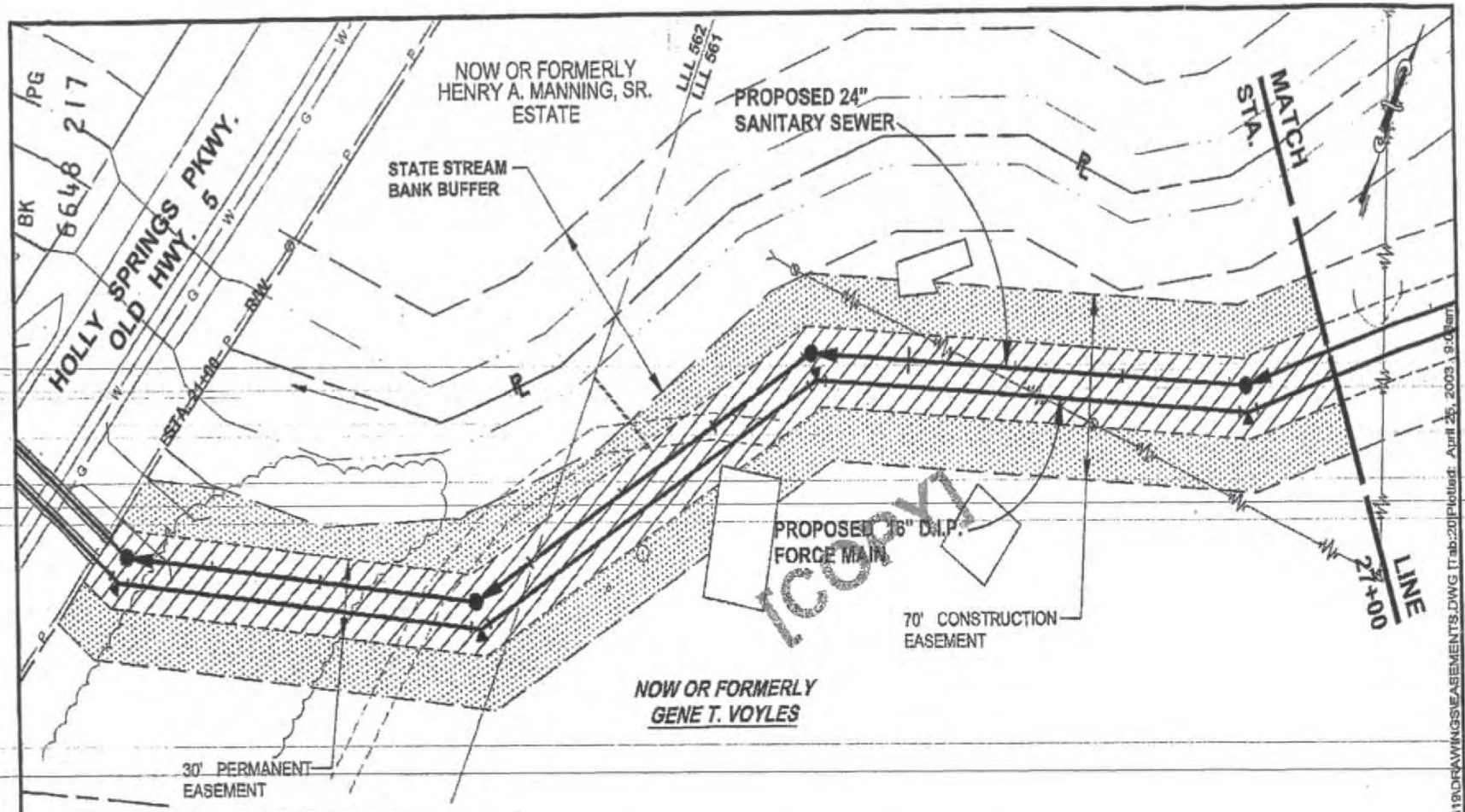
In witness whereof, said GRANTOR has hereunto signed this agreement on the date written above.

COPY

WITNESS	GRANTOR(S)
1. Michael E. Satterfield	Gene T Voyles
Printed Name	Printed Name
Michael E. Satterfield	Gene T Voyles
Signature	Signature
	2.
	Printed Name
Deborah H. Dotson	
Notary Public	Signature

DEBORAH H. DOTSON NOTARY PUBLIC GEORGIA CHEROKEE COUNTY Expires August 13, 2007

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE COUNTY, GA
03 OCT 23 PM 2:48
BOOK 6648 PAGE 216



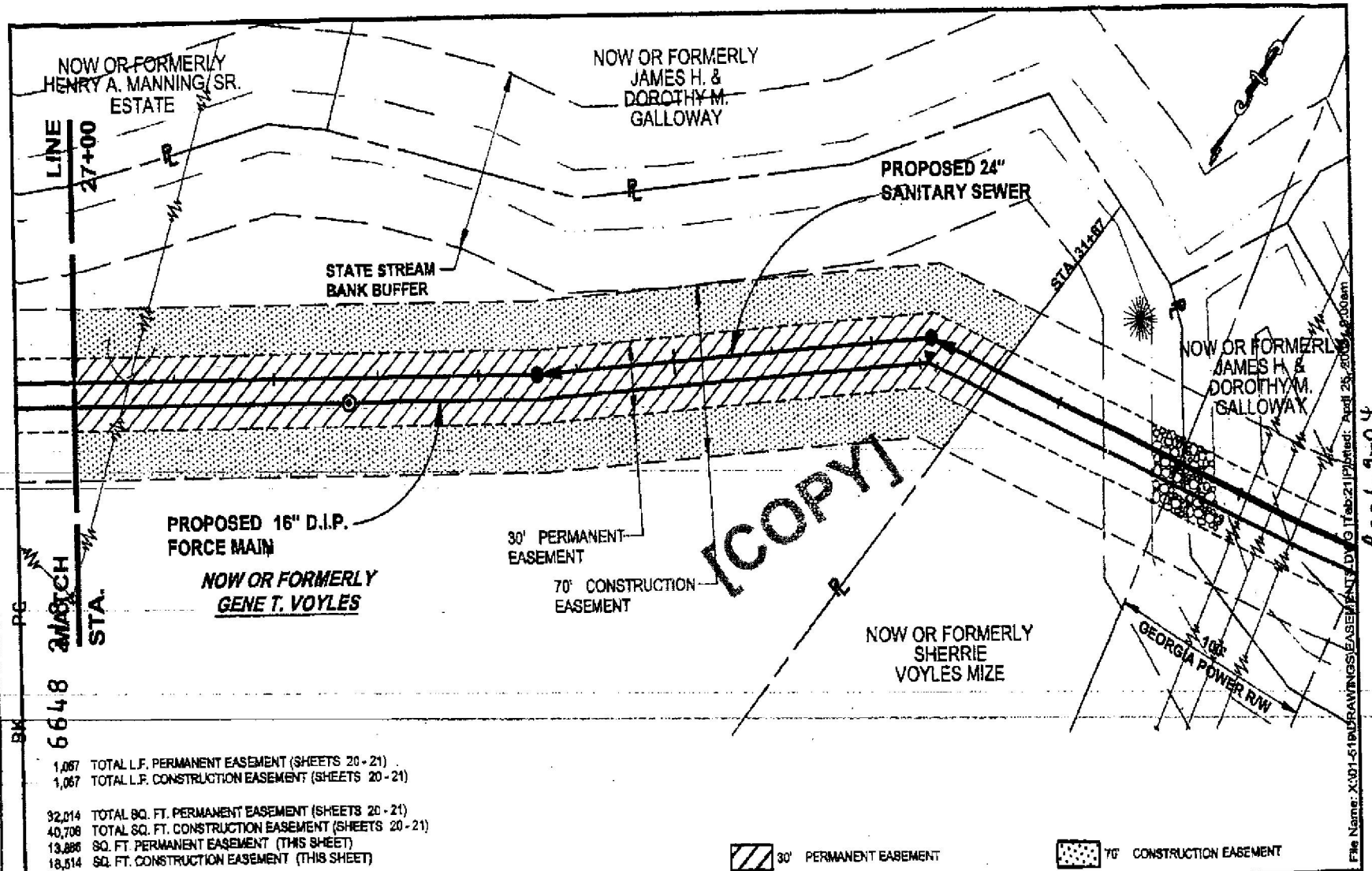
1,067 TOTAL L.F. PERMANENT EASEMENT (SHEETS 20 - 21)
1,067 TOTAL L.F. CONSTRUCTION EASEMENT (SHEETS 20 - 21)

32,014 TOTAL SQ. FT. PERMANENT EASEMENT (SHEETS 20 - 21)
40,706 TOTAL SQ. FT. CONSTRUCTION EASEMENT (SHEETS 20 - 21)
18,126 SQ. FT. PERMANENT EASEMENT (THIS SHEET)
22,192 SQ. FT. CONSTRUCTION EASEMENT (THIS SHEET)

30' PERMANENT EASEMENT

70' CONSTRUCTION EASEMENT

600 L.F. PERMANENT EASEMENT (THIS SHEET) 600 L.F. CONSTRUCTION EASEMENT (THIS SHEET)	SKETCH OF PROPOSED EASEMENT AS REQUIRED BY: CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY	LOCATED IN LAND LOT(S): 561 & 562 DISTRICT, 2nd SECTION CHEROKEE COUNTY, GEORGIA SCALE: 1" = 50 DATED: SEPT. 2002 PROJECT NO. 01-519 SHEET NO. 20	THROUGH THE PROPERTY OF: *GENE T. VOYLES*	Welker & Associates, Inc. *Engineers Since 1945* 445 Mangat Street Marietta, Georgia 30060 Phone: (770) 422-1902


NOW OR FORMERLY
HENRY A. MANNING, SR.
ESTATE
NOW OR FORMERLY
JAMES H. &
DOROTHY M.
GALLOWAY
LINE
27+00
PROPOSED 24"
SANITARY SEWER
STATE STREAM
BANK BUFFER
STA. 31+67
NOW OR FORMERLY
JAMES H. &
DOROTHY M.
GALLOWAY
PROPOSED 16" D.I.P.
FORCE MAIN
NOW OR FORMERLY
GENE T. VOYLES
30' PERMANENT
EASEMENT
70' CONSTRUCTION
EASEMENT
[COPY]
MATCH
STA.
NOW OR FORMERLY
SHERRIE
VOYLES MIZE
GEORGIA POWER R/W
100'
File Name: X:\01-519\DRAWINGS\EASEMENT.DWG Tab:21 Plotted: April 23, 2008 8:00am
Rec 1-9-04
BK 6648 PG
1,067 TOTAL L.F. PERMANENT EASEMENT (SHEETS 20 - 21)
1,067 TOTAL L.F. CONSTRUCTION EASEMENT (SHEETS 20 - 21)
32,014 TOTAL SQ. FT. PERMANENT EASEMENT (SHEETS 20 - 21)
40,708 TOTAL SQ. FT. CONSTRUCTION EASEMENT (SHEETS 20 - 21)
13,886 SQ. FT. PERMANENT EASEMENT (THIS SHEET)
18,514 SQ. FT. CONSTRUCTION EASEMENT (THIS SHEET)
30' PERMANENT EASEMENT
70' CONSTRUCTION EASEMENT
467 L.F. PERMANENT EASEMENT (THIS SHEET)
467 L.F. CONSTRUCTION EASEMENT (THIS SHEET)
SKETCH OF PROPOSED EASEMENT AS REQUIRED BY:
CHEROKEE COUNTY WATER & SEWERAGE AUTHORITY
LOCATED IN LAND LOT(S):
561 & 562
DISTRICT, 2nd SECTION
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 50 DATED: SEPT. 2002
PROJECT NO. 01-519 SHEET NO. 21
THROUGH THE PROPERTY OF:
GENE T. VOYLES
Welker & Associates, Inc.
Engineers Since 1945
445 Mangel Street
Marietta, Georgia 30060
Phone: (770) 422-1902

Tract 1 - RD Widening

Deed Book 9863 Pg 164
Filed and Recorded 09/20/2007 04:00 PM
28-2007-047537

Patty Baker
Clerk of Superior Court Cherokee Cty, GA

Return to:
Robert M. Dyer
291 E. Main St.
Canton, Georgia 30114

[Space Above This Line for Recording Date]

CITY OF HOLLY SPRINGS, GEORGIA
RIGHT OF WAY DEED

GEORGIA, CHEROKEE COUNTY

PROJECT NAME: Holly Springs Parkway Widening

THIS CONVEYANCE made and executed the 27th day of September, 2007.

WITNESSETH that **Vickie Schultz, as Administrator of the Estate of Eugene T. Voyles a/k/a Gene T. Voyles**, the undersigned (hereinafter referred to as "Grantor"), is the owner of a tract of land in **Cherokee County** through which **the Holly Springs Parkway Widening Project**, has been laid out for **the City of Holly Springs, Georgia** (hereinafter "Grantee") being more particularly described in a map and drawing of said road in the office of the City of Holly Springs, Georgia, 3235 Holly Springs Parkway, Holly Springs, Georgia, 30142.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR ($1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey to said Grantee, and their successors in office, so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in **Land Lot(s) 561, 562 and 591 of the 15th Land District, 2nd Section of Cherokee County**, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereof by this reference.

Said right of way is hereby conveyed, consisting of **0.063 acres**, more or less, as shown colored yellow on the plat of the property prepared for the City of Holly Springs, Georgia, dated **December 1, 2006**, said plat attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto the City of Holly Springs, Georgia.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

Parcel No. 10

COPY

Deed BK 9863 PG 165

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered
this 27th day of September
2007, in the presence of:

Witness

Vickie Schultz (L.S.)
Vickie Schultz, as Administrator of the Estate
of Eugene T. Voyles a/k/a Gene T. Voyles

Notary Public

_____(L.S.)

ANGELA D. ROBINSON NOTARY PUBLIC GEORGIA COBB COUNTY

COPY

Parcel No. 10

EXHIBIT "A"

Project Number: Unnumbered
Project Name: Holly Springs Parkway Widening
Parcel Number: 10

Required Right of Way: 2733.91 Square Feet
.063 Acres

All that tract or parcel of land lying and being located in Land Lot 561, 562 and 591 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a point located 34.76 feet right and opposite of Station 82+10.52 of the centerline of Holly Springs Parkway as shown on the right of way plans for Holly Springs Parkway Widening, Cherokee County, Project Number Unnumbered; thence North 15 degrees 26 minutes 22 seconds East 223.58 feet to a point; thence North 86 degrees 27 minutes 07 seconds East 12.81 feet to a point; thence South 15 degrees 30 minutes 47 seconds West 217.75 feet to a point; thence South 70 degrees 48 minutes 01 seconds West 14.89 feet to the Point of Beginning.

Said described land being the required right of way and is shown colored yellow on the attached plat marked Exhibit "B".

