



City of Holly Springs

Date: Monday, April 10, 2023

Location: 3235 Holly Springs Parkway

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

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

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

III. INVOCATION

IV. SPECIAL PRESENTATIONS

- Safe Digging Month Proclamation - *Presented to Phil Bell, Cobb EMC*
- Child Abuse Prevention Month Proclamation - *Presented to The Children’s Haven*

V. PUBLIC COMMENTS

VI. NEW BUSINESS

- A. Discuss a resolution authorizing the submittal of the Law Enforcement Mental Health and Wellness Act (LEMHWA) application for the fiscal year 2023; and authorizing the Mayor and Police Chief to execute the application documents; and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs’ acceptance and participation in the Law Enforcement Mental Health and Wellness Act (LEMHWA)

Presented by: Captain Casey Barton

- B. Discuss A-03-2023, annexation of 16.51 +/- acres located off of Hickory Flat Highway, Cherokee County, GA, tax parcels 197, 198, 199, 200, 200A, 201, 202, and 203 of tax plat 15N19 and MA-04-2023, rezoning of 22.87 +/- acres located off of Hickory Flat Highway, Holly Springs, GA tax parcels 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County), and NC, Neighborhood Commercial (City), to TND, Traditional Neighborhood Development (City)
Presented By: Nancy Moon, Community Development Director
- C. Discuss CUP-01-2023, a conditional use permit for a Car Wash Establishment and CUP-02-2023, a conditional use permit for an Automotive Service Establishment for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 004E of tax plat 15N14C
Presented By: Nancy Moon, Community Development Director
- D. Discuss MA-05-2023, rezoning of 0.83 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 061 of tax plat 15N14 from GC, General Commercial, to TND, Traditional Neighborhood Development
Presented By: Nancy Moon, Community Development Director
- E. Discuss a resolution to close the Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank; and to authorize the City Manager and/or the Finance Director to close the Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank
Presented By: Denise Lamazares, Finance Director
- F. Discuss an ordinance approving budget amendments for the Fiscal Year 2022 Budget for the General Fund, Tax Allocation District Fund, Special Purpose Local Option Sales Tax (SPLOST) IV Fund, and Debt Service Fund
Presented By: Denise Lamazares, Finance Director
- G. Discuss a quote from Applicant Pro
Presented By: Karen Norred, City Clerk/Human Resources Director
- H. Discuss a resolution to amend the adopted Municipal Services Master Fee Schedule
Presented By: Karen Norred, City Clerk/Human Resources Director
- I. Discuss a resolution authorizing the reimbursement of project expenses for the purchase of additional park land
Presented By: Robert H. Logan, City Manager
- J. Discuss the 2023 Local Maintenance & Improvement Grant (LMIG) Resurfacing Project (RFB #2023-04) bids and award the low bid of \$835,900.74 to East Coast Grading, Inc.
Presented By: Robert H. Logan, City Manager

- K. Discuss a contract with FenceWorks of Georgia, Inc. in the amount of \$52,385
Presented By: Robert H. Logan, City Manager
- L. Discuss a Quitclaim Deed between the City of Holly Springs, Georgia and the Downtown Development Authority of Holly Springs for Parcel No. 15N14 103
Presented By: Robert H. Logan, City Manager
- M. Discuss a resolution declaring certain property as surplus and authorizing its sale or disposal
Presented By: Robert H. Logan, City Manager
- N. Discuss change order 7A from Vertical Earth for the Town Center Project
Presented By: Robert H. Logan, City Manager
- O. Discuss change order 2A from Vertical Earth for the Town Center Project
Presented By: Robert H. Logan, City Manager

VII. ADJOURNMENT

City Council Special Called Meeting
Agenda
Immediately following the Work Session

I. CALL TO ORDER

II. NEW BUSINESS

1. Approve/deny a resolution authorizing the submittal of the Law Enforcement Mental Health and Wellness Act (LEMHWA) application for the fiscal year 2023; and authorizing the Mayor and Police Chief to execute the application documents; and authorizing the City Manager or his designee to act in all matters pertaining to the City of Holly Springs acceptance and participation in the Law Enforcement Mental Health and Wellness Act (LEMHWA)
2. Approve/deny a resolution to close the Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank and to authorize the City Manager and/or the Finance Director to close the Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank
3. Approve/deny an ordinance approving budget amendments for the Fiscal Year 2022 Budget for the General Fund, Tax Allocation District Fund, Special Purpose Local Option Sales Tax (SPLOST) IV Fund, and Debt Service Fund

4. Approve/deny a Quitclaim Deed between the City of Holly Springs, Georgia and the Downtown Development Authority of Holly Springs for Parcel No 15N14-103
5. Approve/deny change order 7A from Vertical Earth for the Town Center Project in an amount not to exceed \$126,217.64
6. Approve/deny change order 2A from Vertical Earth for the Town Center Project in an amount not to exceed \$3,364.80

III. ADJOURNMENT



A PROCLAMATION
SAFE DIGGING MONTH

WHEREAS, Thousands of times each year, the underground infrastructure in Georgia is damaged by those who do not have underground lines located prior to digging, resulting in service interruption, environmental damage and threat to public safety, and;

WHEREAS, In 2005, the Federal Communications Commission designated 811 to provide contractors and homeowners a simple number to contact utility operators to request the location of underground lines at the intended dig site, and:

WHEREAS, The Cherokee County Utility Coordinating Committee, a stakeholder-driven organization dedicated to the prevention of damage to underground utilities in Georgia, promotes the National 811 Notification System in an effort to reduce these damages, and;

WHEREAS, Damage prevention is a shared responsibility; by using safe digging practices, the contractors and homeowners of the City of Holly Springs can save time, money and help keep our infrastructure safe and connected, and;

WHEREAS, Encourage contractors and homeowners throughout the City of Holly Springs to always call 811 before digging. Safe digging is no accident!!

NOW, THEREFORE, BE IT PROCLAIMED, by the Mayor and Council of the City of Holly Springs, Georgia that the month of April 2023, as Safe Digging Month.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Holly Springs to be affixed this 10th day of April, 2023.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



A PROCLAMATION
CHILD ABUSE PREVENTION MONTH

WHEREAS, Children are our most valuable resource, and they are also our most vulnerable. All children have a right to be safe and an opportunity to thrive, learn, and grow in an environment that fosters healthy development; and

WHEREAS, Child abuse and neglect can be prevented by supporting and strengthening families, thus preventing the far-reaching effects of maltreatment, and providing the opportunity for children to develop healthy, trusting family bonds, and consequently, building the foundations of communities; and

WHEREAS, Strong and nurturing communities - where all children grow up safe, people have jobs and provide for those they love, and families receive the care they deserve - strengthen families and promote child, family, and community well-being; and

WHEREAS, Effective child abuse prevention strategies succeed because of partnerships created within communities among citizens, human service agencies, schools, faith communities, health care providers, civic organizations, law enforcement agencies, and the business sector; and

WHEREAS, By providing a safe, stable, and nurturing environment for our children, free of violence, abuse, and neglect, we can ensure that all children will grow to their full potential as the next generation of leaders, helping to secure the future of this state and nation;

NOW, THEREFORE, BE IT PROCLAIMED, by the Mayor and Council of the City of Holly Springs, Georgia that the month of April 2023, as Child Abuse Prevention Month.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Holly Springs to be affixed this 10th day of April, 2023.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF HOLLY SPRINGS AUTHORIZING THE SUBMITTAL OF THE LAW ENFORCEMENT MENTAL HEALTH AND WELLNESS ACT (LEMHWA) APPLICATION FOR THE FISCAL YEAR 2023; AND AUTHORIZING THE MAYOR AND POLICE CHIEF TO EXECUTE THE APPLICATION DOCUMENTS; AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACT IN ALL MATTERS PERTAINING TO THE CITY OF HOLLY SPRINGS' ACCEPTANCE AND PARTICIPATION IN THE LAW ENFORCEMENT MENTAL HEALTH AND WELLNESS ACT (LEMHWA)

WHEREAS, the U.S. Department of Justice, Office of Community Oriented Policing Services (COPS Office) administers the Law Enforcement Mental Health and Wellness Act (LEMHWA); and

WHEREAS, LEMHWA funds are used to improve the delivery of and access to mental health and wellness services for law enforcement officers through the implementation of peer support, training, family resources, suicide prevention, and other promising practices for wellness programs; and

WHEREAS, good mental and psychological health is just as essential as good physical health; and

WHEREAS, the LEMHWA program supports efforts to protect the mental health and well-being of law enforcement officers and deputies; and

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

1. The City of Holly Springs is hereby authorized to prepare and submit a Law Enforcement Mental Health and Wellness Act (LEMHWA) grant application;
2. The Mayor and City Council authorize the Mayor and Police Chief to execute the application documents;
3. The Mayor and City Council authorize the City Manager or his designee to act in all matters in connection with this application and the City of Holly Springs' acceptance and participation in the Law Enforcement Mental Health and Wellness Act (LEMHWA) grant;
4. The City of Holly Springs' officials and staff are directed to do any and all acts necessary to carry out the intent of this Resolution.

This Resolution is adopted on the 10th day of April 2023.

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **A-03-2023**, applicant requests annexation of 16.51 +/- acres located off of Hickory Flat Highway, Cherokee County, GA, tax parcels 197, 198, 199, 200, 200A, 201, 202, and 203 of tax plat 15N19

MA-04-2023, applicant requests rezoning of 22.87 +/- acres located off of Hickory Flat Highway, Holly Springs, GA, tax parcels 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19, from R-40, Single Family Residential Estate (County), and NC, Neighborhood Commercial (City), to TND, Traditional Neighborhood Development (City)

DATE: April 3, 2023

COUNCIL MEETING DATE: APRIL 10, 2023

STAFF ANALYSIS

Applicants, PR Land Investments, LLC, have requested annexation of 16.51 +/- acres located on Hickory Flat Highway, specifically tax parcels 197, 198, 199, 200, 200A, 201, 202, and 203 of tax plat 15N19. In addition, the applicant has requested rezoning of 22.87 +/- acres for parcels 197, 198, 199, 200, 200A, 201, 202, 203, 223, and 226 of tax plat 15N19 from R-40, Single Family Residential Estate (County), and NC, Neighborhood Commercial (City), to TND, Traditional Neighborhood Development (City).

The applicant plans to construct a single-family residential detached home community consisting of 138 units with a density of 6.0 units per acre. The access is off of Hickory Flat Highway via Old Pioneer Trail with dual entrances on both the north and the south sides of Old Pioneer Trail. Any upgrades to Hickory Flat Highway will be subject to the requirements of the Georgia DOT. Typical elevations are included within the packet.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-40 (County) AG (County)	NORTH:	SFR Undeveloped
SOUTH:	PDR/MXD NC/OI	SOUTH:	Harmony on the Lakes SFR
EAST:	TND NC	EAST:	Province Rising Hills Church
WEST:	AG (County)	WEST:	SFR

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?

Adjacent properties are primarily residential with a mixture of densities; however, nearby properties also include a preschool, a church (currently under development), restaurants, and other associated commercial uses. The proposed use, while more dense than some residential development currently existing within the area, is somewhat in line with other nearby areas. The northern part of Harmony and Holly Commons are between 4 and 5 units per acre, while directly across from this property, a small subdivision, Province, is under development at 4.88 units per acre.

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

The development of the property for the proposed use would not negatively impact the existing uses of adjacent and nearby property as there is a mixture of uses and residential density.

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

The property is zoned a mixture of R-40 (County) and NC (City). The property could be developed with the uses associated with those zoning districts. Existing uses on the property consist of single-family residences and undeveloped 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?

Any improvements along Hickory Flat Highway will be determined and approved by the Georgia Department of Transportation. Cherokee County has requested that the development have a minimum 75' setback from Hickory Flat Highway to preserve the right-of-way. Lots on the south side of Old Pioneer conform to this request while lots on the north side of Old Pioneer Trail are approximately 50 feet off of the right-of-way. Also, as noted in the Cherokee County Engineering review, Old Pioneer Trail would need to be upgraded to the city's residential street standards. The City Engineer would have approval of the improvements. A traffic study was performed during November of 2022, the results of which are included in this study. The main recommendations from that study include a southbound right-turn deceleration lane along Hickory Flat Highway, a northbound left-turn deceleration lane along Hickory Flat Highway, and right-turn and left-turn lanes on Old Pioneer providing access to Hickory Flat Highway. Cherokee County Water and Sewerage Authority has provided a letter stating the availability of water and sewer for the development. The Cherokee County School District has stated that the 138 units would impact the school district by 100 students and/or five classrooms at a cost of \$136,432 or \$989 per

residential unit. Schools impacted would be Indian Knoll ES (72% current capacity), Dean Rusk MS (89% current capacity), and Sequoyah HS (86% current capacity).

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

This property is planned for development within the Parkway Corridor character area. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function, i.e., retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high-density multi-family residential component.

Application: Existing and new commercial and high density multifamily residential

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

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

Cherokee County's Future Development Map shows this property being planned with the Suburban Growth and Transitional Corridor character areas.

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 request for annexation and zoning proposal, while not in complete conformity with the character area planned in the area, it does meet a number of policies and intent of the Comprehensive Plan. Furthermore, the proposal is in compliance with the vision and objectives of the Community Agenda, primarily as follows:

- a) **Residential Uses. Use the character areas and the Future Development Map (FDM) to guide residential growth, steering appropriate densities to suitable locations. (8.1, #3)**
- b) **Traditional Neighborhood Development. Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (8.1, #4)**
- c) **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)**
- d) **Annexation. Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (8.1, #9)**

- e) **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).
 - f) **Environmentally Sensitive Areas.** Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate (8.1, #15).
 - g) **Land Use Decisions.** Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (8.1, #22).
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

The development of the property will be held to the environmental development standards for all local, state, and federal requirements. The stream buffers and existing pond create a natural buffer between this development and the adjacent properties including Harmony on the Lakes subdivision.

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?

Area growth has consisted of both commercial and residential uses in recent developments. While there are grounds to support more than a 1-2 unit per acre development, the ordinance limits detached units to 5 units per acre (attached units are limited to 8 units per acre).

C. Summary

The proposed request seeks to develop a single-family fee simple development with a density of 6.0 units per acre. The comprehensive plan also encourages higher densities along arterials and collector roads. The proposed use is consistent with the development in the general area; however, the density may be slightly more than what would be comparable in the area.

D. Cherokee County Board of Commissioners

This case was on the agenda of the February 21, 2023 meeting of the Cherokee County Board of Commissioners. At this meeting, the Board did not voice any formal objections to the land use; however, they had the following concerns:

1. That the City consider a lower density more in keeping with Cherokee County's Suburban Growth/Transitional Corridor recommended densities which would be limited to two units an acre, or consider a commercial use.
2. That the applicant abides by County requirements and include a 75-foot setback along Hickory Flat Road to preserve Right-of-Way.
3. The applicant considers the impact this development would have on the adjacent AG parcels to the west and north.

E. Planning Commission

The Planning Commission conducted a public hearing on March 9, 2023. No one was present to submit comments at this hearing. The Planning Commission voted to recommend **APPROVAL** (4-0) to **ANNEX** the property. In addition, the Planning Commission, on a motion to recommend approval, voted 2-2; so, the rezoning application is being presented to City Council with **NO RECOMMENDATION** from the Planning Commission.

F. Staff Recommendation

Staff recommends **APPROVAL** to **ANNEX** the property consisting of 16.51+/- acres.

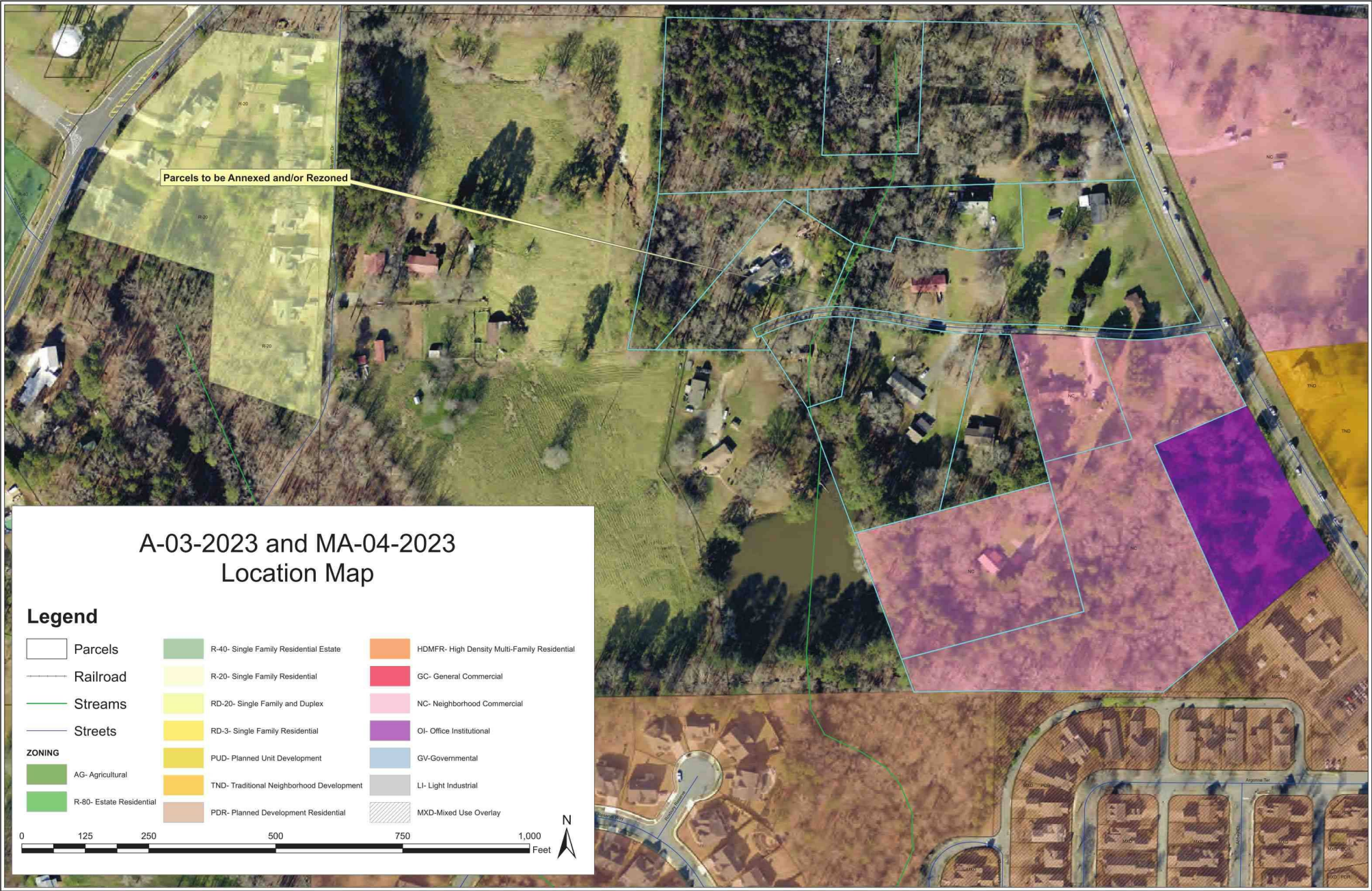
Staff recommends **APPROVAL** to **REZONE** the property consisting of 22.87+/- acres to **TND, Traditional Neighborhood Development** with the following stipulations.

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.
4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 5.0 units per acre, or a maximum of 114 fee simple single-family residential detached dwelling units.

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 architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
8. Gutters shall blend with the architectural style of the buildings, consistent with the building design as established by the owner/developer and approved by the City of Holly Springs.
9. Asphalt roof shingles shall be architectural grade with a dimensional textured surface and shall be algae resistant.
10. Garage doors shall be setback a minimum of 20 feet from the back of sidewalks.
11. 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.
12. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping.
13. As requested by the Cherokee County School District, the developer shall provide a School Mitigation Fee of \$989 per residential unit constructed and such fee shall be paid prior to the issuance of each building permit.
14. Entrance design and improvements to Hwy 140 and Old Pioneer Trail shall be provided as per determination and recommendation of the Georgia Department of Transportation and the City Engineer.
15. Owner/developer shall be responsible for the installation of sidewalks (5' sidewalk with a 5' beauty strip), decorative street lamps, accel/decel lanes and curb and gutter along the entire road frontage of Hickory Flat Highway, as approved by Georgia Department of Transportation, and Old Pioneer Trail, as applicable and approved by the City Engineer, and shall conform to the design of the Holly Springs LCI Project 0008961, Pedestrian Improvements, as well as, the requirements of the Holly Springs Parkway District, as stated in Article 19, Design Guidelines for Model Zoning District.
16. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Hwy 140. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

Agenda Item VI-B

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



C:\GAP\Digital\ Piedmont, Residential\10661-00-04_Planer - Title\10661-00-04_Planer - Title - Zoning Plan.dwg Layout: Overall Preliminary Plot Site Plan Plotdate: 1/10/2023 4:28:18 PM



Know what's below.
Call before you dig.

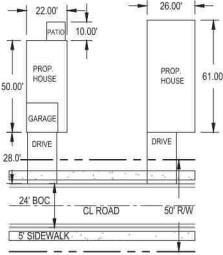
FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130424, MAP NUMBER 1305700254E WITH AN EFFECTIVE DATE OF JUNE 7, 2019



SITE LOCATION MAP
SCALE: 1"=1,000'

PARCEL BOUNDARY NOTES
1. TOTAL GRS PARCELS AREA = 23.47 ACRES

- GENERAL SITE NOTES:**
1. TOTAL AREA = 23.47 ACRES
 2. TOTAL NUMBER OF PROPOSED BUILDINGS = 136
 3. PROPOSED DENSITY = 5.8 U/LAC
 4. PROPOSED ZONING = TND
 5. PROPOSED DENSITY = 8 UNITS / ACRE
 6. HOUSES FRONTING HWY 140
 - 6.1. TYPICAL BUILDING DIMENSIONS = 28'W x 61'D
 - 6.2. BUILDING SETBACKS:
FRONT = 15'
MINIMUM 3' BETWEEN BUILDINGS
 7. ALL INTERNAL DEVELOPMENT HOUSES:
6.2. TYPICAL BUILDING DIMENSIONS = 22'W X 50'D WITH 12' PATIO
 - 6.3. BUILDING SETBACKS:
FRONT = 15'
MINIMUM 3' BETWEEN BUILDINGS
 7. SFR DETACHED LOTS:
6.2. TYPICAL BUILDING DIMENSIONS = 40'W x 64'D
 - 6.3. BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 20'
 7. BOUNDARY INFORMATION DEPICTED FROM CHEROKEE COUNTY GIS.
 8. ALL ON-SITE WETLANDS AND BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 LINEAL FEET OF THE PROJECT SITE HAVE BEEN DELINEATED AND SHALL BE NOTED AS APPROXIMATE.
 9. TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY CHEROKEE COUNTY GIS.
 10. THIS PROJECT CONSISTS OF THE DEVELOPMENT OF 136 SINGLE FAMILY DETACHED HOMES.
 11. HATCHED AREA REPRESENTS EXISTING CITY OF HOLLY SPRINGS JURISDICTION.



TYPICAL BUILDINGS
N.T.S.



DESIGNED BY:	DATE
MJB	

DRAWN BY:	DATE
MJB	

REVIEWED BY:	DATE
DFS	

DESIGNED BY: MJB
DATE: 01/10/2023

COA: PER107149
EXP: 06/30/2024

PIEDMONT RESIDENTIAL
280 PANTHER DRIVE
WOODSTOCK, GA 30188

OLD PIONEER TRAIL
CHEROKEE COUNTY, GA
CITY OF HOLLY SPRINGS
LAND LOTS 106, 107

ZONING PLAN

NOT ISSUED FOR CONSTRUCTION
FILE NUMBER: 10661-00
DATE: 01/10/2023

01

Community Site Map Cherokee County, GA





Old Pioneer Trail

Street view on Hwy 140

Agenda Item VI-B



Old Pioneer Trail

Street view on Hwy 140



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

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

APPLICANT INFORMATION

Date: _____

Applicant's Name: J.D Espana, Jr.

Corporation Name: PR Land Investments, LLC

Mailing Address: 285 Parkway 575, Woodstock, GA 30188

Phone: 678-366-6470

Email: dmm@piedmontinv.com

PROPERTY OWNER INFORMATION

Property Owner(s): Multiple; see signatures from initial application

Mailing Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION

Tax Map #: 15N19 Parcel #: PINs 197-203, 200A, 223 and 226

Land Lot(s)/District: 100 and 101

Physical Address: 3690 Hickory Flat Hwy.

Property Location Description: West side of Hwy. 140 at Old Pioneer Trail

Current Zoning: R-40 (county) and NC (city)

(Attach additional sheets, if necessary)

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

(attach additional sheets, if necessary)

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

The applicant proposes to develop the property with 138 detached single family homes
with a proposed density of 6 units per acre. Piedmont residential is a local
homebuilder with a record of building quality communities throughout Cherokee
County. The location is just north of Harmony on the Lakes with a similar
density development.

(attach additional sheets, if necessary)

SUBMITTAL CHECKLIST

The following exhibits must be attached to this Annexation Petition:

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

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: William L. West

TIN: 15N19 197
PIN: 15-0100-0005

PROPERTY OWNER'S CERTIFICATION

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

William L. West 11-7-22
Signature of Owner Date

[Signature]
Signature of Notary Public
(Notary Seal)



William L. West

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

P.R. Land Investments, LLC
Corporation Name (Please Print)

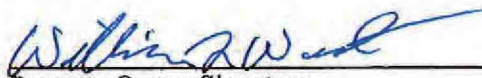
Title (Please Print)

(see attached signature pages)
Applicant Signature

Date

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

William L. West
Property Owner Name (Please Print)


Property Owner Signature

11-7-22
Date

Property Owner Name (Please Print)

Property Owner Signature

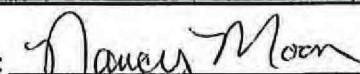
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized)

Received by: 
City of Holly Springs, Georgia
Date: 1/20/2023

Geocortex Essentials Parcel Report Cherokee County, GA

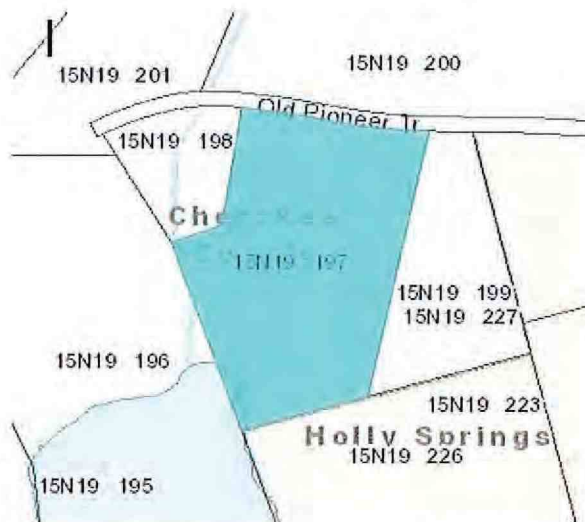
TIN: 15N19 197

Report generated 1/23/2023 2:03:45 PM



Vicinity Map

1: 18,720.33



Tax parcel highlighted in cyan

1: 2,952.68

Tax Parcel Information

Owner: WEST WILLIAM L

Property Address: 215 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 197

PIN: 15-0100-0005

Mailing Address: 215 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1.5

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Jose Ramirez Vazquez

TIN: 15N19 198
PIN: 15-0100-0006

PROPERTY OWNER'S CERTIFICATION

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

Jose Ramirez 1-11-2023
Signature of Owner Date

Jose Ramirez Vazquez

Sharon Chrisp
Signature of Notary Public

(Notary Seal)



APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

P.R. Land Investments, LLC
Corporation Name (Please Print)

Title (Please Print)

(see attached signature pages)
Applicant Signature

Date

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

Jose Ramirez Vazquez
Property Owner Name (Please Print)

Jose Ramirez
Property Owner Signature

1-11-2023
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Property Owner Name (Please Print)

Property Owner Signature

Sharon Chrisp
Notary (form must be notarized)



Received by: Nancy Moon
City of Holly Springs, Georgia

Date: 1/20/2023
15N19 198

Geocortex Essentials Parcel Report Cherokee County, GA

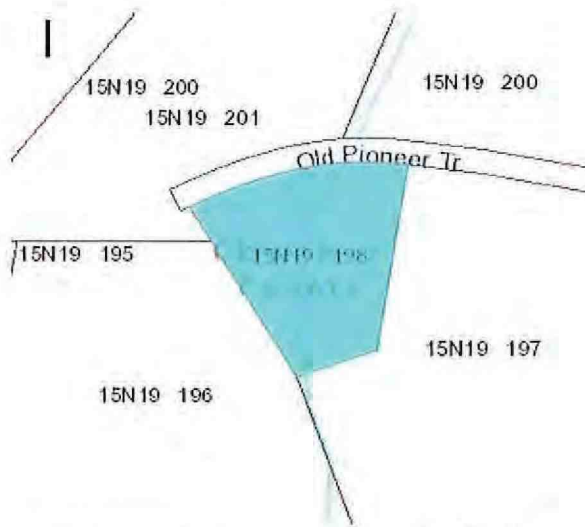
TIN: 15N19 198

Report generated 1/23/2023 2:02:54 PM



Vicinity Map

1: 17,040.59



Tax parcel highlighted in cyan

1: 1,875.12

Tax Parcel Information

Owner: VASQUEZ JOSE RAMIREZ

Property Address: 259 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 198

PIN: 15-0100-0006

Mailing Address: 3912 MILLWOOD LN NW, LILBURN, GA 30047

Acreage: 0.42

Lot #: -

PB/PG:

DB/PG:

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Russell Teague and Connie Teague

TIN: 15N19 199
PIN: 15-0100-0009

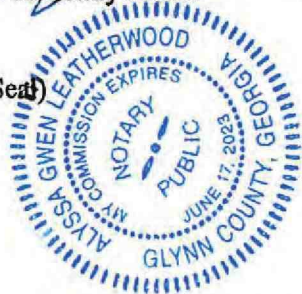
PROPERTY OWNER'S CERTIFICATION

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

Russell Teague 11/7/22
Signature of Owner Date

Russell Teague

[Signature]
Signature of Notary Public
(Notary Seal)



Connie Teague 11/7/2022
Signature of Owner Date

Connie Teague

[Signature]
Signature of Notary Public
(Notary Seal)



APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

P.R. Land Investments, LLC
Corporation Name (Please Print)

(see attached signature pages)
Applicant Signature

Title (Please Print)

Date

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

Russell Teague
Property Owner Name (Please Print)

Russell Teague
Property Owner Signature

11/7/22
Date

Connie Teague
Property Owner Name (Please Print)

Connie Teague
Property Owner Signature

11/7/2022
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

Notary (form must be notarized)

Received by: Nancy Moon
City of Holly Springs, Georgia
Date: 1/20/2023

Geocortex Essentials Parcel Report Cherokee County, GA

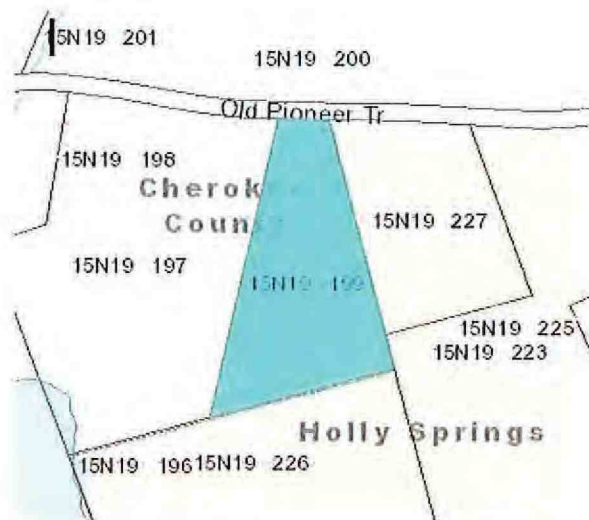
TIN: 15N19 199

Report generated 1/23/2023 2:04:23 PM



Vicinity Map

1: 18,207.34



Tax parcel highlighted in cyan

1: 2,623.59

Tax Parcel Information

Owner: TEAGUE RUSSELL & CONNIE

Property Address: 183 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 199

PIN: 15-0100-0009

Mailing Address: 183 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Sharon Ann Padgett, Charlie Milton Watson, and Lynne Kathryn Gravley

TIN: 15N19 200
PIN: 15-0100-0011

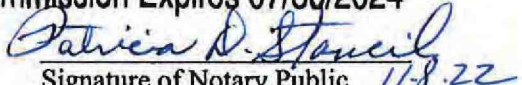
PROPERTY OWNER'S CERTIFICATION

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

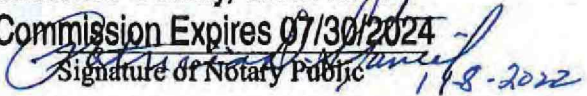
Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Signature of Notary Public

(Notary Seal)

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Signature of Notary Public

(Notary Seal)

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Signature of Notary Public

(Notary Seal)

 11-8-22
Signature of Owner Date

Sharon Ann Padgett

 11/8/22
Signature of Owner Date

Charlie Milton Watson

 11-8-22
Signature of Owner Date

Lynne Kathryn Gravley

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

P.R. Land Investments, LLC
Corporation Name (Please Print)

(see attached signature pages)
Applicant Signature

Title (Please Print)

Date

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

Sharon Ann Padgett
Property Owner Name (Please Print)

Sharon Anne Padgett
Property Owner Signature

11-8-22
Date

Charlie Milton Watson
Property Owner Name (Please Print)

Charlie M. Watson
Property Owner Signature

11/8/22
Date

Lynn Kathryn Grayley
Property Owner Name (Please Print)

Lynn Kathryn Grayley
Property Owner Signature

11-8-22
Date

Patricia D Stancil 11-8-22
Notary (form must be notarized)

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA

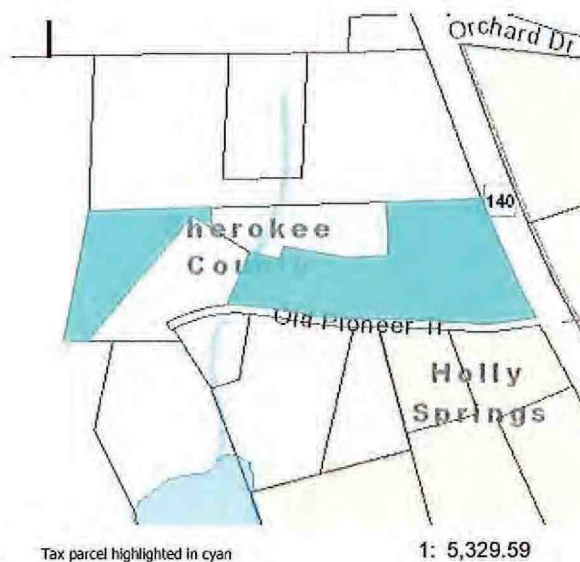
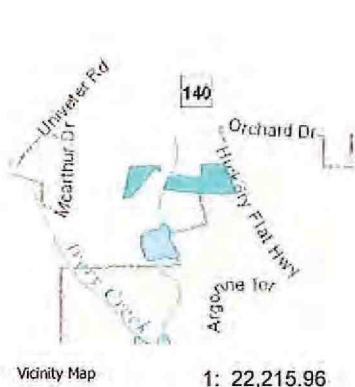
My Commission Expires 07/30/2024

Received by: Nancy Moon
City of Holly Springs, Georgia
Date: 1/20/2023

Geocortex Essentials Parcel Report Cherokee County, GA

TIN: 15N19 200

Report generated 1/23/2023 2:00:44 PM



Tax Parcel Information

Owner: WATSON MARTHA OWEN &

Property Address: 235 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 200

PIN: 15-0100-0011

Mailing Address: 3690 HICKORY FLAT HWY, CANTON, GA 30115

Acreage: 4.78

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Timothy Gravley and Lynne K. Gravley

TIN: 15N19 200 A

PIN: 15-0100-0010

PROPERTY OWNER'S CERTIFICATION

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

Patricia D Stancil
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 07/30/2024

Patricia D Stancil
Signature of Notary Public 11-22-22

Timothy Gravley 11-8-22
Signature of Owner Date

Timothy Gravley

(Notary Seal)

Patricia D Stancil
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 07/30/2024

Patricia D Stancil 11-8-22
Signature of Notary Public

Lynne K Gravley 11-8-22
Signature of Owner Date

Lynne K. Gravley

(Notary Seal)

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

P.R. Land Investments, LLC
Corporation Name (Please Print)

Title (Please Print)

(see attached signature pages)
Applicant Signature

Date

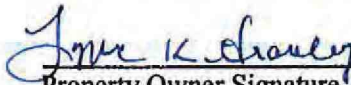
ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Timothy Gravley
Property Owner Name (Please Print)


Property Owner Signature

11-8-22
Date

Lynne K. Gravley
Property Owner Name (Please Print)


Property Owner Signature

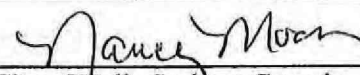
11-8-22
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

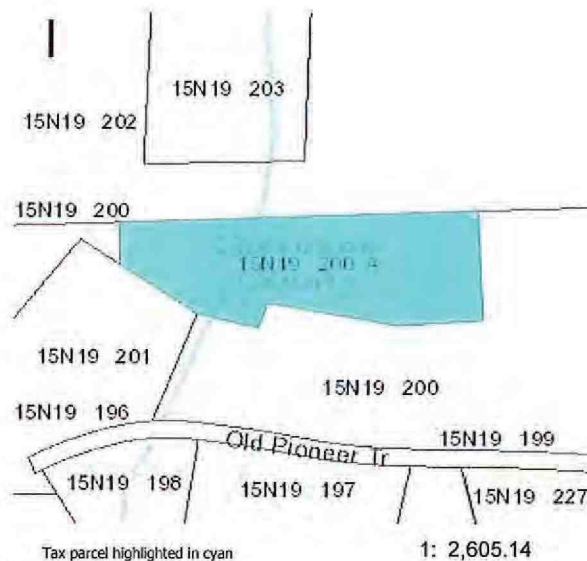
Notary (form must be notarized)

Received by: 
City of Holly Springs, Georgia
Date: 4/20/2023

Geocortex Essentials Parcel Report Cherokee County, GA

TIN: 15N19 200 A

Report generated 1/23/2023 2:02:04 PM



Tax Parcel Information

Owner: GRAVLEY TIMOTHY

Property Address: 230 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 200 A

PIN: 15-0100-0010

Mailing Address: 230 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Rondal H. Cochran and Cynthia R. Cochran

TIN: 15N19 201
PIN: 15-0100-0008

PROPERTY OWNER'S CERTIFICATION

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

Rondal H. Cochran 11-9-22
Signature of Owner Date

Rondal H. Cochran

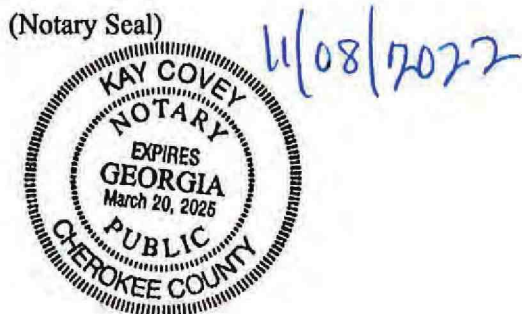
Kay Covey
Signature of Notary Public



Cynthia R. Cochran 11-8-22
Signature of Owner Date

Cynthia R. Cochran

Kay Covey
Signature of Notary Public



APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

P.R. Land Investments, LLC
Corporation Name (Please Print)

Title (Please Print)

(see attached signature pages)
Applicant Signature

Date

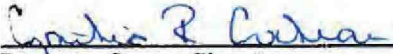
ALL PROPERTY OWNERS (GRANTEES) MUST SIGN BELOW AS INCLUDED ON THE ATTACHED DEED OR CONVEYANCE.

