



City of Holly Springs

Date: Wednesday, February 16, 2022
Location: 3235 Holly Springs Parkway

**Urban Redevelopment Agency
Special Called Meeting Agenda**
Immediately following the Downtown Development Authority Meeting

I. CALL TO ORDER

II. NEW BUSINESS

- A. Discuss and approve/deny conveying Building C at 411 Hickory Road, Holly Springs, Georgia to Advanced Metal Fabrication
Presented By: Robert H. Logan, City Manager
- B. Discuss and approve/deny conveying Building D at 411 Hickory Road, Holly Springs, Georgia to AW Global
Presented By: Robert H. Logan, City Manager
- C. Discuss the Urban Redevelopment Plan Amendment
Presented By: Robert H. Logan, City Manager
- D. Approve/deny September 9, 2021 Urban Redevelopment Agency meeting minutes

III. ADJOURNMENT

Exhibit A

2022 URBAN REDEVELOPMENT PLAN AMENDMENT OF THE CITY OF HOLLY SPRINGS

I. General

This Urban Redevelopment Plan Amendment (this “Plan”) was prepared by the City of Holly Springs, Georgia (the “City”) and constitutes an “urban redevelopment plan” within the meaning of Section 36-61-2(24) of the Official Code of Georgia Annotated (OCGA). This Plan amends, restates and replaces the 2019 Urban Redevelopment Plan.

II. Designation of Urban Redevelopment Area

The Council of the City determined that the area of the City known as the “City of Holly Springs Main Street District” (the “Urban Redevelopment Area”) was a “pocket of blight” and designated it as appropriate for urban redevelopment projects, all in accordance with the Urban Redevelopment Law of the State of Georgia (Chapter 61 of Title 36 of the OCGA, as amended) (the “Urban Redevelopment Law”). A map of the Urban Redevelopment Area is on file with the City.

III. Description of the Urban Redevelopment Projects

The Council of the City has identified the following four (4) urban redevelopment projects for the Urban Redevelopment Area, each of which meets the definition of an “urban redevelopment project” pursuant to the Urban Redevelopment Law (collectively, the “Urban Redevelopment Projects”):

1. Town Center Road Network Project:
 - A. Widening Hickory Road from roundabout to Holly Springs Parkway
 - B. Construction of a roundabout on Hickory Road east of Cherokee County Fire Station #8
 - C. Reconfiguration of the intersection of Palm Street and Hickory Road
 - D. Construction of the Palm Street Extension (Betty Barrett Way) from Walnut Street to the Hickory Road roundaboutThe Town Center Road Network Project is more fully described in the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI).
2. Industrial Connector Project:
 - A. Acquisition of right-of-way for the construction of Phase I of the Industrial Connector (Hickory Springs Parkway)
 - B. Moving and related costs to remove tenants from the right-of-way of the Industrial Connector (Hickory Springs Parkway)

C. Demolition costs to remove structures from the right-of way of the Industrial Connector (Hickory Springs Parkway)

D. Construction of Phase I of the Industrial Connector (Hickory Springs Parkway) from Hickory Road to P. Rickman Industrial Drive

The Industrial Connector Project is more fully described in the Scoping Study (GDOT P.I. 0015030) prepared by AECOM and the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI).

3. Town Center Infrastructure and Sitework Project:

A. Extension and addition of water mains to serve the Town Center Project (TCP)

B. Extension and addition of sanitary sewer mains to serve the TCP

C. Relocation of existing underground and overhead utilities to serve the TCP

D. Pedestrian Lighting, irrigation, landscaping, and streetscapes within the TCP

E. Acquisition of additional parcel (.98 acre) at the intersection of Hickory Road and Hickory Springs Parkway for the expansion of the TCP development

F. Construction of additional parking and Palm Street access for the Holly Springs Community Center (Depot)

G. Construction of on-site and off-site stormwater detention facilities and associated infrastructure

H. Mass grading of the site to prepare pads for future vertical construction for the TCP development

The Town Center Infrastructure and Sitework Project is more fully described in the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI) and the concept reports prepared by Tunnell-Spangler-Walsh & Associates (TSW).