Permanent Construction and Maintenance Easement: 552.20 Square Feet
0.013 Acres

All that tract or parcel of land lying and being in Land Lots 561, 562 and 591 of the 15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a point located 47.00 feet right and opposite of Station 84+05.95 of the centerline of Holly Springs Parkway as shown on the right of way plans for Holly Springs Parkway Widening, Cherokee County, Project Number Unnumbered; thence North 15 degrees 34 minutes 38 seconds East 30.77 feet to a point; thence South 86 degrees 14 minutes 13 seconds East 16.43 feet to a point; thence South 89 degrees 13 minutes 16 seconds East 8.19 feet to a point; thence South 15 degrees 30 minutes 47 seconds West 40.48 feet to a point; thence North 64 degrees 23 minutes 04 seconds West 24.42 feet to the Point of Beginning.

Said described land being a permanent easement for the construction and maintenance of slopes and is shown colored orange on the attached plat marked Exhibit "B". Said easement may also be used temporarily for silt control if deemed necessary by the City of Holly Springs, Georgia.

COPY

EXHIBIT "A"

Temporary Construction Easement: **7,747.79 Square Feet**
0.178 Acres

All that tract or parcel of land lying and being located in Land Lots 561, 562 and 591 of the15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a point located 47.00 feet right and opposite of Station 82+19.00 of the centerline of Holly Springs Parkway as shown on the right of way plans for Holly Springs Parkway Widening, Cherokee County, Project Number Unnumbered; thence North 15 degrees 30 minutes 23 seconds East 186.99 feet to a point; thence South 64 degrees 23 minutes 04 seconds East 52.90 feet to a point; thence South 16 degrees 23 minutes 56 seconds West 60.67 feet to a point; thence South 24 degrees 48 minutes 49 seconds West 49.49 feet to a point; thence South 29 degrees 40 minutes 09 seconds West 47.90 feet to a point; thence South 70 degrees 48 minutes 01 second West 38.21 feet to the Point of Beginning.

Said described land being a temporary easement for the construction of slopes and is shown colored green on the attached plat marked Exhibit "B". Said easement may also be used temporarily for silt control if deemed necessary by the City of Holly Springs, Georgia. Said easement will expire December 31, 2009

COPY

Deed BK 9863 PG 168

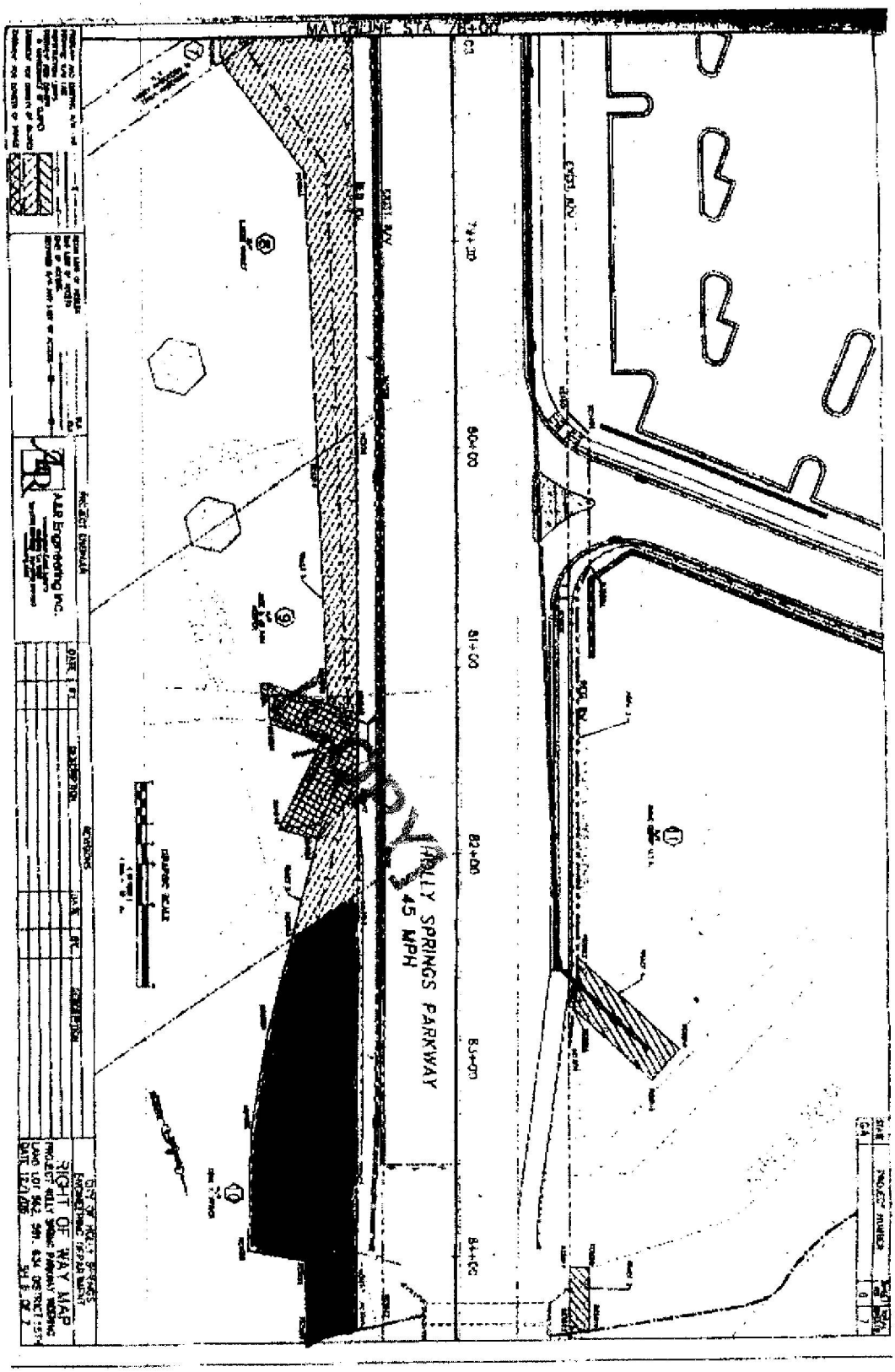


Exhibit "B"

Deed BK 9863 PG 169

Exhibit "B"

10

GENE T. VOYLES

PARCEL 10 — EASEMENT FOR THE CONSTR OF SLOPES

POINT	OFFSET/DISTANCE	STATION/BEARING	ALIGNMENT
KC3013	47.00 R	82+19.00	HOLLY SPRINGS PKWY.
KC4057	47.00 R	84+05.85	HOLLY SPRINGS PKWY.
KC4056	98.08 R	83+96.64	HOLLY SPRINGS PKWY.
KC4055	98.11 R	83+38.04	HOLLY SPRINGS PKWY.
KC4054	90.11 R	82+87.19	HOLLY SPRINGS PKWY.
KC4053	78.40 R	82+40.75	HOLLY SPRINGS PKWY.
KC3013	47.00 R	82+19.00	HOLLY SPRINGS PKWY.

RECD EASEMENT AREA = 7,747.78 SF

PARCEL 10 — EASEMENT FOR THE CONSTR & MAINTENANCE OF SLOPES

POINT	OFFSET/DISTANCE	STATION/BEARING	ALIGNMENT
KC4057	47.00 [illegible]	84+05.85	HOLLY SPRINGS PKWY.
KC3014	47.00 [illegible]	84+38.72	HOLLY SPRINGS PKWY.
KC5010	[illegible] R	84+40.06	HOLLY SPRINGS PKWY.
KC5011	[illegible]	84+42.14	HOLLY SPRINGS PKWY.
KC5012	71.03 [illegible]	84+01.85	HOLLY SPRINGS PKWY.
KC4057	47.00 [illegible]	84+05.85	HOLLY SPRINGS PKWY.

RECD EASEMENT AREA = 552.[illegible] SF

PARCEL 10 — REQUIRED RIGHT OF WAY

POINT	OFFSET/DISTANCE	STATION/BEARING	ALIGNMENT
KC1021	34.76 R	82+[illegible]	HOLLY SPRINGS PKWY.
	223.50'	N 13[illegible] E	
KC1022	34.52 R	84+34.06	HOLLY SPRINGS PKWY.
	12.81'	N 88°27'[illegible]" E	
KC3014	47.05 R	84+38.72	HOLLY SPRINGS PKWY.
	217.75'	S 15°30'47" W	
KC3013	47.00 R	82+19.00	HOLLY SPRINGS PKWY.
	14.89'	S 70°48'01" W	
KC1021	34.76 R	82+10.52	HOLLY SPRINGS PKWY.

REMAINDER = +/-[illegible].887 ACRES
RECD RIGHT OF WAY AREA = 2,733.91 SF, 0.063 ACRES

PT-61 (Rev. 11/04) To be filed in **CHEROKEE COUNTY** PT-61 028-2007-010844

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Vickie Schultz, as Administrator of the Estate of Eugene ...*		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 2673 Townley Circle		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE /PROVINCE /REGION, ZIP CODE, COUNTRY Atlanta, GA 30340 USA	DATE OF SALE 9/27/2007	1A. Estimated fair market value of Real and Personal property	$29,006.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME City of Holly Springs, Georgia		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) PO Box 990		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE /PROVINCE /REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 29A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N15 072		ACCOUNT NUMBER

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
		15	0.063	561, 562, 591	

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

...* This symbols signifies that the data was to big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: Vickie Schultz, as Administrator of the Estate of Eugene T. Voyles a/k/a Gene T. Voyles

COPY

Tract 2

dotloop signature verification: dtlp.us/UIJE-Ks2R-cr4c

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- 09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER Vickie L. Schultz
(If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 2673 Townley Cir Atlanta GA

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 30340 PHONE 770-270-0625

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE Vickie L. Schultz

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 4517 HSP Canton, GA 30115

MAP NUMBER _____ PARCEL NUMBER(S) 15N15072

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial out parcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10/29/18 — DATE

Vickie L. Schultz — APPLICANT NAME PRINTED

Vickie L. Schultz — APPLICANT SIGNATURE

NOTARY

Seal: KIMBERLY FRAZIER NOTARY EXPIRES GEORGIA JULY 11, 2022 PUBLIC FULTON COUNTY

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:*

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.

Vickie L. Schultz
Signature

10/29/18
Date

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 Vickie L. Schultz 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
29 DAY OF October, 2018

Notary Public

AFFIX SEAL

KIMBERLY FRAZIER NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 11, 2022

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

2018 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

VOYLES, GENE T C/O VICKI SCHULTZ
2675 TOWNLEY CIRCLE
ATLANTA , GA 30340

Bill No.	Due Date	*Total Due*
2018-109920	11/15/2018	$1,465.99

Map: 15N15 072
Location: 4517 HOLLY SPRINGS PW

Payment Good through: 11/15/2018

Print Date : 10/29/2018

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: VOYLES, GENE T C/O VICKI SCHULTZ
Map Code: 15N15 072 REAL
Description: LL560 563 DIST 15
Location: 4517 HOLLY SPRINGS PW
Bill No: 2018-109920
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
47,600.00	80,600	4.0300	128,200	11/15/2018			11/15/2018	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	128,200.00	51,280.00	0.00	51,280.00	5.366	275.17	0.00	$275.17
SCHOOL M&O	128,200.00	51,280.00	0.00	51,280.00	18.950	971.76	0.00	$971.76
SCHOOL BOND	128,200.00	51,280.00	0.00	51,280.00	0.500	25.64	0.00	$25.64
PARKS BOND	128,200.00	51,280.00	0.00	51,280.00	0.503	25.79	0.00	$25.79
COUNTY WIDE FIRE DIST	128,200.00	51,280.00	0.00	51,280.00	3.269	167.63	0.00	$167.63
TOTALS					28.588	1465.99	50.00	$1,465.99

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

Current Due	$1,465.99
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$1,465.99**
Paid Date	

dotloop signature verification:

Tract 3A

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- 09-2018 APPLICATION CUP-

HEARING DATE DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER Jeffery S. Hooper, II Jeremy T. Hooper
(If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 750 E. Rope Mill Rd Canton, GA

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 30115 PHONE 678-777-3409

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS Survey Tract 3A

MAP NUMBER PARCEL NUMBER(S) 15N15 071A

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~allong~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10/30/18 — DATE

Scott Hooper — APPLICANT NAME PRINTED

APPLICANT SIGNATURE

NOTARY

Seal: CHARLOTTE ORR — MY COMMISSION EXPIRES JAN 24 2020 — CHEROKEE CO. GEORGIA — NOTARY PUBLIC

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 10/30/18

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 Scott Hoover 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 30 DAY OF October, 2018

Charlotte Orr
Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO., GEORGIA
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

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_____ 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

10-30-18
DATE

Jeremy T. Hooper
APPLICANT NAME PRINTED

APPLICANT SIGNATURE

Charlotte Ora
NOTARY

CHARLOTTE ORA
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO., GEORGIA
NOTARY PUBLIC

Seal:

City of Holly Springs

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Jeremy T. Hooper — 10-30-18
Signature — Date

_____
Title

_____
Legal Company Name

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Company Address

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2018 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

HOOPER, JEREMY THOMAS
750 EAST ROPE MILL LANE
CANTON , GA 30115

Bill No.	Due Date	*Total Due*
2018-58085	11/15/2018	$1,715.28

Map: 15N15 071 C
Location: 750 E ROPE MILL RD

Payment Good through: 11/15/2018

Print Date : 10/29/2018

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: HOOPER, JEREMY THOMAS
Map Code: 15N15 071 C REAL
Description: LL 561, 15TH DIST PB 78 PG 139
Location: 750 E ROPE MILL RD
Bill No: 2018 58085
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
134,000.00	16,000	0.9200	150,000	11/15/2018			11/15/2018	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	150,000.00	60,000.00	0.00	60,000.00	5.366	321.96	0.00	$321.96
SCHOOL M&O	150,000.00	60,000.00	0.00	60,000.00	18.950	1,137.00	0.00	$1,137.00
SCHOOL BOND	150,000.00	60,000.00	0.00	60,000.00	0.500	30.00	0.00	$30.00
PARKS BOND	150,000.00	60,000.00	0.00	60,000.00	0.503	30.18	0.00	$30.18
COUNTY WIDE FIRE DIST	150,000.00	60,000.00	0.00	60,000.00	3.269	196.14	0.00	$196.14
TOTALS					28.588	1715.28	$0.00	$1,715.28

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 Assessors Office no later than April 1st.

Current Due	$1,715.28
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$1,715.28**
Paid Date	

DEED BOOK:14249 PG:1674 Filed: 02/23/2018 10:40 AM Clerk File Number: 28-2018-005881
Rec: $10.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA

Tract 3A - Jeremy + Scott (II), Hooper

RECORD AND MAIL TO:
Jeffery Scott Hooper, II &
Jeremy Thomas Hooper
4521 Old Hwy. 5
Canton, GA. 30115

QUIT CLAIM DEED

STATE OF GEORGIA, COUNTY OF CHEROKEE.