Rondal H. Cochran
Property Owner Name (Please Print)


Property Owner Signature

11-8-22
Date

Cynthia R. Cochran
Property Owner Name (Please Print)


Property Owner Signature

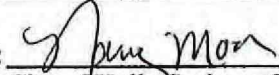
11-8-22
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

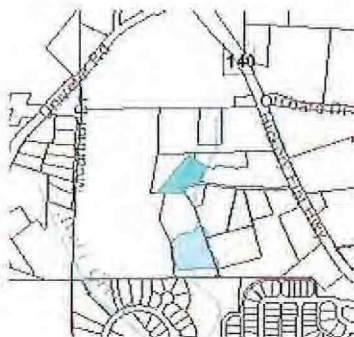
Notary (form must be notarized)

Received by: <u></u> City of Holly Springs, Georgia
Date: <u>1/20/2023</u>
15N19 201

Geocortex Essentials Parcel Report Cherokee County, GA

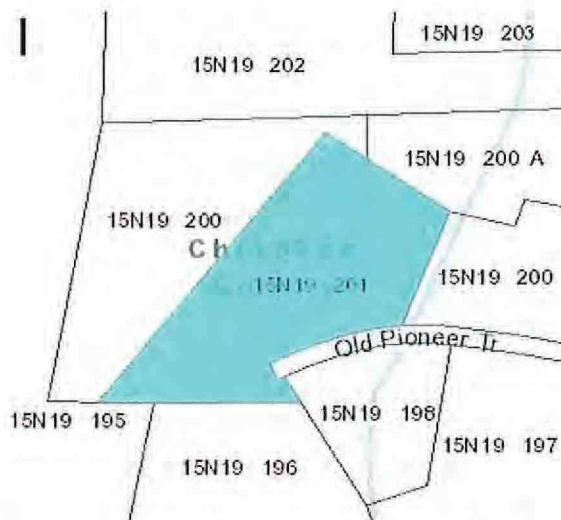
TIN: 15N19 201

Report generated 1/23/2023 2:01:24 PM



Vicinity Map

1: 17,845.48



Tax parcel highlighted in cyan

1: 2,467.72

Tax Parcel Information

Owner: COCHRAN H RONDAL & CYNTHIA R

Property Address: 266 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 201

PIN: 15-0100-0008

Mailing Address: 266 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1.22

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

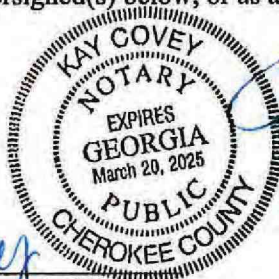
Titleholder: Michael Harvey Pressley and Tercsa Pressley Hayes

TIN: 15N19 202
PIN: 15-0100-0003 and

TIN: 15N19 203
PIN: 15-0100-0002

PROPERTY OWNER'S CERTIFICATION

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



Kay Covey
Signature of Notary Public
11/09/2022
(Notary Seal)

Michael Harvey Pressley 11-9-22
Signature of Owner Date

Michael Harvey Pressley

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Patricia D Stancil
Signature of Notary Public 11-8-22

(Notary Seal)

Tercsa Pressley Hayes 11-8-2022
Signature of Owner Date

Teresa Pressley Hayes

APPLICANT & PROPERTY OWNERS SIGNATURE SECTION

J.D. Espana, Jr.
Applicant Name (Please Print)

PR Land Investments, LLC
Corporation Name (Please Print)

Title (Please Print)

see attached signature page
Applicant Signature

Date

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

Michael Harvey Pressley
Property Owner Name (Please Print)


Property Owner Signature

11-9-22
Date

Teresa Pressley Hayes
Property Owner Name (Please Print)


Property Owner Signature

11-8-22
Date

Property Owner Name (Please Print)

Property Owner Signature

Date

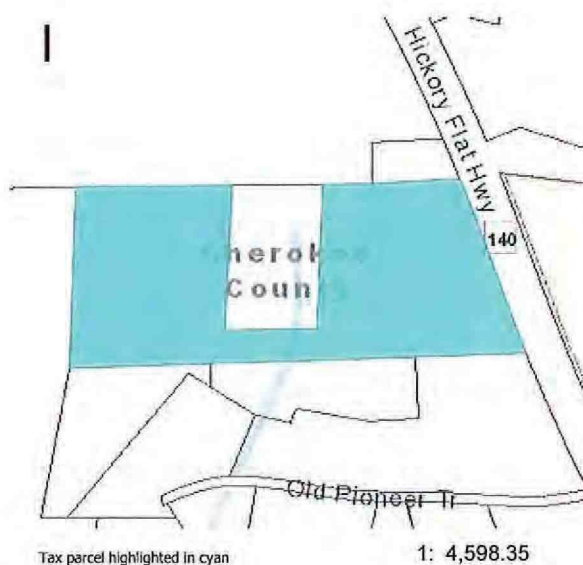
Notary (form must be notarized)

Received by: Nancy Moon
City of Holly Springs, Georgia
Date: 1/20/2023

Geocortex Essentials Parcel Report Cherokee County, GA

TIN: 15N19 202

Report generated 1/23/2023 1:59:11 PM



Tax Parcel Information

Owner: PRESSLEY MICHAEL HARVEY &

Property Address: 3690 Hickory Flat Hwy, Canton 30115

Subdivision:

TIN: 15N19 202

PIN: 15-0100-0003

Mailing Address: 970 COLLETT DR, CANTON, GA 30115

Acreage: 4.93

Lot #: -

PB/PG:

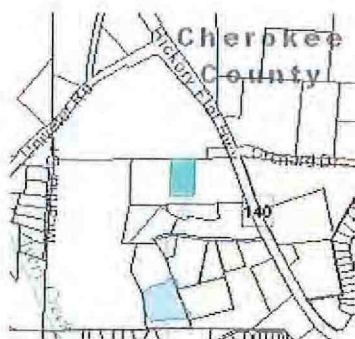
DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Geocortex Essentials Parcel Report Cherokee County, GA

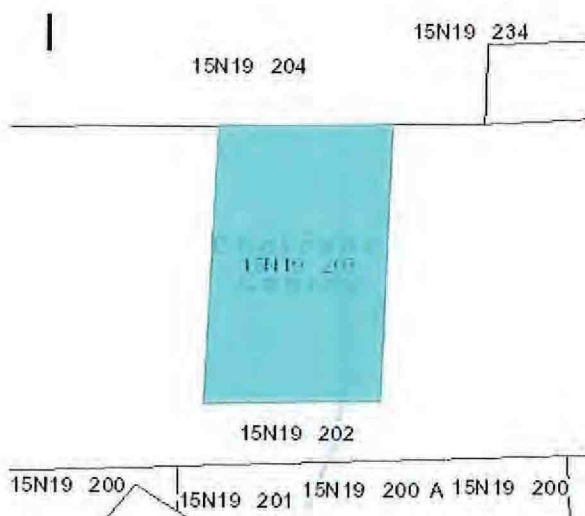
TIN: 15N19 203

Report generated 1/23/2023 1:59:49 PM



Vicinity Map

1: 17,863.67



Tax parcel highlighted in cyan

1: 2,403.13

Tax Parcel Information

Owner: PRESSLEY MICHAEL HARVEY &

Property Address: 3550 Hickory Flat Hwy, Canton 30115

Subdivision:

TIN: 15N19 203

PIN: 15-0100-0002

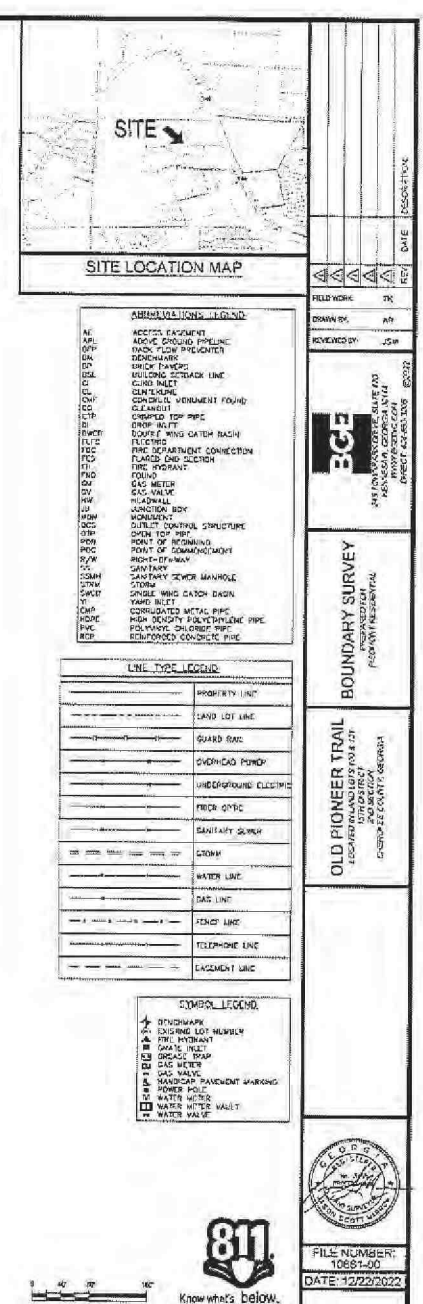
Mailing Address: 970 COLLETT DR, CANTON, GA 30115

Acreage: 1

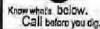
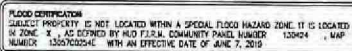
Lot #: -

PB/PG:

DB/PG:

[illegible]

FILE NUMBER:
10881-00
DATE: 12/23/2022





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- 04-2023

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT PR Land Investments, LLC

OWNER Multiple
(If other than applicant) _____

Attn: J.D. Espana, Jr.

ADDRESS 285 Parkway 575

ADDRESS _____

Woodstock, GA

ZIP CODE 30188 PHONE (678) 366-6470

ZIP CODE _____ PHONE _____

EMAIL dmm@piedmontinv.com

SIGNATURE see initial application

SIGNATURE See initial application for signatures

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

PRESENT ZONING DISTRICT(S) R-40 (county)
NC (city)

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS West side of Hickory Flat Hwy. at Old Pioneer Trail
15N19 197-203, 15N19 200A

MAP NUMBER 15N

PARCEL NUMBER(S) 15N19 223, 15N19 226

LAND LOT(S) 100

DISTRICT(S) 15 SECTION(S) _____

ACREAGE 23.47 ± SEWAGE DISPOSAL TYPE sewer UTILITIES AVAILABLE yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Annexing 8 parcels into the City of Holly Springs and rezoning a total of 10 parcels from R-40 (county) and
Neighborhood Commercial (city) to TND for construction of a 138 unit detached townhome community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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



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- 04-2023

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION _____

APPLICANT PR Land Investments, LLC

OWNER Multiple - see attached signature pages
(If other than applicant) _____

Attn: J.D. Espana, Jr.

ADDRESS 285 Parkway 575

ADDRESS _____

Woodstock, GA

ZIP CODE 30188 PHONE (678) 366-6470

ZIP CODE _____ PHONE _____

EMAIL dmm@piedmontinv.com

SIGNATURE _____

SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) R-40 (county) and
NC (city)

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS West side of Hickory Flat Hwy. at Old Pioneer Tr. 15N19 226, 15N19 223, 15N19
200-15N19 203, 15N19 200A, 15N19

MAP NUMBER 15 N

PARCEL NUMBER(S) 100 and 15N19 107

LAND LOT(S) 100&101

DISTRICT(S) 15 SECTION(S) _____

ACREAGE 23 ± SEWAGE DISPOSAL TYPE county UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Annexing 7 parcels into the City of Holly Springs and rezoning a total of 9 parcels from R-40 (county) and
Neighborhood Commercial (city) to TND (Traditional Neighborhood Development) for construction of a
138 unit detached townhome community

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

**CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE REZONING AND
ANNEXATION**

1.

My name is J.D. Espana, Jr. I am the officer who is delegated the responsibility for authenticating records of *PR Land Investments, LLC*. ("the Applicant Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Rezoning and/or Annexation ("Application") regarding certain real property located in the City of Holly Springs, Cherokee County, Georgia.

2.

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

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

PR Land Investments LLC

By: 

Print Name J.D. Espana Jr

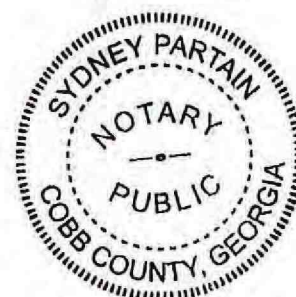
Date 11-21-22

Its: Manager
Title


Signature of Notary Public

11-21-22
Date

NOTARY SEAL



ATTACHMENT A

DISCLOSURE

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

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

_____ YES X NO

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

_____ YES X NO

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

_____ YES X NO

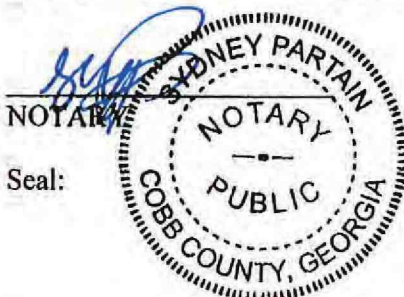
D.) Within two (2) years immediately preceding this application, have you made campaign contribution (s) or given gifts to public officials aggregating \$250.00 or more?

_____ YES X NO

11/21/22
DATE

PR Land Investments, LLC
J.D. Espana, Jr.
APPLICANT NAME PRINTED

[Signature]
APPLICANT SIGNATURE



ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: William L. West

TIN: 15N19 197
PIN: 15-0100-0005

PROPERTY OWNER'S CERTIFICATION

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

William L. West 11-7-22
Signature of Owner Date

[Signature]
Signature of Notary Public
(Notary Seal)



William L. West

Geocortex Essentials Parcel Report Cherokee County, GA

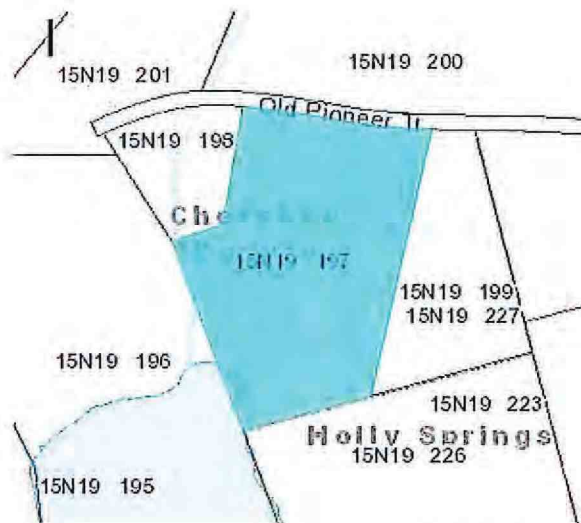
TIN: 15N19 197

Report generated 1/23/2023 2:03:45 PM



Vicinity Map

1: 18,720.33



Tax parcel highlighted in cyan

1: 2,952.68

Tax Parcel Information

Owner: WEST WILLIAM L

Property Address: 215 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 197

PIN: 15-0100-0005

Mailing Address: 215 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1.5

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Jose Ramirez Vazquez

TIN: 15N19 198
PIN: 15-0100-0006

PROPERTY OWNER'S CERTIFICATION

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

Jose Ramirez 1-11-2023
Signature of Owner Date

Jose Ramirez Vazquez

Sharon Chrisp
Signature of Notary Public

(Notary Seal)



Geocortex Essentials Parcel Report Cherokee County, GA

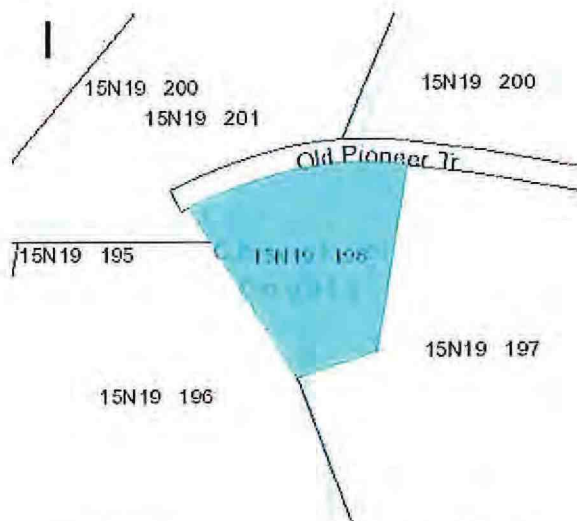
TIN: 15N19 198

Report generated 1/23/2023 2:02:54 PM



Vicinity Map

1: 17,040.59



Tax parcel highlighted in cyan

1: 1,875.12

Tax Parcel Information

Owner: VASQUEZ JOSE RAMIREZ

Property Address: 259 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 198

PIN: 15-0100-0006

Mailing Address: 3912 MILLWOOD LN NW, LILBURN, GA 30047

Acreage: 0.42

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Russell Teague and Connie Teague

TIN: 15N19 199
PIN: 15-0100-0009

PROPERTY OWNER'S CERTIFICATION

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

Russell Teague 11/7/22
Signature of Owner Date

Russell Teague

[Signature]
Signature of Notary Public
(Notary Seal)



Connie Teague 11/7/2022
Signature of Owner Date

Connie Teague

[Signature]
Signature of Notary Public
(Notary Seal)



Geocortex Essentials Parcel Report Cherokee County, GA

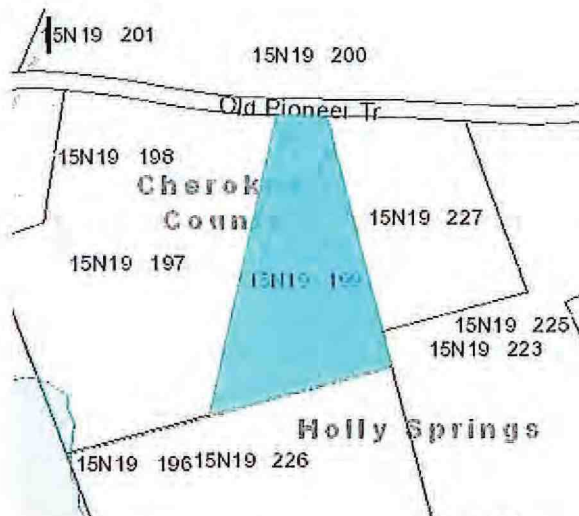
TIN: 15N19 199

Report generated 1/23/2023 2:04:23 PM



Vicinity Map

1: 18,207.34



Tax parcel highlighted in cyan

1: 2,623.59

Tax Parcel Information

Owner: TEAGUE RUSSELL & CONNIE

Property Address: 183 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 199

PIN: 15-0100-0009

Mailing Address: 183 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Sharon Ann Padgett, Charlie Milton Watson, and Lynne Kathryn Gravley

TIN: 15N19 200
PIN: 15-0100-0011

PROPERTY OWNER'S CERTIFICATION

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

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Patricia D Stancil 11-8-22
Signature of Notary Public

(Notary Seal)

Sharon Anne Padgett 11-8-22
Signature of Owner Date

Sharon Ann Padgett

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Patricia D Stancil 11-8-22
Signature of Notary Public

(Notary Seal)

Charlie Milton Watson 11/8/22
Signature of Owner Date

Charlie Milton Watson

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Patricia D Stancil 11-8-2022
Signature of Notary Public

(Notary Seal)

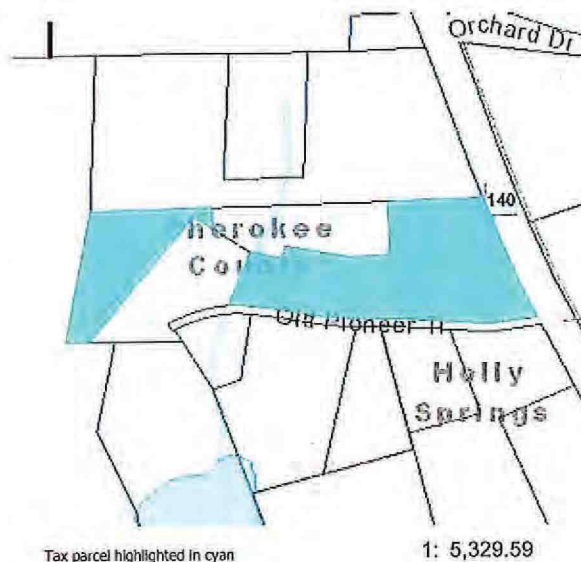
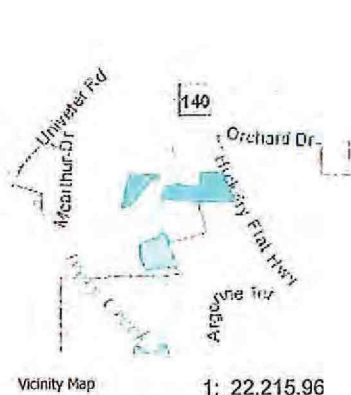
Lynne Kathryn Gravley 11-8-22
Signature of Owner Date

Lynn Kathryn Gravley

Geocortex Essentials Parcel Report Cherokee County, GA

TIN: 15N19 200

Report generated 1/23/2023 2:00:44 PM



Tax Parcel Information

Owner: WATSON MARTHA OWEN &

Property Address: 235 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 200

PIN: 15-0100-0011

Mailing Address: 3690 HICKORY FLAT HWY, CANTON, GA 30115

Acreage: 4.78

Lot #: -

PB/PG:

DB/PG:

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Timothy Gravley and Lynne K. Gravley

TIN: 15N19 200 A

PIN: 15-0100-0010

PROPERTY OWNER'S CERTIFICATION

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

Patricia D Stancil
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 07/30/2024

Patricia D Stancil
Signature of Notary Public 11-22-22

Timothy Gravley 11-8-22
Signature of Owner Date

Timothy Gravley

(Notary Seal)

Patricia D Stancil
NOTARY PUBLIC

Cherokee County, GEORGIA

My Commission Expires 07/30/2024

Patricia D Stancil 11-8-22
Signature of Notary Public

Lynne K Gravley 11-8-22
Signature of Owner Date

Lynne K. Gravley

(Notary Seal)

Geocortex Essentials Parcel Report Cherokee County, GA

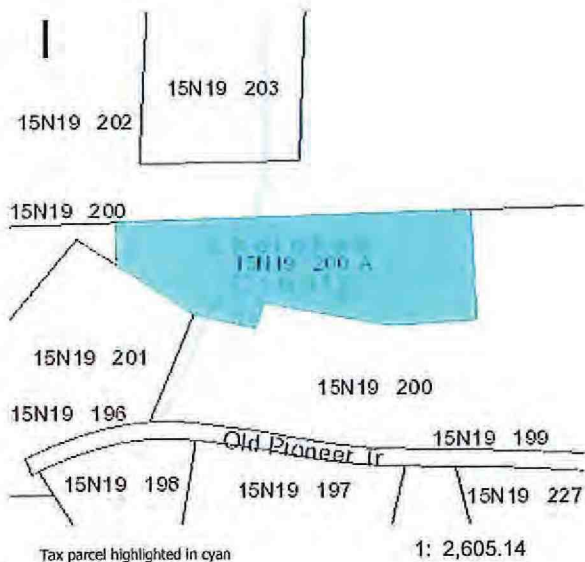
TIN: 15N19 200 A

Report generated 1/23/2023 2:02:04 PM



Vicinity Map

1: 17,675.21



Tax Parcel Information

Owner: GRAVLEY TIMOTHY

Property Address: 230 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 200 A

PIN: 15-0100-0010

Mailing Address: 230 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

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ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Rondal H. Cochran and Cynthia R. Cochran

TIN: 15N19 201
PIN: 15-0100-0008

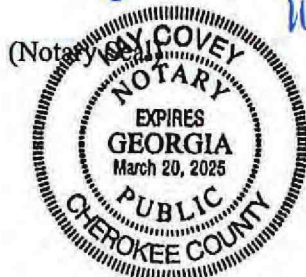
PROPERTY OWNER'S CERTIFICATION

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

Rondal H. Cochran 11-9-22
Signature of Owner Date

Rondal H. Cochran

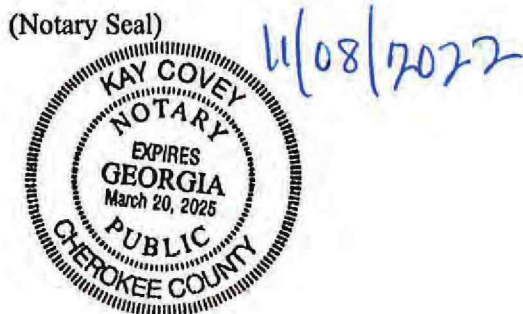
Kay Covey
Signature of Notary Public



Cynthia R. Cochran 11-8-22
Signature of Owner Date

Cynthia R. Cochran

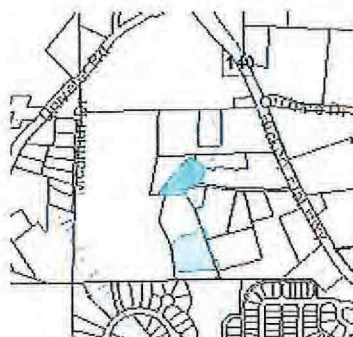
Kay Covey
Signature of Notary Public



Geocortex Essentials Parcel Report Cherokee County, GA

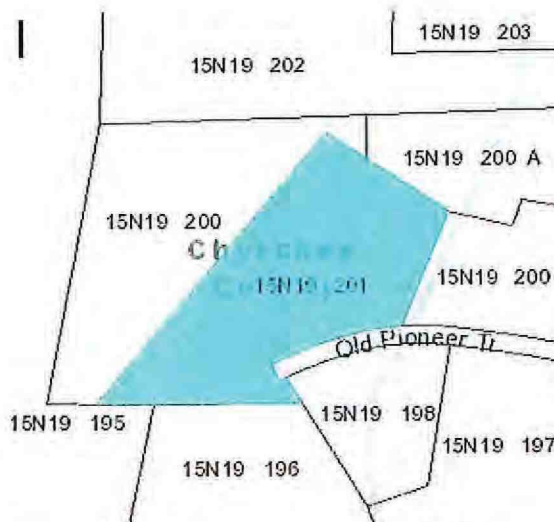
TIN: 15N19 201

Report generated 1/23/2023 2:01:24 PM



Vicinity Map

1: 17,845.48



Tax parcel highlighted in cyan

1: 2,467.72

Tax Parcel Information

Owner: COCHRAN H RONDAL & CYNTHIA R

Property Address: 266 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 201

PIN: 15-0100-0008

Mailing Address: 266 OLD PIONEER TRAIL, CANTON, GA 30115

Acreage: 1.22

Lot #: -

PB/PG:

DB/PG:

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

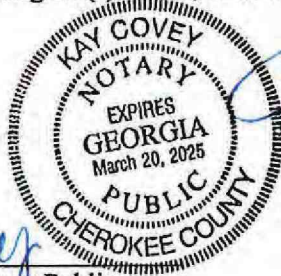
Titleholder: Michael Harvey Pressley and Teresa Pressley Hayes

TIN: 15N19 202
PIN: 15-0100-0003 and

TIN: 15N19 203
PIN: 15-0100-0002

PROPERTY OWNER'S CERTIFICATION

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



Kay Covey
Signature of Notary Public
11/09/2022
(Notary Seal)

Michael Harvey Pressley 11-9-22
Signature of Owner Date

Michael Harvey Pressley

Patricia D Stancil
NOTARY PUBLIC
Cherokee County, GEORGIA
My Commission Expires 07/30/2024

Patricia D Stancil
Signature of Notary Public 11-8-22

(Notary Seal)

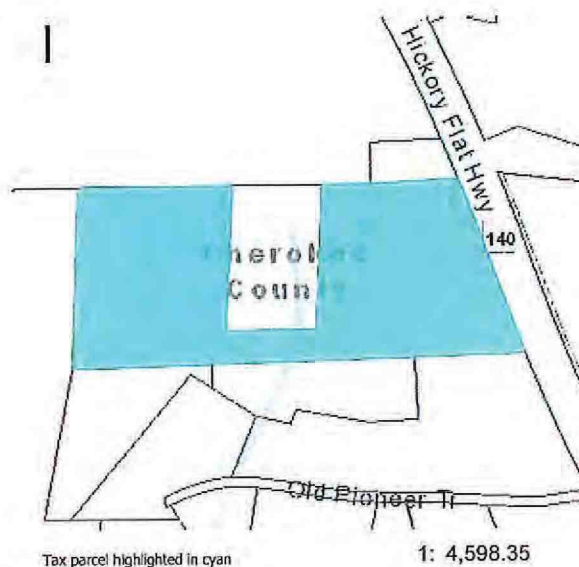
Teresa Pressley Hayes 11-8-2022
Signature of Owner Date

Teresa Pressley Hayes

Geocortex Essentials Parcel Report Cherokee County, GA

TIN: 15N19 202

Report generated 1/23/2023 1:59:11 PM



Tax Parcel Information

Owner: PRESSLEY MICHAEL HARVEY &

Property Address: 3690 Hickory Flat Hwy, Canton 30115

Subdivision:

TIN: 15N19 202

PIN: 15-0100-0003

Mailing Address: 970 COLLETT DR, CANTON, GA 30115

Acreage: 4.93

Lot #: -

PB/PG:

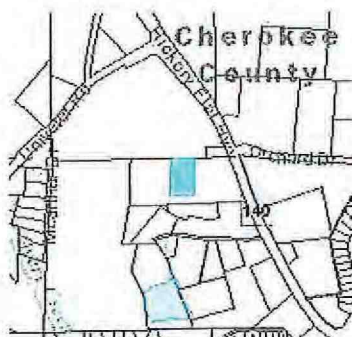
DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Geocortex Essentials Parcel Report Cherokee County, GA

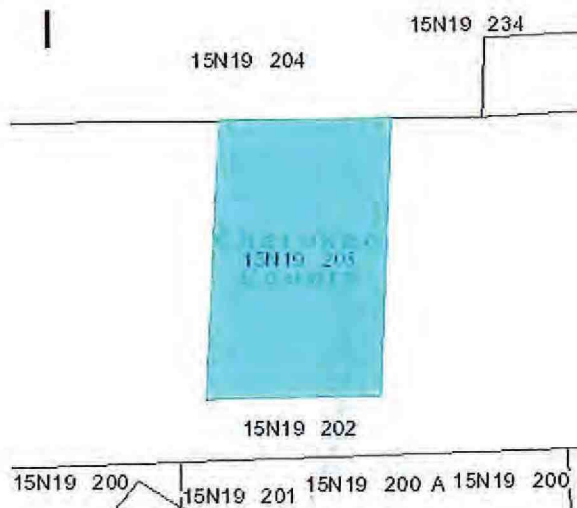
TIN: 15N19 203

Report generated 1/23/2023 1:59:49 PM



Vicinity Map

1: 17,863.67



Tax parcel highlighted in cyan

1: 2,403.13

Tax Parcel Information

Owner: PRESSLEY MICHAEL HARVEY &

Property Address: 3550 Hickory Flat Hwy, Canton 30115

Subdivision:

TIN: 15N19 203

PIN: 15-0100-0002

Mailing Address: 970 COLLETT DR, CANTON, GA 30115

Acreage: 1

Lot #: -

PB/PG:

DB/PG:

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: The Estate of Emma Hisaw

TIN: 15N19 223
PIN: 15-0101-0007

PROPERTY OWNER'S CERTIFICATION

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

Lavelle Dover as Co-Executor
Signature of Owner Date
The Estate of
of Emma Hisaw 11-8-22
Lavelle Dover as Co-Executor
of the Estate of Emma Hisaw

[Signature]
Signature of Notary Public

(Notary Seal)

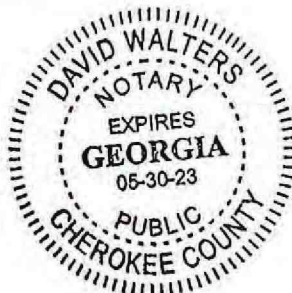


Priscilla Hamilton as Co-Executor
Signature of Owner Date
of the Estate of Emma Hisaw 11-8-2022

Priscilla Hamilton as Co-Executor
of the Estate of Emma Hisaw

[Signature]
Signature of Notary Public

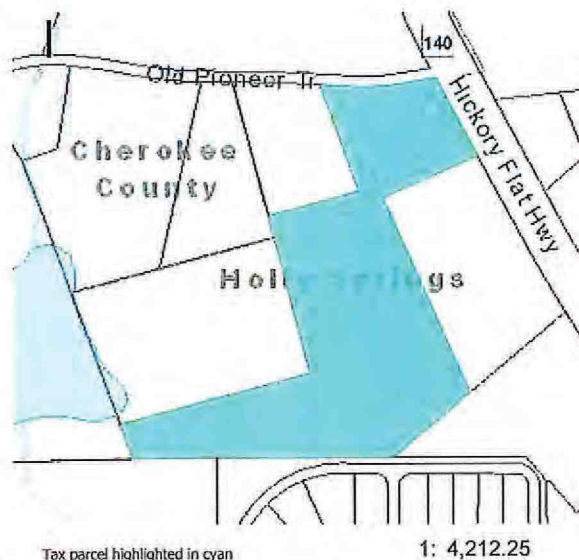
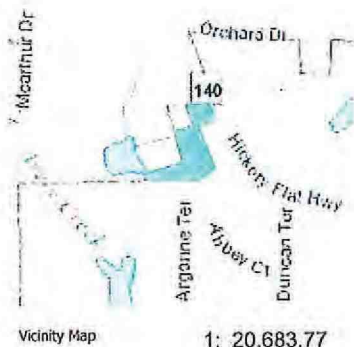
(Notary Seal)



Geocortex Essentials Parcel Report Cherokee County, GA

TIN: 15N19 223

Report generated 1/23/2023 2:05:10 PM



Tax Parcel Information

Owner: HISAW EMMA MRS ESTATE OF

Property Address: 121 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 223

PIN: 15-0101-0007

Mailing Address: 4416 BALL GROUND ROAD, BALLGROUND, GA 30107

Acreage: 2.99

Lot #: -

PB/PG:

DB/PG:

ATTACHMENT TO APPLICATION FOR REZONING AND ANNEXATION

Titleholder: Dwayne B Dover and Antjuan H Dover

TIN: 15N19 226

PROPERTY OWNER'S CERTIFICATION

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

Dwayne B. Dover 11/12/22
Signature of Owner Date

Dwayne B. Dover

Teresa Pantaleon
Signature of Notary Public



Antjuan H. Dover 11/10/22
Signature of Owner Date

Antjuan H. Dover

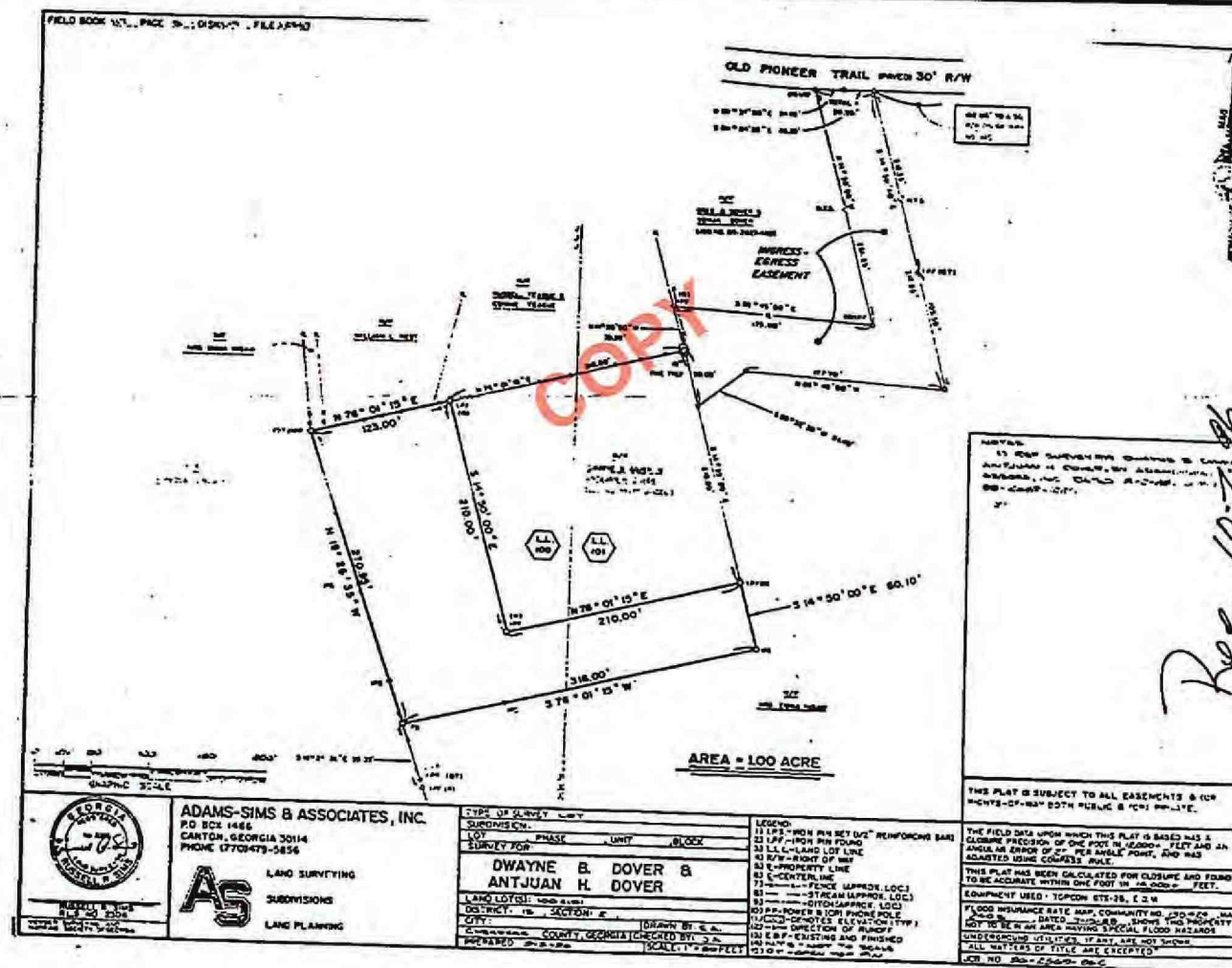
Janis Rodgers
Signature of Notary Public



02515
-0114

BK .PG
2515 114

EXHIBIT "B"



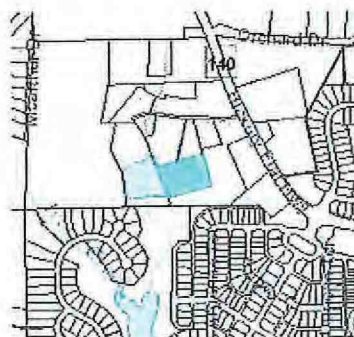
ANNE M. RENEAU
CLERK, SUPERIOR COURT OF CHEROKEE COUNTY

Rep. 10-7-96

Geocortex Essentials Parcel Report Cherokee County, GA

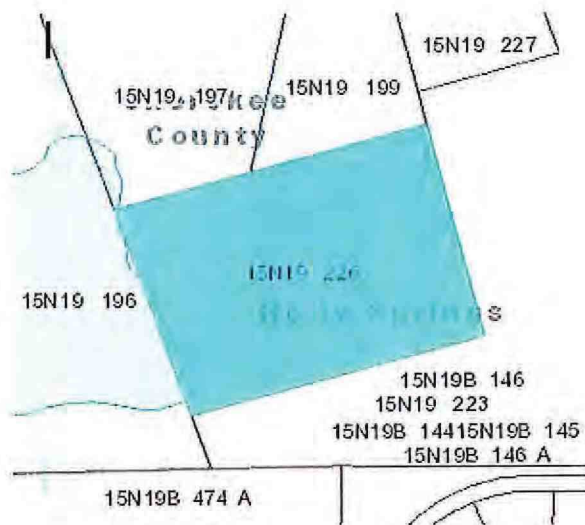
TIN: 15N19 226

Report generated 1/23/2023 2:05:47 PM



Vicinity Map

1: 18,212.11



Tax parcel highlighted in cyan

1: 2,711.98

Tax Parcel Information

Owner: DOVER DWAYNE B & ANTJUAN H

Property Address: 151 Old Pioneer Tr, Canton 30115

Subdivision:

TIN: 15N19 226

PIN: 15-0100-0007

Mailing Address: 151 OLD PIONEER TRAIL, CANTON, GA 30115

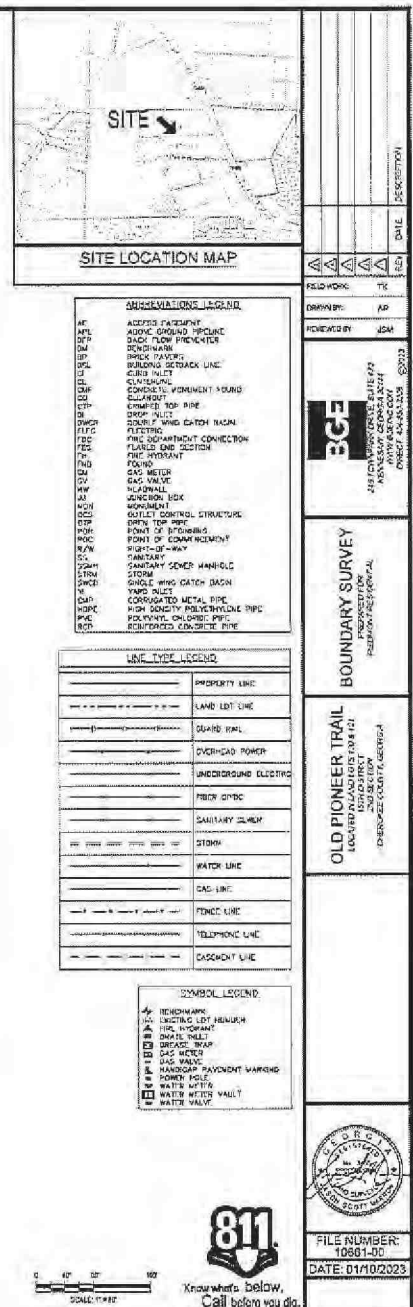
Acreage: 2.01

Lot #: -

PB/PG:

DB/PG:

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Know what's below,
Call before you dig.



Know what's below.
Call before you dig.

FLOOD CERTIFICATION:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED
IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130424, MAP
NUMBER 1305700254C WITH AN EFFECTIVE DATE OF JUNE 7, 2019



GEORGIA
REGISTERED
No. 841521
PROFESSIONAL
PAID 10/1/01

NOT ISSUED FOR
CONSTRUCTION
FILE NUMBER:
10661-00

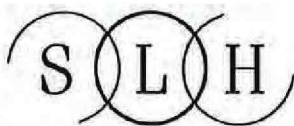
DATE: 01.10.2023

01

Hwy 140 & Old Pioneer

Community Site Map
Cherokee County, GA





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

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP
SUITE 100

376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

November 22, 2022

TO: NEARBY PROPERTY OWNERS

Re: Application of PR Land Investments, LLC for Rezoning & Annexation of 23± acres of real property located in Cherokee County, Georgia; Parcels 15N19 226, 15N19 223, 15N19 200-15N19 203, 15N19 200A, 15N19 199 and 15N19 197;

PR Land Investments, LLC proposes the development of a 138-unit traditional neighborhood consisting of single-family detached townhomes as depicted on the enclosed site plan. The property consists of a total of nine (9) parcels; 7 parcels are currently zoned R-40 in Cherokee County and two parcels are zoned Neighborhood Commercial in the City of Holly Springs. The subject property is located at 3690 Hickory Flat Highway and 121 Old Pioneer Trail, Canton, GA 30115. PR Land Investments, LLC proposes to annex into the City of Holly Springs and rezone the entire property to TND (Traditional Neighborhood Development).

The City of Holly Springs Public Hearing process includes inviting area residents to a Neighborhood Public Information Meeting to learn more about the proposal. This is an informal meeting that will allow the Applicant to tell you about the proposal. You are receiving this notice because you own property within 1,000 feet of the proposed project. The meeting will be held on Wednesday, December 7, 2022 beginning at 7:00 p.m. at the Cherokee County Fire Station 23 Community Room located at 7675 Vaughn Road, Canton, GA 30115.

If you are unable to attend the public participation meeting and would like additional information, please contact me at your earliest convenience either via phone or email. I look forward to seeing you at the public participation meeting.

Sincerely,

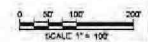
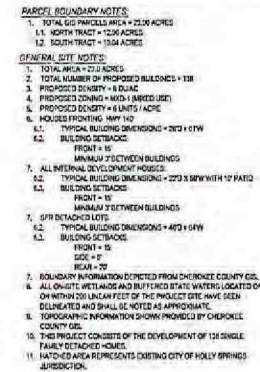
SAMS, LARKIN & HUFF, LLP

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

PFH/jcc
Enclosure



FLOOD CERTIFICATION:
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED
IN ZONE X, AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 130424, MAP
NUMBER 13057C0254C WITH AN EFFECTIVE DATE OF JUNE 7, 2010.