4. Town Center Vertical Construction Project:

A. Design, engineering, and construction of a new City Hall within the TCP

B. Design, engineering, and construction of a structured parking deck to serve the TCP

C. Design, engineering and construction of an amphitheater in the TCP

D. Design, engineering and construction of ancillary structures in the TCP adjacent to the amphitheater including pavilions, restroom facilities, and pop-up restaurants within the TCP

The components of the Town Center Vertical Construction Project are more fully described in the architectural plans prepared by Caldwell ♦ Cline Architects ♦ Designers and the civil plans and specifications prepared by Southeastern Engineering, Inc. (SEI).

IV. Plan Requirements

This plan conforms to the general plan for the City as a whole. This Plan identifies the land acquisition, demolition, and removal of structures, construction of new buildings and structures, redevelopment, improvements, and rehabilitation proposed to be carried out in the Urban Redevelopment Area. Neither this Plan nor the Urban

Redevelopment Projects will require any zoning or planning changes. Any zoning or planning exceptions will be made in accordance with applicable law. The Urban Redevelopment Projects will constitute appropriate land uses and will not require the displacement or relocation of any families. This Plan identifies any changes in land uses. The Plan is consistent with and furthers the City's local objectives respecting appropriate land uses, improved traffic, public utilities, recreational and community facilities, and other public improvements, as more fully described below.

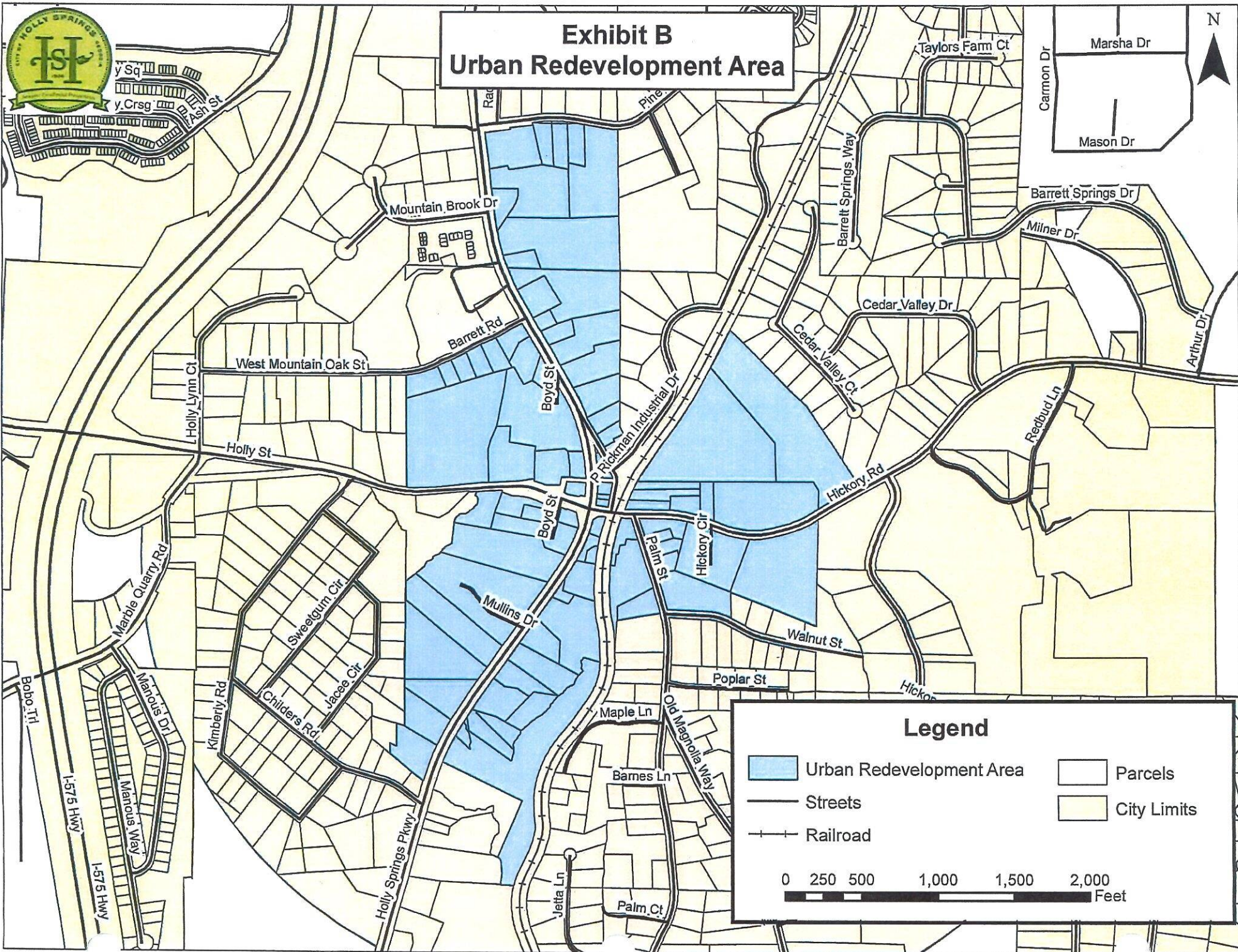
The Holly Springs City Council approved the TCP, which is an integral part of this Plan, in 2016 to redevelop land at the intersection of Palm Street and Hickory Road in downtown Holly Springs. The TCP and this Plan accomplish the following objectives for the City:

1. Land uses – The TCP is zoned General Commercial with a Mixed-Use Overlay (GC with MXD-1). This zoning category encourages mixed-use development where residents have housing options adjacent to retail, restaurants and employment opportunities.
2. Improved traffic – The TCP Road Network will improve traffic flow within the downtown core of Holly Springs by adding capacity on Hickory Road, intersection improvements at Palm Street and the construction of a roundabout to keep traffic moving east of Holly Springs Parkway. Construction of Phase I of the Industrial Connector (Hickory Springs Parkway) along the eastern boundary of the TCP including the acquisition of right-of-way for the road, sidewalks, and trails southeast of the railroad will also improve traffic circulation in downtown Holly Springs.
3. Public utilities – The TCP includes the extension and upsizing of water mains, the extension of sanitary sewer mains, the addition of stormwater conveyance structures, stormwater detention facilities and pedestrian street lighting.
4. Recreational and community facilities – The TCP includes the construction of additional parking at the City of Holly Springs Community Center (Depot) including the addition of an entrance to the facility from Palm Street. The TCP also includes the construction of a new City Hall, an amphitheater with pavilions and restroom facilities along with a passive park and pop-up restaurants. A structured parking deck will provide visitors on-site parking to enjoy the recreational and community events hosted within the TCP.






Exhibit B



Exhibit B Urban Redevelopment Area



Legend

 Urban Redevelopment Area	 Parcels
 Streets	 City Limits
 Railroad	

0 250 500 1,000 1,500 2,000 Feet

City of Holly Springs
Urban Redevelopment Agency
Special Called Meeting Minutes
September 9, 2021

Agency Members Present: Chairman Ollie Evans, Treasurer Scott Owen, Ryan Smith, and Councilman Kyle Whitaker.

Members Absent: Phyllis Long and Secretary Guillermo Sanabia.

Elected Officials Present: Councilman Jeff Wilbur.

Staff Present: City Attorney Robert M. Dyer, City Manager Robert H. Logan, City Clerk Karen Norred, Economic Development Director/Assistant City Clerk Erin Honea, and Finance Director Denise Lamazares.

Ollie Evans called the meeting to order.

Scott Owen made a motion to approve the acceptance of the resignation of Kevin Moore. Kyle Whitaker seconded the motion. Motion carried 4-0.

Kyle Whitaker made a motion to appoint Ollie Evans as Chairman of the Urban Redevelopment Agency. Scott Owen seconded the motion. Motion carried 4-0.

Scott Owen made a motion to approve the adoption of a resolution authorizing the issuance of a revenue bond and the execution of the related documents, including an intergovernmental contract with the City of Holly Springs and authorize the Chairman to execute the documents. Ryan Smith seconded the motion. Motion carried 4-0.

Ollie Evans made a motion to approve the August 18, 2021 Meeting Minutes. Scott Owen seconded the motion. Motion carried 4-0.

Kyle Whitaker made a motion to adjourn. Ryan Smith seconded the motion. Motion carried 4-0.

Meeting adjourned.

Respectfully Submitted.

Ollie Evans, Chairman

Attest:

Erin Honea, Economic Development Director/Assistant City Clerk