THIS INDENTURE, made this 22 day of January in the year of our Lord Two Thousand and 18 between **Jo Ann Hooper (Administrator of the Estate of Jack Earnest Hooper)** of the County of Cherokee of the first part, and **Jeffery Scott Hooper, II and Jeremy Thomas Hooper** of the County of Cherokee of the second part:

WITNESSETH that the said party of the first part, for and in consideration of the sum of Ten Dollars and Other Valuable Consideration in hand paid, the receipt whereof is acknowledged, has bargained, sold and by these presents does remise, release and forever quitclaim to the said party of the second part her heirs and assigns, all the right, title, interest, claim or demand the said party of the first part has or may have had in and to below describedreal property:

All that tract or parcel of land lying and being in the 15th District and 2nd Section of Cherokee County, Georgia and being a portion of original Land Lot 562, being more particularly described as follows:

TO ASCERTAIN THE BEGINNING POINT of the property herein conveyed begin at a point formed by the intersection of the westerly right of way of CSX Railroad (100 foot right of way) with the centerline of Toonigh Creek; thence South 17° 12' 47" West a distance of 196.05 feet to an point along the right of way of CSX Railroad (100 foot right if way); thence continuing along an arc in said right of way a distance of 139.42' with a radius of 1552.39 feet and a chord bearing of South 14° 38' 25" West a chord distance of 139.38 feet to a 5/8" rebar; thence leaving said right of way South 70° 50' 43" West a distance of 161.82 feet to a 5/8" rebar which is the beginning point of the property herein conveyed; thence South 13° 07' 04" West a distance of 87.00 feet to a point; thence South 11° 20' 00" West a distance of 39.41 feet to a point; thence South 10° 23' 28" West a distance of 91.39 feet to a 5/8" rebar; thence South 70° 48' 33" West a distance of 25.29 feet to a 5/8" rebar, thence North 10° 23' 35" East a distance of 104.05 feet to a point; thence North 11° 20' 00" East a distance of 39.94 feet to a 5/8" rebar; thence North 13° 06' 34" East a distance of 73.45 feet to a 5/8" rebar; thence North 70° 50' 43" East a distance of 26.02 feet to a 5/8" rebar and the point of beginning. Said tract containing 0.110 acre.

For a more detailed description of the property herein conveyed specific reference is hereby made to a plat of survey for Morningstar Investment Group, more specifically shown as Tract 3a, property of Jack Hooper dated 11-01-2017 and prepared by GeoSurvey, Ltd. and bearing the seal of John T. Newman, Registered Land Surveyor No. 3324.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND HOLD the said described premises unto the said party of the second part her heirs and assigns, so that neither the said party of the first part nor his heirs, nor any other person or persons claiming under them shall at any time, by means or ways, have, claim, or demand any right, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

SIGNATURE OF GRANTOR!

IN WITNESS WHEREOF, the said Jo Ann Hooper has hereunto set her hand and affixed her seal the day and year first above written.

Signed, sealed and delivered
In the presence of:

_____ _____(SEAL)
Unofficial Witness

_____ _____(SEAL)
Notary Public

COREY L GHORLEY
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES JULY 28, 2018

PT-61 (Rev. 1/18) To be filed in CHEROKEE COUNTY PT-61 028-2018-000844

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Hooper	FIRST NAME Jo Ann	MIDDLE	Exempt Code If no exempt code enter NONE	Estate Deed
MAILING ADDRESS (STREET & NUMBER) 4519 Old Hwy 5			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA	DATE OF SALE 1/22/2018		1A. Estimated fair market value of Real and Personal property	$8,700.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYER'S LAST NAME Hooper, II	FIRST NAME Jeffery	MIDDLE Scott	3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 4521 Old Hwy 5			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Canton, GA 30115 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION				SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 15N15 071A		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES 0.11	LAND LOT	SUB LOT & BLOCK

SECTION E – CERTIFICATE OF LIEN CLEARANCE
CERTIFICATE OF LIEN CLEARANCE ID

SECTION F – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Hooper, Jeremy Thomas

DEED BOOK:14249 PG:1674 Filed: 02/23/2018 10:40 AM Clerk File Number: 28-2018-005881
Rec: $10.00 TRANSFER TAX $0.00
Patty Baker, Clerk of Superior Court - Cherokee County, GA

Tract 3A - Jeremy + Scott (II), Hooper

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Signed, sealed and delivered
In the presence of:

_____ _____(SEAL)
Unofficial Witness

_____ _____(SEAL)
Notary Public

COREY L GHORLEY
MY COMMISSION EXPIRES
NOTARY PUBLIC
JULY 26, 2018
CHEROKEE COUNTY, GEORGIA

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TAX DISTRICT	GMD	LAND DISTRICT	ACRES 0.11	LAND LOT	SUB LOT & BLOCK

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CERTIFICATE OF LIEN CLEARANCE ID

SECTION F – RECORDING INFORMATION (Official Use Only)				
DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Hooper, Jeremy Thomas

Tract 3B, 3C

dotloop signature verification:

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-09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER Jeremy T. Hooper
(If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 750 E. Rope Mill LN Canton, GA 30115

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE_____ PHONE_____

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 750 E. Rope Mill LN Canton, GA 30115

MAP NUMBER_____ PARCEL NUMBER(S) 15N1507LC

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:		CITY COUNCIL DECISION:	
APPROVED _____	STIPULATIONS_____	APPROVED _____	STIPULATIONS_____
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_____YES ✓ NO

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_____YES ✓ NO

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_____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

10-30-18 — DATE

Jeremy T. Hooper — APPLICANT NAME PRINTED

APPLICANT SIGNATURE

NOTARY

Seal: CHARLOTTE ORR — MY COMMISSION EXPIRES JAN 24 2020 — CHEROKEE CO., GEORGIA — NOTARY PUBLIC

City of Holly Springs

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Signature _____ Date 10-30-18

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Company Address _____

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Charlotte Orr
Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO., GEORGIA
NOTARY PUBLIC

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Filed in Office Clerk of Superior Court Cherokee County, GA Deed BK 7264 Page 44, Anne M. Reneau

Tract 3B, 3C - Jeremy T. Hooper

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID
DATE Aug. 2, 2004
Anne M. Reneau
CLERK OF SUPERIOR COURT

04 AUG -2 AM 11:55
BOOK _____ PAGE _____
Anne M. Reneau

WARRANTY DEED (FORM 36A)
Return to:
MCCALLA, RAYMER, PADRICK, COBB, NICHOLS
& CLARK, LLC
BUILDING 900, SUITE 230
2230 TOWNE LAKE PARKWAY
WOODSTOCK, GA 30189 1/2
WS040394 / HOOPER
34796 $1000

WARRANTY DEED

STATE OF GEORGIA
CHEROKEE COUNTY

THIS INDENTURE, made the 22nd day of July, in the year two thousand Four, between

JACK HOOPER AND JOANN HOOPER

of the County of CHEROKEE, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JEREMY THOMAS HOOPER

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

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 561 OF THE 15TH DISTRICT AND 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING .202 ACRES AND .716 ACRES, AS PER PLAT RECORDED IN PLAT BOOK 78, PAGE 139, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS REFERRED TO AND MADE A PART OF THIS DESCRIPTION.

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

TO HAVE AND TO HOLD the said described property, 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 said 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:
Kelly Chambers
Witness
Heather A Brown
Notary Public

Jack Hooper (Seal)
JACK HOOPER
Jo Ann Hooper (Seal)
JOANN HOOPER
_____ (Seal)
_____ (Seal)

PT-61 (Rev. 10/92)

REAL ESTATE TRANSFER TAX DECLARATION

(PLEASE TYPE OR PRINT)

SECTION A - SELLER'S INFORMATION

1. NAME: JACK HOOPER AND JOANN HOOPER

2. MAILING ADDRESS (STREET & NUMBER): 4515 Old Highway 5

3. CITY, STATE, ZIP CODE: Canton, GA 30115

4. DATE OF SALE: 7/22/04

SECTION B - BUYER'S INFORMATION

1. NAME: JEREMY THOMAS HOOPER

2. MAILING ADDRESS FOR TAX NOTICES, BILLS, ETC. (STREET & NUMBER): 4515 Old Highway 5

3. CITY, STATE, ZIP CODE: Canton, GA 30115

4. INTENDED USE: [X] R [ ] A [ ] C [ ] I

SECTION C - PROPERTY INFORMATION

1. LOCATION (STREET, ROUTE, HWY., ETC.): E. Rope Mill Road

2. COUNTY: CHEROKEE

3. CITY (IF APPLICABLE):

4. MAP & PARCEL NUMBER: 15N15-071

5. ACRES: .202/.716

6. DISTRICT: 15th

7. LAND LOT: 561

8. SUB LOT & BLOCK:

SECTION D - RECORDING INFORMATION

1. DATE	2. DEED BOOK	PAGE	3. PLAT BOOK	PAGE

SECTION E - TAX COMPUTATION

1. Actual value of consideration received by seller (Fill out below only when actual value is not known)	
1a. Estimated fair market value of Real and Personal property conveyed	
2. Fair market value of Personal property only conveyed	
3. Amount of Liens and Encumbrances not removed by transfer	
4. Net Taxable Value (1 or 1a minus 2 minus 3)	
5. TAX DUE at 10¢ per $100 or fraction thereof (Minimum $1.00) DEED OF GIFT	.00

SECTION F - CERTIFICATIONS

SELLER: I hereby certify that all the items of information entered on this transfer form PT-61 are true and correct to the best of my knowledge and belief.

Signature _____ (Seller or Authorized Agent) 7/22/04 (Date)

BUYER: I hereby certify that all information on this form is true and correct to the best of my knowledge and belief. I acknowledge that if the above property is taxable and is subdivided or improved during the year of this transfer, that I must return if for taxation the following year, but if there are no changes and I do not elect to file a return, I will be deemed to have returned the property at the same valuation as was finally determined for the year of this transfer. I further acknowledge that this form does not relieve me of the responsibility of filing a return for personal property or of applying for homestead or other exemptions.

Signature _____ (Buyer or Authorized Agent) 7/22/04 (Date)

CLERK OF COURT: I hereby certify that the recording information in Section D is correct and that the tax due in Section E5 is computed correctly based upon the information supplied in Section E by the seller or authorized agent.

Signature Anne M. Reneau (Clerk or Deputy of Superior Court) _____ (Date)

COPY

REVENUE COPY

34796

Filed in Office Clerk of Superior Court Cherokee County, GA Deed BK 7264 Page 44, Anne M. Reneau

Tract 3B, 3C - Jeremy T. Hooper

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID
DATE Aug. 2, 2004
Anne M. Reneau
CLERK OF SUPERIOR COURT

04 AUG -2 AM 11:55
BOK ____ PAGE ____
Anne M. Reneau

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& CLARK, LLC
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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:
Kelly Chambers
Witness
Heather A Brown
Notary Public

Jack Hooper (Seal)
JACK HOOPER
Joann Hooper (Seal)
JOANN HOOPER
_____ (Seal)
_____ (Seal)

PT-61 (Rev. 10/92)

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(PLEASE TYPE OR PRINT)

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3. CITY, STATE, ZIP CODE: Canton, GA 30115

4. DATE OF SALE: 7/22/04

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1. NAME: JEREMY THOMAS HOOPER

2. MAILING ADDRESS FOR TAX NOTICES, BILLS, ETC. (STREET & NUMBER): 4515 Old Highway 5

3. CITY, STATE, ZIP CODE: Canton, GA 30115

4. INTENDED USE: [X] R [ ] A [ ] C [ ] I

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1. LOCATION (STREET, ROUTE, HWY., ETC.): E. Rope Mill Road

2. COUNTY: CHEROKEE

3. CITY (IF APPLICABLE):

4. MAP & PARCEL NUMBER: 15N15-071

5. ACRES	6. DISTRICT	7. LAND LOT	8. SUB LOT & BLOCK
.202	15th	561	

716

SECTION D - RECORDING INFORMATION

1. DATE	2. DEED BOOK	PAGE	3. PLAT BOOK	PAGE

SECTION E - TAX COMPUTATION

1. Actual value of consideration received by seller (Fill out below only when actual value is not known)	
1a. Estimated fair market value of Real and Personal property conveyed	
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5. TAX DUE at 10¢ per $100 or fraction thereof (Minimum $1.00) DEED OF GIFT	.00

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SELLER: I hereby certify that all the items of information entered on this transfer form PT-61 are true and correct to the best of my knowledge and belief.

Signature _____ (Seller or Authorized Agent) 7/22/04 (Date)

BUYER: I hereby certify that all information on this form is true and correct to the best of my knowledge and belief. I acknowledge that if the above property is taxable and is subdivided or improved during the year of this transfer, that I must return it for taxation the following year, but if there are no changes and I do not elect to file a return, I will be deemed to have returned the property at the same valuation as was finally determined for the year of this transfer. I further acknowledge that this form does not relieve me of the responsibility of filing a return for personal property or of applying for homestead or other exemptions.

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Signature Anne M. Renoau (Clerk or Deputy of Superior Court) _____ (Date)

REVENUE COPY

34796

dotloop signature verification:

Tract 4

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- 09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER JEFFREY S. HOOPER II (If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 4521 Holly Springs Pkwy

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 30115 PHONE 678-570-7209

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 4521 HSP Canton, GA 30115

MAP NUMBER _____ PARCEL NUMBER(S) 15N15071B

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10/30/18 — DATE

Scott Hoover — APPLICANT NAME PRINTED

APPLICANT SIGNATURE

Charlotte Orr — NOTARY

Seal: CHARLOTTE ORR MY COMMISSION EXPIRES JAN 24 2020 CHEROKEE CO., GEORGIA NOTARY PUBLIC

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 10/30/18

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 Scott Hooper II _____ 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 30 DAY OF October 2018

Charlotte O

Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
AFFIX SEAL
CHEROKEE CO. GEORGIA
NOTARY PUBLIC

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

2018 Property Tax Statement

Bill No.	Due Date	*Total Due*
2018-58084	11/15/2018	$1,389.38

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton , GA 30114

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

HOOPER, JEFFERY SCOTT II
4515 OLD HWY 5
CANTON , GA 30115

Map 15N15 071 B
Location 4521 HOLLY SPRINGS PW

Payment Good through: 11/15/2018

Print Date
10/29/2018

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: HOOPER, JEFFERY SCOTT II
Map Code: 15N15 071 B REAL
Description: LL 561; 15TH DIST PB 78 PG 139
Location: 4521 HOLLY SPRINGS PW
Bill No: 2018-58084
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
105,500.00	16,000	0.9200	121,500	11/15/2018			11/15/2018	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	121,500.00	48,600.00	0.00	48,600.00	5.366	260.79	0.00	$260.79
SCHOOL M&O	121,500.00	48,600.00	0.00	48,600.00	18.950	920.97	0.00	$920.97
SCHOOL BOND	121,500.00	48,600.00	0.00	48,600.00	0.500	24.30	0.00	$24.30
PARKS BOND	121,500.00	48,600.00	0.00	48,600.00	0.503	24.45	0.00	$24.45
COUNTY WIDE FIRE DIST	121,500.00	48,600.00	0.00	48,600.00	3.269	158.87	0.00	$158.87
TOTALS					28.588	1389.38	80.00	$1,389.38

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

Current Due	$1,389.38
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$1,389.38**
Paid Date	

Filed in Office Clerk of Superior Court Cherokee County, GA Deed BK 7233 Page 336, Anne M. Reneau