PIEDMONT RESIDENTIAL
220 PARK WEST

OLD PIONEER TRAIL
DESERIE COUNTY CA

ZONING PLAN

SEAL

NOT ISSUED FOR
CONSTRUCTION
FILE NUMBER:
10561-00

01



Old Pioneer Trail Residential Development

Traffic Impact Study

Prepared for:

Piedmont Residential

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

Duluth, GA 30097

www.kci.com

678.990.6200

November 2022

KCI Project # 242210039

A stylized, blue-toned illustration of a cityscape. It features various buildings, a bridge, a water tower, and cars on a road. The illustration is positioned in the bottom right corner of the page, partially overlapping the text.

**RISE TO THE
CHALLENGE**



Old Pioneer Trail Residential Development

Traffic Impact Study

Prepared for:

Piedmont Residential

Prepared by:

KCI Technologies Inc.

2160 Satellite Boulevard, Suite 130

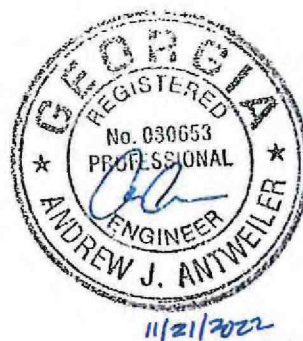
Duluth, GA 30097

www.kci.com

678.990.6200

November 2022

KCI Project # 242210039



RISE TO THE
CHALLENGE



Executive Summary

The purpose of this study is to evaluate the potential traffic impacts of the proposed Old Pioneer Trail residential development. The site is in the City of Holly Springs, along the west side of SR 140/Hickory Flat Highway. Based on the site concept plan the proposed development will contain up to 138 single-family detached residential homes on approximately 23.0 acres. The development is expected to be fully built out by year 2029. The concept plan (see Appendix B) for the development illustrates the conditions in the study area, including the proposed residential units and the driveway location. Access to the site is proposed via the existing intersection of SR 140/Hickory Flat Highway at Old Pioneer Trail.

For the purposes of the traffic study, the analysis included the expected completion (build-out) of the development by year 2029. This study performed an analysis of existing traffic conditions and future traffic conditions. The future conditions analysis was performed for the year 2029 No-Build and Build Conditions. The traffic impact study network consisted of one existing intersection: SR 140/Hickory Flat Highway at Old Pioneer Trail.

Capacity Results

Based on existing conditions, the existing stop-control approach at the intersection is operating at a low level of service (LOS E) during the AM peak hour. This is common at side-street stop-control intersections when there is high volume on the mainline. The stop-control approach at the intersection is operating at an acceptable level of service (LOS D) during the PM peak hour.

In the future year 2029 No-Build Conditions (without the Old Pioneer Trail development traffic volumes), the intersection is expected to operate at a low level of service during the AM and PM peak hour. Additionally, there are two programmed GDOT projects (PI 0013892 and PI 0017387) which will widen and provide operational/safety improvements along SR 140. PI 0013892 is programmed for construction in 2034 and PI 0017387 is currently in scoping phase only. These projects could potentially help address the low level of service/high delay at the study intersection.

In the future year 2029 Build Conditions (with the Old Pioneer Trail development traffic volumes), the stop-control approach at the intersection is expected to continue operating at a low level of service during the AM and PM peak hours. However as previously stated, a low level of service (high average vehicle delay) is common for side-street stop-control intersections on a high volume road.

Proposed Site Driveways

Based on estimated traffic volumes and the capacity analysis in the year 2029 Build year conditions, the following intersection geometry recommendations are provided:

- SR 140/Hickory Flat Highway at Old Pioneer Trail
 - Construct driveway with one entry lane and two exit lanes; with side-street stop-control
 - Construct a southbound right-turn deceleration lane along SR 140
 - Construct a northbound left-turn deceleration lane along SR 140

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A: Figures

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- Figure 2 – Aerial & Access Locations
- Figure 3 – Existing Traffic Conditions
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C: Traffic Count Data

D: GDOT Traffic Data

E: Intersection Volume Development

F: Capacity Analysis Reports

G: GDOT Intersection Control Evaluation (ICE)

1. Existing Conditions

1.1 Site Conditions

The proposed development is located on residentially developed property. **Figure 1** provides a general location map. (Figures included in Appendix A). Access to the property is proposed to be provided via the existing intersection of SR 140 at Old Pioneer Trail (The concept plan is included in Appendix B). Nearby land uses are either residential homes or undeveloped property.

1.2 Roadway Conditions

State Route 140 is a two-lane roadway with a 50-mph posted speed limit. SR 140 is a north-south oriented roadway with mostly residential uses nearby and grassed shoulders in the nearby vicinity. GDOT classifies SR 140 as an urban minor arterial.

Old Pioneer Trail is a two-lane roadway with a 25-mph posted speed limit. GDOT classifies Old Pioneer Trail as a local road. Old Pioneer is an east-west oriented roadway, with residential uses and grassed shoulders.

The intersection of SR 140 at Old Pioneer Trail is a T-intersection, operates with stop control, and has the following lane configuration:

- Northbound SR 140: one shared left-turn/through lane.
- Southbound SR 140: one shared through/right-turn lane.
- Eastbound Old Pioneer Trail: one shared left-turn/right-turn lane.

(**Figure 3** identifies existing traffic conditions and lane geometry).

1.3 Traffic Volumes

Traffic counts were collected on Wednesday, November 9, 2022, for use in the traffic analysis. Cherokee County public schools were in session. The traffic data collected included one 4-hour turning movement count at the study intersection.

Historical traffic volume data available from the GDOT TADA source were utilized to inform the annual growth factor. Three locations are indicated in Appendix D. The three locations are:

- GDOT Count Station #057-0106 located on SR 140, north of the development
- GDOT Count Station #057-0309 located on Univeter Road, west of the development
- GDOT Count Station #057-0108 located on SR 140, south of the development

2. Future Conditions

2.1 Future No-Build Traffic Volumes

Future No-Build traffic volumes were developed by reviewing the historical traffic volumes roadways within the vicinity of the project and historic population growth in the county. Three nearby GDOT count stations were evaluated to determine a growth rate. The annual historic compound growth rate at the GDOT count stations averaged to 3.0% per year. Cherokee County's population growth rate was most recently reported as 2.2% per year in 2020. The Governor's Office of Planning and Budget developed population projections which indicates an estimated growth of 1.5% per year by 2029 in Cherokee County.

Considering this data, a 3.0% per year growth rate to account for background traffic volume growth was used in the traffic study. For the purposes of this study the proposed development is expected to be fully built out by 2029. A 3.0% per year growth rate was applied to the 2022 existing volumes to calculate year 2029 No-Build traffic volumes. The 2029 No-Build traffic volumes are indicated in the Intersection Volume Development tables included in the Appendix E.

2.2 Future Roadway Conditions

A review of Georgia DOT, City of Holly Springs, and Cherokee County planned and programmed transportation projects was performed. There are three roadway projects near the development site:

- **PI 0013892** SR 140 (Hickory Flat Road) Widening From I-575 to East Cherokee Drive
 - This project will add one general purpose lane in each direction along SR 140 between I-575 and East Cherokee Drive
 - Construction to start in 2034 with full buildout estimated around 2040
- **PI 0017804** SR 140 Operational Improvements at Univeter Road
 - This project includes the construction of additional travel lanes on SR 140, northbound and southbound at the Univeter Road intersection and the construction of dual left-turn lanes from northbound SR 140 to westbound Univeter Road, including receiving lanes along Univeter Road
 - Construction to start in 2026 with full buildout estimated around 2029
- **PI 0017387** SR 140 from I-575 to CR 777/Arnold Mill Road
 - The purpose of this scoping study is to examine the traffic and safety issues along the corridor of State Route (SR) 140 from I-575 in Cherokee County to SR 9 in Fulton County. The corridor is 16.7 miles.
 - No estimated construction year

3. Proposed Development Traffic

Project traffic was calculated for the proposed development. Project traffic is defined as the vehicular trips expected to be generated by the development and distributed over the roadway network.

3.1 Trip Generation

The project driveway volumes were calculated based on the Institute of Transportation Engineers' (ITE) Trip Generation Manual, Eleventh Edition. The development proposes 138 Single-Family Detached residential units. The most applicable ITE land use (LU) code is LU 210 (Single-Family Detached Housing). Due to the development types, no pass-by reductions were included for the land use and no internal capture reductions were included. **Table 1** below summarizes the trips expected daily, during the AM peak hour, and during the PM peak hour for the development.

Table 1: Proposed Site Trip Generation								
Land Use (ITE Code)	Units (DU)	Daily Trips	AM Peak Hour			PM Peak Hour		
		Two-Way Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing (210)	138	1,398	26	77	103	87	51	138
Gross Trips (Driveway Volumes)		1,398	26	77	103	87	51	138

Note: Trip Generation Rates based on ITE Trip Generation, 11th Edition

3.2 Trip Distribution and Assignment

An overall trip distribution and assignment of project trips was based on existing traffic patterns and a review of land uses and the street network in the area. This information was used to apply the project traffic volumes at the study intersections and development driveways.

The directional distribution for the proposed development is estimated to be:

- 50% to/from the north along SR 140
- 50% to/from the south along SR 140

Project trip distribution is further detailed in **Figure 4** (Appendix A).

3.3 Future Build Traffic Volumes

The 2029 future Build traffic volumes were calculated by adding the proposed development (Old Pioneer Trail residential development) traffic volumes to the projected year 2029 No-Build traffic volumes. **Figure 5** (Appendix A) illustrates the year 2029 Build traffic volumes.

4. Capacity Analysis

Capacity analysis was performed at the study intersections for the weekday AM and PM peak hours. Intersection Level of Service (LOS) was calculated based on the methodologies contained in the Highway Capacity Manual, 6th Edition. The Synchro Studio software, which utilizes the HCM 6th Edition methodology, was utilized to perform the analyses.

Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions. Level of service (LOS) is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorist's perceptions. The Highway Capacity Manual defines six levels of service, LOS A through LOS F. Level of service A indicates excellent operations with little delay to motorists, while level of service F indicates extremely long delay.

Level of service for unsignalized intersections is calculated for the average control delay incurred for vehicles on the stop control approach, compared to the average control delay per vehicle for all approaches at a signalized intersection. Control delay for vehicles include initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. **Table 2** below indicates the relationship between delay and LOS for signalized and unsignalized intersections, respectively. Level-of-service "E" is typically considered to be the limit of acceptable delay.

Several factors affect the controlled delay for unsignalized intersections, including the availability of gaps in the cross-street traffic, and acceptable gap time to make the movement from the stop position. For stop-control intersections, LOS E and F exist when there are insufficient gaps in traffic, resulting in long delays. Low level of service for stop-control approaches are not uncommon at major cross-streets.

Table 2: Level of Service Criteria		
Level of Service	Average Control Delay Per Vehicle (sec)	
	Signalized Intersection	Unsignalized Intersection
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

4.1 Existing Conditions Capacity Analysis

Capacity analysis was performed for the year 2022 traffic volumes and the existing roadway conditions. The existing traffic conditions are illustrated in **Figure 3**. **Table 3** summarizes the results of the capacity analysis.

Table 3: Existing Year (2022) Level of Service				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 140 at Old Pioneer Trail	Stop-Control	EB	E (43)	D (26)

*Average vehicle delay in seconds

The existing intersection is currently operating with a low level of service during the AM peak hour. It is common for a side-street stop-control intersection to operate with a low level of service/high delay when the side-street is intersecting a high-volume roadway. Vehicles attempting to turn left from the side-street have to wait for gaps in the high northbound and southbound traffic. The intersection will operate at an acceptable level of service during the PM peak hour.

4.2 Future No-Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2029 Future Conditions and includes the No-Build traffic and the existing roadway conditions. **Table 4** summarizes the results of the capacity analysis for the Future No-Build Conditions.

Table 4: Future Year (2029) Level of Service (No-Build)				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 140 at Old Pioneer Trail	Stop-Control	EB	F (88)	E (37)

*Average vehicle delay in seconds

By the 2029 Future No-Build Conditions, the intersection is expected to operate with a low level of service during the AM and PM peak hours. Again, a low level of service/high delay is common at side-street stop-controlled intersections when there is high volume on the mainline. Additionally, GDOT PI 0013892 is a widening project on SR 140 which will add one general purpose lane in each direction along SR 140 and is programmed for construction in 2034. The addition of a general purpose lane in each direction will help to address the low level of service and high delay at the intersection. There is also GDOT PI 0017387 which is a scoping study to identify operational and safety issues along SR 140. If additional operational improvements are needed, then this study/project should help address any concerns.

4.3 Future Build Conditions Capacity Analysis

Capacity analysis was performed for the year 2029 Future Conditions and includes the No-Build traffic volumes plus the Old Pioneer Trail residential development volumes. The Build traffic conditions and volumes are illustrated in **Figure 5**. **Table 5** summarizes the results of the capacity analysis.

Table 5: Future Year (2029) Level of Service (Build)				
Intersection	Intersection Control	Approach	AM Peak Hour LOS (Delay*)	PM Peak Hour LOS (Delay*)
SR 140 at Old Pioneer Trail	Stop-Control	EB	F (262)	F (152)

**Average vehicle delay in seconds*

By the 2029 Future Build Conditions, the intersection will continue to operate with a low level of service during the AM and PM peak hours. As previously stated, a low level of service/high delay is common for side-street stop-control intersections. GDOT PI 0013892 and PI 0017387 will provide operational/safety improvements in the future.

5. Recommendations

Recommendations for access for the proposed Old Pioneer Trail residential development are based on existing conditions, the proposed development use, and expected traffic volumes. The appropriate traffic control at driveways was analyzed. Recommendations included reviewing Cherokee County, City of Holly Springs, and Georgia DOT requirements, knowledge of general transportation standards, and engineering judgment.

Access to the development is proposed via the existing intersection of SR 140/Hickory Flat Highway at Old Pioneer Trail. The proposed lane configuration is expected to be sufficient to accommodate the development traffic volumes. The required intersection sight distance will need to be verified at the proposed driveway location as part of the driveway design.

5.1 Recommended Driveway Geometry

Based on estimated traffic volumes and the capacity analysis in the year 2029 Build year conditions, the following driveway geometry recommendations are provided:

- SR 140/Hickory Flat Highway at Old Pioneer Trail
 - Construct driveway with one entry lane and two exit lanes; with side-street stop-control
 - Construct a southbound right-turn deceleration lane along SR 140
 - Construct a northbound left-turn deceleration lane along SR 140

The Georgia DOT Driveway and Encroachment Control Manual was reviewed for the proposed driveway along State Route 140. The GDOT driveway manual, Section 4I, Auxiliary Turn Lanes, provides minimum volumes requiring right-turn or left-turn deceleration lanes. The year 2029 Build traffic volumes were compared to the Georgia DOT driveway requirements for deceleration lanes along SR 140.

Right-Turn Deceleration Lane Criteria

Based on the 50 mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on SR 140, Table 4-6 indicates a dedicated right-turn lane is required if there are at least 75 vehicles turning right into the site within a day. The estimated daily southbound right-turn volume entering the development is 350 vehicles per day at the proposed site driveway.

Calculation: $1,398 \text{ daily trips} / 2 = 699 \text{ entering trips} * 0.50 \text{ (percentage of vehicles turning right at Driveway)} = 349 \text{ vehicles}$

Left-Turn Deceleration Lane Criteria

Based on the 50 mph speed limit, two-lane roadway, and more than 10,000 ADT (Average Daily Traffic) on Bells Ferry Road, Table 4-7a indicates a dedicated left-turn lane is required if there are at least 175 vehicles turning left into the site within a day. The estimated daily northbound left-turn volume entering the development is 350 vehicles per day at the proposed site driveway.

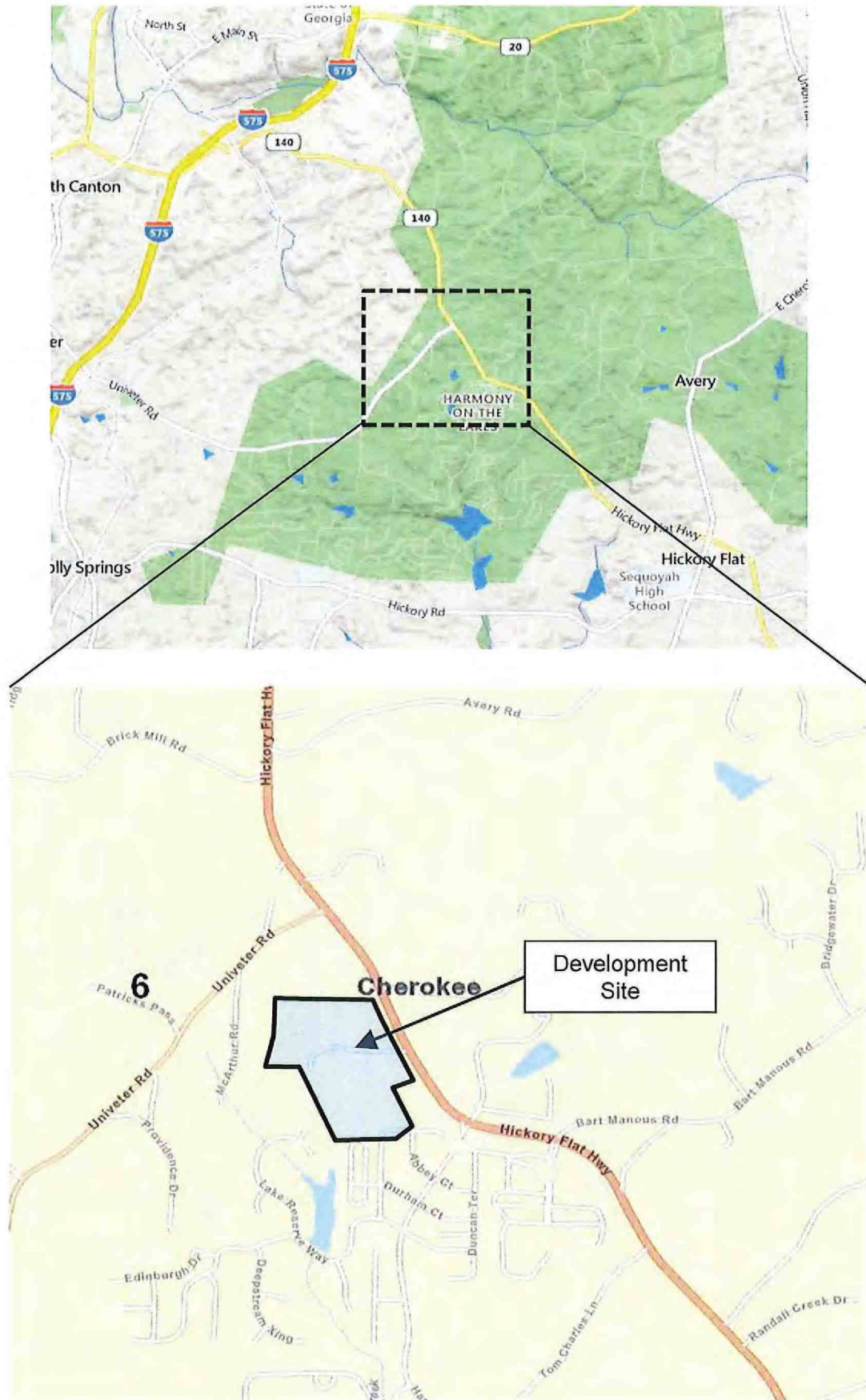
Calculation: $1,398 \text{ daily trips} / 2 = 699 \text{ entering trips} * 0.50 \text{ (percentage of vehicles turning left at Driveway)} = 349 \text{ vehicles}$

Appendices

- Appendix A
 - Figures
- Appendix B
 - Concept Plan
- Appendix C
 - Traffic Count Data
- Appendix D
 - GDOT Traffic Data
- Appendix E
 - Intersection Volume Development
- Appendix F
 - Capacity Analysis Reports
- Appendix G
 - GDOT ICE

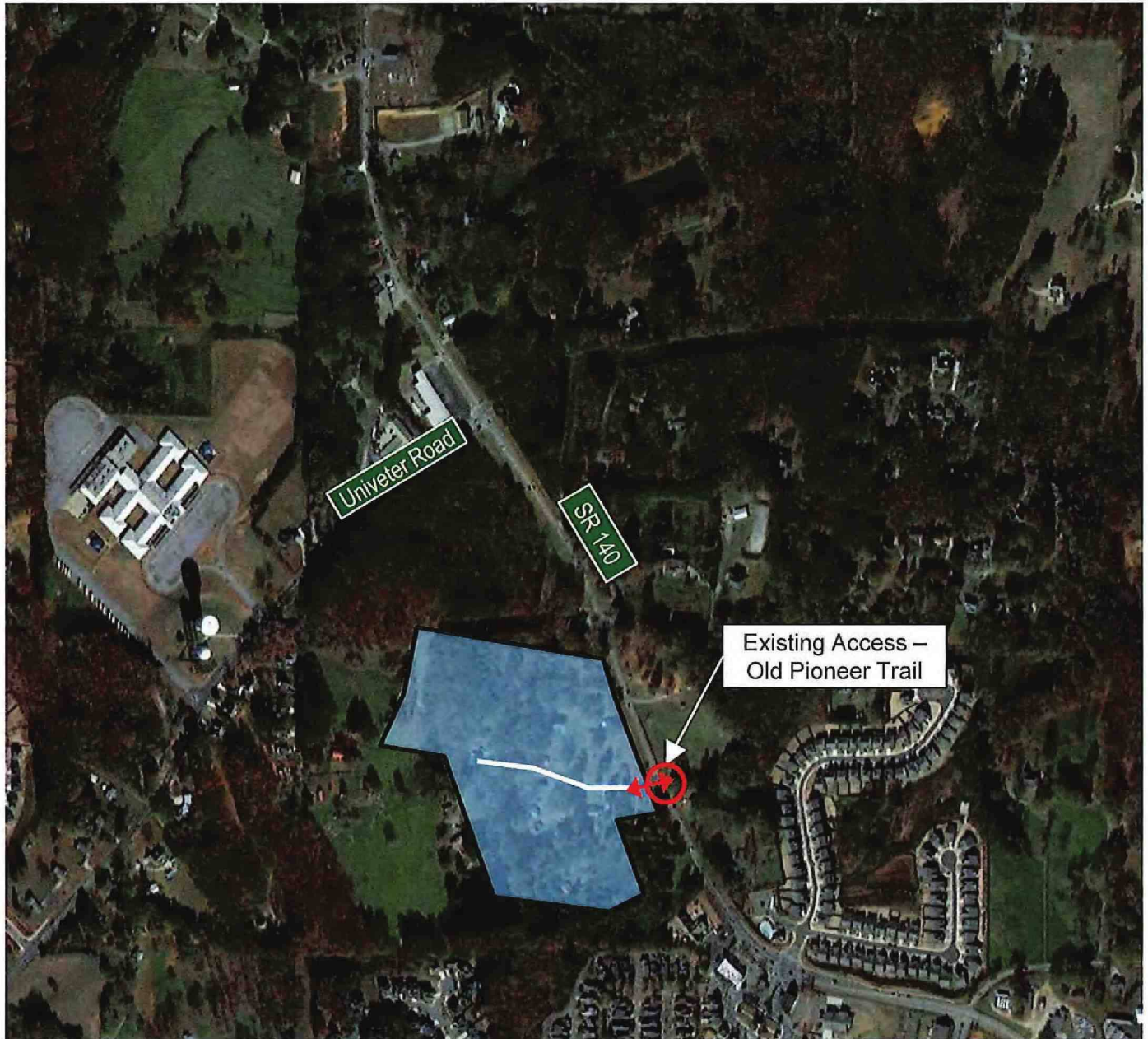
Appendix A

Figures



Legend:

 Study Intersection



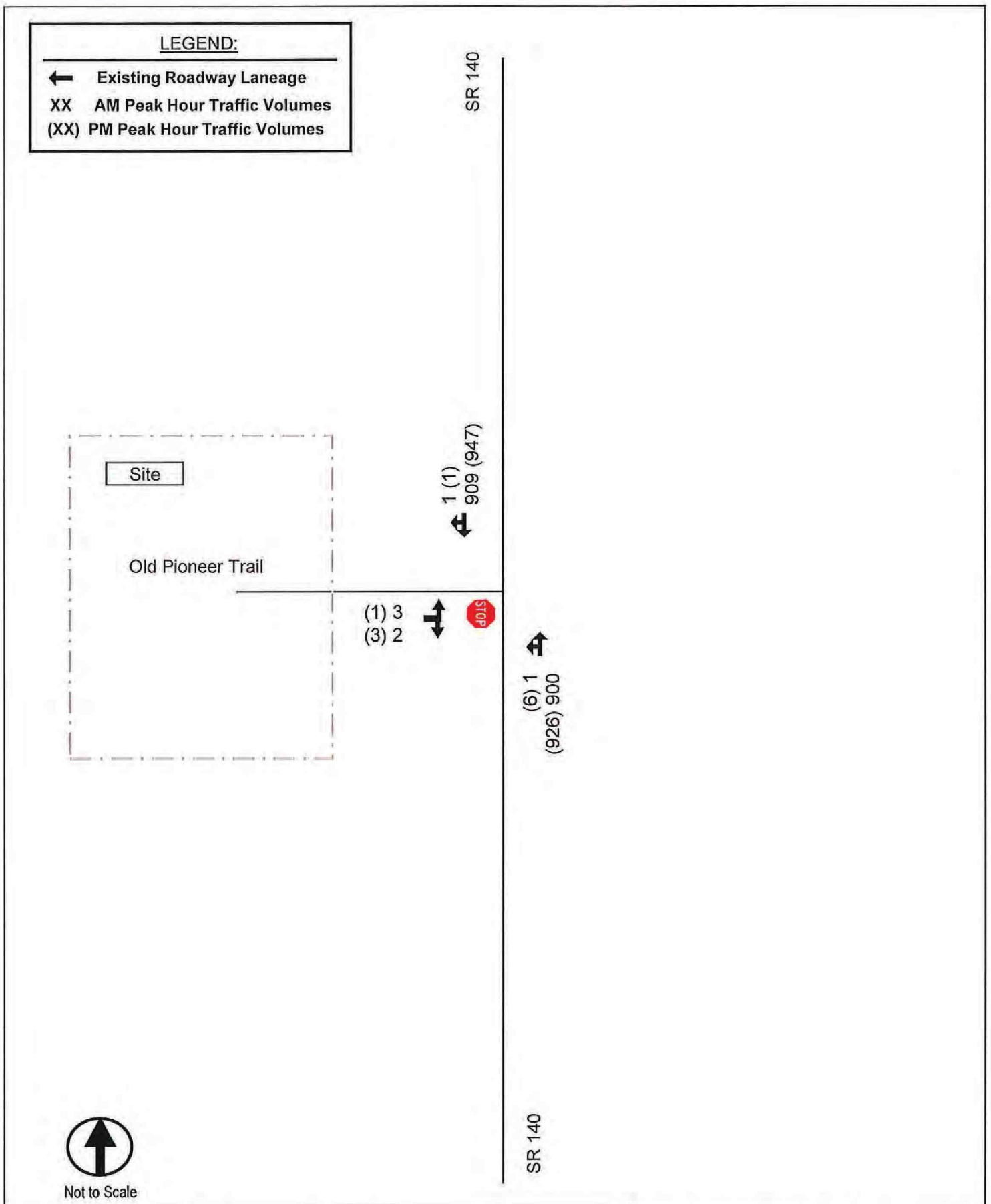
Not to Scale



**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Aerial &
Access
Locations**

**Figure
2**



**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Existing Traffic
Conditions**

**Figure
3**

Legend:

100 Development %



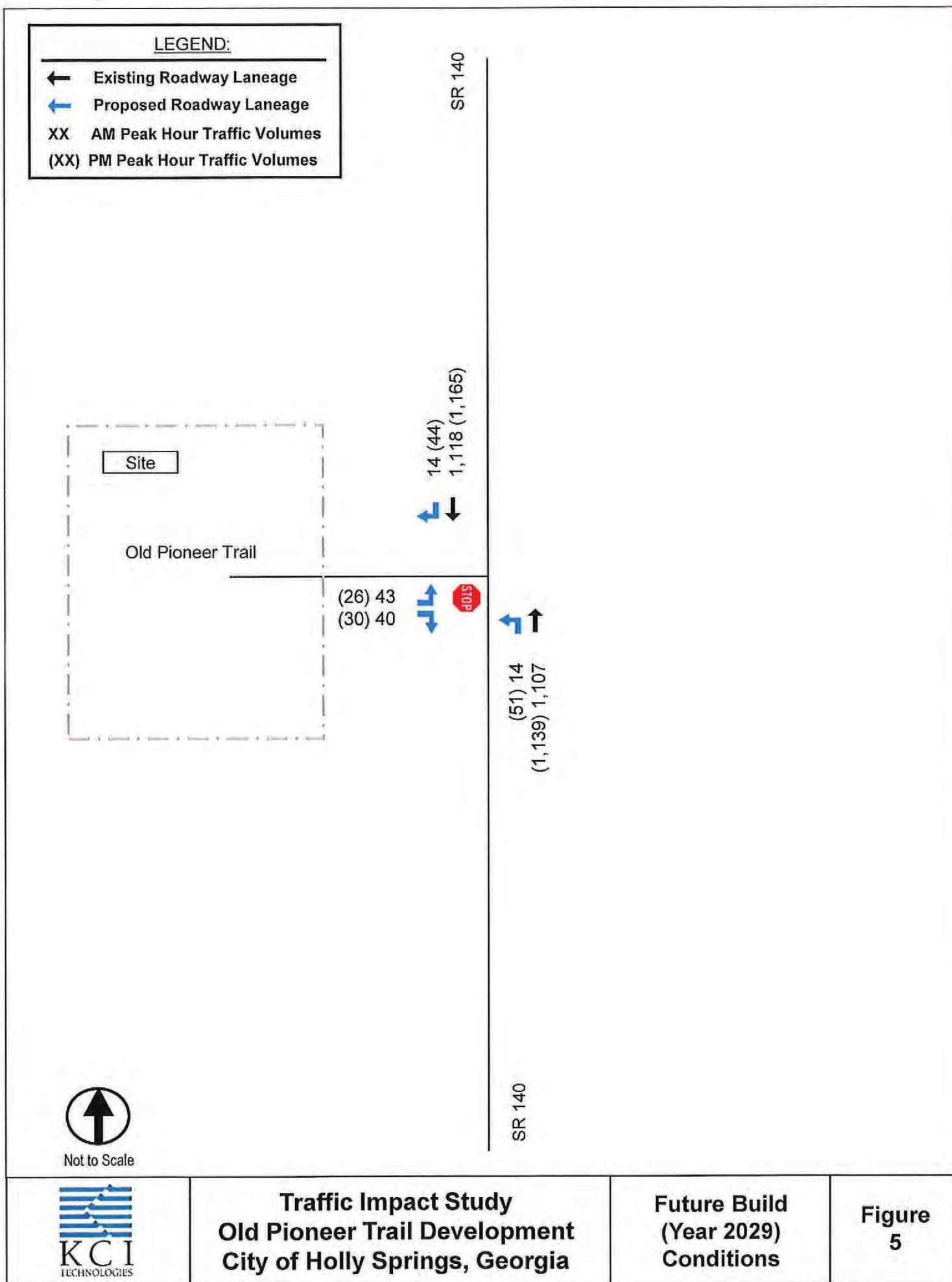
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**Traffic Impact Study
Old Pioneer Trail Development
City of Holly Springs, Georgia**

**Project Trip
Distribution**

**Figure
4**



Appendix B

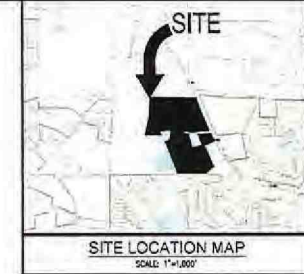
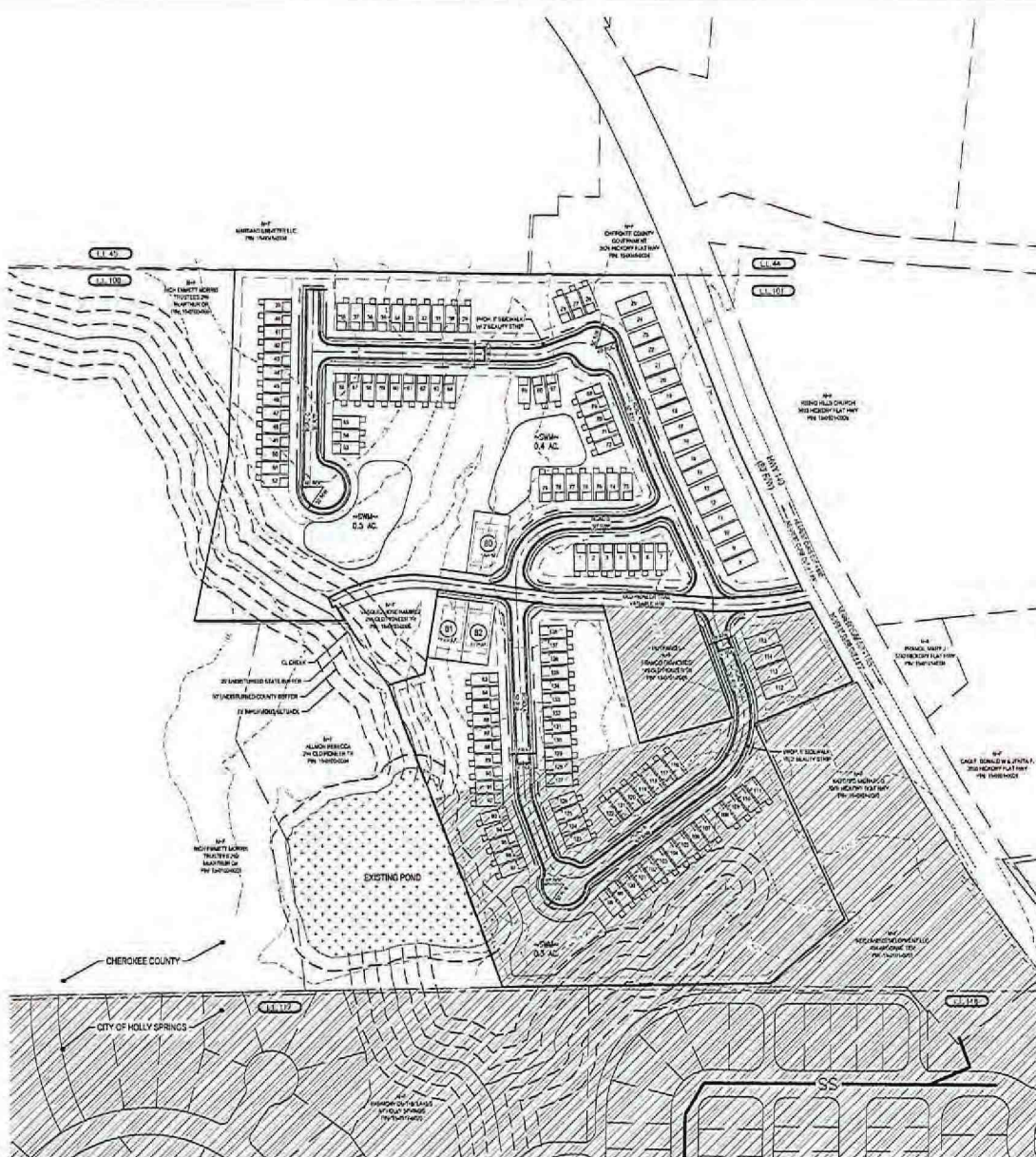
Concept Plan

C:\Users\jgarcia\Desktop\811\811_Plan\811_Plan.dwg, Project: 10/15/2022 8:49:11 AM, Plot: 10/15/2022 8:49:11 AM



Know what's below.
Call before you dig.

FLOOD CERTIFICATION
SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X-1, AS DEFINED BY THE F.E.M. COMMUNITY FLOOD NUMBER 130424. MAP NUMBER 130502024E, WITH AN EFFECTIVE DATE OF JUNE 7, 2019.

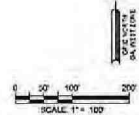
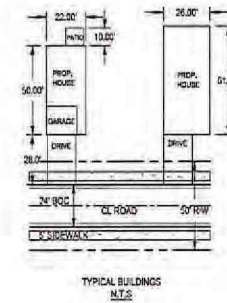


PARCEL BOUNDARY NOTES:

1. TOTAL GROSS PARCELS AREA = 25.00 ACRES
- 1.1. NORTH TRACT = 12.50 ACRES
- 1.2. SOUTH TRACT = 12.50 ACRES

GENERAL SITE NOTES:

1. TOTAL AREA = 25.00 ACRES
2. TOTAL NUMBER OF PROPOSED BUILDINGS = 118
3. PROPOSED DENSITY = 8 DWG/AC
4. PROPOSED ZONING = RES-1 (SINGLE USE)
5. PROPOSED ZONING = 8 DWG/AC
6. HOUSES FRONTING HWY 40
- 6.1. TYPICAL BUILDING DIMENSIONS = 28'0" x 11'0"
- 6.2. BUILDING SETBACKS:
FRONT = 10'
REAR = 10'
SIDE = 10'
7. ALL INTERNAL DEVELOPMENT HOUSES:
6.1. TYPICAL BUILDING DIMENSIONS = 28'0" x 11'0" WITH 10' PATIO
6.2. BUILDING SETBACKS:
FRONT = 10'
REAR = 10'
SIDE = 10'
- 7.1. 8'18" DETACHED LOTS:
6.1. TYPICAL BUILDING DIMENSIONS = 28'0" x 11'0"
- 6.2. BUILDING SETBACKS:
FRONT = 10'
REAR = 10'
SIDE = 10'
- 7.2. BOUNDARY INFORMATION DERIVED FROM CHEROKEE COUNTY GIS.
8. ALL ON-SITE WETLANDS AND SUPPLIED STATE WATERS LOCATED ON OR WITHIN THE LINEAR FEET OF THE PROJECT SITE HAVE BEEN DELINEATED AND SHALL BE NOTED AS APPROPRIATE.
9. TOPOGRAPHIC INFORMATION SHOWN PROVIDED BY CHEROKEE COUNTY GIS.
10. THE PROJECT CONSISTS OF THE DEVELOPMENT OF 88 SINGLE FAMILY DETACHED HOUSES.
11. HATCHED AREA REPRESENTS EXISTING CITY OF HOLLY SPRINGS JURISDICTION.