Tract 4 - Scott Hooper

FILED IN OFFICE
CLERK OF SUPERIOR COURT
CHEROKEE CO. GA
04 JUL 19 PM 2:03
BOOK ____ PAGE ____
Anne M. Reneau

Return to:
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BUILDING 900, SUITE 230
2230 TOWNE LAKE PARKWAY
WOODSTOCK, GA 30189
File No. WS040176

29297
1/2
10

QUIT-CLAIM DEED FORM 120

CHEROKEE COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID ____
DATE 7/19/04
Anne M. Reneau
CLERK OF SUPERIOR COURT

STATE OF GEORGIA
CHEROKEE COUNTY

THIS INDENTURE, Made the 26 day of APRIL, in the year two thousand FOUR, between

JACK HOOPER & JO ANN HOOPER

of the County of CHEROKEE, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JEFFERY SCOTT HOOPER, II

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 AND NO/100 DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to Grantee all the right, title and interest claim or demand which the Grantor has or may have had in and to the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 561 OF THE 15TH DISTRICT, 2ND SECTION OF CHEROKEE COUNTY, GEORGIA, BEING 0.918 ACRES MORE OR LESS, AND BEING MORE FULLY AND PARTICULARLY DESCRIBED ON A PLAT OF SURVEY PREPARED FOR JEFFERY SCOTT HOOPER, II BY TED S. CHADWICK, RLS #2498, DATED APRIL 16, 2004 AND RECORDED IN PLAT BOOK 78, PAGE 120, CHEROKEE COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION. PROPERTY BEING KNOWN AS 4521 OLD HIGHWAY 5, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN CHEROKEE COUNTY, GEORGIA.

with all rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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:

Witness

Notary Public
My Commission expires: 4/30/07

NOTARY PUBLIC

Jack Hooper (Seal)
JACK HOOPER

Jo Ann Hooper (Seal)
JO ANN HOOPER

PT-61 (Rev. 10/92)

REAL ESTATE TRANSFER TAX DECLARATION

(PLEASE TYPE OR PRINT)

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1. NAME: JACK HOOPER

2. MAILING ADDRESS (STREET & NUMBER): 4515 OLD HIGHWAY 5

3. CITY, STATE, ZIP CODE: CANTON, GA 30115

4. DATE OF SALE: 04/26/04

SECTION B - BUYER'S INFORMATION

1. NAME: JEFFERY SCOTT HOOPER, II

2. MAILING ADDRESS FOR TAX NOTICES, BILLS, ETC. (STREET & NUMBER): 4515 OLD HIGHWAY 5

3. CITY, STATE, ZIP CODE: CANTON, GA 30115

4. INTENDED USE: [x] R [ ] A [ ] C [ ] I

COPY

SECTION C - PROPERTY INFORMATION

1. LOCATION (STREET, ROUTE, HWY., ETC.): 4521 OLD HIGHWAY 5

2. COUNTY: CHEROKEE

3. CITY (IF APPLICABLE):

4. MAP & PARCEL NUMBER:

5. ACRES:

6. DISTRICT: 15TH

7. LAND LOT: 561

8. SUB LOT & BLOCK:

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Signature _____ (Clerk or Deputy of Superior Court) _____ (Date)

CLERK OF SUPERIOR COURT COPY

24297

Filed in Office Clerk of Superior Court Cherokee County, GA Deed BK 7233 Page 336, Anne M. Reneau

Tract 4 - Scott Hooper

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File No. WS040176

29297
1/2
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CHEROKEE COUNTY, GA
REAL ESTATE TRANSFER TAX
PAID 0
DATE 7/19/04
Anne M. Reneau
CLERK OF SUPERIOR COURT

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CHEROKEE COUNTY

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TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

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:

Witness

Notary Public
My Commission expires: 9/30/04

NOTARY PUBLIC

Jack Hooper (Seal)
JACK HOOPER

Jo Ann Hooper (Seal)
JO ANN HOOPER

PT-61 (Rev. 10/92)

REAL ESTATE TRANSFER TAX DECLARATION

(PLEASE TYPE OR PRINT)

SECTION A - SELLER'S INFORMATION

1. NAME: JACK HOOPER

2. MAILING ADDRESS (STREET & NUMBER): 4515 OLD HIGHWAY 5

3. CITY, STATE, ZIP CODE: CANTON, GA 30115

4. DATE OF SALE: 04/26/04

SECTION B - BUYER'S INFORMATION

1. NAME: JEFFERY SCOTT HOOPER, II

2. MAILING ADDRESS FOR TAX NOTICES, BILLS, ETC. (STREET & NUMBER): 4515 OLD HIGHWAY 5

3. CITY, STATE, ZIP CODE: CANTON, GA 30115

4. INTENDED USE: [v] [ ] [ ] [ ] R A C I

SECTION C - PROPERTY INFORMATION

1. LOCATION (STREET, ROUTE, HWY., ETC.): 4521 OLD HIGHWAY 5

2. COUNTY: CHEROKEE

3. CITY (IF APPLICABLE):

4. MAP & PARCEL NUMBER:

5. ACRES:

6. DISTRICT: 15TH

7. LAND LOT: 561

8. SUB LOT & BLOCK:

SECTION D - RECORDING INFORMATION

1. DATE	2. DEED BOOK	PAGE	3. PLAT BOOK	PAGE

SECTION E - TAX COMPUTATION

1. Actual value of consideration received by seller (Fill out below only when actual value is not known)	
1a. Estimated fair market value of Real and Personal property conveyed	
2. Fair market value of Personal property only conveyed	
3. Amount of Liens and Encumbrances not removed by transfer	
4. Net Taxable Value (1 or 1a minus 2 minus 3)	
5. TAX DUE at 10¢ per $100 or fraction thereof (Minimum $1.00) DEED OF GIFT	$.00

SECTION F - CERTIFICATIONS

SELLER: I hereby certify that all the items of information entered on this transfer form PT-61 are true and correct to the best of my knowledge and belief.

Signature _____ (Seller or Authorized Agent) 04/26/04 (Date)

BUYER: I hereby certify that all information on this form is true and correct to the best of my knowledge and belief. I acknowledge that if the above property is taxable and is subdivided or improved during the year of this transfer, that I must return if for taxation the following year, but if there are no changes and I do not elect to file a return, I will be deemed to have returned the property at the same valuation as was finally determined for the year of this transfer. I further acknowledge that this form does not relieve me of the responsibility of filing a return for personal property or of applying for homestead or other exemptions.

Signature _____ (Buyer or Authorized Agent) 04/26/04 (Date)

CLERK OF COURT: I hereby certify that the recording information in Section D is correct and that the tax due in Section E5 is computed correctly based upon the information supplied in Section E by the seller or authorized agent.

Signature _____ (Clerk or Deputy of Superior Court) _____ (Date)

CLERK OF SUPERIOR COURT COPY

297

dotloop signature verification:

Tract 5

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- 09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER Jo Ann Hooper (If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 4519 Old Hwy 5 Canton Ga

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 30115 PHONE 770-596-0277

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE Jo Ann Hooper

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 4519 Old Hwy 5 Canton Ga 30115

MAP NUMBER _____ PARCEL NUMBER(S) 15N15 071

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10/30/18 — DATE

Jo Ann Hooper — APPLICANT NAME PRINTED

Jo Ann Hooper — APPLICANT SIGNATURE

Charlotte Orr — NOTARY

Seal: CHARLOTTE ORR MY COMMISSION EXPIRES JAN 24 2020 CHEROKEE CO., GEORGIA NOTARY PUBLIC

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.

JoAnn Hooper — 10/30/18
Signature — Date

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 JoAnn Hooper 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 30 DAY OF October, 2018

Charlotte Orr
Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO. GEORGIA
NOTARY PUBLIC

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

2018 Property Tax Statement

Bill No.	Due Date	*Total Due*
2018-58081	11/15/2018	($0.00)

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton , GA 30114

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

HOOPER, JEFFREY SCOTT II OR JEREMY THOMAS
4521 OLD HWY 5
CANTON , GA 30115

Map: 15N15 071
Location: HOLLY SPRINGS PW

Payment Good through: 11/15/2018

Print Date
10/29/2018

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: HOOPER, JEFFREY SCOTT II OR JEREMY THOMAS
Map Code: 15N15 071 REAL
Description: LL 561,562; 15TH DIST
Location: HOLLY SPRINGS PW
Bill No: 2018-58081
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
0.00	2,600	0.1500	2,600	11/15/2018			11/15/2018	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	2,600.00	1,040.00	0.00	1,040.00	5.366	5.58	0.00	$5.58
SCHOOL M&O	2,600.00	1,040.00	0.00	1,040.00	18.950	19.71	0.00	$19.71
SCHOOL BOND	2,600.00	1,040.00	0.00	1,040.00	0.500	0.52	0.00	$0.52
PARKS BOND	2,600.00	1,040.00	0.00	1,040.00	0.503	0.52	0.00	$0.52
COUNTY WIDE FIRE DIST	2,600.00	1,040.00	0.00	1,040.00	3.269	3.40	0.00	$3.40
TOTALS					28.588	29.73	$0.00	$29.73

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	$29.73
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	29.73
Back Taxes	0.00
Total Due	**($0.00)**
Paid Date	10/12/2018

02204
0040

Tract 5 AND 7 Jo Ann Hooper

BK2204 PG 40

2204 040

95EB4430

WARRANTY DEED

Book 2204 page 40

STATE OF GEORGIA

COUNTY OF CHEROKEE

SELLERS & WARREN
Post Office Box 2248
Woodstock, GA 30188-1377

THIS INDENTURE, made this 29th day of September in the year of our Lord One Thousand Nine Hundred and NINETY FIVE between JACK HOOPER

of the State of Georgia and County of Cherokee, hereinafter referred to as GRANTOR, and
JACK HOOPER AND JO ANN HOOPER, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

of the State of Georgia and County of Cherokee, hereinafter referred to as GRANTEE,

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATION---------- ($10.00--)DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AND THOSE OF WHICH GRANTEE HAS KNOWLEDGE.

12 Ret

CLERK AFTER RECORDING,
RETURN DOCUMENTS TO:
SELLERS & WARREN
7520-B E. ALABAMA RD.
WOODSTOCK, GA 30189
#8819

Georgia, Cherokee County
Filed in office this 10 day of Oct 1995
at 11:30A M. Recorded in Book 2204 Page 40
this 11 day of Oct 1995
Ann M. Rennau
Clerk Superior Court

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID — 0 —
DATE 10-10-95
Ann M. Rennau
CLERK OF SUPERIOR COURT

Subject to easements and restrictions of record.

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, GRANTOR has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in the presence of:

UNOFFICIAL WITNESS

JACK HOOPER (SEAL)

NOTARY PUBLIC

(SEAL)

BONNIE G. WILLIAMS
NOTARY PUBLIC
GEORGIA
EXPIRES
May 6, 1997
COBB COUNTY

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 561, 562 AND 591 OF THE 15TH DISTRICT, 2ND SECTION, CHEROKEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AN IRON PIN LOCATED AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GA. HWY. NO. 5 (100 FOOT RIGHT OF WAY) AND THE EXTENDED CENTERLINE OF A BOX CULVERT AT TOONIGH CREEK; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF GA. HWY. NO. 5 A DISTNCE OF 222.85 FEET TO AN IRON PIN FOUND AND THE TRUE POINT OF BEGINNING; THENCE LEAVING THE EAST RIGHT OF WAY LINE OF GA. HWY. NO. 5 NORTH 72 DEGREES 10 MINUTES 35 SECONDS EAST A DISTANCE OF 346.55 FEET TO AN IRON PIN SET; THENCE SOUTH 17 DEGREES 42 MINUTES 40 SECONDS EAST A DISTANCE OF 187.25 FEET TO AN IRON PIN SET; THENCE SOUTH 72 DEGREES 17 MINUTES 20 SECONDS WEST A DISTANCE OF 475.00 FEET TO AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF GA. HWY. NO. 5; THENCE RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF GA. HWY. NO. 5 NORTH 16 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 227.15 FEET TO THE BEGINNING POINT OF THE PROPERTY HEREIN DESCRIBED.

SAID PROPERTY BEING MORE PARTICULARLY SHOWN ON A PLAT OF SURVEY ENTITLED, "SURVEY FOR: JEFFERY S. HOOPER," DATED NOVEMBER 16, 1986, PREPARED BY ADAMS-SIMS & ASSOCIATES, INC., RUSSELL R. SIMS, GEORGIA REGISTERED LAND SURVEYOR NO. 2306, BEING JOB NO. 86-2175-136C AND A COPY BEING ATTACHED HERETO AS EXHIBIT "B" AND INCORPORATED HEREIN BY THIS REFERENCE THERETO.

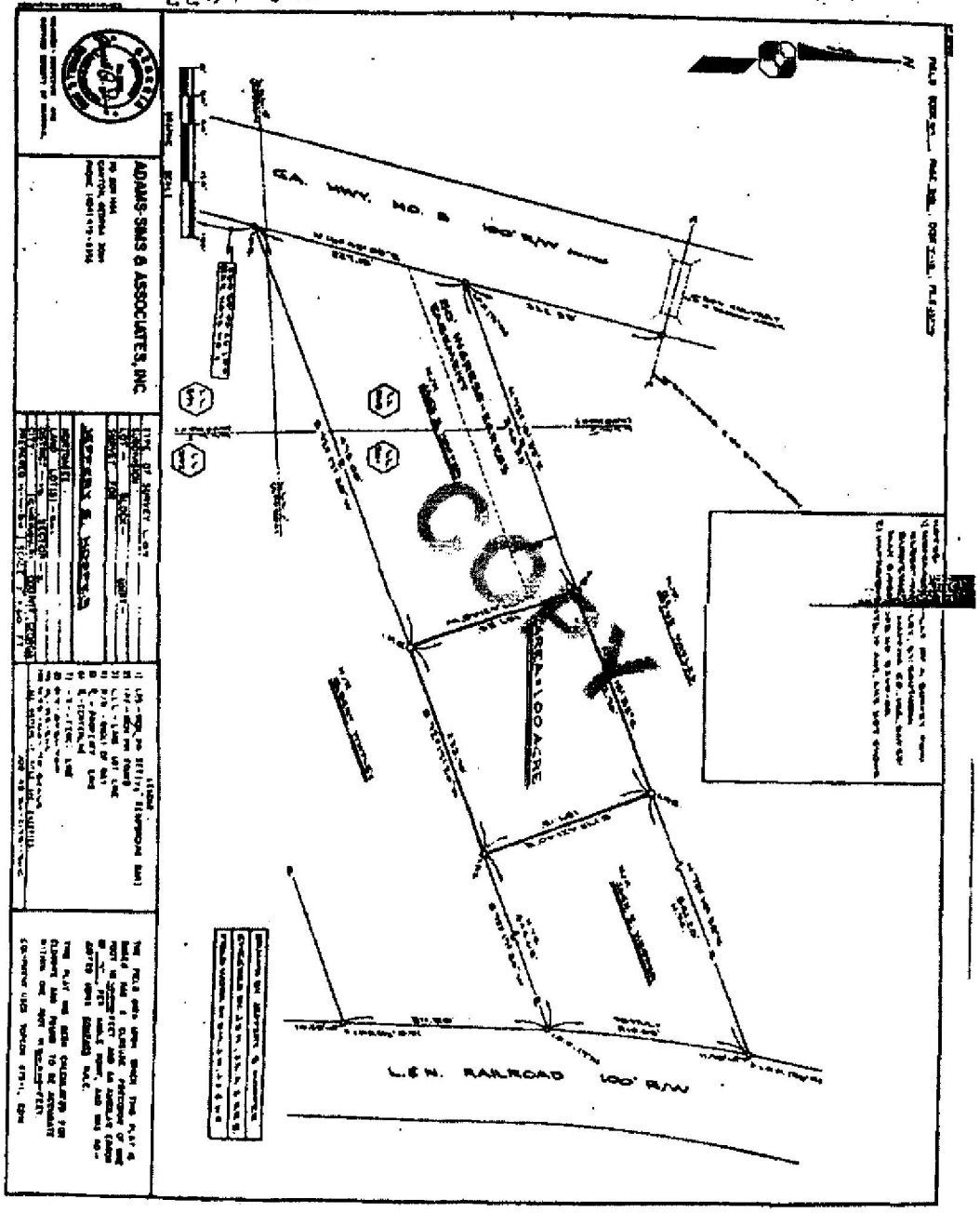
THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO A 50 FOOT INGRESS-EGRESS EASEMENT RUNNING ALONG THE NORTH PORTION OF SAID PROPERTY AS SHOWN ON THE ABOVE MENTIONED SURVEY.

/realest/hooper.des

02204
-0042

BK PG
2204 042

EXHIBIT "B"



Rec 10-11-95

ANNE M. PENEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

02204
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Tract 5 AND 7 Jo Ann Hooper

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WARRANTY DEED

Book 2204 page 40

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COUNTY OF CHEROKEE

SELLERS & WARREN
Post Office Box 2248
Woodstock, GA 30188-1377

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WITNESSETH: That the said GRANTOR, for and in consideration of the sum of TEN AND OTHER GOOD AND VALUABLE CONSIDERATION----------($10.00--)DOLLARS and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE (the terms "GRANTOR" and "GRANTEE" include the respective heirs, successors and assigns of each where the context requires or permits), the following described real property, to wit:
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Clerk Superior Court

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID — 0 —
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Subject to easements and restrictions of record.

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.

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

Signed, sealed and delivered
in the presence of:

UNOFFICIAL WITNESS — Jack Hooper (SEAL)
JACK HOOPER

NOTARY PUBLIC — (SEAL)

BONNIE G. WILLIAMS
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GEORGIA
EXPIRES
May 6, 1997
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02204
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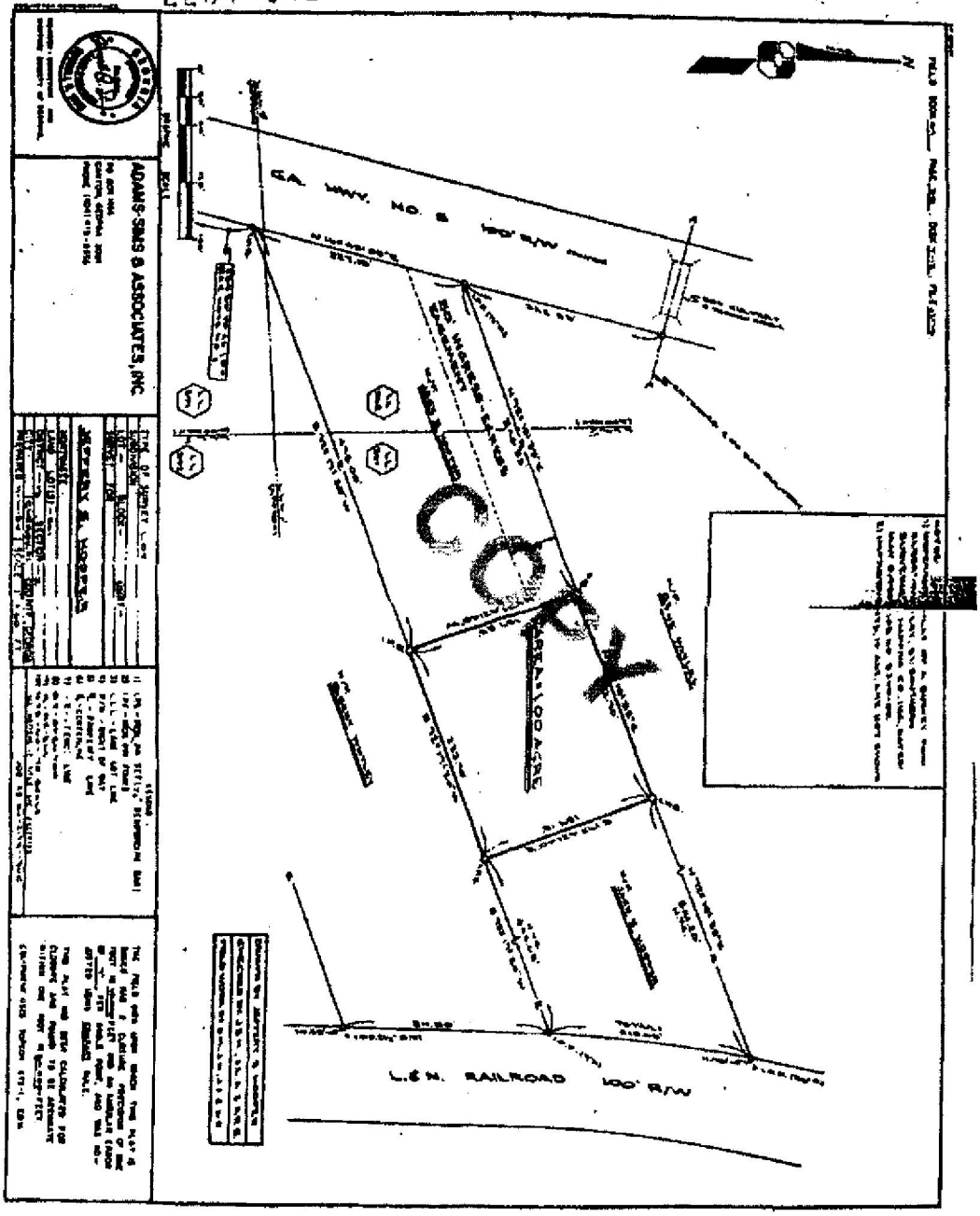
EXHIBIT "B"



Rec 10-11-95

ANNE M. DENEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

dotloop signature verification:

Tract 7

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-09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

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OWNER Jo Ann Hooper (If other that applicant)

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ADDRESS 4519 Old Hwy 5 Canton, Ga

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 30115 PHONE 770-596-0277

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE Jo Ann Hooper

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 4519 HSP Canton, GA 30115

MAP NUMBER_____ PARCEL NUMBER(S) 15N15071A

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

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(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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_____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

10-30-18 — DATE

JoAnn Hooper — APPLICANT NAME PRINTED

JoAnn Hooper — APPLICANT SIGNATURE

Charlotte Orr — NOTARY

CHARLOTTE ORR
MY COMMISSION EXPIRES JAN 24 2020
CHEROKEE CO., GEORGIA
NOTARY PUBLIC

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."

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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.*** *

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

Jo Ann Hooper — 10-30-18
Signature — Date

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 Jo Ann Hooper 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 30 DAY OF October, 2018

Charlotte Orr
Notary Public

CHARLOTTE ORR NOTARY PUBLIC CHEROKEE CO., GEORGIA MY COMMISSION EXPIRES JAN 24 2020

AFFIX SEAL

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

Tract 7

2018 Property Tax Statement

Bill No.	Due Date	"Total Due"
2018-58082	11/15/2018	$415.14

Sonya Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton , GA 30114

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

HOOPER, JACK & JO ANN
4519 OLD HWY. 5
CANTON , GA 30115

Map: 15N15 071 A
Location: 4519 HOLLY SPRINGS PW

Payment Good through: 11/15/2018

Print Date
10/29/2018

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: HOOPER, JACK & JO ANN
Map Code: 15N15 071 A REAL
Description: LL 561-562-591 DIST 15
Location: 4519 HOLLY SPRINGS PW
Bill No: 2018-58082
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
78,400.00	57,200	1.7700	135,600	11/15/2018			11/15/2018	SC L7
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	135,600.00	54,240.00	15,002.00	39,238.00	5.366	210.55	0.00	$210.55
PARKS BOND	135,600.00	54,240.00	0.00	54,240.00	0.503	27.28	0.00	$27.28
COUNTY WIDE FIRE DIST	135,600.00	54,240.00	0.00	54,240.00	3.269	177.31	0.00	$177.31
TOTALS					9.138	415.14	$0.00	$415.14

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 678-493-6720 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	$415.14
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$415.14**
Paid Date	

dotloop signature verification:

Tract 6

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- 09-2018 APPLICATION CUP-

HEARING DATE DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER JEFFERY S. HOOPER & REGINA M. HOOPER
(If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 4515 OLD Hwy 5 CANTON

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE GA PHONE 678-773-8689

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE Regina M. Hooper

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS 4515 OLD Hwy 5 CANTON, GA 30115

MAP NUMBER PARCEL NUMBER(S) 15N15070

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S) 2

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10-30-18 — DATE

Regina M. Hooper — APPLICANT NAME PRINTED

Regina M. Hooper — APPLICANT SIGNATURE

Charlotte Orr — NOTARY

Seal: CHARLOTTE ORR MY COMMISSION EXPIRES JAN 24 2020 CHEROKEE CO., GEORGIA NOTARY PUBLIC

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.

Regina M. Hooper — 10-30-18
Signature — Date

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 Regina M. Hooper 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 30 DAY OF October, 2018

Charlotte Orr
Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO.
GEORGIA
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

10/30/18 — DATE

Jeffery S. Hoper — APPLICANT NAME PRINTED

APPLICANT SIGNATURE

NOTARY

Seal:

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO., GEORGIA
NOTARY PUBLIC

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:*

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.****

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

Signature _____ Date 10/30/18

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 Jeffery S. Hooper 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 30 DAY OF October, 2018

Charlotte Orr
Notary Public

CHARLOTTE ORR
MY COMMISSION EXPIRES
JAN 24 2020
CHEROKEE CO., GEORGIA
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.

Tract 4

2018 Property Tax Statement

Bill No.	Due Date	"Total Due"
2018-58083	11/15/2018	$1,042.20

Sunys Little
Cherokee County Tax Commissioner
2780 Marietta Hwy

Canton , GA 30114

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

HOOPER, JEFFERY S. &
HOOPER, REGINA M.
4515 OLD HIGHWAY 5
CANTON , GA 30115

Map: 15N15 070
Location: 4515 HOLLY SPRINGS PW

Payment Good through: 11/15/2018

Print Date
10/29/2018

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: HOOPER, JEFFERY S. & HOOPER, REGINA M.
Map Code: 15N15 070 REAL
Description: LL 561, 562, 15TH D
Location: 4515 HOLLY SPRINGS PW
Bill No: 2018-58083
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
79,400.00	17,400	1.0000	96,800	11/15/2018			11/15/2018	$1
Entity	**Adjusted FMV**	**Net Assessment**	**Exemptions**	**Taxable Value**	**Millage Rate**	**Gross Tax**	**Credit**	**Net Tax**
COUNTY M&O	96,800.00	38,720.00	5,000.00	33,720.00	5.366	180.94	0.00	$180.94
SCHOOL M&O	96,800.00	38,720.00	2,000.00	36,720.00	18.950	695.84	0.00	$695.84
SCHOOL BOND	96,800.00	38,720.00	0.00	38,720.00	0.500	19.36	0.00	$19.36
PARKS BOND	96,800.00	38,720.00	0.00	38,720.00	0.503	19.48	0.00	$19.48
COUNTY WIDE FIRE DIST	96,800.00	38,720.00	0.00	38,720.00	3.269	126.58	0.00	$126.58
TOTALS					28.588	1042.2	$0.00	$1,042.20

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

Current Due	$1,042.20
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$1,042.20**
Paid Date	

Tract 6 - Jeffery S. Hooper

BOOK 592 PAGE 378

Form No. BS-505 WARRANTY DEED (Short Form)

STATE OF GEORGIA, County of CHEROKEE

This INDENTURE, Made this 5 th. day of JANUARY in the Year of Our Lord One Thousand Nine Hundred and EIGHTY-SEVEN between

JACK E. HOOPER

of the State of GEORGIA and County of CHEROKEE of the first part, and

JEFFERY S. HOOPER

of the State of GEORGIA and County of CHEROKEE of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS---------- Dollars,

in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 15th DISTRICT AND 2nd SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING A PORTION OF ORIGINAL LAND LOT NOS. 561 AND 562, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

#1753 1, Pd 2.00 Jeffery S. Hooper Rt 4 Box 344 Canton Ga 30114

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT
Filed in office, this 6 day of Jan 87 at 11:30 A.M. Recorded in Book 592 Page 378 this 7 day of Jan 1987
Annette Fleming
Cl.C.

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID $ 2.80
DATE 1-6-87
Annette Fleming
CLERK OF SUPERIOR COURT

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 party of the second part, his heirs and assigns, forever, in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

David E. Mitchell — Jack E. Hooper (Seal)

(Seal)

Jeffery Hooper (Seal)

NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 22, 1990

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 15th DISTRICT AND 2nd SECYION OF CHEROKEE COUNTY, GEORGIA, AND BEING A PORTION OF ORIGINAL LAND LOTS 561 AND 562, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5 (100 FOOT RIGHT OF WAY) WITH THE EXTENDED CENTERLINE OF A BOX CULVERT LOCATED IN THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5 WHICH CARRIES THE FLOW OF TOONIGH CREEK THROUGH SAID RIGHT OF WAY; THENCE SOUTH 16 degrees 42 minutes 55 seconds WEST A DISTANCE OF 222.85 feet; THENCE NORTH 72 degrees 18 minutes 35 seconds EAST A DISTANCE OF 346.55 feet TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY HEREIN CONVAYED; THENCE NORTH 72 degrees 18 minutes 35 seconds EAST A DISTANCE OF 232.70 feet TO AN IRON PIN; THENCE SOUTH 17 degrees 42 minutes 40 seconds EAST A DISTANCE OF 187.15 feet TO AN IRON PIN; THENCE SOUTH 72 degrees 17 minutes 20 seconds WEST A DISTANCE OF 232.70 feet TO AN IRON PIN; THENCE NORTH 17 degrees 42 minutes 40 seconds WEST A DISTANCE OF 187.25 feet TO AN IRON PIN AND THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.00 (ONE) ACRE.

THERE IS ALSO CONVAYED HEREIN A PERPETUAL EASEMENT TO BE USED AS A MEANS OF INGRESS-EGRESS BEING 50 feet IN WIDTH, SAID EASEMENT LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING SOUTH 72 degrees 18 minutes 35 seconds WEST A DISTANCE OF 346.55 feet TO THE EASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5.