DESIGNED BY:	WGS
DRAWN BY:	WGS
REVIEWED BY:	WGS
DATE:	10/15/2022
PROJECT:	PIEDMONT RESIDENTIAL
LOCATION:	CHEROKEE COUNTY, GA 800 GOLF SPRING LANCASTER, GA 30503
DATE:	10/15/2022
SCALE:	1" = 100'
PROJECT:	OLD PIONEER TRAIL
LOCATION:	CHEROKEE COUNTY, GA 800 GOLF SPRING LANCASTER, GA 30503
DATE:	10/15/2022
SCALE:	1" = 100'
PROJECT:	ZONING PLAN
LOCATION:	CHEROKEE COUNTY, GA 800 GOLF SPRING LANCASTER, GA 30503
DATE:	10/15/2022
SCALE:	1" = 100'
PROJECT:	SEAL
LOCATION:	CHEROKEE COUNTY, GA 800 GOLF SPRING LANCASTER, GA 30503
DATE:	10/15/2022
SCALE:	1" = 100'
PROJECT:	01

Appendix C

Traffic Count Data

Agenda Item VI-B



[Click here for Map](#)

Peak Hour Turning Movement Count

Holly Springs, GA



www.marrtraffic.com

Wednesday, November 9, 2022	
Period	0700 - 0900
Peak Hour	0700 - 0800

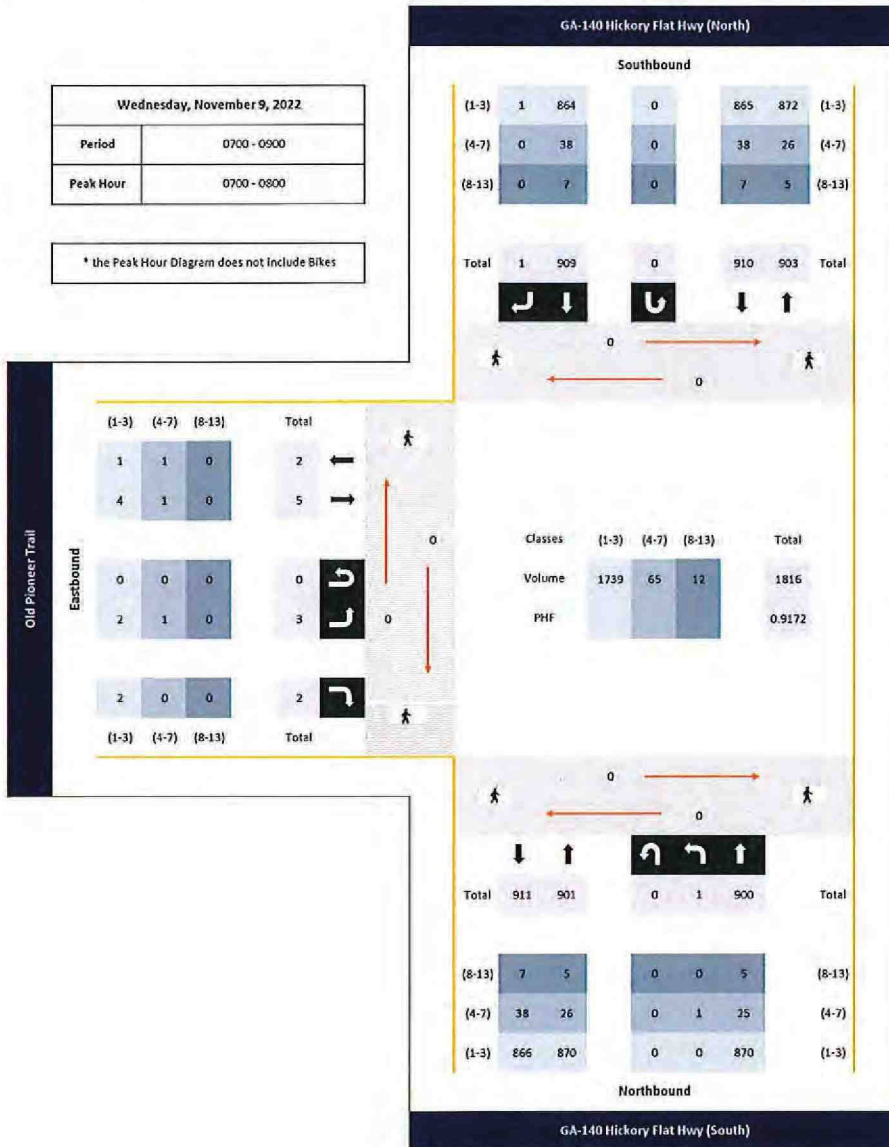
* the Peak Hour Diagram does not Include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

Passenger Vehicles (1-3)

Single Unit Trucks (4-7)

Combination Trucks (8-13)

Bikes

[illegible]

Agenda Item VI-B



[Click here for Map](#)

Peak Hour Turning Movement Count

Holly Springs, GA



Marr Traffic
DATA COLLECTION

www.marrtraffic.com

Wednesday, November 9, 2022	
Period	1600 - 1800
Peak Hour	1645 - 1745

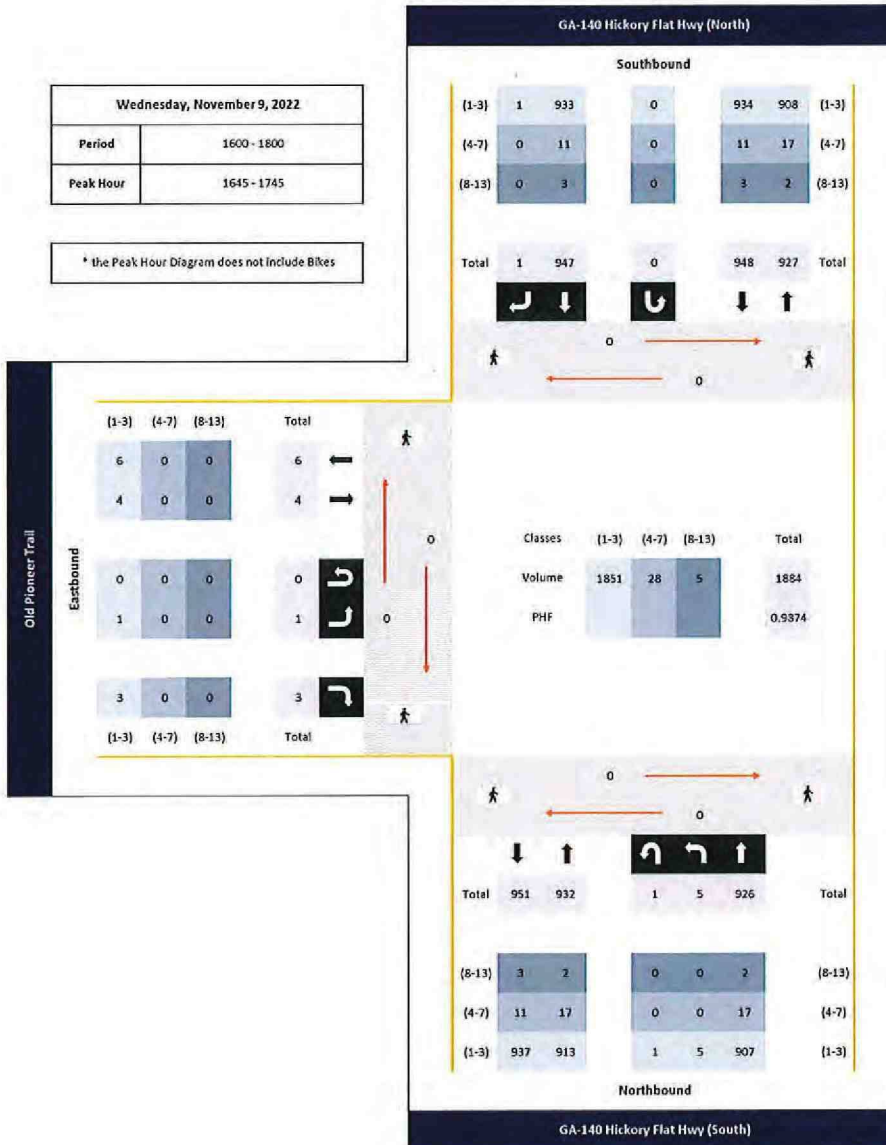
* the Peak Hour Diagram does not include Bikes

Session Parameters

[Drop Down Menu]

Peak Hour

Volume



All vehicles

Passenger Vehicles (1-3)

Single Unit Trucks (4-7)

Combination Trucks (8-13)

Bikes

[illegible]

Classified Turn Movement Count || All vehicles

Holly Springs, GA



www.marrtraffic.com

Site 1 of 1

GA-140 Hickory Flat Hwy (South)
GA-140 Hickory Flat Hwy (North)
Old Pioneer Trail

Date

Wednesday, November 9, 2022

Weather

Mostly Cloudy
60°F

Lat/Long

34.197390°, -84.450565°

0700 - 0900 (Weekday 2h Session) (11-09-2022)

All vehicles

TIME	Northbound				Southbound				Eastbound				Int Total
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)				Old Pioneer Trail				
	Left 1.1	Thru 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Right 1.8	U-Turn 1.9	App Total	
0700 - 0715	1	189	0	190	211	0	0	211	0	0	0	0	401
0715 - 0730	0	231	0	231	233	1	0	234	1	0	0	1	466
0730 - 0745	0	244	0	244	250	0	0	250	0	1	0	1	495
0745 - 0800	0	236	0	236	215	0	0	215	2	1	0	3	454
Hourly Total	1	900	0	901	909	1	0	910	3	2	0	5	1816
0800 - 0815	0	193	0	193	205	0	0	205	0	2	0	2	400
0815 - 0830	1	199	0	200	207	1	0	208	1	1	0	2	410
0830 - 0845	0	204	0	204	216	0	0	216	0	0	0	0	420
0845 - 0900	0	188	0	188	199	0	0	199	0	2	0	2	389
Hourly Total	1	784	0	785	827	1	0	828	1	5	0	6	1619
Grand Total	2	1684	0	1686	1736	2	0	1738	4	7	0	11	3435
Approach %	0.12	99.88	0.00	-	99.88	0.12	0.00	-	36.36	63.64	0.00	-	
Intersection %	0.06	49.02	0.00	49.08	50.54	0.06	0.00	50.60	0.12	0.20	0.00	0.32	
PHF	0.25	0.92	0.00	0.92	0.91	0.25	0.00	0.91	0.38	0.50	0.00	0.42	0.92

1600 - 1800 (Weekday 2h Session) (11-09-2022)

All vehicles

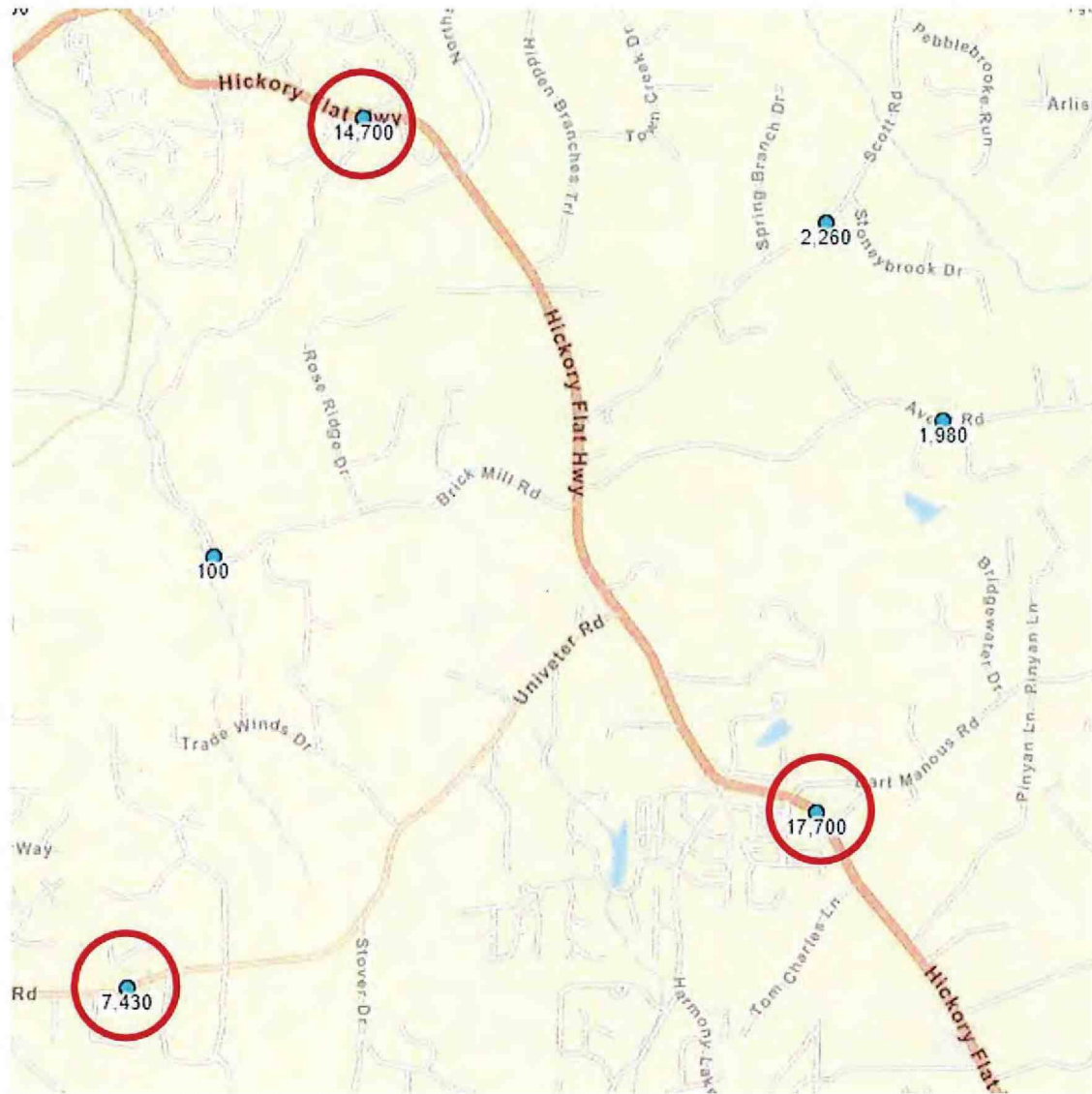
TIME	Northbound				Southbound				Eastbound				Int Total
	GA-140 Hickory Flat Hwy (South)				GA-140 Hickory Flat Hwy (North)				Old Pioneer Trail				
	Left 1.1	Thru 1.2	U-Turn 1.3	App Total	Thru 1.4	Right 1.5	U-Turn 1.6	App Total	Left 1.7	Right 1.8	U-Turn 1.9	App Total	
1600 - 1615	0	203	0	203	222	2	0	224	0	0	0	0	427
1615 - 1630	0	227	0	227	227	0	0	227	0	0	0	0	454
1630 - 1645	2	218	0	220	245	0	0	245	2	1	0	3	468
1645 - 1700	2	236	1	239	222	0	0	222	0	1	0	1	462
Hourly Total	4	884	1	889	916	2	0	918	2	2	0	4	1811
1700 - 1715	1	249	0	250	225	0	0	225	0	0	0	0	475
1715 - 1730	1	220	0	221	255	0	0	255	0	1	0	1	477
1730 - 1745	1	221	0	222	245	1	0	246	1	1	0	2	470
1745 - 1800	0	215	0	215	226	0	0	226	0	3	0	3	444
Hourly Total	3	905	0	908	951	1	0	952	1	5	0	6	1866
Grand Total	7	1789	1	1797	1867	3	0	1870	3	7	0	10	3677
Approach %	0.39	99.55	0.06	-	99.84	0.16	0.00	-	30.00	70.00	0.00	-	
Intersection %	0.19	48.65	0.03	48.87	50.78	0.08	0.00	50.86	0.08	0.19	0.00	0.27	
PHF	0.63	0.93	0.25	0.93	0.93	0.25	0.00	0.93	0.25	0.75	0.00	0.50	0.99

Appendix D

GDOT Traffic Data

Old Pioneer Trail Residential Development - Traffic Impact Study

Location Map of GDOT Count Stations



Old Pioneer Trail Residential Development - Traffic Impact Study

0000057_0106 - 057-0106

Description: CST 068103 L

County: Cherokee

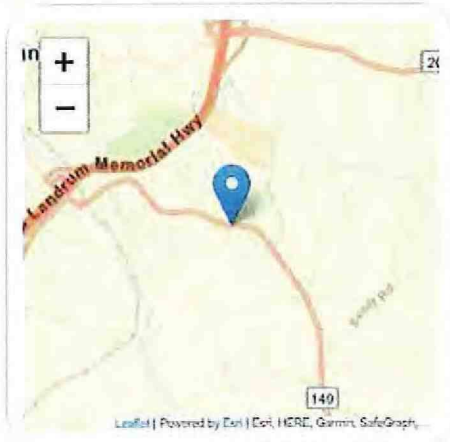
Route number: 00014000

LRS section: 0571014000

Functional class: 4U - Minor Arterial (Urban)

Coordinates: 34.22042729, -84.46528221

Site Data



Count History

Year	Month	Count type	Duration	Count
2022	September	Class	48 hours	19577
2020	May	Volume	48 hours	13768
2018	June	Class	48 hours	15581
2016	November	Volume	48 hours	13499
2014	March	Volume	48 hours	14410
2012	October	Class	48 hours	13512
2010	April	Volume	48 hours	13098

0000057_0309 - 057-0309

Description: CRY 394500 R

County: Cherokee

Route number: 00030900

LRS section: 0572030900

Functional class: 6U - Minor Collector (Urban)

Coordinates: 34.18734506, -84.47603621

Site Data



Count History

Year	Month	Count type	Duration	Count
2022	May	Volume	48 hours	9074
2018	June	Class	48 hours	7680
2015	May	Volume	48 hours	7742
2011	May	Volume	48 hours	6172
2010	October	Class	48 hours	5428

Old Pioneer Trail Residential Development - Traffic Impact Study

0000057_0108 - 057-0108

Description: CRT 030900 R

County: Cherokee

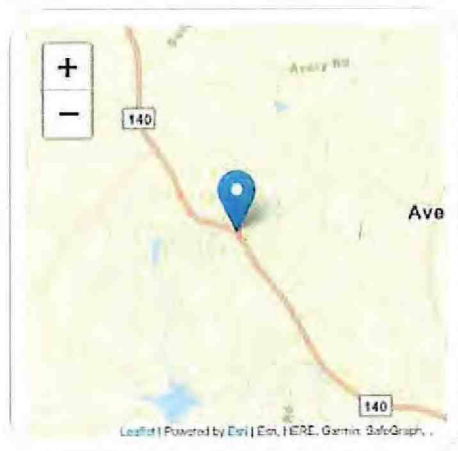
Route number: 00014000

LRS section: 0571014000

Functional class: 4U - Minor Arterial (Urban)

Coordinates: 34.1940310408346, -84.4443138830033

Site Data



Count History

Year	Month	Count type	Duration	Count
2021	June	Class	48 hours	19504
2019	March	Volume	48 hours	18156
2015	May	Volume	48 hours	17633
2013	June	Volume	48 hours	15511
2011	May	Volume	48 hours	14896

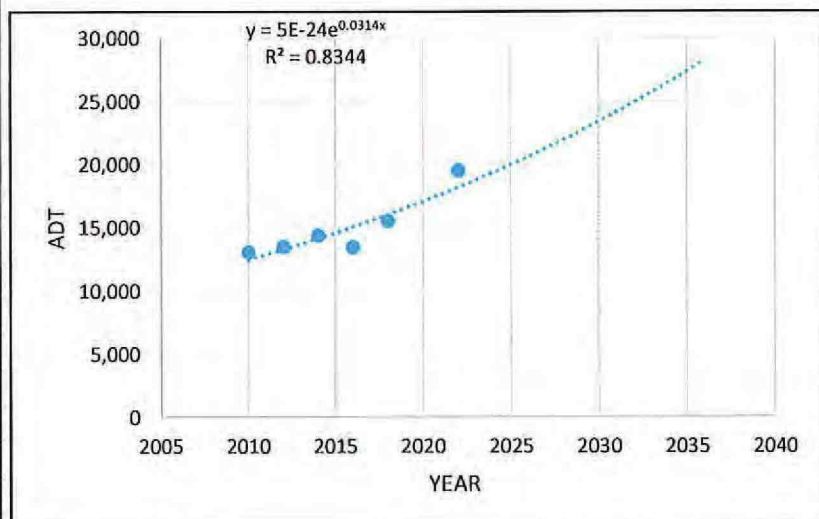
Count Station: GDOT #057-0106
 Street: SR 140
 Location: north of the development
 Source: GDOT

YEAR	ADT	TREND
2010	13,098	12500
2011		12900
2012	13,512	13300
2013		13800
2014	14,410	14200
2015		14600
2016	13,499	15100
2017		15600
2018	15,581	16100
2019		16600
2020		17100
2021		17700
2022	19,577	18200
2023		18800
2024		19400
2025		20000
2026		20700
2027		21300
2028		22000
2029		22700
2030		23500
2031		24200
2032		25000
2033		25800
2034		26600
2035		27400
2036		28300

10-Years of Count Data

Trend Annual Historic Compound Growth Rate

3.37%



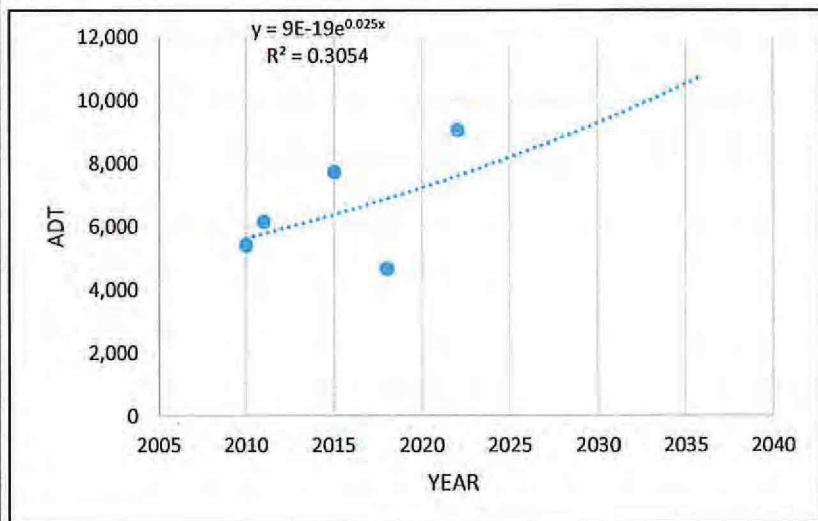
Count Station: GDOT #057-0309
 Street: Univeter Road
 Location: west of the development
 Source: GDOT

YEAR	ADT	TREND
2010	5,428	5600
2011	6,172	5800
2012		5900
2013		6100
2014		6200
2015	7,742	6400
2016		6600
2017		6700
2018	4,680	6900
2019		7100
2020		7300
2021		7400
2022	9,074	7600
2023		7800
2024		8000
2025		8200
2026		8400
2027		8600
2028		8900
2029		9100
2030		9300
2031		9500
2032		9800
2033		10000
2034		10300
2035		10500
2036		10800

5-Years of Count Data

Trend Annual Historic Compound Growth Rate

2.91%



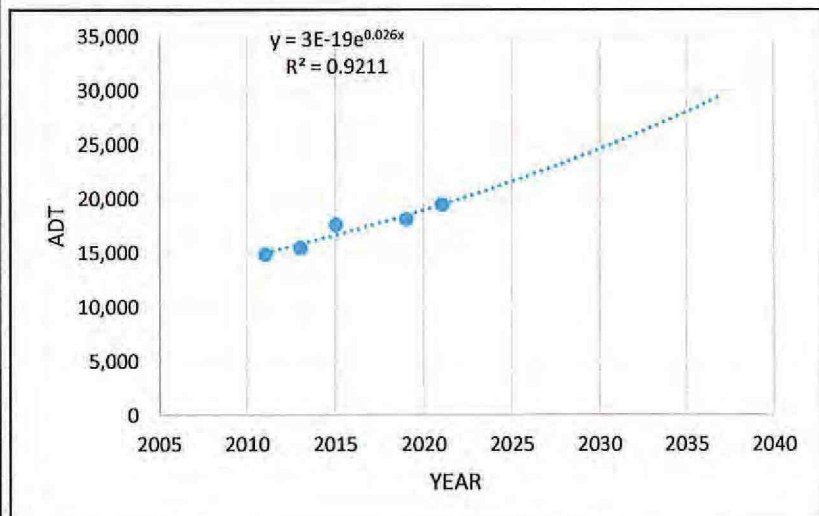
Count Station: GDOT #057-0108
 Street: SR 140
 Location: south of the development
 Source: GDOT

YEAR	ADT	TREND
2011	14,896	15100
2012		15500
2013	15,511	15900
2014		16300
2015	17,633	16700
2016		17100
2017		17600
2018		18100
2019	18,156	18500
2020		19000
2021	19,504	19500
2022		20000
2023		20600
2024		21100
2025		21700
2026		22200
2027		22800
2028		23400
2029		24000
2030		24700
2031		25300
2032		26000
2033		26700
2034		27400
2035		28100
2036		28800
2037		29600

5-Years of Count Data

Trend Annual Historic Compound Growth Rate

2.61%



Appendix E

Intersection Volume Development

Agenda Item VI-B

Traffic Analysis Old Pioneer Trail Residential Development Intersection Traffic Volumes

Intersection: #1 - SR 140/Hickory Flat Highway at Old Pioneer Trail

A.M. PEAK HOUR

Condition	SR 140 Northbound				SR 140 Southbound			Old Pioneer Trail Eastbound			N/A Westbound		
	U-turn	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	0	1	900	0	0	909	1	3	0	2			
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Base Condition (2029)	0	1	1,107	0	0	1,118	1	4	0	2	0	0	0
Project Trips:													
Trip Distribution IN		50%					50%						
Trip Distribution OUT								50%		50%			
Residential Trips	0	13	0	0	0	0	13	39	0	38	0	0	0
Total Project Trips	0	13	0	0	0	0	13	39	0	38	0	0	0
Bulldozer Total (2029)	0	14	1,107	0	0	1,118	14	43	0	40	0	0	0

P.M. PEAK HOUR

Condition	SR 140 Northbound				SR 140 Southbound			Old Pioneer Trail Eastbound			N/A Westbound		
	U-turn	L	T	R	L	T	R	L	T	R	L	T	R
Existing Volumes (2022)	1	5	926	0	0	947	1	1	0	3			
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Base Condition (2029)	1	6	1,139	0	0	1,165	1	1	0	4	0	0	0
Project Trips:													
Trip Distribution IN		50%					50%						
Trip Distribution OUT								50%		50%			
Residential Trips	0	44	0	0	0	0	43	25	0	26	0	0	0
Total Project Trips	0	44	0	0	0	0	43	25	0	26	0	0	0
Bulldozer Total (2029)	1	50	1,139	0	0	1,165	44	26	0	30	0	0	0

Appendix F

Capacity Analysis Reports

Existing Conditions – Year 2022

HCM 6th TWSC
1: SR 140 & Old Pioneer Trail

Existing 2022
AM Peak Hour

Intersection

Int Delay, s/veh 0.1

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 3 2 1 900 909 1

Future Vol, veh/h 3 2 1 900 909 1

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 5 5 5 5

Mvmt Flow 3 2 1 978 988 1

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 1969 989 989 0 - 0

Stage 1 989 - - - - -

Stage 2 980 - - - - -

Critical Hdwy 6.42 6.22 4.15 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.245 - - -

Pot Cap-1 Maneuver 69 299 687 - - -

Stage 1 360 - - - - -

Stage 2 364 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 69 299 687 - - -

Mov Cap-2 Maneuver 69 - - - - -

Stage 1 359 - - - - -

Stage 2 364 - - - - -

Approach EB NB SB

HCM Control Delay, s 43.1 0 0

HCM LOS E

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 687 - 100 - -

HCM Lane V/C Ratio 0.002 - 0.054 - -

HCM Control Delay (s) 10.2 0 43.1 - -

HCM Lane LOS B A E - -

HCM 95th %tile Q(veh) 0 - 0.2 - -

HCM 6th TWSC
1: SR 140 & Old Pioneer Trail

Existing 2022
PM Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	3	6	926	947	1
Future Vol, veh/h	1	3	6	926	947	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	1	3	6	935	957	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1905	958	958	0	-	0
Stage 1	958	-	-	-	-	-
Stage 2	947	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	75	312	706	-	-	-
Stage 1	373	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	74	312	706	-	-	-
Mov Cap-2 Maneuver	74	-	-	-	-	-
Stage 1	366	-	-	-	-	-
Stage 2	377	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	26.3	0.1		0		
HCM LOS	D					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	706	-	173	-	-	
HCM Lane V/C Ratio	0.009	-	0.023	-	-	
HCM Control Delay (s)	10.1	0	26.3	-	-	
HCM Lane LOS	B	A	D	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Future No-Build Conditions – Year 2029

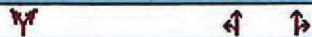
HCM 6th TWSC 1: SR 140 & Old Pioneer Trail

No-Build 2029
AM Peak Hour

Intersection

Int Delay, s/veh 0.2

Movement EBL EBR NBL NBT SBT SBR

Lane Configurations 

Traffic Vol, veh/h 4 2 1 1107 1118 1

Future Vol, veh/h 4 2 1 1107 1118 1

Conflicting Peds, #/hr 0 0 0 0 0 0

Sign Control Stop Stop Free Free Free Free

RT Channelized - None - None - None

Storage Length 0 - - - - -

Veh in Median Storage, # 0 - - 0 0 -

Grade, % 0 - - 0 0 -

Peak Hour Factor 92 92 92 92 92 92

Heavy Vehicles, % 2 2 5 5 5 5

Mvmt Flow 4 2 1 1203 1215 1

Major/Minor Minor2 Major1 Major2

Conflicting Flow All 2421 1216 1216 0 - 0

Stage 1 1216 - - - - -

Stage 2 1205 - - - - -

Critical Hdwy 6.42 6.22 4.15 - - -

Critical Hdwy Stg 1 5.42 - - - - -

Critical Hdwy Stg 2 5.42 - - - - -

Follow-up Hdwy 3.518 3.318 2.245 - - -

Pot Cap-1 Maneuver 36 221 563 - - -

Stage 1 280 - - - - -

Stage 2 284 - - - - -

Platoon blocked, % - - -

Mov Cap-1 Maneuver 36 221 563 - - -

Mov Cap-2 Maneuver 36 - - - - -

Stage 1 279 - - - - -

Stage 2 284 - - - - -

Approach EB NB SB

HCM Control Delay, s 87.5 0 0

HCM LOS F

Minor Lane/Major Mvmt NBL NBT EBLn1 SBT SBR

Capacity (veh/h) 563 - 50 - -

HCM Lane V/C Ratio 0.002 - 0.13 - -

HCM Control Delay (s) 11.4 0 87.5 - -

HCM Lane LOS B A F - -

HCM 95th %tile Q(veh) 0 - 0.4 - -

HCM 6th TWSC
1: SR 140 & Old Pioneer Trail

No-Build 2029
PM Peak Hour

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	4	7	1139	1165	1
Future Vol, veh/h	1	4	7	1139	1165	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	1	4	7	1151	1177	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	2343	1178	1178	0	-	0
Stage 1	1178	-	-	-	-	-
Stage 2	1165	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.15	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.245	-	-	-
Pot Cap-1 Maneuver	40	232	582	-	-	-
Stage 1	292	-	-	-	-	-
Stage 2	297	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	39	232	582	-	-	-
Mov Cap-2 Maneuver	39	-	-	-	-	-
Stage 1	282	-	-	-	-	-
Stage 2	297	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s	37.2	0.1		0		
HCM LOS	E					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	582	-	117	-	-	
HCM Lane V/C Ratio	0.012	-	0.043	-	-	
HCM Control Delay (s)	11.3	0	37.2	-	-	
HCM Lane LOS	B	A	E	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Future Build Conditions – Year 2029

HCM 6th TWSC 1: SR 140 & Old Pioneer Trail

 Build 2029
 AM Peak Hour

Intersection						
Int Delay, s/veh	9.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	43	40	14	1107	1118	14
Future Vol, veh/h	43	40	14	1107	1118	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	47	43	15	1203	1215	15

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2448	1215	1230
Stage 1	1215	-	-
Stage 2	1233	-	-
Critical Hdwy	6.42	6.22	4.15
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.245
Pot Cap-1 Maneuver	~ 34	221	556
Stage 1	281	-	-
Stage 2	275	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	~ 33	221	556
Mov Cap-2 Maneuver	~ 33	-	-
Stage 1	273	-	-
Stage 2	275	-	-

Approach	EB	NB	SB
HCM Control Delay, s	264.8	0.1	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	556	-	33	221	-	-
HCM Lane V/C Ratio	0.027	-	1.416	0.197	-	-
HCM Control Delay (s)	11.7	-	487.6	25.2	-	-
HCM Lane LOS	B	-	F	D	-	-
HCM 95th %tile Q(veh)	0.1	-	5.1	0.7	-	-

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

HCM 6th TWSC
1: SR 140 & Old Pioneer Trail

Build 2029
PM Peak Hour

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	26	30	51	1139	1165	44
Future Vol, veh/h	26	30	51	1139	1165	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	0	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	99	99	99	99	99	99
Heavy Vehicles, %	2	2	5	5	5	5
Mvmt Flow	26	30	52	1151	1177	44

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	2432	1177	1221
Stage 1	1177	-	-
Stage 2	1255	-	-
Critical Hdwy	6.42	6.22	4.15
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.245
Pot Cap-1 Maneuver	35	233	561
Stage 1	293	-	-
Stage 2	268	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	32	233	561
Mov Cap-2 Maneuver	32	-	-
Stage 1	266	-	-
Stage 2	268	-	-

Approach	EB	NB	SB
HCM Control Delay, s	144.4	0.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	EBLn2	SBT	SBR
Capacity (veh/h)	561	-	32	233	-	-
HCM Lane V/C Ratio	0.092	-	0.821	0.13	-	-
HCM Control Delay (s)	12.1	-	284.9	22.7	-	-
HCM Lane LOS	B	-	F	C	-	-
HCM 95th %tile Q(veh)	0.3	-	2.8	0.4	-	-

GDOT Intersection Control Evaluation (ICE)



GDOT INTERSECTION CONTROL EVALUATION (ICE) TOOL

ICE Version 2.22 | Revised
5/6/2022

GDOT PI#: Request By:

County: GDOT District:

Major Road: Road Class: Speed Limit:

Crossing Road: Road Class: Speed Limit:

Major Rd Direction: Area Type:

Intersection Control: Project ID:

Prepared By: Date:

Project Purpose:

Existing Data Year:
Project Opening Year:
Project Design Year:
Annual Growth Rate:
K Factor*:

* K Factor = Proportion of average annual daily traffic occurring in the highest one hour of the day

2029 OPENING YEAR VOLUMES

SB State Route 140		1132 (1209) [23700]				WB Old Pioneer Trl	
		(0)	(44)	(1165)	(0)		
		0	14	1,118	0		
Peds	↓	↔	↔	↔	↔	0	(0)
	↔	↔	↔	↔	↔	0	(0)
	↔	↔	↔	↔	↔	0	(0)
	↑	↔	↔	↔	↔	0	(0)
2029 Intersection Daily Entering Volume (est):		24,550					
EB Old Pioneer Trl		14	1,107	0	0		
		(51)	(1139)	(0)	(0)		
NB State Route 140		1121 (1190) [23900]					

LEGEND:

000 = AM Peak Approach Volume
(000) = PM Peak Approach Volume
[000] = ADT Volume (Estimate)

2022 EXISTING YEAR VOLUMES

APPROACH SPLITS:
State Route 140: 99%
Old Pioneer Trl: 1%

SB State Route 140		910 (948) [18800]				WB Old Pioneer Trl	
		(0)	(1)	(947)	(0)		
		0	1	909	0		
Peds	↓	↔	↔	↔	↔	0	(0)
	↔	↔	↔	↔	↔	0	(0)
	↔	↔	↔	↔	↔	0	(0)
	↑	↔	↔	↔	↔	0	(0)
2022 Intersection Daily Entering Volume (est):		18,850					
EB Old Pioneer Trl		1	900	0	0		
		(6)	(926)	(0)	(0)		
NB State Route 140		901 (932) [18800]					

PEAK HR % TRUCKS:

EB	WB	NB	SB
2%	2%	5%	5%

2029 DESIGN YEAR VOLUMES

SB State Route 140		1132 (1209) [23700]				WB Old Pioneer Trl	
		(0)	(44)	(1165)	(0)		
		0	14	1,118	0		
Peds	↓	↔	↔	↔	↔	0	(0)
	↔	↔	↔	↔	↔	0	(0)
	↔	↔	↔	↔	↔	0	(0)
	↑	↔	↔	↔	↔	0	(0)
2029 Intersection Daily Entering Volume (est):		24,550					
EB Old Pioneer Trl		14	1,107	0	0		
		(51)	(1139)	(0)	(0)		
NB State Route 140		1121 (1190) [23900]					

Introduction: In 2005, SAFETEA-LU established the Highway Safety Improvement Program (HSIP) and mandated that each state prepare a Strategic Highway Safety Plan (SHSP) to prioritize safety funding investments. Intersections quickly became a common component of most states' SHSP emphasis areas and HSIP project lists, including Georgia's SHSP. Intersection Control Evaluation (ICE) policies and procedures represent a traceable and transparent procedure to streamline the evaluation of intersection control alternatives, and further leverage safety advancements for intersection improvements beyond just the safety program. Approximately one-third of all traffic fatalities and roughly seventy five percent of all traffic crashes in Georgia occur at or adjacent to intersections. Accordingly, the Georgia SHSP includes an emphasis on enhancing intersection safety to advance the *Toward Zero Deaths* vision embraced by the Georgia Governor's Office of Highway Safety (GOHS). This ICE tool was developed to support the ICE policy, developed and adopted to help ensure that intersection investments across the entire Georgia highway system are selected, prioritized and implemented with defensible benefits for safety towards those ends.

Tool Goal: The goal of this ICE tool is to provide a simplified and consistent way of importing traffic, safety, cost, environmental impact and stakeholder posture data to assess and quantify intersection control improvement benefits. The tool supports the ICE policy and procedures to provide traceability, transparency, consistency and accountability when identifying and selecting an intersection control solution that both meets project purpose and reflects overall best value in terms of specific performance-based criteria.

Requirements: An ICE is required for any intersection improvement (e.g. new or modified intersection, widening/reconstruction or corridor project, or work accomplished through a driveway or encroachment permit that affects an intersection) where: 1) the intersection includes at least one roadway designated as a State Route (State Highway System) or as part of the National Highway System; or 2) the intersection will be designed or constructed using State or Federal funding. In certain circumstances where an ICE would otherwise be required, the requirement may be waived based on appropriate evidence presented with a written request. (See the "Waiver" tab to review criteria that may make a project waiver eligible and for instructions to submit a waiver request to the Department). An ICE is not required when the proposed work does not include any changes to the intersection design, involves only routine traffic signal timing and equipment maintenance, or for driveway permits where the driveway is not a new leg to an already existing intersection on either 1) a divided, multi-lane highway with a closed median and only right-in/right-out access or 2) an undivided roadway where the development is not required to construct left and/or right turn lanes (as per the Driveway Manual and District Traffic Engineer).

Two-Stage Process: A complete ICE process consists of two (2) distinct stages, and it is expected that the respective level of effort for completing both stages of ICE will correspond to the magnitude and complexity of the intersection. Prior to starting an ICE, the District Traffic Engineer and/or State Traffic Engineer should be consulted for advice on an appropriate level of effort. The Stage 1 and Stage 2 ICE forms are designed minimize required data inputs using drop-down menu choices and limiting text entry. All fields shaded grey include drop down menu choices and all fields shaded blue require data entry. All other cells in the worksheet are locked.

Stage 1: Stage 1 should be conducted early in the project development process and is intended to inform which alternatives are worthy of further evaluation in Stage 2. Stage 1 serves as a screening effort meant to eliminate non-competitive options and identify which alternatives merit further considerations based on their practical feasibility. Users should use good engineering judgement in responding to the seven policy questions by selecting "Yes" or "No" in the drop-down boxes. Alternatives should not be summarily eliminated without due consideration, and reasons for eliminating or advancing an alternative should be documented in the "Screening Decision Justification" column.

Stage 2: Stage 2 involves a more detailed and familiar evaluation of the alternatives identified in Stage 1 in order to support the selection of a preferred alternative that may be advanced to detailed design. Stage 2 data entry may require the use of external analysis tools to determine costs, operations and/or safety data that, combined with environmental and stakeholder posture data, form the basis of the ICE evaluation. A separate "CostEst" worksheet tab helps users develop pre-planning-level cost estimates for each Stage 2 alternative evaluated, and a separate Users Guide has been prepared to give guidance on Stage 1 and Stage 2 data entry. Once all data is entered, each alternative is scored and ranked, with the results reported at the bottom of the Stage 2 worksheet to inform on the best of the intersection controls evaluated for project recommendation.

Documentation: A complete ICE document consists of the combination of the outputs from either a completed and signed waiver form or both Stage 1 and Stage 2 worksheets (along with supporting costing and/or environmental documentation), to be included in the approved project Concept Report (or equivalent) or as a stand-alone document.



GDOT ICE STAGE 1: SCREENING DECISION RECORD

ICE Version 2.22 | Revised 5/6/2022

GDOT PI#		N/A		Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2 1. Does alternative address the project need in a balanced manner and in scale with the project? 2. Does alternative improve safety performance in terms of reducing severe crashes? 3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists? 4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)? 5. Does alternative appear feasible given the site characteristics, constraints & location context? 6. Does alternative appear feasible with respect to other project factors? 7. Overall feasible alternative (select alternative for further evaluation in Stage 2)? Screening Decision Justification:						
Project Location:		State Route 140 @ Old Pioneer Trl								
Existing Control:		Conventional (Minor Stop)								
Prepared by:		KCI Technologies								
Date:		11/21/2022								
Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column										
Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)										
Unsignalized Intersections	Conventional (Minor Stop)	No	No	No	No	No	No	No	Existing condition	
	Conventional (All-Way Stop)	No	No	No	No	No	No	No	Does not meet AWS warrants	
	Mini Roundabout	No	No	No	No	No	No	No	Not appropriate for high speed road	
	Single Lane Roundabout	No	No	No	No	No	No	No	Not appropriate for low volume site driveway	
	Multilane Roundabout	No	No	No	No	No	No	No	Not a multilane roadway	
	RCUT (stop control)	No	No	No	No	No	No	No	Geometrically not suitable	
	RIRO w/down stream U-Turn	No	No	No	No	No	No	No	Geometrically not suitable; no u-turn location	
	High-T (unsignalized)	No	No	No	No	No	No	No	Not appropriate for site driveway	
	Offset-T Intersections	No	No	No	No	No	No	No	Not appropriate for site driveway	
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange	
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange	
	Add one LT Lane on State Route 140	Yes	Yes	No	Yes	Yes	Yes	Yes	Proposed improvements with stop-control	
	Add one RT Lane on State Route 140									
Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A		
Signalized Intersections	Traffic Signal	No	No	No	No	No	No	No	Does not meet Traffic Signal Warrants	
	Median U-Turn (Indirect Left)	No	No	No	No	No	No	No	Geometrically not suitable; no median	
	RCUT (signalized)	No	No	No	No	No	No	No	Geometrically not suitable; no median	
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Not a high volume intersection in need of alternative configuration	
	Continuous Green-T	No	No	No	No	No	No	No	Not appropriate for site driveway	
	Jughandle	No	No	No	No	No	No	No	Not a high volume intersection in need of alternative configuration	
	Quadrant Roadway	No	No	No	No	No	No	No	Not a high volume intersection in need of alternative configuration	
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange	
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange	
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange	
	No LT Lane Improvements	No	No	No	No	No	No	No	N/A	
	No RT Lane Improvements	No	No	No	No	No	No	No	N/A	
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A	

☐ = Intersection type selected for more detailed analysis in Stage 2 Alternative Selection Decision Record



GDOT INTERSECTION CONTROL EVALUATION (ICE) WAIVER FORM

ICE Version 2.22 | Revised 5/6/2022

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

- Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
- The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
- The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
 - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
 - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
 - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
 - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: State Route 140 @ Old Pioneer Trl

County: Cherokee

GDOT District: 6 - Cartersville

Area Type: Suburb/Transition

Existing Intersection Control: Conventional (Minor Stop)

GDOT PI # (or N/A): N/A

Requested By: Developer

Prepared By: KCI Technologies

Date: 11/21/2022

Waiver Request Type: Driveway Permit

Traffic and Operations Data:^{1,2}

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Major Street Avg Daily Traffic (ADT):	18,800	
Existing Minor Street Avg Daily Traffic (ADT):	100	
Analysis Period:	AM Peak	PM Peak
2029 Opening Yr Peak Hour Intersection Delay:	87.5 sec	37.2 sec
2029 Opening Yr Peak Hour Intersection V/C:	0.13	0.04
2029 Design Yr Peak Hour Intersection Delay:	262.0 sec	152.0 sec
2029 Design Yr Peak Hour Intersection V/C:	1.42	0.85

Crash Data (Required): ³						
Crash Type	Crash Severity					Years:
	K*	A*	B*	C*	O	5
Angle	0	0	0	0	0	0%
Head-On	0	0	0	0	0	0%
Rear End	0	0	0	3	0	75%
Sideswipe - same	0	0	0	0	0	0%
Sideswipe - opposite	0	0	0	0	0	0%
Not Collision w/Motor Veh	0	0	0	0	1	25%
TOTALS:	0	0	0	3	1	4

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): The Old Pioneer Trail residential development proposes to modify the existing driveway/Old Pioneer Trail and add deceleration lanes. Per GDOT's driveway and encroachment manual, the estimated volumes meet the criteria to install deceleration lanes. The proposed development will add 138 single-family homes.