FOR A MORE DETAILED DESCRIPTION OF THE PROPERTY AND THE EASEMENT HEREIN CONVAYED SPECIFIC REFERENCE IS HEREBY MADE TO A PLAT OF A SURVEY FOR JEFFERY S. HOOPER DATED NOVEMBER 16, 1986; AND PREPARED BY: ADAMS-SIMS & ASSOCIATES, INC. AND BEARING THE SEAL OF RUSSELL R. SIMS, REGESTERED LAND SURVEYOR NO. 2306.

Rec 1-7-87

Tract 6 - Jeffery S. Hooper

BOOK 592 PAGE 378

Form No. 55-505 WARRANTY DEED (Short Form)

STATE OF GEORGIA, County of CHEROKEE

This INDENTURE, Made this 5 th. day of JANUARY in the Year of Our Lord One Thousand Nine Hundred and EIGHTY-SEVEN between

JACK E. HOOPER

of the State of GEORGIA and County of CHEROKEE of the first part, and

JEFFERY S. HOOPER

of the State of GEORGIA and County of CHEROKEE of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of

TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS---------- Dollars,

in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land lying and being in

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 15th DISTRICT AND 2nd SECTION OF CHEROKEE COUNTY, GEORGIA, AND BEING A PORTION OF ORIGINAL LAND LOT NOS. 561 AND 562, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

#1753 1, Pd 2.00 Pt Jeffery S. Hooper Rte 4 Box 344 Canton Ga 30114

GEORGIA, CHEROKEE COUNTY, CLERK SUPERIOR COURT
Filed in office, this 6 day of Jan
87 at 11:30 A.M. Recorded in Book 592
Page 378 this 7 day of Jan 1987
Annette Fleming
Cl.C.

CHEROKEE COUNTY, GA.
REAL ESTATE TRANSFER TAX
PAID 2.80
DATE 1-6-87
Annette Fleming
CLERK OF SUPERIOR COURT

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 party of the second part, his heirs and assigns, forever, in Fee Simple.

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

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

Signed, sealed and delivered in presence of:

David P. Mitchell — Jack E. Hooper (Seal)

(Seal)

Jeffery Hooper (Seal)

NOTARY PUBLIC, CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES MAY 22, 1990

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 15th DISTRICT AND 2nd SECYION OF CHEROKEE COUNTY, GEORGIA, AND BEING A PORTION OF ORIGINAL LAND LOTS 561 AND 562, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ASCERTAIN THE POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED BEGIN AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5 (100 FOOT RIGHT OF WAY) WITH THE EXTENDED CENTERLINE OF A BOX CULVERT LOCATED IN THE RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5 WHICH CARRIES THE FLOW OF TOONIGH CREEK THROUGH SAID RIGHT OF WAY; THENCE SOUTH 16 degrees 42 minutes 55 seconds WEST A DISTANCE OF 222.85 feet; THENCE NORTH 72 degrees 18 minutes 35 seconds EAST A DISTANCE OF 346.55 feet TO AN IRON PIN WHICH IS THE BEGINNING POINT OF THE PROPERTY HEREIN CONVAYED; THENCE NORTH 72 degrees 18 minutes 35 seconds EAST A DISTANCE OF 232.70 feet TO AN IRON PIN; THENCE SOUTH 17 degrees 42 minutes 40 seconds EAST A DISTANCE OF 187.15 feet TO AN IRON PIN; THENCE SOUTH 72 degrees 17 minutes 20 seconds WEST A DISTANCE OF 232.70 feet TO AN IRON PIN; THENCE NORTH 17 degrees 42 minutes 40 seconds WEST A DISTANCE OF 187.25 feet TO AN IRON PIN AND THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.00 (ONE) ACRE.

THERE IS ALSO CONVAYED HEREIN A PERPETUAL EASEMENT TO BE USED AS A MEANS OF INGRESS-EGRESS BEING 50 feet IN WIDTH, SAID EASEMENT LYING SOUTH OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING SOUTH 72 degrees 18 minutes 35 seconds WEST A DISTANCE OF 346.55 feet TO THE EASTERLY RIGHT OF WAY OF GEORGIA HIGHWAY NO. 5.

FOR A MORE DETAILED DESCRIPTION OF THE PROPERTY AND THE EASEMENT HEREIN CONVAYED SPECIFIC REFERENCE IS HEREBY MADE TO A PLAT OF A SURVEY FOR JEFFERY S. HOOPER DATED NOVEMBER 16, 1986; AND PREPARED BY: ADAMS-SIMS & ASSOCIATES, INC. AND BEARING THE SEAL OF RUSSELL R. SIMS, REGESTERED LAND SURVEYOR NO. 2306.

Rec 1-7-87

dotloop signature verification: dtlp.us/UIJE-Ks2R-cr4c

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- 09-2018 APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER ELBERT WHITLEY (If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 1430 County Rd 485 Centre, AL

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 35960 PHONE (256) 927-4000

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith dotloop verified 10/29/18 1:16PM EDT L00L-QPH6-OJPZ-E989

SIGNATURE ELBERT WHITLEY By [signature], POA

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS_____

MAP NUMBER_____ PARCEL NUMBER(S)_____

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:

Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

County

Tract 8

dotloop signature verification: dtlp.us/dJE-R5-2Rcr-Q

MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006 — *For Application Procedures, See p. 8*

APPLICATION MA-_____ APPLICATION CUP-_____

HEARING DATE_____ DATE OF APPLICATION 11/2/2018

APPLICANT Holly Springs SR Mix LLC

OWNER ELBERT WHITLEY (If other that applicant)

ADDRESS 53 North Main St. Alpharetta, GA

ADDRESS 1430 County Rd 485 Centre AL

ZIP CODE 30004 PHONE 470-612-0266

ZIP CODE 35960 PHONE (256) 927-4000

EMAIL david@residentialsouthpartners.com

SIGNATURE David Smith (dotloop verified 10/29/18 1:16PM EDT L08L-QPH6-OIPZ-C9B9)

SIGNATURE ELBERT WHITLEY By [signature], POA

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

PRESENT ZONING DISTRICT(S) GC, MXD REQUESTED ZONING DISTRICT GC, MXD

REQUESTED CONDITIONAL USE(S) None

PROPERTY LOCATION/ADDRESS Survey Tract 8 - HSP

MAP NUMBER _____ PARCEL NUMBER(S) 15N15069

LAND LOT(S) 561, 562, 591, 592 DISTRICT(S) 15 SECTION(S)_____

ACREAGE ~18 SEWAGE DISPOSAL TYPE Public UTILITIES AVAILABLE Water, gas, electricity sewer

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST:
Mixed use development containing 150 units senior apartments, ~54 units fee simple townhomes and ~2.75 acres of commercial outparcels ~~along~~ along the Holly Springs Parkway frontage.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

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

10/30/18 — DATE

Elbert Whitley — APPLICANT NAME PRINTED

Elbert Whitley — APPLICANT SIGNATURE

Holly Ann Win — NOTARY

Exp. 6/7/2019

Seal:

Holly Ann Win
My Commission Expires
Notary
Public
June 7, 2019
Clarke County, Georgia

Ronald Whitley

POA

Ronald Whitley

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:*

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. [redacted]

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.

Ellen Whitley By Ronald Whitley POA 10/30/18
Signature Date

POA
Title

N/A
Legal Company Name

N/A
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 Ronald Whitley 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
30th DAY OF October, 2018

Holly Ann Win Exp 6/7/2018
Notary Public

AFFIX SEAL

Holly Ann Win
My Commission Expires
Notary
Public
June 7, 2018
Clarke County, Georgia

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

Tract 8

2018 Property Tax Statement

Bill No.	Due Date	*Total Due*
2018-113047	11/15/2018	$1,300.19

Sonya Little
Cherokee County Tax
Commissioner
2780 Marietta Hwy

Canton , GA 30114

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

WHITLEY, ELBERT
4312 ALLISON JANE DRIVE
KENNESAW , GA 30144

Map: 15N15 069
Location: HOLLY SPRINGS PW

Payment Good through: 11/15/2018

Print Date
10/29/2018

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: WHITLEY, ELBERT
Map Code: 15N15 069 REAL
Description: LL 560 561 591 592 D 15
Location: HOLLY SPRINGS PW
Bill No: 2018-113047
District: CHEROKEE COUNTY AT LARGb 001

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

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date		Payment Good through	Exemptions
0.00	113,700	5.9000	113,700	11/15/2018			11/15/2018	
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY M&O	113,700.00	45,480.00	0.00	45,480.00	5.366	244.05	0.00	$244.05
SCHOOL M&O	113,700.00	45,480.00	0.00	45,480.00	18.950	861.85	0.00	$861.85
SCHOOL BOND	113,700.00	45,480.00	0.00	45,480.00	0.500	22.74	0.00	$22.74
PARKS BOND	113,700.00	45,480.00	0.00	45,480.00	0.503	22.88	0.00	$22.88
COUNTY WIDE FIRE DIST	113,700.00	45,480.00	0.00	45,480.00	3.269	148.67	0.00	$148.67
TOTALS					28.588	1300.19	50.00	$1,300.19

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

Current Due	$1,300.19
Penalty	0.00
Interest	0.00
Other Fees	0.00
Previous Payments	0.00
Back Taxes	0.00
Total Due	**$1,300.19**
Paid Date	

712

Tract 8 - Elbert Whitley

285 712

Warranty Deed

STATE OF GEORGIA COUNTY OF COBB

THIS INDENTURE, Made the 9th day of May, in the year one thousand nine hundred eighty, between

JUANITA MORGAN

of the County of Cherokee, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ELBERT WHITLEY

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 --TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS ---------- ($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 561, 562, 591 and 592, 15th District, 2nd Section, Cherokee County, Georgia and being as per plat of survey for Elbert Whitley, dated May 8, 1980 made by Southern Surveying & Mapping Co., Inc., Thomas M. Ginn, Registered Surveyor, and recorded in Plat Book 17, page 71, Records of Cherokee County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin on the southeasterly right of way of State Route #5 (100 foot right of way) located 450 feet southwesterly as measured along the southeasterly right of way of State Route #5 from the corner formed by the intersection of the southeasterly right of way of State Route #5 and the center line of a culvert (if extended) which crosses Toonigh Creek; running thence North 72 degrees 17 minutes 19 seconds East along the southerly line of property now or formerly owned by Jack Hooper a distance of 1152.06 feet to an iron pin on the westerly right of way of L&N Railroad; thence South 4 degrees 11 minutes 21 seconds East a distance of 211.5 feet to an iron pin at the north line of property now or formerly owned by Lois Anderson; thence South 72 degrees 18 minutes 20 seconds East along the northerly line of Anderson Property 1,202.96 feet to an iron pin on the southeasterly right of way of State Route #5; thence North 17 degrees 46 minutes 52 seconds East along the southeasterly right of way of State Route #5 a distance of 223.39 feet to an iron pin and the point of BEGINNING.

GEORGIA, CHEROKEE COUNTY
CLERK SUPERIOR COURT
Filed in office, this 16
day of May, 19 80
at 3:50 P.M. Recorded in
Deed Book 285 Page 712
This 17 day of May 19 80
Annette Fleming
CLERK

Cherokee County, Georgia
Real Estate Transfer Tax
Paid $ 22.50
Date 5-16-80
Annette Fleming
Clerk of Superior Court

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 presence of:

Juanita Morgan (Seal)
JUANITA MORGAN

(Seal)

NOTARY PUBLIC
Notary Public, Georgia State at Large
My Commission Expires April 2, 1981

Rec 5-17-80

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

EXHIBIT "A"

Temporary Construction Easement: **7,747.79 Square Feet**
0.178 Acres

All that tract or parcel of land lying and being located in Land Lots 561, 562 and 591 of the15th District, 2nd Section of Cherokee County, Georgia and being more particularly described as follows:

Beginning at a point located 47.00 feet right and opposite of Station 82+19.00 of the centerline of Holly Springs Parkway as shown on the right of way plans for Holly Springs Parkway Widening, Cherokee County, Project Number Unnumbered; thence North 15 degrees 30 minutes 23 seconds East 186.99 feet to a point; thence South 64 degrees 23 minutes 04 seconds East 52.90 feet to a point; thence South 16 degrees 23 minutes 56 seconds West 60.67 feet to a point; thence South 24 degrees 48 minutes 49 seconds West 49.49 feet to a point; thence South 29 degrees 40 minutes 09 seconds West 47.90 feet to a point; thence South 70 degrees 48 minutes 01 second West 38.21 feet to the Point of Beginning.

Said described land being a temporary easement for the construction of slopes and is shown colored green on the attached plat marked Exhibit "B". Said easement may also be used temporarily for silt control if deemed necessary by the City of Holly Springs, Georgia. Said easement will expire December 31, 2009

COPY

Deed BK 9863 PG 168

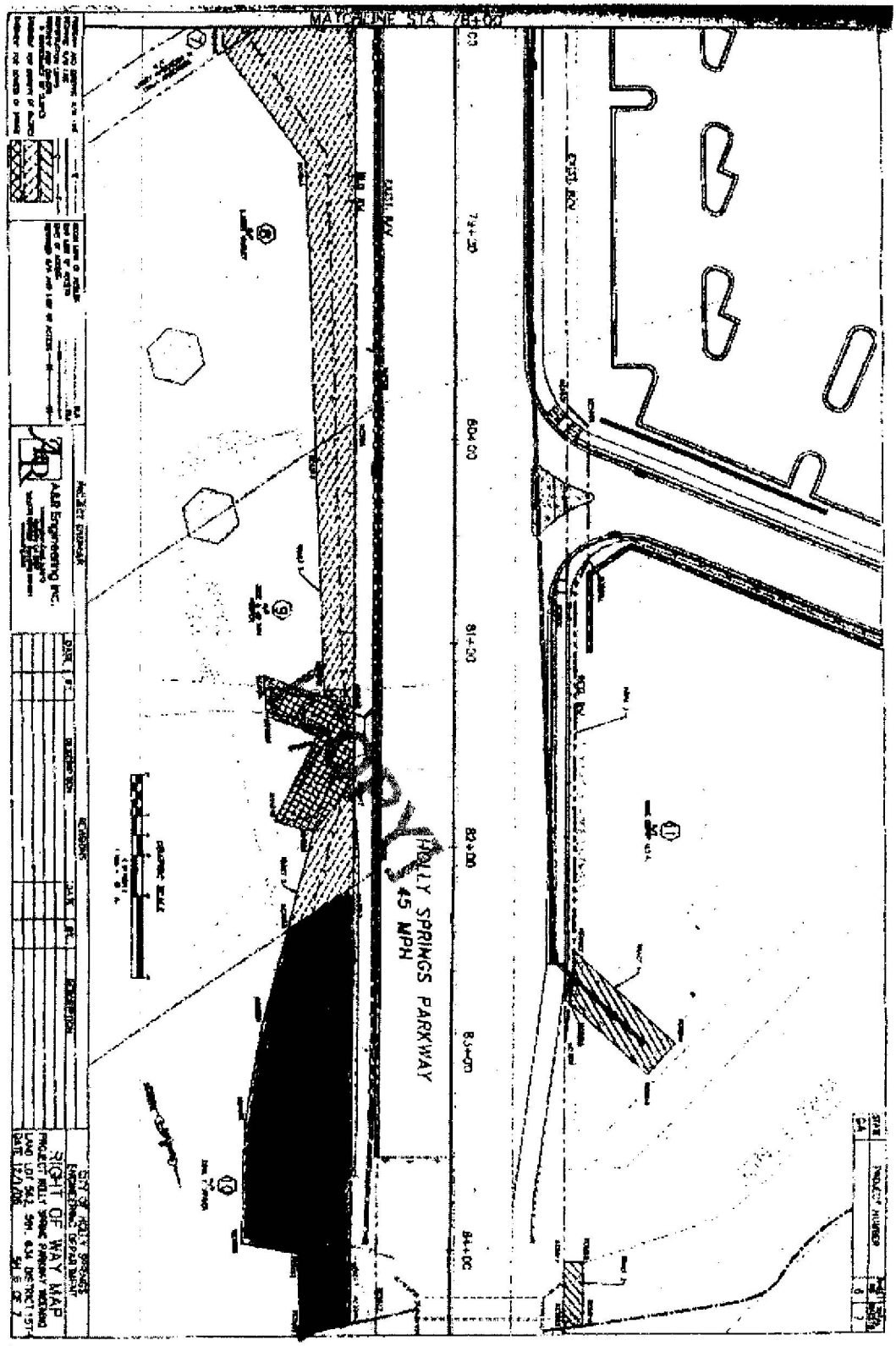

Exhibit "B"

Deed BK 9863 PG 169

Exhibit "B"

10

GENE T. VOYLES

PARCEL 10 — EASEMENT FOR THE CONSTR OF SLOPES

POINT	OFFSET/DISTANCE	STATION/BEARING	ALIGNMENT
KC3013	47.00 R	82+19.00	HOLLY SPRINGS PKWY.
KC4057	47.00 R	84+05.85	HOLLY SPRINGS PKWY.
KC4056	98.06 R	83+86.84	HOLLY SPRINGS PKWY.
KC4055	98.11 R	83+36.04	HOLLY SPRINGS PKWY.
KC4054	80.11 R	82+87.19	HOLLY SPRINGS PKWY.
KC4053	78.40 R	82+40.75	HOLLY SPRINGS PKWY.
KC3013	47.00 R	82+19.00	HOLLY SPRINGS PKWY.

REQD EASEMENT AREA = 7,747.78 SF

PARCEL 10 — EASEMENT FOR THE CONSTR & MAINTENANCE OF SLOPES

POINT	OFFSET/DISTANCE	STATION/BEARING	ALIGNMENT
KC4057	47.00 [illegible]	84+05.85	HOLLY SPRINGS PKWY.
KC3014	47.05 [illegible]	84+36.72	HOLLY SPRINGS PKWY.
KC5010	[illegible]	84+40.06	HOLLY SPRINGS PKWY.
KC5011	[illegible]	84+42.14	HOLLY SPRINGS PKWY.
KC5012	71.03 [illegible]	84+01.65	HOLLY SPRINGS PKWY.
KC4057	47.00 [illegible]	84+05.85	HOLLY SPRINGS PKWY.

REQD EASEMENT AREA = 552.[illegible] SF

PARCEL 10 — REQUIRED RIGHT OF WAY

POINT	OFFSET/DISTANCE	STATION/BEARING	ALIGNMENT
KC1021	34.76 R	82+[illegible]	HOLLY SPRINGS PKWY.
	223.50'	N [illegible] E	
KC1022	34.52 R	84+34.0[illegible]	HOLLY SPRINGS PKWY.
	12.81'	N 86°27'0[illegible] E	
KC3014	47.05 R	84+[illegible].72	HOLLY SPRINGS PKWY.
	217.75'	S 15°30'47" W	
KC3013	47.00 R	82+19.00	HOLLY SPRINGS PKWY.
	14.69'	S 70°46'01" W	
KC1021	34.76 R	82+10.52	HOLLY SPRINGS PKWY.

REMAINDER = +/-8.887 ACRES

REQD RIGHT OF WAY AREA = 2,733.91 SF, 0.063 ACRES

PT-61 (Rev. 11/04) To be filed in **CHEROKEE COUNTY** PT-61 028-2007-010844

SECTION A – SELLER'S INFORMATION (Do not use agent's information)		SECTION C – TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME Vickie Schultz, as Administrator of the Estate of Eugene ...*		Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 2673 Townley Circle		1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE /PROVINCE /REGION, ZIP CODE, COUNTRY Atlanta, GA 30340 USA	DATE OF SALE 9/27/2007	1A. Estimated fair market value of Real and Personal property	$29,006.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)		2. Fair market value of Personal Property only	$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME City of Holly Springs, Georgia		3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) PO Box 990		4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE /PROVINCE /REGION, ZIP CODE, COUNTRY Holly Springs, GA 30142 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial	5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))

HOUSE NUMBER & EXTENSION (ex 264A)	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY CHEROKEE	CITY (IF APPLICABLE)	MAP & PARCEL NUMBER 15N15 072		ACCOUNT NUMBER

TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK
		15	0.063	561, 562, 591	

SECTION E – RECORDING INFORMATION (Official Use Only)

DATE	DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

...* This symbols signifies that the data was to big for the field. The original values are shown below.
SELLER'S BUSINESS NAME: Vickie Schultz, as Administrator of the Estate of Eugene T. Voyles a/k/a Gene T. Voyles

COPY

712

Tract 8 - Elbert Whitley

285 712

Warranty Deed

STATE OF GEORGIA COUNTY OF COBB

THIS INDENTURE, Made the 9th day of May, in the year one thousand nine hundred eighty, between

JUANITA MORGAN

of the County of Cherokee, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

ELBERT WHITLEY

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 --TEN DOLLARS & OTHER VALUABLE CONSIDERATIONS ---------- ($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 561, 562, 591 and 592, 15th District, 2nd Section, Cherokee County, Georgia and being as per plat of survey for Elbert Whitley, dated May 8, 1980 made by Southern Surveying & Mapping Co., Inc., Thomas M. Ginn, Registered Surveyor, and recorded in Plat Book 17, page [illegible], Records of Cherokee County, Georgia and being more particularly described as follows:

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GEORGIA, CHEROKEE COUNTY
CLERK SUPERIOR COURT
Filed in office, this 16
day of May, 19 80
at 3:50 M. Recorded in
Deed Book 285 Page 712
This 17 day of May 19 80
Annette Fleming
CLERK

Cherokee County, Georgia
Real Estate Transfer Tax
Paid $ 22.50
Date 5-16-80
Annette Fleming
Clerk of Superior Court

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 presence of:

Juanita Morgan (Seal)
JUANITA MORGAN

(Seal)

NOTARY PUBLIC
Notary Public, Georgia State at Large
My Commission Expires April 3, 1981

Rec 5-17-80

ANNETTE FLEMING
Clerk, Superior Court of Cherokee County

Date: October 30, 2018

From the desk of Bo Whitley

Nancy Moon
City of Holly Springs
PO Box 990
Holly Springs, GA 30142

Ms. Moon,

Enclosed you will find original notarized requested documents concerning the property owned by Elbert Whitley.

Thank you,

Bo Whitley

STATE OF ALABAMA,

CHEROKEE COUNTY.

*

PROBATE COURT

LETTERS TESTAMENTARY

The Will of ELBERT WHITLEY having been duly admitted to record in said county, Letters Testamentary are hereby granted to Ronald Lee Whitley, the Personal Representative named in said Will, who has complied with the requisitions of the law and is authorized to administer the estate. Subject to the priorities stated in Code of Alabama (1975, as amended) §43-8-76, the said Personal Representative, acting prudently for the benefit of interested persons, has all the powers, without limitation, authorized in transactions under Code of Alabama (1975, as amended) §43.2.843, as follows:

1. Retain assets owned by the decedent pending distribution or liquidation including those in which the representative is personally interested or which are otherwise improper for trust investment.

2. Receive assets from fiduciaries, or other sources.

3. Perform, compromise, or refuse performance of the decedent's contracts that continue as obligations of the estate, as the personal representative may determine under the circumstances. In performing enforceable contracts by the decedent to convey or lease land, the personal representative, among other possible courses of action, may do either of the following:

   a. Execute and deliver a deed of conveyance for cash payment of all sums remaining due or the purchaser's note for the sum remaining due secured by a mortgage or deed of trust on the land.

   b. Deliver a deed in escrow with directions that the proceeds when paid in accordance with the escrow agreement, be paid to the successors of the decedent, as designated in the escrow agreement.

4. Satisfy written charitable pledges of the decedent irrespective of whether the pledges constituted binding obligations of the decedent or were properly presented as claims, if in the judgement of the personal representative the decedent would have wanted the pledges completed under the circumstances.

5. If funds are not needed to meet debts and expenses currently payable and are not immediately distributable, deposit or invest liquid assets of the estate, including moneys received from the sale of other assets, in federally insured interest-bearing accounts, readily marketable secured loan arrangements, or other prudent investments which would be reasonable for use by trustees generally.

6. Abandon personal property when, in the opinion of the personal representative, it is valueless, or is so encumbered, or is in condition that it is of no benefit to the estate.

7. Vote stocks or other securities in person or by general or limited proxy.

8. Pay calls, assessments, and other sums chargeable or accruing against or on account of securities, unless barred by the provisions relating to claims.

9. Hold a security in the name of a nominee or in other form without disclosure of the interest of the estate but the personal representative is liable for any act of the nominee in connection with the security so held.

10. Insure the assets of the estate against damage, loss, and liability and the personal representative against liability as to third persons.

11. Borrow money without security or with security of personal property to be repaid from the estate assets or otherwise; and advance money for the protection of the estate.

12. Effect a fair and reasonable compromise with any debtor or obligor, or extend

interest of the estate but the personal representative is liable for any act of the nominee in connection with the security so held.

10. Insure the assets of the estate against damage, loss, and liability and the personal representative against liability as to third persons.

11. Borrow money without security or with security of personal property to be repaid from the estate assets or otherwise; and advance money for the protection of the estate.

12. Effect a fair and reasonable compromise with any debtor or obligor, or extend, renew, or in any manner modify the terms of any obligation owing to the estate. If the personal representative holds a mortgage, pledge, or other lien upon property of another person, the personal representative may, in lieu of foreclosure, accept a conveyance or transfer of encumbered assets from the owner thereof in satisfaction of the indebtedness secured by the lien.

13. Pay taxes, assessments, and other expenses incident to the administration of the estate.

14. Sell or exercise stock subscription or conversion rights; consent, directly or through a committee or other agent, to the reorganization, consolidation, merger, dissolution, or liquidation of a corporation or other business enterprise.

15. Enter for any purpose into a lease as lessor or lessee, with or without option to purchase or renew, for a term not to exceed one year.

16. Allocate items of income or expense to either estate income or principal, as permitted or provided by law.

17. Employ necessary persons, including appraisers, attorneys, auditors (who may include certified public accountants, public accountants, or internal auditors), investment advisors, or agents, even if they are associated with the personal representative, to advise or assist the personal representative in the performance of administrative duties; act without independent investigation upon recommendations of agents or advisors; and instead of acting personally, employ one or more agents to perform any act of administration, whether or not discretionary.

18. Prosecute or defend claims or proceedings in any jurisdiction for the protection or benefit of the estate and of the personal representative in the performance of duties of the personal representative.

19. Continue any unincorporated business or venture in which the decedent was engaged at the time of death as provided in any of the following:

a. In the same business form for a period of not more than one year from the date of appointment of a general personal representative if continuation is a reasonable means of preserving the value of the business including good will.

b. In the same business form for any additional period of time that may be approved by order of the court in a proceeding to which the persons interested in the estate are parties.

c. Throughout the period of administration if the business is incorporated by the personal representative and if none of the probable distributees of the business who are competent adults object to its corporation and retention in the estate.

20. Incorporate any business or venture in which the decedent was engaged at the time of death.

21. Provide for exoneration of the personal representative from personal liability in any contract entered into on behalf of the estate.

22. Satisfy and settle claims and distribute the estate as provided in Title 43 of the Code of Alabama, 1975.

WITNESS my hand, and dated this 6 day of February 2019, 2019.

T.B.

TIM BURGESS
JUDGE OF PROBATE

STATE OF ALABAMA
CHEROKEE COUNTY

I, Tim Burgess, Judge of Probate in and for said County and State, hereby certify that the within and foregoing is a true, correct and complete copy of the LETTERS TESTAMENTARY issued on the Last Will and Testament of ELBERT WHITLEY of the said ELBERT WHITLEY, deceased, and to Ronald Lee Whitley as the Personal Representative thereof, as the [illegible] office, and the same are in full force and

I, Tim Burgess, Judge of Probate in and for said County and State, hereby certify that the within and foregoing is a true, correct and complete copy of the LETTERS TESTAMENTARY issued on the Last Will and Testament of ELBERT WHITLEY of the said ELBERT WHITLEY, deceased, and to Ronald Lee Whitley as the Personal Representative thereof, as the same appears of record in my office, and the same are in full force and effect.

Given under my hand and the seal of said Court, this the 6th day of February, 2019.

Tim Burgess
JUDGE OF PROBATE

PROBATE COURT OFFICIAL SEAL CHEROKEE COUNTY, AL

PROBATE COURT, CHEROKEE COUNTY, TIM BURGESS, P.J.