Proposed Intersection Control: Conventional (Minor Stop)

REQUESTED BY: Andrew Antweiler, PE, PTOE

Date: 11/21/2022

Title: Consulting Engineer

APPROVED BY:

Date:

Name:

District Engineer or (Approved Delegate)

¹ Analysis data input on this worksheet is for proposed control & configuration on form, not the No-Build data shown on the top of Stage 2

² ADT's required if available (from data collected or nearest GDOT count station site); Capacity data optional unless needed to justify basis of the waiver request.

³ Crash data (required for all existing intersections) must be entered here independent from Stage 2 worksheet inputs (not linked)

Jurisdiction		Rezoning Case Number		Applicant Name	
City of Holly Springs		MA-04-2023		PR Land Investments, LLC	
Acreage	Number Of Lots	Housing Type		Current Zoning	Proposed Zoning
23.47+/-	138	Single-Family		R-40 & NC	TND
Estimated Student Impact ⁽¹⁾		Additional Capacity Needed		Additional Capacity Cost ⁽²⁾	Annual Student Cost ⁽³⁾
100	Students	5	Classroom(s)	\$136,432	\$869,835
Map & Parcel Number(s)					
15N19 197, 198, 199, 200, 200A, 201, 202, 203, 223 & 226					
Property Description					
Intersection of Hickory Flat Hwy and Old Pioneer Trail					

Affected Schools Capacity Information

Elementary School	ES Enrollment	ES Capacity	% Capacity
Indian Knoll ES	868	1,200	72%
Middle School	MS Enrollment	MS Capacity	% Capacity
Dean Rusk MS	1,454	1,625	89%
High School	HS Enrollment	HS Capacity	% Capacity
Sequoyah HS	2,051	2,375	86%

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

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

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

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

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

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

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

Cherokee County Water & Sewerage Authority

January 25, 2023

RE: Water & Sewerage Availability (Tax Map 15N19, Parcel 197, 199, 200, 200A, 201, 202, 203, 223, 226)

To Whom It May Concern:

Please be advised that Cherokee County Water & Sewerage Authority presently has a 12" DIP water main on the East side of Hickory Flat Highway East of the subject property. Also, there is a 36" DIP water main on the West side of Hickory Flat Highway East of the subject property.

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

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

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

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

Sincerely,



Bradley M. Payne
Construction Office Supervisor

CC: Dwayne Fowler
Garry Hensley
Keith Allen
Jeff Hooper



PLANNING AND ZONING

February 23, 2023

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

RE: A-03-2023 Old Pioneer Trail/Hickory Flat Highway

Dear Mrs. Moon:

The annexation case A-03-2023 3690 Hickory Flat Highway was on the agenda of the regular meeting of the Cherokee County Board of Commissioners on Tuesday, February 21, 2023. The applicant is requesting to annex and rezone 18.47 +/- acres from R-40 and to TND, and combine them with two city parcels for the development of 138 single family detached units.

Based on the staff review and discussion at the commission meeting, the Board of Commissioners voted unanimously to communicate the following concerns to the City Council:

1. That the City consider a lower density more in keeping with Cherokee County's Suburban Growth/Transitional Corridor recommended densities which would be limited to two units an acre, or consider a commercial use.
2. That the applicant abides by County requirements and include a 75-foot setback along Hickory Flat Road to preserve Right-of-Way.
3. The applicant considers the impact this development would have on the adjacent AG parcels to the west and north.

I have attached the complete staff analysis for your use. It contains more discussion about the items discussed above.

Feel free to reach out to me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Turner", with a long horizontal flourish extending to the right.

Kevin Turner, AICP
Deputy Director

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via statutory overnight delivery or certified mail, return receipt requested

City	Holly Springs		
Case Number	A-03-2023	Applicant	J.D. Espana, Jr—PR Land Developments, LLC
Receipt of Annexation Notice Date			1/24/2023
Holly Springs Planning Commission Public Hearing			3/9/2023
Meeting date the Board of Commissioners must decide whether to object.			2/21/2023
45 day period to object expires on			3/10/2023
City Council Review & Decision			4/17/2023

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

	Yes	No
Is the property to be annexed contiguous to city jurisdictional boundary?	X	
Development Map designation	Suburban Growth/Transitional Corridor	
Surrounding / Contiguous City Future Development Map	Parkway Corridor	
Surrounding County Future Development Map	Suburban Growth	
Does this annexation create an “island” of unincorporated land?		X

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

c) infrastructure demands related to the proposed change in zoning or land use?	X
---	---

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

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

4) Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?	Yes	No
	X	
If the answer to (4) is no, does the proposed change in zoning or land use result in:	Yes	No

a) a use which significantly increases the net cost of infrastructure?		
b) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?		
If the answer to 4(a) or 4(b) is yes, then:	Yes	No
c) Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan?	X	
d) Does the proposed change in zoning or land use differ substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances?		X

Comments:

Planning and Zoning

Applicant wishes to annex 18.47 +/- acres at Old Pioneer Trail and Hickory Flat Highway and combine it with 5 +/- acres already in the city limits to develop 138 single-family units. Based on the County's Future Development Map, the property lies in the Suburban Growth and Transitional Corridor Character Areas, which calls for a total density of 1.5 du/a, much lower than the proposed density of 5.88. The property also lies in Holly Springs' Parkway Corridor Character Area, which allows for high density residential development.

Engineering

The City of Holly Springs would be annexing the entire portion of Old Pioneer Trail that is currently maintained by Cherokee County. Based on the proposed development, Old Pioneer Trail would likely need to be upgraded to normal residential standards with an approved fire department turnaround at the end of the public right-of-way. The intersection of Hickory Flat Highway and Old Pioneer Trail would likely need to be upgraded with a deceleration lane and also a left-turn lane into Old Pioneer Trail. Those improvements would be permitted through the Georgia Department of Transportation. Cherokee County also requires a 75 foot building setback from arterial roadways such as Hickory Flat Highway that are two-lanes. It would be beneficial if that building setback was maintained along the arterial roadway if the property is annexed.

Fire Marshal

A water flow test shall be conducted to ensure adequate water supply for the development is available for firefighting. There is an 36" waterline along Hickory Flat Hwy (140). The current waterline on Old Pioneer Trail is not sufficiently sized for this development (2.5") and will need to be replaced with an 8" minimum waterline.

Any future development of the property should be designed and built to meet minimum state fire codes and local ordinances.

Old Pioneer Trail may need to be improved to include a fire engine turnaround before the separate individual single family residential lots. More information is needed.

Legal Review Results

No comments from legal.

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

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

(1) The proposed change in zoning or land use;

(2) Proposed increase in density; and

(3) Infrastructure demands related to the proposed change in zoning or land use.

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

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

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

(1) Result in:

Agenda Item VI-B

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

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

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



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: **CUP-01-2023**, applicant requests a conditional use permit for a Car Wash Establishment for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 004E of tax plat 15N14C

CUP-02-2023, applicant requests a conditional use permit for an Automotive Service Establishment for property located off of Holly Springs Parkway, Holly Springs, GA, tax parcel 004E, of tax plat 15N14C

DATE: April 4, 2023

COUNCIL MEETING DATE: April 10, 2023

STAFF ANALYSIS

Applicant, Martie Murphy, Tidal Wave Auto Spa, has requested a Conditional Use Permit (CUP-01-2023) for a Car Wash Establishment, for property located on Holly Springs Parkway, parcel 004E of tax plat 15N14C. The property is zoned GC, General Commercial. The applicant proposes to construct a 2,908 sq. ft. Tidal Wave Auto Spa. See the attached location map and site plan.

Applicant, Butler Properties & Development, representing Valvoline Instant Oil Change, has requested a Conditional Use Permit (CUP-02-2023) for an Automotive Service Establishment, for property located on Holly Springs Parkway, parcel 004E of tax plat 15N14C. The property is zoned GC, General Commercial. The applicant proposes to construct a 1,994 sq. ft. Valvoline Instant Oil Change facility. See the attached location map and site plan.

Both conditional use permit requests are on the same property, located at the intersection of Holly Springs Parkway and Harbor Creek Parkway. The property will be subdivided into two separate parcels with access to the property via Harbor Creek Parkway, a private road. Proposed building designs including façades are included within the packet.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	GC	NORTH:	Nissan
SOUTH:	OI, R-20, NC	SOUTH:	Live Clean, SFR
EAST:	HDMFR, R-20, NC	EAST:	Harbor Creek Apts., SFR
WEST:	GC/LI	WEST:	Walmart, Various Retail and Industrial Businesses

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 uses proposed are allowed by the issuance of a Conditional Use Permit in the GC zoning district. This property is currently zoned GC and was planned for commercial development.

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

Adjacent and nearby properties include a car dealership, apartments, single-family residences, liquor store, and a number of other commercial and industrial properties. Although an apartment complex is nearby, the road, part of the Nissan dealership, and greenspace separate the proposed development from the apartments.

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

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

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

This request will not result in a use that would cause an excessive or burdensome use of utilities, streets, or other public services. Access to this property will be via the existing private road, Harbor Creek Parkway. Turn lanes and decel lanes are already in place along Holly Springs Parkway, constructed in conjunction with the development of the Nissan car dealership. It will have no impact on the local school system. All road improvements will be subject to the approval of the City Engineer.

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

This property is planned for development within the Parkway Corridor character area. This character area follows Holly Springs Parkway and also encompasses land around interchanges of I-575. The Parkway Corridor is intended to provide primarily a commercial service function, i.e., retail sales, services, and offices, while maintaining quality development standards and sensitive transition to the Holly Springs Town Center. It also includes a high-density multi-family residential component.

Application: Existing and new commercial and high density multi-family residential

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

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

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

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

- a) **Commercial Uses.** Use the character areas and the Future Land Use Map (FLUM) to guide commercial growth and expansion for office/institutional, general commercial, and industrial opportunities (8.1, #1).
 - b) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas (8.1, #11).
 - c) **Conditional Uses.** Continue to regulate the designated conditional uses, to protect the health, safety, welfare, natural environment, and character of the City of Holly Springs. Revise and expand conditional uses in the future as determined by Mayor and Council (8.1, #13).
 - d) **Land Use Decisions.** Use the Future Land Use Map (FLUM) as a guide when making land use decisions (map amendment requests) and reviewing other development proposals (8.1, #22).
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

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

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

This area is largely developed and this property is one of the very few undeveloped parcels in the area. The proposed uses would benefit and support the existing commercial and residential uses in the surrounding properties.

C. Conditional Use Proposal Review Standards

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

The Conditional Use Permit for a Car Wash Establishment requires the following regulations:

5.4-4 Auto Laundry or Car Wash Establishment. An Auto Laundry Establishment or Car Wash is a structure equipped with facilities for washing automobiles. The purpose of this Section is to mitigate the negative effects of noise, fumes and litter, to promote environmental welfare through stormwater management, regulation of turbidity and water conservation, and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant, shall submit sufficient evidence to demonstrate compliance, and at all times thereafter remain compliant with each of the following conditions:

- a.) There shall be a minimum of 100 feet of frontage on a public street.
- b.) The minimum land area set aside and exclusively devoted to such use shall total a minimum of 0.75 acre.
- c.) Storage of all goods, equipment, and materials shall be accommodated entirely within an enclosed building.
- d.) All exterior driveways and parking areas shall be constructed and maintained with an all-weather paved surface.
- e.) All washing activities shall occur inside, draining into a properly installed floor drain connected to the sanitary sewer.
- f.) All bay or garage doors shall not front a major street.

Applicant is requesting a variance from this requirement to be addressed in a separate report.

- g.) All new commercial conveyor and in-bay auto laundry/car wash establishments, permitted and constructed after January 19, 2012, must install operational recycled water systems. A minimum of 50% of water utilized will be recycled.

The Conditional Use Permit for an Auto Service Establishment requires the following regulations:

5.4-7 Auto Service Establishments- Auto Service Establishments shall include minor auto service activities, including but not limited to oil changes, tune-ups, brakes, and other similar activities and/or uses; provided that Auto Service Establishments shall not include activities classified and defined by the Zoning Ordinance as auto repair. The purpose of this Section is to mitigate the negative effects of potential noise, fumes, litter, harmful run-off, contaminants, spillage, impervious surfaces, parking problems and to ensure compatibility with adjacent uses and surrounding neighborhoods and businesses. In addition to an application for a conditional use permit, the applicant shall submit evidence sufficient to demonstrate compliance, and at all times thereafter remain compliant with the following standards:

a.) For those establishments proposed for the GC-General Commercial Zoning District, or a LI- Light Industrial District; not an established and platted LI- Light Industrial Park:

1. The minimum land area set aside and exclusively devoted to Auto Service Establishments shall total to at least 0.75 acre.
2. All storage, parts, waste materials and/or inoperative vehicles and all service activities shall be carried out and/or accommodated entirely within enclosed buildings.
3. All buildings shall be located at least 50 feet from adjacent street right-of-way lines.
4. All exterior public parking, maneuver and driveway areas shall be constructed with an all-weather-paved surface surrounded by a raised curb.
5. Aisles, drives, and access-ways shall be adequately designed for vehicle movement and access for service and/or emergency vehicles.
6. Auto Service Establishments shall not be located within 500 feet of a parcel zoned for residential use.
7. Garage doors or bays shall neither front nor lay in the line of sight of parcels zoned for residential use. All garage and bay doors shall not front a major street.

The applicant has requested a variance from this requirement.

8. Proximity to restaurants and food service establishments should be considered and reviewed.

D. Summary

The proposed conditional use permit requests for a Car Wash and an Auto Service Establishment are an allowed uses within the GC, General Commercial zoning district, subject to compliance with the applicable regulations. There is a variety of uses within the area and the proposed uses provided needed services for the area residents and businesses.

E. Planning Commission

The Planning Commission conducted a public hearing on March 9, 2023. No public comments were presented at this hearing. The Planning Commission voted to recommend **APPROVAL** (4-0) with staff stipulations of both conditional use permit requests (Car Wash Establishment and Auto Service Establishment). In addition, the Planning Commission voted to **APPROVE** (4-0) the variance requests to allow the bay doors to face Holly Springs Parkway.

F. Staff Recommendation

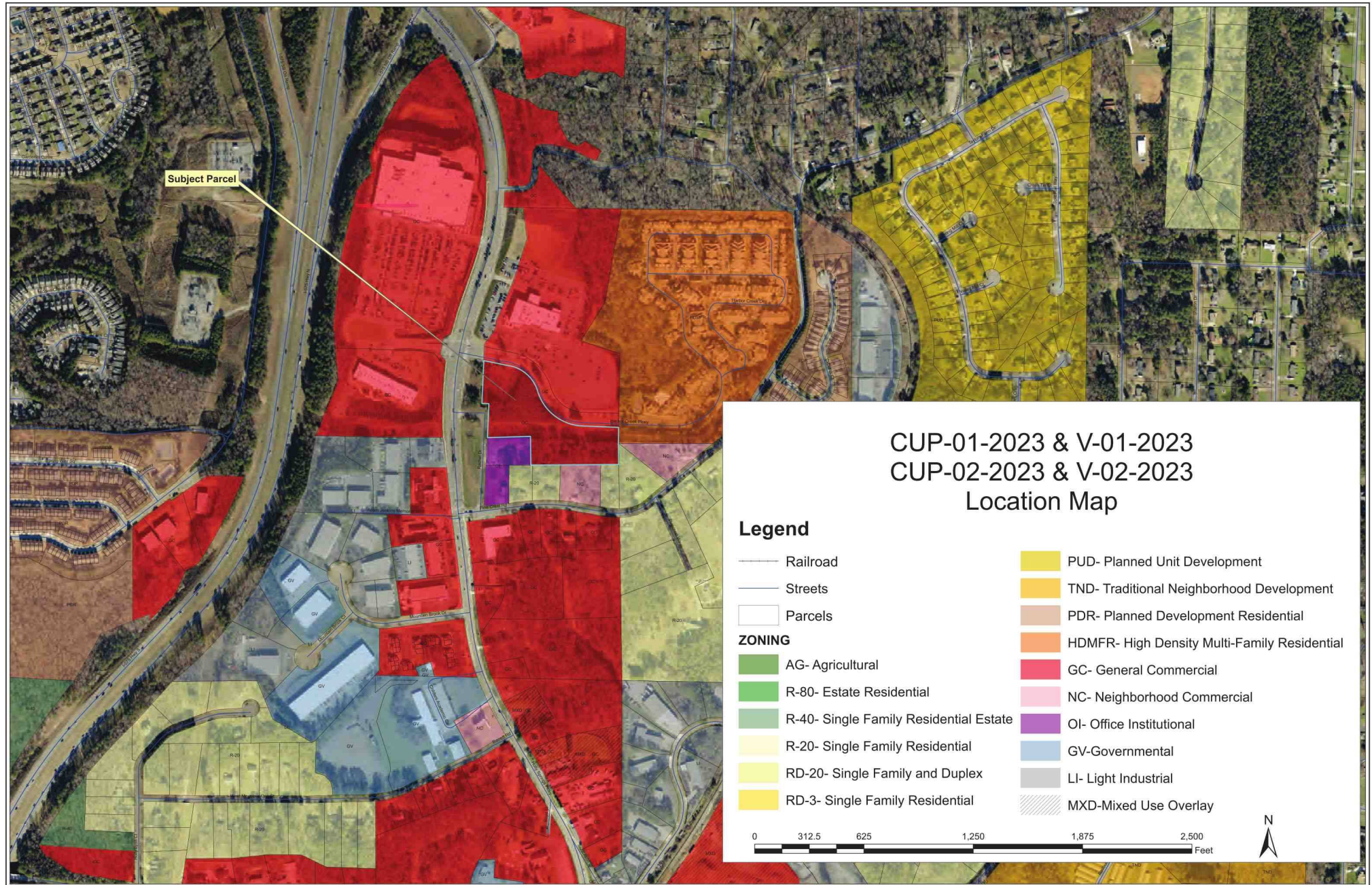
Based on the preceding analysis, Staff recommends **APPROVAL** of the Conditional Use Permit (CUP-01-2023) for a **Car Wash Establishment** with the following stipulations:

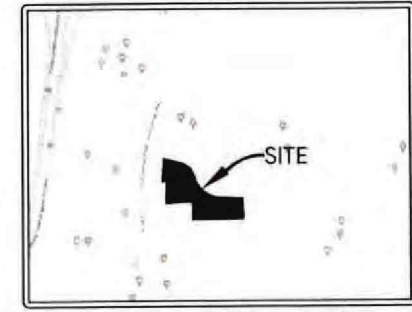
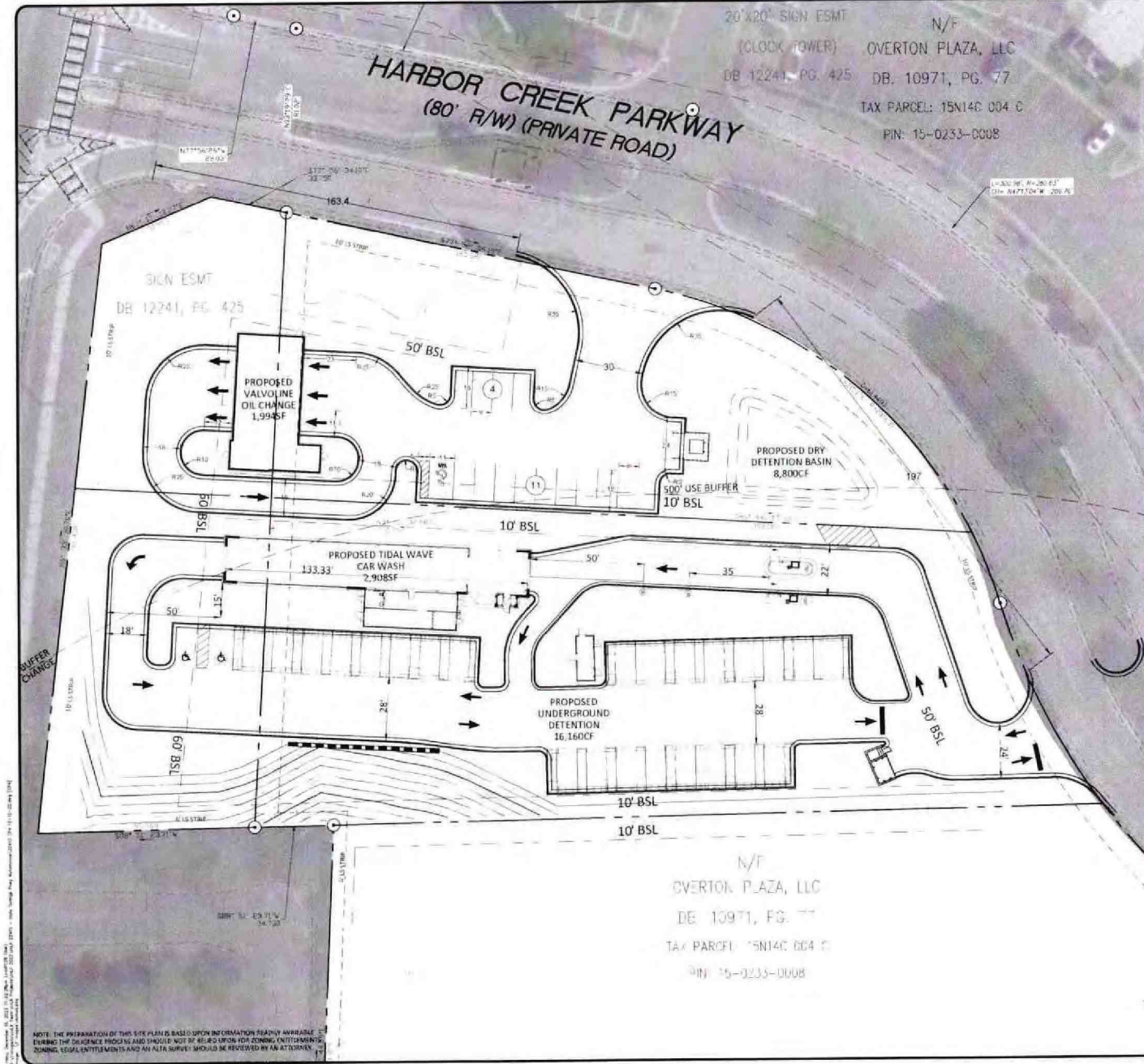
1. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/Developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping. Additional landscaping shall be installed along Holly Springs Parkway to provide screening of the bay doors subject to approval of the City Arborist.
3. In addition to the zoning requirements of the GC zoning district, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.

Based on the preceding analysis, Staff recommends **APPROVAL** of the Conditional Use Permit (CUP-02-2023) for an **Auto Service Establishment** with the following stipulations:

1. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
2. Owner/Developer shall coordinate with the Community Development Director and the City Arborist regarding landscaping. Additional landscaping shall be installed along Holly Springs Parkway to provide screening of the bay doors subject to approval of the City Arborist.
3. In addition to the zoning requirements of the GC zoning district, all development shall follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.

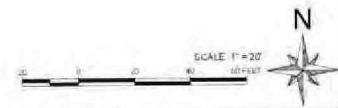
*** The recommendations made herein are the opinions of the City of Holly Springs Staff and do not constitute a final decision. The Holly Springs City Council makes the final decision on all rezoning applications at their regularly scheduled meeting. Any site plan submitted as a part of this application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





- NOTES
1. ABANDONED RIGHT-OF-WAY IS APPROXIMATE. ACTUAL AREA TO BE DETERMINED BY CITY OF HOLLY SPRINGS.
 2. 500' ZONING SETBACK IS BASED UPON ADJACENT PROPERTY LINES TAKEN FROM AN ALTA SURVEY CONDUCTED BY ATWELL GROUP, DATED SEPTEMBER 7, 2017, AND APPROXIMATE PROPERTY LINE REFERENCED FROM CHEROKEE COUNTY GIS.

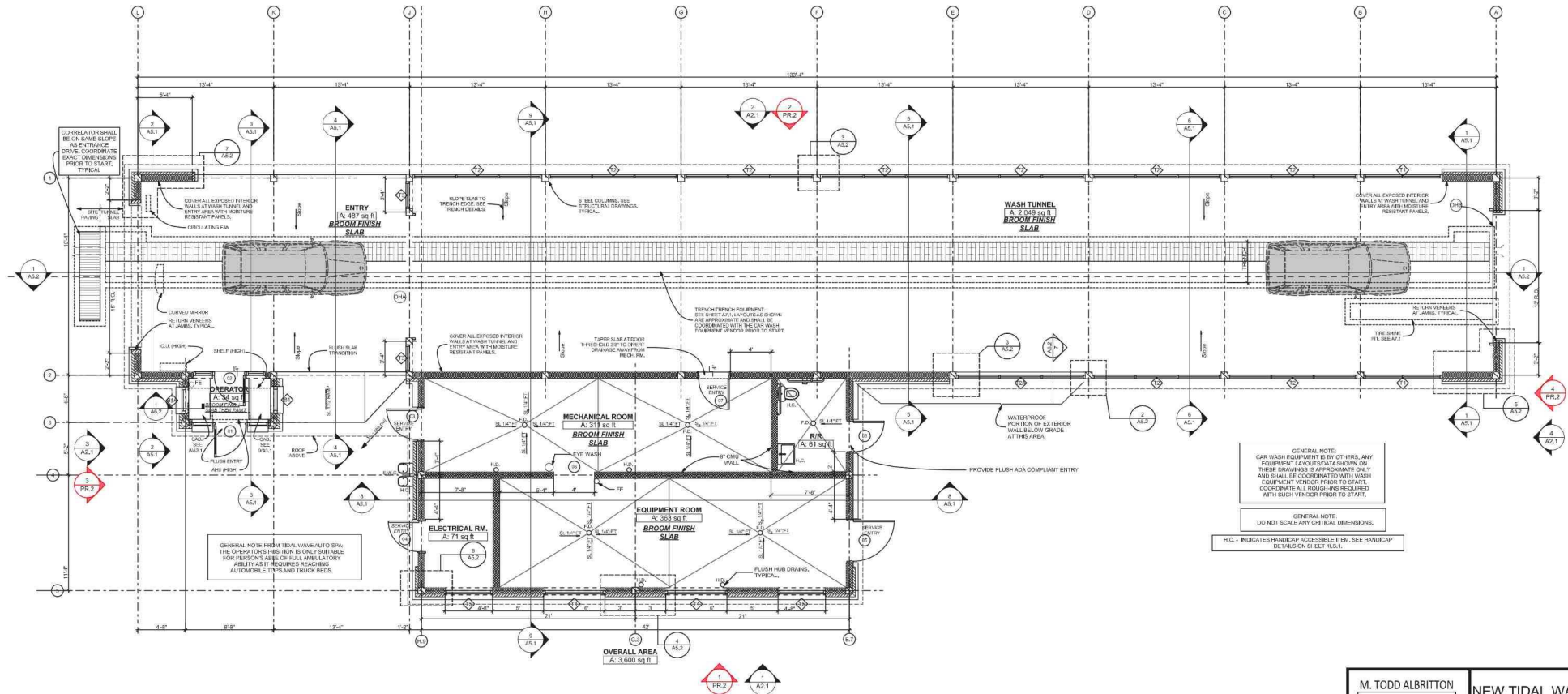
Level 1		
	Existing/Req	Proposed
Zoning	GC	-
Use Allowed	Yes	-
Use Specific Req	N/A	-
Flood Zone	No	-
National Wetlands Inventory	N/A	-
Overlay District	No	-
Valvuline Oil Change	-	1,994 SF
Tidal Wave Car Wash	-	2,908 SF
Parcel A	0.54	0.88 Ac
Parcel B	1.02	1.33 Ac
Parcel C	4.39	4.39 Ac
Est. Acquired ROW	-	0.54 Ac
Total Site Area	6.05 AC	6.60 AC
Building Setbacks		
Major	60' Arsenial	60'
Minor	50' collector/local	50'
Side	10'	10'
Rear	15'	15'
Landscape Strips		
Major	10'	10'
Minor	-	-
Side	6'	6'
Land Use Buffers	-	500' from Res.
Environmental Buffers	N/A	-
Level 2		
	Existing/Req	Proposed
Parking Ratio	-	Car Wash 5/MSF Oil Change 3/Bays 1/Employee
Parking Spaces	-	35: 19 vac, 16 std
Parking Size	9'x18', 162SF min	vac: 12x18, std 9x18
Compact Parking %	25% Max	0%



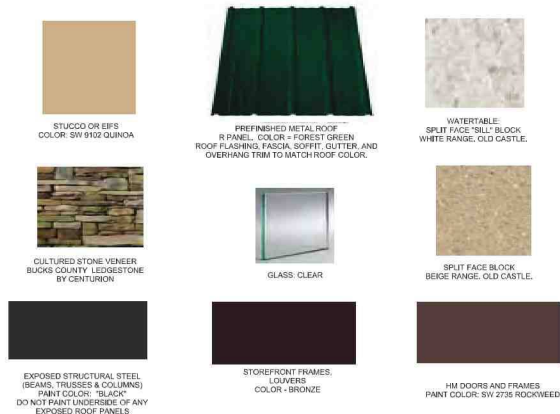
civilocustix

PRELIMINARY SITE PLAN
HOLLY SPRINGS PKWY AUTO

CP10.1
22410
FEBRUARY 3, 2023



1 PRELIMINARY FLOOR PLAN
SCALE 1/8" = 1'-0"



EXTERIOR FINISH SCHEDULE

M. TODD ALBRITTON ARCHITECT 202 EAST MAIN STREET THOMASTON, GEORGIA 30286 PH 770-560-2275 mtdodalb@architect@gmail.com		NEW TIDAL WAVE AUTO SPA 134 LEFT ENTRY STD ## ## ##
OWNER: TIDAL WAVE AUTO SPA EAST THOMPSON STREET THOMASTON, GEORGIA 30286		PLAN DATE 9/9/22
TIDAL WAVE AUTO SPA		MARK DATE DESCRIPTION
SHEET TITLE PRELIMINARY		PROJECT DATE: #####
PROJECT NUMBER: ##		DRAWN BY: Name
PR.1		



M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30206
PH 770-540-3275
mtoddalbritt@architect@gmail.com

NEW TIDAL WAVE
AUTO SPA 134
LEFT ENTRY STD
##, ##

OWNER:
TIDAL WAVE AUTO
SPA
EAST THOMPSON STREET
THOMASTON, GEORGIA
30206

PLAN DATE
9/9/22

MARK DATE DESCRIPTION

SHEET TITLE
PRELIMINARY

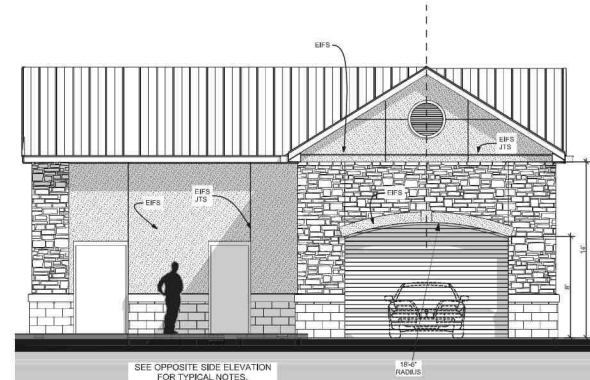
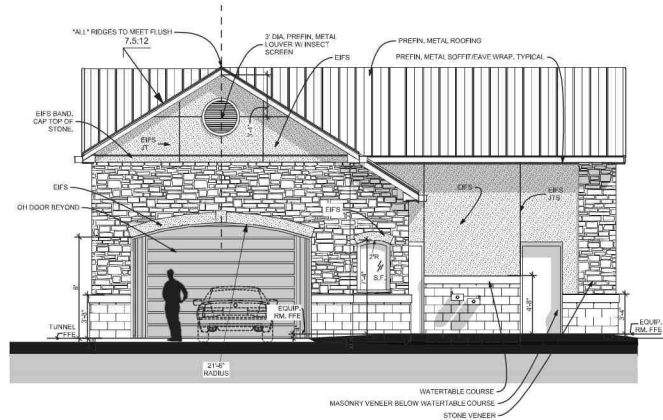
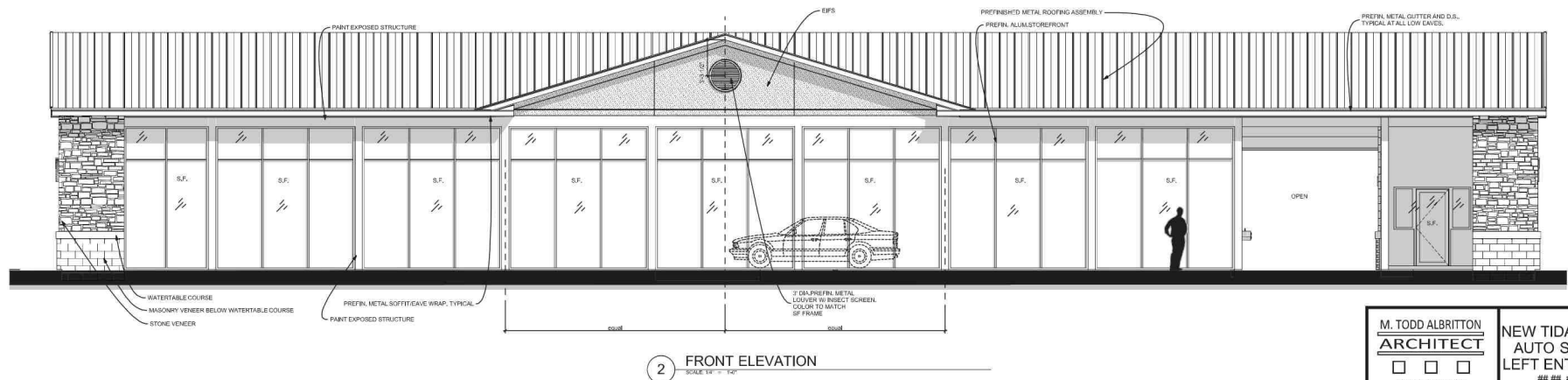
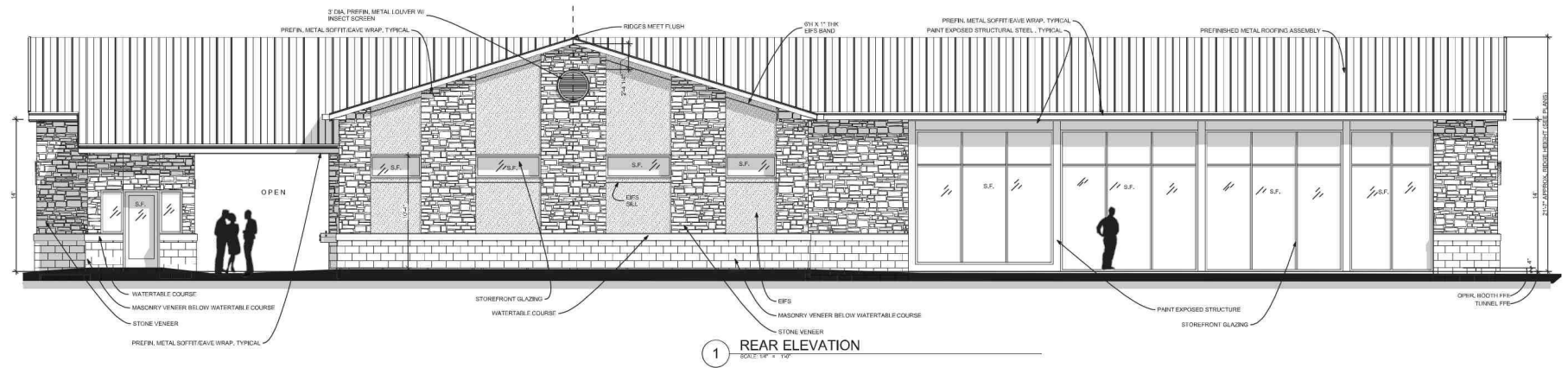
PROJECT DATE: #####

PROJECT NUMBER: ##

DRAWN BY: Name

PR.2





M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30206
PH 770-540-3275
mtoddalbritionarchitect@gmail.com

NEW TIDAL WAVE
AUTO SPA 134
LEFT ENTRY STD
##, ##

OWNER:
TIDAL WAVE AUTO
SPA
EAST THOMPSON STREET
THOMASTON, GEORGIA
30206

PLAN DATE
9/9/22

MARK DATE DESCRIPTION

SHEET TITLE
PRELIMINARY

PROJECT DATE: #####

PROJECT NUMBER: ##

DRAWN BY: Name

PR.3



EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.L.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYMAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "MODULAR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
STONE WAINSCOT: (GRADE TO PRECAST SILL)	MANUFACTURER: CUSTOM CAST STONE ROCK FACE; ASHLAR PATTERN, COLOR: "LIGHT BUFF"				
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"	H.M. DOORS & FRAMES:	FIELD PAINT SHERWIN-WILLIAMS SW-7515 "HOMESTEAD BROWN", PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"				
PRECAST SILL: (REFER TO SILL PROFILE)	CUSTOM CAST STONE - "LIGHT BUFF"	MISC. ROOF VENTS, FANS, ETC.	FIELD PAINT SHERWIN-WILLIAMS SW7046 "ANONYMOUS"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	GUTTER, DOWNSPOUTS, FASCIA, EXTERIOR SOFFIT, & EXPOSED TRIM	BERBRIDGE - "SIERRA TAN"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				

Project No: #####.#

**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- x CUP-01-2023HEARING DATE March 9, 2023DATE OF APPLICATION February 3, 2023APPLICANT Martie Murphy
Tidal Wave Auto SpaOWNER Cherokee Auto Land, LLC
(If other than applicant)ADDRESS 124 E Thomson St
Thomaston GaADDRESS 1855 Luke King Parkway
Buford, GAZIP CODE 30286 PHONE 706-6470414ZIP CODE 30519 PHONE 310-429-5227EMAIL martie@shjconstrucitongroup.comSIGNATURE Martie Murphy

SIGNATURE _____

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDEREDPRESENT ZONING DISTRICT(S) GCREQUESTED ZONING DISTRICT GCREQUESTED CONDITIONAL USE(S) Express Car WashPROPERTY LOCATION/ADDRESS SE Corner of Holly Springs Pkwy and Harbor Creek PkwyMAP NUMBER 15N14CPARCEL NUMBER(S) 004E

LAND LOT(S) _____

DISTRICT(S) _____ SECTION(S) _____

ACREAGE 1.29 SEWAGE DISPOSAL TYPE SS UTILITIES AVAILABLE YES

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

We are requesting a conditional use of a Tidal Wave Auto Spa as listed as an allowable conditional use in the General Commercial zoning**(COMPLETE ON ATTACHED PAPER IF NECESSARY)**

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)**PLANNING COMMISSION RECOMMENDATION:**

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

**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- XHEARING DATE March 9, 2023DATE OF APPLICATION February 3, 2023APPLICANT Martie Murphy
Tidal Wave Auto SpaOWNER Cherokee Auto Land, LLC
(If other than applicant)ADDRESS 124 E thomson st
Thomaston GaADDRESS 1855 Luke King Parkway
Buford, GAZIP CODE 30286 PHONE 706-6470414ZIP CODE 30519 PHONE 310-429-5227EMAIL martie@shjconstructiongroup.com

SIGNATURE _____

SIGNATURE  _____APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDEREDPRESENT ZONING DISTRICT(S) GCREQUESTED ZONING DISTRICT GCREQUESTED CONDITIONAL USE(S) Express Car WashPROPERTY LOCATION/ADDRESS SE Corner of Holly Springs Pkwy and Harbor Creek PkwyMAP NUMBER 15N14CPARCEL NUMBER(S) 004E

LAND LOT(S) _____

DISTRICT(S) _____ SECTION(S) _____

ACREAGE 1.29 SEWAGE DISPOSAL TYPE SS UTILITIES AVAILABLE YES

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

We are requesting a conditional use of a Tidal Wave Auto Spa, as listed as an allowable conditional use in the General Commercial zoning**(COMPLETE ON ATTACHED PAPER IF NECESSARY)**

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
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- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)**PLANNING COMMISSION RECOMMENDATION:**

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

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

_____ the proposed Tidal Wave Auto Spa is a use that is suitable in view of the use and
_____ development of adjacent and nearby property

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

_____ the proposed Tidal Wave Auto Spa will not adversely affect the existing use or _____
_____ usability of adjacent or nearby property

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? _____ the proposed use is currently an allowed use for the current zoning _____

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

_____ the proposed development will not have an excessive or burdensome use of _____
_____ existing streets, transportation facilities, utilities, public safety, or schools

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

_____ the proposed development is in conformity with the policy and intent of the _____
_____ adopted Future Development Map (FDM) and Future Land Use Map
_____ (FLUM)

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

_____ the proposed development is in conformity with the policies, objectives, and _____
_____ vision set forth by the Community Agenda (Comprehensive Plan) and other
_____ adopted policy documents

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

- the proposed development should not have any negative impacts to environment, including, _____
- but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water _____
- quality and quantity? _____

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

- the proposed development development is already and approved use with the completion of _____
- the CUP _____
- _____

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.

the proposed development is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 3,500 sq. ft.

Number of stories: 1

Total number of employees: 10 - 12 w/ maximum of 5 per shift

Exterior façade: Masonry see elevation

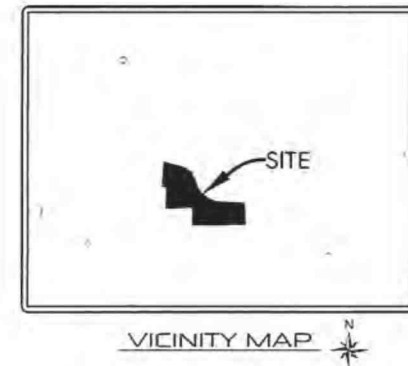
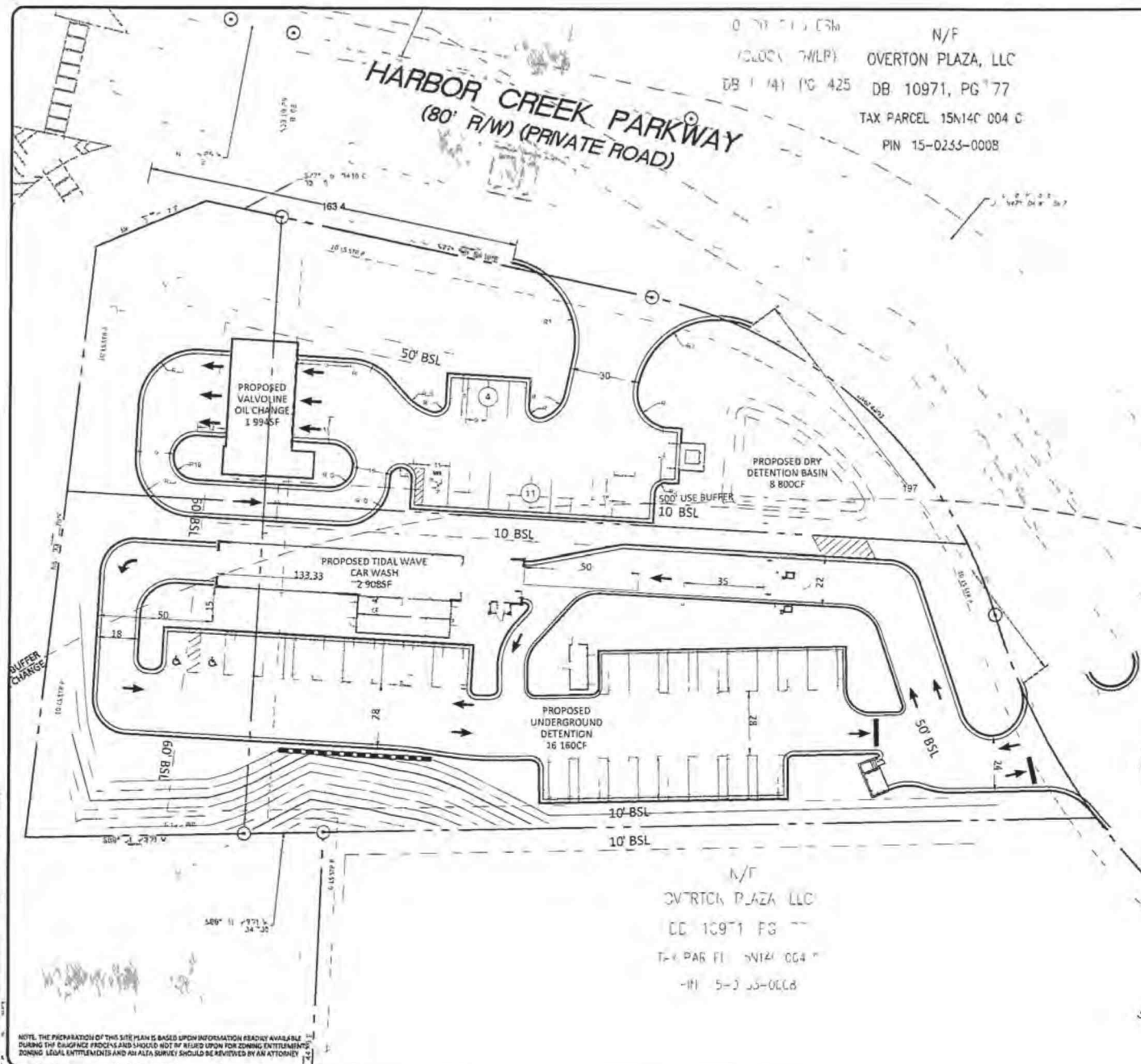
Anticipated start date: 7-1-23

Anticipated completion date: 12-31-23

ATTACHMENT B

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5. Yes
2. State the proposed business name, brand, flag, and/or franchise. Tidal Wave auto Spa
3. Explain in detail what services the proposed conditional use business will provide. Express Car Wash with free vacuuming
4. Has a business plan or model been completed for this proposed conditional use business? Yes
5. Why was this specific location chosen for this proposed establishment? We primarily operate off of exiting traffic which is a big driver for our site selection along with demographics and proximity of other sites in the market.
6. What is the projected date that the proposed conditional use business will open? Jan 2024
7. How many employees are expected to work at the proposed conditional use business? 10 - 12
8. What are the expected hours of operation for the proposed conditional use business? 8am to 8 pm
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? Typical business licensing which is already in place.
10. Does the proposed conditional use business conform with the nearby uses already in existence? Yes other automotive businesses in the area.
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? We perform marketing proforma for all of our locations and typically don't provide this to the public unless required.
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? No
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? No
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? Yes I believe this high end express carwash will mix well with other usage in the area.
15. Will the business have adequate facilities and parking to accommodate the proposed use? Yes

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



- NOTES
- 1 ABANDONED RIGHT-OF WAY IS APPROXIMATE. ACTUAL AREA TO BE DETERMINED BY CITY OF HOLLY SPRINGS
- 2 500' ZONING SETBACK IS BASED UPON ADJACENT PROPERTY LINES TAKEN FROM AN ALTA SURVEY CONDUCTED BY A TWELL GROUP, DATED SEPTEMBER 7, 2017, AND APPROXIMATE PROPERTY LINE REFERENCED FROM CHEROKEE COUNTY GIS

Level 1		
	Existing/Req	Proposed
Zoning	GC	
Use Allowed	Yes	
Use Specific Req	N/A	
Flood Zone	No	
Nat onal Wetlands Inventory	N/A	
Overlay District	No	
Valvoline Oil Change		1 394 S
Tidal Wave Car Wash		2 508 S
Parcel A	0.64	0.64 Ac
Parcel B	1.02	1.37 Ac
Parcel C	4.14	4.44 Ac
Est. Acquired ROW		0.54 Ac
Total Site Area	6.05 AC	6.60 AC
Building Setbacks		
Major	60 Arenal	60
Minor	50 collector/local	50
Side	10	10
Rear	15	15
Landscape Strip		
Major	10	10
Minor		
Side	6	6
Land Use Buffers		500 ft from Hrs
Environmental Buffers	N/A	
Level 2		
	Existing/Req*	Proposed
Parking Ratio		Car Wash 5.5/1000 Oil Change 3/150-1/75 employee
Parking Spaces	9 x 18 16255 m e	35 19 vac 16.1d
Parking Size	25% Max	18' x 18' 18' x 59' 11'
Connect Parking %		0%

PRELIMINARY SITE PLAN

civiloCISTIX
LLC

HOLLY SPRINGS PKWY AUTO
HOLLY SPRINGS, CA 90115

CP10.1
22410

FEBRUARY 3, 2021

**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- X CUP-02-2023

HEARING DATE March 9, 2023 DATE OF APPLICATION February 3, 2023

APPLICANT Butler Properties & Development OWNER Cherokee Auto Land, LLC
on behalf of Valvoline Instant Oil Change (If other than applicant) _____

ADDRESS 4725 Peachtree Corners Circle, Ste 240 ADDRESS 185 Luke King Pkwy
Peachtree Corners, GA Buford, GA

ZIP CODE 30097 PHONE 706-521-6250 ZIP CODE 30519 PHONE 310-429-5227

EMAIL travis@butlerprops.com

SIGNATURE [Signature] SIGNATURE _____

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

PRESENT ZONING DISTRICT(S) GC REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) Oil Change Facility

PROPERTY LOCATION/ADDRESS SE Corner of Holly Springs Pkwy and Harbor Creek Pkwy

MAP NUMBER 15N14C PARCEL NUMBER(S) 004E

LAND LOT(S) _____ DISTRICT(S) _____ SECTION(S) _____

ACREAGE 0.87 SEWAGE DISPOSAL TYPE SS UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST _____
We are requesting a conditional use of a Valvoline instant oil change facility, as listed as an allowable
conditional use in the General Commercial zoning

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8 5"x11" (SEE p 7 FOR REQUIREMENTS)
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

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

**MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION**

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 8

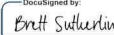


APPLICATION MA-_____

APPLICATION CUP-_____

HEARING DATE March 9, 2023DATE OF APPLICATION February 3, 2023APPLICANT Butler Properties & Development
on behalf of Valvoline Instant Oil ChangeOWNER Cherokee Auto Land, LLC
(If other than applicant) _____ADDRESS 4725 Peachtree Corners Circle, Ste 240
Peachtree Corners, GAADDRESS 185 Luke King Pkwy
Buford, GAZIP CODE 30097 PHONE 706-521-6250ZIP CODE 30519 PHONE 310-429-5227EMAIL travis@butlerprops.com

SIGNATURE _____

SIGNATURE  _____**APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED**PRESENT ZONING DISTRICT(S) GC

REQUESTED ZONING DISTRICT _____

REQUESTED CONDITIONAL USE(S) Oil Change FacilityPROPERTY LOCATION/ADDRESS SE Corner of Holly Springs Pkwy and Harbor Creek PkwyMAP NUMBER 15N14CPARCEL NUMBER(S) 004E

LAND LOT(S) _____

DISTRICT(S) _____ SECTION(S) _____

ACREAGE 0.87 SEWAGE DISPOSAL TYPE SS UTILITIES AVAILABLE YesDESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
We are requesting a conditional use of a Valvoline instant oil change facility, as listed as an allowable
conditional use in the General Commercial zoning**(COMPLETE ON ATTACHED PAPER IF NECESSARY)**

The following information must be provided with completed application:

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

(APPLICANT DO NOT WRITE BELOW THIS LINE)**PLANNING COMMISSION RECOMMENDATION:**

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? The proposed Valvoline instant oil change is a use that is suitable in light of the uses of the adjacent and nearby developments

(2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? the proposed Valvoline will not adversely affect the existing use or usability of adjacent or nearby property

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? the proposed use is currently an allowed use under the conditional use listings for the current general commercial zoning

(4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools? the proposed development will not have an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety or schools

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

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

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

(8) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?
the proposed development is already listed as an approved use with the completion of the CUP

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.

The proposed development is in conformity with the policies, objectives and vision set forth by the Community Agenda (Comprehensive Plan) and other policy documents.

Complete the following section, if applicable.

Residential

Minimum house size: _____ sq. ft.

Exterior façade: _____

Maximum number of units: _____

Anticipated start date: _____

Anticipated completion date: _____

Commercial

Number of buildings: 1

Maximum square footage: 1,994 sq. ft.

Number of stories: 1

Total number of employees: 6-10

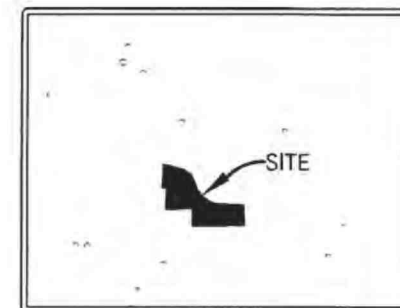
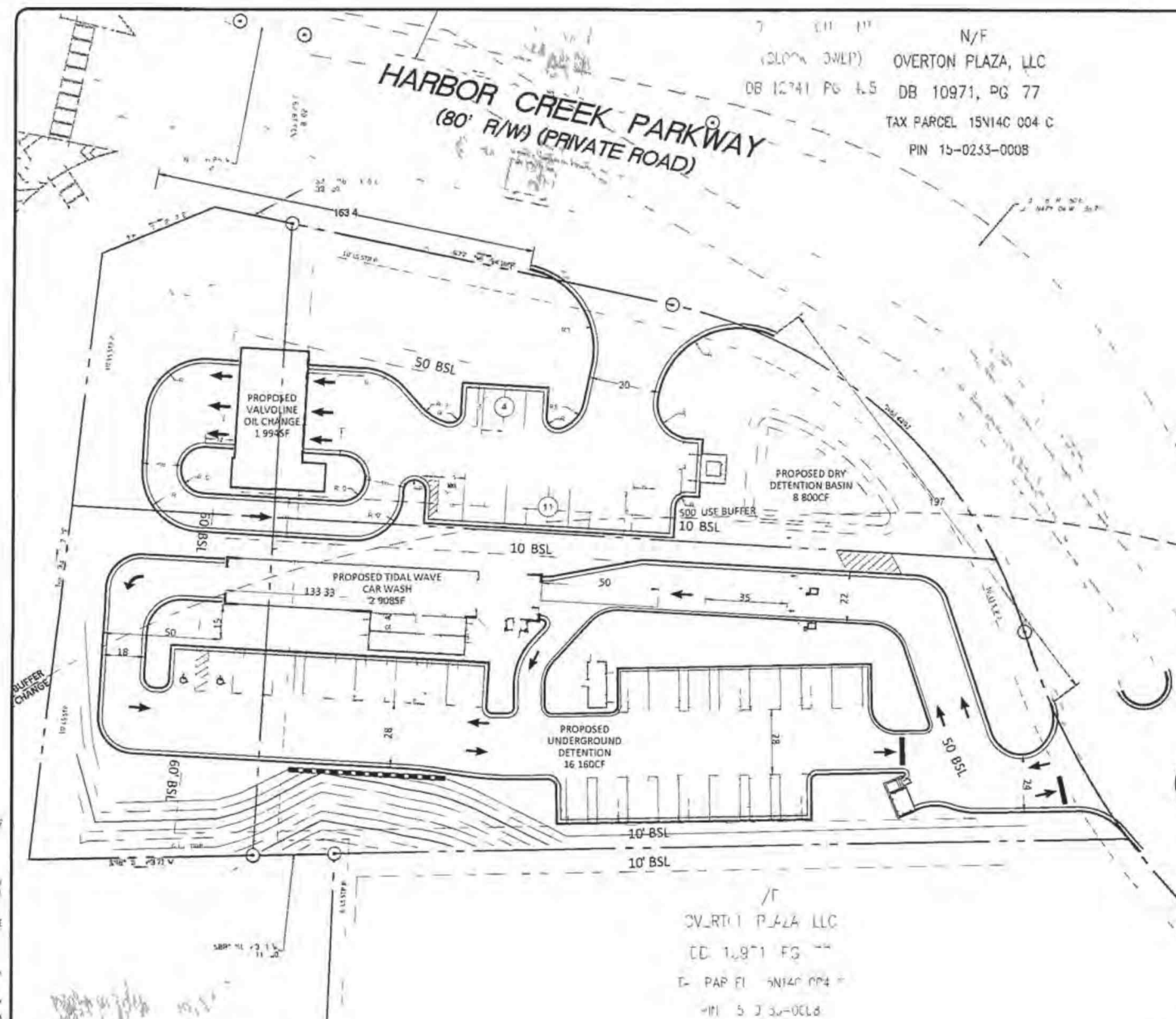
Exterior façade: Stone and Brick

Anticipated start date: 1-1-24

Anticipated completion date: 6-1-24

1. Please verify that the proposed use complies with all of the additional stipulations by use, if any, as set forth by Section 5.4, Article 5. **Yes**
2. State the proposed business name, brand, flag, and/or franchise. **Valvoline Instant Oil Change**
3. Explain in detail what services the proposed conditional use business will provide. **Express Oil Change Services**
4. Has a business plan or model been completed for this proposed conditional use business? **Yes**
5. Why was this specific location chosen for this proposed establishment? **We primarily operate off of exiting traffic, like the Wal-Mart and car dealership across the street, which is a big driver for our site selection along with demographics and proximity of other sites in the market.**
6. What is the projected date that the proposed conditional use business will open? **June 2024**
7. How many employees are expected to work at the proposed conditional use business? **6-10**
8. What are the expected hours of operation for the proposed conditional use business? **8am to 7pm**
9. What licensing requirements, if any, are mandated by the state for this business to operate? Do the proprietors of this business already possess these credentials? **Typical business licensing which is already in place.**
10. Does the proposed conditional use business conform with the nearby uses already in existence? **Yes other automotive and retail businesses in the immediate area.**
11. Was a feasibility study conducted that provides evidence that the local market demands such a business use? Or is such a study available? **We perform a marketing proforma for all of our locations and this information is proprietary.**
12. Will the proposed conditional use business create a nuisance or disturbance to nearby or adjacent properties? **No**
13. Is the proposed conditional use business a service that is similar or will overlap a nearby establishment already in existence? **No**
14. Will the services provided by the proposed conditional use business complement and correspondent well with the intended character of the respective zoning district area? **Yes, this attractive express oil change use will mix well with other retail in the area.**
15. Will the business have adequate facilities and parking to accommodate the proposed use? **Yes**

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



VICINITY MAP

- NOTES
- 1 ABANDONED RIGHT-OF-WAY IS APPROXIMATE ACTUAL AREA TO BE DETERMINED BY CITY OF HOLLY SPRINGS
- 2 500' ZONING SETBACK IS BASED UPON ADJACENT PROPERTY LINES TAKEN FROM AN ALTA SURVEY CONDUCTED BY ATWELL GROUP, DATED SEPTEMBER 7, 2017, AND APPROXIMATE PROPERTY LINE REFERENCED FROM CHEROKEE COUNTY GIS

Level 1		
	Existing/Req	Proposed
Zoning	GC	
Use Allowed	Yes	
Use Specific Req	N/A	
Flood Zone	No	
Natural Wetlands Inventory	N/A	
Overlay District	No	
Valuation District Change		1,994 SF
Tidal Wave Car Wash		2,908 SF
Parcel A	0.14	0.86 AC
Parcel B	1.02	1.82 AC
Parcel C	4.39	4.49 AC
Eas. Acquired ROW		0.54 A
Total Site Area	6.05 AC	6.60 AC
Building Setbacks		
Major	50 Aerial	60
Minor	50 collector/local	50
Side	10	10
Rear	15	15
Landscape Strips		
Major	10	10
Minor		
Side	5	5
Land Use Buffer		100' from Rtes
Environmental Buffers	N/A	
Level 2		
	Existing/Req	Proposed
Parking Ratio		Car Wash 5/15MS Oil Change 3/5/15=11/employee
Parking Spaces	9 x 10 162SF m.c.	35 19 vac 16 16 16 vac 12 x 18 16 16
Parking % area	25% Max	
Compass Parking %		

NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENT, ZONING LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.



COUNCIL AGENDA REPORT

FROM: Nancy Moon

SUBJECT: MA-05-2023, applicant requests rezoning of 0.83 +/- acres located off of Holly Street, Holly Springs, GA, tax parcel 061 of tax plat 15N14 from GC, General Commercial, to TND, Traditional Neighborhood Development

DATE: April 4, 2023

COUNCIL MEETING DATE: April 10, 2023

STAFF ANALYSIS

Applicant, Chris Riddle, has requested rezoning of 0.83+/- acres, tax parcel 061 of tax plat 15N14, from GC, General Commercial to TND, Traditional Neighborhood Development. The applicant proposes to construct a residential development consisting of 6 residential townhome units with a proposed gross density of 7.14 units per acre. A 30 ft. buffer shall be required along the rear property line adjacent to Holly Springs Place.

A. Existing Land Use and Zoning Classification of Nearby Property

ADJACENT ZONING		ADJACENT DEVELOPMENT	
NORTH:	R-20	NORTH:	Holly Springs Place
SOUTH:	R-20	SOUTH:	Childers
EAST:	GC	EAST:	SFR
WEST:	GC	WEST:	Moore's Auto Care

B. Zoning Proposal Review Standards; Study Required for Amendment

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

Surrounding development in the area includes single-family residential, commercial, and industrial uses. The proposed development, consisting of single-family townhomes, is more dense than what is immediately adjacent; however, other uses in the area would be classified as a more intensive use, i.e. commercial uses.

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

Since the subdivision consists of only 6 proposed homes, the development of this property should not cause a substantial adverse effect on adjacent or nearby properties with regards to existing uses or usability.

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 zoning district consisting of mainly commercial and office uses.

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

This request will generate some additional but not extensive traffic and use of utilities. Since the unit count is under 25, the Cherokee County School District (CCSD) views the impact as negligible and they do not calculate the impacts.

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 Suburban Neighborhood. This character area corresponds with conventional suburban subdivisions with approximately 1/3 acre to 1-acre lots that have curvilinear streets. Houses are set back from the road, and lots are spacious. Streets are built to a relatively wide standard when compared with traditional neighborhoods. Connectivity is not necessarily provided, although an objective of this character area is to provide for pedestrian activity and connections among subdivisions to provide more of a true “neighborhood” feel, as opposed to each tract being developed without consideration of connecting to abutting properties.

Another key objective for this character area is the provision of connected open spaces that are permanently protected. With such protected open space, it is possible for this character area to preserve a more rural, open-space feel if conservation lands are set aside and scenic view analyses are incorporated into development plans. Acceptable uses include single-family residences, stick-built (excluding manufactured homes), along with supportive civic, institutional, and recreational uses. These areas are served by public water supply but not necessarily sanitary sewer service.

Application: Existing and new single-family residential neighborhoods

Primary Future Land Uses: Single-family detached residential

Zoning Districts: R-40, R-30, R-20, PD-R, TND

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

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

- a) **Traditional Neighborhood Development.** Promote traditional neighborhood and mixed-use developments in appropriate areas, which could include commercial, multi-family, and single-family sections within the same project area. (8.1, #4)
 - b) **Density.** Consider increased residential densities for property adjacent to arterials and urban collectors. As properties are distanced further from arterials, urban collectors, and more intense uses, residential densities should decrease. (8.1, #8)
 - c) **Annexation.** Consider municipal boundary expansion opportunities as unincorporated property owners petition for annexation. (8.1, #9)
 - d) **Architectural Requirements.** Utilize the adopted architectural requirements for the various character areas of the city, seeking to refine and enhance these requirements, as needed. Consistently enforce architectural regulations to promote a uniform and harmonious quality of development within respective character areas. (8.1, #11)
 - e) **Environmentally Sensitive Areas.** Encourage development to use environmentally sensitive areas as buffers between differing land uses where appropriate. (8.1, #15)
 - f) **Housing Options.** Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs, and densities in each neighborhood; promoting programs to provide housing for residents of all socio-economic backgrounds, including affordable mortgage finance options; instituting programs to address homelessness issues in the community; or coordinating with local economic development programs to ensure availability of adequate workforce housing in the community. (8.2, #1)
7. Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?

The development of the property will be held to the environmental development standards for all local, state, and federal requirements. Engineering design and approval will meet all standards, including fire and life safety codes.

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

The proposed project is in an area with a mix of uses including residential, commercial, and industrial. As the Town Center develops, increased densities may be appropriate.

C. Summary

The proposed use does fit within the goals of the City's Comprehensive Plan. Although the density is higher than what may be immediately adjacent, it is only two parcels outside of the Town Center District where higher densities are warranted. This proposal provides a use for a property that would be somewhat limited in development for commercial uses due to the proximity of the stream and associated buffers.

D. Planning Commission

The Planning Commission conducted a public hearing on March 9, 2023. Five residents presented comments at the hearing and were concerned about traffic, consistency with other residential dwellings in the area, removal of trees, construction noise, drainage, lighting, height of buildings, snakes, wildlife in roads, and no benefits. The Planning Commission voted to recommend **APPROVAL** (3-1) of the request to **REZONE** the property with staff stipulations to TND, Traditional Neighborhood Development.

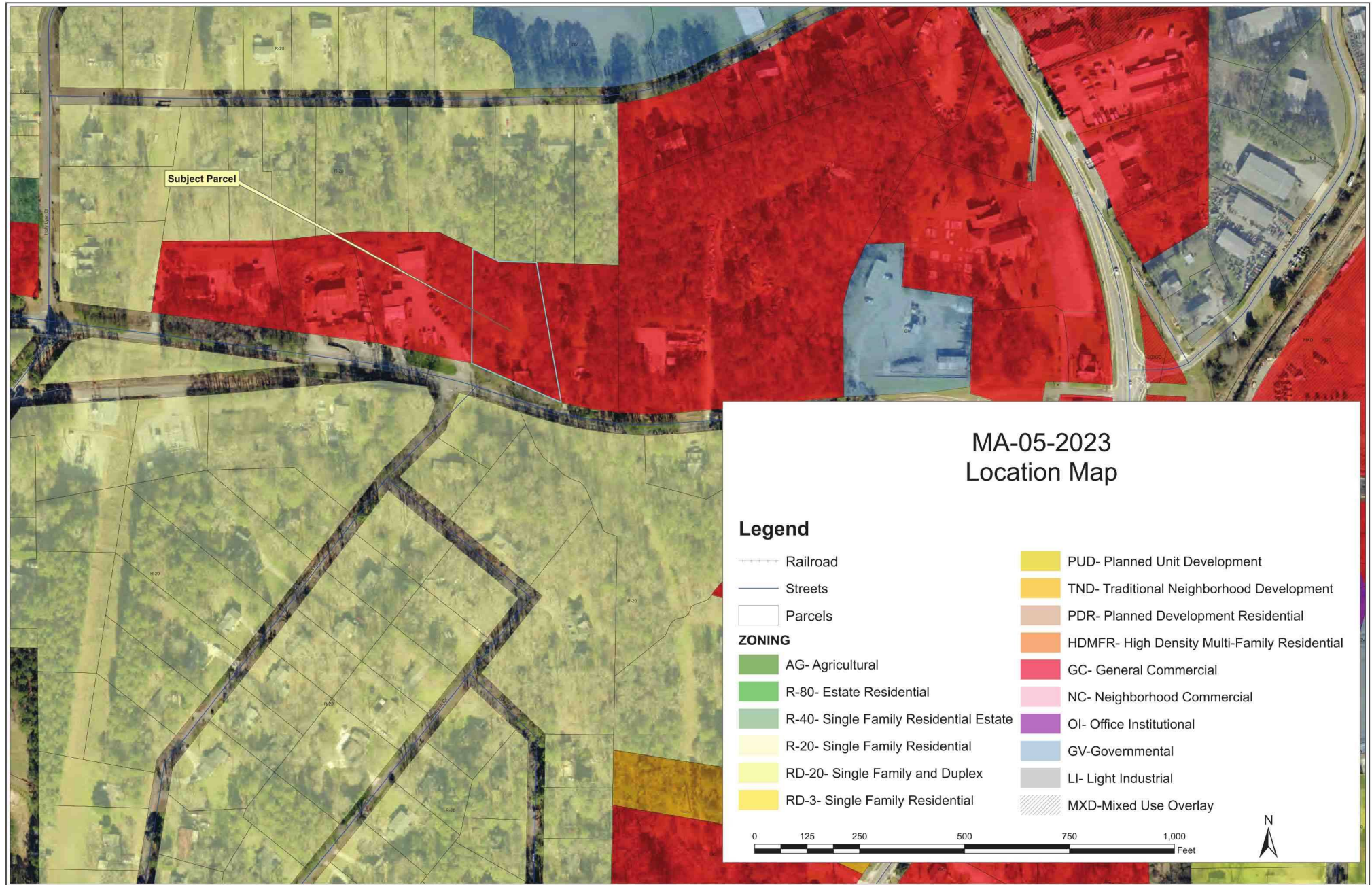
E. Staff Recommendation

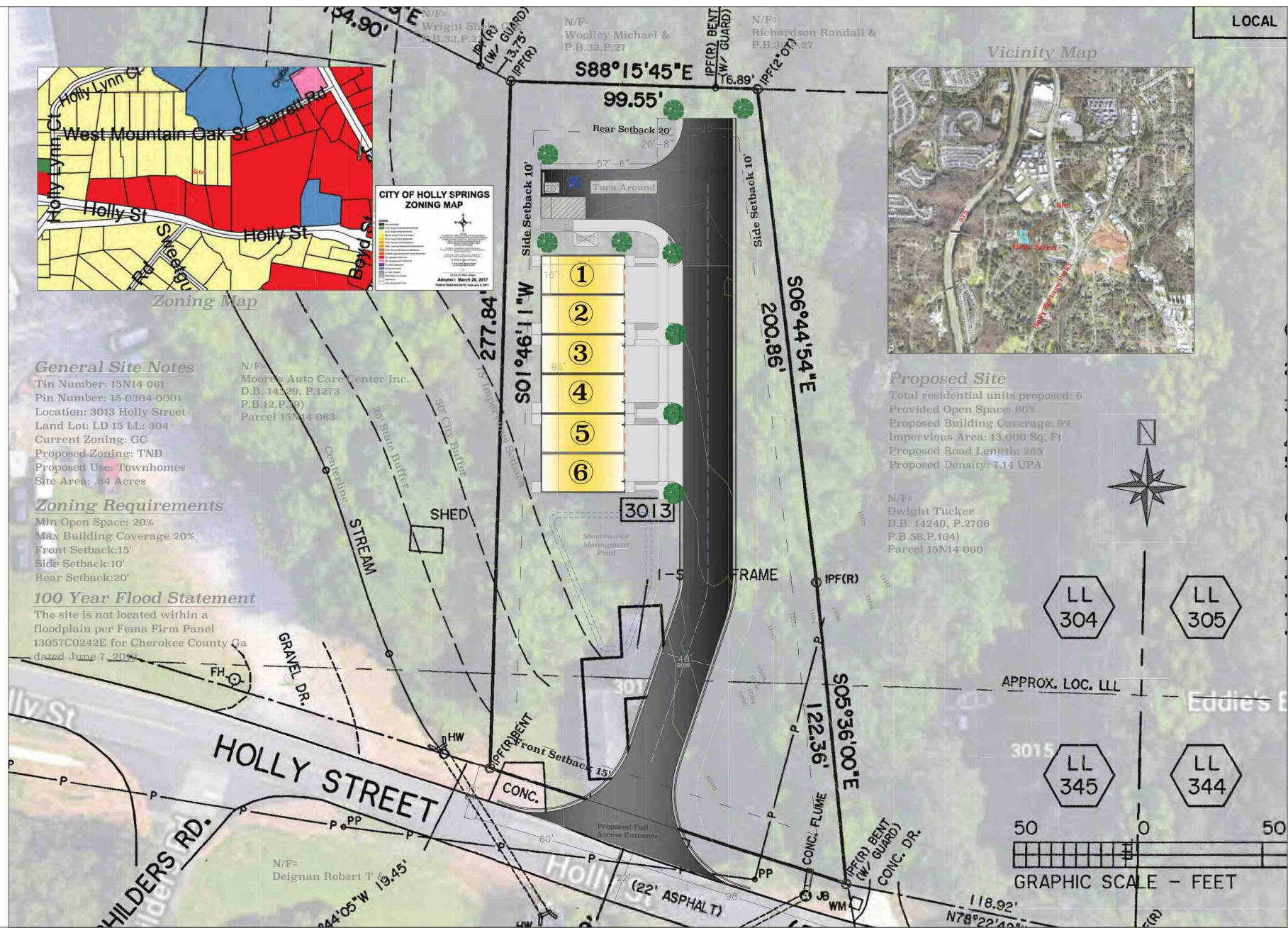
Staff recommends **APPROVAL** to rezone 0.83+/- acres, to **TND, Traditional Neighborhood Development** with the following stipulations:

1. A master association shall be formed which shall include all component parts of the project. The master association shall be responsible for the oversight, upkeep, and maintenance of the entrance areas, signage, private infrastructure, detention areas, mail kiosk, amenity areas, common areas, open space areas, other common recreational areas, and all landscaping and plantings contained within the community.
2. The master association to be formed hereunder shall have architectural design regulations which shall control and coordinate all principal and accessory buildings within the project, as well as items such as project entrance signage, signage for individual units, signage within amenity areas, common areas, open space areas, other common recreational areas and the like to protect and maintain the quality and integrity of the development. The yard areas around each unit shall be fully sodded/landscaped and maintained by the mandatory homeowners' association.
3. All restrictive covenants and association documents shall be submitted for review by the Community Development Director prior to final plat approval.

4. All units within the proposed community shall be "for sale" units. The Declaration of Restrictive Covenants shall restrict the number of units which can be leased at any one time to no more than twenty percent.
5. Density shall be limited to a maximum gross density of 7.14 units per acre, or a maximum of 6 fee simple single-family residential townhome dwelling units.
6. The architectural style shall be of craftsman type and the exterior facade shall consist of brick, stone, stacked stone, cedar shake type and/or Hardi-plank and combinations thereof, one of which must be brick or stone, and follow the design guidelines as outlined in the Holly Springs Zoning Ordinance, Article 19, Design Guidelines for Model Zoning Districts.
7. Gutters shall blend with the architectural style of the buildings, consistent with the master covenants as established by the master association.
8. Garage doors shall be setback a minimum of 20 feet from the back of pavement.
9. Signage at the entrance point shall be ground based, monument style, in compliance with Article 10, Signs and Outdoor Advertising and shall complement the high quality, architectural vision and style of the proposed homes. The entrance areas shall be professionally designed, landscaped and maintained.
10. Lighting shall be environmentally sensitive, with developer making every effort to ensure that lighting is as unobtrusive as possible, utilizing fully-shielded LED lamps in compliance with the International Dark Sky Association, or equivalent organization.
11. Owner/developer shall coordinate with the Community Development Director and the City Arborist regarding open space, recreation areas, and landscaping.
12. Entrance design and improvements to Holly Street shall be provided as per determination and recommendation of the City Engineer.
13. In lieu of the streetscape requirements, owner/developer shall donate additional right-of-way along Holly Street to accommodate the Holly Street Pedestrian Improvements project, the area of which to be determined at end of design of the project by the City Engineer.
14. A 5' beauty strip and a 5' sidewalk shall be constructed along the eastern boundary of the driveway from the intersection with Holly Street to the north end of the town homes.
15. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during development of infrastructure and construction of residences and shall not be parked on or along Holly Street. There will be no stacking of vehicles along any roadway waiting for entry onto the property.

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





Made For
Chris Riddle
Construction

Sheet Title
Site Plan

Sheet Number
C001

Date
January 30, 2023

Revisions

Agenda Item VI-D



1
A1 Front Elevation
Scale: 1/8" = 1'-0"



Atlanta

Phone:
770-857-0628

Email:
atlanta@riddlegroup.com

All drawings are the property of Riddle Construction LLC, and may be used for the completion of work. They shall not be reproduced, modified, or used in any way without the written consent from, and proper compensation to, the firm. The contractor shall check and verify all dimensions and materials prior to proceeding with work. Substitution of these drawings to any public book for any use does not release in any way the copyright and ownership of drawings previously listed herein.

Plan Book Service

Style

Max Level High

Upper Level High

Final Board High

Final High

Features

Plan Not to Scale

Volume

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- MA-05-2023

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION Feb. 2, 2023

APPLICANT CHRIS RIDDLE

OWNER PTONDO, LLC
(If other than applicant) _____

ADDRESS 219 GAY THOMPSON DR.

ADDRESS 2335 Forest Green Dr. Marietta, Ga

ZIP CODE 30115 PHONE [REDACTED]

ZIP CODE 30062 PHONE _____

EMAIL _____

SIGNATURE Chris Riddle

SIGNATURE Paolo Tondo, Manager P Tondo LLC

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

PRESENT ZONING DISTRICT(S) GC

REQUESTED ZONING DISTRICT TND

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS 3013 Holly Street Canton Ga. 30115

MAP NUMBER LD:15 LL:304

PARCEL NUMBER(S) 15-0304-0001

LAND LOT(S) 345

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

ACREAGE .83 SEWAGE DISPOSAL TYPE Future Sewer UTILITIES AVAILABLE Septic/Future Sewer, power, water

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

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- X WARRANTY DEED
- X TAX DOCUMENTATION
- X SURVEY PLAT BY REGISTERED SURVEYOR
- X 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- X INDIVIDUAL FOLDED TO 8.5"x11" (SEE p.7 FOR REQUIREMENTS)
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(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

CITY COUNCIL DECISION:

APPROVED _____ STIPULATIONS _____

DISAPPROVED _____ TABLED _____

Application Information

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

(1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Surrounding development in the area includes single family residential and commercial. Town homes would be an excellent addition to the walkable radius of the Town Center.

(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. The small scale of the proposed project won't create a traffic burden, , this development should encourage walkable connectivity throughout the west end of the Town Center along Holly Street, improving neighboring property values.

(3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? The current GC Zoning does not account for the physical obstacles such as the stream buffer on the west side of the property and the single family developed parcel on the east side. therefore a commercial development on such a small oddly shaped parcel is unlikely and economically unfeasible.

(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?

Such a small sized project (6 Units) should not have a negative impact on any public infrastructure.

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

The proposed use is consistent with the Town Center land use design.

(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 proposal to bring housing within walking distance to the newly created Town Center area is consistent with the city's goal of creating a economically prosperous downtown.

(7) Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity? The development will conform with existing environmental protection regulations.

(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? An abundance of walkable residential development will be a critical factor in ensuring the success of the newly built Town Center. Residents of projects like this will drive commerce as well as community in the Town Center district.

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

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

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

Complete the following section, if applicable.

Residential

Minimum house size: 1500 sq. ft.

Exterior façade: Concrete Siding, Rock/ Brick accents Under the Water Table

Maximum number of units: 6.72 Units (8 Per Acre)

Anticipated start date: June 1, 2023

Anticipated completion date: October 1, 2023

Commercial

Number of buildings: _____

Maximum square footage: _____ sq. ft.

Number of stories: _____

Total number of employees: _____

Exterior façade: _____

Anticipated start date: _____

Anticipated completion date: _____

Agenda Item VI-D

FIELD WORK: KF/TP/RM
DRAWN BY: CAP
JOB NO. 4675
FILE NO. 4675

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

OWNER(S) CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER(S) OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE JURISDICTION OF CHEROKEE COUNTY, GEORGIA

OWNER

OWNER

OWNER

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

RLS 2677 *Walter H. Cagle* 6/10/22



- LEGEND
1. IPP - IRON PIN PLACED (1/2" RB)
 2. IFF - IRON PIN FOUND
 3. CT - CRIMP TOP PIN
 4. OT - OPEN TOP PIN
 5. R - REINFORCING BAR
 6. LL - LAND LOT LINE
 7. R/W - RIGHT OF WAY
 8. P/L - PROPERTY LINE
 9. C/L - CENTER LINE
 10. B/L - BUILDING LINE
 11. F - FENCE LINE
 12. P - POWER LINE
 13. L/REG - ADDRESS
 14. CFF - CONC NEW FOUND
 15. MH - MANHOLE
 16. CO - CLEANOUT
 17. WM - WATER METER
 18. XFM - TRANSFORMER
 19. MM - MARBLE MONUMENT

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE (1) FOOT IN 118,852 FEET.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 10,370 FEET AND AN ANGULAR ERROR OF 1.8 PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE.

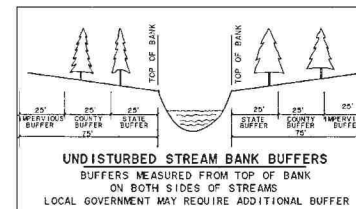
THIS PLAT HAS BEEN PREPARED USING A TOPCON TOTAL STATION READING DIRECTLY TO 5 SECONDS OF ARC AND 1 ONE THOUSANDTH OF A FOOT.

HOLLY SPRINGS PLACE
(P.B. 32, P. 27)

UNDISTURBED STREAM BANK BUFFERS
(SEE DETAIL THIS SHEET)

N/F
MOORE'S AUTO CARE CENTER, INC.
(D.B. 14329, P. 1273)
(P.B. 12, P. 19)
PARCEL 15N14 063
REMAINING AREA = 1.45 ACRES+-

N/F
DWIGHT TUCKER
(D.B. 14240, P. 2706)
(P.B. 56, P. 164)
PARCEL 15N14 060



- GENERAL NOTES:
- 1.) ALL MATTERS OF TITLE ARE EXCEPTED.
 - 2.) ZONING INFORMATION, ADDRESS, PARCEL NUMBERS & ADJOINING OWNERS FROM CHEROKEE COUNTY ONLINE GIS.
 - 3.) STATE PLANE COORDINATES OBTAINED USING CARLSON BRX6 ROVER AND eGPS SOLUTIONS, INC. NETWORK.
 - 4.) ALL MEASUREMENTS SHOWN ARE GROUND MEASURED.
 - 5.) REFERENCE DEEDS:
DEED BOOK 14577, PAGE 2434
DEED BOOK 14329, PAGE 1273
 - 6.) REFERENCE PLAT:
PLAT BOOK 12, PAGE 19

AREA = 0.83 ACRES

SURVEY FOR:

PTONDO, LLC

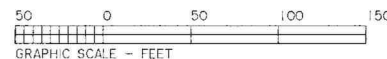
PART OF:
LAND LOT 345
15th DISTRICT, 2nd SECTION
CITY OF HOLLY SPRINGS
CHEROKEE COUNTY, GEORGIA
SCALE: 1" = 50'
FIELD WORK: MAY 06, 2021
PREPARED: APRIL 13, 2021
REVISED: JUNE 6, 2022 (SHOW ORIGINAL LOT)

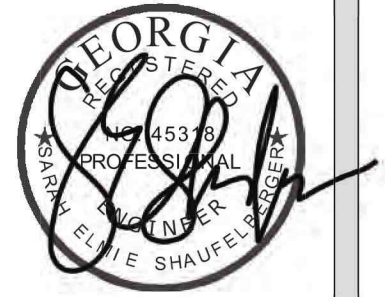
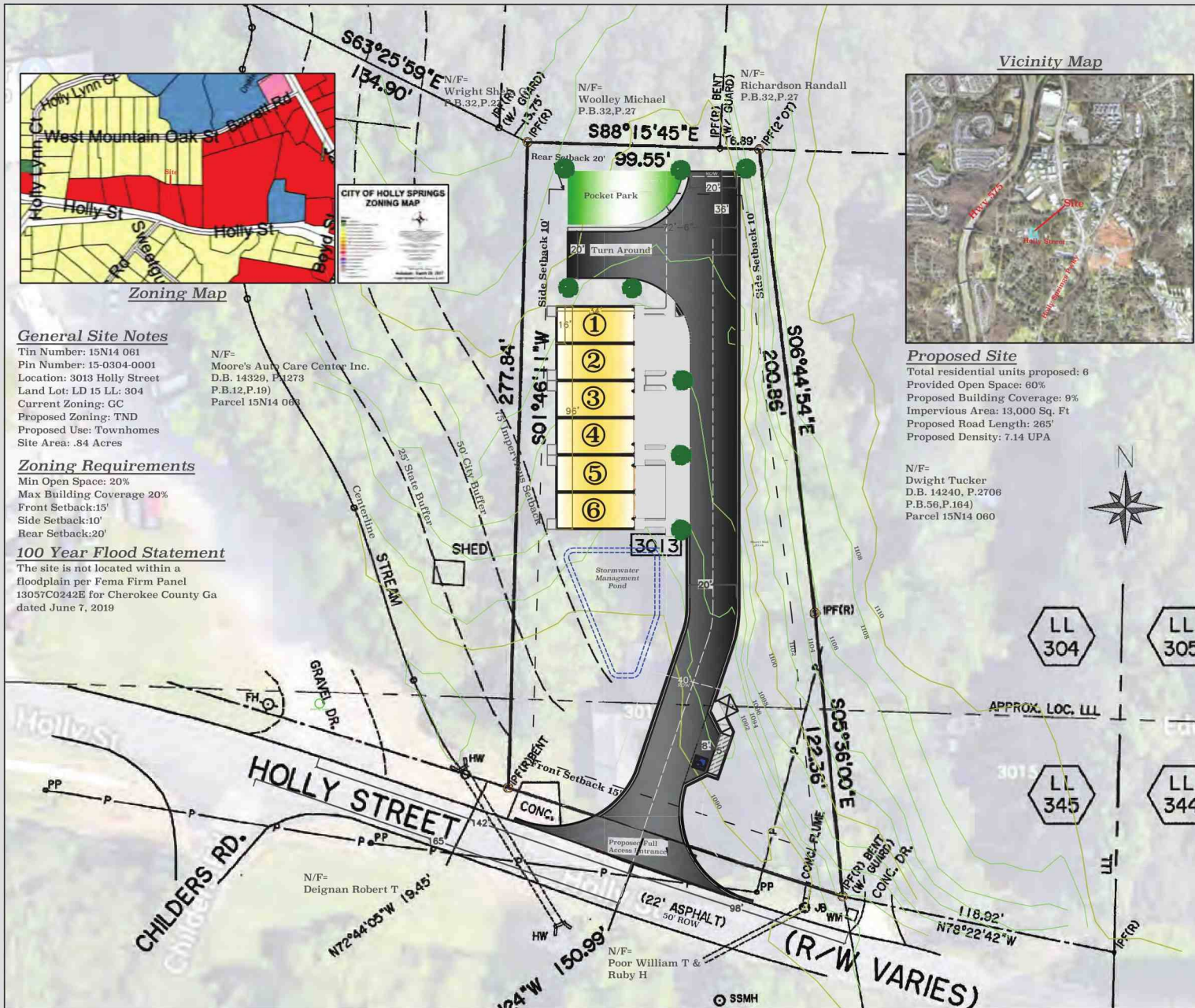
CHEROKEE SURVEYING CO., INC.