RECEIPT

Nº 6654

Case No. 18-154

Estate Elbert Whitley Estate

Date 2-8-2019

RECEIVED OF Ronald Whitley

the sum of One hundred eighty-one Dollars, being

Distributive Shares		
Witness Fees		
Commissioner's Fees		
Sheriff's Fees		
Printer's Fees Cherokee Herald	65	00
Pro Ami		
Guardian ad Litem		
Misc.		
County Fees	116	00
TOTAL	181	00

Tim Burgess Probate Judge

By RPG

Check (✓)

Cash ( )

GEORGIA DEATH CERTIFICATE

State File Number 2019GA000005629

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) ELBERT LEE WHITLEY	1a. IF FEMALE, ENTER LAST NAME AT BIRTH	2. SEX MALE	2a. DATE OF DEATH (Mo., Day, Year) ACTUAL DATE OF DEATH 01/22/2019

3. SOCIAL SECURITY NUMBER [redacted]	4a. AGE (Years) 90	4b. UNDER 1 YEAR Mos.	Days	4c. UNDER 1 DAY Hours	Mins.	5. DATE OF BIRTH (Mo., Day, Year) 09/03/1928

6. BIRTHPLACE GEORGIA	7a. RESIDENCE - STATE ALABAMA	7b. COUNTY CHEROKEE	7c. CITY, TOWN CENTRE

7d. STREET AND NUMBER 1430 COUNTY ROAD 487 ROAD	7e. ZIP CODE 35960	7f. INSIDE CITY LIMITS? NO	8. ARMED FORCES? NO

8a USUAL OCCUPATION OWNER OPERATOR	8b. KIND OF INDUSTRY OR BUSINESS BUILDING SUPPLY

9. MARITIAL STATUS MARRIED	10. SPOUSE NAME ETHEL ANNETTE FINCHER	11. FATHER'S FULL NAME (First, Middle, Last) CHARLES LEE WHITLEY

12. MOTHER'S MAIDEN NAME (First, Middle, Last) LOTTIE MAE NIX	13a. INFORMANT'S NAME (First, Middle, Last) BRENDA HOLCOMB	13b. RELATIONSHIP TO DECEDENT DAUGHTER

13c. MAILING ADDRESS 3751 ALDEN COURT MARIETTA GEORGIA 30066	14. DECEDENT'S EDUCATION 7TH GRADE COMPLETED

15. ORIGIN OF DECEDENT (Italian, Mex.,French, English, etc.) NO, NOT SPANISH/HISPANIC/LATINO	16. DECEDENT'S RACE (White, Black, American Indian, etc.) (Specify) WHITE

17a. IF DEATH OCCURRED IN HOSPITAL	17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify) DAUGHTER'S RESIDENCE

18. HOSPITAL OR OTHER INSTITUTION NAME (If not in either give street and no.) 3751 ALDEN COURT	19. CITY, TOWN or LOCATION OF DEATH MARIETTA	20. COUNTY OF DEATH COBB

21. METHOD OF DISPOSITION (specify) BURIAL	22. PLACE OF DISPOSITION HOWELL CEMETERY HALLS VALLEY DRIVE TRION GEORGIA 30753	23. DISPOSITION DATE (Mo., Day, Year) 01/26/2019

24a. EMBALMER'S NAME NORMAN L SMITH	24b. EMBALMER LICENSE NO. 4643	25. FUNERAL HOME NAME ALVIS MILLER AND SON FUNERAL HOME

25a. FUNERAL HOME ADDRESS 304 WEST ELM ST ROCKMART GEORGIA 30153

26a. SIGNATURE OF FUNERAL DIRECTOR CHRISTOPHER S MILLER	26b. FUN. DIR. LICENSE NO 5076	AMENDMENTS
27. DATE PRONOUNCED DEAD (Mo., Day, Year) 01/22/2019	28. HOUR PRONOUNCED DEAD 10:24 AM	

29a. PRONOUNCER'S NAME APRIL LATRICE WHATLEY	29b. LICENSE NUMBER RN160656	29c. DATE SIGNED 01/22/2019

30. TIME OF DEATH 10:24 AM	31. WAS CASE REFERRED TO MEDICAL EXAMINER NO

32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	A. CONGESTIVE HEART FAILURE	MONTHS
	Due to, or as a consequence of B. DEMENTIA	MONTHS
	Due to, or as a consequence of C. HYPERTENSIVE KIDNEY DISEASE	YEARS
	Due to, or as a consequence of D.	

Part II. Enter significant conditions contributing to death but not related to cause given in Part 1A. *If female, indicate if pregnant or birth occurred within 90 days of death.*	33. WAS AUTOPSY PERFORMED? NO	34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

35. TOBACCO USE CONTRIBUTED TO DEATH NO	36. IF FEMALE (range 10-54) PREGNANT NOT APPLICABLE	37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) NATURAL

38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)	41. INJURY AT WORK? (Yes or No)

42. LOCATION OF INJURY (Street, Apartment Number, City or Town, State, Zip, County)

43. DESCRIBE HOW INJURY OCCURRED	44. IF TRANSPORTATION INJURY

45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) AMAN MONGIA 055510	46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)

45a. DATE SIGNED (Mo., Day, Year) 02/05/2019	45b. HOUR OF DEATH 10:24 AM	46a. DATE SIGNED (Mo., Day, Year)	46b. HOUR OF DEATH

47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH AMAN MONGIA 100 MARKET PLACE BLVD CARTERSVILLE GEORGIA 30121

48.REGISTRAR (Signature) /S/ GWENDOLYN DUFFIN	49. DATE FILED - REGISTRAR (Mo., Day, Year) 02/06/2019

THIS IS TO CERTIFY THAT THIS IS A TRUE REPRODUCTION OF THE ORIGINAL RECORD ON FILE WITH THE STATE OFFICE OF VITAL RECORDS, GEORGIA DEPARTMENT OF PUBLIC HEALTH. THIS CERTIFIED COPY IS ISSUED UNDER THE AUTHORITY OF CHAPTER 31-10, CODE OF GEORGIA AND 511-1-3 DPH RULES AND REGULATIONS.

Gwendolyn Duffin

DEPUTY STATE REGISTRAR AND CUSTODIAN
GEORGIA STATE OFFICE OF VITAL RECORDS

COUNTY CUSTODIAN: Linda H. Smith
ISSUED BY: Allen Arrington
DATE ISSUED: 2-6-198

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FROM THE DEST OF RONALD "BO" WHITLEY

Date: February 20, 2019

Re: Alien Verification & Disclosure

To:

Nancy Moon
Community Development Director
PO Box 990
Holly Springs, GA 30142

I am enclosing a copy of the original notarized alien verification & disclosure statements required by the City of Holly Springs. Of course this is in response of the recent death of my father, Elbert Whitley.

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:*

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 2/20/2019

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 Lori P. Garner 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 20 DAY OF February, 2019

Notary Public

AFFIX SEAL

Lori Paige Garner
NOTARY PUBLIC
Gwinnett County, GA
My Commission expires on
February 14, 2022

*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

2/20/2019 RONALD WHITLEY

DATE APPLICANT NAME PRINTED APPLICANT SIGNATURE

NOTARY

Seal:

Lori Paige Garner
NOTARY PUBLIC
Gwinnett County, GA
My commission expires on
February 14, 2022

HOLLY SPRINGS
PLANNING & ZONING COMMISSION MEETING

Zoning Case #
MA-09-2018

DAVIS
DEVELOPMENT

April 11th 2019

DAVIS
DEVELOPMENT

- Family Business
  Founded in 1995

  Vertically Integrated
  Development
  Construction
  Management
  Equity

NATIONAL MARKETS

- Texas
- North Carolina
- South Carolina
- Oklahoma
- Kansas
- Missouri
- Alabama
- Colorado
- Arkansas
- Tennessee
- Florida

SITE PLAN

N
60 30 0 60 120 180
SCALE 1" = 60'-0"
4-STORY RESIDENTIAL
3-STORY RESIDENTIAL
4-STORY RESIDENTIAL
3-STORY RESIDENTIAL
POND
4-STORY RESIDENTIAL
3-STORY RESIDENTIAL
MAINT
MAIL
LEASE/ CLUB
4-STORY RESIDENTIAL
3-STORY RESIDENTIAL
4-STORY RESIDENTIAL
3-STORY RESIDENTIAL
COMMERCIAL/RETAIL
COMMERCIAL/RETAIL
HOLLY SPRINGS PARKWAY
CSX RAIL ROAD

ELEVATION EXAMPLES

MATERIAL LEGEND:

- Brick body & accent Autumn Smoke
- Brick body & accent Savannah Grays
- Mossy Creek Ledgestone
- Doors & Corbels Paint: Urbane Bronze
- Fiber Cement Siding Paint: Roycroft Suede
- Fiber Cement Siding Paint: Rockwood Clay
- Fiber Cement Siding Paint: Bunglehouse Gray
- Fiber Cement Trim Paint: Bungalow Beige

Front Elevation

Material Percentages:
Brick and Stone Masonry: 76 %
Fiber Cement Siding: 24 %

Right Elevation

Material Percentages:
Brick and Stone Masonry: 77 %
Fiber Cement Siding: 23 %

Left Elevation

Material Percentages:
Brick and Stone Masonry: 81 %
Fiber Cement Siding: 19 %

Rear Elevation

Material Percentages:
Brick and Stone Masonry: 79 %
Fiber Cement Siding: 21 %

Sorrel Perimeter Park – Raleigh, NC

SORREL PERIMETER PARK – RALEIGH, NC

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SORREL PERIMETER PARK – RALEIGH, NC

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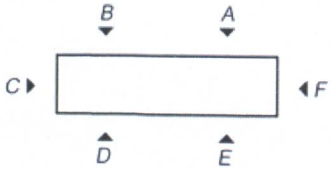
ELEVATION EXAMPLES

Elevation A



MATERIAL LEGEND:

- Shingles: Weathered Wood
- Main Brick: Savannah Grays
- Rooftop: Gauntlet Gray (P-1) (Railing, Siding & Trim)
- Stone: Country Ledgestone
- Accent Brick on Stone: Savannah Grays
- Brick Accent: Graystone
- Siding: Balanced Beige (P-2)
- Siding: Tavern Taupe (P-3)
- Siding: Rookwood Clay (P-4)
- Board and Batten: Cityscape (P-5)
- Paint: Natural Tan (P-6) (Trim & Shutters)
- Paint: Griffin (P-7) (Doors)

Adara Alexander Place – Raleigh, NC

ADARA ALEXANDER PLACE – RALEIGH, NC

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ADARA ALEXANDER PLACE – RALEIGH, NC

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ELEVATION EXAMPLES

Elevation 1 (Masonry 49%)

MATERIAL LEGEND:

- Stone: Timber Ledge Midnight Slate
- Shingles: Driftwood
- Brick: Ocean Isle (main)
- Brick: Tobacco Road (accent)
- Fiber Cement Siding Paint: Fawn Brindle (Primary Siding)
- Fiber Cement Siding Paint: Stamped Concrete (Balcony/Accent Areas)
- Fiber Cement Shake Paint: Stamped Concrete (Gable Areas)
- Paint: Gauntlet Gray (Trim, Doors & Columns)

Elevation 2 (Masonry 42%)

Adara Overland Park - Overland Park, KS

ADARA OVERLAND PARK - OVERLAND PARK, KS

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CLUBHOUSE & AMENITY

EXAMPLES

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SORREL PERIMETER PARK – RALEIGH, NC

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SORREL PERIMETER PARK – RALEIGH, NC

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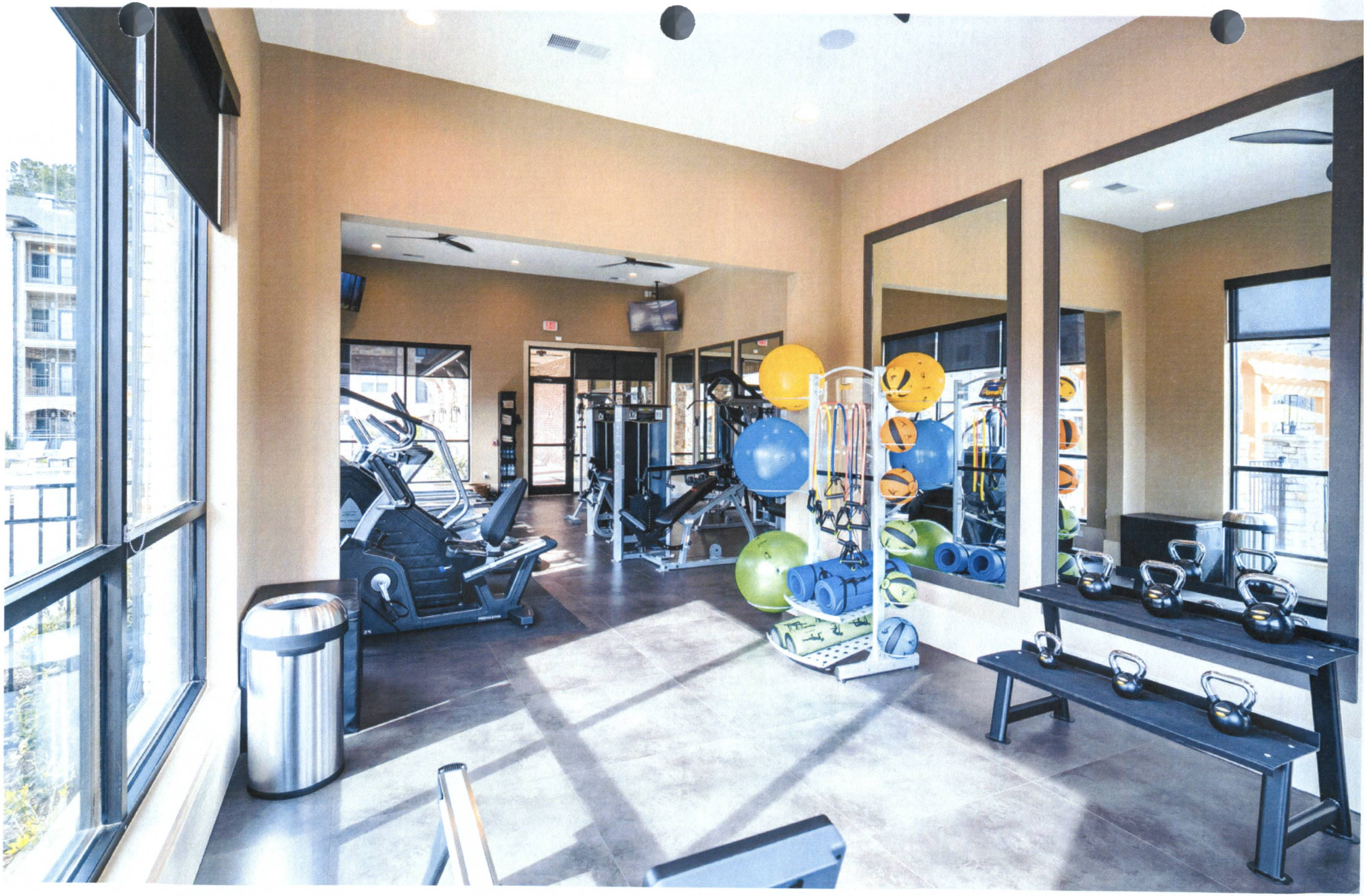
SORREL PERIMETER PARK – RALEIGH, NC

DAVIS DEVELOPMENT



SORREL PERIMETER PARK – RALEIGH, NC

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ADARA ALEXANDER PLACE – RALEIGH, NC

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ADARA ALEXANDER PLACE – RALEIGH, NC

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ADARA ALEXANDER PLACE – RALEIGH, NC

DAVIS
DEVELOPMENT

ADARA OVERLAND PARK - OVERLAND PARK, KS

DAVIS DEVELOPMENT

ADARA OVERLAND PARK – OVERLAND PARK, KS

DAVIS DEVELOPMENT

ARCOS AT PRESIDIO – FORT WORTH, TX

DAVIS DEVELOPMENT

ARCOS AT PRESIDIO – FORT WORTH, TX

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ARCOS AT PRESIDIO – FORT WORTH, TX

DAVIS DEVELOPMENT

City of Holly Springs Work Session Meeting
Speaker Sign In Sheet

Meeting Date: **May 6, 2019**

Name	Address	City Resident Y/N	Topic of Comment
1. NAT AGRIPPINA	Tridium Assoc. LLC	N	95 Palm St
2. David Evans	Applicant	N	MA 09-2018
3. Lance Chernow	" "	" "	" "
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.