P.O. BOX 329
CANTON, GEORGIA 30169
2623 MARIETTA HIGHWAY
CANTON, GEORGIA 30114
TEL 770 479 5940

email: cherokeesurveying@windstream.net

DWG NO. 21-4675





Holly Connect
 3013 Holly Street
 Canton Ga.
 30115

Sheet Title
 Site Plan

Date
 Feb 1, 2023

Made For
Chris Riddle
Construction

Notes:

Plan is not to scale -
 refer to 36"x24" for
 scaled drawing

Agenda Item VI-D



1 A1 Front Elevation
Scale 1/8" = 1'-0"



Atlanta

Phone:
770-857-0628

Email:
atlanta@riddlegroup.com

All drawings are the property of Riddle Construction LLC, and may be used for the completion of work. They shall not be reproduced, modified, or relied on in any way without the written consent from, and proper compensation to, the firm. The contractor shall check and verify all dimensions and materials prior to proceeding with work. Substitution of these drawings to any public body for any use does not release in any way the copyright and ownership of drawings provided hereon.

Plan Book Service

Style

Max Level High

Upper Level High

Total Height High

Total High

Features

Plan Not to Scale

Volume

1



1
 A2 Right Elevation
 Scale: 1/8" = 1'-0"



Atlanta

Phone: 770-857-7629

Email: atlanta@riddlegroup.com

All drawings are the property of Riddle Construction LLC, and may be created at the completion of work. They shall not be reproduced, modified, or used in any way without the written consent from, and proper compensation to, the firm. The contractor shall check and verify all dimensions and materials provided with work. Substitution of these drawings to any public book for any use does not release in any way the copyright and ownership of drawings provided herein.

Plan Book Service

Style

Mean Level Sph.

Upper Level Sph.

Total House Sph.

Total Sph.

Features

Plan Not to Scale

Volume

1

Agenda Item VI-D



1
A4 Rear Elevation
Scale: 1/8" = 1'-0"



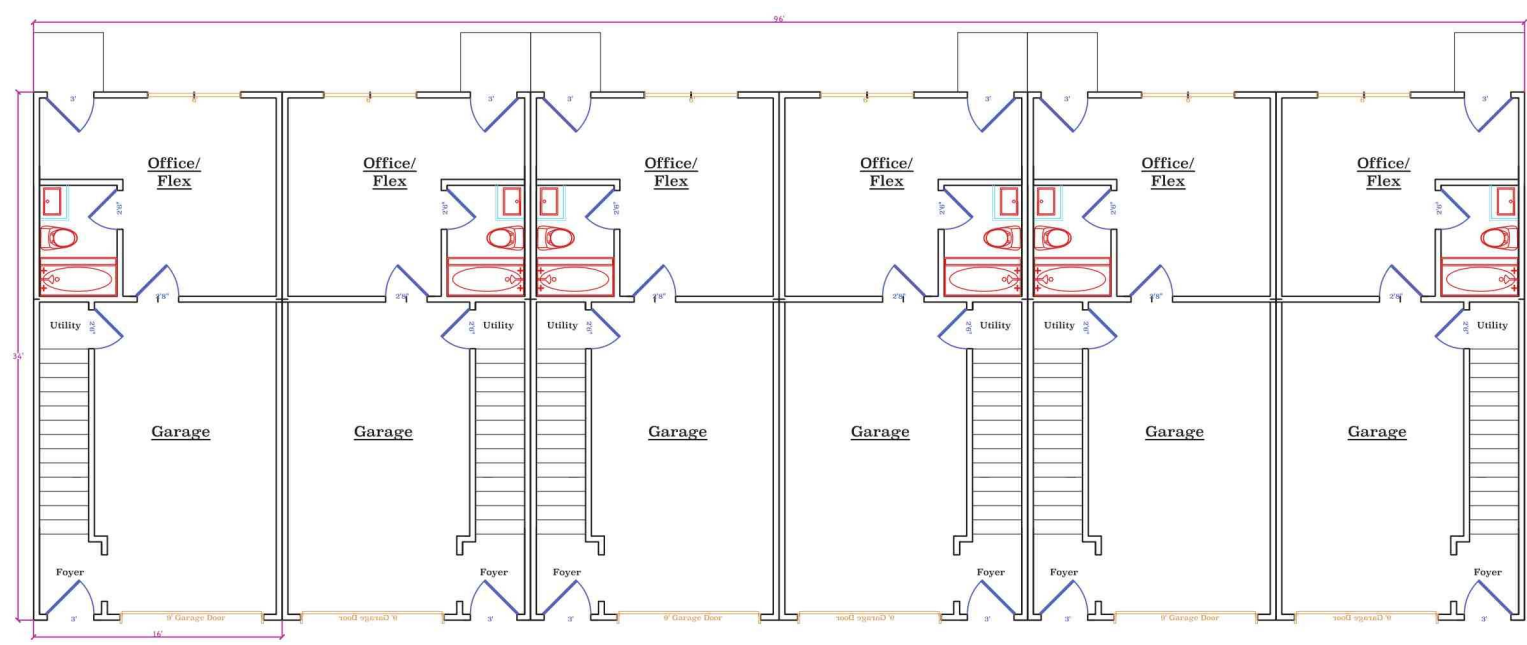
Atlanta
Phone: 770-857-7628
Email: atlanta@riddleatlanta.com

All drawings are the property of Riddle Construction LLC, and may be used only for the purpose of which they were prepared. They shall not be reproduced, modified, or used in any way without the written consent from, and proper compensation to, the firm. The contractor shall check and verify all dimensions and prepare any drawings in the field before proceeding with work. Substitution of these drawings in any public work for any use does not release in any way the copyright and ownership of drawings provided herein.

Plan Book Service

Style
Main Level Sfg.
Upper Level Sfg.
Total Heated Sfg.
Total Sfg.
Features
Plan Not to Scale
Volume
1

Agenda Item VI-D



1
A5 Lower Level Plan
Scale 1/8" = 1'-0"



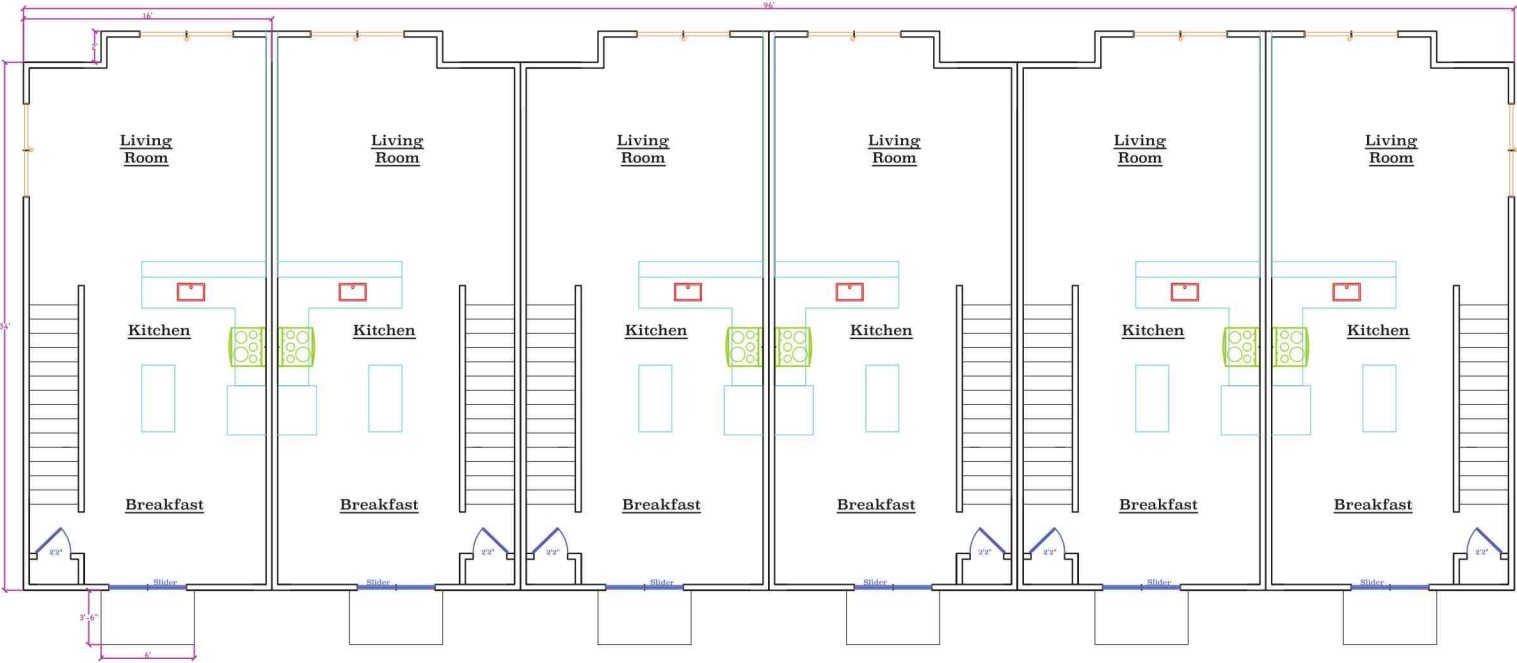
Atlanta
Phone: 770-857-7623
Email: atlanta@riddlegroup.com

All drawings are the property of Riddle Construction LLC, and shall not be used for any other project without the written consent of Riddle. The contractor shall check and verify all dimensions and quantities prior to construction and shall be responsible for any errors or omissions. Riddle Construction LLC does not warrant the accuracy of these drawings in any public form, but any use does not release in any way the copyright and ownership of drawings provided herein.

Plan Book Service

Style
Min Level Sph.
Upper Level Sph.
Total Usable Sph.
Total Sph.
Features
Plan Not to Scale
Volume
1

Agenda Item VI-D



1 Main Level Plan
A6 Scale 1/8" = 1'-0"



Atlanta
Phone: 770-857-7623
Email: atlanta@riddlegroup.com

All drawings are the property of Riddle Construction LLC, and may be used for the completion of work. They shall not be reproduced, modified, or relied on in any way without the express written consent, and proper compensation to the firm. The contractor shall check and verify all dimensions and prepare drawings in accordance with work. Submittals of these drawings to any public body for any use does not release in any way the copyright and ownership of drawings previously listed herein.

Plan Book Service

Style
Min Level Sph.
Upper Level Sph.
Total House Sph.
Total Sph.
Features
Plan Not to Scale
Volume
1

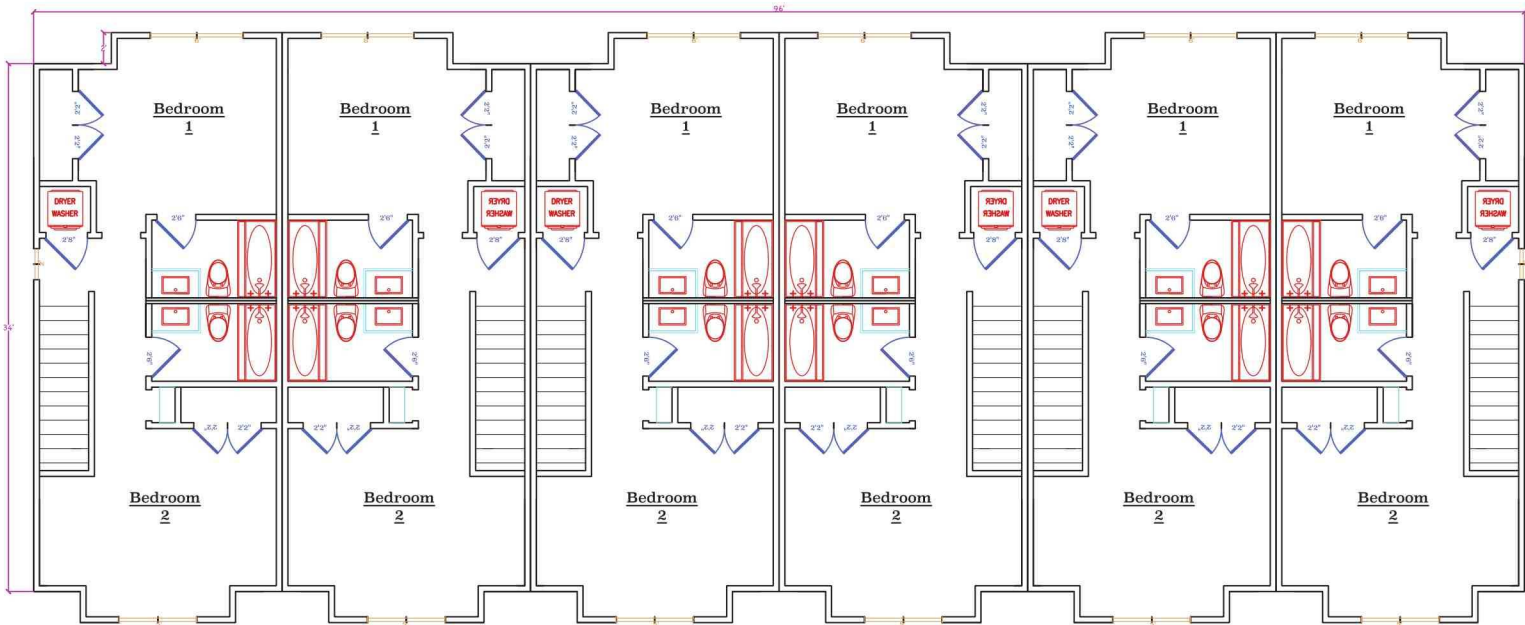


Atlanta
Phone: 770-857-7623
Email: atlanta@riddleatlanta.com

All drawings are the property of Riddle Atlanta Construction LLC, and may be used only for the completion of work. They shall not be reproduced, modified, or relied on in any way without the express written form, and proper compensation to the firm. The contractor shall check and verify all dimensions and prepare all drawings in the field, providing with work. Substitution of these drawings to any public body for any use does not release in any way the copyright and ownership of drawings provided herein.

Plan Book Service

Style
Min Level Sph.
Upper Level Sph.
Total Housed Sph.
Total Sph.
Features
Plan Not to Scale
Volume
1



1 Upper Level Plan
A7 Scale 1/8" = 1'-0"

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA TO CLOSE THE SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) III ACCOUNT AT SOUTH STATE BANK; AND TO AUTHORIZE THE CITY MANAGER AND/OR THE FINANCE DIRECTOR TO CLOSE THE SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) III ACCOUNT AT SOUTH STATE BANK

WHEREAS, the City of Holly Springs no longer has a need to have a Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank; and

WHEREAS, it is the desire of the City Council of the City of Holly Springs to close the Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of Holly Springs, Georgia that the City Manager and/or Finance Director are hereby authorized to close the Special Purpose Local Option Sales Tax (SPLOST) III account at South State Bank.

SO RESOLVED THIS 10th DAY OF APRIL 2023.

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk

(Seal)

AN ORDINANCE OF THE CITY OF HOLLY SPRINGS, GEORGIA APPROVING BUDGET AMENDMENTS FOR THE FISCAL YEAR 2022 BUDGET FOR THE GENERAL FUND, TAX ALLOCATION DISTRICT FUND, SPECIAL PURPOSE LOCAL OPTION SALES TAX (SPLOST) IV FUND, AND DEBT SERVICE FUND

WHEREAS, the Mayor and City Council of the City of Holly Springs have prepared budgets for fiscal year 2022 for the General Fund, Tax Allocation District Fund, Special Purpose Local Sales Tax (SPLOST) IV Fund, and Debt Service Fund; and

WHEREAS, that budget has been amended to reflect actual revenues and expenditures/expenses; and

WHEREAS, it is required by the State of Georgia that local governments adopt ordinances or resolutions approving the collection of revenues and approving the appropriations necessary to effectively carry out the aims and operations proposed in their budgets; and

NOW THEREFORE BE IT ORDAINED by the Mayor and City Council of the City of Holly Springs, and it is hereby ordained that the following amendments, and attached detailed line items as shown on “Exhibit A”, are approved for the purpose of amending the 2022 fiscal budget:

General Fund Revenues	\$ 2,075,000
General Fund Expenditures	\$ (2,075,000)
Tax Allocation District Fund Revenues	\$ 275,000
Tax Allocation District Fund Expenditures	\$ (275,000)
SPLOST IV Fund Revenues	\$ 420
SPLOST IV Fund Expenditures	\$ (420)
Debt Service Fund Revenues	\$ (916,000)
Debt Service Fund Expenditures	\$ 916,000

SO ORDAINED THIS 10th DAY OF APRIL, 2023 BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA.

Passed on Reading

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)



Hello Holly Springs, GA, Welcome to Your Personal Price Quote

We are excited to provide you with a personal price quote for our hiring software and services. This quote will cover detailed pricing, hiring package features and details, available options, and next steps. Our pricing is based on the number of employees in your organization, and we will never make you sign a contract.

Contents

1. Price Quote

Complete financial breakdown of what's included.

2. Hiring Package Includes

List of products and services included in your hiring package.

3. Hiring Package Details

Detailed overview of each feature included in your hiring package.

4. What's Next

What to expect and how to get started with ApplicantPro.



Jandi Dean

Hiring Consultant

888-633-9269 ext. 891

jandi@applicantpro.com

Price Quote

Employee Size: 67

Item	Monthly	Annually
Premium Applicant Tracking System	\$286	\$3,432
Subtotal	\$286	\$3,432
Discounts	City Discount - \$28	City Discount - \$343
Total	\$258 Monthly	\$3,089 Annual

"ApplicantPro is a friendly and affordable ATS. We spent a lot of time researching systems before committing and they came out on top because of cost/benefit. They have proven themselves and we are not sorry for the decision made!"

Marianne B. | HR Manager



Need Help? We're Here.

We are available by phone and email to answer any questions you may have.

☎ 888-633-9269 ext. 891 | ✉ jandi@applicantpro.com

Hiring Package Includes

APPLICANT TRACKING SYSTEM



Premium Applicant Tracking System

Premium adds powerful compliance and tracking features like EEOC tracking, calendar scheduling, interview templates, offer letters and more!

ATS UPGRADES



Text Messaging

Sending text messages right from our system speeds up your hiring process while at the same time helps applicants feel more connected and informed.



Job Board Credits

Job board credits provide you with even more leverage in getting your job ads in front of more qualified candidates interested in applying to your jobs.



Additional Career Sites

Additional career sites are available to those who need the flexibility and ease of use in managing different company locations with their varied jobs and applicants.



Wedge - Recorded Video Interviews

Access more applicants in less time by simply logging in to ApplicantPro to send interviews, track statuses, watch interviews, leave notes, and share with your team.



Text to Apply

Allow applicants to apply for jobs with a QR code to scan or an automated text conversation that leads them through the process of applying.

ASSESSMENTS



SelectiveHiring Assessments

Pre-hire assessments are essential in picking your top candidates from the list of applicants and can be customized to fit your hiring needs.

BACKGROUND CHECKS & EMPLOYEE MONITORING



Background Checks & Drug Screens

Have all the facts about your next hire with affordable criminal background checks, drug testing, employment verifications, and even DOT employee checks.



Employee Monitoring

Employee Monitoring will ensure the safety and reputation of your company, workplace, and customers by providing real-time incarceration alerts.

ONBOARDING



Standard Onboarding

Simplify your onboarding process for new hires with online standard forms, due date enforcements, and online signatures for company information.

☐ **Premium Onboarding**

Streamline your onboarding process for new hires with custom forms, online signatures, custom reports, and bulk data/form exports.

☐ **Integrated eVerify**

Our eVerify option with Onboarding is integrated into our system so no more manually re-keying any of the data from the I9. Quick, easy, and compliant!

☐ **New Hire Uploads**

With Onboarding Uploads, you can easily allow your new hire to upload required documents and certificates from their mobile device to their employee file.

☐ **Multiple Branded Accounts**

Onboarding with several different companies is easy with our Multiple Branded Account option which allows a master admin access to all accounts needed.

"HR has seen an increase in productivity and efficiency because ApplicantPro is more than just an applicant tracking system. It's a one-stop-shop for recruitment & onboarding! I've done the research, and no other company offers so much for such an incredible cost!!"

Trinidad M. | HR Specialist



Hiring Package Details

Premium Applicant Tracking System

Our Premium Hiring Package includes everything you need to simplify and supercharge your hiring process without user limitations. By default, you can have unlimited administrator logins; unlimited manager logins, and we will never limit you to the number of jobs you can post or the number of applicants you can receive. In addition to the Standard Hiring Package features the Premium Package makes it easy to effectively communicate and coordinate with your team(s) and stay compliant.

STANDARD FEATURES

Applicant Sourcing

- Access to over 3000 job boards including state workforce, local job boards, state associations, university job boards, or your own account(s) with any major job board.
- Job board apply integration allows your candidates to use job board profiles to apply, removing any barriers to the application process.
- Automated free job posting to Indeed, LinkedIn, Glassdoor, ZipRecruiter, CareerCentric, CareerJet, Job Inventory, JobBoos, Jobbydoo, JobCase, JodisJob, Jobble, JuJu, LinkUp, Monster Controlled, MyJobHelper, Neuvoo, Oodle, Recruit.net, SimplyHired, Trovit, and US Jobs.

Applicant Screening

- Custom job-based screening questions
- Auto disqualifiers based on question response filters out applicants that don't meet specific needs for the company or position, saving you time and resources.
- Candidate Scoring prioritizes recommended candidates.

Branded Career Site

- Branded and designed to match your existing website header, navigation, and overall style creating a seamless career site addition.
- Displays all of your current job openings.
- Job alert signup will automatically email your candidates your latest open positions.
- Additional Career Sites can be added for \$200 per year.

Online Applications

- 2-Step Applications collect the most important information upfront with Step 2 collecting the remaining necessary information. This increases the application completion rate by up to 10x over standard online application processes.
- Multiple Applications including internal or current employee applications, with full customization.
- Apply from any device.
- Resume parsing allows your applicants to simply upload their existing resume to apply. Resume parsing will analyze the content and automatically complete any appropriate fields in the application.
- Profile to apply allows your applicants to apply with their LinkedIn login to automatically complete their application.

Reporting

- Compliance Reporting for Affirmative Action, EEO, and other Department of Labor requirements.
- Standard Reports provide everything you need to successfully and easily analyze your hiring progress.
- Report Builder gives you the ability to create custom reports.

Users

- Unlimited Users. Never worry about maxing out your number of logins.
- Custom Access Levels allows you to create user logins with access to information that is pertinent to them.
- Internal Communication promotes effective information exchanges amongst the people within your organization.
- Applicant management and calendaring tools simplify managing your recruiting process.

Integrated Products and Partners

- Marketplace access to all of our integrated products and partners.
- More information is available under ApplicantPro's Complete Line of Products, Upgrades, and Services included within this price quote.

Applicant Email & Texting Inbox

- Email applicants directly from the system simplify communication.
- 50 free texts every month.

- Easily text (SMS) with your applicants right from the system. If you use more than that, you can easily purchase a subscription with your credit card from inside your account.

Job Board Credits

- 15 free job board posts per month.
- Some job boards, such as State Workforce Services, require employees to have their own accounts and some employers have negotiated discounts with job boards. Just because you have your own login, doesn't mean that we can't post a job for you. If you need more than that, you can purchase more inside ApplicantPro.

PREMIUM FEATURES

Centralized Interviewing Portal

Set customizable, yet shared questions so each interviewer has access to the same questions for each applicant. Making it incredibly easy to track and display their answers.

Requisitions Approval

Streamline, automate, and speed up your requisition process. This feature notifies those involved in the hiring process while easily tracking progress. You have complete transparency on all requisitions.

EEO & Affirmative Action Reports

Have an affirmative action plan or need to file EEO reports? We have you covered. With a library of reports, extracting and submitting applicant and employee data is easy and takes just a few clicks.

Reference Surveys

Reaching out to an applicant's references can sometimes feel like a wild goose chase. Our reference surveys can bridge that gap with customizable questions that can be emailed to each reference. All survey responses will be attached to the applicant's data in ApplicantPro.

Agency Portal

Simplify communication needs with an external recruiter or agency. They can also submit an applicant; the system will check against your customizable rules and will also communicate statuses back to the recruiter. No more, "just checking in" phone calls.

Offer & Rejection Letters

In just a few clicks you can mass deliver rejection letters to multiple applicants at once. You can also send offer letters to your final selections so they can accept and sign.

Cronofy Calendar Integration

Sync your user's calendars with our software to quickly and securely set up appointments. See the availability of other users' calendars. The recipients can choose what time works best for them from specified time slots.

What's Next

1. Review Price Quote

Review your price quote with one of our Hiring Pros. We are happy to answer any questions and make any adjustments needed. Our goal is to create a hiring plan that fits your company to set you up for success from the start.

2. Get Started

Contact us to get started and we'll have you setup in 1 business day.

3. Post Your First Job

Schedule a quick overview training to learn the basics and post your first job!

"Getting set up with ApplicantPro took an hour and we immediately had an online presence for posting jobs and receiving applications that saved time and money."

Lauren B. | HR Director



Jandi Dean

Hiring Consultant

888-633-9269 ext. 891

jandi@applicantpro.com

Additional Available Products



Text Messaging

Sending text messages right from our system speeds up your hiring process while at the same time helps applicants feel more connected and informed.



Job Board Credits

Job board credits provide you with even more leverage in getting your job ads in front of more qualified candidates interested in applying to your jobs.



Additional Career Sites

Additional career sites are available to those who need the flexibility and ease of use in managing different company locations with their varied jobs and applicants.



Wedge - Recorded Video Interviews

Access more applicants in less time by simply logging in to ApplicantPro to send interviews, track statuses, watch interviews, leave notes, and share with your team.



Text to Apply

Allow applicants to apply for jobs with a QR code to scan or an automated text conversation that leads them through the process of applying.



Selective Hiring Assessments

Pre-hire assessments are essential in picking your top candidates from the list of applicants and can be customized to fit your hiring needs.



Background Checks & Drug Screens

Have all the facts about your next hire with affordable criminal background checks, drug testing, employment verifications, and even DOT employee checks.



Employee Monitoring

Employee Monitoring will ensure the safety and reputation of your company, workplace, and customers by providing real-time incarceration alerts.



Standard Onboarding

Simplify your onboarding process for new hires with online standard forms, due date enforcements, and online signatures for company information.



New Hire Uploads

With Onboarding Uploads, you can easily allow your new hire to upload required documents and certificates from their mobile device to their employee file.



Integrated eVerify

Our eVerify option with Onboarding is integrated into our system so no more manually re-keying any of the data from the I9. Quick, easy, and compliant!



Multiple Branded Accounts

Onboarding with several different companies is easy with our Multiple Branded Account option which allows a master admin access to all accounts needed.

"The investment in ApplicantPro was one of the smartest decisions I've made. It has made the process for hiring so much easier and taken the guesswork out of it. ApplicantPro frees up so much time and I just love that there's so many tools that I'm able to use for that candidate experience."

Staci Heard | Sr. Director of HR for Xyngular



Want to add more hiring tools to your quote?

Let's set you up with the best recruiting tools available for your hiring success!

 888-633-9269 ext. 891 |  jandi@applicantpro.com

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

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

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

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

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

This Resolution is adopted this 17th day of April 2023.

CITY OF HOLLY SPRINGS

Steven W. Miller, Mayor

Attest:

Karen Norred, City Clerk
(Seal)

Local Legal Code	Category	Local Violation Description	Fee Name	Base Fee	Fine Amount
40-6-181 (11-14 mph)	Speeding	Speeding - 1st Offense			\$175.00
		Speeding - 2nd Offense			\$245.00
		Speeding - 3rd Offense			\$280.00
		Speeding - 4th Offense			\$315.00
		Speeding - 5th Offense			\$350.00
		Speeding - 6th Offense			\$385.00
		Speeding - 7th Offense			\$420.00
		Speeding - 8th Offense			\$455.00
		Speeding - 9th Offense			\$490.00
		Speeding - 10th Offense			\$525.00
40-6-181 (15-18 mph)	Speeding	Speeding - 1st Offense			\$210.00
		Speeding - 2nd Offense			\$280.00
		Speeding - 3rd Offense			\$315.00
		Speeding - 4th Offense			\$350.00
		Speeding - 5th Offense			\$385.00
		Speeding - 6th Offense			\$420.00
		Speeding - 7th Offense			\$455.00
		Speeding - 8th Offense			\$490.00
		Speeding - 9th Offense			\$525.00
		Speeding - 10th Offense			\$560.00
40-6-181 (19-23 mph)	Speeding	Speeding - 1st Offense			\$280.00
		Speeding - 2nd Offense			\$295.00
		Speeding - 3rd Offense			\$330.00
		Speeding - 4th Offense			\$365.00
		Speeding - 5th Offense			\$400.00
		Speeding - 6th Offense			\$435.00

		Speeding - 7th Offense			\$470.00
		Speeding - 8th Offense			\$505.00
		Speeding - 9th Offense			\$540.00
		Speeding - 10th Offense			\$575.00
40-6-181 (24-30 mph)	Speeding	Speeding - 1st Offense			\$380.00
		Speeding - 2nd Offense			\$422.00
		Speeding - 3rd Offense			\$464.00
		Speeding - 4th Offense			\$506.00
		Speeding - 5th Offense			\$548.00
		Speeding - 6th Offense			\$590.00
		Speeding - 7th Offense			\$632.00
		Speeding - 8th Offense			\$636.00
		Speeding - 9th Offense			\$678.00
		Speeding - 10th Offense			\$720.00
40-6-181 (31+ mph)	Speeding	Speeding - 1st Offense			\$500.00
		Speeding - 2nd Offense			\$549.00
		Speeding - 3rd Offense			\$598.00
		Speeding - 4th Offense			\$647.00
		Speeding - 5th Offense			\$696.00
		Speeding - 6th Offense			\$745.00
		Speeding - 7th Offense			\$794.00
		Speeding - 8th Offense			\$843.00
		Speeding - 9th Offense			\$892.00
		Speeding - 10th Offense			\$941.00
40-6-72(b)	Rules of the Road	Failure to Stop at Stop Sign			\$182.00
46-1	City Ordinance	Disorderly Conduct - 1st Offense (16-11-39)			\$500.00
		Disorderly Conduct - 2nd Offense (16-11-39)			\$855.00
		Disorderly Conduct - 3rd Offense (16-11-39)			\$1,370.00

		POLICE DEPT. FEE SCHEDULE			
	Background	Background Check			\$15.00

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF HOLLY SPRINGS, GEORGIA AUTHORIZING THE
REIMBURSEMENT OF PROJECT EXPENSES FOR
THE PURCHASE OF ADDITIONAL PARK LAND**

WHEREAS, the City of Holly Springs, Georgia (the “City”) has determined that it is necessary to purchase property to add to an existing park at the intersection of Stringer Road and Hickory Road (the “Project”); and

WHEREAS, all or a portion of the costs of the Project will be financed with the proceeds of tax-exempt obligations (the “Debt”) to be issued by the City or an authority or another entity on its behalf; and

WHEREAS, prior to the issuance of the Debt, the City may pay for all or a portion of the costs of the Project; and

WHEREAS, the City may reimburse itself with Debt proceeds for the costs of the Project paid by it prior to the issuance of the Debt.

NOW, THEREFORE, be it resolved by the City Council of the City of Holly Springs, and it is hereby resolved by the same, as follows:

1. The City reasonably expects to reimburse itself with Debt proceeds for the costs of the Project paid by it prior to the issuance of the Debt.
2. The maximum principal amount of Debt which the City presently expects to be issued relating to the Project is currently estimated to be \$2,000,000.
3. This resolution is intention to be a declaration of official intent for purposes of Section 1.150-2 of the Income Tax Regulations.

Adopted this ____ day of _____, 2023.

CITY COUNCIL OF CITY OF HOLLY SPRINGS

(SEAL)

By: _____
Steven W. Miller, Mayor

ATTEST:

Karen Norred, City Clerk

Clerk

CLERK'S CERTIFICATE

The undersigned Clerk to the Council of the City of Holly Springs (the "City Council") DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on _____, 2023 by the City Council in a meeting duly called and assembled and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City Council, which is in my custody and control.

GIVEN under my hand and the seal of the City, this ____ day of _____, 2023.

(SEAL)

Karen Norred, City Clerk



March 24, 2023

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

Subject: Award Recommendation – 2023 LMIG Resurfacing Project

Dear Mr. Logan:

Technical evaluation of the bids submitted for the 2023 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	East Coast Grading, Inc.	\$835,900.74
2	Bartow Paving Company, Inc.	\$840,837.95
3	CW. Matthews Contracting, Inc.	\$846,244.39

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.

East Coast Grading, Inc. submitted the qualifying low bid of \$835,900.74. I recommend award of the 2023 LMIG Resurfacing contract to East Coast Grading, Inc. as they have met all of the prescribed requirements of the bid documents. I have included the bid tabulation for your review as Enclosure 4.

Furthermore, a Notice of Award has been included to East Coast Grading, Inc. as Enclosure 5. It should be placed on City letterhead and, upon award, mailed to East Coast Grading, Inc. at PO Box 579, Rutledge, GA 30663. 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 contractor. When these items are received and the contracts have been executed, a Notice to Proceed will be issued.



March 24, 2023
City of Holly Springs
Page 2

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

Sincerely,

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

Jacob Hughes, P.E.
Consultant City Engineer

Cc: Project File

ENCL: (1) Bid Package, East Coast Grading, Inc
 (2) Bid Package, Bartow Paving Company, Inc.
 (3) Bid Package, CW Matthews Contracting, Inc.
 (4) Bid Tabulation
 (5) Notice of Award

Agenda Item VI-J

Bid Schedule FY 2023 LMIG & Asphalt Resurfacing Project

Line No.	Item Number	Description	Unit	Quantity	East Coast		Bartow Paving		CW Matthews		Engineer's Estimate	
					1		2		3			
					Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
5	150-1000	TRAFFIC CONTROL -2023-04	LS	1	\$35,000.00	\$35,000.00	\$130,589.00	\$130,589.00	\$142,965.44	\$142,965.44	\$40,000.00	\$40,000.00
10	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H-LIME (440LB/SY)	TN	1122	\$175.00	\$196,350.00	\$149.00	\$167,178.00	\$145.77	\$163,553.94	\$140.00	\$157,080.00
15	402-1802	RECYCLED ASPH CONC PATCHING, INCL BITUM MATL & H-LIME (330LB/SY)	TN	1030	\$175.00	\$180,250.00	\$152.00	\$156,560.00	\$171.20	\$176,336.00	\$140.00	\$144,200.00
20	402-1802	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H-LIME (50LB/SY)	TN	257	\$145.00	\$37,265.00	\$135.00	\$34,695.00	\$144.00	\$37,008.00	\$140.00	\$35,980.00
25	402-3102	RECYCLE ASPH CONC 9.5 MM SUPERPAVE, TP 2, BLEND 1, INCL BITUM MATL & H-LIME	TN	2072	\$140.00	\$290,080.00	\$120.00	\$248,640.00	\$113.25	\$234,654.00	\$125.00	\$259,000.00
30	413-1000	BITUM TACK COAT	GL	1000	\$7.00	\$7,000.00	\$12.00	\$12,000.00	\$2.83	\$2,830.00	\$3.00	\$3,000.00
35	432-5010	MILL APSPH CONC PVM, VARIABLE DEPTH	SY	9507	\$6.00	\$57,042.00	\$7.00	\$66,549.00	\$7.33	\$69,686.31	\$4.00	\$38,028.00
40	647-6000	LOOP DETECTOR ALL KINDS	LS	1	\$2,835.00	\$2,835.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
45	653-1502	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, YELLOW	LF	8360	\$1.46	\$12,205.60	\$0.90	\$7,524.00	\$0.65	\$5,434.00	\$0.75	\$6,270.00
50	653-1501	THERMOPLASTIC SOLID TRAFFIC STRIPE, 5 IN, WHITE	LF	9768	\$1.46	\$14,261.28	\$0.90	\$8,791.20	\$0.65	\$6,349.20	\$0.75	\$7,326.00
55	653-1804	THERMOPLASTIC SOLID TRAFFIC STRIPE, 8 IN, WHITE	LF	220	\$4.34	\$954.80	\$16.00	\$3,520.00	\$15.00	\$3,300.00	\$1.20	\$264.00
60	653-1704	THERMOPLASTIC SOLID TRAFFIC STRIPE, 24 IN, WHITE	LF	112	\$4.13	\$462.56	\$6.00	\$672.00	\$5.00	\$560.00	\$10.00	\$1,120.00
65	654-1001	RAISED PVM MARKERS TP 1	EA	209	\$10.50	\$2,194.50	\$7.75	\$1,619.75	\$7.50	\$1,567.50	\$5.00	\$1,045.00
TOTAL					\$835,900.74		\$840,837.95		\$846,244.39		\$698,313.00	
% Higher than Engineer's Estimate					19.70%		20.41%		21.18%			
% Higher than Low Bid							0.59%		1.24%			

FenceWorks of Georgia, Inc.

300 Piedmont Court ~ Suite A ~ Doraville, GA ~ 30340 ~ (770) 452-9900 ~ Fax (770) 452-9998

Customer: <u>City of Holly Springs</u>		Home #	Date: <u>2-2-23</u>
Address: <u>411 Hickory Rd</u>		Work #	Map #
City: <u>Holly Springs</u>		Cell # <u>45182750</u>	Fax#
Utilities#:	By:	Exp:	Contact Name: <u>DAVID</u>
FOOTAGE		FENCE TYPE	Height
ALL POSTS SET IN WET CONCRETE.		10 YEAR WARRANTY AGAINST DEFECTS ON WORKMANSHIP AND INSTALLATION ERRORS ONLY.	
WOOD FENCE COMPONENTS, WHEN EXPOSED TO THE ELEMENTS ARE SUBJECT TO WARPAGE, SHRINKAGE, CRACKING, MOLD, MILDEW, ROT, DECAY, AND DISCOLORATION. NO WARRANTY IS OFFERED OR IMPLIED AGAINST THESE CONDITIONS.		FENCEWORKS WILL EXCHANGE UP TO 15% OF ALL PICKETS WITHIN 10 YEARS OF CONTRACT DATE. (LABOR NOT INCLUDED)	
Approximate Spacing (MAY VARY)			
(0") (1") (1½") (2") (3½") (other _____)			
GATES			
Qty.	Size	Type & Style	
WOOD SPECIFICATIONS			
1" X 4" Pickets	_____	_____	
1" X 6" Boards	_____	_____	
Cedar	_____	_____	
PT Pine	_____	_____	
4" X 4" Posts	_____	_____	
4" X 6" Posts	_____	_____	
6" X 6" Posts	_____	_____	
All posts Pine	_____	_____	
2" X 4" Runners	Cedar	_____	
(2) (3) (4)	PT Pine	_____	
Panel Design			
Straight	Neg. Scallop	Pos. Scallop	Other
Construction Design		Top of Fence	
Face	Slope with grade (less space)	TENTATIVE INSTALLATION: Approx. _____ weeks from deposit and signed Contract	
Exposed	Straight (more space at bottom)	Total Price \$ <u>52,385</u>	
Between	Step (large spaces at bottom)	1/2 Deposit \$	
CHAIN LINK SPECIFICATIONS		TERMS: 1/2 Deposit - Balance Due Upon Completion	
Fabric/Gauge	Gate Posts	SUBJECT TO CONDITIONS ON REVERSE	
Top Rail	Gate Frame	Accepted by Purchaser <u>Robert H. [Signature]</u> Date <u>3/30/23</u>	
Line Posts	Barbed Wire	Estimator <u>LEWIS Ar D</u> Date <u>2-21-23</u>	
Terminal Posts	Tension Wire		

4' Flat Top Aluminum
 Wall 11 582' = \$16,295⁰⁰
 12 541' = \$15,315⁰⁰
 49 225' = \$6,300⁰⁰
 19 215' w/ coil
 drills = \$6,780⁰⁰
 6' Pine shadow box w/
 12' 00 CASE
 295' = \$7,695⁰⁰

STATEMENT OF CONDITIONS

FenceWorks of Georgia, Inc. hereby sells to the Buyer, or structure described, subject to all terms and conditions on each side of this contract, and the Buyer in consideration thereof, agrees that:

1. **RESPONSIBILITY OF BUYER.** I agree to locate and identify the property line, easement and all underground cables and pipes. I agree that I am solely responsible for the fence described in this proposal. I also defend FenceWorks of Georgia, Inc and reimburse for all costs in connection with any claim made by anyone about the location of the fence. I am responsible for any special work described in this proposal.
2. **UNDERGROUND SYSTEMS.** Buyer agrees FenceWorks of Georgia, Inc. will not be held responsible for any damages to any underground pipes, drains, wires, cables, foundations, sprinklers, etc.
3. **LANDSCAPE.** Buyer agrees FenceWorks of Georgia, Inc will not be responsible for the restoration of any part of the landscape that is disturbed during the fence installation. FenceWorks of Georgia, Inc will not be required to remove or reform soil excavation from post holes during installation.
4. **PAYMENT.** Failure to pay as agreed will void all warranties, and further, FenceWorks of Georgia, Inc. shall have the right to remove fence from Buyer's property without notice. Should fence be removed for lack of payment all prior payments made by Buyer shall be forfeit and applied as liquidation. It is also understood when Buyer elects to use a credit card as method of payment for the down payment, the balance can then be charged to same credit card at completion of work without further notice to Buyer. If payment due under this contract is not paid according to the terms specified above, and we hire an attorney who is not a salaried employee to collect what is owed under this contract, you agree to pay us reasonable attorney fees, court costs and out-of-pocket expenses of fifteen percent (15%) of the outstanding principal and interest due.
5. **CONTRACT.** This proposal only becomes a contract when accepted by an officer of FenceWorks of Georgia, Inc
6. **DISPUTES.** Buyer agrees that any disputes concerning this contract will be adjudicated in the appropriate local jurisdiction in the State of Georgia.
7. **CHANGES/VARIATIONS.** Contract price is for the agreed footage. Final footage may vary. Said variations will be billed on a prorated basis.
8. **REDO WORK AND EXTRA TRIPS.** Buyer shall be present when work commences unless alternative arrangements are made in advance to indicate location of fence and gates, and to inform installers of any special conditions. Work accomplished in error due to Buyer's lack of direction to installers will be corrected at Buyer's expense.
9. **WARRANTIES. FENCES ARE WARRANTED FOR A PERIOD OF TEN YEARS AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS. EXCLUSIONS:** Vandalism, extreme weather, vehicular damage, misuse, climbing, unusual impact or pressure and normal wear and tear. Fence materials will change in appearance, dimension and shape due to the process of aging and exposure to the elements. Wood materials are subject to warping, cracking, mold, mildew, rot, decay, and discoloration. No warranty is expressed or implied against changes in installed fence materials that occur as a result of these natural processes. **GATE WARRANTY.** Gates will be adjusted at no charge for a period of forty-five (45) days after contract date, provided abuse is not evident. This Limited Warranty is in lieu of any other expressed or implied warranties, including but not limited to implied warranties of merchantability or fitness for any particular purpose. No warranties, whether written or spoken, other than this Statement of Conditions, will be recognized by FenceWorks of Georgia, Inc. FenceWorks of Georgia, Inc. will exchange up to 15% of all pickets within 10 years of contract date. **(Labor not included)**
10. **ANIMAL AND CHILD CONTAINMENT.** Due to the varied surface of the earth, uneven spaces will exist between the bottom of the fence and the ground. Pets and children will exploit these spaces to escape. Pets and children can also climb over any installed fence. Buyer agrees that FenceWorks of Georgia, Inc will not be held responsible for the retention of pets or children within installed fence or for damages resulting from escape of pets or children.
11. **ATTACHMENT TO MASONRY.** The attachment of fences and gates to existing masonry structures such as columns, walls, driveways, etc. carries a risk of damaging said structures. Buyer agrees that FenceWorks of Georgia, Inc will not be held liable for damage to masonry structures described herein.
12. **SCHEDULING.** Inclement weather, manpower, and equipment restraints, etc. can delay completion of this contract. Said delays can cause the Buyer inconvenience and/or expense such as lost time at work, pet boarding fees, etc. Buyer agrees that under no circumstances will FenceWorks of Georgia, Inc allow a reduction in the contract price, nor reimbursement be made to compensate the Buyer for said expenses or inconveniences.
13. **FENCE HEIGHT.** Fence height is herein described as the height of the fence at its tallest point from grade plus or minus six (6) inches.
14. **SITE PREPARATION.** Site preparation such as clearing and grading is the responsibility of the Buyer unless other specific arrangements are made in this contract.
15. **BUILDING PERMITS.** Building permits will be obtained and paid for by the Buyer.
16. **UNLESS SPECIFIED.** Unless specified on the reverse side of this contract, all matters relating to the completion of this project will be decided by FenceWorks of Georgia, Inc. This will include gate replacement, material selection, construction technique, etc.
17. **RESPONSIBILITIES.** Responsibilities of FenceWorks of Georgia, Inc. are limited to that which is described in this contract. Verbal representations by FenceWorks of Georgia, Inc. employees will not be honored.
18. **CANCELLATION CLAUSE.** The Buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation notice shall be in writing by certified form. If contract is cancelled after its acceptance by FenceWorks of Georgia, Inc. all deposits will be forfeited. In the event FenceWorks of Georgia, Inc. rejects this transaction, FenceWorks of Georgia, Inc. will notify the Buyer and return all accompanying deposits.
19. **FAXED COPY.** Both parties agree a FAXED copy to be binding.
20. **SIGNATURE.** The signatory on reverse side, irrespective of any title, hereby personally and individually guarantees payment of this obligation.

Robert H. Logan
Customer Signature

3/30/23
Date

Prepared by and after recording, please return to:
Cushing, Morris, Armbruster & Montgomery, LLP
191 Peachtree NE, Suite 4500
Atlanta, Georgia 30303
Attn: Charles M. Cushing

Parcel No.:
15N14-103

STATE OF GEORGIA
COUNTY OF CHEROKEE

QUITCLAIM DEED

THIS INDENTURE is made as of the 31st day of March, 2023 by and between the CITY OF HOLLY SPRINGS, GEORGIA (hereinafter called "Grantor") and DOWNTOWN DEVELOPMENT AUTHORITY OF HOLLY SPRINGS a/k/a Holly Springs Downtown Development Authority (hereinafter called "Grantee").

Grantor, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 306, 342 and 343 of the 15th District, 2nd Section, of Cherokee County, Georgia, being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the Property unto Grantee, so that neither 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 Property or its appurtenances.

[Signatures appear on the following pages]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed as of the date first set forth above.

Signed, sealed and delivered in the presence of:

SELLER:

CITY OF HOLLY SPRINGS, GEORGIA

Robert H. Fagan
Unofficial Witness

By: [Signature] (SEAL)
Name: Steven W. Miller
Title: Mayor

[Signature]
Notary Public
My Commission Expires
[NOTARY SEAL]



Attest: [Signature] (SEAL)
Name: Karen Norred
Title: City Clerk



Exhibit A
Legal Description

HOLLY SPRINGS TOWN CENTER OVERALL

ALL THAT TRACT or parcel of land lying and being in Land Lots 306, 342 and 343 of the 15th District, City of Holly Springs, Cherokee County, Georgia, containing 766,630 square feet or 17.59 acres in accordance with a minor subdivision/lot consolidation plat for City of Holly Springs Downtown Development Authority by Southeastern Engineering, Inc., Wayne A. Powers Georgia Registered Land Surveyor #2891, dated May 5, 2022, last revised June 8, 2022, and being more particularly described as follows:

COMMENCING at a point at the common Land Lot Corner of Land Lots 306, 307, 342 and 343; THENCE, westerly along the common Land Lot Line of Line Lots 306 and 343 on a bearing of North 89 degrees 00 minutes 44 seconds West, a distance of 40.92 feet to a point at the southwesterly boundary of N/F City of Holly Springs (PID 15-0306-0011)(DB14739, PG1993); said point also being the POINT OF BEGINNING.

THENCE, from the POINT OF BEGINNING, southeasterly along said southwesterly boundary on a bearing of South 30 degrees 38 minutes 59 seconds East, a distance of 115.65 feet to a point; THENCE, southerly along a curve to the right an arc length of 71.68 feet (said curve having a radius of 45.00 feet and a chord bearing of South 14 degrees 58 minutes 49 seconds West and a chord distance of 64.34 feet) to a point on the northerly right-of-way of Hickory Road (apparent variable right-of-way) THENCE, continuing along said right-of-way South 60 degrees 36 minutes 36 seconds West, a distance of 175.83 feet to a point; THENCE, South 63 degrees 39 minutes 54 seconds West, a distance of 61.91 feet to a point; THENCE, South 71 degrees 33 minutes 09 seconds West, a distance of 75.42 feet to a point; THENCE, South 83 degrees 01 minutes 28 seconds West, a distance of 112.41 feet to a point; THENCE, North 63 degrees 12 minutes 23 seconds West, a distance of 60.12 feet to a point; THENCE, North 34 degrees 20 minutes 27 seconds West, a distance of 49.93 Feet to a point; THENCE, North 22 degrees 24 minutes 04 seconds West, a distance of 75.99 feet to a point; THENCE, South 73 degrees 23 minutes 07 seconds West, a distance of 66.10 feet to a point; THENCE South 11 degrees 38 minutes 29 seconds East, a distance of 34.77 feet to a point; THENCE, South 46 degrees 11 minutes 31 seconds West, a distance of 62.21 feet to a point; THENCE South 81 degrees 12 minutes 53 seconds West, a distance of 25.82 feet to a point; THENCE North 72 degrees 20 minutes 22 seconds West, a distance of 144.93 feet to a point; THENCE, North 69 degrees 44 minutes 19 seconds West, a distance of 32.12 feet to a point; THENCE, along a curve to the left an arc length of 185.16 feet (said curve having a radius of 693.52 feet and a chord bearing of North 78 degrees 47 minutes 21 seconds West and a chord distance of 184.61 feet) to a point; THENCE, along a curve to the left an arc length of 28.22 feet (said curve having a radius of 693.52 feet and a chord bearing of North 87 degrees 36 minutes 12 seconds West and a chord distance of 28.21 feet) to a point; THENCE, North 88 degrees 46 minutes 07 seconds West, a distance of 229.72 feet to a point; THENCE, North 07 degrees 43 minutes 53 seconds West, a distance of 19.46 feet to a point at the southeast boundary corner of N/F Tridium Associates LLC (PID 15-0343-0016); THENCE, leaving said northerly Right of Way of Hickory Road and along the easterly boundary of N/F Tridium Associates LLC (PID 15-0343-0016) on a bearing of North 07 degrees 43 minutes 53 seconds West, a distance of 6.07 feet to a point; THENCE, North 01 degrees 07 minutes 57 seconds West, a distance of 35.50 feet to a point; THENCE, North 39 degrees 43 minutes 32 seconds West, a distance of 6.29 feet to a point at the easterly Right of Way of Georgia Northeastern Railroad (Variable Right of Way); THENCE, northerly along said easterly railroad Right of Way along a curve to the right an arc length of 229.22 feet (said curve having a radius of 1346.76 feet and a chord bearing of North 30 degrees 03 minutes 07 seconds East and a chord distance of 228.94 feet) to a point; THENCE, North 34 degrees 55 minutes 41 seconds East, a distance of 260.61 feet to a point; THENCE, along a curve to the left an arc length of 472.06 feet (said curve having a radius of 5737.39 feet and a chord bearing of North 32 degrees 34 minutes 15

seconds East and a chord distance of 471.93 feet) to a point; THENCE, along a curve to the left an arc length of 116.91 feet (said curve having a radius of 5737.39 feet and a chord bearing of North 29 degrees 37 minutes 48 seconds East and a chord distance of 116.90 feet) to a point; THENCE, leaving said railroad right-of-way along a curve to the right an arc length of 400.52 feet (said curve having a radius of 2086.00 feet and a chord bearing of South 47 degrees 11 minutes 24 seconds East and a chord distance of 399.90 feet) to a point; THENCE, South 26 degrees 13 minutes 02 seconds East, a distance of 49.16 feet to a point; THENCE, along a curve to the right an arc length of 233.64 feet (said curve having a radius of 2072.44 feet and a chord bearing of South 34 degrees 20 minutes 10 seconds East and a chord distance of 233.52 feet) to a point; THENCE, along a curve to the right an arc length of 121.14 feet (said curve having a radius of 1147.50 feet and a chord bearing of South 33 degrees 40 minutes 26 seconds East and a chord distance of 121.08 feet) to a point; THENCE, South 30 degrees 38 minutes 59 seconds East, a distance of 221.00 feet to a point and the POINT OF BEGINNING.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF HOLLY SPRINGS, GEORGIA, DECLARING CERTAIN PROPERTY AS SURPLUS AND AUTHORIZING ITS SALE OR DISPOSAL

WHEREAS, it has been determined that the City has no further use of these certain item;
and

WHEREAS, the City Council may determine that these items are surplus property; and

WHEREAS, the fair market value, if any, is determined for the surplus property and its disposal will be for the common benefit; and,

WHEREAS, the City Manager or his designee will oversee the sale or disposal of this item; and,

NOW THEREFORE, IT IS HEREBY RESOLVED that the Mayor and City Council of the City of Holly Springs hereby approve the surplus and authorize the sale or disposal of the items described in attached Exhibit "A":

This Resolution is adopted this 17th day of April 2023.

CITY OF HOLLY SPRINGS

Attest:

Steven W. Miller, Mayor

Karen Norred, City Clerk
(Seal)

Exhibit A

Unit #	Year	Make	Model	VIN
316	2016	Dodge	Charger	2C3CDXAT9GH155823
416	2016	Dodge	Charger	2C3CDXAT0GH155824
516	2016	Dodge	Charger	2C3CDXAT2GH155825
M114	2014	Harley Davidson	Harley	1HD1FMM18EB610462
M214	2014	Harley Davidson	Harley	1HD1FMM15EB625503

Contractor: Vertical Earth
Phone:
Contact: Steve Swan

Job: Holly Springs Mixed-Use
Phase:
Date: February 3, 2023

THIS IS NOT AN INVOICE

Cost Code	Work Description	Qty		Unit Price	Total
	Town Homes				
	Grading	1	LS	\$895.49	\$ 895.49
	Storm	1	LS	\$9,996.64	\$ 9,996.64
	Sanitary	1	LS	\$52,256.11	\$ 52,256.11
	Water	1	LS	\$22,622.75	\$ 22,622.75
	Curb	1	LS	-\$6,800.09	\$ (6,800.09)
	Asphalt	1	LS	\$24,604.41	\$ 24,604.41
	Sidewalk	1	LS	-\$10,412.10	\$ (10,412.10)
	Walls	1	LS	-\$19,479.56	\$ (19,479.56)
					\$ -
	City Homes				\$ -
	Storm	1	LS	\$20,585.00	\$ 20,585.00
	Sanitary	1	LS	\$30,682.61	\$ 30,682.61
	Curb	1	LS	\$1,266.38	\$ 1,266.38

Total \$ 126,217.64

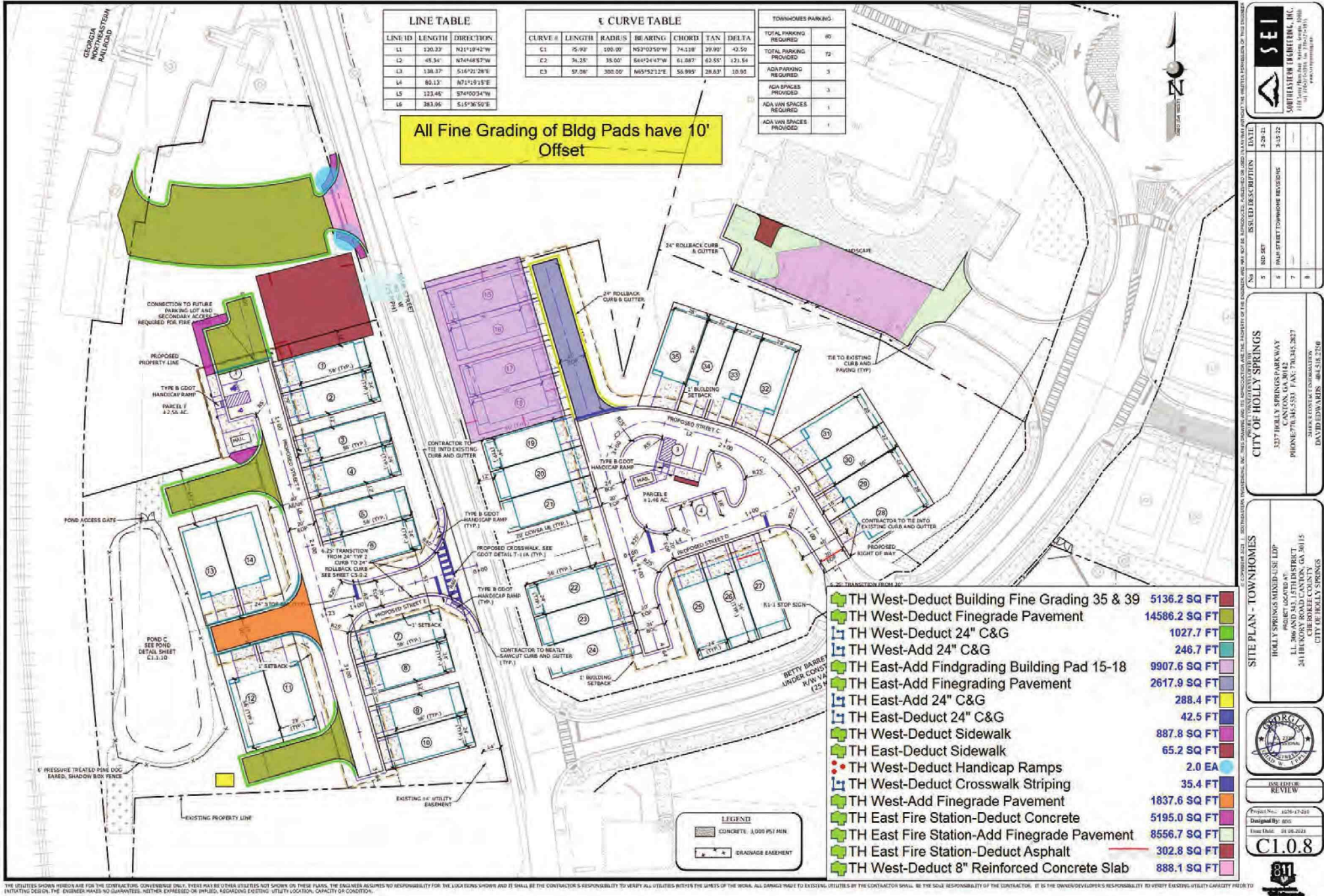
Vertical Earth


STEVE SWAN

2-3-23
Date

Downtown Development Authority of Holly Springs

Date



FILE NAME: C:\CUSTOMER\PROJECTS\HOLLY SPRINGS\Townhomes\Site Plan\Site Plan.dwg, PLOT STYLE: SD, PLOT IN: US, PLOT DATE: 3/10/2022, USER: JAMES W. HENNING

THE ISSUED SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES BEFORE THE START OF THE WORK. ALL DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO ENTERING DESIGN. THE ENGINEER MAKES NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

SEI
SOUTHERN ENGINEERING, INC.
14100 SHILOH ROAD, SUITE 100
DALLAS, TEXAS 75244
(214) 343-1234
www.sei-engineering.com

CITY OF HOLLY SPRINGS
337 HOLLY SPRINGS PARKWAY
CANTON, GA 30142
PHONE: 770.345.5333 FAX: 770.345.3827
SHIRLEY COLEMAN, CITY MANAGER
DAVID EDWARDS, 404.518.2500

SITE PLAN - TOWNHOMES
HOLLY SPRINGS MIXED-USE LIDP
PROJECT LOCATED AT:
LL 306 AND 307, 1/4 SECTION 18
T41N R6E W3E, CHEROKEE COUNTY
CITY OF HOLLY SPRINGS

PROJECT NO.: 2020-07-010
DESIGNED BY: JWC
DATE: 01.08.2022
C1.0.8

ISSUED DESCRIPTION

No.	ISSUED DESCRIPTION	DATE
1	NO SET	3-29-22
2	FINAL STREET TOWNHOMES REVISIONS	3-23-22
3		
4		
5		
6		
7		
8		

Agenda Item VI-N



- GRADING AND DRAINAGE NOTES:**
1. PROVIDE POSITIVE DRAINAGE AT ALL TIMES.
 2. SEE PROFILE SHEET FOR STORM SEWER PROFILES OF ALL LABELED STORM LINES.
 3. MAXIMUM NEW CUT/FILL SLOPE IS 2H:1V.
 4. MATCH EXISTING GRADE AT THE INTERFACE BETWEEN NEW AND EXISTING SURFACES. NOTIFY ENGINEER IMMEDIATELY IF DESIGN GRADES DIFFER.
 5. CLEAN AND FLUSH EXISTING STORM SEWER STRUCTURE AND/OR LINE. CONTRACTOR SHALL REMOVE ALL DEBRIS & SEDIMENT WITH VACUUM TRUCK & REMOVE FROM SITE. DO NOT FLUSH DEBRIS OR SEDIMENT DOWNSTREAM.
 6. PROVIDE 1/4" PER FOOT CROSS SLOPE FOR ALL CROWNED DRIVEWAYS.
 7. ADJUST THE TOPS OF ALL EXISTING STORM STRUCTURES TO FINAL GRADE.
 8. CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALK, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS. PROVIDE SEALANT AT ALL JOINTS BETWEEN EX. AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH & SEAMLESS TRANSITION.
 9. ALL DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT (IF NO CURB), FACE OF BUILDING, CENTER OF CULVERT, CENTER OF STRUCTURE, CENTERLINE OF FIVE UNLESS OTHERWISE NOTED.
 10. THE INSTALLATION OF ALL EROSION CONTROL MEASURES AND DETENTION FACILITIES SHOULD BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

SEI
SOUTHEASTERN ENGINEERING, INC.
11110 SHELBY DRIVE, SUITE 100
DALLAS, TEXAS 75243
PHONE: (214) 343-5533 FAX: (214) 343-5537
www.sei-engineering.com

DATE	ISSUED DESCRIPTION
3-29-22	1. PRELIMINARY
5-12-22	2. PRELIMINARY
7-12-22	3. PRELIMINARY
8-12-22	4. PRELIMINARY

CITY OF HOLLY SPRINGS
3327 HOLLY SPRINGS PARKWAY
CANTON, GA 30142
PHONE: (770) 345-5533 FAX: (770) 345-5537
DAVID EDWARDS 404-514-2500

GRADING & DRAINAGE - TOWNHOMES
HOLLY SPRINGS MIXED-USE LDP
PROJECT LOCATED AT
LL 306 AND 343, 14TH STREET
SOUTHERN SPRINGS, GA 30145
CHEROKEE COUNTY
CITY OF HOLLY SPRINGS

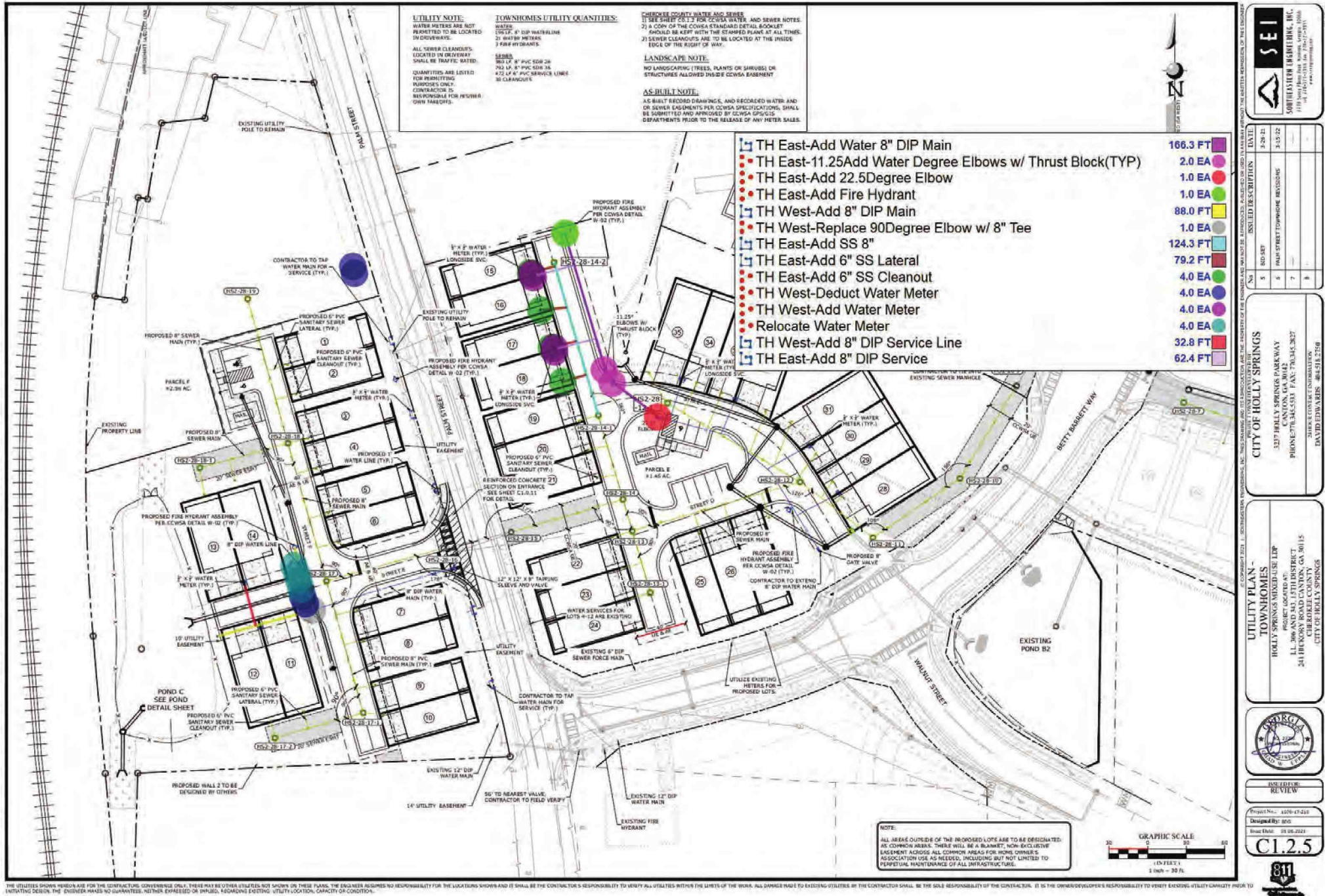
Project No.: 2250-17-210
Designed By: JEC
Issue Date: 01.08.2023
C1.1.5

Project No.: 2250-17-210
Designed By: JEC
Issue Date: 01.08.2023
C1.1.5

- TH East-Add E Line 18" RCP
- TH East - Deduct Headwall @ E7
- TH East - Add 1019 Structure E6 (5 VF)
- TH East-Deduct E Line 18" RCP

- 116.4 FT
- 1.0 EA
- 1.0 EA
- 16.1 FT





FILE NAME: C:\COURTESY PROJECTS\HOLLY SPRINGS\TOWNHOMES\12-25-2024\HOLLY SPRINGS TOWNHOMES UTILITY PLAN.dwg
DATE: 12/25/2024
DRAWN BY: J. EDWARDS
CHECKED BY: J. EDWARDS
PROJECT: HOLLY SPRINGS TOWNHOMES
SHEET: C1.2.5 OF 3
SCALE: AS SHOWN
TOWN: HOLLY SPRINGS, GA
COUNTY: CHEROKEE, GA
SHEET: C1.2.5 OF 3

SEI
SOUTHERN ENGINEERING, INC.
3018 Peachtree Road, Suite 100
Atlanta, GA 30328
Phone: (404) 525-1100
Fax: (404) 525-1101
www.sei-engineering.com

DATE	DESCRIPTION
3-28-22	3-28-22
3-28-22	3-28-22

CITY OF HOLLY SPRINGS
3327 HOLLY SPRINGS PARKWAY
CANTON, GA 30142
PHONE: (770) 345-5331 FAX: (770) 345-3827
SHIRLEY COLEMAN, COMMISSIONER
DAVID EDWARDS, 404-518-2508

UTILITY PLAN - TOWNHOMES
HOLLY SPRINGS MIXED-USE LIP
PROJECT LOCATED AT:
LL 306 AND 343, 14TH STREET
SOUTHWEST CORNER OF
CHEROKEE COUNTY
CITY OF HOLLY SPRINGS

DAVID EDWARDS
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 12500

Project No.: 4370-47-210
Designed By: JED
Issue Date: 01.08.2024
C1.2.5

811
CALL BEFORE YOU DIG

Agenda Item VI-N

2/3/2023 Vertical Earth Change Order #7a Townhomes and City Homes

Town Homes - EAST																	
	Originla	Qyt		Original Unit Rate	Contract Sum		New Qty		New UR	New \$\$	Net Change						
Add Structure E6 (Brick MH)							5	VF	\$	621.00	\$	3,105.00	\$	3,105.00	Grading	\$	5,790.16
Add 11.25" Elbows							2	EA	\$	460.00	\$	920.00	\$	920.00	Storm	\$	2,692.03
Add 22.5" Elbow							1	EA	\$	408.25	\$	408.25	\$	408.25	Sanitary	\$	21,217.50
Thrust Blocking							4	EA	\$	230.00	\$	920.00	\$	920.00			
Add 24" Curb & Gutter							289	LF	\$	16.75	\$	4,840.75	\$	4,840.75	Water	\$	22,622.75
ADD 6" SS Cleanout							4	EA	\$	575.00	\$	2,300.00	\$	2,300.00	Curb	\$	4,287.34
Add 6" SS Lateral							80	LF	\$	36.80	\$	2,944.00	\$	2,944.00	Asphalt	\$	16,633.56
Add 8" DIP Service							63	LF	\$	69.00	\$	4,347.00	\$	4,347.00	Sidewalk	\$	(2,093.52)
57 Stone							5	TNS	\$	47.15	\$	235.75	\$	235.75			
Add E Line 18" RCP							117	LF	\$	25.30	\$	2,960.10	\$	2,960.10		\$	71,149.82 check
Add Fine Grade (Pads 15-18)							9908	SF	\$	0.41	\$	4,062.28	\$	4,062.28			
Add Fine Grade Pavement							2618	SF	\$	0.66	\$	1,727.88	\$	1,727.88			
Standard Duty Asphalt							291	SY	\$	57.16	\$	16,633.56	\$	16,633.56			
Add Fire Hydrant							1	EA	\$	5,980.00	\$	5,980.00	\$	5,980.00			
Add SS 8" DIP							125	LF	\$	80.50	\$	10,062.50	\$	10,062.50			
Add Water 8" DIP Main							167	LF	\$	63.25	\$	10,562.75	\$	10,562.75			
Relocate Existing WM Boxes							4	EA	\$	1,290.00	\$	5,160.00	\$	5,160.00			
Deduct HW @ E7	1	EA	\$	2,942.97	\$	2,942.97						\$	(2,942.97)				
Deduct 24" Curb and Gutter	43	LF	\$	12.87	\$	553.41						\$	(553.41)				
Deduct E Line 18" RCP	17	LF	\$	25.30	\$	430.10						\$	(430.10)				
Deduct Sidewalk	66	SF	\$	31.72	\$	2,093.52						\$	(2,093.52)				
sub-total					\$	6,020.00				\$	77,169.82	\$	71,149.82				

Town Homes - WEST																		
	Deduct or	Original Qyt		Original Unit Rate	Contract Sum		New Qty		New UR	New \$\$	Net Change							
24" Curb & Gutter		1028	LF	\$	14.81	\$	15,224.68	247	LF	\$	16.75	\$	4,137.25	\$	(11,087.43)	Grading	\$	(4,894.67)
G-line 24" RCP (material only - change from CMP)							112	LF	\$	36.43	\$	4,080.16	\$	4,080.16				
G-line 18" RCP (material only - change from CMP)							69	LF	\$	25.30	\$	1,745.70	\$	1,745.70				
G-line 15" RCP (material only - change from CMP)							65	LF	\$	22.75	\$	1,478.75	\$	1,478.75				
8" SDR-35 PVC Sewer							118	LF	\$	49.15	\$	5,799.70	\$	5,799.70				
6" SDR-35 PVC Sewer							80	LF	\$	45.30	\$	3,624.00	\$	3,624.00				
6" Sewer Laterals w/ Cleanouts							4	EA	\$	833.89	\$	3,335.56	\$	3,335.56				
Precast Manhole (HS2-28-14-2)							1	EA	\$	4,094.00	\$	4,094.00	\$	4,094.00				
Core and Tie to Existing MH							1	EA	\$	2,121.75	\$	2,121.75	\$	2,121.75				
Testing							1	LS	\$	1,035.00	\$	1,035.00	\$	1,035.00				
Remove and Cap Laterals at the Main							4	EA	\$	1,129.90	\$	4,519.60	\$	4,519.60				
8" DIP Water Main							88	LF	\$	80.50	\$	7,084.00	\$	7,084.00	Storm	\$	7,304.61	
Long Side Services	1	EA	\$	948.75	\$	948.75	3	EA	\$	1,207.50	\$	3,622.50	\$	2,673.75	Sanitary	\$	31,038.61	
Short Side Services	6	EA	\$	862.50	\$	5,175.00	1	EA	\$	1,006.25	\$	1,006.25	\$	(4,168.75)				
Fine Grade Pavement	14587	SF	\$	0.19	\$	2,771.53	1838	SF	\$	0.41	\$	753.58	\$	(2,017.95)	Water			
Standard Duty Paving	1621	SY	\$	40.73	\$	66,023.33	205	SY	\$	57.16	\$	11,717.80	\$	(54,305.53)	Curb	\$	(11,087.43)	
Wall 7 Design by EES							1	LS	\$	600.00	\$	600.00	\$	600.00	Asphalt	\$	(54,305.53)	
Water Meter	4	EA	\$	9,200.00	\$	36,800.00	4	EA	\$	9,200.00	\$	36,800.00	\$	-	Sidewalk	\$	(8,318.58)	
Replace 90 deg elbow w/ 8" Tee							1	EA	\$	920.00	\$	920.00	\$	920.00	Walls	\$	(19,479.56)	
Deduct 8" Reinforced Concrete Slab	889	SF	\$	4.70	\$	4,178.30						\$	-	\$	(4,178.30)		\$	(59,742.55) check
Deduct Fine Grade Lots 35 & 39	5137	SF	\$	0.56	\$	2,876.72						\$	-	\$	(2,876.72)			
HC Ramps	2	EA	\$	500.00	\$	1,000.00						\$	-	\$	(1,000.00)			
Sidewalk	99	SY	\$	31.72	\$	3,140.28						\$	-	\$	(3,140.28)			
Wall 7	1	LS	\$	20,079.56	\$	20,079.56						\$	-	\$	(20,079.56)			
sub-total			\$	31,683.52	\$	158,218.15				\$	98,475.60	\$	(59,742.55)					

Fire Station Parking																		
	Originla	Qyt		Original Unit Rate	Contract Sum		New Qty		New UR	New \$\$	Net Change							
Fine Grade Add'l Pavement Area							8557		\$	0.41	\$	3,508.37	\$	3,508.37				
Heavy Duty Asphalt	34	SY	\$	60.97	\$	2,072.98	951		\$	60.97	\$	57,982.47	\$	55,909.49	Asphalt	\$	62,276.38	
Demo Concrete							581		\$	4.92	\$	2,858.52	\$	2,858.52				
sub-total					\$	2,072.98				\$	64,349.36	\$	62,276.38					

Agenda Item VI-N

City Homes - road realignment	
Relocate Sewer Laterals	
Relocate B-Line Storm	
Curb Remove and Replace	
15% Markup	
Adjust Existing Sanitary MHs to Grade	
	sub-total

12	ea	1575	\$	18,900.00	\$	18,900.00
1	LS	17900	\$	17,900.00	\$	17,900.00
20	LF	55.06	\$	1,101.20	\$	1,101.20
			\$	5,685.18	\$	5,685.18
7	EA	1278.23	\$	8,947.61	\$	8,947.61
					\$	52,533.99
Grand Total					\$	126,217.64

Sanitary	\$	30,682.61
Storm	\$	20,585.00
Curb	\$	1,266.38
	\$	52,533.99 check
	\$	126,217.64 check

CO 2a

Contractor: Vertical Earth
Phone: 770-888-2224
Contact: Kate Rieling

Job: Holly Springs Mixed-Use
Phase: TH East
Date: February 1, 2023

THIS IS NOT AN INVOICE

Item No.	Pay App Date	Work Description	Qty		Unit Price	Total
	1/31/22	CO #2a - Jan22 Unsuitable Haul	120	CY	\$28.04	\$ 3,364.80

Total \$ 3,364.80

Notes

Haul off unsuitables at agreed upon rate of \$28.04/CY from TH East site

Vertical Earth

Kate Rieling 3/31/2023
Date

Downtown Development Authority of Holly Springs

Date

CO 2a

Contractor: Vertical Earth
Phone: 770-888-2224
Contact: Kate Rieling

Job: Holly Springs Mixed-Use
Phase: TH East
Date: February 1, 2023

THIS IS NOT AN INVOICE

Item No.	Pay App Date	Work Description	Qty		Unit Price	Total
	1/31/22	CO #2a - Jan22 Unsuitable Haul	120	CY	\$28.04	\$ 3,364.80

Total \$ 3,364.80

Notes

Haul off unsuitables at agreed upon rate of \$28.04/CY from TH East site

Vertical Earth

Date

Downtown Development Authority of Holly Springs

Date


 Change Proposal
 Request
 No.:

2

CHANGE ORDER PROPOSAL

Project Name:	Holly Springs Mixed Use Development	Project No.	21019-17
Location:	Holly Springs, GA	Date	1/13/2022
GC:	City of Holly Springs Downtown Development Authority	Drawing No.	
Engineer:	Southeastern Engineering, Inc.	Spec. Section	

Reference: RFP No.: _____ Work Directive No.: _____ Field Order No.: _____ Other: _____

Description: **Unsuitable soils/trash haul off to Cherokee C&D Landfill using tandem dump trucks. Cubic Yard unit rate \$28.04/cy. We will use 8cy per tandem due to the nature of the material.**

1. LABOR (See attached itemized breakdown)	\$20.00
2. MATERIALS (See attached itemized breakdown)	\$0.00
3. EQUIPMENT/OTHER (See attached itemized breakdown)	\$175.00
4. TIME EXTENSION FIELD COSTS** 0 DAYS @ \$0.00 PER DAY	\$0.00
5. SUB-TOTAL DIRECT WORK	\$195.00
6. OVERHEAD & PROFIT ON DIRECT WORK 15% 	\$29.25
7. TOTAL DIRECT WORK	\$224.25

SUBCONTRACTORS

NAME	DESCRIPTION	INVOICE/PROPOSAL DATE
8. SUB-TOTAL SUBCONTRACTOR WORK:		\$0.00
9. OVERHEAD & PROFIT ON SUBCONTRACTOR WORK 15% 		\$0.00
10. TOTAL SUBCONTRACTOR WORK		\$0.00
11. SUB-TOTAL DIRECT AND SUBCONTRACTOR WORK		\$224.25
12. BOND & INSURANCE: 0.00% of subtotal # 11		\$0.00
13. TOTAL CHANGE PROPOSAL REQUEST		\$224.25

 Reviewed By: Kate Ruling Date: 1/13/2022

** Schedule impact indeterminate at this time. The contractor reserves its rights to a time extension and associated field costs due to the cumulative effect of changes.

Accepted By:

Date: 1/13/2022

Steven W. Miller, Mayor

Ollie Evans, DDA Chair



2/15/23

**Change Proposal
Request
No.:**

TAKE OFF WORKSHEET

[illegible]

Kate Rieling

From: Kate Rieling
Sent: Friday, January 7, 2022 8:35 AM
To: Dave Edwards
Cc: Cody Smith
Subject: HSMU Unsuitable/Trash Haul off Unit Rate

Good Morning David,

I revised the pricing for the unsuitable soils haul off using dump trucks at 8cy/load taking them to Cherokee C&D Landfill. Right now the landfill is not accepting anything due to the wet conditions but this will definitely be a cheaper option when they do open back up.

				PCY
Cost to remove and export trash / bad soil				
Excavate and load into tandems to take to Cherokee C&D				
Excavate per cy				\$ 4.00
Dump fee	60	8	\$	7.50
Load into tandem and haul off				
1 hr to Load & Haul to Cherokee C&D with tandem				
1	95	95	11.875	11.88
Stone at Expanded C.O				
Supervision			\$	0.50
Maintenance of street			\$	0.50
Subtotal			\$	24.38
15% mark up			\$	3.66
Cost per Yard				
Using Tandem @ 8cy				
	\$224	per truck		

Let me know if you'd like to proceed with this.

Thanks,

Kate



David Edwards <dme.odyssey@gmail.com>

Trash Pit behind Fire Station

1 message

Mitch Green <mitch@bmandkinc.com>

Tue, Nov 23, 2021 at 9:35 AM

To: David Edwards <dme.odyssey@gmail.com>

Cc: Jacob Hughes <jacob@bmandkinc.com>, Rob Logan <rlogan@hollyspringsga.us>, csmith@vertical-earth.com, Jake Hudgins <jhudgins@vertical-earth.com>, Ben Thomason <bthomason@oasis-cs.com>

David

I met with Cody on site this morning about the trash pit found last week behind the Fire Station. The area is highlighted on the attachment, building pads 11 to 13. Cody's initial estimate was 60 feet X 30 feet X 8 feet deep, the 30 getting narrower as the depth increased.

Initial conversation included swapping soils from across the road, but after looking at the Plan, there may be room for a swap behind buildings 14 to 17. A little tight, but additional depth could be used to bury debris to remain 15 feet or more away from the building pad. If we get the rear building corners staked along with off-sets, it'll be easier to determine if this is possible.

Cody, Jake – Additional thoughts?

Mitch Green

Senior Inspector

103 Mountain Brook Drive

Suite 112

Canton, Ga. 30115

770.403.2303

mitch@bmandkinc.com

www.bmandk.com



 trash pit.pdf